



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

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

**PLAN COMMISSION MEETING
MONDAY, DECEMBER 19, 2022 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

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

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

1. Links to the City of Lake Geneva's live video stream can be found at <https://wi-lakegeneva.civicplus.com/319/City-Meetings-Video-Stream>

2. Television: Watch live broadcast of the meeting on Spectrum Cable Channel 25

3. Listen to audio via phone: (602) 333-2017 (Long distance rates may apply) (888) 204-5987 (Toll Free)

Access Code: 9746153

AGENDA

1. Meeting called to order by Charlene Klein.
2. Roll Call.
3. Approve Minutes of the November 21, 2022 Plan Commission meeting as distributed.
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes.
5. Acknowledgment of Correspondence.
6. Review and Recommendation of a proposed Final Plat Review for Fairwyn SB, Inc. to allow for the acceptance of the Phase 7 of Symphony Bay in the Planned Development (PD) zoning district, Tax Key No. ZSB00335.
7. Public Hearing and Recommendation for a Precise Implementation Plan for Fairwyn SB, Inc. to allow for the acceptance of the Phase 7 of Symphony Bay in the Planned Development (PD) zoning district, Tax Key No. ZSB00335.
8. Public Hearing and Recommendation for a Limited Conditional Use Permit for David Scotney, 140 Lincoln Pkwy, Williams Bay, to allow for the request of Commercial Indoor Lodging land use located at 830 Williams St. which is located in the General Business (GB) zoning district, Tax Key No. ZRA00017.
9. Continuation of a Public Hearing and Recommendation for a General Development Plan (GDP) &

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

10. Discussion/Action regarding setting public hearing for citywide design standards (Gateway Ordinance).
11. Discussion/Recommendation regarding monthly staff reports including but not limited to: building permits, code enforcement, short-term rentals, ADA compliance, Comprehensive Plan implementation (request per Ald. Fesenmaier).
12. Adjournment.

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

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

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: December 19, 2022

Agenda Item #6 and #7

Applicant:

Fairwyn SB, Inc.
875 Townline Rd, Unit 103
Lake Geneva, WI 53147

Request:

Planned Development – PIP and Final Plat
Symphony Bay Phase 7
Located south of Townline Road and north of
Bloomfield Road

Description:

The applicant is requesting approval of a Precise Implementation Plan (PIP) application as well as Final Plat approval for development of Phase 7 of the Symphony Bay subdivision, located south of Townline Road and north of Bloomfield Road in the City of Lake Geneva. Phase 7 is the final phase of the overall development and totals 25.79 acres in area. Phase 7 includes 85 platted lots for 85 total dwelling units. Of these, 55 lots are for single family dwelling units. Another 30 lots are for duplex units (15 total structures which are divided by zero-lot line land divisions). The plat also includes extension of Cadence Circle and Britten Drive.

The subject property is currently zoned Planned Development with previous General Development Plan (GDP) approvals. The Precise Implementation Plan (PIP) sets the detailed site approvals including site layout and design, grading, utilities, parking, landscaping, lighting, and architecture.

Relationship to Base Zoning Standards:

Any PIP must be consistent with previously approved GDPs. The applicants have submitted a project narrative documenting consistency with the approved GDP. For example, the overall approved total unit count of 369 single family units and 58 duplex units (which the applicant is calling “Villa Units”) will be maintained for all phases (1-7).

Staff Review Comments:

General Site Layout and Design – The three public streets are shown to be platted with a 60’ right of way width. Allowable lot widths are as shown on the submitted Final Plat. There are no concerns with the overall layout from a planning or zoning perspective. Engineering firm Neilson Madsen Barber has completed a detailed engineering review for the City of Lake Geneva for the Final Plat and PIP.

Public Open Space / Path - The overall GDP shows green space and a bicycle/pedestrian path on the far east side of the proposed Phase 7 PIP development area. The proposed path connects to other planned trail construction in prior phases of Symphony Bay to the north. This path will provide views of the open space to the east and will be connected to the City’s bicycle and pedestrian network. Bicycle and pedestrian connectivity throughout Symphony Bay is a recommendation in the City’s Bicycle and Pedestrian Plan (2018). Staff feels that these connections throughout the development are a high priority, and that completion of the north-south path should be completed with all other public improvements as part of the Phase 7 development. Note that the PIP plans submitted show the path ending in the detention pond. The path should instead continue to connect with Cadence Circle.

Setbacks – The PIP proposes to establish the following building setbacks for the Phase 7 development.

	Single Family Lots	Duplex Lots
Front Yard Setback	25’	25’
Side Yard Setback	5’	7.5’
Rear Yard Setback	15’	15’

The submitted Final Plat includes an Asterix on the duplex lot setback description, which states that the front yard setback for duplex lots “may vary depending on building size” and that the side yard setback for duplex lots “may vary depending on easement location”.

Architecture – the application states that no elevations other than those previously approved are proposed. Any future new house elevations will be submitted for approval as outlined in the Symphony Bay Development Agreement.

Landscaping – the application states no deviation from previously approved landscape plans is requested.

Action by the Plan Commission:

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

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

As part of the consideration of a requested Final Plat, the Plan Commission is required to:

- Provide the Common Council with a *recommendation* regarding the proposed Final Plat
- Provide specific suggested *requirements* to modify the project as submitted.

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

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

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be in agreement with Factors 1-6 of the following.
1. The proposed PIP (the use in general, independent of its location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 2. The proposed PIP (in its specific location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 3. The proposed PIP, in its proposed location and as depicted on the required site plan (see (3)(d), above), does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare,

either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed PIP maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
5. The proposed PIP is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed PIP outweigh all potential adverse impacts of the proposed PIP (as identified in Items 1. through 5., above), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

B. If, after the public hearing, the Commission wishes to recommend *denial*, then the appropriate fact finding would be in disagreement with at least one of Factors 1-6 listed above.

Staff Recommendation:

Staff recommends that the Plan Commission recommend *approval* of the PIP as submitted.

Suggested Motions:

- *Approve:* I recommend approval of the *Precise Implementation Plan for Fairwyn SB, Inc. 875 Townline Rd. Suite 103, Lake Geneva to allow for the construction Phase 7 of the Symphony Bay development for the property located in the Planned Development (PD) zoning district, Tax Key No. ZSB00335* including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- *Deny:* I recommend denial of the *Precise Implementation Plan for Fairwyn SB, Inc. 875 Townline Rd. Suite 103, Lake Geneva to allow for the construction Phase 7 of the Symphony Bay development for the property located in the Planned Development (PD) zoning district, Tax Key No. ZSB00335* based on the following finding of fact, because *[provide rationale for denial, based on disagreement with at least one of Items 1 through 6 above]*

Staff recommends that the Plan Commission recommend *approval* of the Final Plat as submitted, subject to any conditions or comments as noted by engineering review conducted on behalf of the City of Lake Geneva.

Suggested Motions:

- *Approve:* I recommend approval of the *Final Plat for Fairwyn SB, Inc. 875 Townline Rd. Suite 103, Lake Geneva to allow for the construction Phase 7 of the Symphony Bay development for the property located in the Planned Development (PD) zoning district, Tax Key No. ZSB00335* including any additional conditions of approval recommended by staff.

- *Deny: I recommend denial of the Final Plat for Fairwyn SB, Inc. 875 Townline Rd. Suite 103, Lake Geneva to allow for the construction Phase 7 of the Symphony Bay development for the property located in the Planned Development (PD) zoning district, Tax Key No. ZSB00335 based on the following finding of fact [provide rationale for denial].*

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

APPLICATION FOR PRECISE IMPLEMENTATION PLAN OR AMENDMENT

City of Lake Geneva

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

ZSB00335 Legal Attached

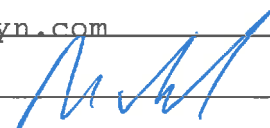
Name and Address of Current Owner: Fairwyn SB, Inc.

875 Townline Rd., Unit 103, Lake Geneva, WI 53147

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

(262)-248-5010

Brian@fairwyn.com

Owner Signature: 

Name and Address of Applicant:

Same as Owner

Telephone No. with area code & Email of Applicant:

Same as Owner

Proposed Use:

Single Family & Duplex Residential Housing

Zoning District in which land is located: PIID

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

Kapur & Associates

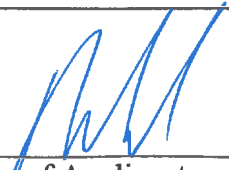
Short statement describing activities to take place on site:

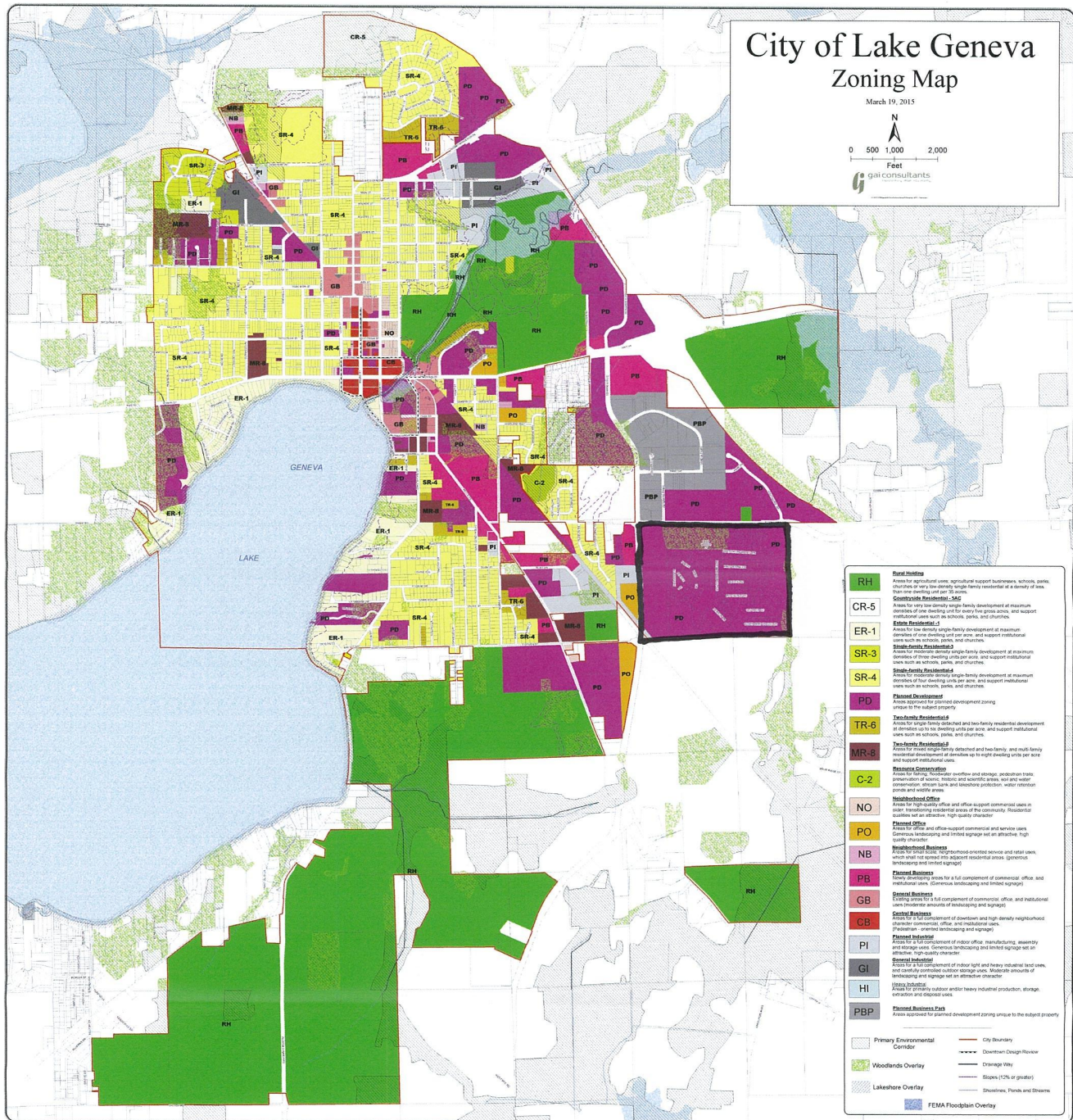
Single Family & Duplex Residential Housing

PIP fee \$400.00, payable upon filing application.

9-26-22

Date


Signature of Applicant



- 50' SINGLE FAMILY
- 65' SINGLE FAMILY
- DUPLEX



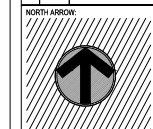
PROJECT:
SYMPHONY BAY

LOCATION:
CITY OF LAKE GENEVA, WI

CLIENT:
FAIRWYN

RELEASE:
EXHIBIT

REVISIONS:	#	DATE	DESCRIPTION



SCALE: HORIZ=1"=40'
VER=1"=4'

SEAL

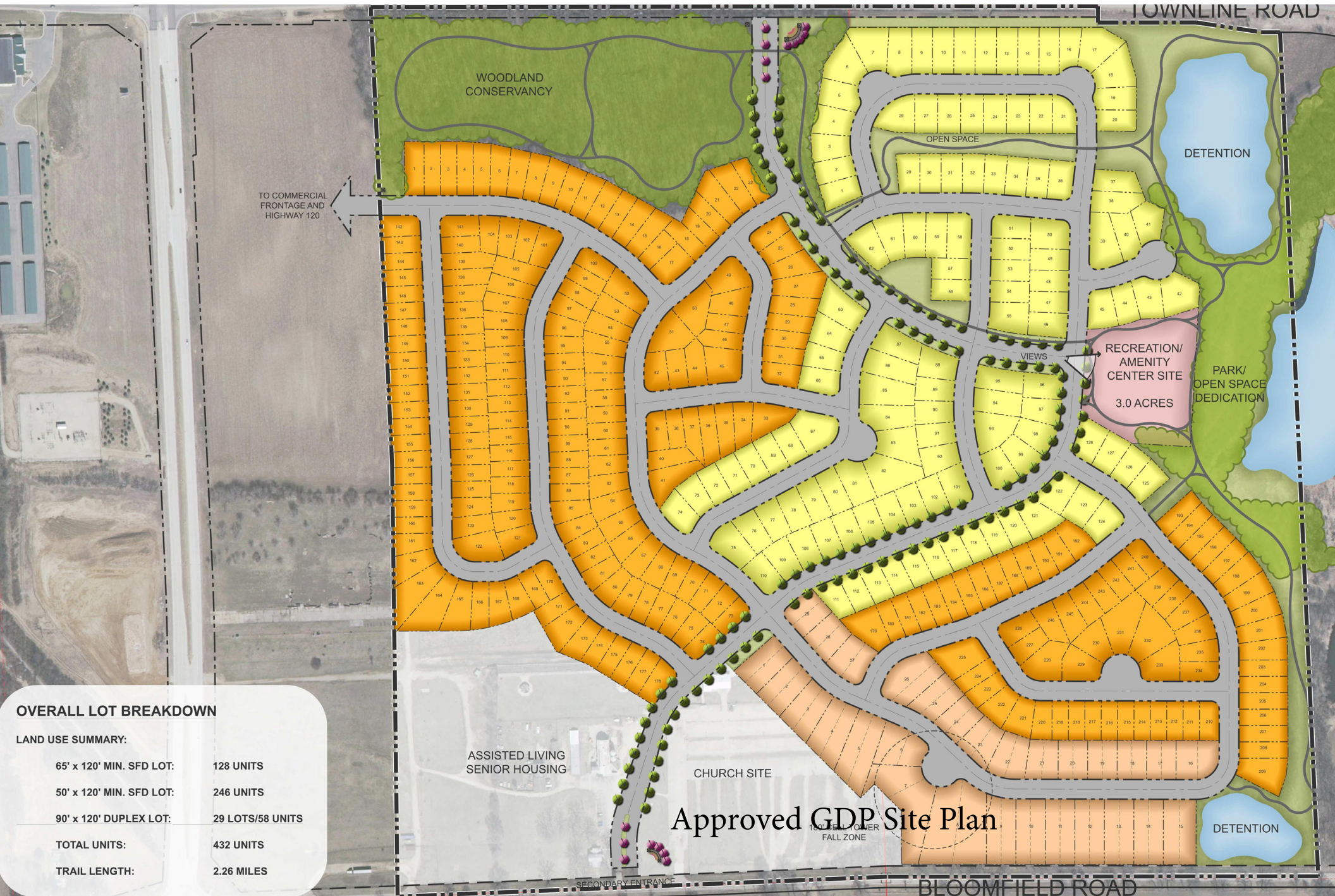
all in

SHEET:
OVERALL SITE PLAN

PROJECT MANAGER: DMJ
PROJECT NUMBER: 17.001.04A
DATE: 4-16-2017

SHEET NUMBER:
1.0





Symphony Bay Phase 7 PIP Request Narrative

The Symphony Bay development is an age targeted, active adult style community approved for a total of 427 single family attached (duplex) and detached homes. The General Development Plan for Symphony Bay was approved on July 27, 2015, and the PIP for the majority of the property was approved by the City Council on March 14, 2016. A revision allowing duplex units on a portion of the PIP approved single family home area was approved December 26, 2017. A revision reverting a portion of the duplex area plat recorded in 2017 was revised back to single family homes in 2021

A legal description for this Phase 7 area is attached at Exhibit 1. The general property location, and adjacent property information is attached at Exhibit 2. The property is located within the corporate limits of the City of Lake Geneva, south of Townline Road and north of Bloomfield Road. Current zoning is PD Planned Development.

- a) **Approval Sought:** The developer, Fairwyn SB, is requesting approval of the area referred to as Phase 7. Phase 7 is the only area from the GDP for which a final plat has not yet been approved. The PIP will maintain the total unit count of 427 units. The Development agreement limits the project to 58 total Villa dwelling units (29 buildings) This Phase 7 plat results in exactly that 427 units of villa units The Developer **IS NOT** seeking an increase in project density. A copy of the GDP, and the project based on the PIP approved to date is attached at Exhibit 3. The approved PIP areas are depicted in color. A map depicting the location of Phase 7 is also attached at Exhibit 3
- b) **Project Status:** Fairwyn SB is in the process of completing the development of the single-family home sites within the sold-out Phase 4. Sales in Phase 5 area in process with approximately 20 units sold to date. At this point in time 220 home sites in Phases 1 through 5 have been sold. Approximately 170 homes are now occupied by new residents of Lake Geneva. Our offsite private lodge located at Buttons Bay is constructed and available for use by Symphony Bay residents. Construction of our onsite clubhouse and pool facility is underway.

Construction of Phase 6 scheduled for winter of 2022. Construction in Phase 7 should commence later in 2023.

- c) **Project Density:** The project plans contemplate 427 total dwelling units on 145.35 acres of land. Project density remains at 2.94 dwelling units per acre. Unit type distribution remains unchanged as outlined below. Phase 7 is 25.79 acres in area.

Home Style	Previously Approved	Current
Single Family	369	369
Duplex	58	58

- d) **Impact on Nearby Properties and Streets:** The plan impact on surrounding streets and properties does not change from the original GDP impact. A slight modification of the right of way near the existing cell tower was made so that all lots are outside the two applicable cell tower fall zones. Adjustments have been made to lot configurations to reconcile the Villa unit lot count to provide for no more than 58 units.
- e) **General Relationship to Approved GDP :** The PIP request DOES NOT increase project density. The revision is consistent with the goals of the current PD Zoning and General Development Plan

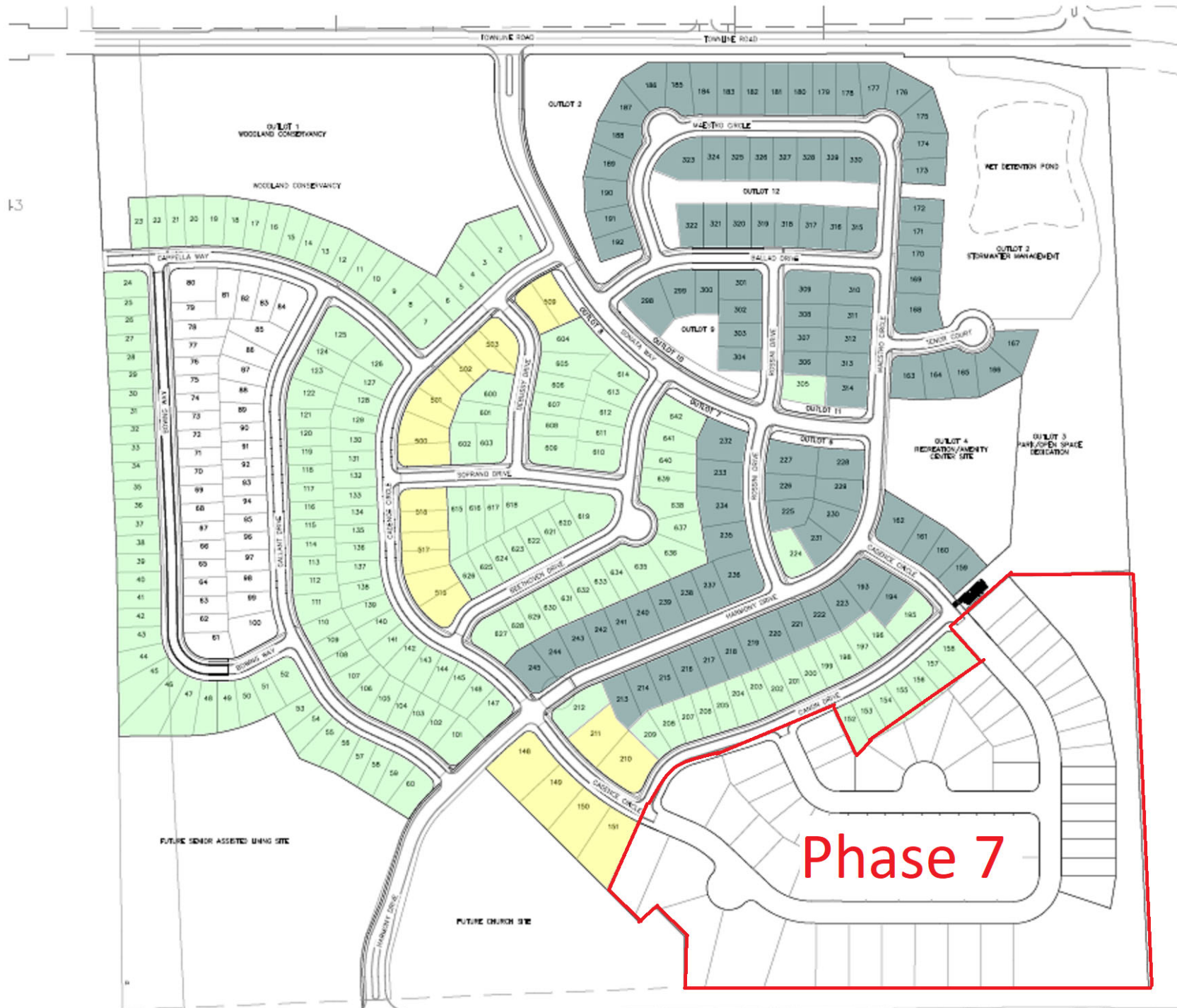
- f) **Zoning Standards:** There is no request for additional zoning standard relief from what was previously approved for Symphony Bay.
- g) **Landscape plans:** No deviation from previously approved landscape plans is requested.
- h) **Building Elevations:** No elevations other than those previously approved are proposed. Any future new house elevations will be submitted for approval as outlines in the Symphony Bay Development Agreement
- i) **Signage:** No additional signage is requested as part of Phase 7. NO previously approved signage is located within the boundary of Phase 7
- j) **Organizational Structure:** Phase 7 will be added to the existing Symphony Bay homeowner's association
- k) **Zoning Exemptions:** There is no request for additional zoning exemption relief from what was previously approved for Symphony Bay.

Exhibit 1
Legal Description

.A redivison of Outlot 5 Symphony Bay subdivision all located in the Southwest 1/4 of the Northwest 1/4 of Section 5 and the Southeast 1/4 of the Northeast 1/4 of Section 6, all in Township 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

Exhibit 2
Property Maps and Adjacent Property Data

Exhibit 3
Approved PIP to Date



Final Plat Of: Symphony Bay Encore

A redvision of Outlot 5 Symphony Bay subdivision all located in the Southwest 1/4 of the Northwest 1/4 of Section 5 and the Southeast 1/4 of the Northeast 1/4 of Section 6, all in Township 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

* Typical Front setback may vary depending on building size.
** Typical side setback may vary with easement locations.

SINGLE FAMILY LOT SETBACKS

NOT TO SCALE

All homes constructed within on any lot shall not have a garage that projects beyond the front of the house or porch.

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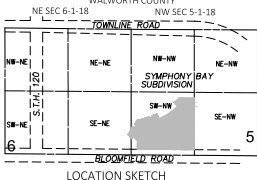
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NOTES:

- 1) Symphony Bay Encore is a planned development.
- 2) Access to Cell Tower Lease site shall be from newly created Southeastern extension of Cadence Circle right of way.
- 3) The street building setbacks on lots 772 and 778 shall be revised to match the cell phone tower fall zone line.
- 4) In lieu of setting monuments for a reasonable time, a survey bond as per statute 236.13(1) shall be executed with the City of Lake Geneva.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____ 20 _____

Department of Administration

LEGEND:

- 2.375" O.D. x 18" LONG IRON PIPE SET BEGINNING 3.65 LBS/FT
- 1/4" O.D. NON PIPE FOUND
- ALL OTHER LOT CORNERS
- 1/4" O.D. x 18" LONG IRON PIPE SET BEGINNING 11.8 LBS PER FOOT
- BUILDING SETBACK LINE
- SECTION CORNER (FOUND) CONCRETE MONUMENT WITH BRASS CAP
- O.D. RECORDED AS
- CENTERLINE

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L7	61.33	N41°05'09"W	L25	2.75	N64°15'49"E
L8	48.95	N70°53'01"W	L26	18.62	N84°40'40"W
L9	41.46	N52°50'50"W	L27	0.73	N45°40'43"W
L10	34.00	S28°34'16"W	L28	5.66	N56°10'21"W
L11	2.94	N80°59'34"W	L29	20.16	N37°38'36"W
L12	42.47	S66°50'19"W	L30	2.31	S55°34'05"E
L13	14.28	S24°27'27"E	L31	26.62	N26°54'21"W
L14	13.97	S17°27'19"W	L32	2.04	N71°32'18"W
L15	13.36	N82°27'11"W	L33	35.62	S81°14'37"E
L16	2.96	S01°25'59"E	L34	11.88	N37°25'28"E
L17	15.01	S56°10'59"W	L35	9.08	N30°47'22"E
L18	16.64	N47°28'29"W	L36	6.27	S67°33'55"W
L19	27.77	N31°08'08"W	L37	6.78	N53°11'45"E
L20	16.14	N64°41'55"W	L38	5.72	N41°14'52"W
L21	3.23	S05°19'40"E	L39	2.89	S47°29'44"W
L22	21.69	N40°45'25"W	L40	24.26	N00°32'44"E
L23	0.71	S56°07'48"W	L41	5.21	N01°30'43"E
L24	25.04	S74°48'28"W			

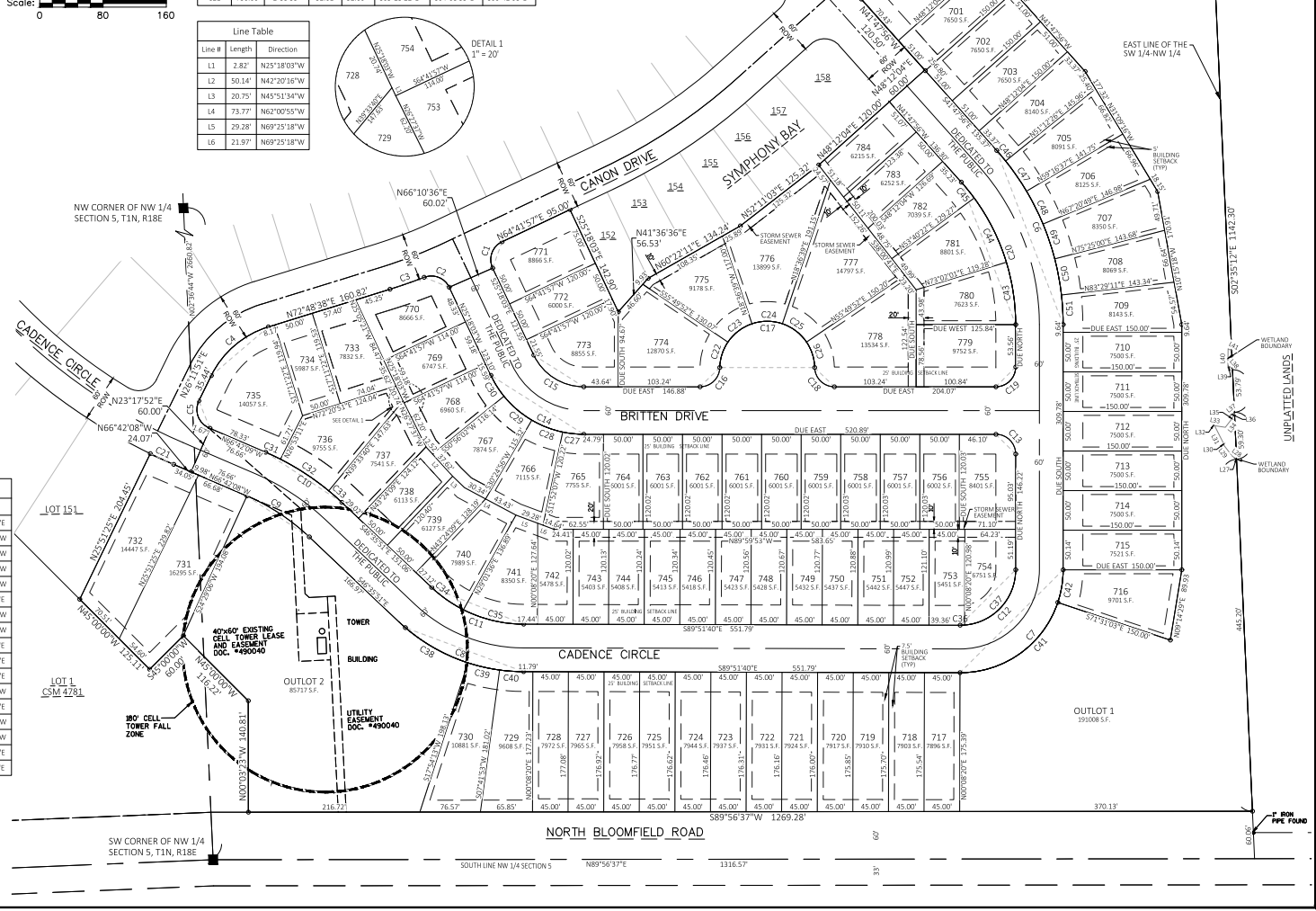


LAND OWNER/LAND DIVIDER:
SOUTHLAND FARMS, LLC
875 TOWNLINE ROAD
LAKE GENEVA, WI 53147

SURVEYOR:
GARY R. SPLINTER
KAPUR & ASSOCIATES, INC.
1224 S. PINE STREET
BURLINGTON, WI 53105

Curve Table								Curve Table								Curve Table							
Curve #	Radius	Delta	Length	Chord	Chord Bearing	Tangent In	Tangent Out	Curve #	Radius	Delta	Length	Chord	Chord Bearing	Tangent In	Tangent Out	Curve #	Radius	Delta	Length	Chord	Chord Bearing	Tangent In	Tangent Out
C1	25.00	90°00'00"	39.27	35.36	N19°41'57"E	N25°18'03"W	N64°15'57"E	C22	60.00	32°39'52"	34.21	33.74	S17°50'13"W	S34°10'09"W	S01°30'17"W	C40	230.00	7°33'19"	30.33	30.31	S86°05'00"E	S82°18'21"E	S89°51'40"E
C2	25.00	80°03'38"	37.55	34.12	S68°19'51"E	N08°38'48"E	S25°18'03"E	C23	60.00	37°13'14"	38.98	38.30	S2°46'46"W	S71°23'23"W	S34°10'09"W	C41	130.00	71°39'23"	162.58	152.19	N54°18'38"E	S89°51'40"E	N18°28'57"E
C3	630.00	4°10'19"	45.85	45.80	N70°04'32"E	N02°48'38"E	N68°38'19"E	C24	60.00	37°13'14"	38.98	38.30	DUE WEST	N71°23'23"W	S71°23'23"W	C42	130.00	18°28'57"	41.94	41.75	N09°14'29"E	N18°28'57"E	DUE NORTH
C4	120.00	46°36'47"	94.64	96.96	N49°30'14"E	N26°11'51"E	N72°48'38"E	C25	60.00	37°13'14"	38.98	38.30	N52°46'46"W	S34°10'09"W	N71°23'23"W	C43	270.00	16°57'59"	79.95	79.66	N08°28'59"W	DUE NORTH	N16°57'59"W
C5	25.00	92°53'59"	40.53	36.24	N20°15'09"W	N66°42'08"W	N20°15'51"E	C26	60.00	32°39'52"	34.21	33.74	N1°30'13"W	N01°30'17"W	S34°10'09"W	C44	270.00	19°21'39"	91.24	90.80	N26°38'48"W	N16°57'59"W	N06°19'58"W
C6	130.00	41°47'56"	20.47	23.54	N20°53'58"W	DUE NORTH	N41°47'56"W	C27	130.00	11°52'07"	26.93	26.98	S48°53'57"E	S78°07'53"E	DUE EAST	C45	270.00	5°28'18"	25.78	25.77	N39°03'54"E	N66°19'58"W	N41°47'56"W
C7	130.00	90°08'20"	20.52	19.047	N45°04'10"E	S89°51'40"E	DUE NORTH	C28	130.00	18°29'28"	41.96	41.77	S84°53'09"E	S59°38'25"E	S78°07'53"E	C46	330.00	3°00'22"	17.31	17.31	S40°17'45"E	S38°47'34"E	S41°47'56"W
C8	230.00	43°15'49"	167.74	169.58	S68°13'45"E	S46°35'51"E	S89°51'40"E	C29	130.00	20°47'27"	46.68	46.63	S24°11'25"E	S39°03'58"E	S59°38'25"E	C47	330.00	8°04'11"	46.48	46.44	S34°45'28"E	S30°47'32"E	S38°47'34"E
C9	230.00	20°06'17"	94.74	96.56	S46°38'59"E	S66°42'08"E	S46°35'51"E	C30	130.00	13°45'55"	31.23	31.31	S22°50'01"E	S25°18'03"E	S39°03'58"E	C48	330.00	8°04'11"	46.48	46.44	S26°41'17"E	S22°39'12"E	S30°47'32"E
C10	130.00	20°06'17"	115.80	110.29	N65°38'59"W	S46°35'51"E	N66°42'08"W	C31	330.00	3°35'20"	20.67	20.67	S66°54'28"E	S66°43'48"E	S66°42'08"E	C49	330.00	8°04'11"	46.48	46.44	S18°37'06"E	S14°35'01"E	S22°39'12"E
C11	430.00	43°15'49"	128.36	125.34	S68°13'46"E	S46°35'51"E	N66°42'08"E	C32	330.00	12°40'28"	73.00	72.85	S66°54'28"E	S50°26'02"E	S66°40'48"E	C50	330.00	8°04'11"	46.48	46.44	S10°32'56"E	S06°30'50"E	S14°35'01"E
C12	330.00	57°59'29"	22.13	22.12	S48°31'05"E	S46°35'51"E	S50°26'20"E	C33	330.00	57°59'29"	22.13	22.12	S48°31'05"E	S46°35'51"E	S50°26'20"E	C51	330.00	6°30'50"	37.52	37.50	S03°15'25"E	DUE SOUTH	S06°30'50"E
C13	25.00	90°00'00"	39.27	35.36	S45°00'00"E	DUE EAST	DUE SOUTH	C34	170.00	16°39'25"	49.42	49.25	S44°55'43"E	S46°35'51"E	S65°15'16"E	OUTLIT 3 SYMPHONY BAY							
C14	130.00	64°41'57"	146.80	139.12	S57°39'02"E	S25°18'03"E	DUE EAST	C35	170.00	26°32'26"	78.94	78.24	S76°33'28"E	S65°15'16"E	S89°51'40"E								
C15	630.00	4°41'57"	79.04	74.91	S57°39'02"E	S25°18'03"E	DUE EAST	C36	70.00	4°37'26"	5.65	5.65	S68°49'37"E	S89°51'40"E	N85°30'54"E								
C16	25.00	88°29'43"	38.61	34.89	N45°00'00"E	DUE EAST	N01°30'17"E	C37	70.00	85°30'54"	104.48	95.05	N42°45'27"E	N85°30'54"E	DUE NORTH								
C17	60.00	176°59'26"	185.34	119.96	DUE EAST	S01°30'17"E	DUE EAST	C38	230.00	25°29'56"	102.36	101.52	S59°20'49"E	S46°35'51"E	S72°05'49"E								
C18	25.00	88°29'43"	38.61	34.89	N45°00'00"E	S01°30'17"E	DUE EAST	C39	230.00	10°12'34"	40.98	40.93	S77°12'04"E	S72°05'49"E	S87°18'21"E								
C19	25.00	90°00'00"	39.27	35.36	S45°00'00"E	DUE EAST	DUE NORTH																
C20	270.00	41°47'56"	196.97	192.63	N41°47'56"W	DUE NORTH	N41°47'56"W																
C21	730.00	2°33'33"	32.61	32.60	S65°25'22"E	S64°08'35"E	S66°42'08"E																

Line Table		
Line #	Length	Direction
L1	2.82	N25°18'03"W
L2	50.14	N42°20'16"W
L3	20.75	N45°51'34"W
L4	73.77	N62°00'55"W
L5	29.28	N69°23'18"W
L6	21.97	N69°23'18"W



Final Plat Of:

Symphony Bay Encore

A redivision of Outlot 5 Symphony Bay subdivision all located in the Southwest 1/4 of the Northwest 1/4 of Section 5 and the Southeast 1/4 of the Northeast 1/4 of Section 6, all in Township 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Gary Splinter, Professional Land Surveyor, hereby certify that by the direction of Southland Farms, LLC, I have surveyed, divided and mapped this plat entitled "Symphony Bay Encore", being a redivision of Outlot 5 of Symphony Bay subdivision all located in the Southwest 1/4 of the Northwest 1/4 of Section 5 and the Southeast 1/4 of the Northeast 1/4 of Section 6, all in Township 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin., more particularly described as follows:

All of Outlot 5 of Symphony Bay subdivision all located in the Southwest 1/4 of the Northwest 1/4 of Section 5 and the Southeast 1/4 of the Northeast 1/4 of Section 6, all in Township 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

Said parcels contain 359,489 square feet (8.252 acres), more or less.

I further certify that this plat is a correct representation of the exterior boundaries and the subdivisions of the land surveyed and described and that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes in surveying, dividing, and mapping and Chapter 66, "Subdivisions" of the City of Lake Geneva Ordinances.

Dated this 19th day of May, 2022.

Gary R. Splinter S-22239

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

Southland Farms, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Southland Farms, LLC, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:
City of Lake Geneva

Wisconsin Department of Administration

In witness whereof, the said Southland Farms LLC has caused these presents to be signed by Brian Pollard, its president, and countersigned by _____, its secretary, at Lake Geneva, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____, 2022.

In the presence of:

By: _____
Brian Pollard, President

Countersigned: _____
Secretary

State of Wisconsin
County of Walworth JSS

Personally came before me this _____ day of _____, 2022, Brian Pollard, President, and _____, Secretary of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public, Wisconsin. _____ Printed Name
My commission expires _____.

CERTIFICATE OF THE CITY OF LAKE GENEVA CITY ENGINEER

State of Wisconsin

County of Walworth JSS

I, _____, City Engineer for the City of Lake Geneva do hereby certify that the land improvements described in this final plat and plans and specifications therefore and street names shown in said plat meet the requirements of the City of Lake Geneva and have been approved by all public authorities having jurisdiction.

Dated at Lake Geneva, Walworth County, Wisconsin, this _____ day of _____, 2022.

City Engineer

CERTIFICATE OF THE CITY OF LAKE GENEVA PLAN COMMISSION

State of Wisconsin

County of Walworth JSS

Approved this _____ day of _____, 2022. _____
Plan Commission Chairman

CITY OF LAKE GENEVA CITY COUNCIL RESOLUTION

Resolved, that the plat of Symphony Bay Encore, in the City of Lake Geneva, Wisconsin, is hereby approved by the city council.

Signed _____
President of the City Council

I hereby certify that the foregoing is a true copy of a resolution duly adopted by the city council of the City of Lake Geneva, Wisconsin, on the _____ day of _____, 2022.

Lana Kropf, City Clerk

CERTIFICATE OF THE CITY OF LAKE GENEVA TREASURER

State of Wisconsin

County of Walworth JSS

I, Laura Duchemin, being duly appointed, qualified and acting Treasurer of the City of Lake Geneva, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments on any of the land included within this plat of "Symphony Bay Encore".

Dated _____
Laura Duchemin, Treasurer

CERTIFICATE OF THE WALWORTH COUNTY TREASURER

State of Wisconsin

County of Walworth JSS

I, Valerie Etzel, being duly appointed, qualified and acting County Treasurer of Walworth County, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments on any of the land included within this plat of "Symphony Bay Encore".

Dated _____
Valerie Etzel, County Treasurer

UTILITY EASEMENT PROVISIONS (PUBLIC)

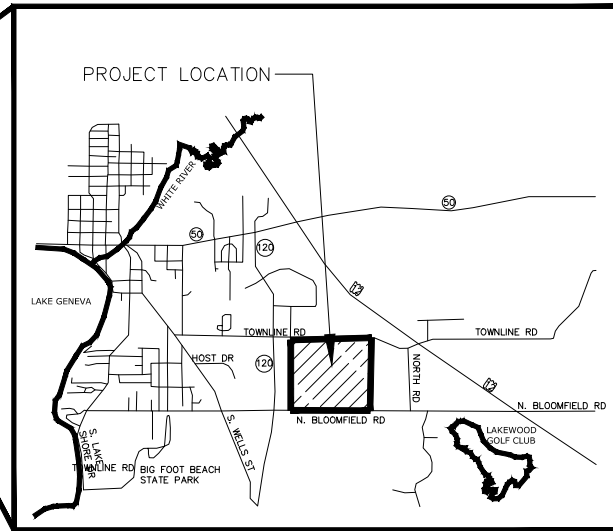
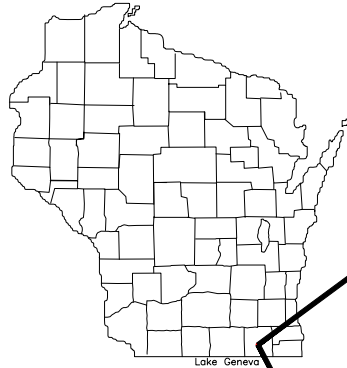
An easement for electric and communication service is hereby granted by Southland Farms, LLC, Grantor, to:

Wisconsin Power and Light Company, Grantee
City of Lake Geneva Utility Commission, Grantee
WE Energies, Grantee
Time Warner Cable Midwest, LLC, Grantee, and
AT&T Telephone, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without the written consent of Grantees.

The grant of easement shall be binding upon and insure to the benefit of the heirs, successors and assigns of all parties hereto.

SYMPHONY BAY PHASE 7 CITY OF LAKE GENEVA, WISCONSIN



INDEX TO DRAWINGS

SHEET NO.	TITLE
1.0 - 1.10	TITLE AND DETAILS
2.0	OVERALL PHASING PLAN
2.1 - 2.3	GRADING PLAN
3.0 - 3.5	ROAD AND STORM
4.0 - 4.2	SANITARY AND WATER

BENCH MARKS

PROJECT BENCH MARKS NGVD 1929:

- ELEV. 896.40'
FOUND CHSLD. CROSS IN TOP OF NE FLANGE BOLT OF HYD. 2.3' ABV. GRD. NORTH SIDE OF TOWNLINE ROAD
- ELEV. 897.99'
SET RR SPIKE SW FACE 40" MAPLE 0.7' ABV. GRD. SOUTH SIDE OF NORTH BLOOMFIELD ROAD.

EXISTING TOPOGRAPHY IS BASED ON FIELD SURVEY TAKEN ON 04/10/07 BY KAPUR & ASSOCIATES, INC.

LAND OWNER:
SOUTHLAND FARMS LLC
875 TOWNLINE ROAD
LAKE GENEVA, WI 53147



CALL DIGGERS' HOTLINE
1-800-242-8511
TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND
UTILITIES BEFORE YOU DIG. WISCONSIN STATUTE 182.07(1)
REQUIRES MIN. OF 3 WORK DAYS BEFORE YOU EXCAVATE

*PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION CONFERENCE MUST BE HELD AT THE LAKE GENEVA UTILITY COMMISSION. THE PRECONSTRUCTION CONFERENCE SHALL BE SCHEDULED AND MODERATED BY THE DESIGNING ENGINEER OF RECORD.

**ROADWAY AND UTILITY IMPROVEMENTS SHALL GENERALLY CONFORM TO THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2016 EDITION AS AMENDED, SEWER AND WATER CONSTRUCTION IN WISCONSIN, SIXTH EDITION AS AMENDED, AND SPECIAL PROVISIONS DEVELOPMENT STANDARDS FOR PRIVATE DEVELOPMENTS FOR THE CITY OF LAKE GENEVA AND LAKE GENEVA UTILITY COMMISSION DATED SEPT. 11 2007 AS AMENDED, UNLESS OTHERWISE NOTED ON THE PLAN SET.

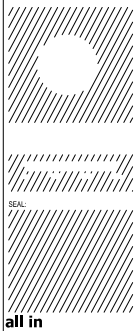
PROJECT:
**SYMPHONY BAY
PHASE 7**

LOCATION:
**CITY OF LAKE
GENEVA, WI**

CLIENT:
FAIRWYN

RELEASE:
**CONSTRUCTION
SET**

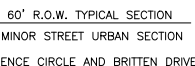
#	DATE	DESCRIPTION
1	9/1/07	CITY SUBMITTAL
2	11/1/07	CITY SUBMITTAL
3	11/1/07	CITY SUBMITTAL



SHEET:
TITLE SHEET

PROJECT MANAGER: DMJ
PROJECT NUMBER: 15.0001.07
DATE: 9-1-2007

SHEET NUMBER:
1.0



GENERAL CONSTRUCTION

THE CONTRACTOR SHALL NOTIFY DIGGERS HOTLINE AND AFFECTED UTILITIES PRIOR TO THE START OF WORK.

NO TREES OR SHRUBS ARE TO BE REMOVED WITHOUT APPROVAL OF THE ENGINEER.

SIGN LAYOUTS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY LOCAL CODES AND ORDINANCES.

ALL SIGNS & SIGN POSTS REMOVED SHALL BE DELIVERED TO THE CITY OF LAKE GENEVA.

NO CONSTRUCTION PARKING OR STAGING SHALL BE PERMITTED ON ADJACENT IMPROVED STREETS.

CONSTRUCTION TRAFFIC SHALL BE LIMITED TO THE SHORTEST ROUTE TO ACCESS THE SITE AND NO THROUGH CONSTRUCTION TRAFFIC SHALL BE PERMITTED.

UTILITY CONSTRUCTION

INSTALLATION, MATERIALS, & TESTING PER PROJECT SPECS & STANDARD SPECS FOR SEWER & WATER
CONSTRUCTION IN WISCONSIN.

PRIOR TO ORDERING DRAINAGE PIPES AND STRUCTURES, THE CONTRACTOR SHALL VERIFY RELATED DRAINAGE INFORMATION IN THE PLAN WITH THE ENGINEER.

UTILITY TRENCH BACKFILL SHALL BE MECHANICALLY COMPACTED WITH BACKHOE AND VIBRATORY COMPACTOR ATTACHMENT, OR METHOD APPROVED BY ENGINEER. GRANULAR BACKFILL IS TO BE USED WITHIN AND 3 FEET BEYOND ROADWAY LIMITS AND WITHIN AND 2 FEET BEYOND SIDEWALK AND SPOIL BACKFILL MAY BE USED OUTSIDE THE ROADWAY LIMITS, AS DIRECTED BY ENGINEER.

CONCRETE CONSTRUCTION

EXPANSION JOINTS ARE TO BE CONSTRUCTED AT ALL RADIUS POINTS IN CURB AND GUTTER ADJACENT TO ASPHALTIC PAVEMENT.

CONCRETE CURB AND GUTTER JOINT SPACING SHALL BE 10 FEET UNLESS AUTHORIZED BY THE ENGINEER.

ASPHALT CONSTRUCTION

A SAWED JOINT IS REQUIRED WHERE NEW ASPHALTIC CONCRETE SURFACES MEET EXISTING ASPHALTIC CONCRETE SURFACES.

TACK COAT SHALL BE PLACED AT AN APPLICATION RATE BETWEEN 0.050 AND 0.070 GALLONS PER SQUARE YARD AND WILL BE PLACED BETWEEN LAYERS OF ASPHALTIC PAVEMENT.



EROSION CONTROL NOTES

TEMPORARY DITCH CHECK – SEDIMENT LOGS TO BE USED. NO HAY/STRAW BALES SHALL BE USED. USE PRODUCT FROM WISDOT PAL LIST, CURRENT EDITION.

REMOVAL OF EROSION CONTROL DEVICES AND MOBILIZATION FOR SUCH REMOVAL, WILL BE INCIDENTAL TO THEIR RESPECTIVE ITEMS.

ANY DEVIATION FROM THESE NOTES BY THE CONTRACTOR MUST BE APPROVED BY ENGINEER.

CONTRACTOR MUST CONFORM WITH ANY STATE, FEDERAL, AND LOCAL PERMITS, ORDINANCES AND/OR REGULATIONS AND WITH THE CONDITIONS INCLUDED IN THIS PLAN SET. EROSION CONTROL MEASURES SHALL BE INSTALLED, MAINTAINED AND REMOVED IN CONFORMANCE WITH THE WISCONSIN DNR STORMWATER MANAGEMENT TECHNICAL STANDARDS, WITH THE DETAILS AND NOTES LISTED IN THIS PLAN SET, AND ADJUSTED TO FIT FIELD CONDITIONS ON AN AS NEEDED BASIS.

PROJECT PERMITS, APPROVED PROJECT PLANS, THE CONTRACTOR'S DAILY LOG BOOK, AND WEEKLY EROSION CONTROL INSPECTION REPORTS MUST BE KEPT ON SITE IN AN ACCESSIBLE LOCATION.

EROSION CONTROL MEASURES AS SPECIFIED IN PLANS SHALL BE INSTALLED PRIOR TO ANY GRADING OR LAND DISTURBANCE. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREAS THEY SERVE HAVE ESTABLISHED VEGETATIVE COVER (I.E. 80% VEGETATIVE GROWTH OR AS OTHERWISE AUTHORIZED BY REGULATORY AGENCIES). APPLY APPROPRIATE SOIL CONSERVATION MEASURES TO PROTECT PROJECT AREA AND ADJACENT LANDS. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION. EROSION CONTROL MEASURES INCLUDE BUT MAY NOT BE LIMITED TO SILT FENCE, EROSION EELS, TURBIDITY BARRIER, INLET PROTECTION, MULCHING, AND RAPID GROWTH VEGETATION.

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING OR ANY OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES SHALL BE INSPECTED AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE IN ACCORDANCE WITH THE WDNOR STORMWATER MANAGEMENT TECHNICAL STANDARDS AND THE ENGINEER'S PLANS AND AS DEEMED NECESSARY BY THE REGULATORY AGENCIES. EROSION CONTROL MAINTENANCE WILL BE AN ONGOING PROCESS THROUGHOUT THE DURATION OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A DAILY LOG BOOK ON SITE NOTING INSPECTION DATES AND TIMES, REPAIRS NECESSARY AND REPAIRS MADE. EROSION CONTROL MEASURES ARE TO BE IN WORKING AND EFFECTIVE CONDITION AT THE END OF EACH WORKING DAY.

TEMPORARY SEED: FOLLOW WISCONSIN DNR NR151 STANDARD FOR USE OF TEMPORARY SEED. TEMPORARY SEED SHALL BE USED WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS.

IF TEMPORARY STORAGE IS REQUIRED FOR ANY EXCESS SOIL OR SPOIL MATERIAL, PERIMETER CONTROL AND TEMPORARY STORAGE AND STABILIZATION WILL BE NECESSARY WITHIN 7 DAYS, PER WISCONSIN DNR TECHNICAL STANDARDS.

DEWATERING PLAN

TO FACILITATE CONSTRUCTION AT THE PROJECT SITE, DEWATERING MAY TAKE PLACE BY THE SELECTED CONTRACTOR. CONTRACTOR TO FOLLOW THESE INSTRUCTIONS WHILE PERFORMING DEWATERING ACTIVITIES ON-SITE.

NOTE: THESE INSTRUCTIONS DO NOT APPLY TO WATER BEING DISCHARGED DIRECTLY TO GROUNDWATER OR KARST FEATURES OR WELL DEWATERING SYSTEMS. CONTRACTOR SHALL COORDINATE ACCORDINGLY FOR OTHER DEWATERING ACTIVITIES AS DEEMED NECESSARY WITH THE WDNOR.

1. THE CONTRACTOR SHALL ENSURE THAT THE DEWATERING PRACTICES CARRIED OUT MEET OR EXCEED WDNOR TECHNICAL STANDARD NUMBER 1061.
2. A PAN OR OTHER CONTAINMENT DEVICE SHALL BE PLACED UNDERNEATH THE PUMP TO CAPTURE ANY SPILLS. OILS, GASOLINE, ETC. SHALL NOT BE STORED WITHIN WETLANDS, NEAR THE STORMWATER POND, OR OTHER ON-SITE WATER AREAS.
3. A TYPE 2 GEOTEXTILE BAG THAT IS NO SMALLER THAN 100 SQUARE FEET; HAS A MAXIMUM APPARENT OPENING SIZE OF 0.212 mm; HAS A GRAB TENSILE STRENGTH OF 300 LBS; MULLEN BURST OF 580 PSI; PERMEABILITY OF 0.2 CM/SEC; FABRIC WEIGHT OF 12 OZ SHALL BE USED. THE GEOTEXTILE BAG AREA AND DOWNGRADE FLOW AREA SHALL CONSIST OF VEGETATED AND UNDISTURBED SOILS.
4. POLYMER APPROVED BY THE WDNOR MEETING WDNOR TECHNICAL STANDARD 1051 MAY BE USED IN COMBINATION WITH THE DEWATERING BAG IF THE DEWATERING BAG IS NOT DOING AN ADEQUATE JOB ALONE OF FILTERING SEDIMENTS. THE CONTRACTOR SHALL SUPPLY TOXICITY TESTING DATA TO THE WDNOR BEFORE USE ON-SITE FOR WDNOR APPROVAL. POLYMER SHALL NOT BE DIRECTLY APPLIED TO SURFACE WATER. CONTRACTOR SHALL OBTAIN THE POLYMER MATERIAL SAFETY DATA SHEETS (MSDS) FOR THE SELECTED POLYMER. MANUFACTURER'S INFORMATION AND WDNOR USE RESTRICTIONS (SEE TECHNICAL STANDARD 1051) AND KEEP ALL THIS INFORMATION ON-SITE. CONTRACTOR SHALL ADHERE TO MANUFACTURER AND WDNOR'S APPLICATION RATES FOR THE POLYMER. THE APPLICATION RATE SHALL NOT EXCEED THE WDNOR USE RESTRICTION, EVEN IF THIS IS THE RECOMMENDED RATE BY THE MANUFACTURER. THE CONTRACTOR SHALL TAKE STEPS TO ENSURE THAT THE POLYMER IS NOT SPILLED. THE MANUFACTURER'S RECOMMENDED CLEANUP PROCEDURES SHALL BE FOLLOWED IN THE EVENT OF A SPILL.
5. A TARP MAY BE UTILIZED UNDERNEATH THE TYPE 2 GEOTEXTILE BAG AND JUST DOWN SLOPE OF THE BAG TO DISCOURAGE EROSION AND SCOUR.
6. A FLOATING SUCTION HOSE OR OTHER FLOTATION METHOD SHALL BE UTILIZED WHEN PUMPING FROM AN AREA WITH STANDING WATER TO AVOID SUCKING SEDIMENT FROM GRADE.
7. IF TURBID WATER IS LEAVING THE GEOTEXTILE BAG, THE CONTRACTOR SHALL SHUT OFF THE PUMP TO ALLOW SEDIMENTS TO SETTLE INTO THE BAG. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S SPECIFICATIONS FOR DETERMINING THE SEDIMENT CAPACITY OF THE GEOTEXTILE BAG USING GOOD COMMON SENSE. SEDIMENT LEVELS CONTAINED IN THE BAG SHALL BE MONITORED TO MEASURE THE LOSS OF STORAGE CAPACITY OVER TIME. THE CONTRACTOR SHALL PROPERLY DISPOSE OF THE GEOTEXTILE BAG IN A WASTE RECEPTACLE ONCE IT IS NO LONGER USED.
8. DURING DEWATERING ACTIVITIES THE CONTRACTOR SHALL MONITOR DEWATERING PRACTICES AND KEEP A LOG OF THE FOLLOWING:
 - A. DISCHARGE DURATION AND SPECIFIED PUMPING RATE.
 - B. OBSERVED WATER TABLE AT TIME OF DEWATERING.
 - C. MAINTENANCE ACTIVITIES
 - D. NAME AND QUANTITY OF POLYMER USED. PRODUCT TYPE.
 - E. APPLICATION RATE OF POLYMER IN POUNDS/ACRE FEET OF WATER.
 - F. DATE AND TIME APPLIED.
 - G. WEATHER CONDITIONS DURING APPLICATION.
 - H. METHOD OF APPLICATION.

THIS LOG NEEDS TO BE KEPT ON SITE FOR WDNOR REGULATORY REVIEW. COPIES OF THIS DOCUMENTATION SHOULD BE KEPT IN THE CONTRACTOR'S MONITORING LOG AND MADE AVAILABLE UPON REQUEST.

REVIEW THE FOLLOWING FOR MORE INFORMATION:

WDNOR TECHNICAL STANDARD 1061 FOR DEWATERING –
https://dnr.wi.gov/runoff/pdf/stormwater/techstds/erosion/Dewatering_1061.pdf

WDNOR TECHNICAL STANDARD 1051 FOR POLYMER –
https://dnr.wi.gov/runoff/pdf/stormwater/techstds/erosion/Dewatering_1061.pdf

EROSION CONTROL MEASURES

1. CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN AND PER THE LATEST WDNOR TECHNICAL STANDARDS. TECHNICAL STANDARDS MAY BE VIEWED ONLINE AT: <https://dnr.wi.gov/runoff/pdf/stormwater/techstds.htm>
2. INLETS AND CATCH BASINS SHALL BE PROTECTED WITH INLET FILTERS THAT ARE PHASED IN WITH CONSTRUCTION TO REDUCE SEDIMENT FROM ENTERING THESE AREAS PER WDNOR TECHNICAL STANDARD 1060 AS FOLLOWS:
 - A. ALL FABRIC BARRIERS SELECTED FOR INLET/CATCH BASIN PROTECTION DEVICES SHALL BE SELECTED FROM THE LIST OF APPROVED FABRICS CERTIFIED FOR INLET PROTECTION, GEOTEXTILE FABRIC, TYPE FF IN THE CURRENT EDITION OF THE WDNOR PRODUCT ACCEPTABILITY LIST, TO OBTAIN THE PAL, PLEASE REFER TO THIS WEBSITE: <https://www.doi.wisconsin.gov/business/engineers/pal.htm>
 - B. INLET PROTECTION SHALL BE AT A MINIMUM INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF ½ INCH OR GREATER DURING A 24-HOUR PERIOD.
 - C. PLACEMENT OF SPOIL MATERIAL, DEBRIS, SOILS, ETC. ON TOP OF INLETS/CATCH BASINS, EVEN IF TEMPORARY, IS STRICTLY DISCOURAGED AND PROHIBITED.
 - D. SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO ½ THE DESIGN DEPTH OF THE DEVICE, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING PER MANUFACTURER'S SPECIFICATIONS. ALL SEDIMENT COLLECTED SHALL BE PROPERLY DISPOSED OF TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.
 - E. DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLETS/CATCH BASINS AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET/CATCH BASIN SHALL BE REMOVED AND PROPERLY DISPOSED OF PER NOTE D ABOVE.
 - F. INLET FILTERS MAY BE REMOVED AND PROPERLY DISPOSED OF UPON COMPLETION OF CONSTRUCTION, HAULING OR MOVEMENT OF CONSTRUCTION EQUIPMENT THROUGHOUT THE SITE, AND ONCE THE SITE IS ADEQUATELY STABILIZED, UNLESS AS OTHERWISE NOTIFIED BY THE WDNOR.
3. THE CONSTRUCTION SITE PERIMETER SHALL BE PROTECTED AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO INTERCEPT AND REDUCE THE FLOW OF SEDIMENT-LADEN SHEET FLOW RUNOFF FROM THE CONSTRUCTION SITE PER WDNOR TECHNICAL STANDARD 1056. SEDIMENT LOGS MAY BE USED IN LIEU OF SILT FENCE:
 - A. SILT FENCE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE AS SHOWN ON THE PLAN SHEET.
 - B. INSTALLED SILT FENCE SHALL BE A MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
 - C. SILT FENCE SHALL BE SUPPORTED BY EITHER STEEL OR WOOD SUPPORT POSTS.
 - D. THE MAXIMUM SPACING OF POSTS FOR NONWOVEN SILT FENCE SHALL BE 3 FEET OR FOR WOVEN FABRIC 8 FEET.
 - E. SILT FENCE SHALL HAVE A SUPPORT CORD AT THE TOP OF THE FENCE.
 - F. WHERE JOINTS ARE NEEDED, EACH END OF THE FABRIC SHALL BE SECURELY FASTENED TO A POST. THE POSTS SHALL BE WRAPPED AROUND EACH OTHER TO PRODUCE A STABLE AND SECURE JOINT OR SHALL BE OVERLAPPED THE DISTANCE BETWEEN TWO POSTS.
 - G. A MINIMUM OF 20 INCHES OF THE POSTS SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
 - H. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4 INCH WIDE BY 6 INCH DEEP TRENCH, OR 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED ANY WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
 - I. ON THE TERMINAL ENDS OF THE SILT FENCE THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.
 - J. GEOTEXTILE FABRIC SPECIFICATIONS SHALL MEET VALUES ESTABLISHED IN TECHNICAL STANDARD 1056.
 - K. SILT FENCE SHALL BE REMOVED ONCE THE SITE IS ADEQUATELY STABILIZED.
 - L. WHEN PLACING SILT FENCE NEAR TREES, CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO THE ROOT SYSTEM BY AVOIDING COMPACTION AND ROOT CUTTING WITHIN 1.5 FEET MULTIPLIED BY THE INCH DIAMETER OF THE TREE.
 - M. THE CONTRACTOR MAY FURTHER STRENGTHEN THE SILT FENCE BY USING HAY BALES ON THE DOWN SLOPE SIDE AS NEEDED.
 - N. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD.
 - O. DAMAGED OR DECOMPOSED SILT FENCE, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
 - P. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ½ THE HEIGHT OF THE FENCE TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.
4. DITCH CHECKS ARE TO BE USED TO REDUCE THE VELOCITY OF WATER FLOWING IN CHANNELS AS SHOWN IN THE PLANS. DITCH CHECKS SHALL BE CONSTRUCTED FROM ENGINEERED PRODUCTS FOUND ON THE WISCONSIN DEPARTMENT OF TRANSPORTATION EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL). DITCH CHECKS ARE TO BE INSTALLED IN THE AREAS SHOWN IN THE PLANS PER WDNOR TECHNICAL STANDARD 1062 AS FOLLOWS:
 - A. DITCH CHECKS ARE TO BE INSTALLED TO A MINIMUM HEIGHT OF 10 INCHES AND SHALL NOT EXCEED A MAXIMUM HEIGHT OF 16 INCHES FOR MANUFACTURED OR BIODEGRADABLE MATERIALS.
 - B. DITCH CHECKS MUST BE INSTALLED WITH THE CENTER LOWER THAN THE SIDES FORMING A WEIR. IF THIS IS NOT DONE, STORMWATER FLOWS ARE FORCED TO THE EDGE OF THE DITCH CHECK, THUS PROMOTING SOIL, OR OUT OF THE CHANNEL CAUSING EXCESSIVE EROSION.
 - C. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY TWO FEET OF DROP IN THE CHANNEL.
 - D. DITCH CHECKS SHALL BE PLACED SUCH THAT THE RESULTANT PONDING WILL NOT CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS.
 - E. DITCH CHECKS SHALL BE UTILIZED DURING ROUGH GRADING AND SHALL BE REMOVED ONCE THE FINAL GRADING AND CHANNEL STABILIZATION IS APPLIED.
 - F. CHANNEL EROSION MAT SHALL BE PLACED AT THE BASE OF THE DITCH CHECK, AND EXTENDED A MINIMUM OF 6 FEET, TO PREVENT SCOUR AND WASHING OUT OF THE TOE OF THE DITCH CHECK.
 - G. DITCH CHECKS INSTALLED IN GRASS LINED CHANNELS MAY KILL THE VEGETATION IF WATER IS PONDED FOR EXTENDED PERIODS. PROPER MAINTENANCE IS REQUIRED TO KEEP AREAS ABOVE AND BELOW THE DITCH CHECK STABILIZED.

5. SEEDING AND MULCHING TECHNIQUES SHALL BE USED ON AREAS OF EXPOSED SOIL WHERE THE ESTABLISHMENT OF VEGETATION IS DESIRED. TEMPORARY SEEDING APPLIES TO DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND-DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 7 CALENDAR DAYS, REQUIRING VEGETATIVE COVER FOR LESS THAN ONE YEAR. SEED AND MULCH SHALL BE UTILIZED THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH TEMPORARY VEGETATION TO HELP REDUCE EROSION PER WDNOR TECHNICAL STANDARDS 1059 AND 1058 RESPECTIVELY AS FOLLOWS:

- A. TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2 INCHES.
 - B. FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING.
 - C. THE SOIL SHALL HAVE A PH RANGE OF 5.5 TO 8.0.
 - D. ALL SEED SHALL CONFORM TO THE REQUIREMENTS OF THE WISCONSIN STATE STATUTES AND OF THE ADMINISTRATIVE CODE CHAPTER ATCP 20.01 REGARDING NOXIOUS WEED SEED CONTENT AND LABELING.
 - E. SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE ON THE LABEL.
 - F. IN THE SUMMER-SPRING, CONTRACTOR SHALL USE OATS APPLIED AT 131 LBS/ACRE FOR TEMPORARY SEEDING PURPOSES. IN THE FALL THE CONTRACTOR SHALL USE ANNUAL RYEGRASS APPLIED AT 80 LBS/ACRE OR WINTER WHEAT APPLIED AT 131 LBS/ACRE. THE CONTRACTOR SHALL USE STRAW MULCH APPLIED AT 1.5 TONS/ACRE. DORMANT SEED SHALL BE USED WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 53 DEGREES FAHRENHEIT (TYPICALLY NOV. 1 UNTIL SNOW COVER ANNUALLY). NEVER PLACE SEED ON TOP OF SNOW. IF COVER IS NEEDED AFTER SNOW FALL, CONTRACTOR MAY CHOOSE TO USE A DRY, NONTOXIC TYPE B SOIL STABILIZER PER MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY THE WDNOR.
 - G. SEEDING SHALL NOT TAKE PLACE WHEN THE SOIL IS TOO WET.
 - H. CONTRACTOR MAY CONSIDER WATERING TO HELP ESTABLISH THE SEED. WATER APPLICATION RATES SHALL BE CONTROLLED TO HELP PREVENT RUNOFF AND EROSION.
 - I. DURING CONSTRUCTION, AREAS THAT HAVE BEEN SEEDDED AND MULCHED SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD. INSPECT WEEKLY DURING THE GROWING SEASON UNTIL VEGETATION IS DENSELY ESTABLISHED OR THE SOD IS LAID. REPAIR AND RESEED AREAS THAT HAVE EROSION DAMAGE AS NECESSARY.
 - J. CONTRACTOR IS TO LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDDED AS MUCH AS POSSIBLE. RE-SEED DRIVEN OVER AREAS AS NEEDED.
 - K. MULCH SHOULD BE PLACED WITHIN 24 HOURS OF SEEDING.
 - L. MULCHING OPERATIONS SHALL NOT TAKE PLACE DURING PERIODS OF EXCESSIVELY HIGH WINDS THAT WOULD PRECLUDE THE PROPER PLACEMENT OF MULCH.
 - M. MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.
 - N. DEPENDING ON DURATION OF CONSTRUCTION, THE CONTRACTOR MAY NEED TO RE-SEED AND RE-STABILIZE THE TOPSOIL STOCKPILE AS NECESSARY TO DISCOURAGE SEDIMENT AND EROSION.
6. A COPY OF EROSION CONTROL INSPECTION REPORTS AND THE APPROVED EROSION CONTROL PLANS SHALL BE KEPT ON SITE.
 7. CONTRACTOR SHALL INSPECT AND MAINTAIN ALL EROSION CONTROL PRACTICES BY THE END OF EACH WORKDAY. ANY SEDIMENT REMOVAL OR REPAIR OF FAILING PRACTICE MUST BE CORRECTED IMMEDIATELY.
 8. TRACING PAD(S) IS/ARE ANTICIPATED FOR THE COMPLETION OF THIS CONTRACT. LOCAL ROADS SHALL BE KEPT CLEAN AND SWEEP AT THE END OF EACH WORKDAY IF SEDIMENT ACCUMULATES.

REGIONAL UTILITY CONTACTS –FOR INFORMATIONAL PURPOSES ONLY

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JGAJEWSKI@GULUTILITIES.ORG

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WE ENERGIES GAS
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TIME WARNER CABLE
STEVE STORM
WIS.ENGINEERING@TWCABLE.COM
OFFICE (414)–908–4789

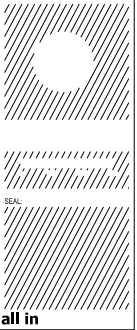
CALL DIGGERS HOTLINE
1–800–242–8511
TOLL FREE
TELEFAX 1–800–338–3860
TDD(FOR HEARING IMPAIRED)1–800–542–2289

WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS

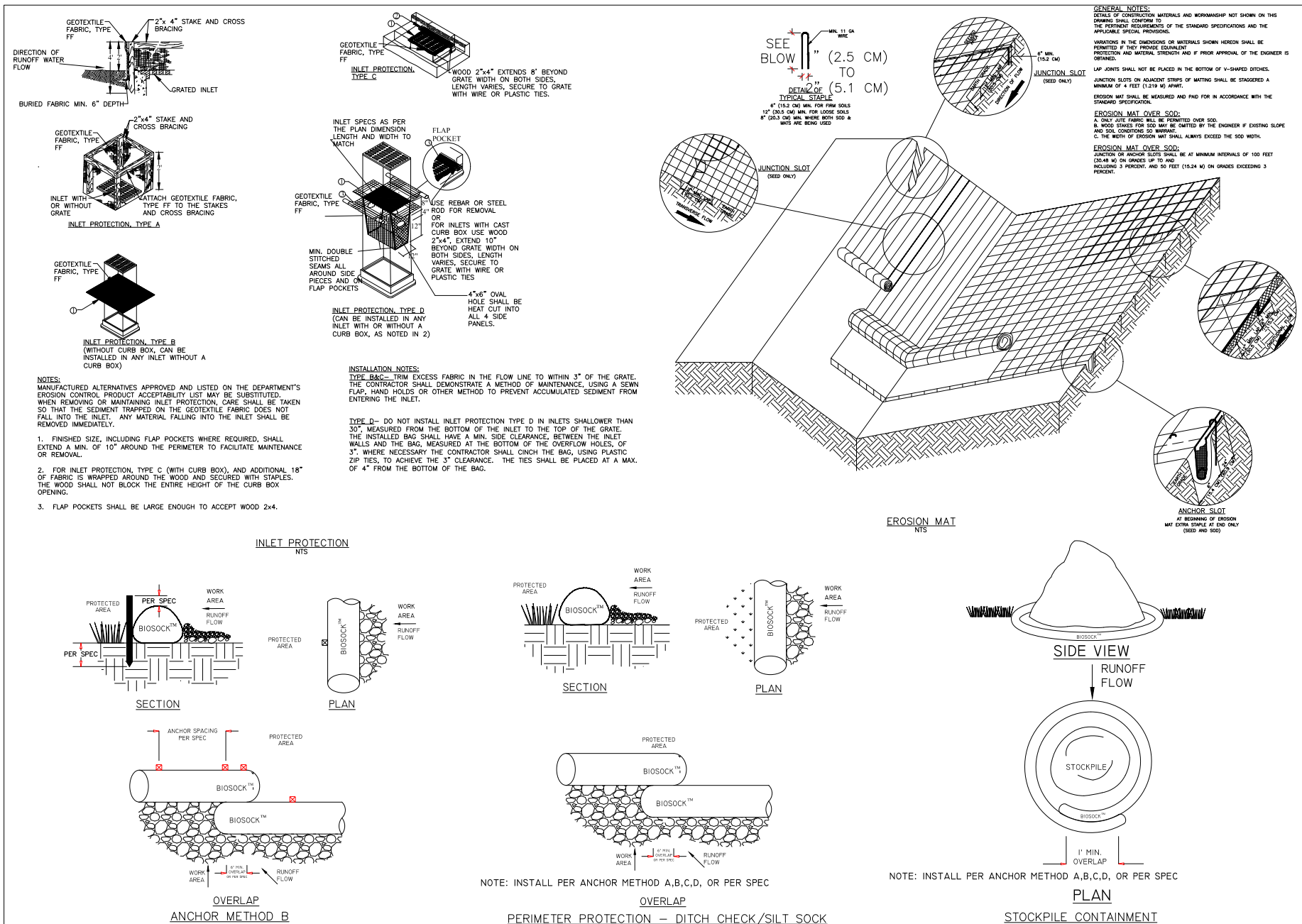
PROJECT:
SYMPHONY BAY PHASE 7
LOCATION:
CITY OF LAKE GENEVA, WI
CLIENT:
FAIRWYN

RELEASE:
CONSTRUCTION SET

REVISIONS		
#	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITAL
2	11/1/22	CITY SUBMITAL
3	11/1/22	CITY SUBMITAL



SHEET:
DETAILS
PROJECT MANAGER: DMJ
PROJECT NUMBER: 15.0001.07
DATE: 9-1-2022
SHEET NUMBER:



kapur

7711 N. Port Washington Road
Milwaukee, Wisconsin 53217

kapurinc.com

PROJECT:

SYMPHONY BAY
PHASE 7

LOCATION:

CITY OF LAKE
GENEVA, WI

CLIENT:

FAIRWYN

RELEASE:

CONSTRUCTION
SET

REVISIONS:

#	DATE	DESCRIPTION
1	9/1/20	CITY SUBMITAL
2	11/1/22	CITY SUBMITAL
3	11/1/22	CITY SUBMITAL

all in

SHEET:

DETAILS

PROJECT MANAGER: DMJ
PROJECT NUMBER: 15.0201.07
DATE: 9-1-2022

SHEET NUMBER:

1.3

PROJECT:
**SYMPHONY BAY
PHASE 7**

LOCATION:
**CITY OF LAKE
GENEVA, WI**

CLIENT:
FAIRWYN

RELEASE:
**CONSTRUCTION
SET**

REVISIONS:

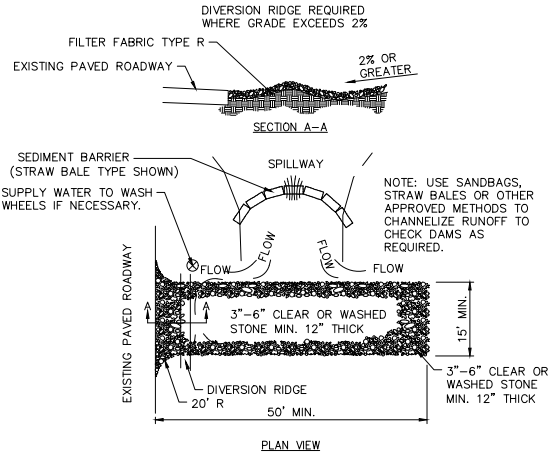
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2	11/1/22	CITY SUBMITTAL
3	11/1/22	CITY SUBMITTAL



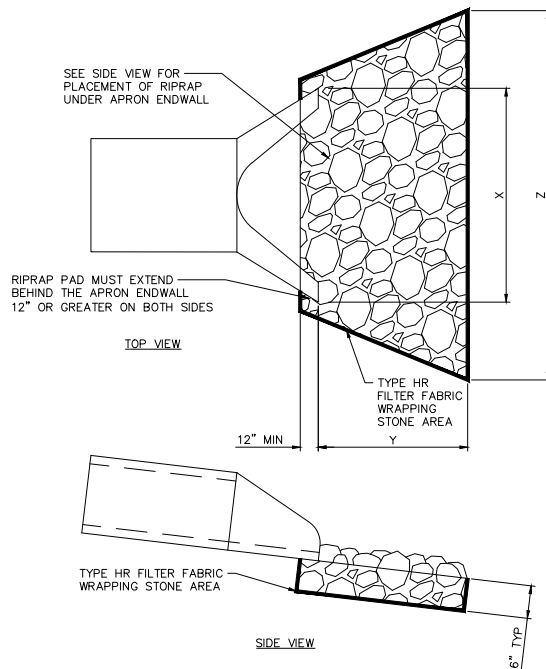
SHEET:
DETAILS

PROJECT MANAGER: DMJ
PROJECT NUMBER: 15.0201.07
DATE: 9-1-2022

SHEET NUMBER:
1.4



STONE TRACKING MAT



ENERGY DISSIPATOR

GENERAL NOTES:

THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3- TO 6-INCH STONE. PLACE THE GRAVEL TO THE SPECIFIC GRADE & DIMENSIONS SHOWN ON THE PLANS & GRADE TO CREATE A SMOOTH SURFACE.

THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.

THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS & IN ANY CASE SHALL NOT BE LESS THAN 15 FEET WIDE.

THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET.

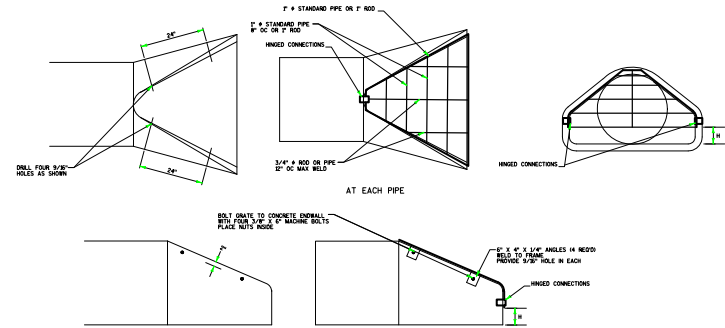
LOCATE CONSTRUCTION ENTRANCES & EXITS TO LIMIT SEDIMENT LEAVING THE SITE & TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES & ENTRANCES AT CURVES IN PUBLIC ROADS.

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, & REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.

PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.

WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, DESIGNATE AN AREA WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



**GRATE BAR SIZES
(STANDARD DESIGN)**

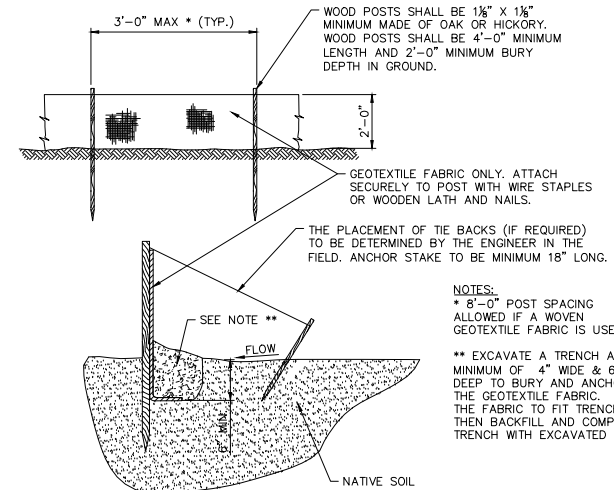
PIPE SIZE	HOLE DIAMETER REQUIRED	BOLT DIAMETER	BAR SIZE
12" - 24"	3/4"	5/8"	5/8"
27" - 48"	7/8"	3/4"	3/4"
54" - 90"	1 1/8"	1"	1"
22" - 29"	3/4"	5/8"	5/8"
36" - 59"	7/8"	3/4"	3/4"
65" - 85"	1 1/8"	1"	1"

BOLT LENGTH = PIPE WALL THICKNESS + 2 1/2"

GRATE CLEARANCE HEIGHT

PIPE SIZE	H	PIPE SIZE	H
12"	2 1/2"	22" - 29"	4"
15"	3"	36" - 44"	5"
18" - 24"	4"	51" - 65"	6"
27" - 36"	5"	73" - 85"	7"
42" - 54"	6"		
60" - 72"	7"		
78" - 90"	8"		

PIPE GRATE

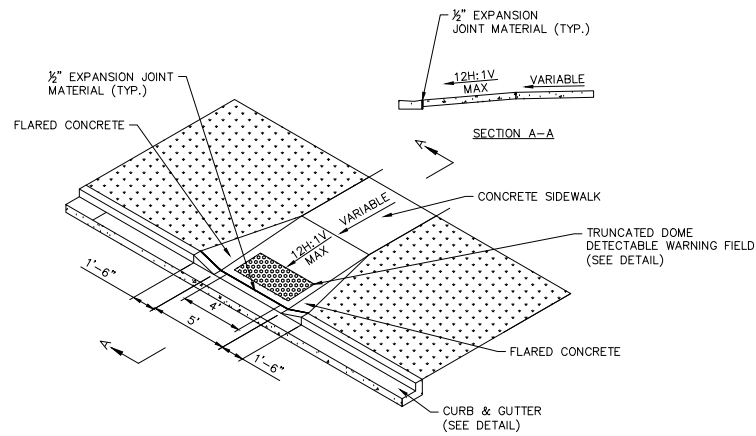


SILT FENCE

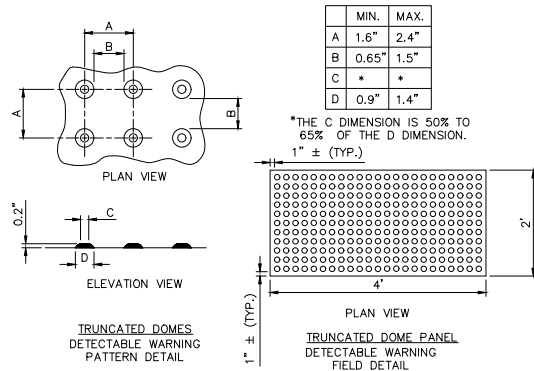
NOTES:

* 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

** EXCAVATE A TRENCH A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD THE FABRIC TO FIT TRENCH THEN BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.



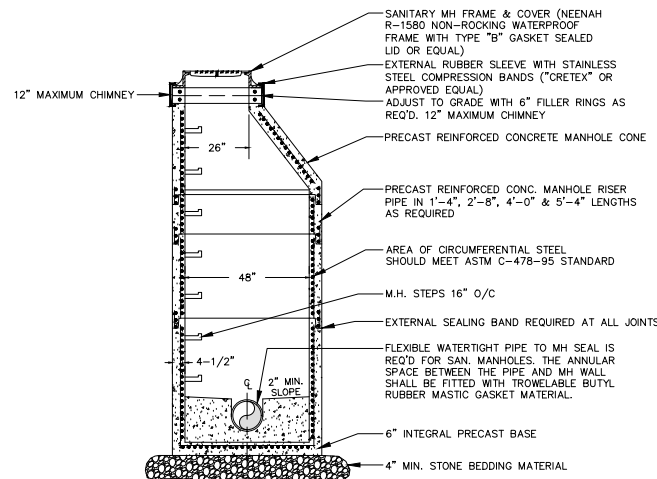
ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD



GENERAL NOTES

TRUNCATED DOME DETECTABLE WARNING FIELD SHALL CONSIST OF CAST IRON OR STAINLESS STEEL PLATES WITH A FEDERAL YELLOW POWDER-COATED FINISH, SUCH AS THOSE MANUFACTURED BY NEENAH FOUNDRY. IF 24"x48" PLATES ARE NOT AVAILABLE, TWO 24"x24" PLATES SHALL BE USED. THE DETECTABLE WARNING FIELD SHALL BE LOCATED SO THAT IT IS CENTERED IN THE CURB RAMP WITH THE EDGE NEAREST THE BACK OF CURB A MINIMUM OF 6" AND A MAXIMUM OF 8" AWAY FROM THE BACK OF CURB. IN LOCATIONS WHERE THE RAMP IS SKEWED TO THE CURB, THE DETECTABLE WARNING FIELD IS TO RUN PERPENDICULAR TO THE DIRECTION OF TRAVEL, WITH THE EDGE NEAREST THE BACK OF CURB 4" AWAY FROM THE BACK OF CURB.

PAINTED TRUNCATED DOME DETECTABLE WARNING FIELD



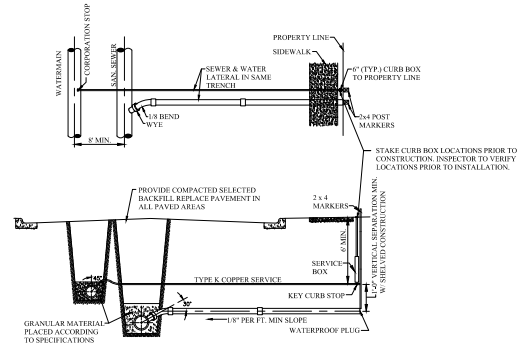
SANITARY MANHOLE DETAIL

SANITARY MANHOLE NOTES:

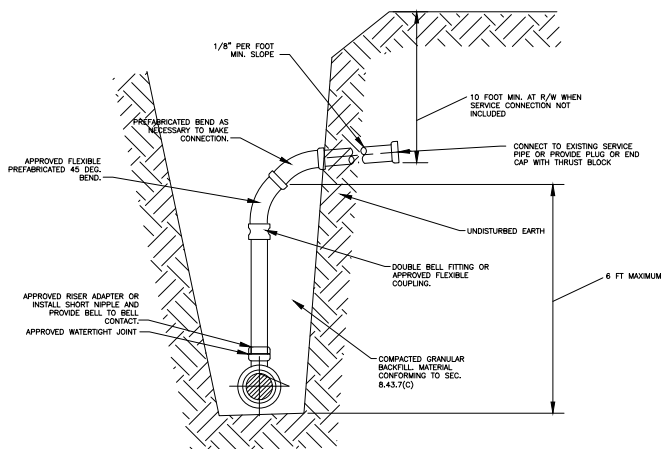
- 1.) PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.
- 2.) CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.
- 3.) JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.
- 4.) 4" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.
- 5.) SEE STANDARD SPECIFICATIONS, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS.

PROJECT:	SYPHONY BAY PHASE 7												
LOCATION:	CITY OF LAKE GENEVA, WI												
CLIENT:	FAIRWYN												
RELEASE:	CONSTRUCTION SET												
REVISIONS:	<table border="1"> <thead> <tr> <th>#</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>9/1/22</td> <td>CITY SUBMITAL</td> </tr> <tr> <td>2</td> <td>11/1/22</td> <td>CITY SUBMITAL</td> </tr> <tr> <td>3</td> <td>11/1/22</td> <td>CITY SUBMITAL</td> </tr> </tbody> </table>	#	DATE	DESCRIPTION	1	9/1/22	CITY SUBMITAL	2	11/1/22	CITY SUBMITAL	3	11/1/22	CITY SUBMITAL
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3	11/1/22	CITY SUBMITAL											
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SHEET:	DETAILS
PROJECT MANAGER:	DMJ
PROJECT NUMBER:	15.0201.07
DATE:	8-1-2022
SHEET NUMBER:	1.5



SEWER LATERALS < 14' DEEP AND WATER LATERAL CONNECTION
NTS



SEWER LATERALS > 14' DEEP CONNECTION
NTS

LOT #	GRADE AT INV OF SEWER	FINISH GRADE AT ROW	SANITARY MAIN DIA. INCHES	LATERAL LENGTH FT	IE @ ROW	FYG	TF	LATERAL INVERT AT MAIN AFTER WYE	RISER HEIGHT	ELEVATION AT RISER	SLOPE	NOTES
700	870.20	893.32	8.00	30.0	883.3	894.5	895.1	871.04	11.00	882.37	3.10%	
701	870.50	892.44	8.00	30.1	883.3	894.2	894.9	871.33	11.00	882.67	2.21%	
702	870.74	891.75	8.00	30.0	882.6	893.5	891.1	871.88	10.00	881.91	2.23%	
703	870.98	890.99	8.00	30.1	881.8	892.7	893.4	871.82	9.00	881.15	2.24%	
704	871.20	890.24	8.00	30.1	881.1	892.0	892.6	872.04	8.00	880.37	2.29%	
705	871.48	889.57	8.00	35.5	880.4	891.3	891.9	872.31	7.00	879.64	2.13%	
706	871.65	888.94	8.00	37.5	879.7	890.6	891.3	872.48	6.00	878.81	2.31%	
707	871.85	888.25	8.00	32.5	878.9	890.0	890.7	872.68	5.00	878.02	2.39%	
708	872.09	887.60	8.00	26.7	878.1	889.4	890.0	872.92	4.00	877.26	3.22%	
709	872.27	887.03	8.00	30.0	878.0	888.7	889.4	873.11	4.00	877.44	1.77%	
710	872.47	886.48	8.00	30.0	877.2	888.1	888.7	873.31	3.00	876.64	2.02%	
711	872.54	886.42	8.00	30.0	876.6	887.8	888.4	873.38	2.00	875.71	3.03%	
712	872.89	886.09	8.00	30.0	877.0	888.1	888.8	873.72	2.00	876.05	3.01%	
713	873.17	886.78	8.00	30.0	877.1	888.1	888.8	874.01	2.00	876.34	2.98%	
714	873.37	886.21	8.00	30.0	877.1	887.9	888.6	874.21	2.00	876.54	1.91%	
715	873.57	885.54	8.00	30.0	876.4	887.3	887.9	874.41	1.00	875.74	2.18%	
716	873.78	885.12	8.00	31.2	875.5	886.6	887.3	874.61	0.00	N/A	2.89%	
717	874.78	886.53	8.00	30.0	876.2	886.5	887.5	875.01	0.00	N/A	2.02%	
718	874.81	885.03	8.00	30.0	876.2	886.0	887.5	875.04	0.00	N/A	1.92%	
719	875.23	886.79	8.00	30.0	877.1	888.1	888.8	876.06	0.00	N/A	3.48%	
720	875.76	886.87	8.00	30.0	877.1	888.1	888.8	876.09	0.00	N/A	3.47%	
721	875.68	889.04	8.00	30.0	878.6	889.4	890.0	876.51	1.00	877.84	2.42%	
722	875.71	888.13	8.00	30.0	878.6	889.4	890.0	876.55	1.00	877.88	2.38%	
723	877.22	889.31	8.00	30.0	879.6	890.7	891.3	878.55	1.00	N/A	3.39%	
724	877.81	889.39	8.00	30.0	879.7	890.7	891.3	878.64	0.00	N/A	3.42%	
725	879.10	890.57	8.00	30.0	880.9	891.9	892.6	879.93	0.00	N/A	3.35%	
726	879.19	890.65	8.00	30.0	881.0	891.9	892.6	880.07	0.00	N/A	3.18%	
727	880.48	891.83	8.00	30.0	882.2	893.2	893.8	881.31	0.00	N/A	3.10%	
728	880.57	892.3	8.00	30.0	882.3	893.2	893.8	881.31	0.00	N/A	2.93%	
729	881.88	893.01	8.00	33.5	883.7	894.5	895.2	882.71	0.00	N/A	2.81%	
730	882.07	893.13	8.00	34.6	883.7	894.5	895.2	882.85	0.00	N/A	2.54%	
731	895.77	907.37	8.00	30.0	897.5	908.4	909.0	896.60	0.00	N/A	2.94%	
732	895.96	907.44	8.00	29.8	897.6	908.4	909.0	896.79	0.00	N/A	2.90%	
733	891.34	905.77	8.00	28.1	895.1	906.0	906.7	897.08	2.00	898.41	2.37%	
737	889.22	901.46	8.00	30.0	892.2	903.4	904.0	890.06	1.00	891.39	2.88%	
738	887.29	899.67	8.00	30.0	890.3	901.7	902.3	888.17	1.00	889.45	2.77%	
739	885.40	897.57	8.00	30.0	888.6	900.3	901.0	886.73	1.00	887.57	3.45%	
740	883.47	895.53	8.00	25.3	888.1	893.7	899.9	884.75	3.00	887.58	2.72%	
741	881.31	892.59	8.00	30.0	884.2	895.0	895.7	882.15	1.00	883.48	2.83%	
742	881.22	892.50	8.00	30.0	884.1	895.0	895.7	882.05	1.00	883.39	2.51%	
743	879.80	891.20	8.00	30.0	881.5	892.4	893.1	880.63	0.00	N/A	2.98%	
744	879.70	891.12	8.00	30.0	881.5	892.4	893.1	880.54	0.00	N/A	3.15%	
745	878.41	889.94	8.00	30.0	880.2	891.2	891.8	879.25	0.00	N/A	3.22%	
746	878.32	889.86	8.00	30.0	880.2	891.2	891.8	879.16	0.00	N/A	3.29%	
747	877.06	889.71	8.00	30.0	878.9	889.9	890.6	877.50	0.00	N/A	3.41%	
748	875.88	888.60	8.00	30.0	879.0	889.9	890.6	876.71	1.00	878.05	3.07%	
749	875.46	887.42	8.00	30.0	877.5	888.7	889.3	876.29	0.00	N/A	4.07%	
750	875.43	887.34	8.00	30.0	877.5	888.7	889.3	876.26	0.00	N/A	4.12%	
751	875.00	886.18	8.00	30.0	876.6	887.4	888.1	875.84	0.00	N/A	2.59%	
752	874.97	886.08	8.00	30.0	876.6	887.4	888.1	875.81	0.00	N/A	2.65%	
753	874.55	884.89	8.00	30.0	875.8	886.8	887.4	875.39	0.00	N/A	1.45%	
754	874.50	884.71	8.00	31.3	875.8	886.8	887.4	875.33	0.00	N/A	1.51%	
755	874.13	885.60	8.00	30.0	876.0	887.3	887.9	874.96	0.00	N/A	3.49%	
756	874.31	885.56	8.00	30.0	875.8	886.7	887.3	875.14	0.00	N/A	2.21%	
757	874.62	885.94	8.00	30.0	876.2	887.2	887.9	875.46	0.00	N/A	2.60%	
758	874.97	886.43	8.00	30.0	876.7	887.8	888.5	875.80	0.00	N/A	3.01%	
759	875.32	887.03	8.00	30.0	877.2	888.4	889.1	876.15	0.00	N/A	3.42%	
760	875.67	887.63	8.00	30.0	877.7	889.0	889.7	876.50	0.00	N/A	3.83%	
761	877.09	888.23	8.00	30.0	878.7	889.6	890.3	877.93	0.00	N/A	2.48%	
762	877.67	888.83	8.00	30.0	879.2	890.1	890.7	878.50	0.00	N/A	2.28%	
763	878.24	889.43	8.00	30.0	879.8	890.7	891.3	879.07	0.00	N/A	2.32%	
764	878.81	890.07	8.00	30.0	880.5	891.5	892.2	879.45	0.00	N/A	2.78%	
765	879.45	891.30	8.00	30.0	882.4	893.5	894.1	880.28	1.00	881.62	2.67%	
766	879.85	892.40	8.00	28.8	883.6	894.7	895.3	880.69	2.00	883.02	2.35%	
767	881.84	893.61	8.00	30.0	884.7	895.7	896.4	882.67	1.00	884.00	2.42%	
768	883.04	894.91	8.00	25.1	886.2	897.1	897.7	884.24	1.00	885.57	2.15%	
769	884.86	896.26	8.00	30.0	887.9	898.9	899.6	885.69	1.00	887.02	2.77%	
770	886.84	898.17	8.00	30.0	889.9	901.0	901.7	887.68	1.00	889.01	2.95%	
771	886.95	898.27	8.00	30.0	888.8	900.0	900.7	887.78	0.00	N/A	3.38%	
772	884.99	896.39	8.00	30.0	886.9	898.3	898.9	885.82	0.00	N/A	3.71%	
773	882.52	893.9	8.00	31.5	880.9	892.3	891.9	883.46	1.00	884.69	3.69%	
774	878.30	889.49	8.00	30.0	880.0	891.3	891.9	879.13	0.00	N/A	2.96%	
775	878.14	889.68	8.00	50.1	880.2	891.1	891.8	878.97	0.00	N/A	2.40%	
776	878.22	889.29	8.00	47.0	880.4	891.0	891.7	879.05	0.00	N/A	2.81%	
777	878.05	889.78	8.00	58.3	880.0	890.8	891.4	878.88	0.00	N/A	1.88%	
778	878.22	889.63	8.00	30.0	879.3	890.0	890.7	878.38	2.00	879.38	2.11%	
779	872.33	886.51	8.00	30.0	877.2	888.2	888.9	873.16	3.00	876.50	2.99%	
780	872.59	887.38	8.00	30.9	878.5	889.5	890.2	873.43	4.00	877.76	2.41%	
781	873.63	888.79	8.00	22.6	880.2	891.1	891.7	872.41	7.00	879.80	1.92%	
782	870.10	890.12	8.00	30.0	881.0	892.0	892.7	870.93	9.00	880.27	2.48%	
783	870.36	890.36	8.00	23.5	882.0	892.8	893.4	871.20	10.00	881.53	1.71%	
784	870.60	891.71	8.00	23.5	882.3	893.0	893.7	871.43	10.00	881.77	1.23%	

SANITARY SEWER LATERALS TABLE

7711 N. Port Washington Road
Milwaukee, Wisconsin 53217

kapurinc.com

PROJECT:

SYMPHONY BAY
PHASE 7

LOCATION:

CITY OF LAKE
GENEVA, WI

CLIENT:

FAIRWYN

RELEASE:

CONSTRUCTION
SET

REVISIONS:

#	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITAL
2	11/1/22	CITY SUBMITAL
3	11/1/22	CITY SUBMITAL

all in

SHEET:

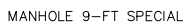
DETAILS

PROJECT MANAGER: DMJ

PROJECT NUMBER: 15.0201.07

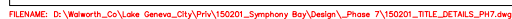
DATE: 8-1-2022

SHEET NUMBER:



NOTES:

1. STORM SEWER CATCH BASINS SHALL HAVE 2-FOOT SUMPS
 2. STORM SEWER CATCH BASINS FOR 2X3 FT SHALL FOLLOW SDD BA 9-1.
 3. STORM SEWER CATCH BASINS FOR 4-FT, 5-FT AND 6-FT SHALL FOLLOW SDD BA 8-1.
 4. STORM SEWER FIELD INLETS FOR 2X3 FT AND 4-FT SHALL FOLLOW SDD BC 7-1 AND BC 6-1.
 5. STORM SEWER FIELD INLETS FOR 5-FT AND STORM SEWER MANHOLES 4-FT, 5-FT, 6-FT, 7-FT, AND 8-FT SHALL FOLLOW SDD BB 9-1.
 6. STORM SEWER FIELD INLETS SHALL USE FRAME AND GRATE NEENAH FOUNDRY R-2560-EI OR APPROVED EQUAL.
 7. STORM SEWER CATCH BASINS SHALL USE FRAME AND GRATE NEENAH FOUNDRY R-3067-L OR APPROVED EQUAL.
 8. STORM SEWER MANHOLES SHALL USE FRAME AND GRATE NEENAH FOUNDRY R-1580 OR APPROVED EQUAL.
9. SDD = WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWINGS AND CAN BE FOUND AT: <http://wiscosindot.org/rdw/sdd/sd-08-00toc.pdf>



PROJECT:

SYMPHONY BAY
PHASE 7

LOCATION:

CITY OF LAKE
GENEVA, WI

CLIENT:

FAIRWYN

RELEASE:

CONSTRUCTION
SET

REVISIONS:		
#	DATE	DESCRIPTION
1	8/1/22	CITY SUBMITTAL
2	11/1/22	CITY SUBMITTAL
3	11/1/22	CITY SUBMITTAL



SEAL:

SHEET:	
DETAILS	
PROJECT MANAGER:	DMU
PROJECT NUMBER:	15.0201.07
DATE:	9-1-2022

1.8

The drawings illustrate various construction details for circular inlets. The top row shows plan views for rectangular and circular openings. The middle section includes a detailed cross-section A-A of a precast reinforced concrete base with a cast-in-place concrete block. To the right, three smaller cross-sections (B, C, D) show different base options. The bottom row features cross-sections E and F, which show separate precast reinforced concrete base options for 3-foot and 4-foot diameter inlets.

PLAN VIEW RECTANGULAR OPENING

PLAN VIEW CIRCULAR OPENING

SECTION A-A

PRECAST REINFORCED CONCRETE WITH MONOLITHIC BASE

CONCRETE BLOCK WITH CAST-IN-PLACE OR PRECAST REINFORCED CONCRETE BASE

SECTION B

SECTION C

SECTION D

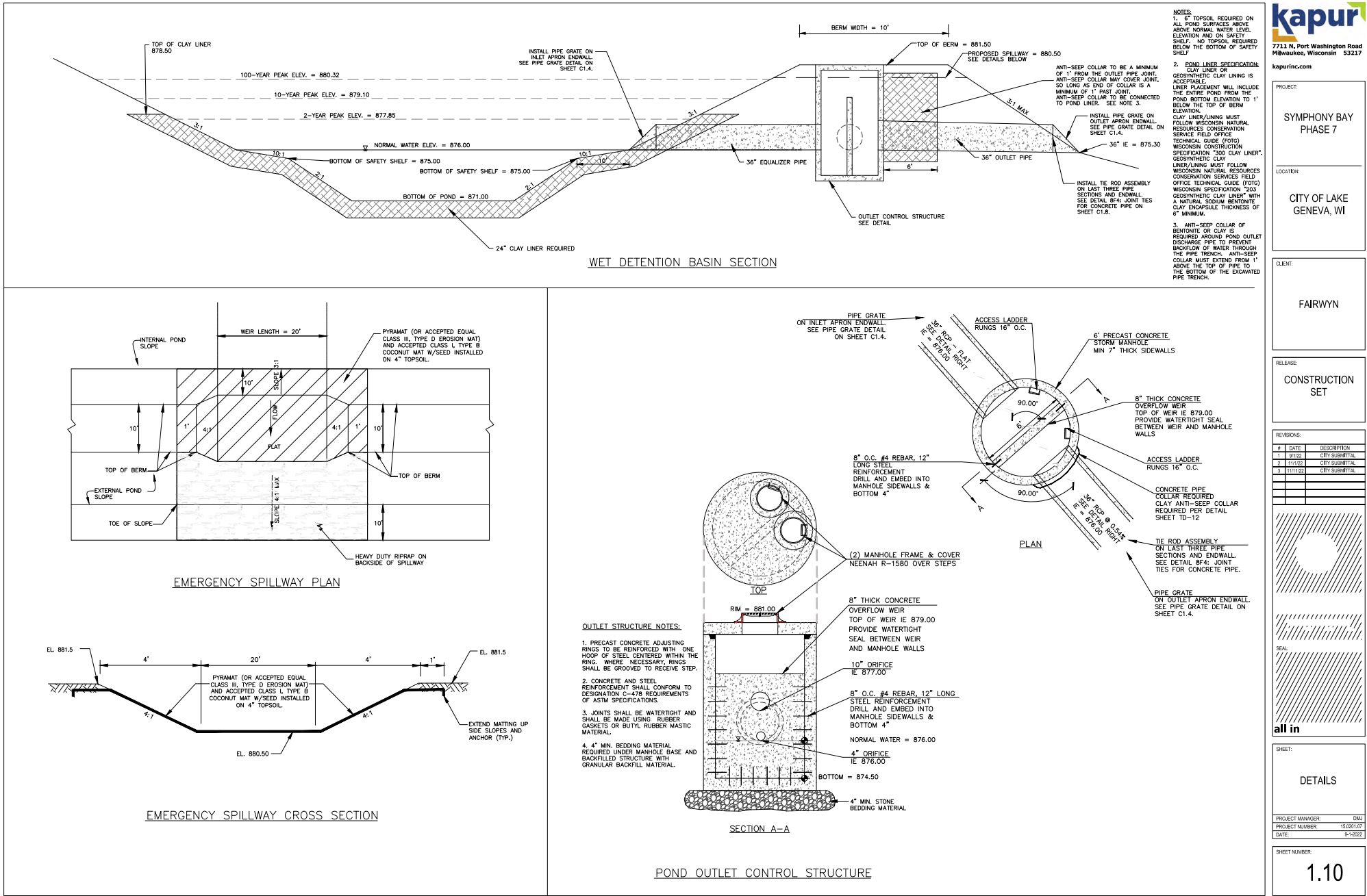
SECTION E

SECTION F

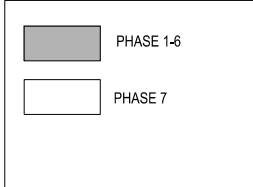
DETAIL "A"

DETAIL "B"

INLETS 3-FT AND 4-FT DIAMETER



FILENAME: D:\Watworth_Co\Lake Geneva_City\Priv\150201_Symphony Bay\Design_Phase 7\150201_TITLE_DETAILS_PH7.dwg



PROJECT:
**SYMPHONY BAY
PHASE 7**

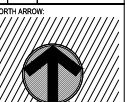
LOCATION:
**CITY OF LAKE
GENEVA, WI**

CLIENT:
FAIRWYN

RELEASE:
**CONSTRUCTION
SET**

REVISIONS:

#	DATE	DESCRIPTION
1	9/1/20	CITY SUBMITAL
2	11/1/22	CITY SUBMITAL
3	11/1/22	CITY SUBMITAL



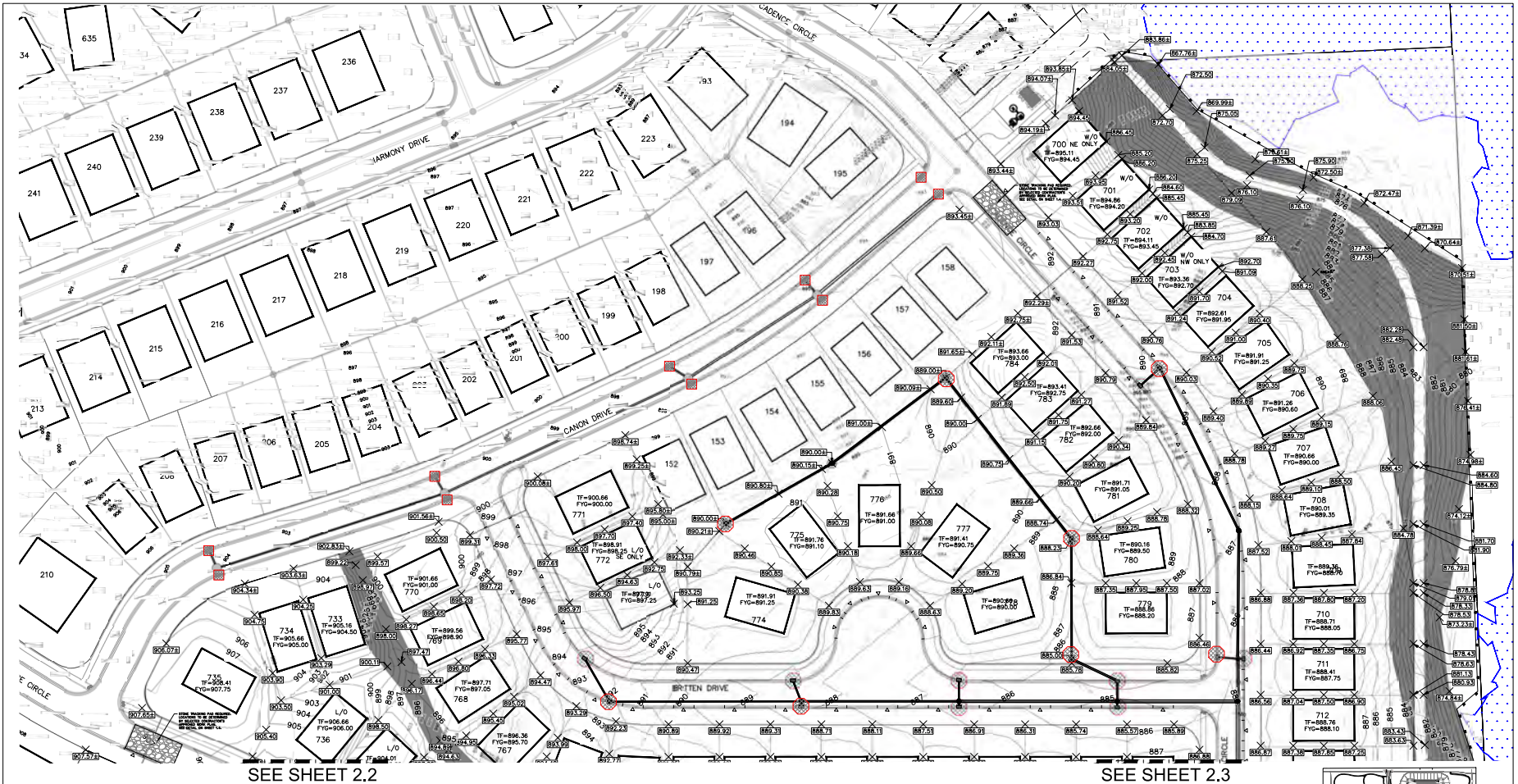
SCALE: 1" = 50'

all in

SHEET:
**GRADING AND
EROSION
CONTROL PLAN**

PROJECT MANAGER: DMJ
PROJECT NUMBER: 15.001.07
DATE: 9-1-2022

SHEET NUMBER:
2.1



GRADING LEGEND

---	EXISTING CONTOUR MINOR
---	EXISTING CONTOUR MAJOR
---	PROPOSED CONTOUR MINOR
---	PROPOSED CONTOUR MAJOR
---	LOT CERT. ELEVATION
---	PROPOSED FINISHED GRADE/ MIN. TOP OF FOUNDATION WALL
---	LOOKOUT (FYG-4) (WALKOUT (FYG-9))

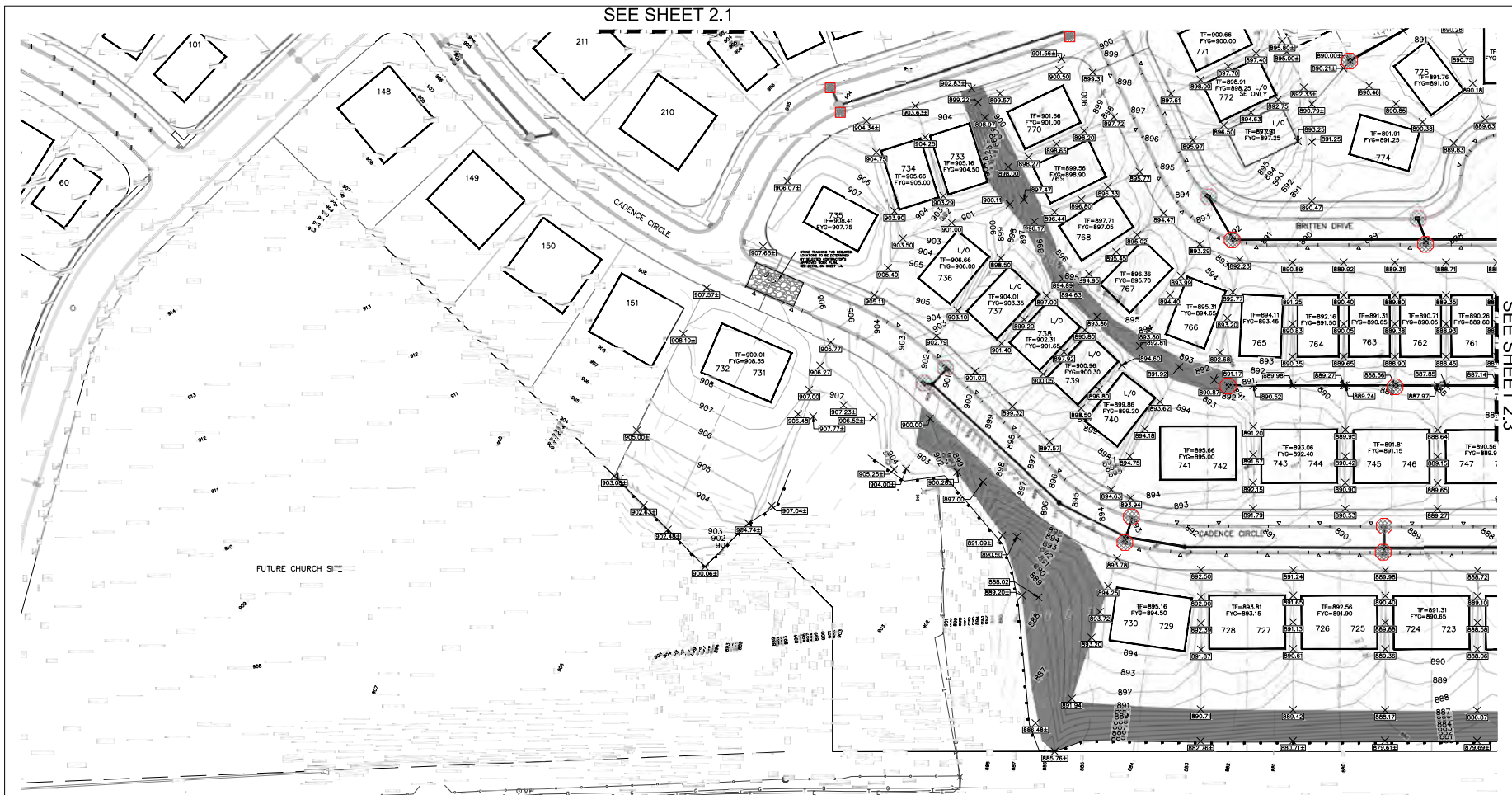
EROSION CONTROL LEGEND

---	CLASS I, TYPE B EROSION MATTING SEE DETAIL SHEET 1.3
---	EXISTING INLET PROTECTION, SEE DETAIL SHEET 1.3
---	PROPOSED INLET PROTECTION, SEE DETAIL SHEET 1.3
---	SILT SOCK DITCH CHECK, SEE DETAIL SHEET 1.3
---	SILT FENCE, SEE DETAIL SHEET 1.2
---	MEDIUM DUTY RIPRAP, SEE DETAIL SHEET TD-5

1. ALL RECOMMENDED GRADING IS TO FINISHED THIRD GRADE.
2. FINISHED FLOOR ELEVATION = FFG + 1' (1'1.7" VARIES).
3. TOP OF FOUNDATION WALL ELEVATION = FFG + 4'.
4. GRADING IS SUBJECT TO CHANGE DEPENDING ON LOCATION OF HOUSE AND LOT CONTOURS UNDER ENGINEER'S SUPERVISION.
5. ALL EXISTING DRAINAGE DITCHES SHALL BE MAINTAINED TO THE TIME OF CURB PLACEMENT.
6. ALL EXISTING SITE FIELD DRAINAGE TILES WHICH ARE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED, REDIRECTED AND/OR CONNECTED TO THE PROPOSED STORM DRAIN SYSTEM.
7. ALL PROPOSED STORM DRAIN TILES SHALL BE INSTALLED AND NOTIFIED THE CITY OF LAKE GENEVA EACH TIME A DRAIN TILE IS ENCOUNTERED DURING CONSTRUCTION.
8. ALL PROPOSED HOUSE PAD AREAS SHOULD BE LEFT LOWERS THAN FINISHED GRADE AT THE CONSTRUCTION COMPLETION.
9. ALL PROPOSED STORM CATCH BASINS TO BE PROTECTED PER DETAIL.

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING. IF ANY EROSION CONTROL MEASURES ARE NOT INSTALLED OR ARE NOT MAINTAINED, THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND MEASUREMENTS IN A DAILY LOG BOOK. THE DAILY LOG BOOK SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A HANDBOOK, WITHIN THE CONSTRUCTION AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS DERIVED IN THE PLANS.



GRADING LEGEND

---	EXISTING CONTOUR MINOR
---	EXISTING CONTOUR MAJOR
---	PROPOSED CONTOUR MINOR
---	PROPOSED CONTOUR MAJOR
---	LOT CERT. ELEVATION
---	PROPOSED FINISHED GRADE/
---	MIN. TOP OF FOUNDATION WALL
L/O W/O	LOOKOUT (FYG=4) [WALKOUT (FYG=9)]

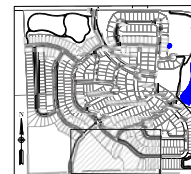
EROSION CONTROL LEGEND

---	CLASS I, TYPE B EROSION MATTING
---	SEE DETAIL SHEET 1.3
---	EXISTING INLET PROTECTION, SEE DETAIL SHEET 1.3
---	PROPOSED INLET PROTECTION, SEE DETAIL SHEET 1.3
---	SILT SOCK DITCH CHECK, SEE DETAIL SHEET 1.3
---	SILT FENCE, SEE DETAIL SHEET 1.2
---	MEDIUM DUTY RIPRAP, SEE DETAIL SHEET TD-5

1. ALL RECOMMENDED GRASSES ARE TO FINISHED YARD GRADE.
2. FINISHED FLOOR ELEVATION= FFG + 1' (11.7'-VARIABLE)
3. TOP OF FOUNDATION WALL ELEVATION= FFG + 4'
4. GRASSES ARE SUBJECT TO CHANGE DEPENDING ON LOCATION OF HOUSE AND SOIL CONDITIONS UPON CONSTRUCTION. APPROVAL OF ALL GRASSING OPERATIONS SHALL BE OBTAINED FROM THE CITY OF LAKE GENEVA.
5. ALL EXISTING SITE FIELD DRAINAGE TILES WHICH ARE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED, REDIRECTED AND/OR CONNECTED TO THE PROPOSED STORM DRAIN SYSTEM. THE CONTRACTOR SHALL MARK EXISTING TILES LOCATIONS AND NOTIFY THE CITY OF LAKE GENEVA EACH TIME A DRAIN TILE IS ENCOUNTERED DURING CONSTRUCTION.
6. ALL PROPOSED HOUSE PAD AREAS SHOULD BE LEFT LOWERS THAN FINISHED GRADE AT THE CONSTRUCTION COMPLETION.
7. ALLOW FOR BROWNSH MATURING SPACE DURING CONSTRUCTION.
8. ALL PROPOSED STORM CATCH BASINS TO BE PROTECTED PER DETAIL.

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING. THERE ARE SEVERAL ACTIVITIES DURING CONSTRUCTION THAT MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, RECORD LOGS AND PRECIPITATION RECORDS, EROSION CONTROL PLAN AND INSPECTION REPORT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A HARBOR, WITHIN THE GRADING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS DERIVED IN THE PLANS.

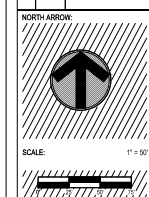


Location Map

DIGGERS HOTLINE

Toll Free (800) 343-8811
Milwaukee Area (414) 288-1181
Hearing Impaired TDD (800) 642-2288
www.DiggersHotline.com

REVISIONS:	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITAL
2	11/1/22	CITY SUBMITAL
3	11/1/22	CITY SUBMITAL



SCALE: 1" = 50'

all in

SHEET:
GRADING AND
EROSION
CONTROL PLAN

PROJECT MANAGER: DMJ
PROJECT NUMBER: 15.0201.07
DATE: 9-1-2022

SHEET NUMBER:
2.2

PROJECT:
**SYMPHONY BAY
PHASE 7**

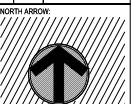
LOCATION:
**CITY OF LAKE
GENEVA, WI**

CLIENT:
FAIRWYN

RELEASE:
**CONSTRUCTION
SET**

REVISIONS:

#	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITAL
2	11/1/22	CITY SUBMITAL
3	11/1/22	CITY SUBMITAL



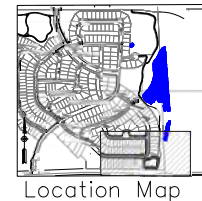
SCALE: 1" = 50'

all in

SHEET:
**GRADING AND
EROSION
CONTROL PLAN**

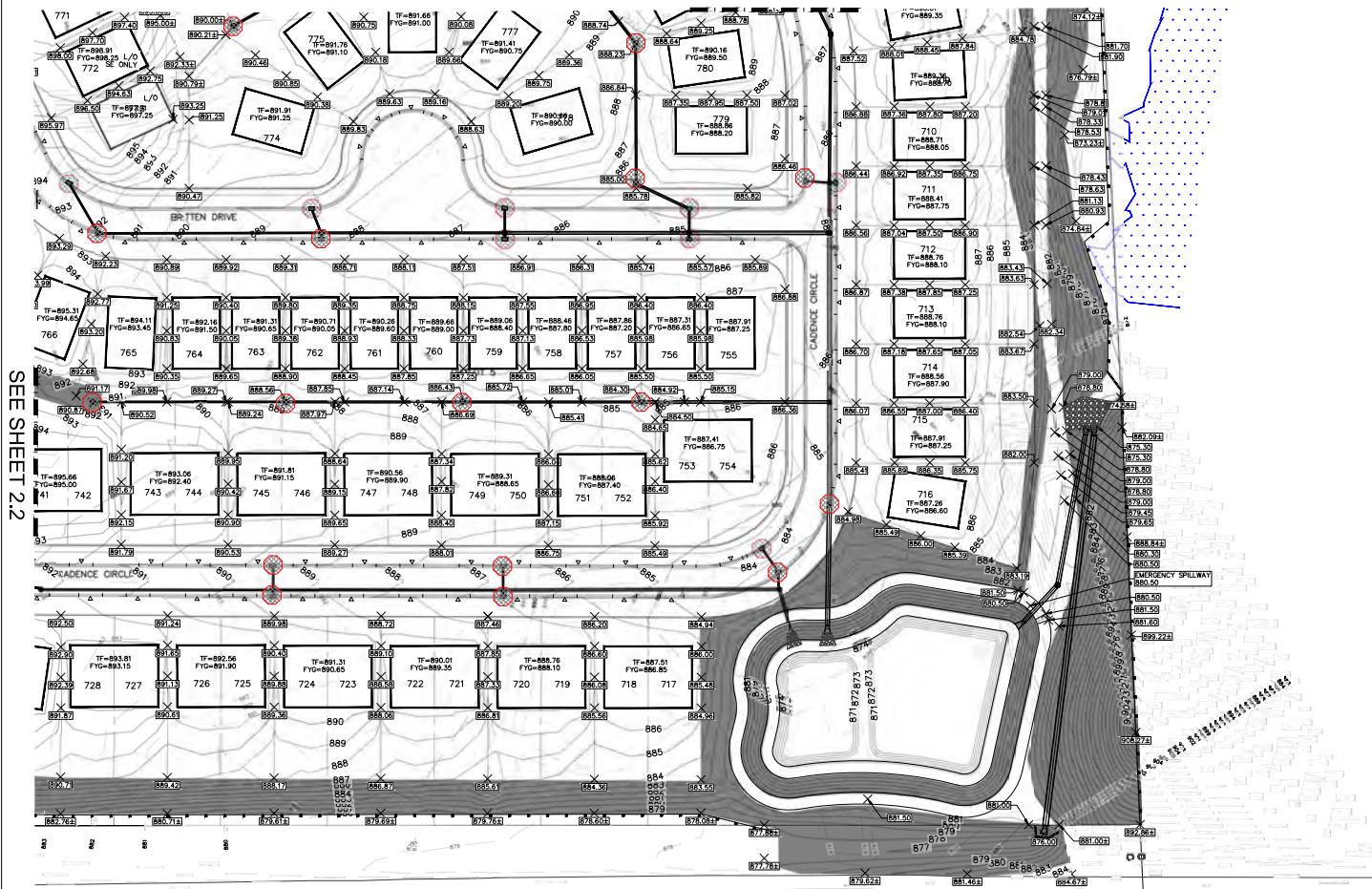
PROJECT MANAGER: DMJ
PROJECT NUMBER: 15.001.07
DATE: 9-1-2022

SHEET NUMBER:
2.3



DIGGERS HOTLINE
Toll Free (800) 343-8811
Milwaukee Area (414) 335-1181
Hearing Impaired TDD (800) 642-2286
www.DiggersHotline.com

SEE SHEET 2.1



SEE SHEET 2.2

GRADING LEGEND

- 999 --- EXISTING CONTOUR MINOR
- 999 --- EXISTING CONTOUR MAJOR
- 999 --- PROPOSED CONTOUR MINOR
- 999 --- PROPOSED CONTOUR MAJOR
- 999 --- LOT CERT. ELEVATION
- 999 --- PROPOSED FINISHED GRADE/ MIN. TOP OF FOUNDATION WALL
- 999 --- LOOKOUT (FYG=47) (WALKOUT (FYG=99))

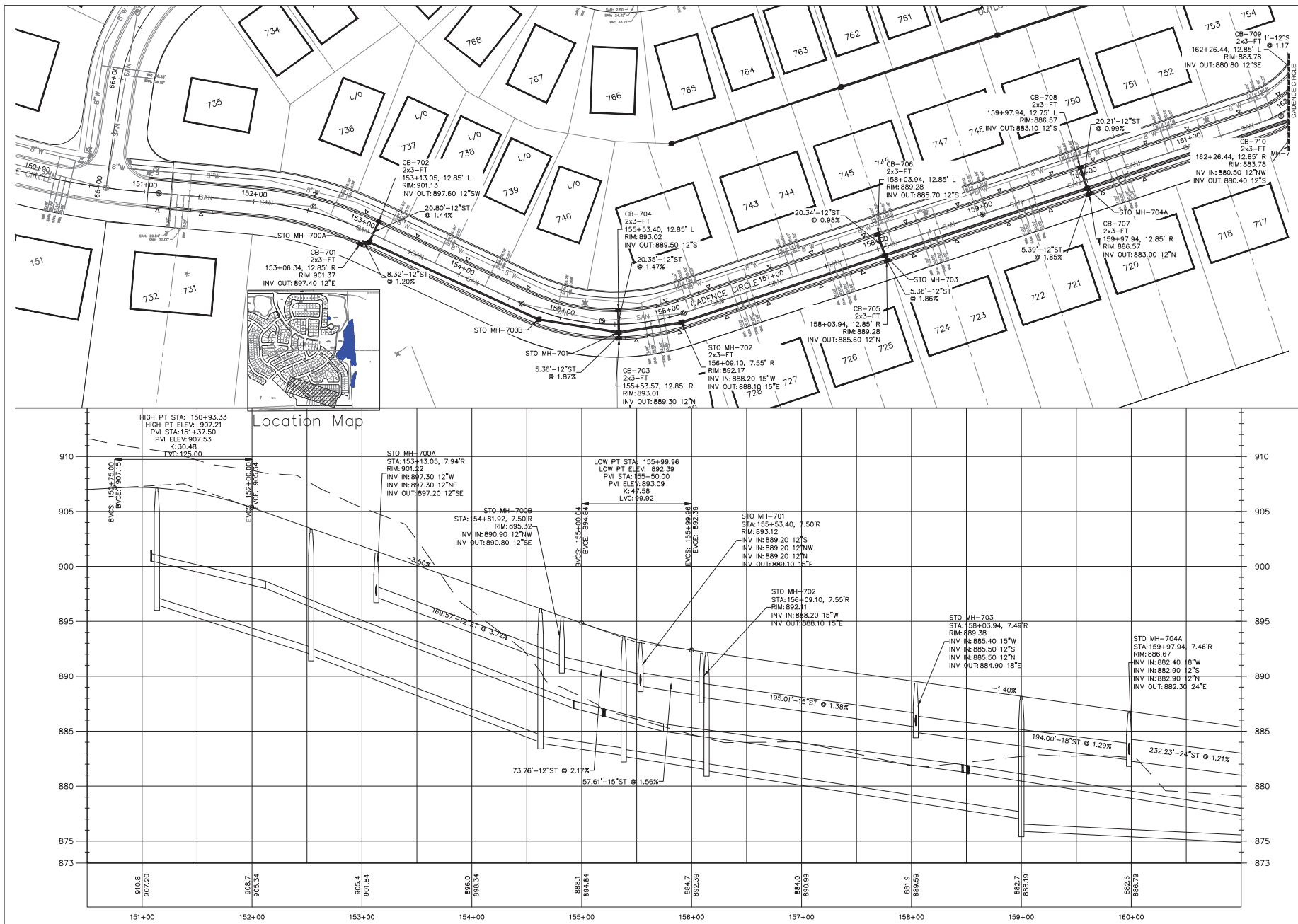
EROSION CONTROL LEGEND

- CLASS I, TYPE B EROSION MATTING SEE DETAIL SHEET 1.3
- EXISTING INLET PROTECTION, SEE DETAIL SHEET 1.3
- PROPOSED INLET PROTECTION, SEE DETAIL SHEET 1.3
- SILT SOCK DITCH CHECK, SEE DETAIL SHEET 1.3
- SILT FENCE, SEE DETAIL SHEET 1.2
- MEDIUM DUTY RIPRAP, SEE DETAIL SHEET TD-5

1. ALL RECOMMENDED GRASSES ARE TO FINISHED YARD GRADE.
2. FINISHED FLOOR ELEVATION= FFG + (W/L-VALUES)
3. TOP OF FOUNDATION WALL ELEVATION= FFG + 4'
4. GRASSES ARE SUBJECT TO CHANGE DEPENDING ON LOCATION OF HOUSE AND SOIL CONDITIONS UPON ENGINEER'S APPROVAL.
5. ALL EXISTING DRAINAGE CHANNELS SHALL BE CONSTRUCTED TO THE TIME OF CURB PLACEMENT.
6. ALL EXISTING SITE FIELD DRAINAGE TILES WHICH ARE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED, REROUTED AND/OR CONNECTED TO THE PROPOSED STORM DRAIN SYSTEM.
7. CONTRACTOR SHALL MARK LOCATION TELL LOCATION AND NOTIFY THE CITY OF LAKE GENEVA EACH TIME A DRAIN TILE IS ENCOUNTERED DURING CONSTRUCTION.
8. ALL PROPOSED HOUSE PAD AREAS SHOULD BE LEFT LOWERS THAN FINISHED GRADE AT THE CONSTRUCTION COMPLETION.
9. ALL PROPOSED STORM CATCH BASINS TO BE PROTECTED PER DETAIL.

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION. DAILY INSPECTIONS AND DOCUMENTATION CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IS A DAILY LOG BOOK. THE DAILY LOG BOOK SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE CONSTRUCTION AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, ETC. BE PLACED WITHIN RETAINERS, WATERWAYS OR FLOOD PLAINS UNLESS DERIVED IN THE PLANS.



FILENAME: D:\Walworth_Co\Lake Geneva_City\PH\150201_Symphony Bay\Design_Phase 7\150201_DSQN-PH7.dwg

7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

PROJECT:

**SYMPHONY BAY
PHASE 7**

LOCATION:

**CITY OF LAKE
GENEVA, WI**

CLIENT:

FAIRWYN

RELEASE:

**CONSTRUCTION
SET**

REVISIONS:

#	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITTAL
2	11/1/22	CITY SUBMITTAL
3	11/1/22	CITY SUBMITTAL

NORTH ARROW:

SCALE: HOR: 1" = 40'
VER: 1" = 4'

SEAL:

all in

SHEET:

**ROAD AND STORM
CADENCE CIRCLE**

PROJECT MANAGER: DKA
PROJECT NUMBER: 150201.07
DATE: 9-1-2022

SHEET NUMBER:

3.1

PROJECT:
SYMPHONY BAY
PHASE 7

LOCATION:
CITY OF LAKE
GENEVA, WI

CLIENT:
FAIRWYN

RELEASE:
CONSTRUCTION
SET

REVISIONS:

#	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITTAL
2	11/1/22	CITY SUBMITTAL
3	11/1/22	CITY SUBMITTAL

NORTH ARROW

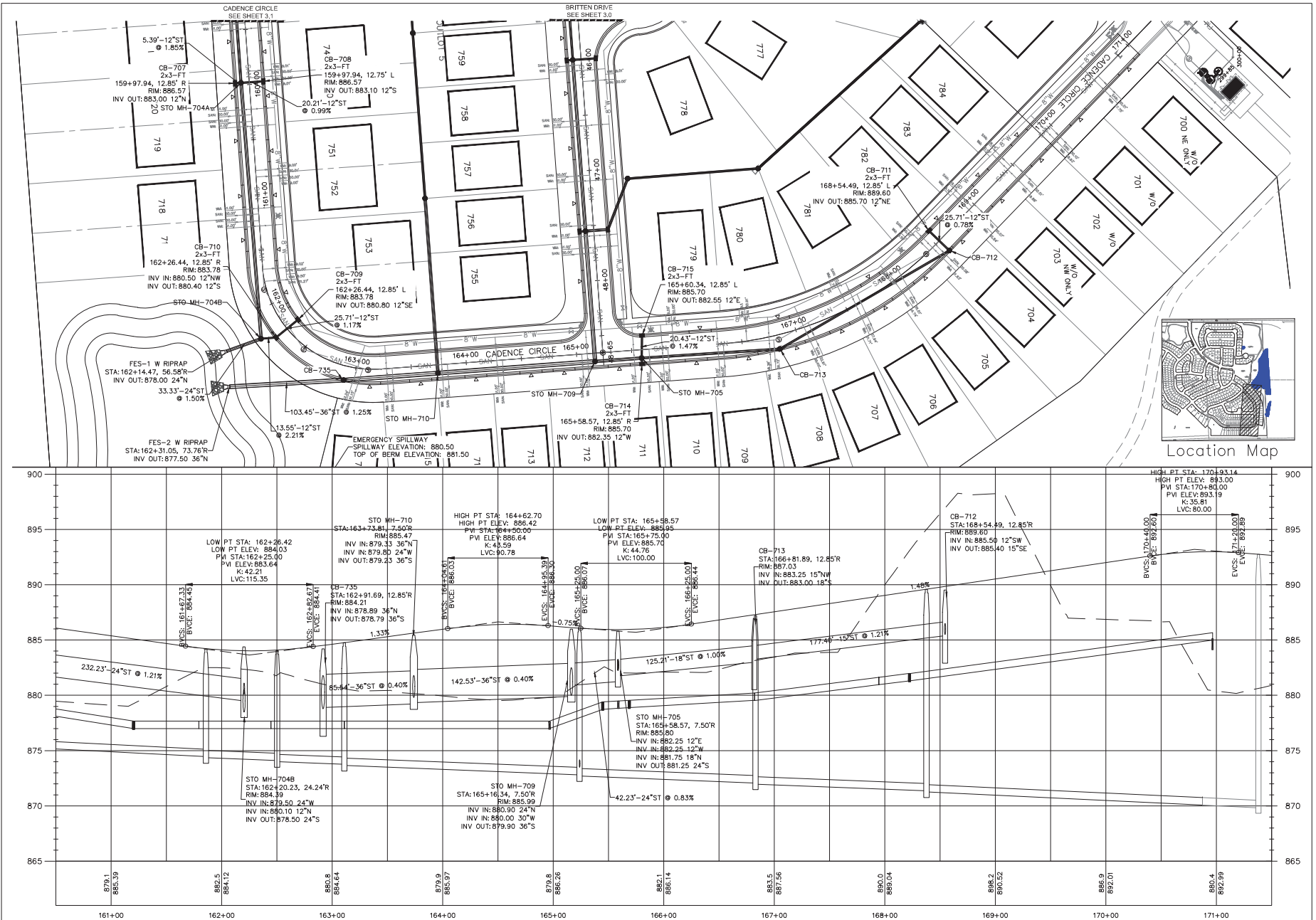
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all in

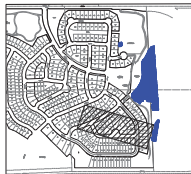
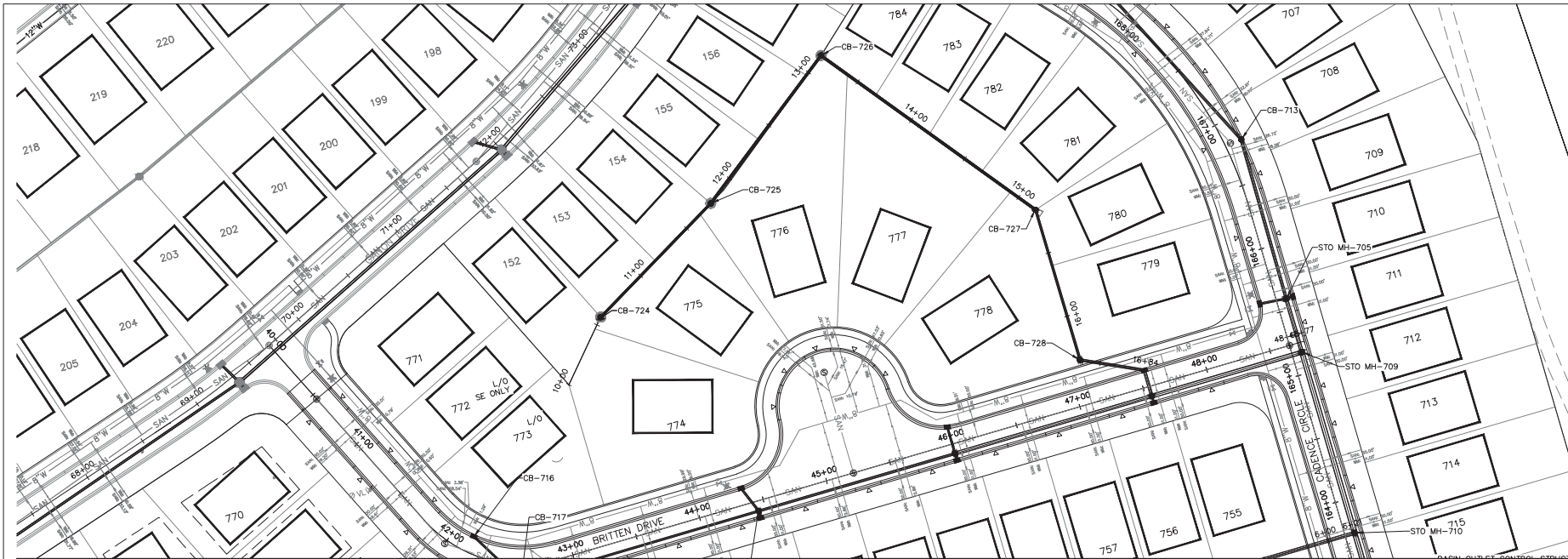
SHEET:
ROAD AND STORM
CADENCE CIRCLE

PROJECT MANAGER: DKA
PROJECT NUMBER: 150201.07
DATE: 9-1-2022

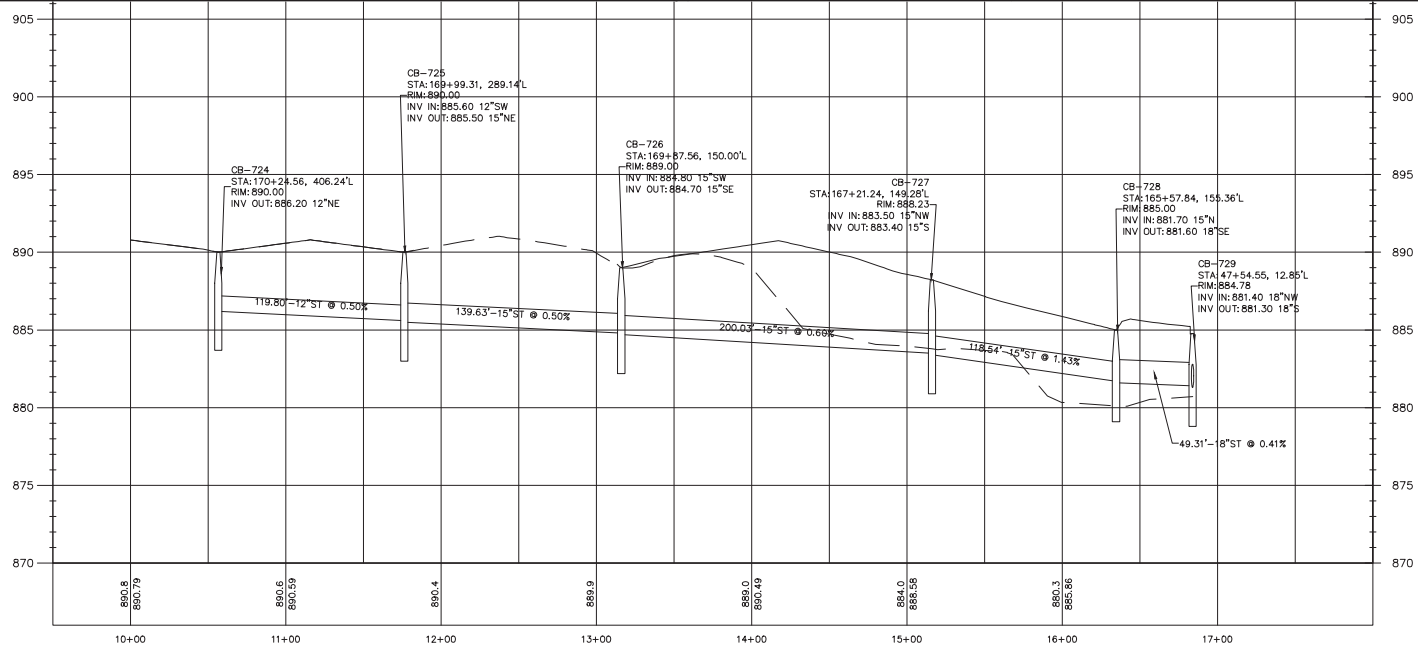
SHEET NUMBER:
3.2



FILENAME: D:\Walworth_Co\Lake Geneva_City\150201_Symphony Bay\Design_Phase 7\150201_DS0N-P47.dwg



Location Map



PROJECT:
**SYMPHONY BAY
PHASE 7**

LOCATION:
**CITY OF LAKE
GENEVA, WI**

CLIENT:
FAIRWYN

RELEASE:
**CONSTRUCTION
SET**

#	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITTAL
2	11/1/22	CITY SUBMITTAL
3	11/1/22	CITY SUBMITTAL



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VER: 1" = 4'

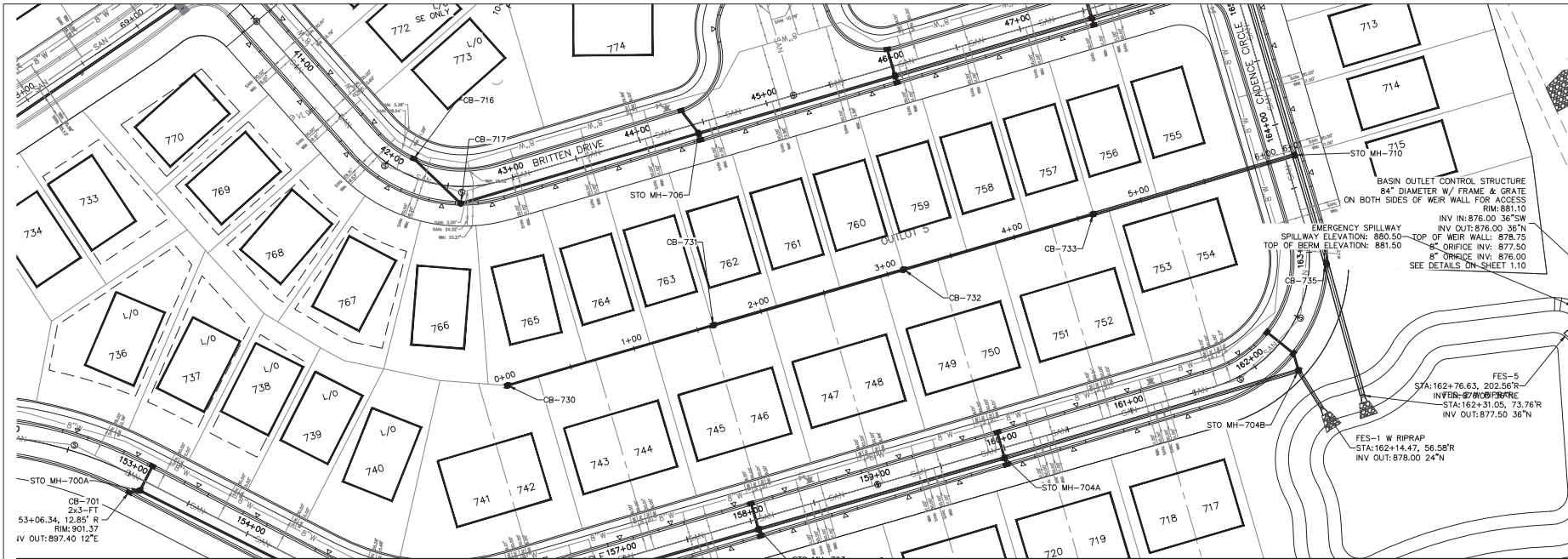
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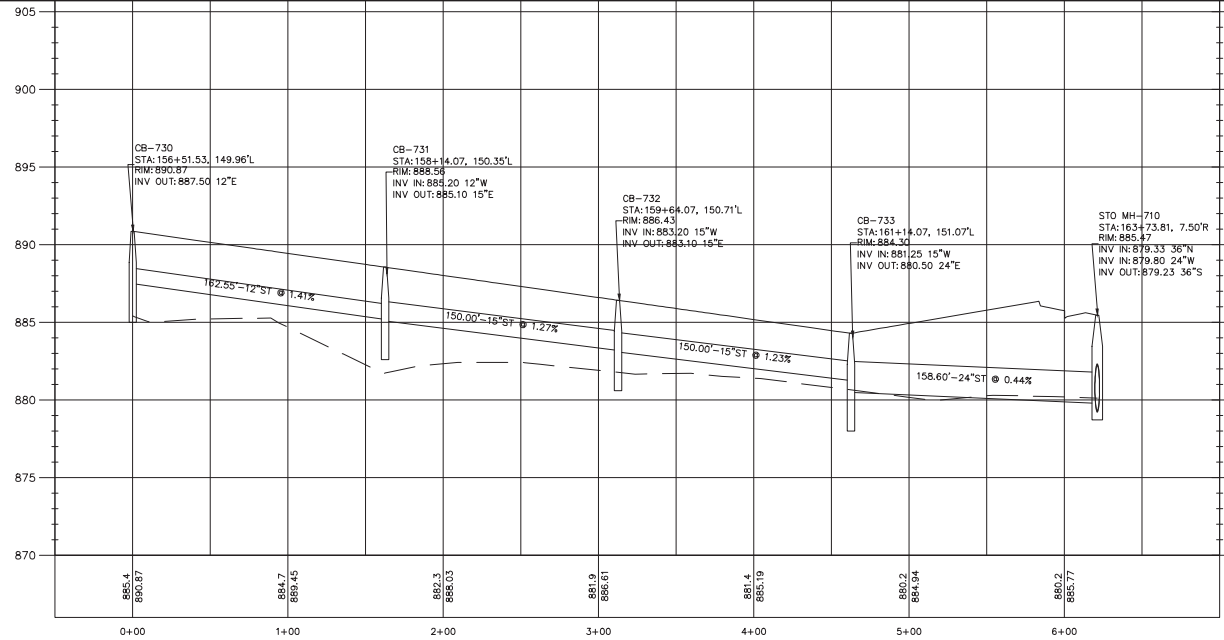
SHEET:
ROAD AND STORM

PROJECT MANAGER: DKA
PROJECT NUMBER: 15.0001.07
DATE: 9-1-2022

SHEET NUMBER:
3.3



Location Map



PROJECT:
**SYMPHONY BAY
PHASE 7**

LOCATION:
**CITY OF LAKE
GENEVA, WI**

CLIENT:
FAIRWYN

RELEASE:
**CONSTRUCTION
SET**

#	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITTAL
2	11/1/22	CITY SUBMITTAL
3	11/1/22	CITY SUBMITTAL



SCALE: HOR: 1" = 40'
VER: 1" = 4'



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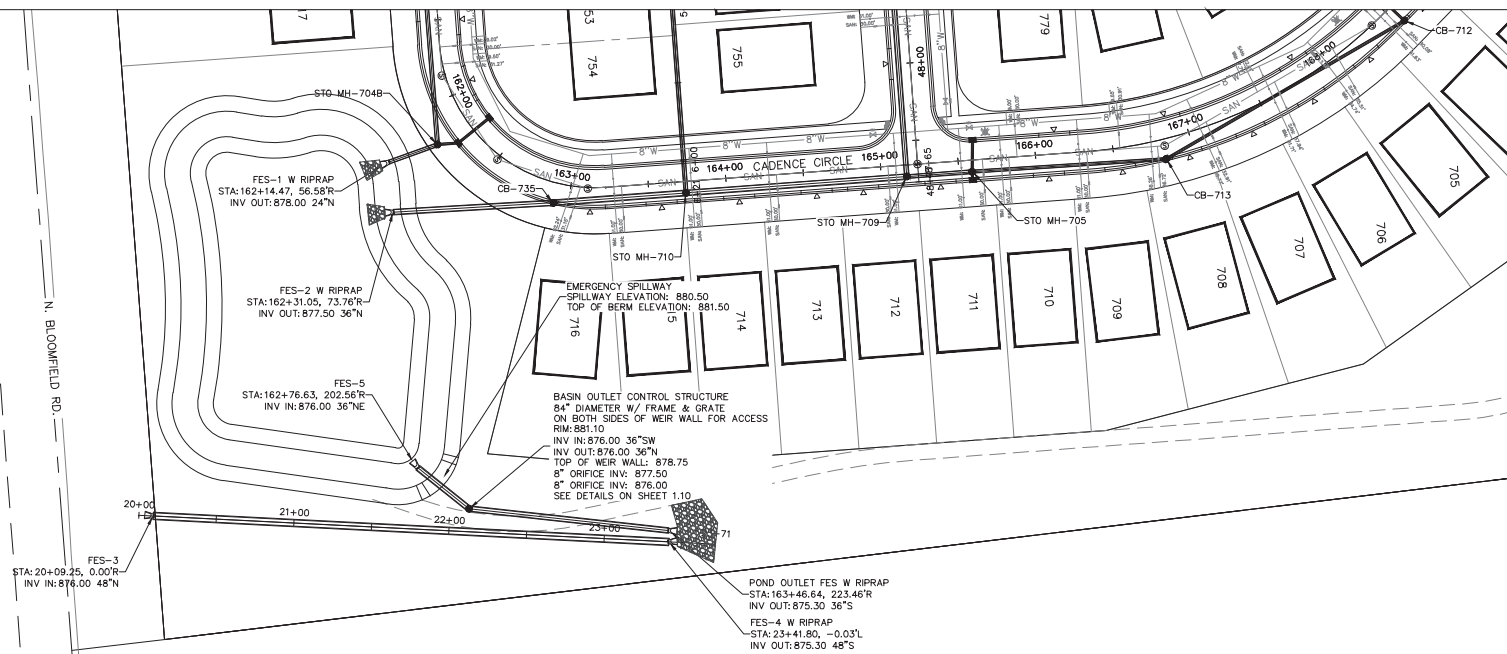
SHEET:
ROAD AND STORM

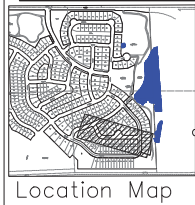
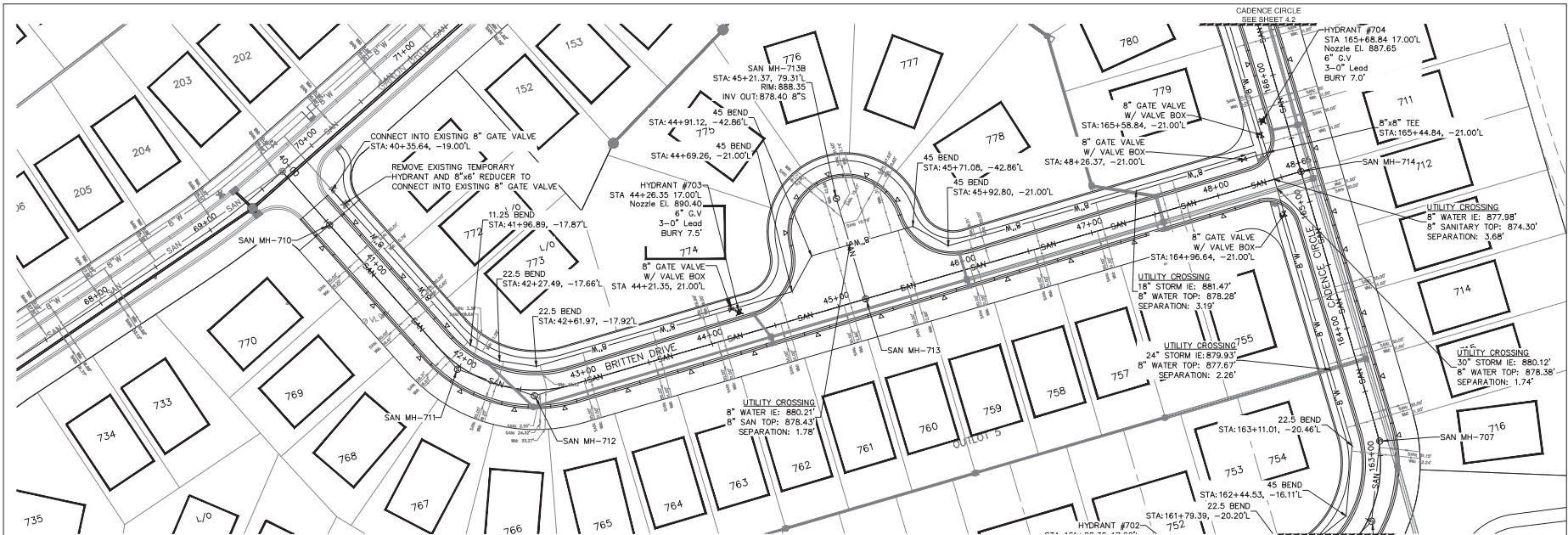
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PROJECT NUMBER: 15.0001.07
DATE: 9-1-2022

SHEET NUMBER:
3.4

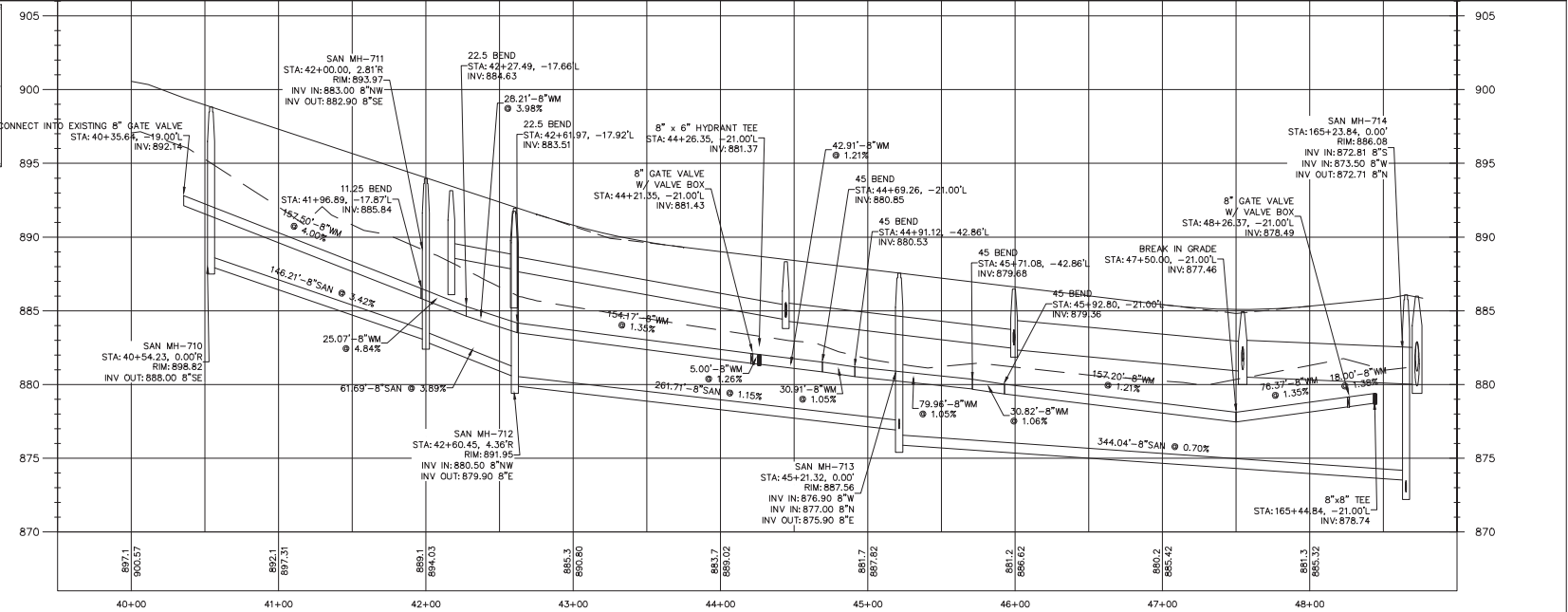


Location Map





Location Map



PROJECT:
**SYMPHONY BAY
PHASE 7**

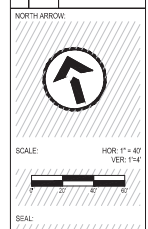
LOCATION:
**CITY OF LAKE
GENEVA, WI**

CLIENT:
FAIRWYN

RELEASE:
**CONSTRUCTION
SET**

REVISIONS:

#	DATE	DESCRIPTION
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2	11/1/22	CITY SUBMITTAL
3	11/1/22	CITY SUBMITTAL



all in

SHEET:
**SANITARY AND
WATER BRITTEN
DRIVE**

PROJECT MANAGER: DKA
PROJECT NUMBER: 150201.07
DATE: 9-1-2022

SHEET NUMBER:
4.0

PROJECT:
**SYMPHONY BAY
PHASE 7**

LOCATION:
**CITY OF LAKE
GENEVA, WI**

CLIENT:
FAIRWYN

RELEASE:
**CONSTRUCTION
SET**

REVISIONS:

#	DATE	DESCRIPTION
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2	11/1/22	CITY SUBMITTAL
3	11/1/22	CITY SUBMITTAL

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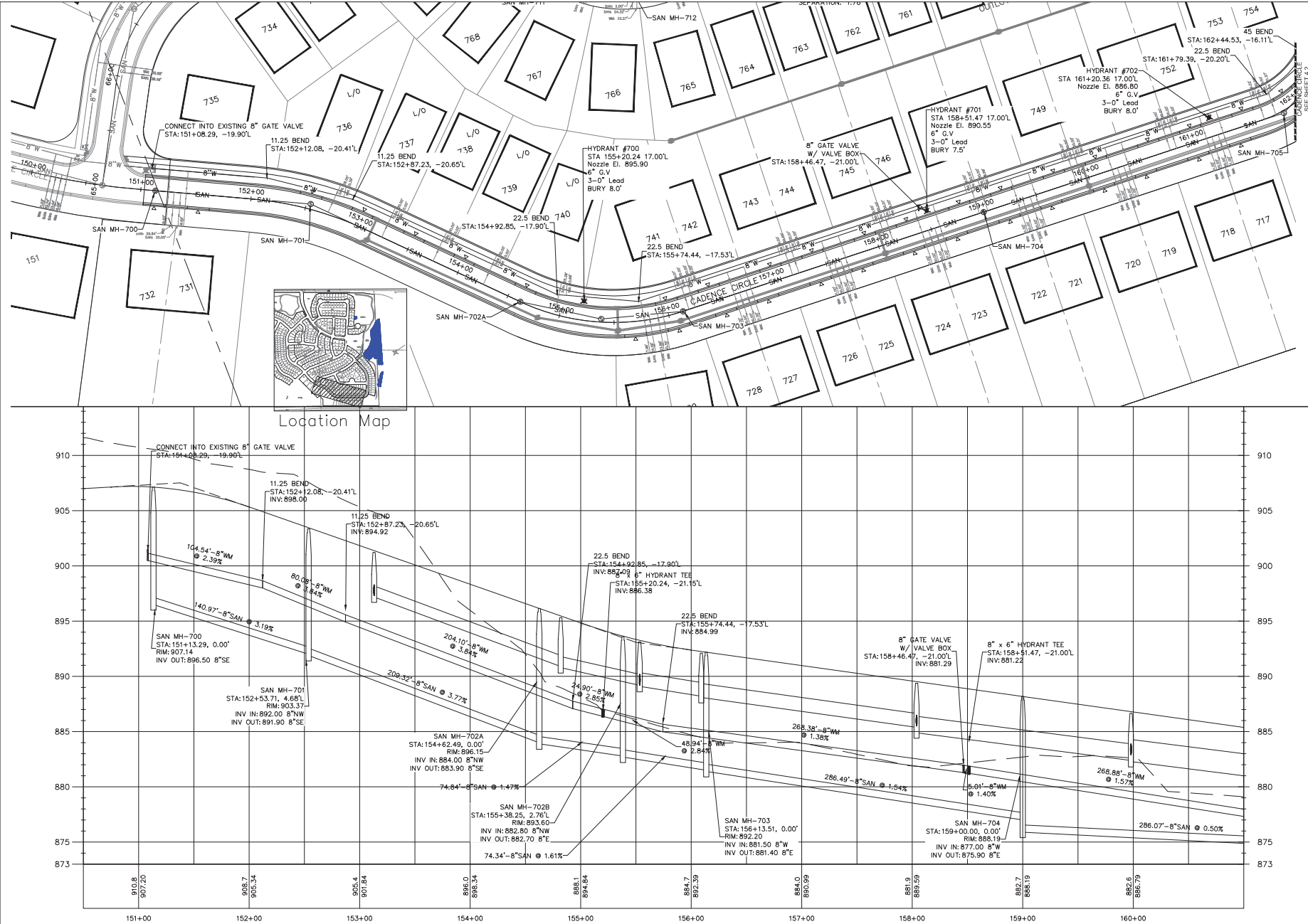
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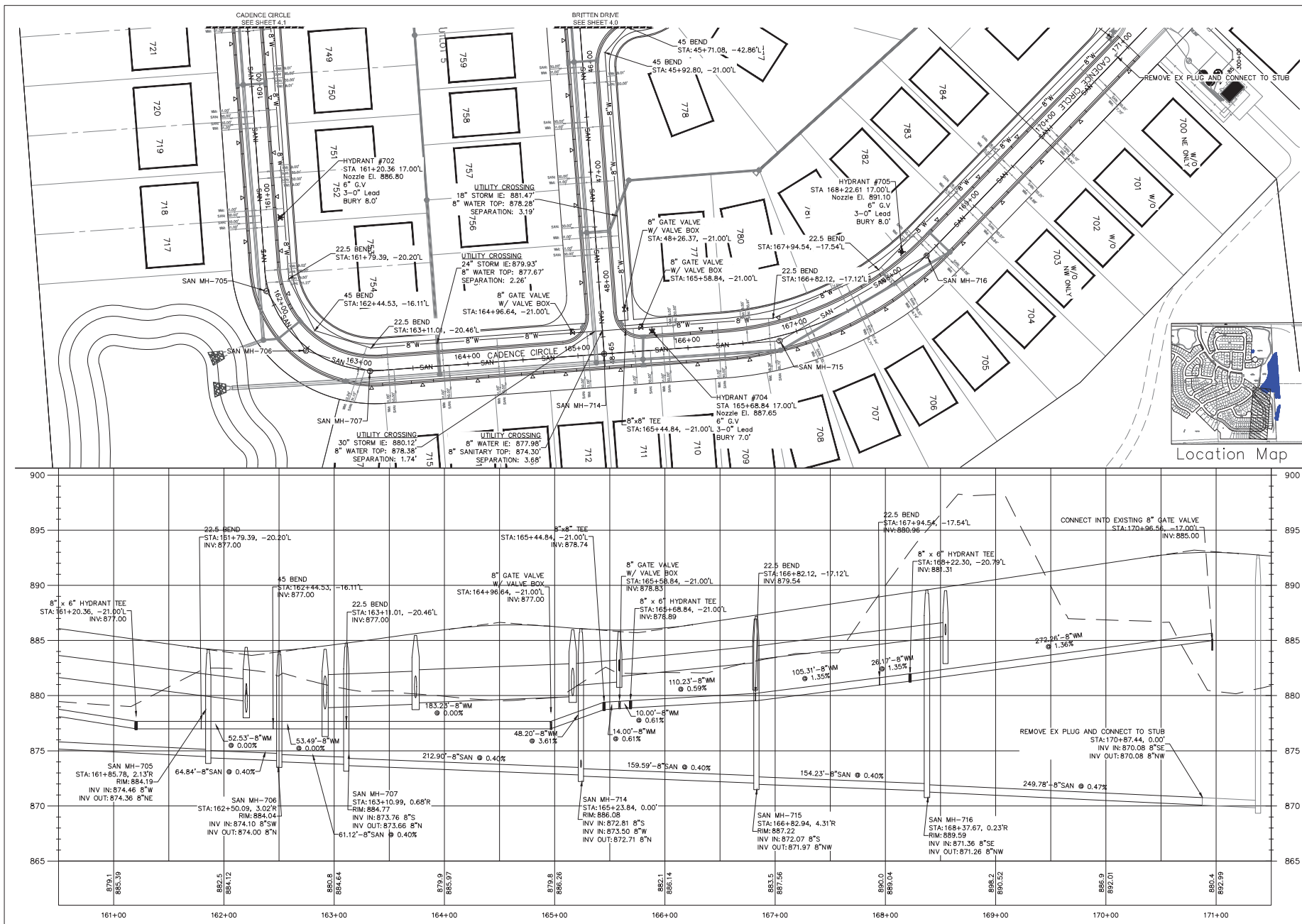
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SHEET:
**SANITARY AND
WATER
CADENCE CIRCLE**

PROJECT MANAGER: DKA
PROJECT NUMBER: 150201.07
DATE: 9-1-2022

SHEET NUMBER:
4.1





STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: December 19, 2022

Agenda Item #6 and #7

Applicant:

Fairwyn SB, Inc.
875 Townline Rd, Unit 103
Lake Geneva, WI 53147

Request:

Planned Development – PIP and Final Plat
Symphony Bay Phase 7
Located south of Townline Road and north of
Bloomfield Road

Description:

The applicant is requesting approval of a Precise Implementation Plan (PIP) application as well as Final Plat approval for development of Phase 7 of the Symphony Bay subdivision, located south of Townline Road and north of Bloomfield Road in the City of Lake Geneva. Phase 7 is the final phase of the overall development and totals 25.79 acres in area. Phase 7 includes 85 platted lots for 85 total dwelling units. Of these, 55 lots are for single family dwelling units. Another 30 lots are for duplex units (15 total structures which are divided by zero-lot line land divisions). The plat also includes extension of Cadence Circle and Britten Drive.

The subject property is currently zoned Planned Development with previous General Development Plan (GDP) approvals. The Precise Implementation Plan (PIP) sets the detailed site approvals including site layout and design, grading, utilities, parking, landscaping, lighting, and architecture.

Relationship to Base Zoning Standards:

Any PIP must be consistent with previously approved GDPs. The applicants have submitted a project narrative documenting consistency with the approved GDP. For example, the overall approved total unit count of 369 single family units and 58 duplex units (which the applicant is calling “Villa Units”) will be maintained for all phases (1-7).

Staff Review Comments:

General Site Layout and Design – The three public streets are shown to be platted with a 60’ right of way width. Allowable lot widths are as shown on the submitted Final Plat. There are no concerns with the overall layout from a planning or zoning perspective. Engineering firm Neilson Madsen Barber has completed a detailed engineering review for the City of Lake Geneva for the Final Plat and PIP.

Public Open Space / Path - The overall GDP shows green space and a bicycle/pedestrian path on the far east side of the proposed Phase 7 PIP development area. The proposed path connects to other planned trail construction in prior phases of Symphony Bay to the north. This path will provide views of the open space to the east and will be connected to the City’s bicycle and pedestrian network. Bicycle and pedestrian connectivity throughout Symphony Bay is a recommendation in the City’s Bicycle and Pedestrian Plan (2018). Staff feels that these connections throughout the development are a high priority, and that completion of the north-south path should be completed with all other public improvements as part of the Phase 7 development. Note that the PIP plans submitted show the path ending in the detention pond. The path should instead continue to connect with Cadence Circle.

Setbacks – The PIP proposes to establish the following building setbacks for the Phase 7 development.

	Single Family Lots	Duplex Lots
Front Yard Setback	25’	25’
Side Yard Setback	5’	7.5’
Rear Yard Setback	15’	15’

The submitted Final Plat includes an Asterix on the duplex lot setback description, which states that the front yard setback for duplex lots “may vary depending on building size” and that the side yard setback for duplex lots “may vary depending on easement location”.

Architecture – the application states that no elevations other than those previously approved are proposed. Any future new house elevations will be submitted for approval as outlined in the Symphony Bay Development Agreement.

Landscaping – the application states no deviation from previously approved landscape plans is requested.

Action by the Plan Commission:

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

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

As part of the consideration of a requested Final Plat, the Plan Commission is required to:

- Provide the Common Council with a *recommendation* regarding the proposed Final Plat
- Provide specific suggested *requirements* to modify the project as submitted.

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

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

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be in agreement with Factors 1-6 of the following.
1. The proposed PIP (the use in general, independent of its location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 2. The proposed PIP (in its specific location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 3. The proposed PIP, in its proposed location and as depicted on the required site plan (see (3)(d), above), does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare,

either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed PIP maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
5. The proposed PIP is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed PIP outweigh all potential adverse impacts of the proposed PIP (as identified in Items 1. through 5., above), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

B. If, after the public hearing, the Commission wishes to recommend *denial*, then the appropriate fact finding would be in disagreement with at least one of Factors 1-6 listed above.

Staff Recommendation:

Staff recommends that the Plan Commission recommend *approval* of the PIP as submitted.

Suggested Motions:

- *Approve:* I recommend approval of the *Precise Implementation Plan for Fairwyn SB, Inc. 875 Townline Rd. Suite 103, Lake Geneva to allow for the construction Phase 7 of the Symphony Bay development for the property located in the Planned Development (PD) zoning district, Tax Key No. ZSB00335* including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- *Deny:* I recommend denial of the *Precise Implementation Plan for Fairwyn SB, Inc. 875 Townline Rd. Suite 103, Lake Geneva to allow for the construction Phase 7 of the Symphony Bay development for the property located in the Planned Development (PD) zoning district, Tax Key No. ZSB00335* based on the following finding of fact, because *[provide rationale for denial, based on disagreement with at least one of Items 1 through 6 above]*

Staff recommends that the Plan Commission recommend *approval* of the Final Plat as submitted, subject to any conditions or comments as noted by engineering review conducted on behalf of the City of Lake Geneva.

Suggested Motions:

- *Approve:* I recommend approval of the *Final Plat for Fairwyn SB, Inc. 875 Townline Rd. Suite 103, Lake Geneva to allow for the construction Phase 7 of the Symphony Bay development for the property located in the Planned Development (PD) zoning district, Tax Key No. ZSB00335* including any additional conditions of approval recommended by staff.

- *Deny: I recommend denial of the Final Plat for Fairwyn SB, Inc. 875 Townline Rd. Suite 103, Lake Geneva to allow for the construction Phase 7 of the Symphony Bay development for the property located in the Planned Development (PD) zoning district, Tax Key No. ZSB00335 based on the following finding of fact [provide rationale for denial].*

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

APPLICATION FOR PRECISE IMPLEMENTATION PLAN OR AMENDMENT

City of Lake Geneva

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

ZSB00335 Legal Attached

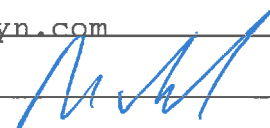
Name and Address of Current Owner: Fairwyn SB, Inc.

875 Townline Rd., Unit 103, Lake Geneva, WI 53147

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

(262)-248-5010

Brian@fairwyn.com

Owner Signature: 

Name and Address of Applicant:

Same as Owner

Telephone No. with area code & Email of Applicant:

Same as Owner

Proposed Use:

Single Family & Duplex Residential Housing

Zoning District in which land is located: PUD

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

Kapur & Associates

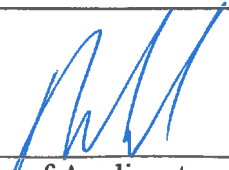
Short statement describing activities to take place on site:

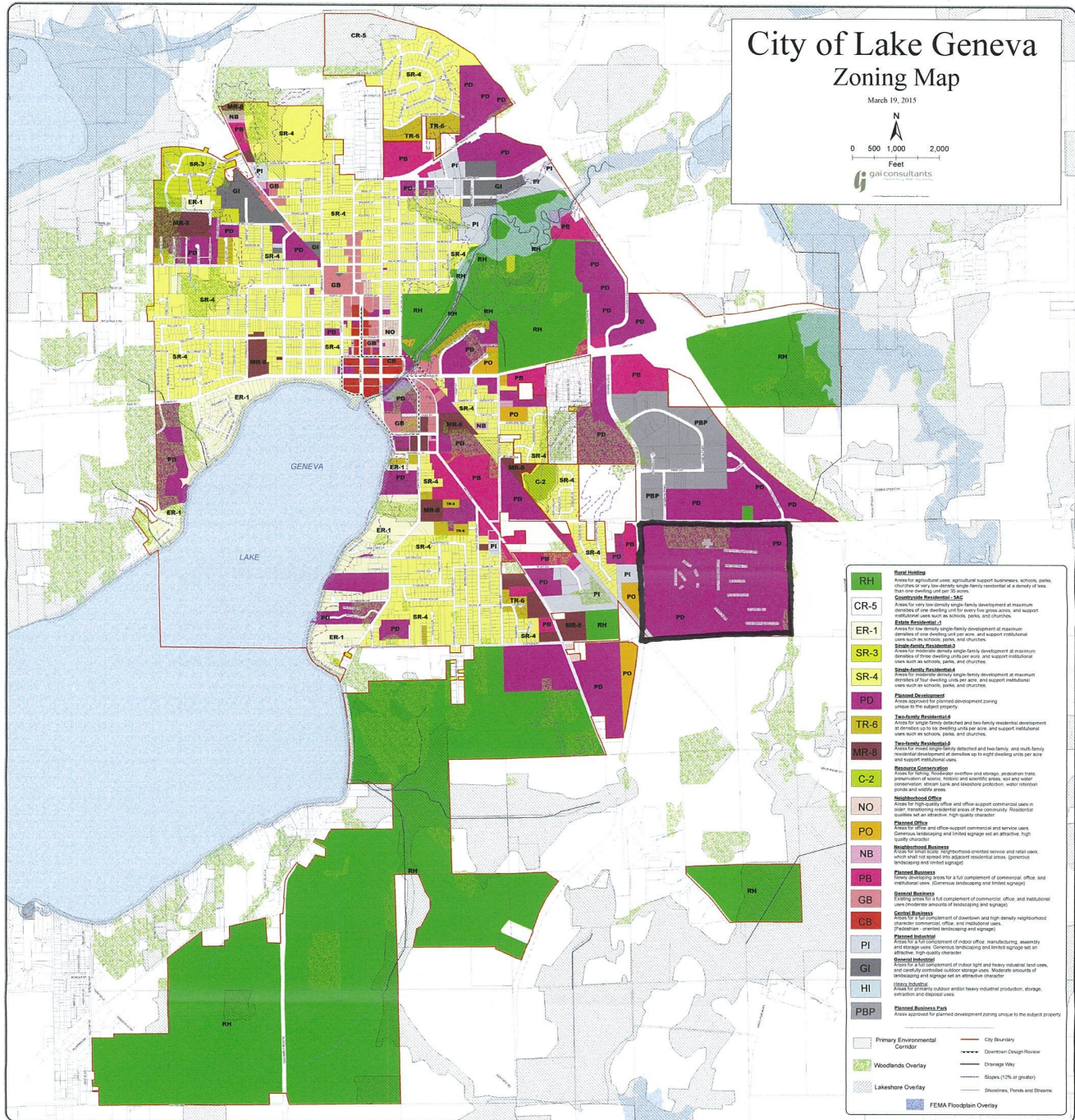
Single Family & Duplex Residential Housing

PIP fee \$400.00, payable upon filing application.

9-26-22

Date


Signature of Applicant



- 50' SINGLE FAMILY
- 65' SINGLE FAMILY
- DUPLEX



PROJECT:
SYMPHONY BAY

LOCATION:
CITY OF LAKE GENEVA, WI

CLIENT:
FAIRWYN

RELEASE:
EXHIBIT

REVISIONS:	#	DATE	DESCRIPTION



SCALE: HORIZ=1"=60'
VER=1"=4'

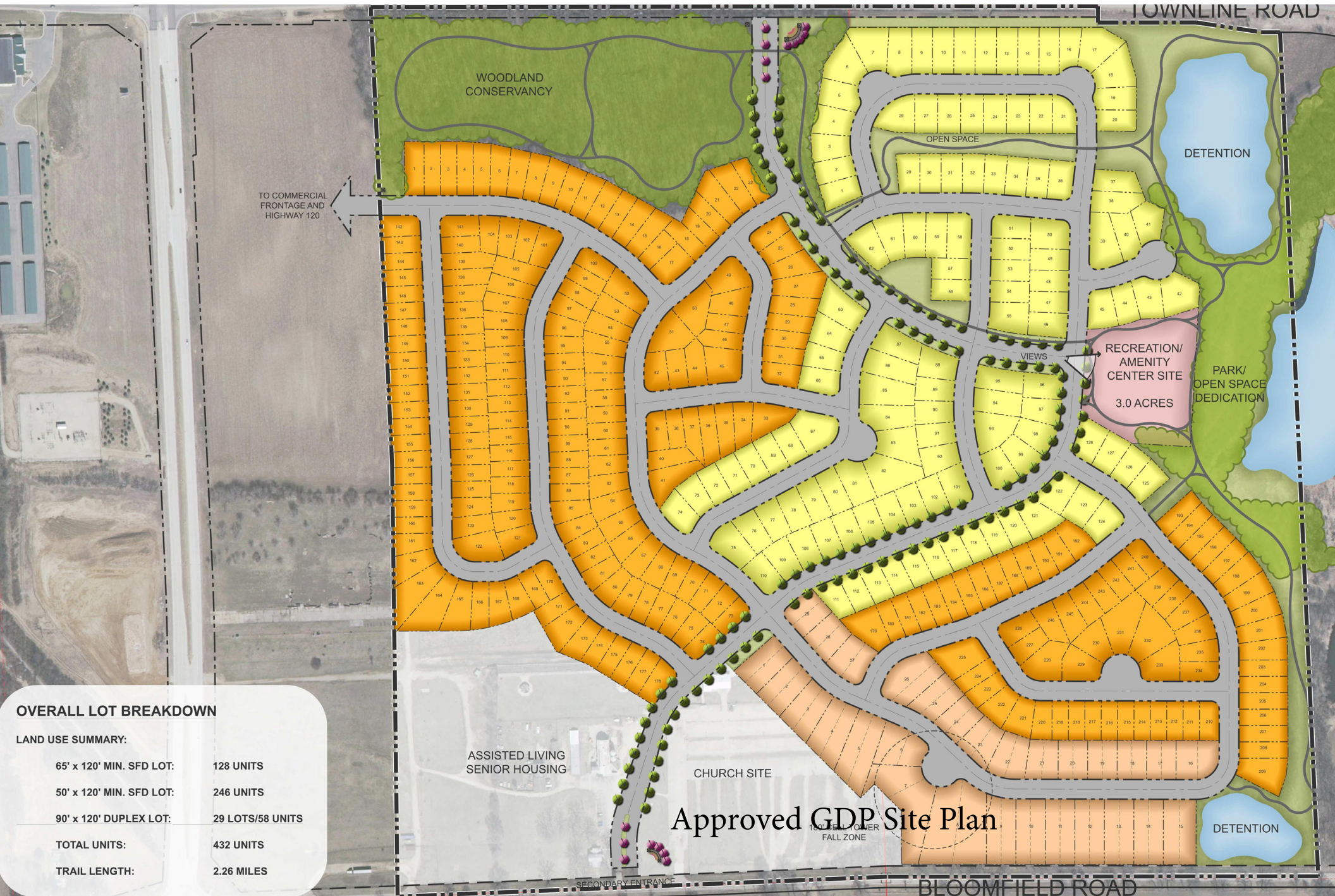
SEAL

all in

SHEET:
OVERALL SITE PLAN

PROJECT MANAGER: DMJ
PROJECT NUMBER: 17.001.04A
DATE: 4-16-2017

SHEET NUMBER:
1.0



Symphony Bay Phase 7 PIP Request Narrative

The Symphony Bay development is an age targeted, active adult style community approved for a total of 427 single family attached (duplex) and detached homes. The General Development Plan for Symphony Bay was approved on July 27, 2015, and the PIP for the majority of the property was approved by the City Council on March 14, 2016. A revision allowing duplex units on a portion of the PIP approved single family home area was approved December 26, 2017. A revision reverting a portion of the duplex area plat recorded in 2017 was revised back to single family homes in 2021

A legal description for this Phase 7 area is attached at Exhibit 1. The general property location, and adjacent property information is attached at Exhibit 2. The property is located within the corporate limits of the City of Lake Geneva, south of Townline Road and north of Bloomfield Road. Current zoning is PD Planned Development.

- a) **Approval Sought:** The developer, Fairwyn SB, is requesting approval of the area referred to as Phase 7. Phase 7 is the only area from the GDP for which a final plat has not yet been approved. The PIP will maintain the total unit count of 427 units. The Development agreement limits the project to 58 total Villa dwelling units (29 buildings) This Phase 7 plat results in exactly that 427 units of villa units The Developer **IS NOT** seeking an increase in project density. A copy of the GDP, and the project based on the PIP approved to date is attached at Exhibit 3. The approved PIP areas are depicted in color. A map depicting the location of Phase 7 is also attached at Exhibit 3
- b) **Project Status:** Fairwyn SB is in the process of completing the development of the single-family home sites within the sold-out Phase 4. Sales in Phase 5 area in process with approximately 20 units sold to date. At this point in time 220 home sites in Phases 1 through 5 have been sold. Approximately 170 homes are now occupied by new residents of Lake Geneva. Our offsite private lodge located at Buttons Bay is constructed and available for use by Symphony Bay residents. Construction of our onsite clubhouse and pool facility is underway.

Construction of Phase 6 scheduled for winter of 2022. Construction in Phase 7 should commence later in 2023.

- c) **Project Density:** The project plans contemplate 427 total dwelling units on 145.35 acres of land. Project density remains at 2.94 dwelling units per acre. Unit type distribution remains unchanged as outlined below. Phase 7 is 25.79 acres in area.

Home Style	Previously Approved	Current
Single Family	369	369
Duplex	58	58

- d) **Impact on Nearby Properties and Streets:** The plan impact on surrounding streets and properties does not change from the original GDP impact. A slight modification of the right of way near the existing cell tower was made so that all lots are outside the two applicable cell tower fall zones. Adjustments have been made to lot configurations to reconcile the Villa unit lot count to provide for no more than 58 units.
- e) **General Relationship to Approved GDP :** The PIP request DOES NOT increase project density. The revision is consistent with the goals of the current PD Zoning and General Development Plan

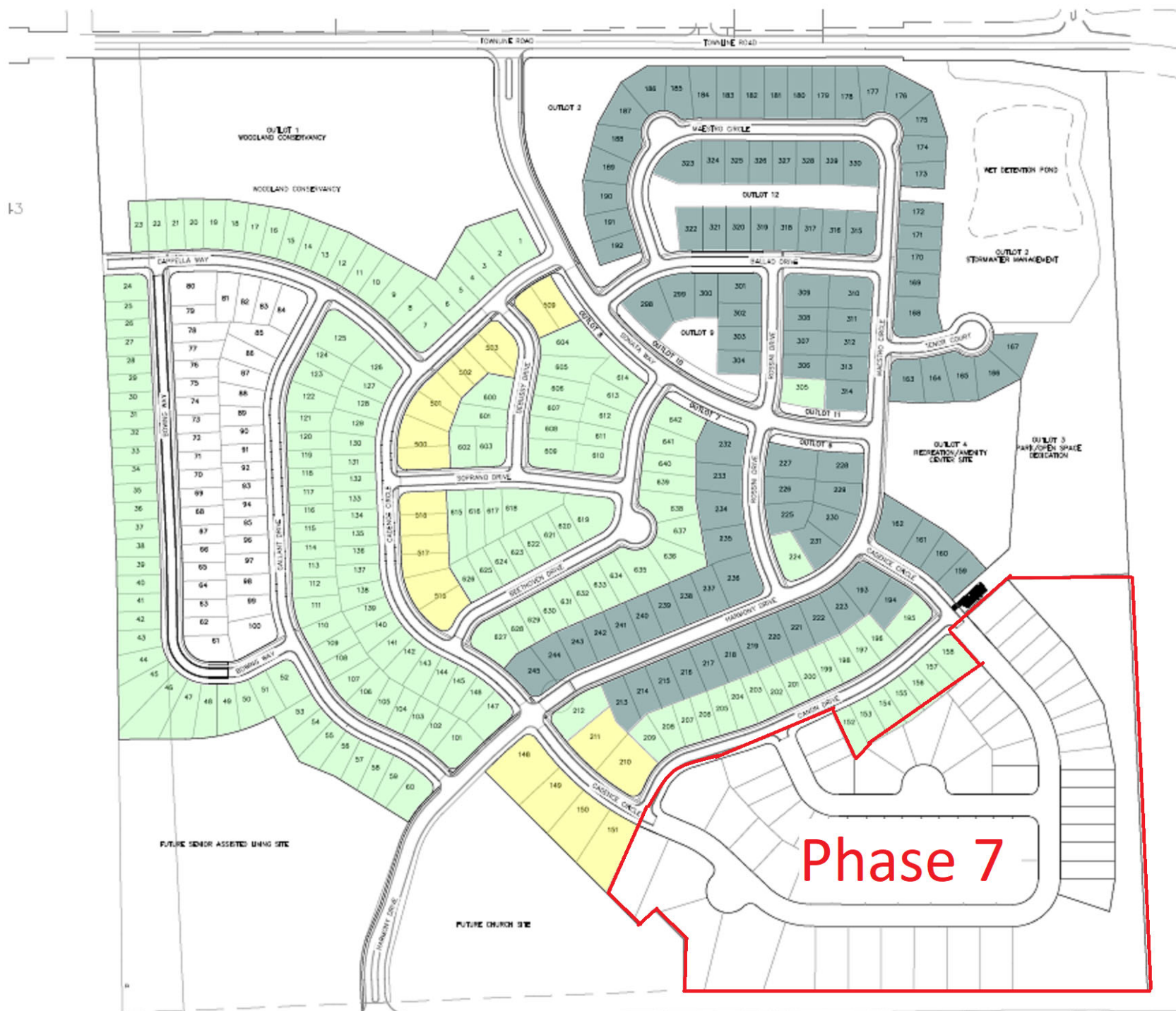
- f) **Zoning Standards:** There is no request for additional zoning standard relief from what was previously approved for Symphony Bay.
- g) **Landscape plans:** No deviation from previously approved landscape plans is requested.
- h) **Building Elevations:** No elevations other than those previously approved are proposed. Any future new house elevations will be submitted for approval as outlines in the Symphony Bay Development Agreement
- i) **Signage:** No additional signage is requested as part of Phase 7. NO previously approved signage is located within the boundary of Phase 7
- j) **Organizational Structure:** Phase 7 will be added to the existing Symphony Bay homeowner's association
- k) **Zoning Exemptions:** There is no request for additional zoning exemption relief from what was previously approved for Symphony Bay.

Exhibit 1
Legal Description

.A redivison of Outlot 5 Symphony Bay subdivision all located in the Southwest 1/4 of the Northwest 1/4 of Section 5 and the Southeast 1/4 of the Northeast 1/4 of Section 6, all in Township 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

Exhibit 2
Property Maps and Adjacent Property Data

Exhibit 3
Approved PIP to Date



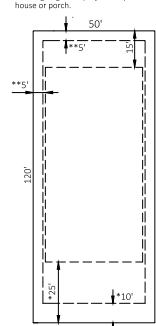
Final Plat Of: Symphony Bay Encore

A redvision of Outlot 5 Symphony Bay subdivision all located in the Southwest 1/4 of the Northwest 1/4 of Section 5 and the Southeast 1/4 of the Northeast 1/4 of Section 6, all in Township 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

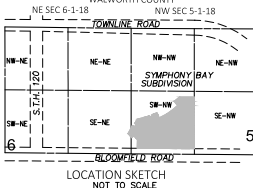
* Typical Front setback may vary depending on building size.
** Typical side setback may vary with easement locations.

SINGLE FAMILY LOT SETBACKS

NOT TO SCALE
All homes constructed within on any lot shall not have a garage that projects beyond the front of the house or porch.



SETBACK NOTES:
The minimum building setback distance is 25' along streets, 15' along the back lot lines and side lots shall be 10' total with a minimum of 5' per side.
**10' Utility Easements along Front lot (Streetside) lines.
**15' Utility Easements on all side and rear lot lines. 10' total along rear lot lines.



NOTES:

- Symphony Bay Encore is a planned development.
- Access to Cell Tower Lease site shall be from newly created Southeastern extension of Cadence Circle right of way.
- The street building setbacks on lots 777 and 778 shall be revised to match the cell phone tower fall zone line.
- In lieu of setting monuments for a reasonable time, a survey bond as per statute 236.13(1) shall be executed with the City of Lake Geneva.

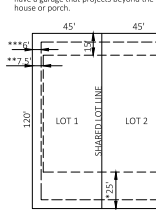
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

DUPLEX LOT SETBACKS

NOT TO SCALE
All homes constructed within on any lot shall not have a garage that projects beyond the front of the house or porch.



FRONT
NOT TO SCALE
DUPLEX LOT SETBACKS

SETBACK NOTES:
The minimum building setback distance is 25' along streets, 15' along the back lot lines and side lots shall be 15' total with a minimum of 7.5' per side.
* Typical front setback may vary depending on building size.
* Typical side setback may vary with easement locations.
*** Utility Easement on all lot lines.

LEGEND:

- 2.375" O.D. x 18" LONG IRON PIPE SET NEIGHING 3.65 LBS/FT
- 1/4" O.D. NON PIPE FOUND
- ALL OTHER LOT CORNERS 1/4" O.D. x 18" LONG IRON PIPE SET NEIGHING 3.65 LBS/FT
- BUILDING SETBACK LINE
- SECTION CORNER (FOUND) CONCRETE MONUMENT WITH BRASS CAP
- OUTSIDE DIAMETER
- RECORDED AS
- CENTERLINE

Line #	Length	Direction	Line #	Length	Direction
L7	61.33	N41°05'09"W	L25	2.75	N64°15'49"E
L8	48.95	N70°53'01"W	L26	18.62	N84°40'40"W
L9	41.46	N52°50'50"W	L27	0.73	N45°40'43"W
L10	34.00	S28°34'16"W	L28	5.66	N56°10'21"W
L11	2.94	N80°59'34"W	L29	20.16	N37°38'36"W
L12	42.47	S66°50'19"W	L30	2.31	S55°34'05"E
L13	14.28	S24°27'27"E	L31	26.62	N26°54'21"W
L14	13.97	S17°27'19"W	L32	2.04	N71°32'18"W
L15	13.36	N82°27'11"W	L33	35.62	S81°14'37"E
L16	2.96	S01°25'59"E	L34	11.88	N37°25'28"E
L17	15.01	S56°30'59"W	L35	9.08	N30°47'22"E
L18	16.64	N47°28'29"W	L36	6.27	S67°33'55"W
L19	27.77	N31°08'08"W	L37	6.78	N53°11'45"E
L20	16.14	N64°41'55"W	L38	5.72	N41°14'52"W
L21	3.23	S05°19'40"E	L39	2.89	S47°29'44"W
L22	21.69	N40°45'25"W	L40	24.26	N00°32'44"E
L23	0.71	S56°07'48"W	L41	5.21	S61°30'43"E
L24	25.04	S74°48'38"W			

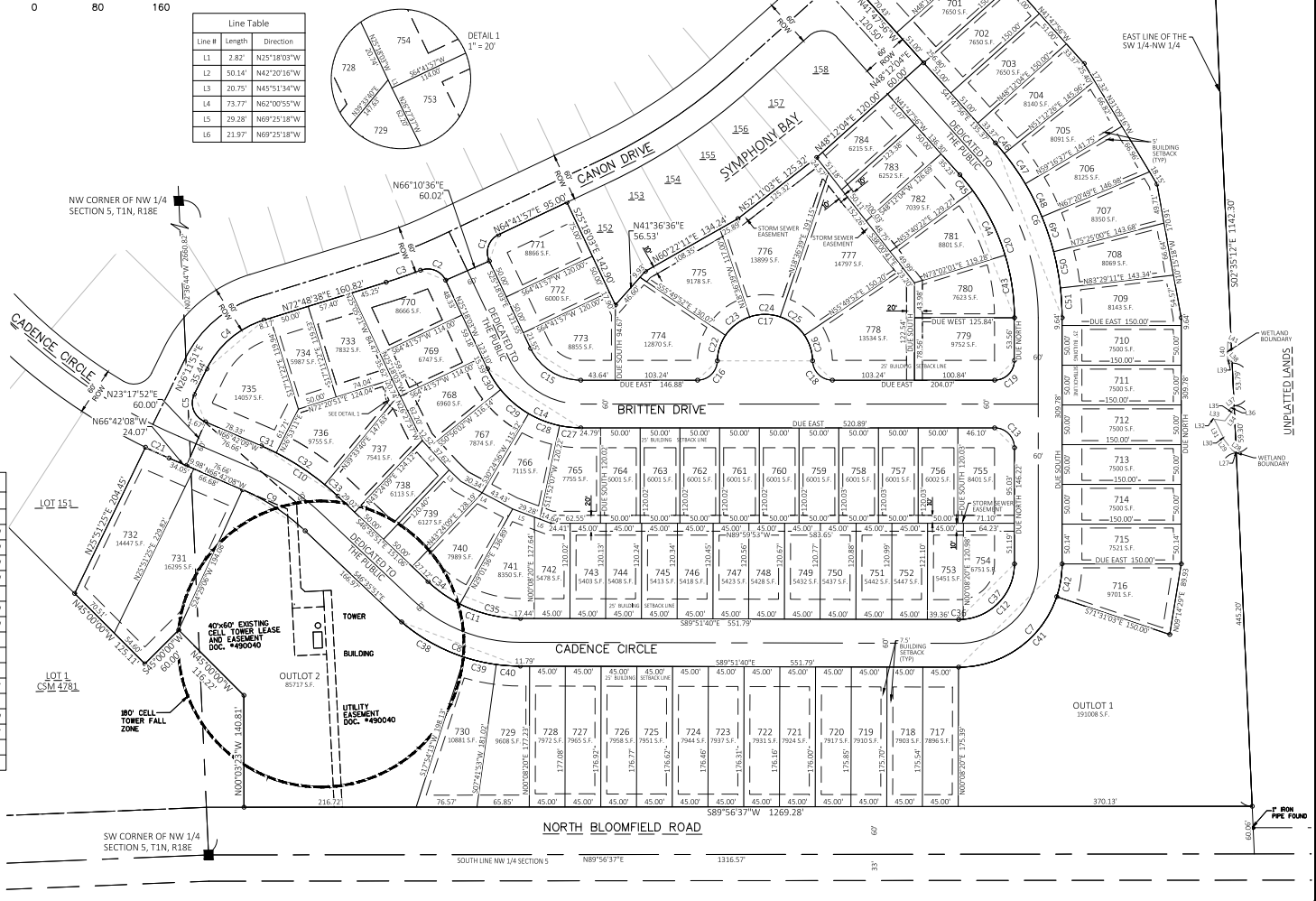
Curve #	Radius	Delta	Length	Chord	Chord Bearing	Tangent In	Tangent Out
C1	25.00	80°00'00"	39.27	35.36	N19°41'57"E	N25°18'03"W	N64°15'7"E
C2	25.00	86°03'38"	37.55	34.12	S68°19'52"E	N68°38'19"E	S25°18'03"E
C3	620.00	4°10'19"	45.87	45.86	N70°43'28"E	N72°48'38"E	N68°38'19"E
C4	120.00	46°36'47"	97.63	94.96	N49°30'14"E	N26°11'51"E	N72°48'38"E
C5	25.00	92°53'59"	40.54	36.34	N20°15'09"W	N66°42'08"W	N26°11'51"E
C6	330.00	41°47'56"	240.74	235.44	N20°53'58"W	DUE NORTH	N41°47'56"W
C7	130.00	90°08'20"	204.52	184.07	N45°04'10"E	S89°51'40"E	DUE NORTH
C8	230.00	43°15'49"	173.67	169.58	S68°13'45"E	S46°35'51"E	S89°51'40"E
C9	270.00	20°06'17"	94.34	94.36	S56°38'59"E	S66°42'08"E	S46°35'51"E
C10	330.00	20°06'17"	115.80	115.20	N56°38'59"W	N46°35'51"W	N66°42'08"E
C11	170.00	43°15'49"	128.36	125.34	S68°13'46"E	S46°35'51"E	S89°51'40"E
C12	70.00	90°08'20"	110.13	99.11	N45°04'10"E	S89°51'40"E	DUE NORTH
C13	25.00	90°00'00"	39.27	35.36	S45°00'00"E	DUE EAST	DUE SOUTH
C14	130.00	64°41'57"	146.80	139.12	S57°39'02"E	S25°18'03"E	DUE EAST
C15	70.00	64°41'57"	79.04	74.91	S57°39'02"E	S25°18'03"E	DUE EAST
C16	25.00	88°29'43"	38.61	34.89	N45°45'09"E	DUE EAST	N01°30'17"E
C17	60.00	176°59'26"	185.34	139.96	DUE EAST	S01°30'17"E	DUE EAST
C18	25.00	88°29'43"	38.61	34.89	S45°45'09"E	S01°30'17"E	DUE EAST
C19	25.00	90°00'00"	39.27	35.36	N45°00'00"E	DUE EAST	DUE NORTH
C20	270.00	41°47'56"	196.97	192.63	N20°53'58"W	DUE NORTH	N41°47'56"W
C21	730.00	2°33'33"	32.61	32.60	S65°25'22"E	S64°08'35"E	S66°42'08"E

Line #	Length	Direction
L1	2.82	N25°18'03"W
L2	50.14	N42°20'16"W
L3	20.75	N45°51'34"W
L4	73.77	N62°00'55"W
L5	29.28	N69°23'18"W
L6	21.97	N69°23'18"W



Curve #	Radius	Delta	Length	Chord	Chord Bearing	Tangent In	Tangent Out
C22	60.00	32°39'52"	34.21	33.74	S17°50'13"W	S34°10'09"W	S01°30'17"W
C23	60.00	37°13'14"	38.98	38.30	S52°46'46"W	S71°23'23"W	S34°10'09"W
C24	60.00	37°13'14"	38.98	38.30	DUE WEST	N71°23'23"W	S71°23'23"W
C25	60.00	37°13'14"	38.98	38.30	N52°46'46"W	N34°10'09"W	N71°23'23"W
C26	60.00	32°39'52"	34.21	33.74	S17°50'13"W	N01°30'17"W	N34°10'09"W
C27	130.00	11°52'07"	26.93	26.88	S48°03'57"E	S78°07'53"E	DUE EAST
C28	130.00	38°29'28"	41.96	41.77	S68°53'09"E	S59°38'25"E	S78°07'53"E
C29	130.00	20°34'27"	46.48	46.43	S59°21'12"E	S39°07'58"E	S59°38'25"E
C30	130.00	11°45'55"	31.23	31.16	S21°13'01"E	S25°18'03"E	S39°07'58"E
C31	330.00	3°35'20"	20.67	20.67	S64°54'28"E	S63°06'48"E	S66°42'08"E
C32	330.00	12°40'28"	73.00	72.85	S56°46'34"E	S50°26'20"E	S63°06'48"E
C33	330.00	3°50'29"	22.13	22.12	S48°03'51"E	S46°35'51"E	S50°26'20"E
C34	170.00	16°39'25"	49.42	49.25	S54°53'34"E	S46°35'51"E	S63°15'16"E
C35	70.00	26°36'24"	78.94	78.24	S76°32'38"E	S63°15'16"E	S89°51'40"E
C36	70.00	4°37'26"	5.65	5.65	N87°49'37"E	S89°51'40"E	N85°30'54"E
C37	70.00	85°30'54"	104.48	95.05	N42°45'27"E	N85°30'54"E	DUE NORTH
C38	230.00	25°29'56"	102.36	101.52	S59°20'49"E	S46°35'51"E	S72°05'47"E
C39	230.00	10°12'34"	40.98	40.93	S77°12'04"E	S72°05'47"E	S82°18'21"E

Curve #	Radius	Delta	Length	Chord	Chord Bearing	Tangent In	Tangent Out
C40	230.00	73°19'31"	30.33	30.31	S86°05'00"E	S82°18'21"E	S89°51'40"E
C41	130.00	71°39'23"	162.58	152.19	N54°18'38"E	S89°51'40"E	N18°28'57"E
C42	130.00	18°28'57"	41.94	41.75	N69°14'29"E	N18°28'57"E	DUE NORTH
C43	270.00	16°57'59"	79.95	79.66	N08°28'59"W	N16°57'59"W	DUE NORTH
C44	270.00	19°21'39"	91.24	90.80	N26°38'48"W	N16°57'59"W	N06°19'58"W
C45	270.00	16°57'59"	79.95	79.66	N08°28'59"W	N16°57'59"W	DUE NORTH
C46	330.00	3°00'22"	17.31	17.31	S40°17'45"E	S38°47'34"E	S41°47'56"E
C47	330.00	8°04'11"	46.48	46.44	S34°45'28"E	N36°19'38"W	N41°47'56"W
C48	330.00	8°04'11"	46.48	46.44	S20°41'17"E	S27°39'12"E	S30°43'23"E
C49	330.00	8°04'11"	46.48	46.44	S18°37'06"E	S14°35'01"E	S27°39'12"E
C50	330.00	8°04'11"	46.48	46.44	S10°32'56"E	S06°30'50"E	S14°35'01"E
C51	330.00	6°30'50"	37.52	37.50	S03°15'25"E	DUE SOUTH	S06°30'50"E



LAND OWNER/LAND DIVIDER:
SOUTHLAND FARMS, LLC
875 TOWNLINE ROAD
LAKE GENEVA, WI 53147

SURVEYOR:
GARY R. SPLINTER
KAPUR & ASSOCIATES, INC.
1224 S. PINE STREET
BURLINGTON, WI 53105

Final Plat Of:

Symphony Bay Encore

A redivision of Outlot 5 Symphony Bay subdivision all located in the Southwest 1/4 of the Northwest 1/4 of Section 5 and the Southeast 1/4 of the Northeast 1/4 of Section 6, all in Township 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Gary Splinter, Professional Land Surveyor, hereby certify that by the direction of Southland Farms, LLC, I have surveyed, divided and mapped this plat entitled "Symphony Bay Encore", being a redivision of Outlot 5 of Symphony Bay subdivision all located in the Southwest 1/4 of the Northwest 1/4 of Section 5 and the Southeast 1/4 of the Northeast 1/4 of Section 6, all in Township 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin., more particularly described as follows:

All of Outlot 5 of Symphony Bay subdivision all located in the Southwest 1/4 of the Northwest 1/4 of Section 5 and the Southeast 1/4 of the Northeast 1/4 of Section 6, all in Township 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

Said parcels contain 359,489 square feet (8.252 acres), more or less.

I further certify that this plat is a correct representation of the exterior boundaries and the subdivisions of the land surveyed and described and that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes in surveying, dividing, and mapping and Chapter 66, "Subdivisions" of the City of Lake Geneva Ordinances.

Dated this 19th day of May, 2022.

Gary R. Splinter S-2239

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

Southland Farms, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Southland Farms, LLC, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:
City of Lake Geneva

Wisconsin Department of Administration

In witness whereof, the said Southland Farms LLC has caused these presents to be signed by Brian Pollard, its president, and countersigned by _____, its secretary, at Lake Geneva, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____, 2022.

In the presence of:

By: _____
Brian Pollard, President

Countersigned: _____
Secretary

State of Wisconsin
County of Walworth JSS

Personally came before me this _____ day of _____, 2022, Brian Pollard, President, and _____, Secretary of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public, Wisconsin. _____ Printed Name
My commission expires _____.

CERTIFICATE OF THE CITY OF LAKE GENEVA CITY ENGINEER

State of Wisconsin

County of Walworth JSS

I, _____, City Engineer for the City of Lake Geneva do hereby certify that the land improvements described in this final plat and plans and specifications therefore and street names shown in said plat meet the requirements of the City of Lake Geneva and have been approved by all public authorities having jurisdiction.

Dated at Lake Geneva, Walworth County, Wisconsin, this _____ day of _____, 2022.

City Engineer

CERTIFICATE OF THE CITY OF LAKE GENEVA PLAN COMMISSION

State of Wisconsin

County of Walworth JSS

Approved this _____ day of _____, 2022. _____
Plan Commission Chairman

CITY OF LAKE GENEVA CITY COUNCIL RESOLUTION

Resolved, that the plat of Symphony Bay Encore, in the City of Lake Geneva, Wisconsin, is hereby approved by the city council.

Signed _____
President of the City Council

I hereby certify that the foregoing is a true copy of a resolution duly adopted by the city council of the City of Lake Geneva, Wisconsin, on the _____ day of _____, 2022.

Lana Kropf, City Clerk

CERTIFICATE OF THE CITY OF LAKE GENEVA TREASURER

State of Wisconsin

County of Walworth JSS

I, Laura Duchemin, being duly appointed, qualified and acting Treasurer of the City of Lake Geneva, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments on any of the land included within this plat of "Symphony Bay Encore".

Dated _____
Laura Duchemin, Treasurer

CERTIFICATE OF THE WALWORTH COUNTY TREASURER

State of Wisconsin

County of Walworth JSS

I, Valerie Etzel, being duly appointed, qualified and acting County Treasurer of Walworth County, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments on any of the land included within this plat of "Symphony Bay Encore".

Dated _____
Valerie Etzel, County Treasurer

UTILITY EASEMENT PROVISIONS (PUBLIC)

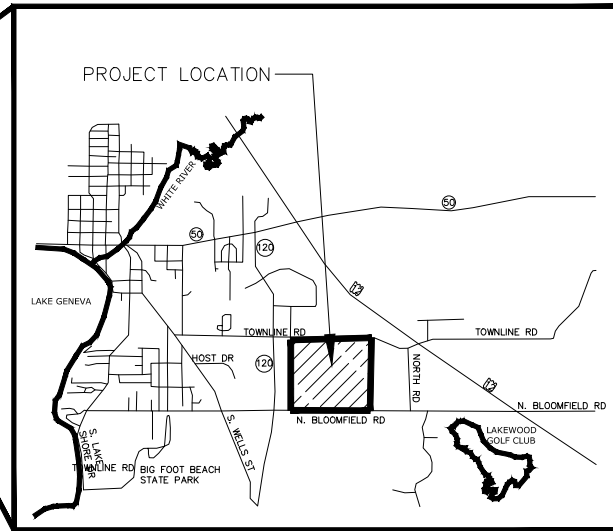
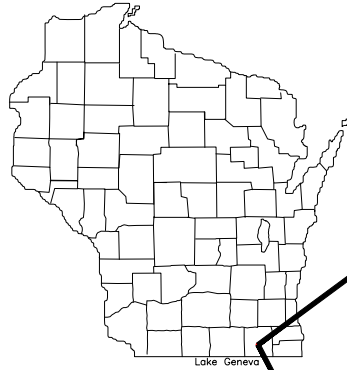
An easement for electric and communication service is hereby granted by Southland Farms, LLC, Grantor, to:

Wisconsin Power and Light Company, Grantee
City of Lake Geneva Utility Commission, Grantee
WE Energies, Grantee
Time Warner Cable Midwest, LLC, Grantee, and
AT&T Telephone, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without the written consent of Grantees.

The grant of easement shall be binding upon and insure to the benefit of the heirs, successors and assigns of all parties hereto.

SYMPHONY BAY PHASE 7 CITY OF LAKE GENEVA, WISCONSIN



INDEX TO DRAWINGS

SHEET NO.	TITLE
1.0 - 1.10	TITLE AND DETAILS
2.0	OVERALL PHASING PLAN
2.1 - 2.3	GRADING PLAN
3.0 - 3.5	ROAD AND STORM
4.0 - 4.2	SANITARY AND WATER

BENCH MARKS

PROJECT BENCH MARKS NGVD 1929:

- ELEV. 896.40'
FOUND CHSLD. CROSS IN TOP OF NE FLANGE BOLT OF HYD. 2.3' ABV. GRD. NORTH SIDE OF TOWNLINE ROAD
- ELEV. 897.99'
SET RR SPIKE SW FACE 40" MAPLE 0.7' ABV. GRD. SOUTH SIDE OF NORTH BLOOMFIELD ROAD.

EXISTING TOPOGRAPHY IS BASED ON FIELD SURVEY TAKEN ON 04/10/07 BY KAPUR & ASSOCIATES, INC.

LAND OWNER:
SOUTHLAND FARMS LLC
875 TOWNLINE ROAD
LAKE GENEVA, WI 53147



CALL DIGGERS' HOTLINE
1-800-242-8511
TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND
UTILITIES BEFORE YOU DIG. WISCONSIN STATUTE 182.0715
REQUIRES MIN. OF 3 WORK DAYS BEFORE YOU EXCAVATE

*PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION CONFERENCE MUST BE HELD AT THE LAKE GENEVA UTILITY COMMISSION. THE PRECONSTRUCTION CONFERENCE SHALL BE SCHEDULED AND MODERATED BY THE DESIGNING ENGINEER OF RECORD.

**ROADWAY AND UTILITY IMPROVEMENTS SHALL GENERALLY CONFORM TO THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2016 EDITION AS AMENDED, SEWER AND WATER CONSTRUCTION IN WISCONSIN, SIXTH EDITION AS AMENDED, AND SPECIAL PROVISIONS DEVELOPMENT STANDARDS FOR PRIVATE DEVELOPMENTS FOR THE CITY OF LAKE GENEVA AND LAKE GENEVA UTILITY COMMISSION DATED SEPT. 11 2007 AS AMENDED, UNLESS OTHERWISE NOTED ON THE PLAN SET.

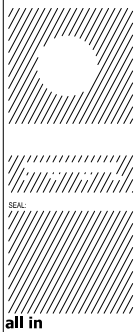
PROJECT:
**SYMPHONY BAY
PHASE 7**

LOCATION:
**CITY OF LAKE
GENEVA, WI**

CLIENT:
FAIRWYN

RELEASE:
**CONSTRUCTION
SET**

#	DATE	DESCRIPTION
1	9/1/07	CITY SUBMITTAL
2	11/1/07	CITY SUBMITTAL
3	11/1/07	CITY SUBMITTAL



SHEET:
TITLE SHEET

PROJECT MANAGER: DMJ
PROJECT NUMBER: 15.0001.07
DATE: 9-1-2007

SHEET NUMBER:
1.0

PROJECT:
**SYMPHONY BAY
PHASE 7**

LOCATION:
**CITY OF LAKE
GENEVA, WI**

CLIENT:
FAIRWYN

RELEASE:
**CONSTRUCTION
SET**

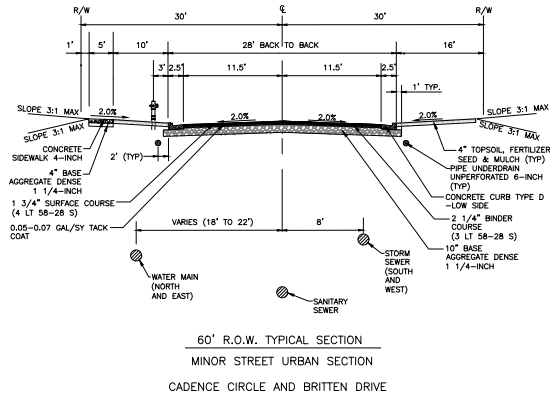
REV	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITAL
2	11/1/22	CITY SUBMITAL
3	11/1/22	CITY SUBMITAL



SHEET:
DETAILS

PROJECT MANAGER: DMJ
PROJECT NUMBER: 15.0501.07
DATE: 9-1-2022

SHEET NUMBER:
1.1



GENERAL NOTES

GENERAL CONSTRUCTION

THE LOCATIONS OF EXISTING AND PROPOSED UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

THE CONTRACTOR SHALL NOTIFY DIGGERS HOTLINE AND AFFECTED UTILITIES PRIOR TO THE START OF WORK.

NO TREES OR SHRUBS ARE TO BE REMOVED WITHOUT APPROVAL OF THE ENGINEER.

SIGN LAYOUTS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY LOCAL CODES AND ORDINANCES.

ALL SIGNS & SIGN POSTS REMOVED SHALL BE DELIVERED TO THE CITY OF LAKE GENEVA.

NO CONSTRUCTION PARKING OR STAGING SHALL BE PERMITTED ON ADJACENT IMPROVED STREETS.

CONSTRUCTION TRAFFIC SHALL BE LIMITED TO THE SHORTEST ROUTE TO ACCESS THE SITE AND NO THROUGH CONSTRUCTION TRAFFIC SHALL BE PERMITTED.

UTILITY CONSTRUCTION

INSTALLATION, MATERIALS, & TESTING PER PROJECT SPECS & STANDARD SPECS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN.

PRIOR TO ORDERING DRAINAGE PIPES AND STRUCTURES, THE CONTRACTOR SHALL VERIFY RELATED DRAINAGE INFORMATION IN THE PLAN WITH THE ENGINEER.

UTILITY TRENCH BACKFILL SHALL BE MECHANICALLY COMPACTED WITH BACKHOE AND VIBRATORY COMPACTOR ATTACHMENT, OR METHOD APPROVED BY ENGINEER. GRANULAR BACKFILL IS TO BE USED WITHIN AND 3 FEET BEYOND ROADWAY LIMITS AND WITHIN AND 2 FEET BEYOND SIDEWALK AND SPOIL BACKFILL MAY BE USED OUTSIDE THE ROADWAY LIMITS, AS DIRECTED BY ENGINEER.

CONCRETE CONSTRUCTION

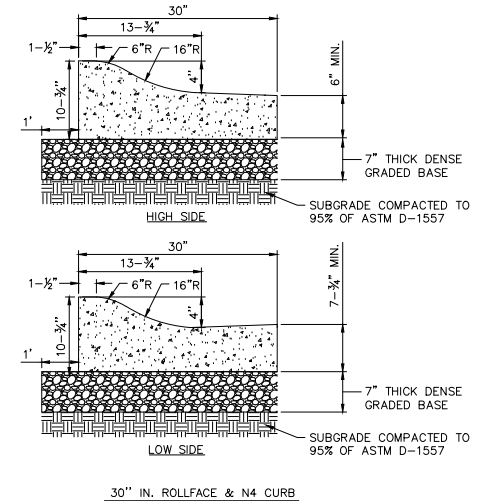
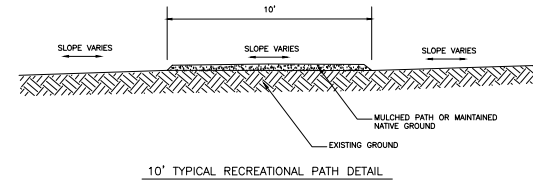
EXPANSION JOINTS ARE TO BE CONSTRUCTED AT ALL RADIUS POINTS IN CURB AND GUTTER ADJACENT TO ASPHALTIC PAVEMENT.

CONCRETE CURB AND GUTTER JOINT SPACING SHALL BE 10 FEET UNLESS AUTHORIZED BY THE ENGINEER.

ASPHALT CONSTRUCTION

A SAWED JOINT IS REQUIRED WHERE NEW ASPHALTIC CONCRETE SURFACES MEET EXISTING ASPHALTIC CONCRETE SURFACES.

TACK COAT SHALL BE PLACED AT AN APPLICATION RATE BETWEEN 0.050 AND 0.070 GALLONS PER SQUARE YARD AND WILL BE PLACED BETWEEN LAYERS OF ASPHALTIC PAVEMENT.



EROSION CONTROL NOTES

TEMPORARY DITCH CHECK – SEDIMENT LOGS TO BE USED. NO HAY/STRAW BALES SHALL BE USED. USE PRODUCT FROM WISDOT PAL LIST, CURRENT EDITION.

REMOVAL OF EROSION CONTROL DEVICES AND MOBILIZATION FOR SUCH REMOVAL, WILL BE INCIDENTAL TO THEIR RESPECTIVE ITEMS.

ANY DEVIATION FROM THESE NOTES BY THE CONTRACTOR MUST BE APPROVED BY ENGINEER.

CONTRACTOR MUST CONFORM WITH ANY STATE, FEDERAL, AND LOCAL PERMITS, ORDINANCES AND/OR REGULATIONS AND WITH THE CONDITIONS INCLUDED IN THIS PLAN SET. EROSION CONTROL MEASURES SHALL BE INSTALLED, MAINTAINED AND REMOVED IN CONFORMANCE WITH THE WISCONSIN DNR STORMWATER MANAGEMENT TECHNICAL STANDARDS, WITH THE DETAILS AND NOTES LISTED IN THIS PLAN SET, AND ADJUSTED TO FIT FIELD CONDITIONS ON AN AS NEEDED BASIS.

PROJECT PERMITS, APPROVED PROJECT PLANS, THE CONTRACTOR'S DAILY LOG BOOK, AND WEEKLY EROSION CONTROL INSPECTION REPORTS MUST BE KEPT ON SITE IN AN ACCESSIBLE LOCATION.

EROSION CONTROL MEASURES AS SPECIFIED IN PLANS SHALL BE INSTALLED PRIOR TO ANY GRADING OR LAND DISTURBANCE. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREAS THEY SERVE HAVE ESTABLISHED VEGETATIVE COVER (I.E. 80% VEGETATIVE GROWTH OR AS OTHERWISE AUTHORIZED BY REGULATORY AGENCIES). APPLY APPROPRIATE SOIL CONSERVATION MEASURES TO PROTECT PROJECT AREA AND ADJACENT LANDS. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION. EROSION CONTROL MEASURES INCLUDE BUT MAY NOT BE LIMITED TO SILT FENCE, EROSION EELS, TURBIDITY BARRIER, INLET PROTECTION, MULCHING, AND RAPID GROWTH VEGETATION.

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING OR ANY OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES SHALL BE INSPECTED AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE IN ACCORDANCE WITH THE WDNOR STORMWATER MANAGEMENT TECHNICAL STANDARDS AND THE ENGINEER'S PLANS AND AS DEEMED NECESSARY BY THE REGULATORY AGENCIES. EROSION CONTROL MAINTENANCE WILL BE AN ONGOING PROCESS THROUGHOUT THE DURATION OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A DAILY LOG BOOK ON SITE NOTING INSPECTION DATES AND TIMES, REPAIRS NECESSARY AND REPAIRS MADE. EROSION CONTROL MEASURES ARE TO BE IN WORKING AND EFFECTIVE CONDITION AT THE END OF EACH WORKING DAY.

TEMPORARY SEED: FOLLOW WISCONSIN DNR NR151 STANDARD FOR USE OF TEMPORARY SEED. TEMPORARY SEED SHALL BE USED WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS.

IF TEMPORARY STORAGE IS REQUIRED FOR ANY EXCESS SOIL OR SPOIL MATERIAL, PERIMETER CONTROL AND TEMPORARY STORAGE AND STABILIZATION WILL BE NECESSARY WITHIN 7 DAYS, PER WISCONSIN DNR TECHNICAL STANDARDS.

DEWATERING PLAN

TO FACILITATE CONSTRUCTION AT THE PROJECT SITE, DEWATERING MAY TAKE PLACE BY THE SELECTED CONTRACTOR. CONTRACTOR TO FOLLOW THESE INSTRUCTIONS WHILE PERFORMING DEWATERING ACTIVITIES ON-SITE.

NOTE: THESE INSTRUCTIONS DO NOT APPLY TO WATER BEING DISCHARGED DIRECTLY TO GROUNDWATER OR KARST FEATURES OR WELL DEWATERING SYSTEMS. CONTRACTOR SHALL COORDINATE ACCORDINGLY FOR OTHER DEWATERING ACTIVITIES AS DEEMED NECESSARY WITH THE WDNOR.

1. THE CONTRACTOR SHALL ENSURE THAT THE DEWATERING PRACTICES CARRIED OUT MEET OR EXCEED WDNOR TECHNICAL STANDARD NUMBER 1061.
2. A PAN OR OTHER CONTAMINANT DEVICE SHALL BE PLACED UNDERNEATH THE PUMP TO CAPTURE ANY SPILLS. OILS, GASOLINE, ETC. SHALL NOT BE STORED WITHIN WETLANDS, NEAR THE STORMWATER POND, OR OTHER ON-SITE WATER AREAS.
3. A TYPE 2 GEOTEXTILE BAG THAT IS NO SMALLER THAN 100 SQUARE FEET; HAS A MAXIMUM APPARENT OPENING SIZE OF 0.212 mm; HAS A GRAB TENSILE STRENGTH OF 300 LBS; MULLEN BURST OF 580 PSI; PERMEABILITY OF 0.2 CM/SEC; FABRIC WEIGHT OF 12 OZ SHALL BE USED. THE GEOTEXTILE BAG AREA AND DOWNGRADE FLOW AREA SHALL CONSIST OF VEGETATED AND UNDISTURBED SOILS.
4. POLYMER APPROVED BY THE WDNOR MEETING WDNOR TECHNICAL STANDARD 1051 MAY BE USED IN COMBINATION WITH THE DEWATERING BAG IF THE DEWATERING BAG IS NOT DOING AN ADEQUATE JOB ALONE OF FILTERING SEDIMENTS. THE CONTRACTOR SHALL SUPPLY TOXICITY TESTING DATA TO THE WDNOR BEFORE USE ON-SITE FOR WDNOR APPROVAL. POLYMER SHALL NOT BE DIRECTLY APPLIED TO SURFACE WATER. CONTRACTOR SHALL OBTAIN THE POLYMER MATERIAL SAFETY DATA SHEETS (MSDS) FOR THE SELECTED POLYMER. MANUFACTURER'S INFORMATION AND WDNOR USE RESTRICTIONS (SEE TECHNICAL STANDARD 1051) AND KEEP ALL THIS INFORMATION ON-SITE. CONTRACTOR SHALL ADHERE TO MANUFACTURER AND WDNOR'S APPLICATION RATES FOR THE POLYMER. THE APPLICATION RATE SHALL NOT EXCEED THE WDNOR USE RESTRICTION, EVEN IF THIS IS THE RECOMMENDED RATE BY THE MANUFACTURER. THE CONTRACTOR SHALL TAKE STEPS TO ENSURE THAT THE POLYMER IS NOT SPILLED. THE MANUFACTURER'S RECOMMENDED CLEANUP PROCEDURES SHALL BE FOLLOWED IN THE EVENT OF A SPILL.
5. A TARP MAY BE UTILIZED UNDERNEATH THE TYPE 2 GEOTEXTILE BAG AND JUST DOWN SLOPE OF THE BAG TO DISCOURAGE EROSION AND SCOUR.
6. A FLOATING SUCTION HOSE OR OTHER FLOTATION METHOD SHALL BE UTILIZED WHEN PUMPING FROM AN AREA WITH STANDING WATER TO AVOID SUCKING SEDIMENT FROM GRADE.
7. IF TURBID WATER IS LEAVING THE GEOTEXTILE BAG, THE CONTRACTOR SHALL SHUT OFF THE PUMP TO ALLOW SEDIMENTS TO SETTLE INTO THE BAG. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S SPECIFICATIONS FOR DETERMINING THE SEDIMENT CAPACITY OF THE GEOTEXTILE BAG USING GOOD COMMON SENSE. SEDIMENT LEVELS CONTAINED IN THE BAG SHALL BE MONITORED TO MEASURE THE LOSS OF STORAGE CAPACITY OVER TIME. THE CONTRACTOR SHALL PROPERLY DISPOSE OF THE GEOTEXTILE BAG IN A WASTE RECEPTACLE ONCE IT IS NO LONGER USED.
8. DURING DEWATERING ACTIVITIES THE CONTRACTOR SHALL MONITOR DEWATERING PRACTICES AND KEEP A LOG OF THE FOLLOWING:
 - A. DISCHARGE DURATION AND SPECIFIED PUMPING RATE.
 - B. OBSERVED WATER TABLE AT TIME OF DEWATERING.
 - C. MAINTENANCE ACTIVITIES
 - D. NAME AND QUANTITY OF POLYMER USED. PRODUCT TYPE.
 - E. APPLICATION RATE OF POLYMER IN POUNDS/ACRE FEET OF WATER.
 - F. DATE AND TIME APPLIED.
 - G. WEATHER CONDITIONS DURING APPLICATION.
 - H. METHOD OF APPLICATION.

THIS LOG NEEDS TO BE KEPT ON SITE FOR WDNOR REGULATORY REVIEW. COPIES OF THIS DOCUMENTATION SHOULD BE KEPT IN THE CONTRACTOR'S MONITORING LOG AND MADE AVAILABLE UPON REQUEST.

REVIEW THE FOLLOWING FOR MORE INFORMATION:

WDNOR TECHNICAL STANDARD 1061 FOR DEWATERING –
https://dnr.wi.gov/runoff/pdf/stormwater/techstds/erosion/Dewatering_1061.pdf

WDNOR TECHNICAL STANDARD 1051 FOR POLYMER –
https://dnr.wi.gov/runoff/pdf/stormwater/techstds/erosion/Dewatering_1061.pdf

EROSION CONTROL MEASURES

1. CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN AND PER THE LATEST WDNOR TECHNICAL STANDARDS. TECHNICAL STANDARDS MAY BE VIEWED ONLINE AT: <https://dnr.wi.gov/runoff/pdf/stormwater/techstds.htm>
2. INLETS AND CATCH BASINS SHALL BE PROTECTED WITH INLET FILTERS THAT ARE PHASED IN WITH CONSTRUCTION TO REDUCE SEDIMENT FROM ENTERING THESE AREAS PER WDNOR TECHNICAL STANDARD 1060 AS FOLLOWS:
 - A. ALL FABRIC BARRIERS SELECTED FOR INLET/CATCH BASIN PROTECTION DEVICES SHALL BE SELECTED FROM THE LIST OF APPROVED FABRICS CERTIFIED FOR INLET PROTECTION, GEOTEXTILE FABRIC, TYPE FF IN THE CURRENT EDITION OF THE WDOT PRODUCT ACCEPTABILITY LIST, TO OBTAIN THE PAL, PLEASE REFER TO THIS WEBSITE: <https://www.dot.wisconsin.gov/business/engineers/pal.htm>
 - B. INLET PROTECTION SHALL BE AT A MINIMUM INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF ½ INCH OR GREATER DURING A 24-HOUR PERIOD.
 - C. PLACEMENT OF SPOIL MATERIAL, DEBRIS, SOILS, ETC. ON TOP OF INLETS/CATCH BASINS, EVEN IF TEMPORARY, IS STRICTLY DISCOURAGED AND PROHIBITED.
 - D. SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO ½ THE DESIGN DEPTH OF THE DEVICE, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING PER MANUFACTURER'S SPECIFICATIONS. ALL SEDIMENT COLLECTED SHALL BE PROPERLY DISPOSED OF TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.
 - E. DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLETS/CATCH BASINS AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET/CATCH BASIN SHALL BE REMOVED AND PROPERLY DISPOSED OF PER NOTE D ABOVE.
 - F. INLET FILTERS MAY BE REMOVED AND PROPERLY DISPOSED OF UPON COMPLETION OF CONSTRUCTION, HAULING OR MOVEMENT OF CONSTRUCTION EQUIPMENT THROUGHOUT THE SITE, AND ONCE THE SITE IS ADEQUATELY STABILIZED, UNLESS AS OTHERWISE NOTIFIED BY THE WDNOR.
3. THE CONSTRUCTION SITE PERIMETER SHALL BE PROTECTED AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO INTERCEPT AND REDUCE THE FLOW OF SEDIMENT-LADEN SHEET FLOW RUNOFF FROM THE CONSTRUCTION SITE PER WDNOR TECHNICAL STANDARD 1056. SEDIMENT LOGS MAY BE USED IN LIEU OF SILT FENCE:
 - A. SILT FENCE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE AS SHOWN ON THE PLAN SHEET.
 - B. INSTALLED SILT FENCE SHALL BE A MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
 - C. SILT FENCE SHALL BE SUPPORTED BY EITHER STEEL OR WOOD SUPPORT POSTS.
 - D. THE MAXIMUM SPACING OF POSTS FOR NONWOVEN SILT FENCE SHALL BE 3 FEET OR FOR WOVEN FABRIC 8 FEET.
 - E. SILT FENCE SHALL HAVE A SUPPORT CORD AT THE TOP OF THE FENCE.
 - F. WHERE JOINTS ARE NEEDED, EACH END OF THE FABRIC SHALL BE SECURELY FASTENED TO A POST. THE POSTS SHALL BE WRAPPED AROUND EACH OTHER TO PRODUCE A STABLE AND SECURE JOINT OR SHALL BE OVERLAPPED THE DISTANCE BETWEEN TWO POSTS.
 - G. A MINIMUM OF 20 INCHES OF THE POSTS SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
 - H. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4 INCH WIDE BY 6 INCH DEEP TRENCH, OR 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED ANY WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
 - I. ON THE TERMINAL ENDS OF THE SILT FENCE THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.
 - J. GEOTEXTILE FABRIC SPECIFICATIONS SHALL MEET VALUES ESTABLISHED IN TECHNICAL STANDARD 1056.
 - K. SILT FENCE SHALL BE REMOVED ONCE THE SITE IS ADEQUATELY STABILIZED.
 - L. WHEN PLACING SILT FENCE NEAR TREES, CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO THE ROOT SYSTEM BY AVOIDING COMPACTION AND ROOT CUTTING WITHIN 1.5 FEET MULTIPLIED BY THE INCH DIAMETER OF THE TREE.
 - M. THE CONTRACTOR MAY FURTHER STRENGTHEN THE SILT FENCE BY USING HAY BALES ON THE DOWN SLOPE SIDE AS NEEDED.
 - N. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD.
 - O. DAMAGED OR DECOMPOSED SILT FENCE, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
 - P. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ½ THE HEIGHT OF THE FENCE TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.
4. DITCH CHECKS ARE TO BE USED TO REDUCE THE VELOCITY OF WATER FLOWING IN CHANNELS AS SHOWN IN THE PLANS. DITCH CHECKS SHALL BE CONSTRUCTED FROM ENGINEERED PRODUCTS FOUND ON THE WISCONSIN DEPARTMENT OF TRANSPORTATION EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL). DITCH CHECKS ARE TO BE INSTALLED IN THE AREAS SHOWN IN THE PLANS PER WDNOR TECHNICAL STANDARD 1062 AS FOLLOWS:
 - A. DITCH CHECKS ARE TO BE INSTALLED TO A MINIMUM HEIGHT OF 10 INCHES AND SHALL NOT EXCEED A MAXIMUM HEIGHT OF 16 INCHES FOR MANUFACTURED OR BIODEGRADABLE MATERIALS.
 - B. DITCH CHECKS MUST BE INSTALLED WITH THE CENTER LOWER THAN THE SIDES FORMING A WEIR. IF THIS IS NOT DONE, STORMWATER FLOWS ARE FORCED TO THE EDGE OF THE DITCH CHECK, THUS PROMOTING SOIL, OR OUT OF THE CHANNEL CAUSING EXCESSIVE EROSION.
 - C. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY TWO FEET OF DROP IN THE CHANNEL.
 - D. DITCH CHECKS SHALL BE PLACED SUCH THAT THE RESULTANT PONDING WILL NOT CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS.
 - E. DITCH CHECKS SHALL BE UTILIZED DURING ROUGH GRADING AND SHALL BE REMOVED ONCE THE FINAL GRADING AND CHANNEL STABILIZATION IS APPLIED.
 - F. CHANNEL EROSION MAT SHALL BE PLACED AT THE BASE OF THE DITCH CHECK, AND EXTENDED A MINIMUM OF 6 FEET, TO PREVENT SCOUR AND WASHING OUT OF THE DITCH CHECK.
 - G. DITCH CHECKS INSTALLED IN GRASS LINED CHANNELS MAY KILL THE VEGETATION IF WATER IS PONDED FOR EXTENDED PERIODS. PROPER MAINTENANCE IS REQUIRED TO KEEP AREAS ABOVE AND BELOW THE DITCH CHECK STABILIZED.

5. SEEDING AND MULCHING TECHNIQUES SHALL BE USED ON AREAS OF EXPOSED SOIL WHERE THE ESTABLISHMENT OF VEGETATION IS DESIRED. TEMPORARY SEEDING APPLIES TO DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND-DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 7 CALENDAR DAYS, REQUIRING VEGETATIVE COVER FOR LESS THAN ONE YEAR. SEED AND MULCH SHALL BE UTILIZED THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH TEMPORARY VEGETATION TO HELP REDUCE EROSION PER WDNOR TECHNICAL STANDARDS 1059 AND 1058 RESPECTIVELY AS FOLLOWS:

- A. TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2 INCHES.
 - B. FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING.
 - C. THE SOIL SHALL HAVE A PH RANGE OF 5.5 TO 8.0.
 - D. ALL SEED SHALL CONFORM TO THE REQUIREMENTS OF THE WISCONSIN STATE STATUTES AND OF THE ADMINISTRATIVE CODE CHAPTER ATCP 20.01 REGARDING NOXIOUS WEED SEED CONTENT AND LABELING.
 - E. SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE ON THE LABEL.
 - F. IN THE SUMMER-SPRING, CONTRACTOR SHALL USE OATS APPLIED AT 131 LBS/ACRE FOR TEMPORARY SEEDING PURPOSES. IN THE FALL THE CONTRACTOR SHALL USE ANNUAL RYEGRASS APPLIED AT 80 LBS/ACRE OR WINTER WHEAT APPLIED AT 131 LBS/ACRE. THE CONTRACTOR SHALL USE STRAW MULCH APPLIED AT 1.5 TONS/ACRE. DORMANT SEED SHALL BE USED WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 53 DEGREES FAHRENHEIT (TYPICALLY NOV. 1 UNTIL SNOW COVER ANNUALLY). NEVER PLACE SEED ON TOP OF SNOW. IF COVER IS NEEDED AFTER SNOW FALL, CONTRACTOR MAY CHOOSE TO USE A DRY, NONTOXIC TYPE B SOIL STABILIZER PER MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY THE WDNOR.
 - G. SEEDING SHALL NOT TAKE PLACE WHEN THE SOIL IS TOO WET.
 - H. CONTRACTOR MAY CONSIDER WATERING TO HELP ESTABLISH THE SEED. WATER APPLICATION RATES SHALL BE CONTROLLED TO HELP PREVENT RUNOFF AND EROSION.
 - I. DURING CONSTRUCTION, AREAS THAT HAVE BEEN SEEDDED AND MULCHED SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD. INSPECT WEEKLY DURING THE GROWING SEASON UNTIL VEGETATION IS DENSELY ESTABLISHED OR THE SOD IS LAID. REPAIR AND RESEED AREAS THAT HAVE EROSION DAMAGE AS NECESSARY.
 - J. CONTRACTOR IS TO LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDDED AS MUCH AS POSSIBLE. RE-SEED DRIVEN OVER AREAS AS NEEDED.
 - K. MULCH SHOULD BE PLACED WITHIN 24 HOURS OF SEEDING.
 - L. MULCHING OPERATIONS SHALL NOT TAKE PLACE DURING PERIODS OF EXCESSIVELY HIGH WINDS THAT WOULD PRECLUDE THE PROPER PLACEMENT OF MULCH.
 - M. MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.
 - N. DEPENDING ON DURATION OF CONSTRUCTION, THE CONTRACTOR MAY NEED TO RE-SEED AND RE-STABILIZE THE TOPSOIL STOCKPILE AS NECESSARY TO DISCOURAGE SEDIMENT AND EROSION.
6. A COPY OF EROSION CONTROL INSPECTION REPORTS AND THE APPROVED EROSION CONTROL PLANS SHALL BE KEPT ON SITE.
 7. CONTRACTOR SHALL INSPECT AND MAINTAIN ALL EROSION CONTROL PRACTICES BY THE END OF EACH WORKDAY. ANY SEDIMENT REMOVAL OR REPAIR OF FAILING PRACTICE MUST BE CORRECTED IMMEDIATELY.
 8. TRACING PAD(S) IS/ARE ANTICIPATED FOR THE COMPLETION OF THIS CONTRACT. LOCAL ROADS SHALL BE KEPT CLEAN AND SWEEP AT THE END OF EACH WORKDAY IF SEDIMENT ACCUMULATES.

REGIONAL UTILITY CONTACTS –FOR INFORMATIONAL PURPOSES ONLY

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TOLL FREE

TELEFAX 1–800–338–3860

TDD(FOR HEARING IMPAIRED)1–800–542–2289

WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS

PROJECT:
**SYMPHONY BAY
PHASE 7**

LOCATION:
**CITY OF LAKE
GENEVA, WI**

CLIENT:
FAIRWYN

RELEASE:
**CONSTRUCTION
SET**

REVISIONS		
#	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITAL
2	11/1/22	CITY SUBMITAL
3	11/1/22	CITY SUBMITAL

SEAL

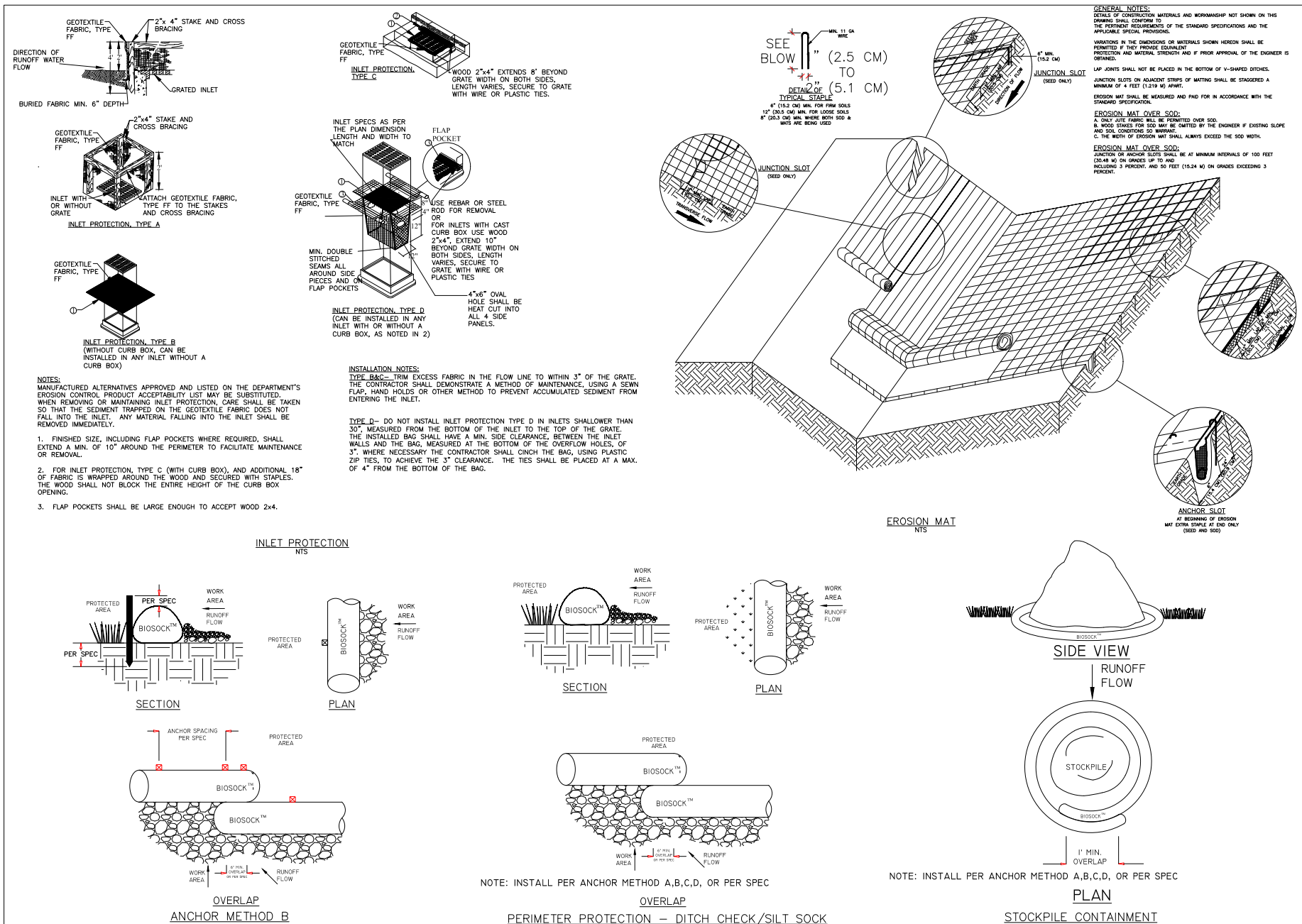
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SHEET:

DETAILS

PROJECT MANAGER	DMJ
PROJECT NUMBER	15.0001.07
DATE	9-1-2022

SHEET NUMBER:
1.2



FILENAME: D:\Walworth_Co\Lake Geneva_City\Priv\150201_Symphony Bay\Design_Phase 7\150201_TITLE_DETAILS_PH7.dwg

kapur
 7711 N. Port Washington Road
 Milwaukee, Wisconsin 53217
 kapurinc.com

PROJECT:
 SYMPHONY BAY
 PHASE 7

LOCATION:
 CITY OF LAKE
 GENEVA, WI

CLIENT:
 FAIRWYN

RELEASE:
 CONSTRUCTION
 SET

REVISIONS:

#	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITAL
2	11/1/22	CITY SUBMITAL
3	11/1/22	CITY SUBMITAL
4		
5		
6		
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8		
9		
10		

all in

SHEET:
 DETAILS

PROJECT MANAGER: DMJ
PROJECT NUMBER: 15.0201.07
DATE: 9-1-2022

SHEET NUMBER:
 1.3

PROJECT:
**SYMPHONY BAY
PHASE 7**

LOCATION:
**CITY OF LAKE
GENEVA, WI**

CLIENT:
FAIRWYN

RELEASE:
**CONSTRUCTION
SET**

REVISIONS:

#	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITTAL
2	11/1/22	CITY SUBMITTAL
3	11/1/22	CITY SUBMITTAL



SHEET:
DETAILS

PROJECT MANAGER: DMJ
PROJECT NUMBER: 15.0201.07
DATE: 9-1-2022

SHEET NUMBER:
1.4

GENERAL NOTES:

THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3- TO 6-INCH STONE. PLACE THE GRAVEL TO THE SPECIFIC GRADE & DIMENSIONS SHOWN ON THE PLANS & GRADE TO CREATE A SMOOTH SURFACE.

THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.

THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS & IN ANY CASE SHALL NOT BE LESS THAN 15 FEET WIDE.

THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET.

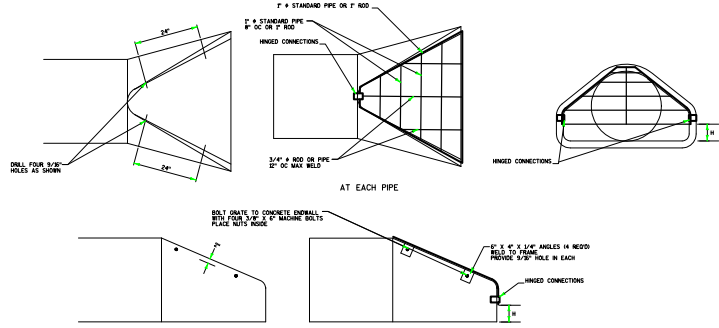
LOCATE CONSTRUCTION ENTRANCES & EXITS TO LIMIT SEDIMENT LEAVING THE SITE & TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES & ENTRANCES AT CURVES IN PUBLIC ROADS.

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, & REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.

PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.

WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, DESIGNATE AN AREA WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



GRATE BAR SIZES
(STANDARD DESIGN)

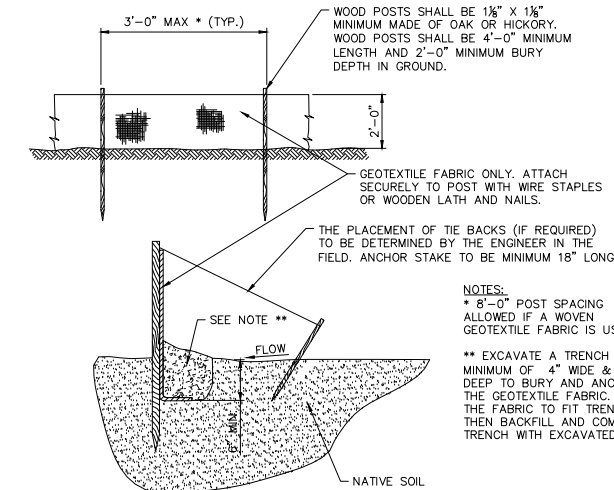
PIPE SIZE	HOLE DIAMETER REQUIRED	BOLT DIAMETER	BAR SIZE
12" - 24"	3/4"	5/8"	5/8"
27" - 48"	7/8"	3/4"	3/4"
54" - 90"	1 1/8"	1"	1"
22" - 29"	3/4"	5/8"	5/8"
36" - 59"	7/8"	3/4"	3/4"
65" - 85"	1 1/8"	1"	1"

BOLT LENGTH = PIPE WALL THICKNESS + 2 1/2"

GRATE CLEARANCE HEIGHT

PIPE SIZE	H	PIPE SIZE	H
12"	2 1/2"	22" - 29"	4"
15"	3"	36" - 44"	5"
18" - 24"	4"	51" - 65"	6"
27" - 36"	5"	73" - 85"	7"
42" - 54"	6"		
60" - 72"	7"		
78" - 90"	8"		

PIPE GRATE



NOTES:
* 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.
** EXCAVATE A TRENCH A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD THE FABRIC TO FIT TRENCH THEN BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.

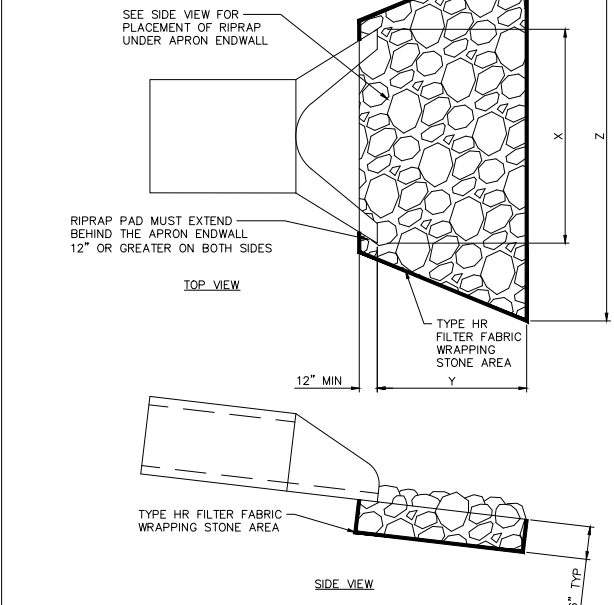
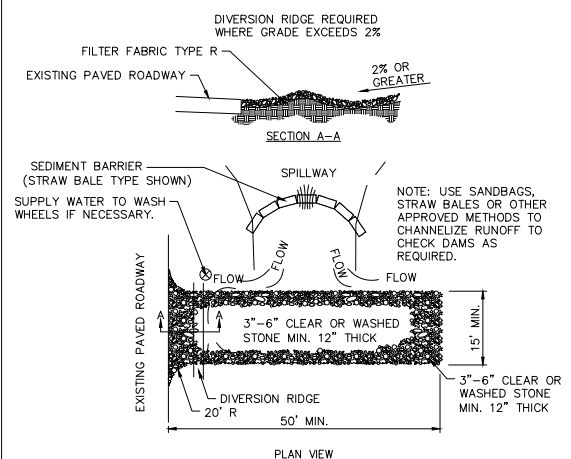
SILT FENCE

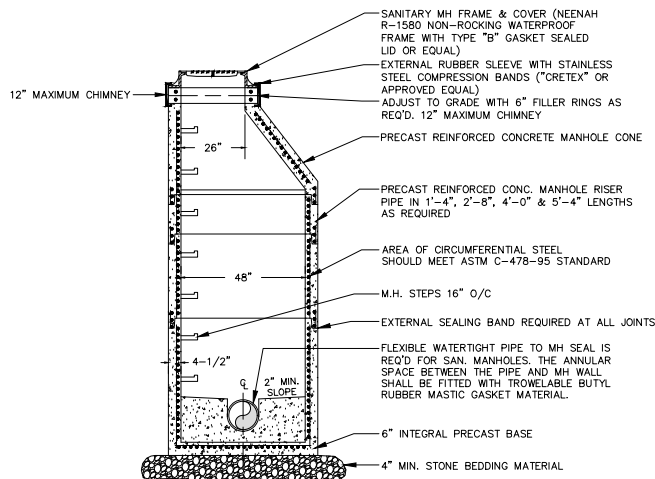
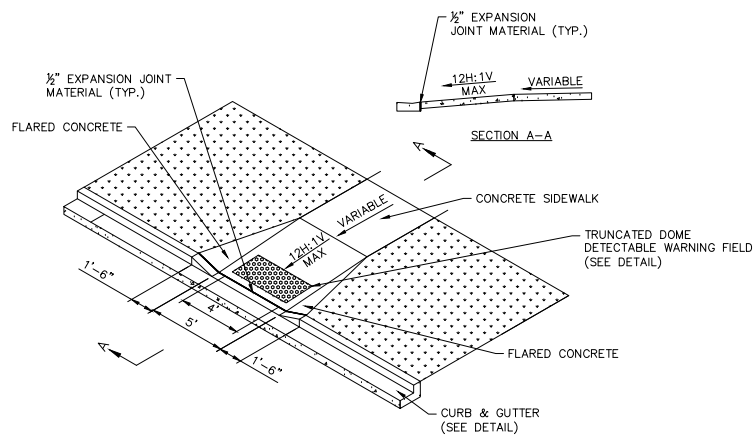
STONE TRACKING MAT

DIA (INCH)	X (INCH)	Y (INCH)	Z (INCH)
12	24	120	48
15	30	120	60
18	36	120	60
21	42	120	72
24	48	120	72
27	54	120	81
30	60	120	90
36	72	120	108
42	78	120	120
48	84	120	120
54	90	120	150
60	96	120	162
66	102	120	174
72	108	120	186

- NOTES:**
- 1) STANDARD SPECIFICATION SHALL APPLY TO ALL INSTALLATIONS.
 - 2) PIPES 36" AND GREATER SHALL HAVE JOINT TIES.
 - 3) PIPES 36" OR GREATER SHALL HAVE 50% OF THE RIPRAP PAD PLACED WITH A SLURRY GROUT MIX ON AN UNEVEN RIPRAP SURFACE.
 - 4) TWIN APRON INSTALLATIONS SHALL BE GOVERNED BY THE OUTSIDE DIMENSIONS OF A SINGLE PIPE.
 - 5) MEDIUM RIPRAP d50 - 50% SHALL BE LARGER THAN 6" MINIMUM DIAMETER.

ENERGY DISSIPATOR



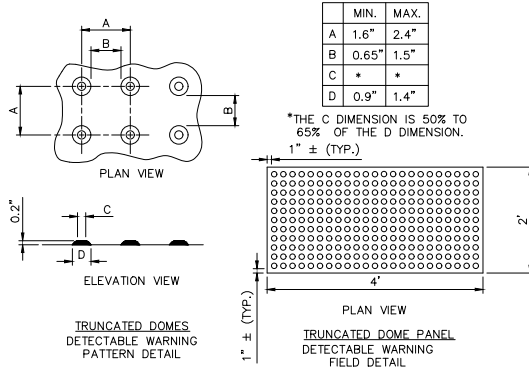


SANITARY MANHOLE NOTES:

- 1.) PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.
- 2.) CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.
- 3.) JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.
- 4.) 4" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.
- 5.) SEE STANDARD SPECIFICATIONS, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS.

ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD

SANITARY MANHOLE DETAIL



GENERAL NOTES

TRUNCATED DOME DETECTABLE WARNING FIELD SHALL CONSIST OF CAST IRON OR STAINLESS STEEL PLATES WITH A FEDERAL YELLOW POWDER-COATED FINISH, SUCH AS THOSE MANUFACTURED BY NEENAH FOUNDRY. IF 24"x48" PLATES ARE NOT AVAILABLE, TWO 24"x24" PLATES SHALL BE USED. THE DETECTABLE WARNING FIELD SHALL BE LOCATED SO THAT IT IS CENTERED IN THE CURB RAMP WITH THE EDGE NEAREST THE BACK OF CURB A MINIMUM OF 6" AND A MAXIMUM OF 8" AWAY FROM THE BACK OF CURB. IN LOCATIONS WHERE THE RAMP IS SKEWED TO THE CURB, THE DETECTABLE WARNING FIELD IS TO RUN PERPENDICULAR TO THE DIRECTION OF TRAVEL, WITH THE EDGE NEAREST THE BACK OF CURB 4" AWAY FROM THE BACK OF CURB.

PAINTED TRUNCATED DOME DETECTABLE WARNING FIELD

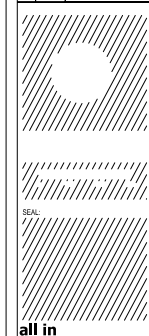
PROJECT:
**SYMPHONY BAY
PHASE 7**

LOCATION:
**CITY OF LAKE
GENEVA, WI**

CLIENT:
FAIRWYN

RELEASE:
**CONSTRUCTION
SET**

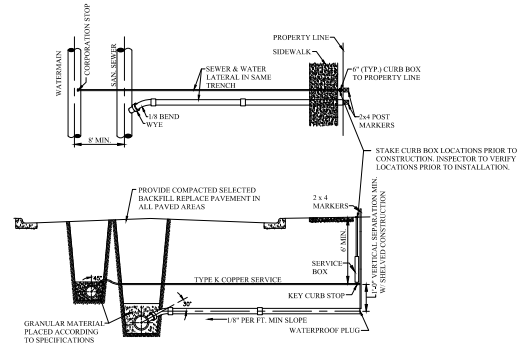
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2	11/1/22	CITY SUBMITAL
3	11/1/22	CITY SUBMITAL



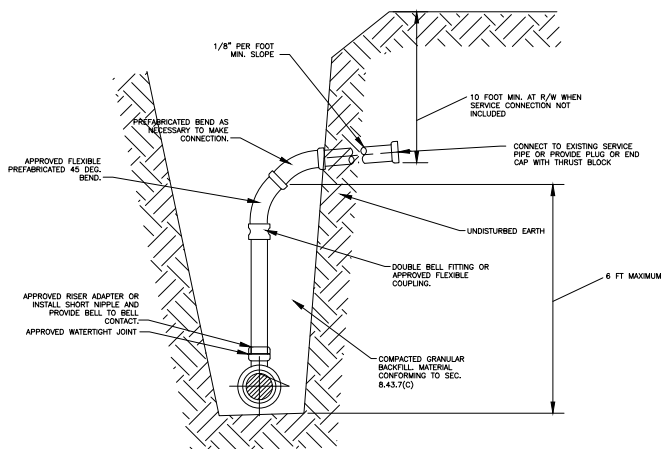
SHEET:
DETAILS

PROJECT MANAGER: DMJ
PROJECT NUMBER: 15.0001.07
DATE: 9-1-2022

SHEET NUMBER:
1.5



SEWER LATERALS < 14' DEEP AND WATER LATERAL CONNECTION NTS



SEWER LATERALS > 14' DEEP CONNECTION NTS

LOT #	GRADE AT INV OF SEWER	FINISH GRADE AT ROW	SANITARY MAIN DIA. INCHES	LATERAL LENGTH FT	IE @ ROW	FYG	TF	LATERAL INVERT AT MAIN AFTER WYE	RISER HEIGHT	ELEVATION AT RISER	SLOPE	NOTES
700	870.20	893.32	8.00	30.0	883.3	894.5	895.1	871.04	11.00	882.37	3.10%	
701	870.50	892.44	8.00	30.1	883.3	894.2	894.9	871.33	11.00	882.67	2.21%	
702	870.74	891.75	8.00	30.0	882.6	893.5	891.1	871.88	10.00	881.91	2.23%	
703	870.98	890.99	8.00	30.1	881.8	892.7	893.4	871.82	9.00	881.15	2.24%	
704	871.20	890.24	8.00	30.1	881.1	892.0	892.6	872.04	8.00	880.37	2.29%	
705	871.48	889.57	8.00	35.5	880.4	891.3	891.9	872.31	7.00	879.64	2.13%	
706	871.65	888.94	8.00	37.9	879.7	890.6	891.3	872.48	6.00	878.81	2.31%	
707	871.85	888.25	8.00	32.9	878.9	890.0	890.7	872.68	5.00	878.02	2.39%	
708	872.09	887.60	8.00	26.7	878.1	889.4	890.0	872.92	4.00	877.26	3.22%	
709	872.27	887.03	8.00	30.0	878.0	888.7	889.4	873.11	4.00	877.44	1.77%	
710	872.47	886.48	8.00	30.0	877.2	888.1	888.7	873.31	3.00	876.64	2.02%	
711	872.54	886.42	8.00	30.0	876.6	887.8	888.4	873.38	2.00	875.71	3.03%	
712	872.89	886.09	8.00	30.0	877.0	888.1	888.8	873.72	2.00	876.06	3.01%	
713	873.17	886.78	8.00	30.0	877.1	888.1	888.8	874.01	2.00	876.34	2.98%	
714	873.37	886.21	8.00	30.0	877.1	887.9	888.6	874.21	2.00	876.54	1.91%	
715	873.57	885.54	8.00	30.0	876.4	887.3	887.9	874.41	1.00	875.74	2.18%	
716	873.78	885.12	8.00	31.2	875.5	886.6	887.3	874.61	0.00	N/A	2.89%	
717	874.78	886.53	8.00	30.0	876.2	886.9	887.5	875.01	0.00	N/A	2.02%	
718	874.81	886.03	8.00	30.0	876.2	886.0	887.5	875.04	0.00	N/A	1.92%	
719	875.23	886.79	8.00	30.0	877.1	888.1	888.8	876.06	0.00	N/A	3.48%	
720	875.76	886.87	8.00	30.0	877.1	888.1	888.8	876.09	0.00	N/A	3.47%	
721	875.68	889.04	8.00	30.0	878.6	889.4	890.0	876.51	1.00	877.84	2.42%	
722	875.71	888.13	8.00	30.0	878.6	889.4	890.0	876.55	1.00	877.88	2.38%	
723	877.22	889.31	8.00	30.0	879.6	890.7	891.3	878.55	1.00	N/A	3.39%	
724	877.81	889.39	8.00	30.0	879.7	890.7	891.3	878.64	0.00	N/A	3.42%	
725	879.10	890.57	8.00	30.0	880.9	891.9	892.6	879.93	0.00	N/A	3.35%	
726	879.19	890.65	8.00	30.0	881.0	891.9	892.6	880.07	0.00	N/A	3.18%	
727	880.48	891.83	8.00	30.0	882.2	893.2	893.8	881.31	0.00	N/A	3.10%	
728	880.57	892.3	8.00	30.0	882.3	893.2	893.8	881.31	0.00	N/A	2.93%	
729	881.88	893.01	8.00	33.9	883.7	894.5	895.2	882.71	0.00	N/A	2.81%	
730	882.07	893.13	8.00	34.6	883.7	894.5	895.2	882.85	0.00	N/A	2.54%	
731	895.77	907.37	8.00	30.0	897.5	908.4	909.0	896.60	0.00	N/A	2.94%	
732	895.96	907.44	8.00	29.8	897.6	908.4	909.0	896.79	0.00	N/A	2.90%	
733	891.34	905.77	8.00	28.1	895.1	906.0	906.7	897.08	2.00	894.41	2.37%	
737	889.22	901.46	8.00	30.0	892.2	903.4	904.0	899.06	1.00	891.39	2.88%	
738	887.29	899.67	8.00	30.0	890.3	901.7	902.3	888.17	1.00	889.45	2.77%	
739	885.40	897.57	8.00	30.0	888.6	900.3	901.0	886.73	1.00	887.57	3.45%	
740	883.47	895.53	8.00	25.3	888.1	893.7	899.9	884.75	3.00	887.58	2.72%	
741	881.31	892.59	8.00	30.0	884.2	895.0	895.7	882.15	1.00	883.48	2.83%	
742	881.22	892.50	8.00	30.0	884.1	895.0	895.7	882.05	1.00	883.39	2.51%	
743	879.80	891.20	8.00	30.0	881.5	892.4	893.1	880.63	0.00	N/A	2.98%	
744	879.70	891.12	8.00	30.0	881.5	892.4	893.1	880.54	0.00	N/A	3.15%	
745	878.41	889.94	8.00	30.0	880.2	891.2	891.8	879.25	0.00	N/A	3.22%	
746	878.32	889.86	8.00	30.0	880.2	891.2	891.8	879.16	0.00	N/A	3.29%	
747	877.06	889.71	8.00	30.0	878.9	889.9	890.6	877.50	0.00	N/A	3.41%	
748	875.88	888.60	8.00	30.0	879.0	889.9	890.6	876.71	1.00	878.05	3.07%	
749	875.46	887.42	8.00	30.0	877.5	888.7	889.3	876.29	0.00	N/A	4.07%	
750	875.43	887.34	8.00	30.0	877.5	888.7	889.3	876.26	0.00	N/A	4.12%	
751	875.00	886.18	8.00	30.0	876.6	887.4	888.1	875.84	0.00	N/A	2.59%	
752	874.97	886.08	8.00	30.0	876.6	887.4	888.1	875.81	0.00	N/A	2.65%	
753	874.55	884.89	8.00	30.0	875.8	886.8	887.4	875.39	0.00	N/A	1.45%	
754	874.50	884.71	8.00	31.3	875.8	886.8	887.4	875.33	0.00	N/A	1.51%	
755	874.13	885.60	8.00	30.0	876.0	887.3	887.9	874.96	0.00	N/A	3.49%	
756	874.31	885.56	8.00	30.0	875.8	886.7	887.3	875.14	0.00	N/A	2.21%	
757	874.62	885.94	8.00	30.0	876.2	887.2	887.9	875.46	0.00	N/A	2.60%	
758	874.97	886.43	8.00	30.0	876.7	887.8	888.5	875.80	0.00	N/A	3.01%	
759	875.32	887.03	8.00	30.0	877.2	888.4	889.1	876.15	0.00	N/A	3.42%	
760	875.67	887.63	8.00	30.0	877.7	889.0	889.7	876.50	0.00	N/A	3.81%	
761	877.09	888.23	8.00	30.0	878.7	889.6	890.3	877.93	0.00	N/A	2.48%	
762	877.67	888.83	8.00	30.0	879.2	890.1	890.7	878.50	0.00	N/A	2.28%	
763	878.24	889.43	8.00	30.0	879.8	890.7	891.3	879.07	0.00	N/A	2.32%	
764	878.81	890.07	8.00	30.0	880.5	891.5	892.2	879.45	0.00	N/A	2.78%	
765	879.45	891.30	8.00	30.0	882.4	893.5	894.1	880.28	1.00	881.62	2.67%	
766	879.85	892.40	8.00	28.8	883.6	894.7	895.3	880.69	2.00	883.02	2.35%	
767	881.84	893.61	8.00	30.0	884.7	895.7	896.4	882.67	1.00	884.00	2.42%	
768	883.04	894.91	8.00	29.1	886.2	897.1	897.7	884.24	1.00	885.57	2.15%	
769	884.86	896.26	8.00	30.0	887.9	898.9	899.6	885.69	1.00	887.02	2.77%	
770	886.84	898.17	8.00	30.0	889.9	901.0	901.7	887.68	1.00	889.01	2.95%	
771	886.95	898.27	8.00	30.0	888.8	900.0	900.7	887.78	0.00	N/A	3.38%	
772	884.99	896.39	8.00	30.0	886.9	898.3	898.9	885.82	0.00	N/A	3.71%	
773	882.52	893.9	8.00	31.9	883.9	893.3	893.9	883.46	1.00	884.69	3.69%	
774	878.30	889.49	8.00	30.0	880.0	891.3	891.9	879.13	0.00	N/A	2.96%	
775	878.14	889.68	8.00	50.1	880.2	891.1	891.8	878.97	0.00	N/A	2.40%	
776	878.22	889.29	8.00	47.0	880.4	891.0	891.7	879.06	0.00	N/A	2.81%	
777	878.05	889.78	8.00	58.3	880.0	890.8	891.4	878.88	0.00	N/A	1.88%	
778	878.22	889.63	8.00	30.0	879.3	890.0	890.7	878.38	2.00	879.38	2.11%	
779	872.33	886.51	8.00	30.0	877.2	888.2	888.9	873.16	3.00	876.50	2.49%	
780	872.59	887.38	8.00	30.9	878.5	889.5	890.2	873.43	4.00	877.76	2.14%	
781	872.63	888.79	8.00	22.6	880.2	891.1	891.7	872.41	7.00	879.80	1.92%	
782	870.10	890.12	8.00	30.0	881.0	892.0	892.7	870.93	9.00	880.27	2.48%	
783	870.36	890.36	8.00	23.9	882.0	892.8	893.4	871.20	10.00	881.53	1.71%	
784	870.60	891.71	8.00	23.9	882.3	893.0	893.7	871.43	10.00	881.77	1.23%	

SANITARY SEWER LATERALS TABLE

7711 N. Port Washington Road
Milwaukee, Wisconsin 53217

kapurinc.com

PROJECT:

SYMPHONY BAY
PHASE 7

LOCATION:

CITY OF LAKE
GENEVA, WI

CLIENT:

FAIRWYN

RELEASE:

CONSTRUCTION
SET

REVISIONS:

#	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITAL
2	11/1/22	CITY SUBMITAL
3	11/1/22	CITY SUBMITAL

all in

SHEET:

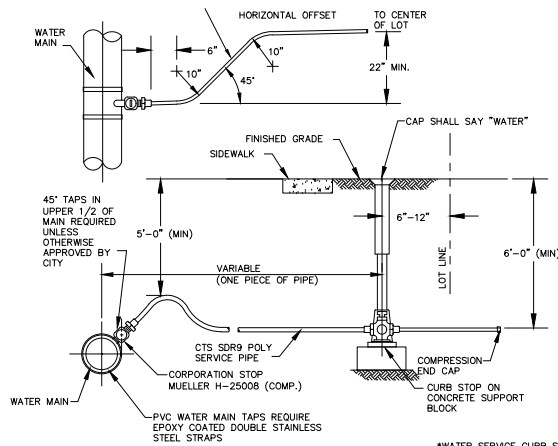
DETAILS

PROJECT MANAGER: DMJ

PROJECT NUMBER: 15.0201.07

DATE: 8-1-2022

SHEET NUMBER:



WATER MAIN SERVICE LATERAL
NTS

*WATER SERVICE CURB STOP SHALL BE
H-25155 MUELLER

*WATER SERVICE CURB BOX SHALL BE
H-10300 MUELLER (1-1/4" UPPER)
WITH EXTENSION ROD

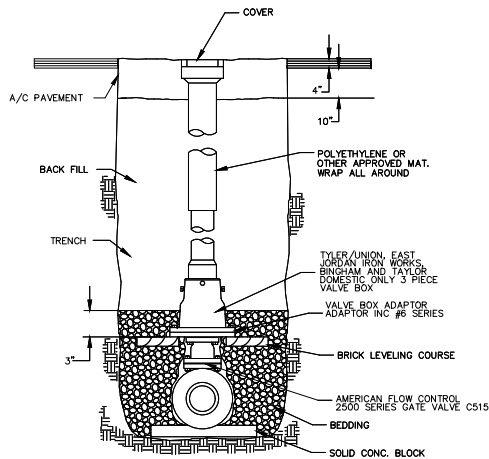
CITY OF LAKE GENEVA UTILITY COMMISSION MATERIAL REQUIREMENTS

WATER:

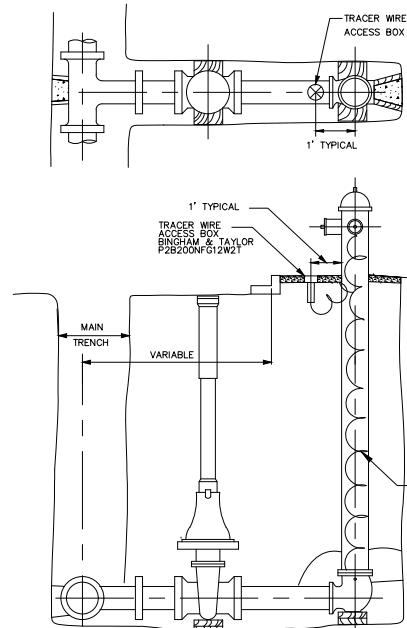
PVC: 4"-12" C900 DR18 PVC WATER MAIN
PVC: 14"-36" C905 DR18 PVC WATER MAIN
TRACER WIRE: 10 GAUGE COPPERHEAD COPPERCLAD WIRE OR EQUAL
SPICE KITS: COPPERHEAD JWB401 OR EQUAL
TRACER WIRE TERMINATION BOX: BINGHAM & TAYLOR P2B200NFG12W2T
DUCTILE IRON PIPE: C153 WALL THICKNESS AWWA C151
GATE VALVE: AMERICAN FLOW CONTROL 2500 SERIES VALVE C515
BUTTERFLY VALVE (NOT LESS THAN 12" R MUELLER COMPANY B3211 SERIES BUTTERFLY VALVE
VALVE BOX: TYLER/UNION, EAST JORDAN IRON WORKS, BINGHAM AND TAYLOR DOMESTIC ONLY 3
PIECE VALVE BOX
VALVE BOX ADAPTOR: ADAPTOR INC #6 SERIES VALVE BOX ADAPTOR
HYDRANTS: 5-1/4" WATEROUS/AMERICAN FLOW CONTROL WB67 PACER, WITH FACTORY INSTALLED
STORZ NOZZLE, FEDERAL SAFETY YELLOW, 6" MJ INLET, WITH 2-2-1/2" NST HOSE
NOZZLES, WITH 1-1/2" PENTAGON NUT, COUNTERCLOCKWISE OPENING
SERVICE FITTINGS: MUELLER COMPANY C110 COMPRESSION OR FORD METER BOX Q JOINT SERIES ONLY
MJ FITTINGS: C153 MECHANICAL JOINT FITTINGS MANUFACTURED BY STAR PIPE PRODUCTS,
TYLER/UNION AND SIGMA CORP - DOMESTIC ONLY - NO IMPORT FITTINGS ALLOWED
MJ RESTRAINTS: ERAA IRON SERIES 2000PV FOR PVC (RED WITH BLUE NUTS), 1160 SERIES FOR
DUCTILE IRON (BLACK WITH BLUE NUTS), AND 1100X FOR CAST IRON (GRAY WITH BLUE NUTS)
ONLY
WATER SERVICES: 1"-2" CTS SDR9 POLY TUBING
CORP STOP: MUELLER COMPANY B25008 ALL SIZES CURB STOP:
MUELLER COMPANY B25155 ALL SIZES
CURB BOX: MUELLER COMPANY H10300 (1-1/4" UPPER) WITH EXTENSION ROD

***FOR THE USE OF ANY MATERIAL CATEGORY NOT LISTED ABOVE, PLEASE CONTACT THE UTILITY
COMMISSION FOR SPECIFIC REQUIREMENTS.

***PLEASE REFER TO THE CITY OF LAKE GENEVA DEVELOPMENT STANDARDS FOR SPECIFICATIONS ON
THE INSTALLATION REQUIREMENTS OF THE ABOVE LISTED UTILITY MATERIALS.

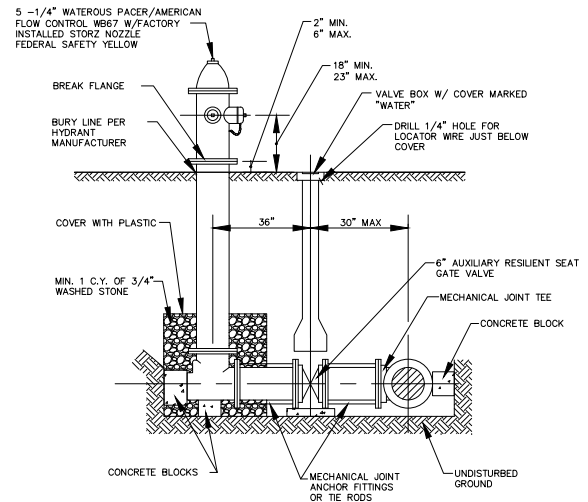


VALVE BOX DETAIL
NTS



TRACER WIRE ACCESS BOX LOCATION DETAIL
NTS

NOTE:
SPICE TRACER WIRE AT HYDRANT & TERMINATE



NOTES:

1. FIRE HYDRANTS SHALL BE MARKED WITH AN "X" ON THE NORTHERN MOST FLANGE BOLT AND THE ELEVATION OF THE BOLT RECORDED ON THE RECORD DRAWING FOR THE PROJECT.
2. ALL HYDRANTS SHALL HAVE A BURY DEPTH OF 6'6".
3. ACCEPTABLE FORMS OF BLOCKING SHALL BE ANY TWO COMBINATIONS OF THE METHODS 1, 2 OR 3 SHOWN BELOW. AUXILIARY VALVES MUST USE METHODS 1 AND 3 TO CONNECT TO THE WATER MAIN.
 1. THREADED RODS AND NUTS SHALL BE "CORTEN STEEL".
 2. BLOCKING AGAINST UNDISTURBED EARTH.
 3. RETAINING GLANDS.

WATER MAIN FIRE HYDRANT DETAIL
NTS

PROJECT:
SYMPHONY BAY
PHASE 7

LOCATION:
CITY OF LAKE
GENEVA, WI

CLIENT:
FAIRWYN

RELEASE:
CONSTRUCTION
SET

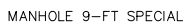
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2	11/1/22	CITY SUBMITAL
3	11/1/22	CITY SUBMITAL

all in

SHEET:
DETAILS

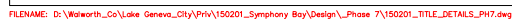
PROJECT MANAGER: DMJ
PROJECT NUMBER: 15.0501.07
DATE: 9-1-2022

SHEET NUMBER:
1.7



NOTES:

1. STORM SEWER CATCH BASINS SHALL HAVE 2-FOOT SUMPS
 2. STORM SEWER CATCH BASINS FOR 2X3 FT SHALL FOLLOW SDD BA 9-1.
 3. STORM SEWER CATCH BASINS FOR 4-FT, 5-FT AND 6-FT SHALL FOLLOW SDD BA 8-1.
 4. STORM SEWER FIELD INLETS FOR 2X3 FT AND 4-FT SHALL FOLLOW SDD BC 7-1 AND BC 6-1.
 5. STORM SEWER FIELD INLETS FOR 5-FT AND STORM SEWER MANHOLES 4-FT, 5-FT, 6-FT, 7-FT, AND 8-FT SHALL FOLLOW SDD BB 9-1.
 6. STORM SEWER FIELD INLETS SHALL USE FRAME AND GRATE NEENAH FOUNDRY R-2560-EI OR APPROVED EQUAL.
 7. STORM SEWER CATCH BASINS SHALL USE FRAME AND GRATE NEENAH FOUNDRY R-3067-L OR APPROVED EQUAL.
 8. STORM SEWER MANHOLES SHALL USE FRAME AND GRATE NEENAH FOUNDRY R-1580 OR APPROVED EQUAL.
9. SDD = WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWINGS AND CAN BE FOUND AT: <http://wiscosindot.org/rdw/sdd/sd-08-00toc.pdf>



PROJECT:

**SYMPHONY BAY
PHASE 7**

CITY OF LAKE
GENEVA, WI

CLIENT:

FAIRWYN

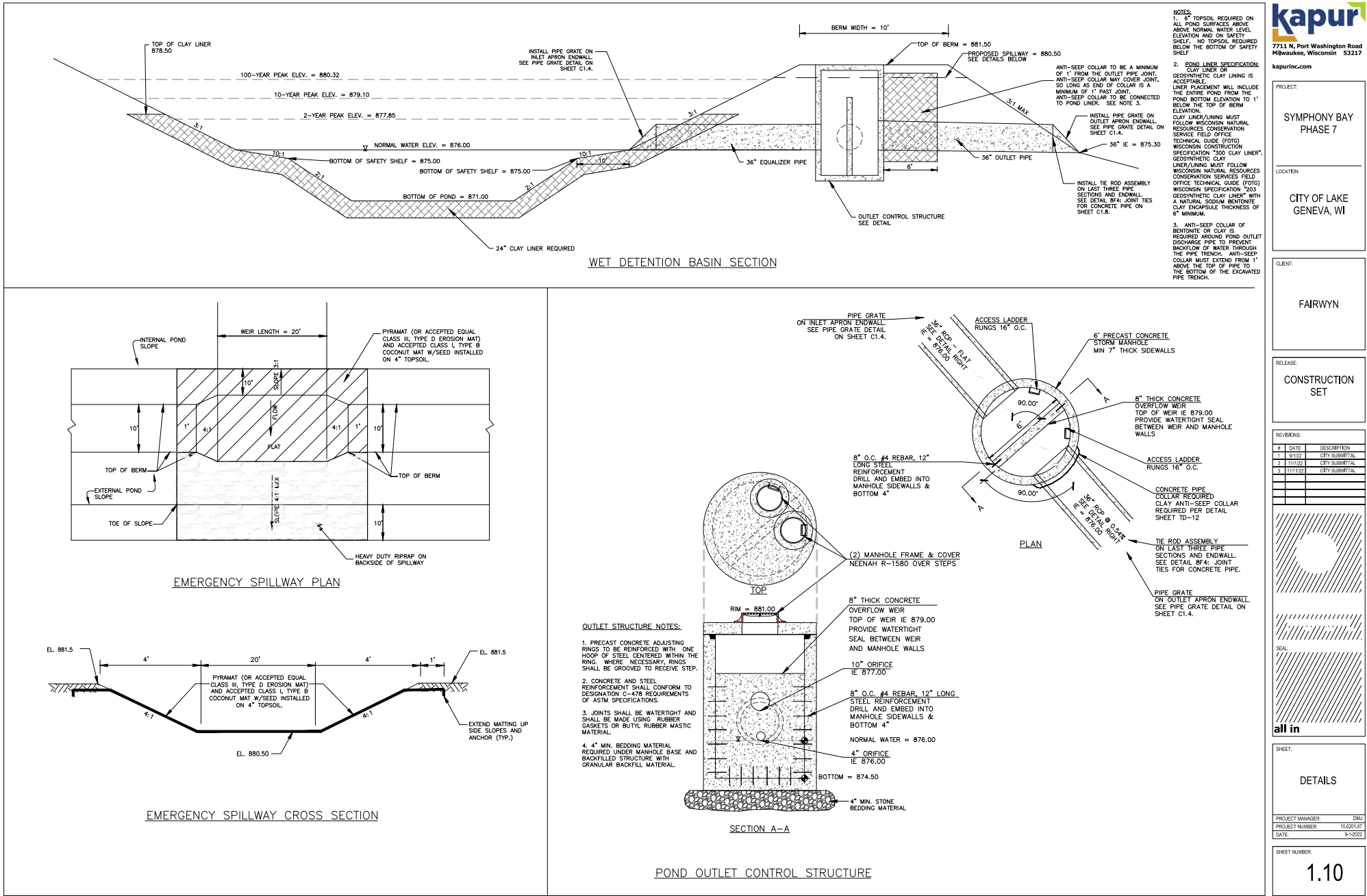
RELEASE:

CONSTRUCTION
SET

REVISIONS:		
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2	11/1/22	CITY SUBMITTAL
3	11/1/22	CITY SUBMITTAL

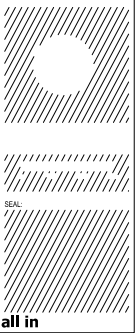
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DETAILS	
PROJECT MANAGER:	DMU
PROJECT NUMBER:	15.0201.07
DATE:	9-1-2022

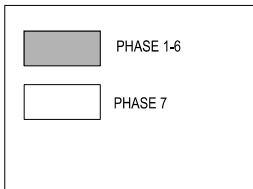
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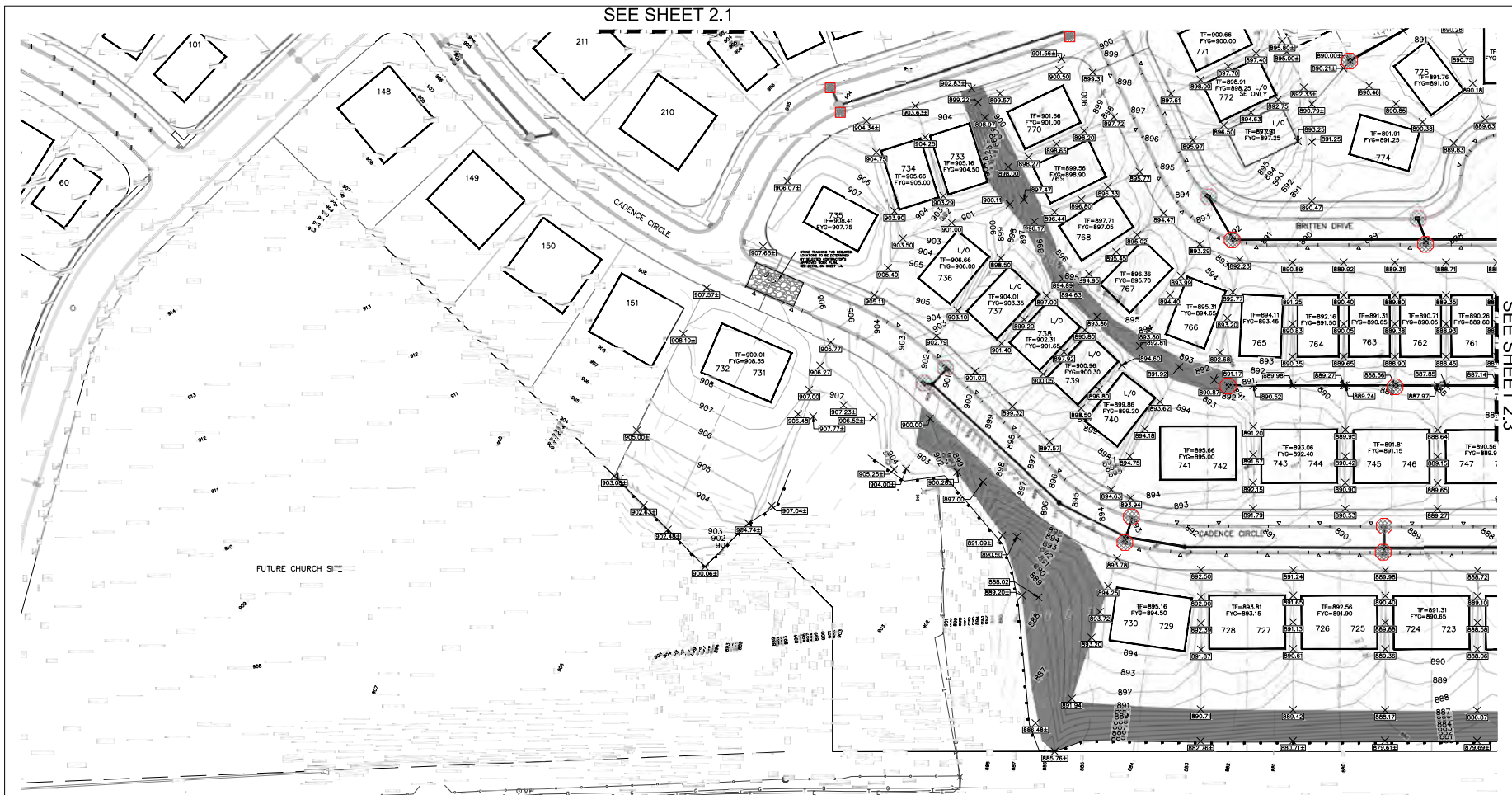
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REVISIONS:		
#	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITAL
2	11/1/22	CITY SUBMITAL
3	11/1/22	CITY SUBMITAL









GRADING LEGEND

---	EXISTING CONTOUR MINOR
---	EXISTING CONTOUR MAJOR
---	PROPOSED CONTOUR MINOR
---	PROPOSED CONTOUR MAJOR
897.47	LOT CERT. ELEVATION
FYG=898.3 TOW=899.0	PROPOSED FINISHED GRADE/ MIN. TOP OF FOUNDATION WALL
L/O W/O	LOOKOUT (FYG=47) [WALKOUT (FYG=97)]

EROSION CONTROL LEGEND

CLASS I, TYPE B EROSION MATTING SEE DETAIL SHEET 1.3	
EXISTING INLET PROTECTION, SEE DETAIL SHEET 1.3	
PROPOSED INLET PROTECTION, SEE DETAIL SHEET 1.3	
SILT SOCK DITCH CHECK, SEE DETAIL SHEET 1.3	
SILT FENCE, SEE DETAIL SHEET 1.2	
MEDIUM DUTY RIPRAP, SEE DETAIL SHEET TD-5	

1. ALL RECOMMENDED GRASSES ARE TO FINISHED YARD GRADE.
2. FINISHED FLOOR ELEVATION= FYG + 1' (1'17" VARIES)
3. TOP OF FOUNDATION WALL ELEVATION= FYG + 4'
4. GRASSES ARE SUBJECT TO CHANGE DEPENDING ON LOCATION OF HOUSE AND SOIL CONDITIONS UPON CONSTRUCTION. APPROVAL OF ALL GRASSING OPERATIONS SHALL BE OBTAINED FROM THE CITY OF LAKE GENEVA.
5. ALL EXISTING SITE FIELD DRAINAGE TILES WHICH ARE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED, REDIRECTED AND/OR CONNECTED TO THE PROPOSED STORM DRAIN SYSTEM. THE CONTRACTOR SHALL MARK, DOCUMENT THE LOCATION AND NOTIFY THE CITY OF LAKE GENEVA EACH TIME A DRAIN TILE IS ENCOUNTERED DURING CONSTRUCTION.
6. ALL PROPOSED HOUSE PAD AREAS SHOULD BE LEFT LOW. MAIN FINISHED GRADE AT THE CONSTRUCTION COMPLETION, TO ALLOW FOR BURNING MATERIAL SPILL DURING CONSTRUCTION.
7. ALL PROPOSED STORM CATCH BASINS TO BE PROTECTED PER DETAIL.

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING. INSPECT AND DOCUMENT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING. INSPECT AND DOCUMENT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING. INSPECT AND DOCUMENT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING. INSPECT AND DOCUMENT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING.



Location Map

DIGGERS HOTLINE
Toll Free (800) 343-8811
Milwaukee Area (414) 288-1181
Hearing Impaired TDD (800) 642-2288
www.DiggersHotline.com

kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

PROJECT:
SYMPHONY BAY
PHASE 7

LOCATION:
CITY OF LAKE
GENEVA, WI

CLIENT:
FAIRWYN

RELEASE:
CONSTRUCTION
SET

REVISIONS:	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITAL
2	11/1/22	CITY SUBMITAL
3	11/1/22	CITY SUBMITAL



SCALE: 1" = 50'

all in

SHEET:
GRADING AND
EROSION
CONTROL PLAN

PROJECT MANAGER: DMJ
PROJECT NUMBER: 15.0201.07
DATE: 9-1-2022

SHEET NUMBER:
2.2

PROJECT:
**SYMPHONY BAY
PHASE 7**

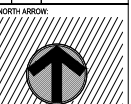
LOCATION:
**CITY OF LAKE
GENEVA, WI**

CLIENT:
FAIRWYN

RELEASE:
**CONSTRUCTION
SET**

REVISIONS:

#	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITAL
2	11/1/22	CITY SUBMITAL
3	11/1/22	CITY SUBMITAL



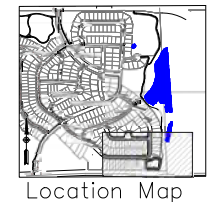
SCALE: 1" = 50'

all in

SHEET:
**GRADING AND
EROSION
CONTROL PLAN**

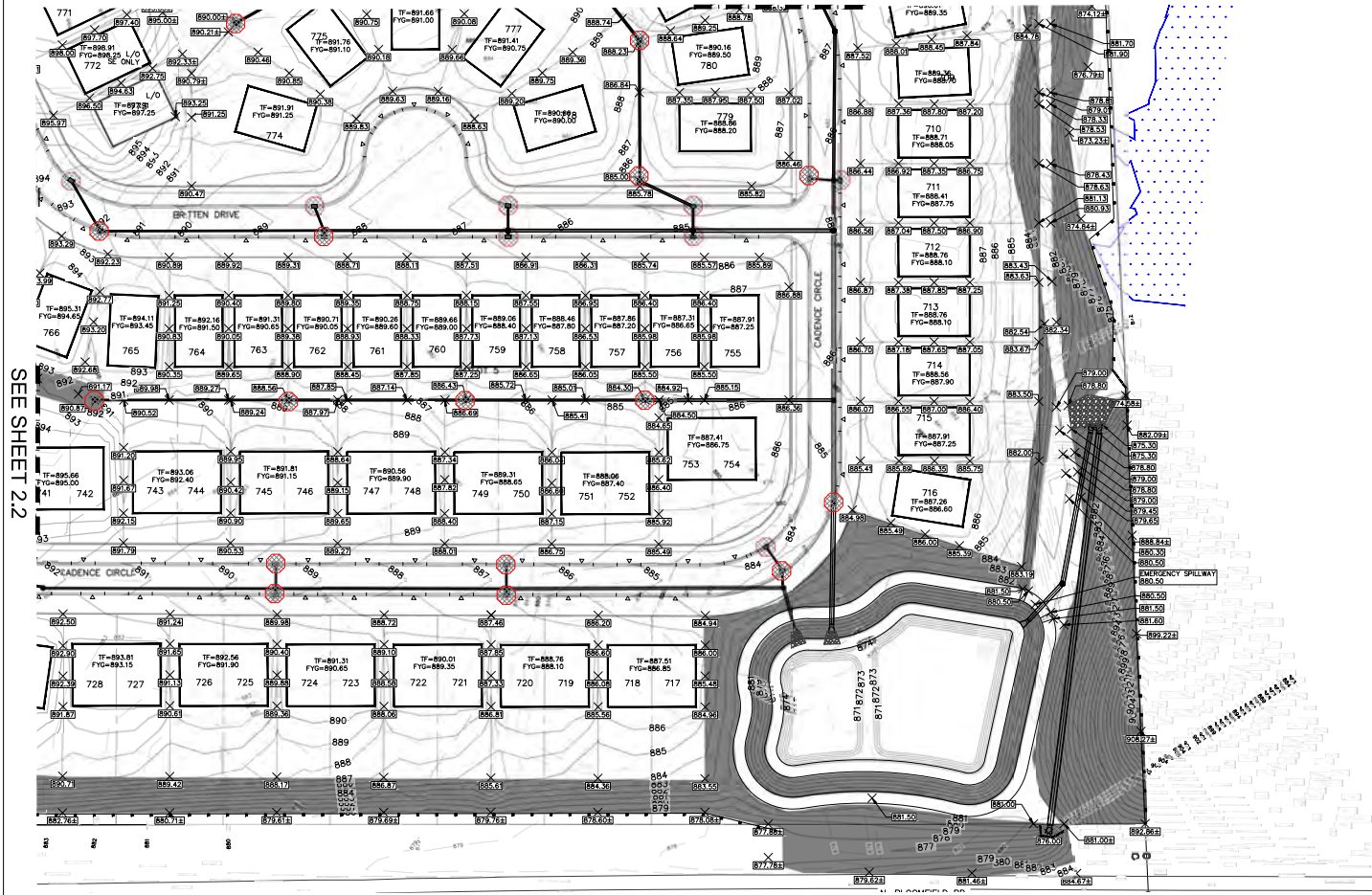
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PROJECT NUMBER: 15.001.07
DATE: 9-1-2022

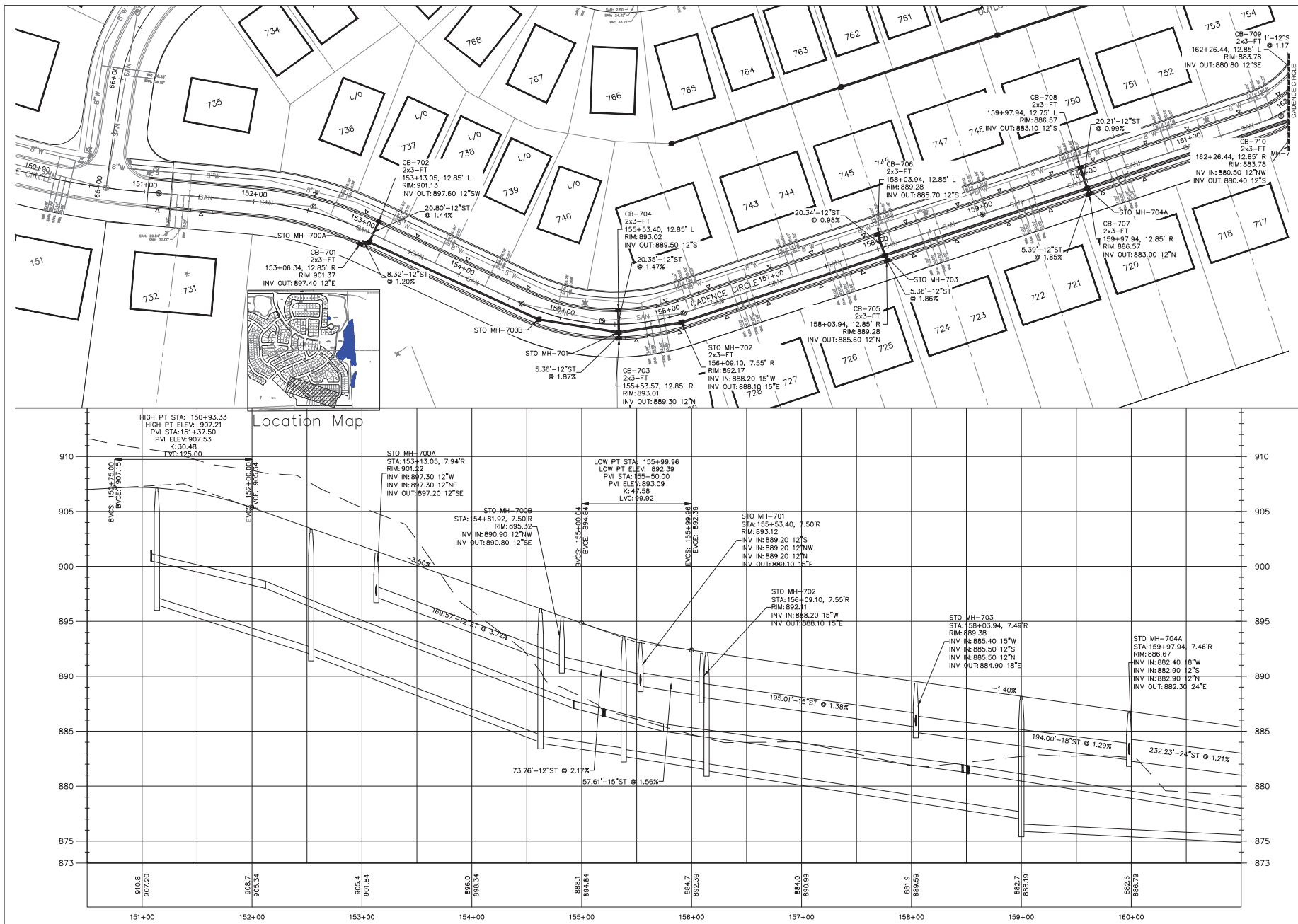
SHEET NUMBER:
2.3



DIGGERS HOTLINE
Toll Free (800) 343-8811
Milwaukee Area (414) 335-1181
Hearing Impaired TDD (800) 642-2286
www.DiggersHotline.com

SEE SHEET 2.1





FILENAME: D:\Walworth_Co\Lake Geneva_City\PH\150201_Symphony Bay\Design_Phase 7\150201_DSQN-PH7.dwg

kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

PROJECT:
**SYMPHONY BAY
PHASE 7**

LOCATION:
**CITY OF LAKE
GENEVA, WI**

CLIENT:
FAIRWYN

RELEASE:
**CONSTRUCTION
SET**

REVISIONS:

#	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITTAL
2	11/1/22	CITY SUBMITTAL
3	11/1/22	CITY SUBMITTAL

NORTH ARROW

SCALE: HOR: 1" = 40'
VER: 1" = 4'

SEAL

all in

SHEET:
**ROAD AND STORM
CADENCE CIRCLE**

PROJECT MANAGER: DKA
PROJECT NUMBER: 150201.07
DATE: 9-1-2022

SHEET NUMBER:
3.1

PROJECT:
SYMPHONY BAY
PHASE 7

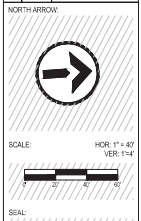
LOCATION:
CITY OF LAKE
GENEVA, WI

CLIENT:
FAIRWYN

RELEASE:
CONSTRUCTION
SET

REVISIONS:

#	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITTAL
2	11/1/22	CITY SUBMITTAL
3	11/1/22	CITY SUBMITTAL

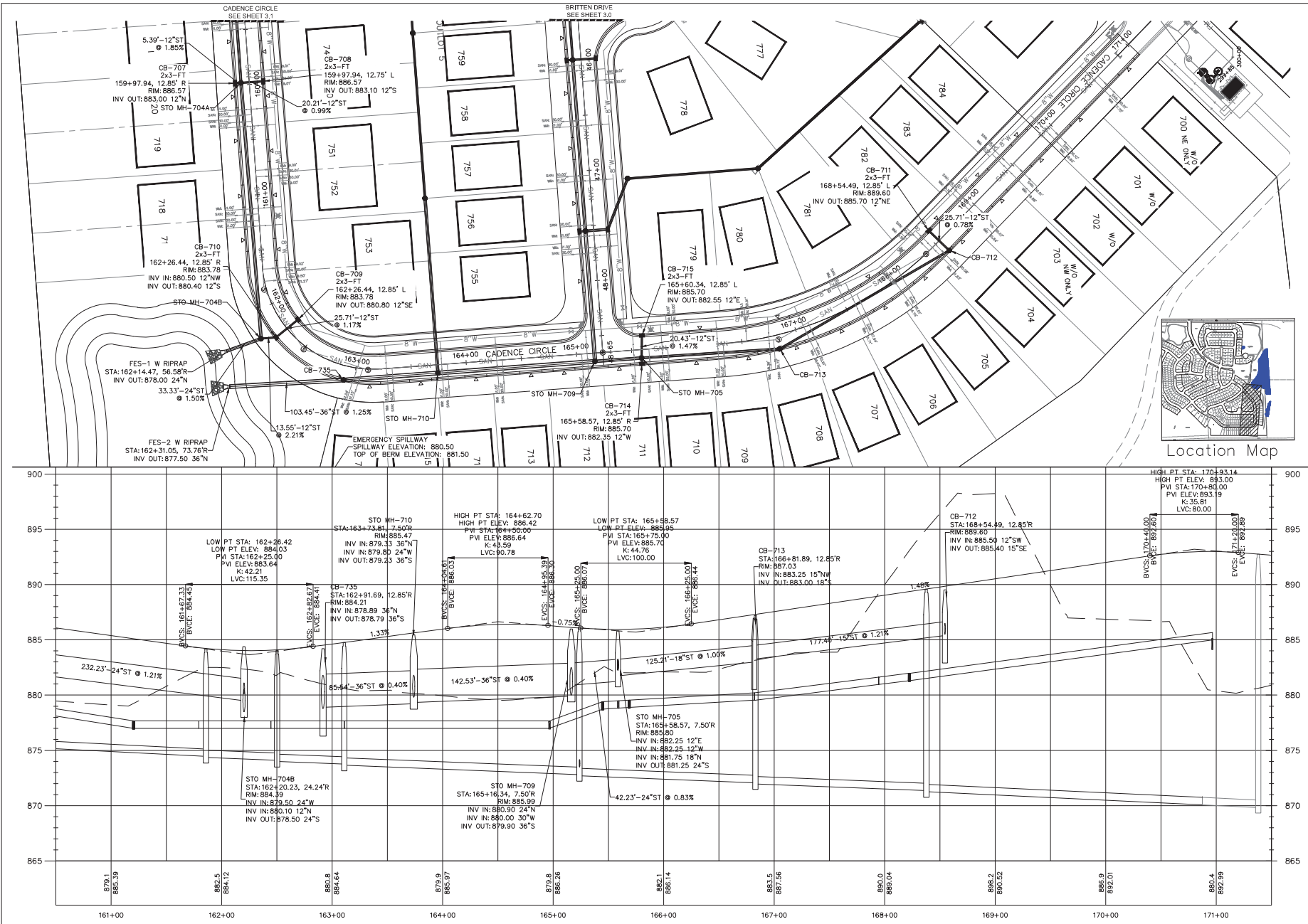


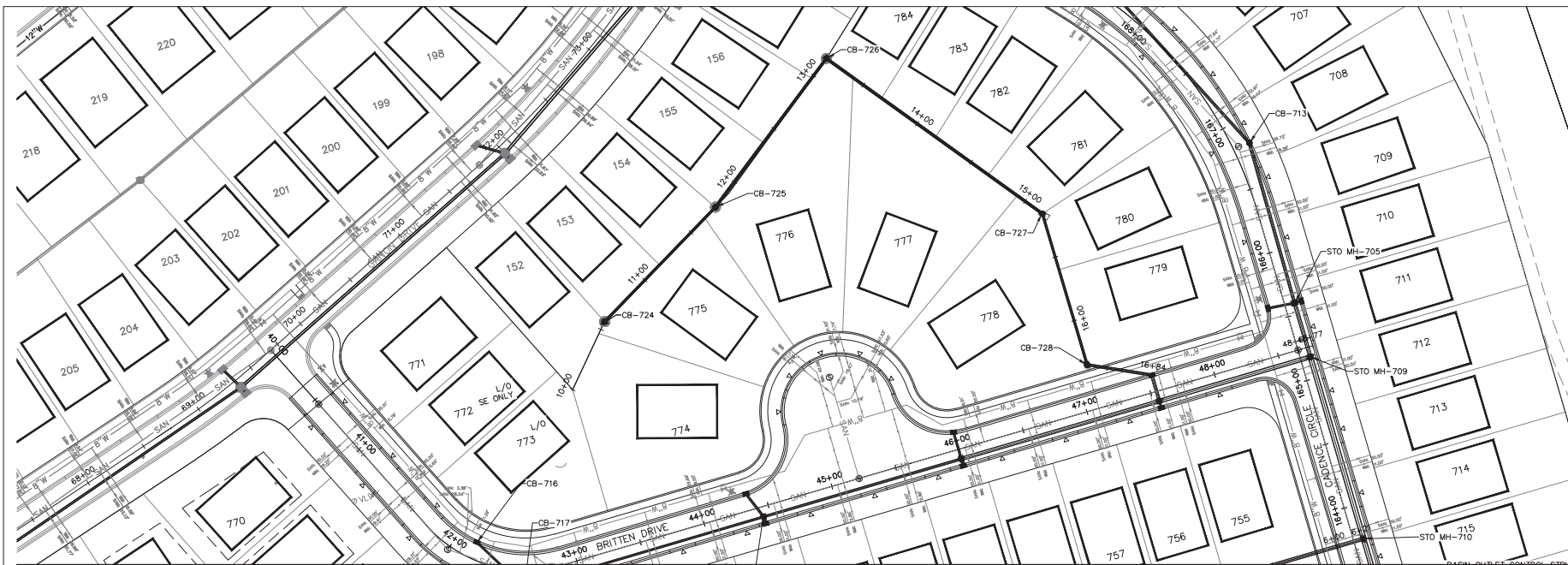
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SHEET:
ROAD AND STORM
CADENCE CIRCLE

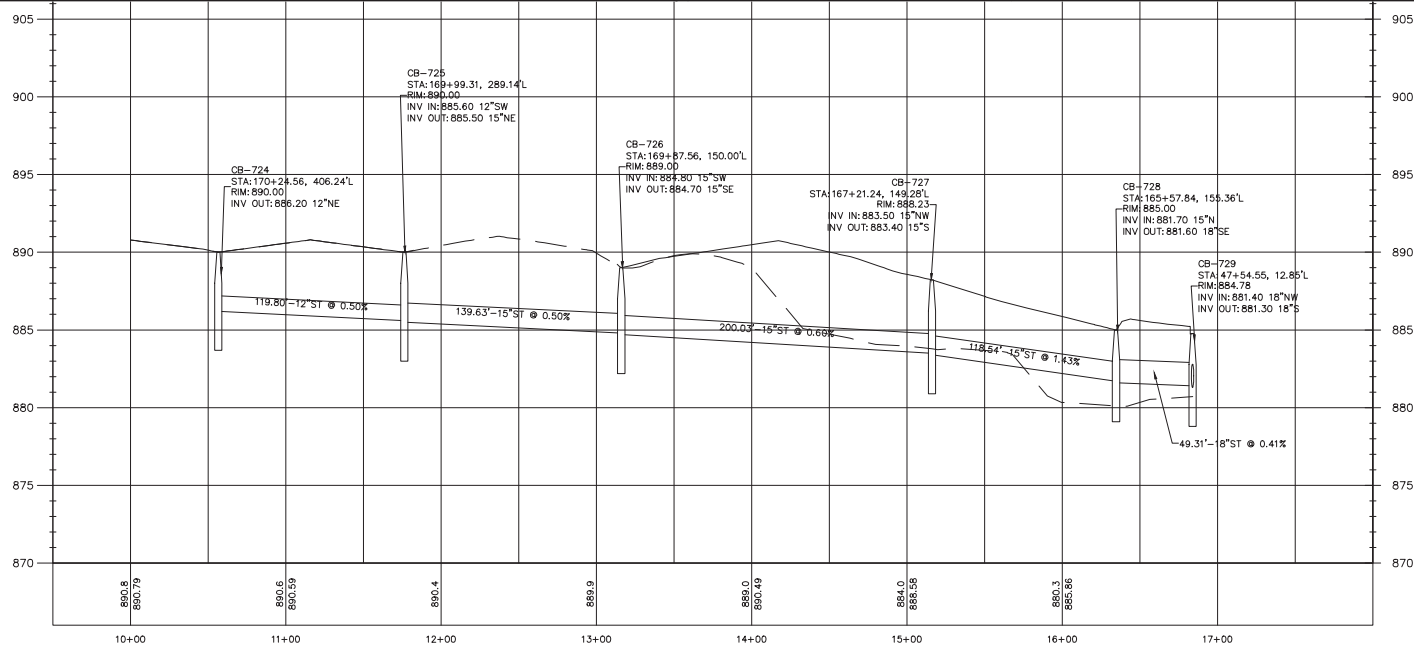
PROJECT MANAGER: DKA
PROJECT NUMBER: 150201.07
DATE: 9-1-2022

SHEET NUMBER:
3.2





Location Map



PROJECT:
**SYMPHONY BAY
PHASE 7**

LOCATION:
**CITY OF LAKE
GENEVA, WI**

CLIENT:
FAIRWYN

RELEASE:
**CONSTRUCTION
SET**

#	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITTAL
2	11/1/22	CITY SUBMITTAL
3	11/1/22	CITY SUBMITTAL



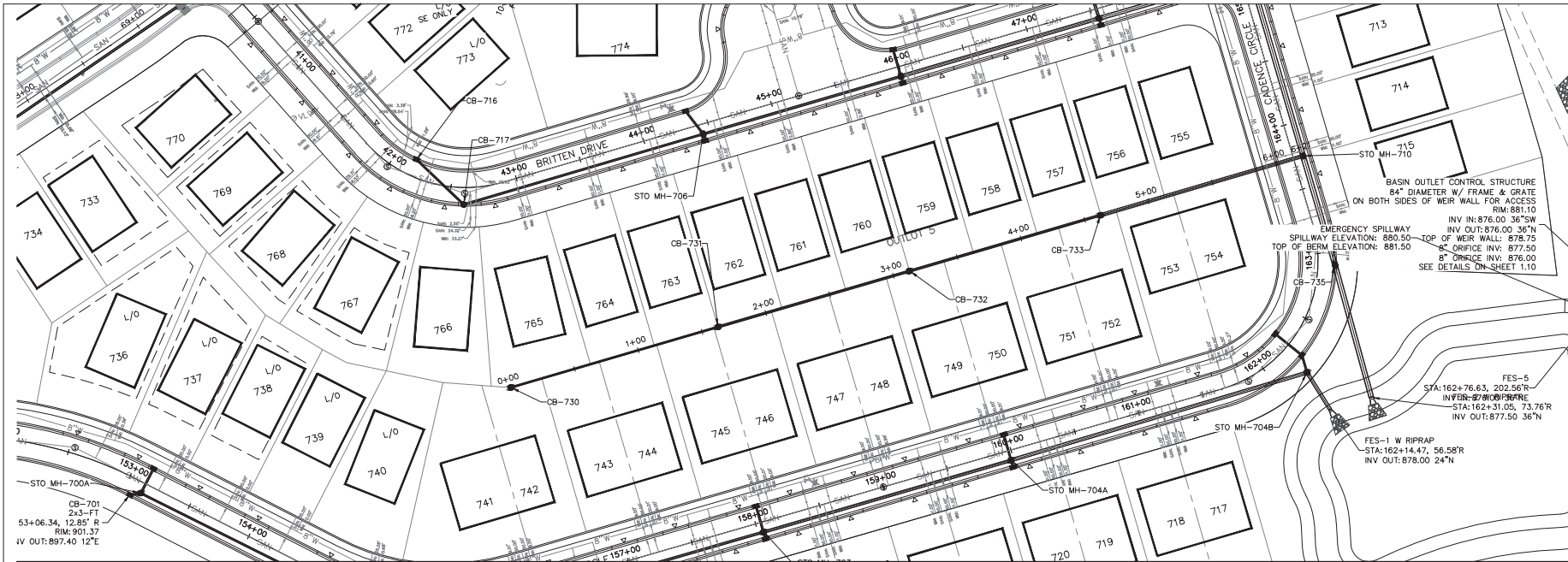
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VER: 1" = 4'

all in

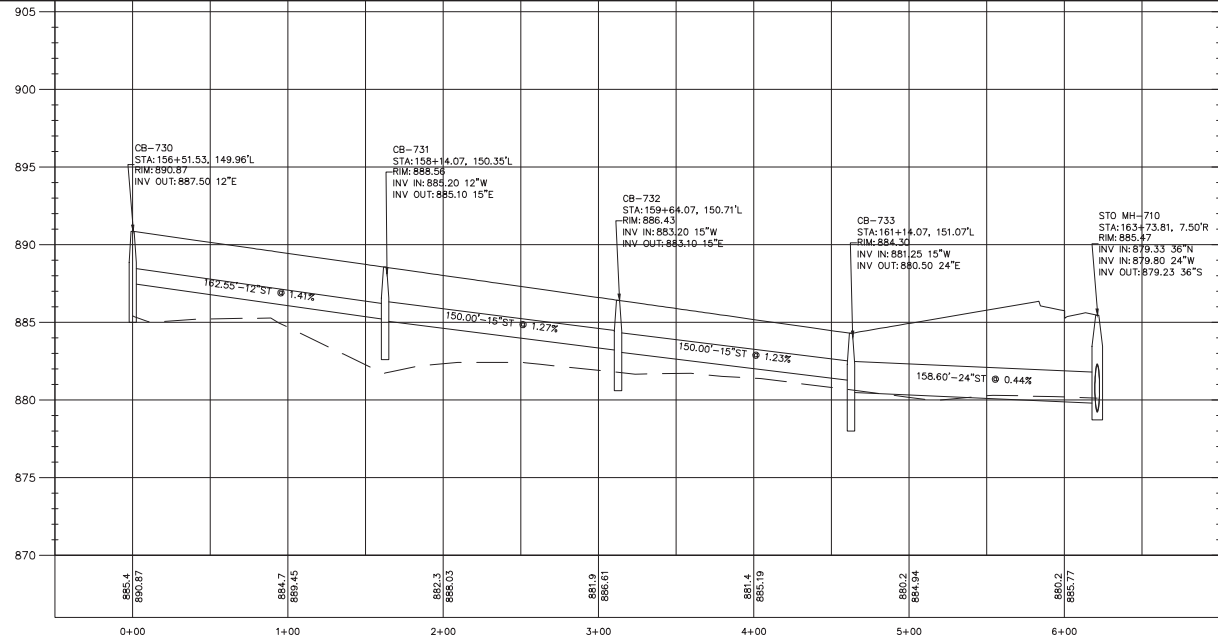
SHEET:
ROAD AND STORM

PROJECT MANAGER: DKA
PROJECT NUMBER: 15.0001.07
DATE: 9-1-2022

SHEET NUMBER:
3.3



Location Map





7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

PROJECT:
**SYMPHONY BAY
PHASE 7**

LOCATION:
**CITY OF LAKE
GENEVA, WI**

CLIENT:
FAIRWYN

RELEASE:
**CONSTRUCTION
SET**

REVISIONS:

#	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITTAL
2	11/1/22	CITY SUBMITTAL
3	11/1/22	CITY SUBMITTAL

NORTH ARROW:



SCALE: HOR: 1" = 40'
VER: 1" = 4'



SEAL:

all in

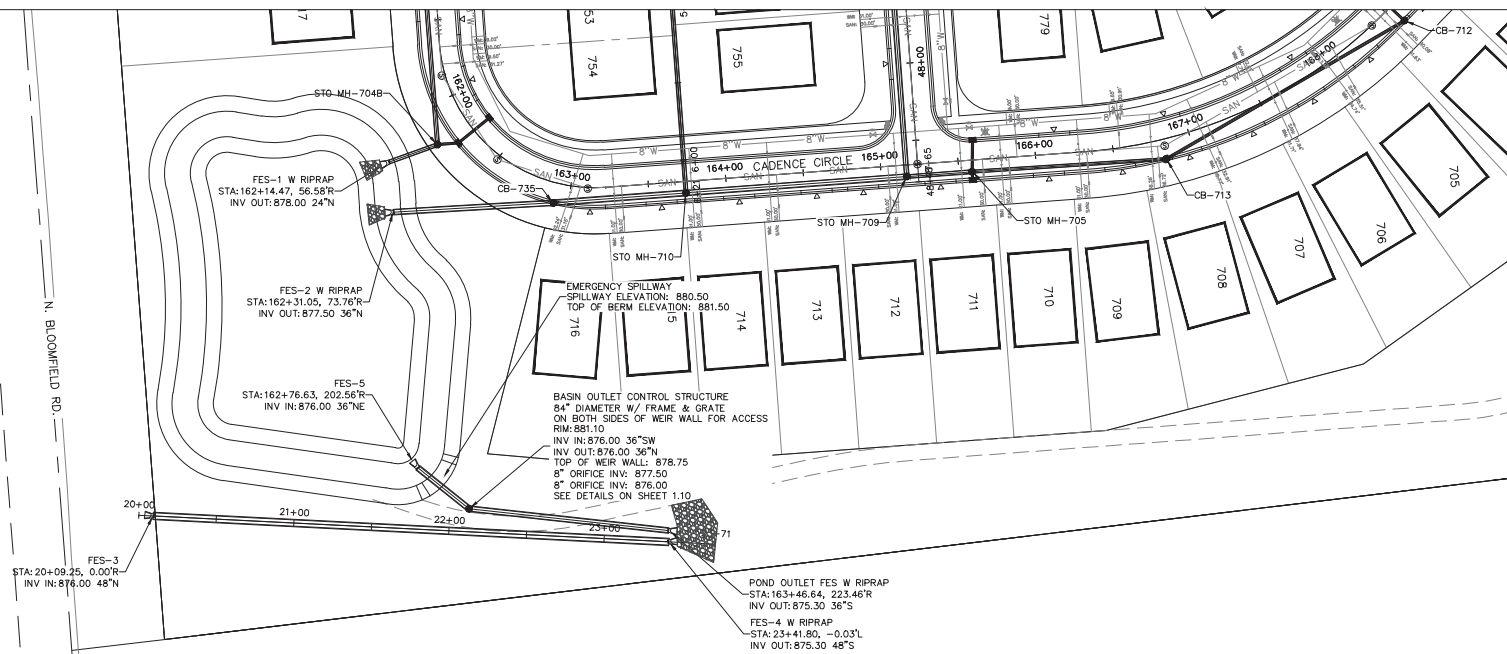
SHEET:
ROAD AND STORM

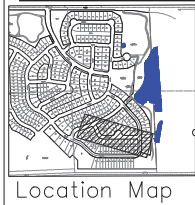
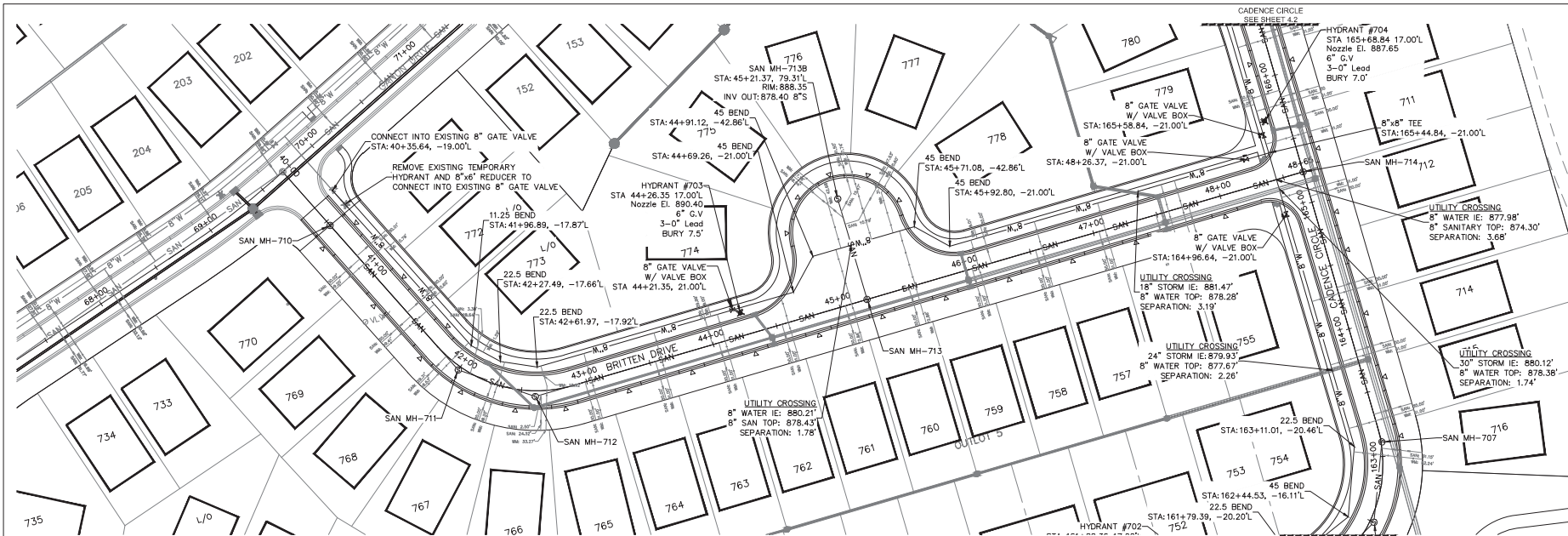
PROJECT MANAGER: **DKA**
PROJECT NUMBER: **15.0001.07**
DATE: **9-1-2022**

SHEET NUMBER:
3.4

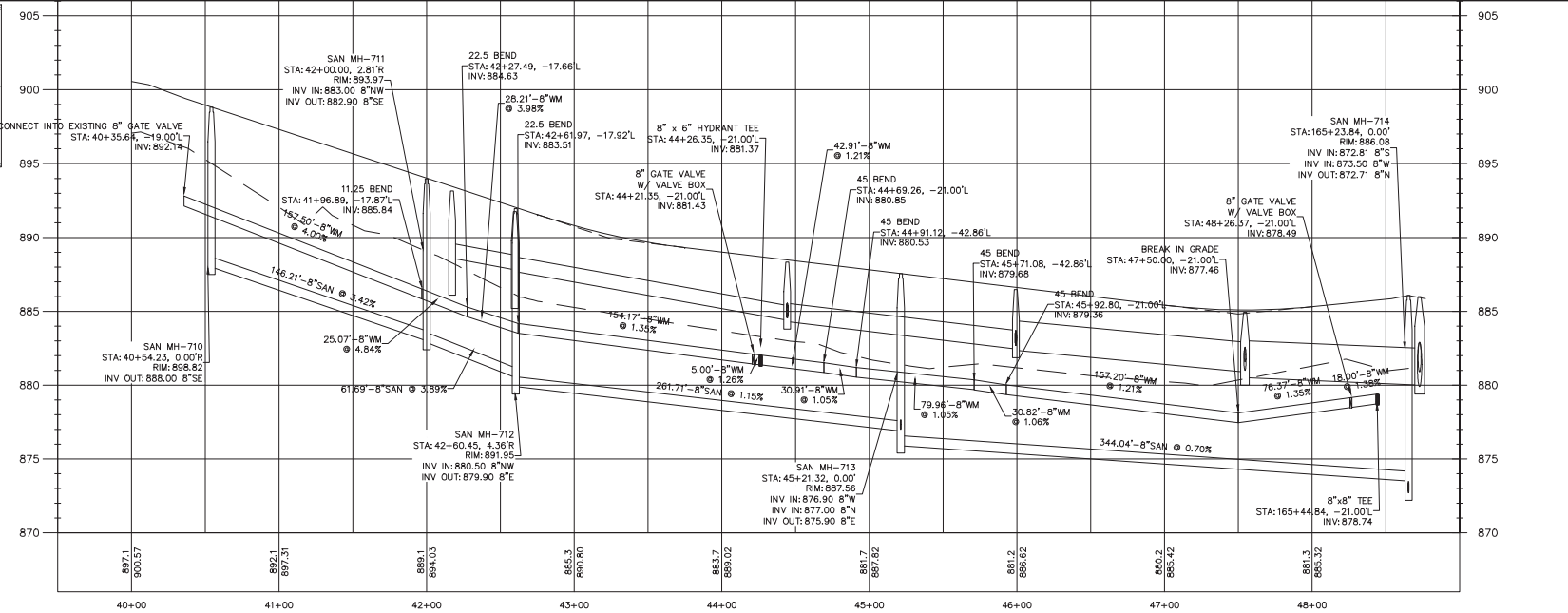


Location Map





Location Map



kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

PROJECT:
**SYMPHONY BAY
PHASE 7**

LOCATION:
**CITY OF LAKE
GENEVA, WI**

CLIENT:
FAIRWYN

RELEASE:
**CONSTRUCTION
SET**

#	DATE	DESCRIPTION
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3	11/1/22	CITY SUBMITTAL

REVISIONS:

NORTH ARROW

SCALE: 1" = 40'
VER: 1" = 4'

SEAL

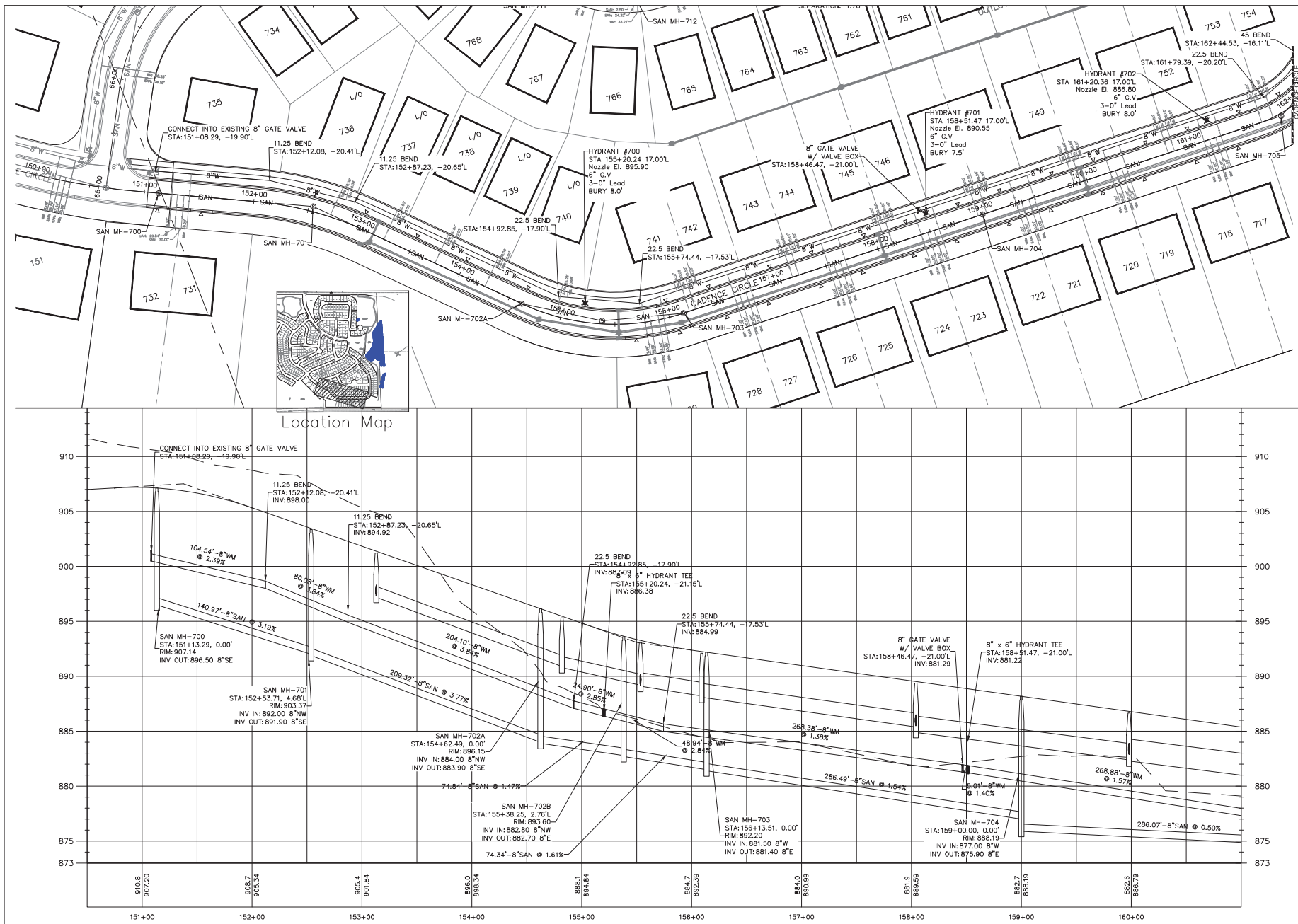
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SHEET:
**SANITARY AND
WATER BRITTEN
DRIVE**

PROJECT MANAGER: DKA
PROJECT NUMBER: 150201.07
DATE: 9-1-2022

SHEET NUMBER:
4.0

FILENAME: D:\Walworth_Co\Lake Geneva_City\Priv\150201_Symphony Bay\Design_Phase 7\150201_DS0N-PH7.dwg



7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

PROJECT:

SYMPHONY BAY
PHASE 7

LOCATION:

CITY OF LAKE
GENEVA, WI

CLIENT:

FAIRWYN

RELEASE:

CONSTRUCTION
SET

REVISIONS:

#	DATE	DESCRIPTION
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2	11/1/22	CITY SUBMITTAL
3	11/1/22	CITY SUBMITTAL

NORTH ARROW

SCALE:

HOR: 1" = 40'
VER: 1" = 4'

all in

SHEET:

SANITARY AND
WATER
CADENCE CIRCLE

PROJECT MANAGER: DKA
PROJECT NUMBER: 150201.07
DATE: 9-1-2022

SHEET NUMBER:

4.1

FILENAME: D:\Walworth_Co\Lake Geneva_City\PH\150201_Symphony Bay\Design_Phase 7\150201_DSQN-PH7.dwg

PROJECT:
SYMPHONY BAY
PHASE 7

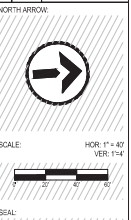
LOCATION:
CITY OF LAKE
GENEVA, WI

CURT:
FAIRWYN

RELEASE:
CONSTRUCTION
SET

REVISIONS:

#	DATE	DESCRIPTION
1	9/1/22	CITY SUBMITTAL
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3	11/1/22	CITY SUBMITTAL

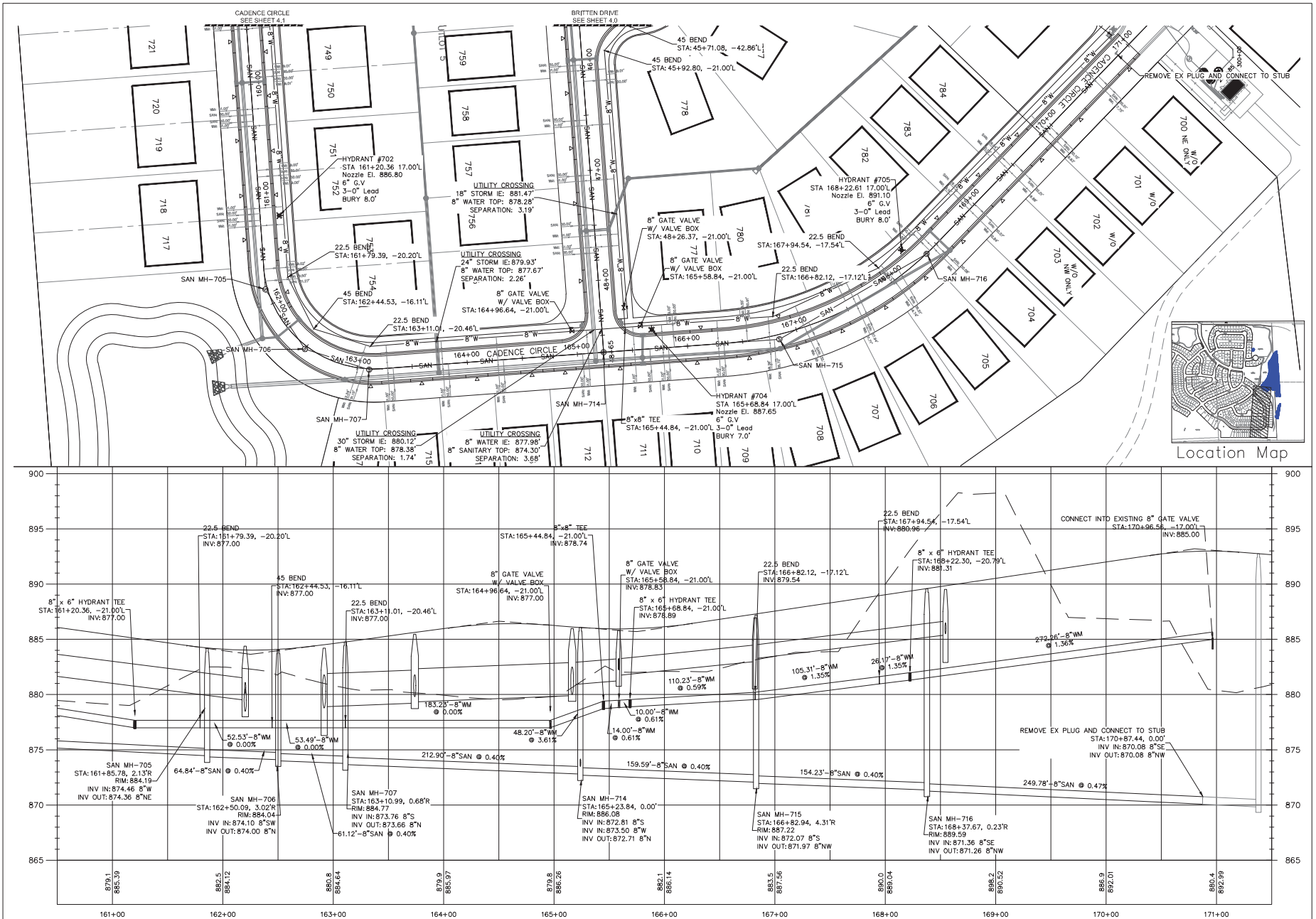


all in

SHEET:
SANITARY AND
WATER
CADENCE CIRCLE

PROJECT MANAGER: DKA
PROJECT NUMBER: 15.0001.07
DATE: 9-1-2022

SHEET NUMBER:
4.2



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: December 19, 2022

Agenda Item #8

Applicant:

David Scotney
140 Lincoln Pkwy
Williams Bay, WI 53191

Request:

830 Williams Street
Tax Key No. ZRA 00017
Proposed Limited Conditional Use Permit for
Commercial Indoor Lodging

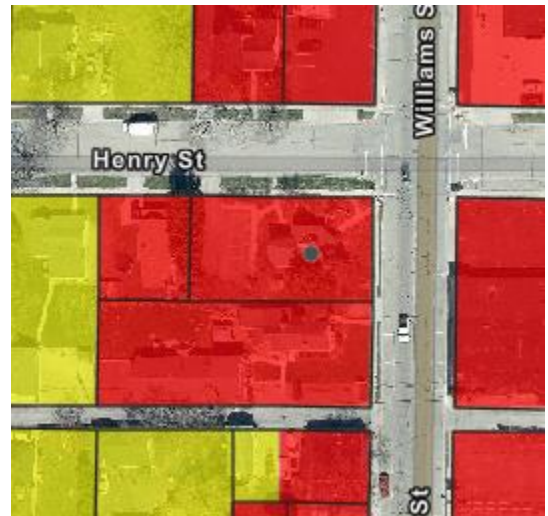
Description:

The applicant is submitting a proposal for a “Limited” Conditional Use Permit (CUP) for a Commercial Indoor Lodging land use for the property located at 830 Williams Street. The proposed use is subject to the requirements of Section 98-206(4)(k) pertaining to Commercial Indoor Lodging land uses.

The subject property is located at the southeast corner of Williams Street and Henry Street. It is zoned General Business (GB). Adjacent properties are also zoned GB.

The property was recently gift shop, and the building would be updated to accommodate a Commercial Indoor Lodging use containing four bedrooms. One bedroom will be located on the first floor and three bedrooms will be on the second floor. No external changes to the site plan are proposed.

Commercial Indoor Lodging land uses require one parking space per bedroom, which amounts to four required parking spaces for this property. The property currently includes six surface parking spaces located in a parking lot accessed from Henry Street, so no additional parking is needed.



Staff Review:

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

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

Action by the Plan Commission:

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

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

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

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

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

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

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

Staff Recommendation:

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

Suggested Motions:

- *Approve:* I recommend approval of the proposed *Limited Conditional Use Permit for David Scotney, 140 Lincoln Pkwy, Williams Bay, WI 53191 for a proposed Commercial Indoor Lodging land use for the property located at 830 Williams Street., in the General Business (GB) zoning district, Tax Key No. ZRA 00017*, including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- *Deny:* I recommend denial of the proposed *Limited Conditional Use Permit for David Scotney, 140 Lincoln Pkwy, Williams Bay, WI 53191 for a proposed Commercial Indoor Lodging land use for the property located at 830 Williams Street., in the General Business (GB) zoning district, Tax Key No. ZRA 00017*, because *[provide rationale for denial, based on substantial evidence]*.

Jackie Mich, AICP
City Planning Consultant
Vandewalle & Associates

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

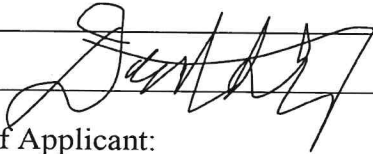
830 Williams Street, Lake Geneva 53147

ZRA00017

Name and Address of Current Owner: **David Scotney, 140 Lincoln Pkwy, Williams Bay, WI 53191**

Telephone No. with area code & Email of Current Owner: **312-451-1494 davidoakfire@gmail.com**

Owner Signature: _____



Name and Address of Applicant:

David Scotney, 140 Lincoln Pkwy, Williams Bay, WI 53191

Telephone No. with area code & Email of Applicant: **312-451-1494 davidoakfire@gmail.com**

Proposed Conditional Use: **Plan to use the property as a Short Term Rental property for 12 months of the year**

Zoning District in which land is located: _____

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

Pete Juergens, Geneva Bay Designs, N2689 Sunset Blvd, Lake Geneva WI 53147

Short statement describing activities to take place on site:

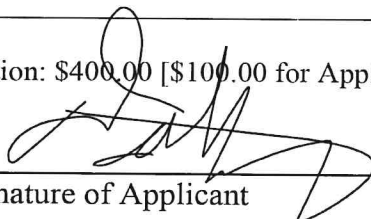
Vacation rentals

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

11/1/2022

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

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

Date: _____ by: _____

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

Date: _____ by: _____

↓
 X X (a) A map of the proposed conditional use:

- X Showing all lands for which the conditional use is proposed;
- X Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
- X Map and all its parts 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:
 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 current property is zoned General Business and has it's own dedicated

parking lot making it very suitable for short term vacation rental use year round.

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

The current property is zoned General Business and has it's own dedicated

parking lot making it very suitable for short term vacation rental use year round.

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

The proposed business does not have any negative impact on the city based on the fact

it has more than enough onsite parking to accomodate the 4 bedroom house rental

It is also located on a major street with other businesses and will not impact residential traffic

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?

We are proposing using the house as it was intended with the 4 bedrooms and not

planning on changing it's impact on the environs

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?

Yes

IV. FINAL APPLICATION PACKET INFORMATION

- ____ Receipt of 1 full scale copy in blueline or blackline
of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ Receipt of 8 reduced (8.5" by 11" text and 11" x 17" graphics)
copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ A digital copy of Final Application Packet shall be emailed to the
Building and Zoning Department upon submittal deadline. Date: _____ by: _____
- ____ 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: _____

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

Date: _____ by: _____

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

Date: _____ by: _____

↓

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

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

 X Land use plan map designation(s);

 X Current land uses present on the subject property;

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

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

 X 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;

 X 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;
 - X The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;
 - X 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;
 - X The location, type, height, size and lighting of all signage on the subject property to include a photometric plan;
 - X 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 1 full scale copy in blue line or black line
of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

____ Receipt of 8 reduced (8.5" by 11" text and 11" x 17" graphics)
copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

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

Development Review Committee (DRC) Application

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

Applicant Information

Property Address **830 Williams Street, Lake Geneva WI 53147**

Applicant name **David Scotney**

Applicant email davidoakfire@gmail.com Phone Number **312-451-1494**

Architect/Contractor/Designer Name **Pete Juergens, Geneva Bay Designs**

Architect/Contractor/Designer Email **pete.juergens05@gmail.com** Phone Number **414-588-2909**

Type of Construction: New _____ Addition _____ Remodel **X**

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

Type of Business Short Term Rental

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) EXISTING SIGN USED
- Exterior lighting plans? YES / NO
- What kind of noise or level of noise will the business have? NONE
- 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

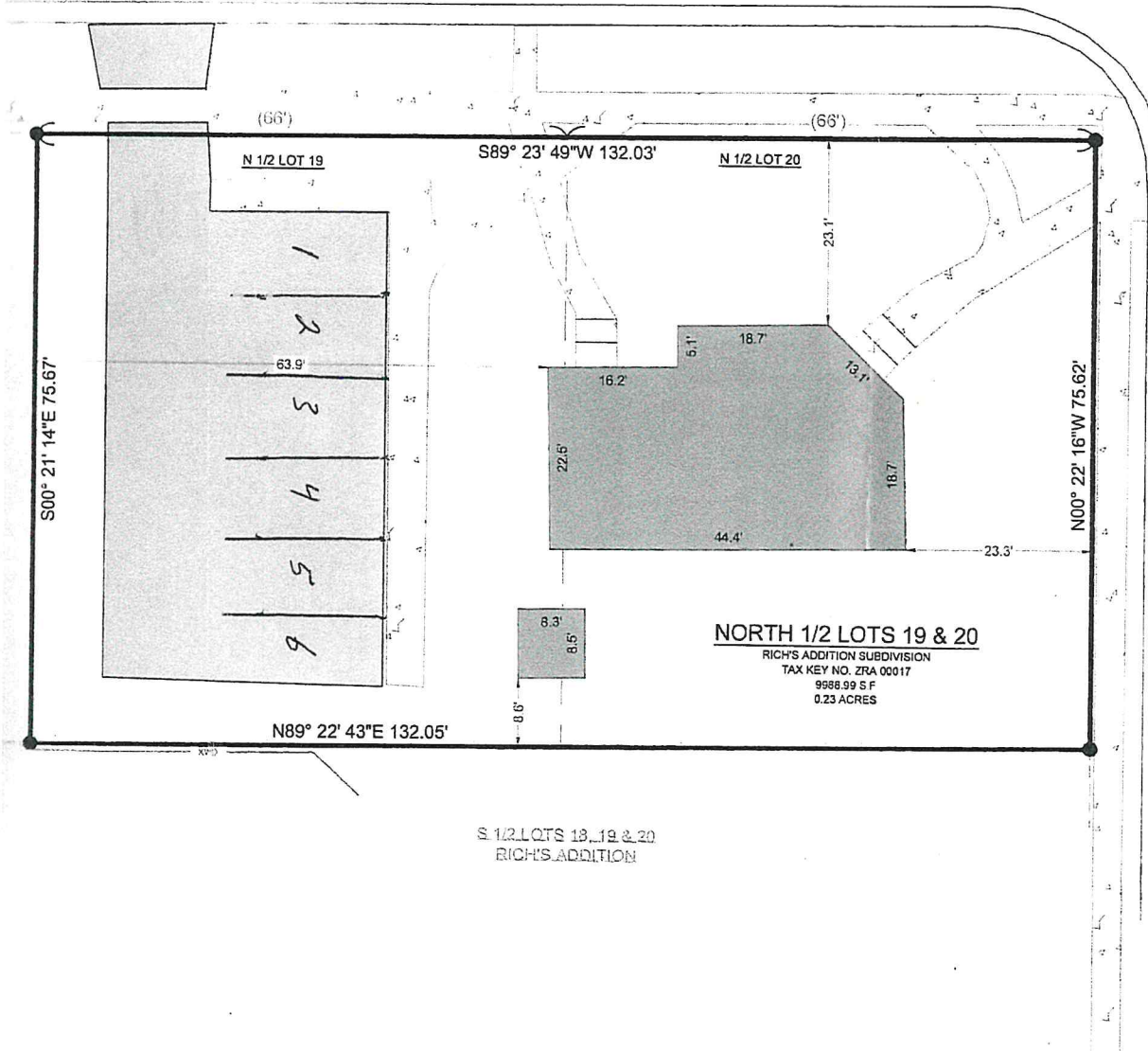
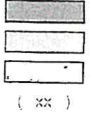
If the development is Commercial or Industrial, please provide the following:

- Water service size requirement NA
- Estimated daily water usage in gallons per day NA
- Estimated maximum water flow in gallons per minute NA
- Number of bathrooms 2
- 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 _____

LEGEND



WILLIAMS STREET

BASIS OF BEARING:
THE WISCONSIN
NAD-83, SOUTH

BASIS OF ELEVATION:
ELEVATIONS A
VERTICAL DAT

BUILDING SURVEY:
THE EXTERIOR

SURVEY ORDERED BY:
JUAN MARTINEZ

PROPERTY ADDRESS:
830 WILLIAMS S
LAKE GENEVA V

FIELD WORK COMPLETED
APRIL 26, 2022

FIELD CREW CHIEF:
TODD HENRICK

SURVEYOR:
PAUL H. VAN HENKEL
CARDINAL ENG

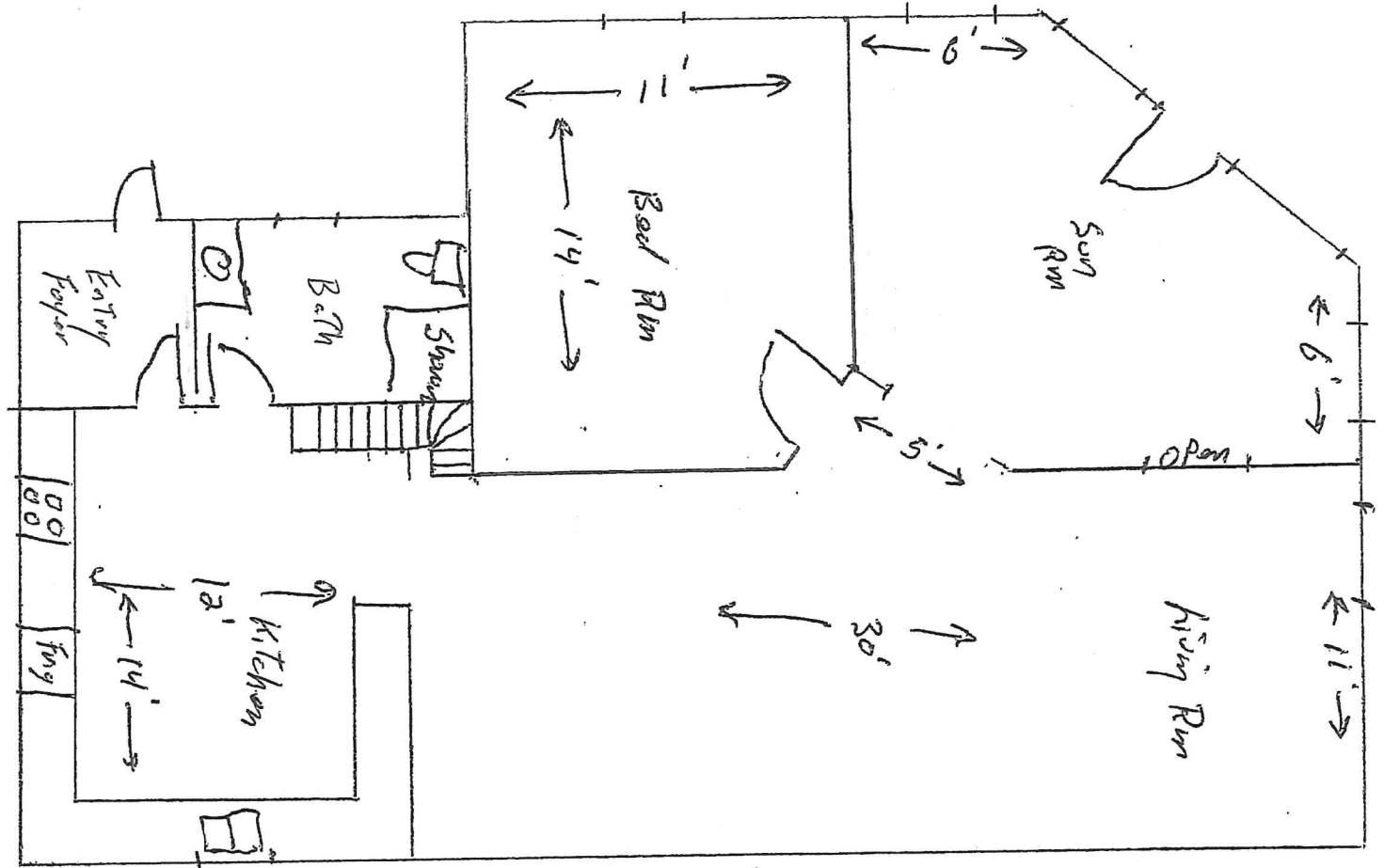
"I HEREBY CERTIFY THAT
AND THE MAP IS A TRUE
BOUNDARIES AND SHOW
APPARENT EASEMENTS."

Paul H. Van Henkel
PAUL H. VAN HENKEL

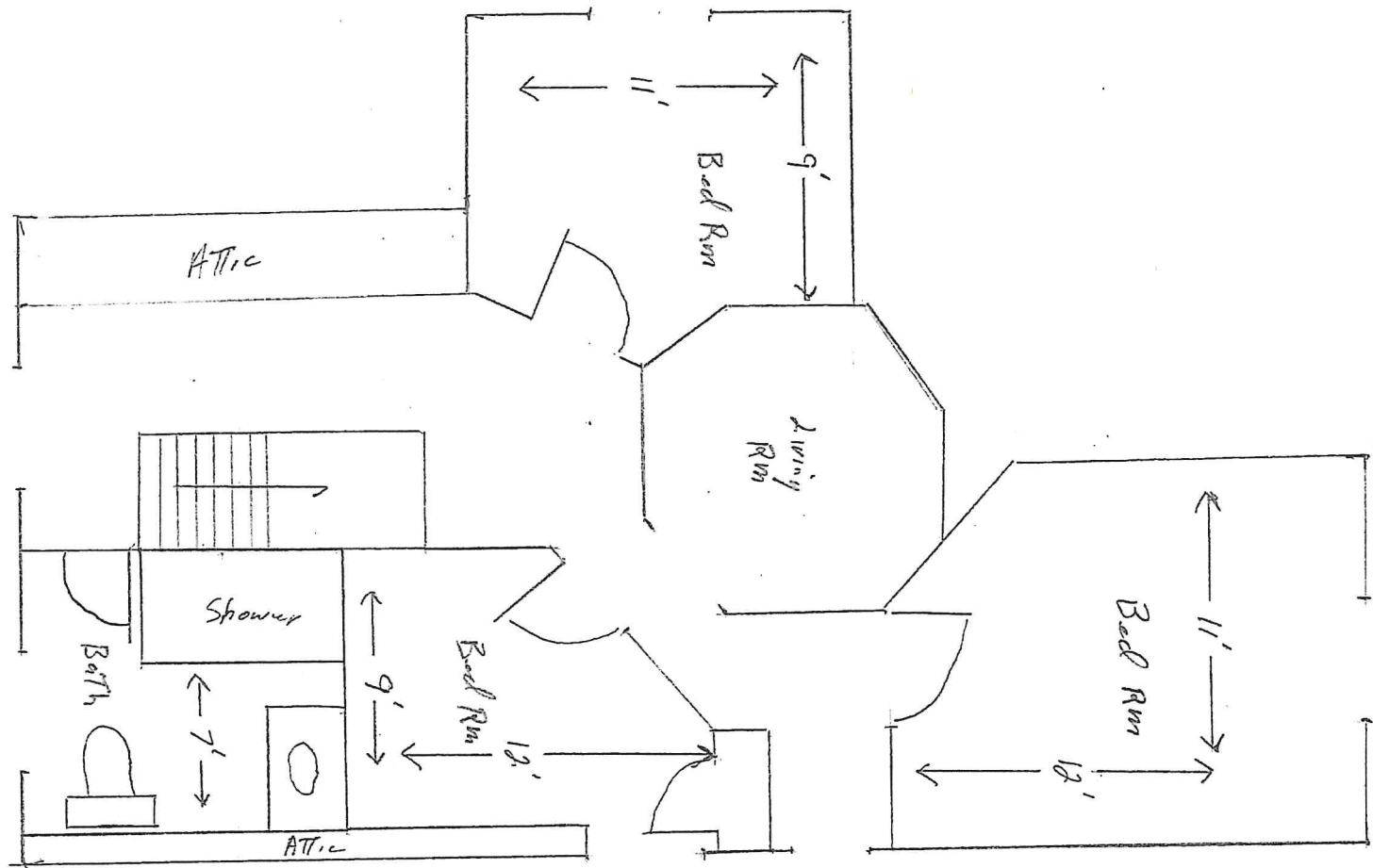


DATE: 4
SHEET

1st Floor



2nd Floor



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: December 19, 2022

Agenda Item #9

Applicant:

6801 Investments LLC
6801 Roosevelt Rd
Berwyn, IL 60402

Request:

Planned Development - GDP and PIP
Buona Restaurant Group
Indoor Commercial Entertainment (Restaurant) with
In-Vehicle Sales (Drive-Thru)
393 N Edwards Blvd

Represented by:

Eric Pedersen
6801 Roosevelt Rd
Berwyn, IL 60402

Description:

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

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

The applicant is also requesting approval of a Precise Implementation Plan (PIP) under the new GDP application. The PIP sets the detailed site approvals including site layout and design, grading, utilities, parking, landscaping, lighting, and architecture.

Consistency with the Comprehensive Plan:

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

Relationship to Base Zoning Standards:

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

1. Land Use Allowances: The approved Planned Development would allow for Indoor Commercial Entertainment as well as In-Vehicle Sales and Service, rather than requiring a separate Conditional Use Permit for each use. The In-Vehicle Sales and Service is a new use compared to the prior Planned Development authorizations and therefore requires amendment to proceed.
2. Pavement Setbacks: Reduce minimum required pavement setbacks from the 5' minimum required in the Planned Business zoning district.

Staff Review Comments:

The GDP stage of Planned Development approvals establishes the allowable land uses. At the PIP stage, approvals for detailed site layout and design and architectural approvals will be established. The applicant appears to meet all other site plan approval requirements including maximum impervious surface and minimum parking stalls.

General Site Layout and Design – Overall the site reuses much of the existing layout. The building footprint largely stays the same. Specific areas of the parking and vehicle circulation areas are reworked, including widening of the drive entrance from Edwards Blvd and reconfiguration of the north parking area to include a dual drive through lane, parking, and trash enclosure. The total impervious surface proposed is 67.25% of the overall 1.37-acre site. The is within the maximum impervious surface requirement of 75%.

Traffic – Traffic and access concerns were discussed at the November 2022 Plan Commission meeting. Further review of these aspects of the development is provided by the city's engineering consultant, Kapur, Inc.

Parking – The proposed total number of parking stalls on site is 48 stalls. Parking stalls and drive aisles meet minimum required dimensions. Parking requirements for Indoor Commercial Entertainment (restaurant) land uses are based on number of patron seats. Seating layouts are provided. There are no concerns with the number of parking stalls proposed.

Architecture – The existing building features a traditional style with white siding, green asphalt shingle roof, decorative windows including paned windows, dormers, and bay windows along with decorative striped awnings. The existing building also features a round gazebo type roof form with cupola to the east and a gable roof to the west. The applicants propose to retain parts of the existing architecture while substantially reconfiguring other parts.

Overall, the building footprint stays the same. The proposed Rainbow Cone operations of the business will occupy the east side of the building which retains the gazebo type and cupola roof form. The Buona Beef operations of the business will occupy the west side of the building. Renovations to the west side of the building include completely reworking the roof form to remove the pitched gable roof and replacing it with a flat commercial/retail roof. Building walls on the west side are rebuilt with parapets extending above the flat roof.

Staff feedback during the Development Review Team (DRT) meetings has been to unify the two different architectural approaches on the building as much as possible, through use of simplified building materials and colors, as well as a simplified approach to the overall different types of building materials. The applicants have gone through numerous design iterations to arrive at the proposed renderings, which substantially meet the feedback of the DRT staff.

Landscaping – New landscaping additions are shown on Sheet L100 around the building perimeter and around the areas of new pavement and the drive thru. 849 new landscaping points are provided with a mix of tall trees, deciduous and evergreen shrubs, and ornamental grasses. There are no concerns with the proposed landscaping plans.

Lighting – no new lighting plans were submitted.

Signage – signage review and permitting is handled administratively by the City of Lake Geneva Building and Zoning staff. All signage shall comply with the city’s sign code.

Staff Recommendation on the GDP Application:

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

Findings of Fact:

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

Conditions of Approval:

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

Staff Recommendation on the PIP Application:

Staff finds that the submitted Planned Development PIP application is consistent with the relevant GDP application and recommends approval of the Planned Development PIP request with no conditions of approval.

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

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):

393 North Edwards Blvd Lake Geneva WI 53147

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

Name and Address of Current Owner: RGLG, LLC 43 S Water St E

Fort Atkinson, WI 53538 attn: Sandra Mayer

Telephone No. with area code & Email of Current Owner: 920-568-9870

sandy@amcifaw.com

Owner Signature: *Sandra L. Mayer, Managing Member*

Name and Address of Applicant:

6801 Investments LLC

6801 Roosevelt Rd, Berwyn IL 60402

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

630-649-1711 eric@keystoneplanningdesign.com

Proposed Use: Restaurant for Buona Beef and Rainbow Cone Ice Cream

Zoning District in which land is located: PD

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

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

Civil - raSmith Robert Harley 16745 W Bluemound Road Brookfield WI

Short statement describing activities to take place on site:

Restaurant with patio and drive through and associated parking.

GDP fee \$400.00, payable upon filing application

10/6/22

Date

Eric Pedersen
Signature of Applicant

APPLICATION SUBMITTAL REQUIREMENTS
PD STEP 3: GENERAL DEVELOPMENT PLAN (GDP)

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

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

Date: _____ by: _____

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

Date: _____ by: _____

_____ A. Provide Zoning Administrator with a draft GDP Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for GDP review. The submittal packet shall contain all of the following items:

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

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

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

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

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

_____ All lot dimensions of the subject property provided;

_____ Graphic scale and north arrow provided.

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

_____ General project themes and images;

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

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

_____ The general treatment of natural features;

_____ The general relationship to nearby properties and public streets;

_____ The general relationship of the project to the Master Plan,

_____ A statement of Rationale as to why PD zoning is proposed. This shall identify barriers that the Applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the Applicant suggests are available through the proposed PD zoning.

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

and in regard to the mitigation of potential adverse impacts created by design flexibility.

_____ A written description of potentially requested exemption from the requirements of the underlying zoning district, in the following order:

1. Land Use Exemptions;
2. Density and Intensity Exemptions;
3. Bulk Exemptions;
4. Landscaping Exceptions;
5. Parking and Loading Requirements Exceptions.

_____ (4) **A General Development Plan Drawing** at a minimum scale of 1"=100' (11" x 17" reduction shall also be provided by Applicant) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:

_____ A conceptual plan drawing (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives. The Applicant may submit copies of a larger version of the plan in addition to the 11" x 17" reduction;

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

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

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

_____ (5) **General conceptual landscaping plan** for subject property, noting approximate locations of foundation, street, yard and paving, landscaping, and the compliance of development with all landscaping requirements of this Ordinance (except as noted in the listing of exceptions) and the use of extra landscaping and bufferyards;

_____ (6) **A general signage plan** for the project, including all:

_____ Project identification signs;

_____ Concepts for public fixtures and signs (street light fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from City standards or common practices;

_____ (7) **Written justification** for the proposed Planned Development. *(See Section 98-905 for requirements of the conditional use procedure.)*

FINAL APPLICATION PACKET INFORMATION
PD STEP 3: GENERAL DEVELOPMENT PLAN (GDP)

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

- _____ Receipt of 1 full scale copy in blue/line or black/line
of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- _____ Receipt of 8 reduced (8.5" by 11" text and 11" x 17" graphics)
copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- _____ A digital copy of Final Application Packet shall be emailed to the
Building and Zoning Department upon submittal deadline. Date: _____ by: _____
- _____ Certification of complete Final Application Packet and
required copies to the Zoning Administrator by City Clerk: Date: _____ by: _____
- _____ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____
- _____ Class 2 Legal Notice published on _____ and _____ by: _____

Development Review Committee (DRC) Application

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

Applicant Information

Property Address _____
Applicant name _____
Applicant email _____ Phone Number _____

Architect/Contractor/Designer Name _____
Architect/Contractor/Designer Email _____ Phone Number _____

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

Engineering

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

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

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

Water/Sewer Utilities

If an existing structure please circle the following:

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

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

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

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

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

APPLICATION FOR PRECISE IMPLEMENTATION PLAN OR AMENDMENT

City of Lake Geneva

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

393 North Edwards Blvd Lake Geneva WI 53147

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

Name and Address of Current Owner: RGLG, LLC 43 S Water St E

Fort Atkinson, WI 53538 attn: Sandra Mayer

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

920-568-9870

sandy@amcifaw.com

Owner Signature: Sandra L. Mayer, managing member

Name and Address of Applicant:

6801 Investments LLC

6801 Roosevelt Rd, Berwyn IL 60402

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

630-649-1711 eric@keystoneplanningdesign.com

Proposed Use:

Restaurant for Buona Beef and Rainbow Cone Ice Cream

Zoning District in which land is located: PD

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

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

Civil - raSmith Robert Harley 16745 W Bluemound Road Brookfield WI

Short statement describing activities to take place on site:

Restaurant with patio and drive through and associated parking.

PIP fee \$400.00, payable upon filing application.

10/6/22

Date


Signature of Applicant

APPLICATION SUBMITTAL REQUIREMENTS

PD STEP 4: PRECISE IMPLEMENTATION PLAN (PIP)

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

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

Date: _____ by: _____

↓

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

Date: _____ by: _____

↓

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

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

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

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

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

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

_____ All lot dimensions of the subject property provided;

_____ Graphic scale and north arrow provided.

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

_____ Specific project themes and images;

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

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

_____ The specific treatment of natural features;

_____ The specific relationship to nearby properties and public streets.

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

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

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

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

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

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

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

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

- _____ **Receipt of 1 full scale copy in blueline or blackline
of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____
- _____ **Receipt of 8 reduced (8.5" by 11" text and 11" x 17" graphics)
copies of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____
- _____ **A digital copy of Final Application Packet shall be emailed to the
Building and Zoning Department upon submittal deadline.** **Date:** _____ **by:** _____
- _____ **Certification of complete Final Application Packet and
required copies to the Zoning Administrator by City Clerk:** **Date:** _____ **by:** _____
- _____ **Class 2 Legal Notice sent to official newspaper by City Clerk:** **Date:** _____ **by:** _____
- _____ **Class 2 Legal Notice published on _____ and _____** **by:** _____

Development Review Committee (DRC) Application

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

Applicant Information

Property Address _____

Applicant name _____

Applicant email _____ Phone Number _____

Architect/Contractor/Designer Name _____

Architect/Contractor/Designer Email _____ Phone Number _____

Type of Construction: New _____ Addition _____ Remodel _____

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

Type of Business _____

Engineering

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

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

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

Water/Sewer Utilities

If an existing structure please circle the following:

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

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

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

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

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

MEMORANDUM TO: Eric Pedersen
Keystone Planning and Design

FROM: Andrew Bowen
Consultant

Luay R. Aboona, PE, PTOE
Principal

DATE: December 1, 2022

SUBJECT: Proposed Buona Beef
Lake Geneva, Wisconsin

This memorandum provides our responses to the comments raised by the Planning Commission about the future operations of the northern access drive on Edwards Boulevard that will serve the proposed Buona Beef restaurant in Lake Geneva, Wisconsin. At the meeting, several members of the Planning Commission suggested that left turns out should be restricted either permanently or during certain time periods on weekdays and weekends.

Based on the results of the traffic study completed by KLOA, Inc., the restriction of left turns out should not be considered for the following reasons:

- Traffic counts were conducted by KLOA, Inc. on Thursday and Saturday, August 18 and 20, 2022. Both of these dates represent peak traffic operations in the area.
- The access road will be widened to provide one inbound lane and two outbound lanes striped for an exclusive left-turn lane and an exclusive right-turn lane. This improvement will help to further reduce the delays and queueing.
- The results of the capacity analyses indicated that exiting movements from the access drive will experience average delays of 22.6 seconds during the weekday midday peak hour, 39.8 seconds during the weekday evening peak hour, and 62.8 seconds during the Saturday midday peak hour. All of these delays fall within acceptable ranges for a stop sign-controlled access that intersects a major roadway such as Edwards Boulevard.
- The volume to capacity (v/c) ratio for the outbound movements will be under one, which further confirms that the intersection will operate efficiently and within its carrying capacity.

- A left-turn lane currently exists on Edwards Boulevard, which should adequately accommodate the inbound left turns.
- Restricting left turns out will force more traffic to utilize the Walgreens full-movement access drive. This will include current Walgreens customer traffic and Buona Beef projected traffic. This increase in traffic will cause additional delays and congestion to what is currently experienced at this location due to its proximity to the traffic signal.
- Trip generation estimates for the proposed Buona Beef are conservatively high since they were based on ITE trip generation rates developed primarily based on surveys of fast-food restaurants such as McDonald's and Burger King. Based on transaction data provided by Buona Beef for a similar restaurant in Darien, Illinois (including Rainbow Cone), the trip generation estimates will be approximately half of what was analyzed in the traffic study. Based on that, the traffic impact of the proposed restaurant will therefore be significantly lower, with exiting movements experiencing less delays.
- The location of the access drive meets the Stopping Sight Distance (SSD) requirements for passenger vehicles assuming a design speed of 35 mph.

Based on the above, restriction of the access drive off Edwards Boulevard is not necessary and full movements should be permitted upon the opening of the proposed Buona Beef restaurant.

BUONA

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



KEYSTONE
PLANNING+DESIGN

418 Clinton Place
River Forest, IL 60305

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

Date: 12/2/22

RE: – GDP & PIP Review for Plan Commission & Common Council submittal

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

____ (2) A map of the subject property for which the PD is proposed: **See attached zoning map EX**
____ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;

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

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

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

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

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

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

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

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

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

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

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

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

____ GDP - A written description of potentially requested exemption from the requirements of the underlying zoning district, in the following order: **We are proposal renovation of existing building that is already within PD, adding drive through and patio. See additional information below from PIP.**

2. Density and Intensity Exemptions; survey says existing building 5,554 sf, proposed main floor 5,065 sf, full size basement

3. Bulk Exemptions; generally in line with PD in place, parking was reduced from 56 to 48 to fit drive through.

4. Landscaping Exceptions; landscape in line with PD in place, additional landscape added see attached plan, pervious surface reduce from 23,990 sf to 19,610 sf to add right turn lane to north access point and addition of drive through

5. Parking and Loading Requirements Exceptions. in line with PD in place

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

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

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

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

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

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

____ A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project; See attached site development plans.

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

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

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

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

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

____ All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose; See attached survey.

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

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

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

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

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

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

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

____ The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property – including the clear demonstration of compliance with Section 98-707; existing light

poles to remain.

- ___ All engineering requirements for utilities, site designs, etc; See site development plans
- ___ The location and type of any permanently protected green space areas; See landscape plan
- ___ The location of existing and proposed drainage facilities for storm water; See grading plan,
- ___ In the legend, data for the subject property on:
- ___ Lot Area; 59,880 sf
- ___ Floor Area; main floor 5,065 sf, full size basement
- ___ Floor Area Ratio (b/a); $5,065 \text{ sf} / 59,880 \text{ sf} = 0.085 \text{ FAR}$
- ___ Impervious Surface Area; 19,610 sf
- ___ Impervious Surface Ratio (d/a); 67.25%
- ___ Building Height. See attached elevations, 26'-6" at its tallest point.

___ (6) PIP - A landscaping plan for subject property, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs. See attached landscape plan.

GDP - General conceptual landscaping plan for subject property, noting approximate locations of foundation, street, yard and paving, landscaping, and the compliance of development with all landscaping requirements of this Ordinance (except as noted in the listing of exceptions) and the use of extra landscaping and bufferyards; See attached landscape plan.

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

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

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

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

GDP – Written justification for the proposed Planned Development. (See Section 98-905 for requirements of the conditional use procedure.) See written statement below

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

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

Written Statement:

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

We are applying for a GDP & PIP amendment for a restaurant with drive through and patio. Restaurant hours of operation are generally 10:30 AM to 10:30 PM, seven days per week. Buona / Rainbow Cone restaurants are design to create a family environment dining experience. We are replacing the functionally obsolete section of the building and have worked very closely with staff on the architectural design of the building, blending the existing building with the branding for Buona beef and Rainbow Cone. We have removed and toned down many of desired branding elements to what we believe is the bare bones critical branding. We believe we have given up more branding than any of the other national brands located near this intersection. We believe the final product is a great compromise of the competing interests and hope you will support our project. The development of this restaurant will provide new dining options for community members, provide new employment opportunities and contribute to the growth of the municipal tax base, through increased sales tax and increased real estate taxes.

The proposed development will have 48 parking spaces. Dual-menu board drive- thru lanes will provide stacking for 19 vehicles. The proposed trash enclosure will be construct of high quality masonry. We are adding a right turn lane to the north access point to help with the traffic flow out of the development. We believe restricting the access into or out of our site from our north access point would redirect additional trips to the Walgreens access point which is closer to the congestion at the light on Highway 50. This will adversely impact the flow of traffic compared to the existing full access and decrease the safety of entering or existing our site as well as the Walgreens site. See attached traffic memo for additional information.

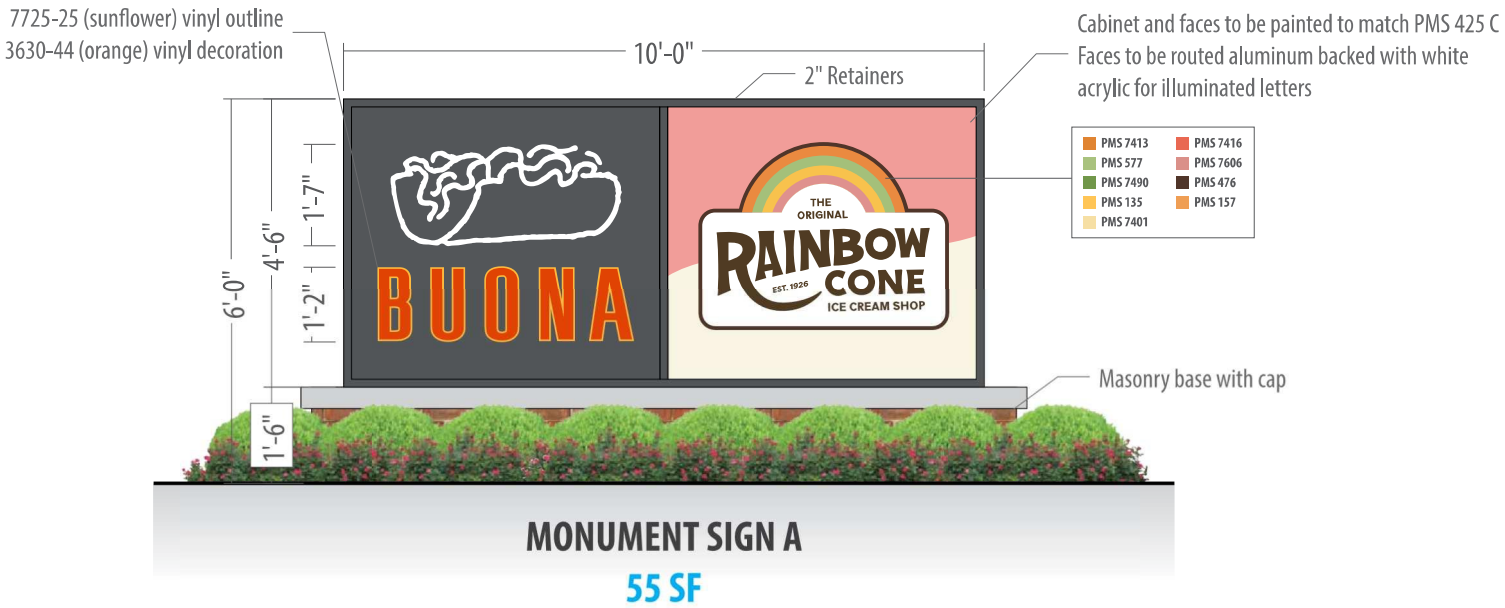
Sincerely,



Eric Pedersen, PE, LEED AP

Keystone Planning + Design, PLLC

MONUMENT SIGN A



**CORPORATE
IDENTIFICATION
SOLUTIONS**

CUSTOMER
BUONA BEEF-RAINBOW CONE

SITE NUMBER
N/A

LOCATION
VALPRAISO, IN

ACCOUNT REP
MIKE SHELLY

DRAWN BY
MH

DATE
09/27/22

REVISION
01

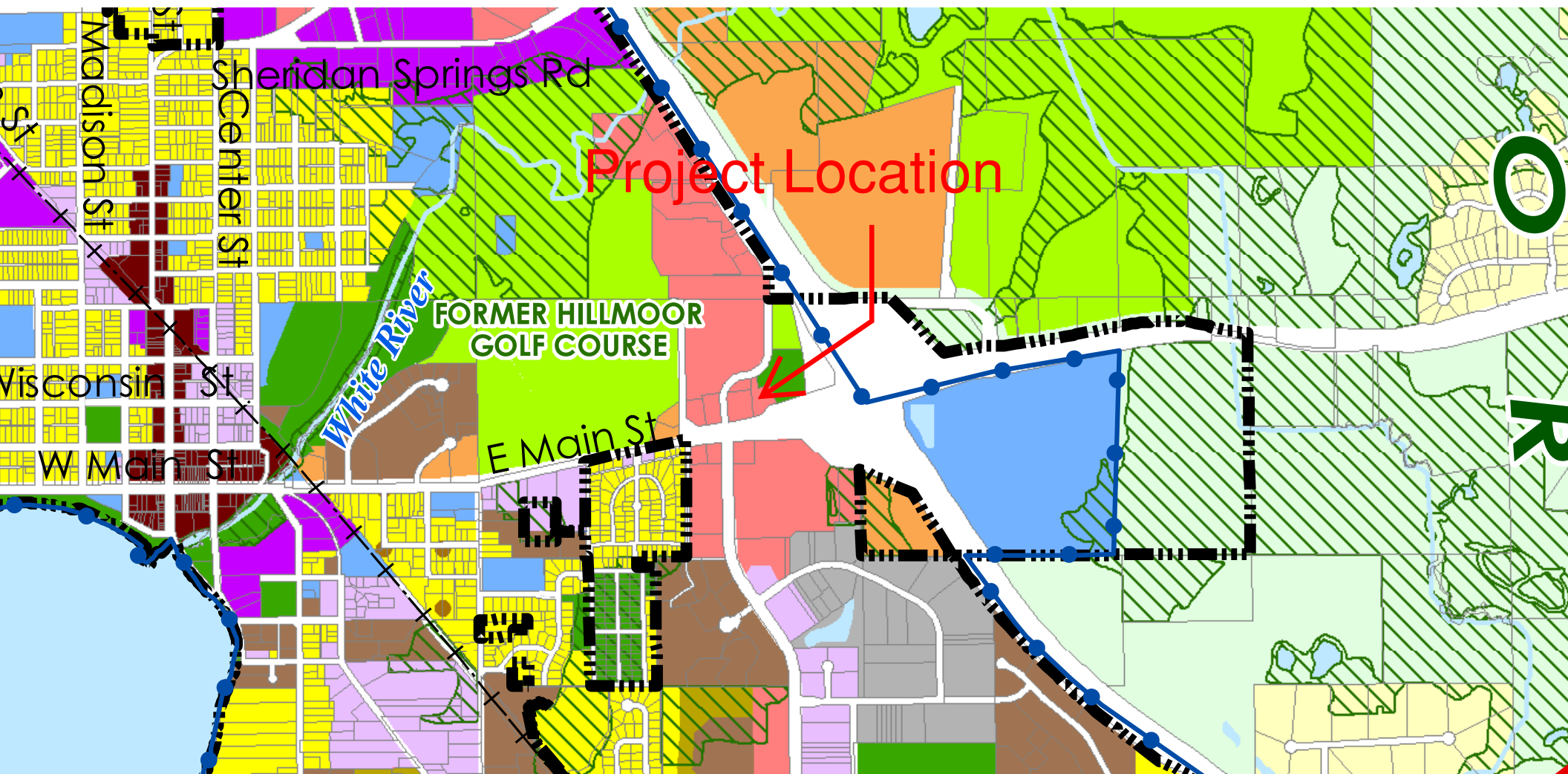
SCALE
NTS

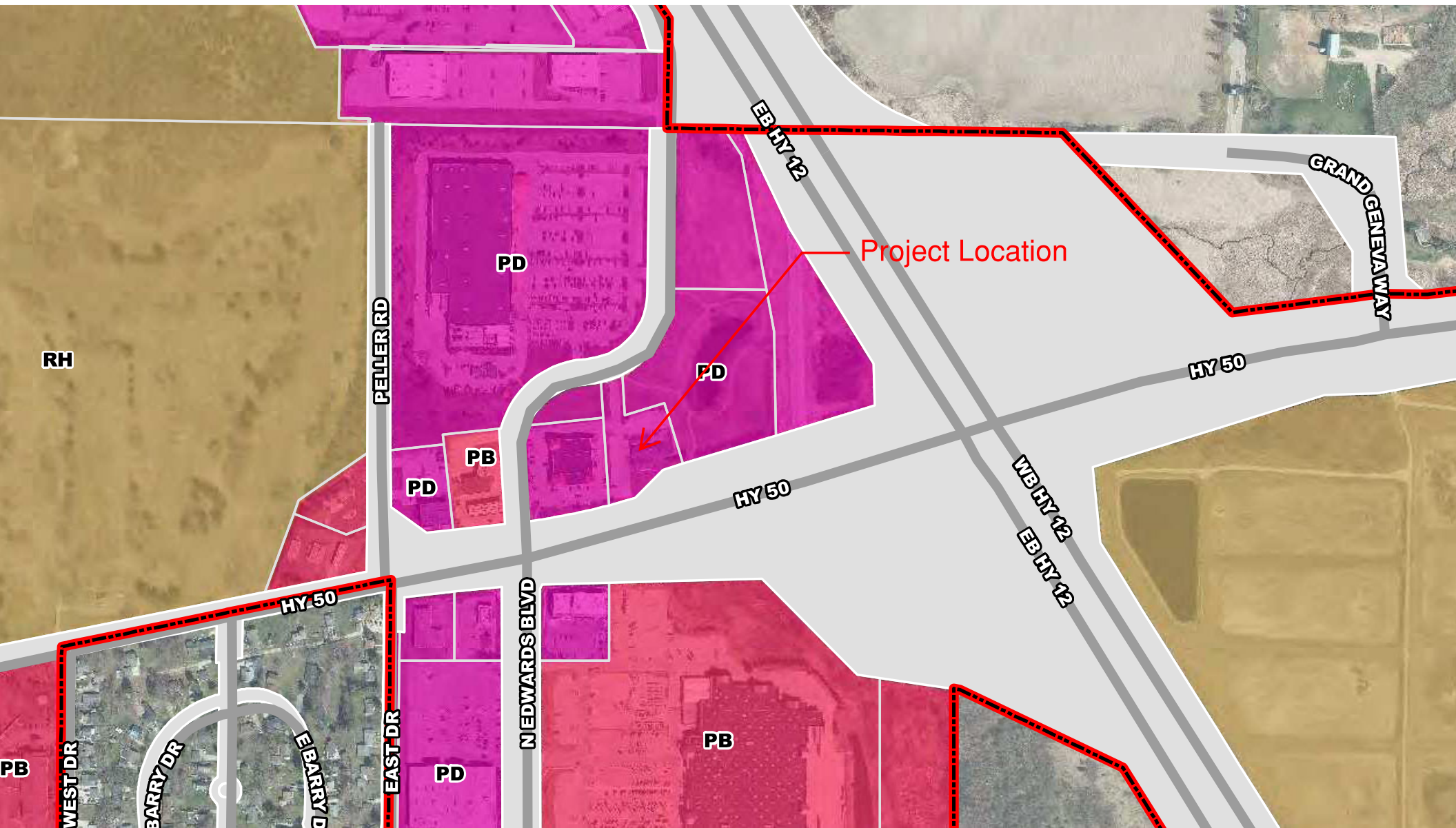
CORPORATE ID SOLUTIONS
5563 N ELSTON AVE.
CHICAGO, IL 60630
P: 773-763-9600 | F: 773-763-9606
CORPORATEIDSOLUTIONS.COM

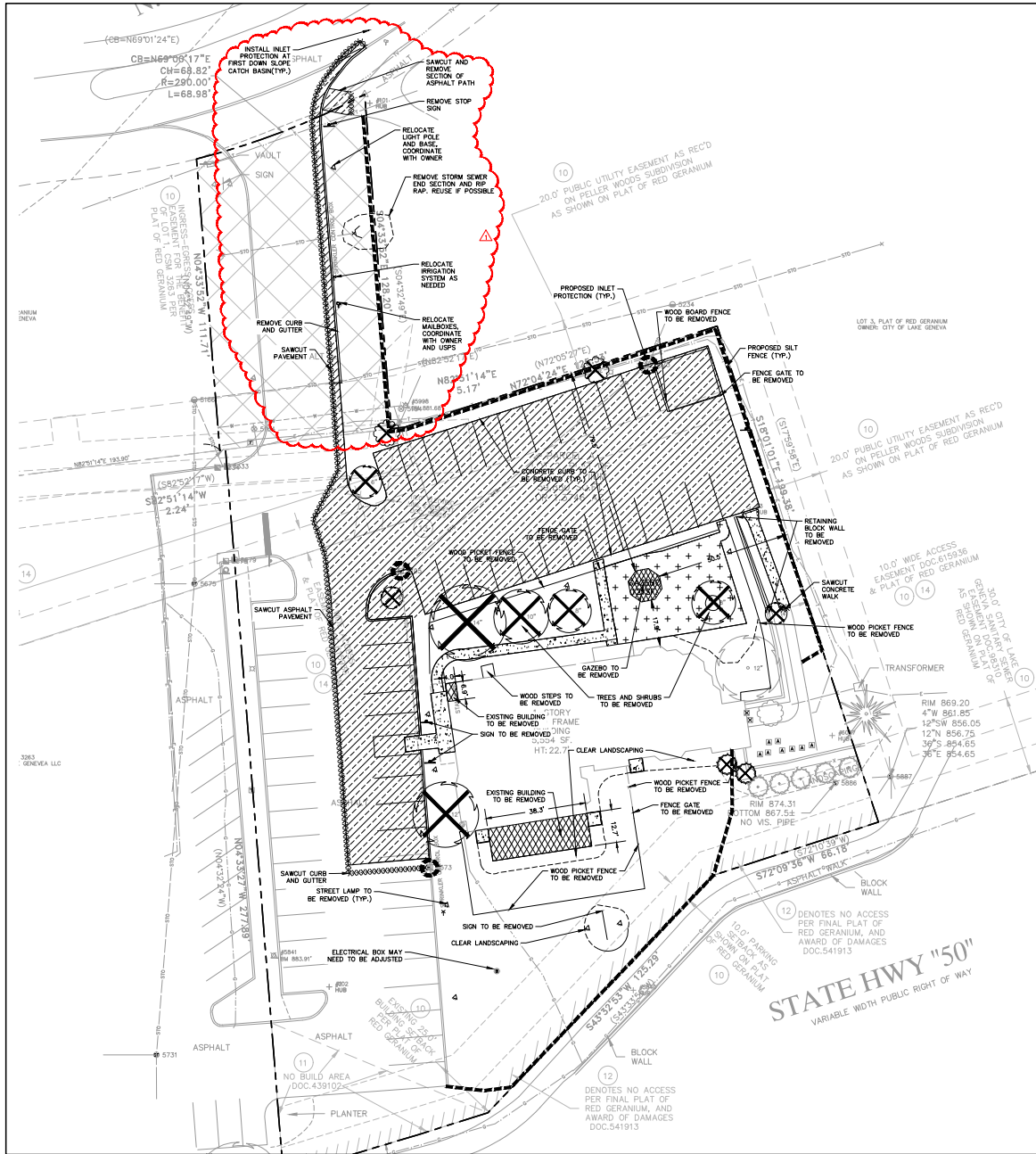
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SIGNATURE _____ **DATE** _____

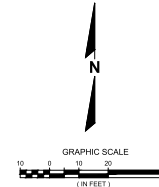






LEGEND

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



EROSION CONTROL NOTES:

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

CONSTRUCTION SEQUENCE

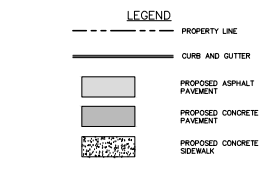
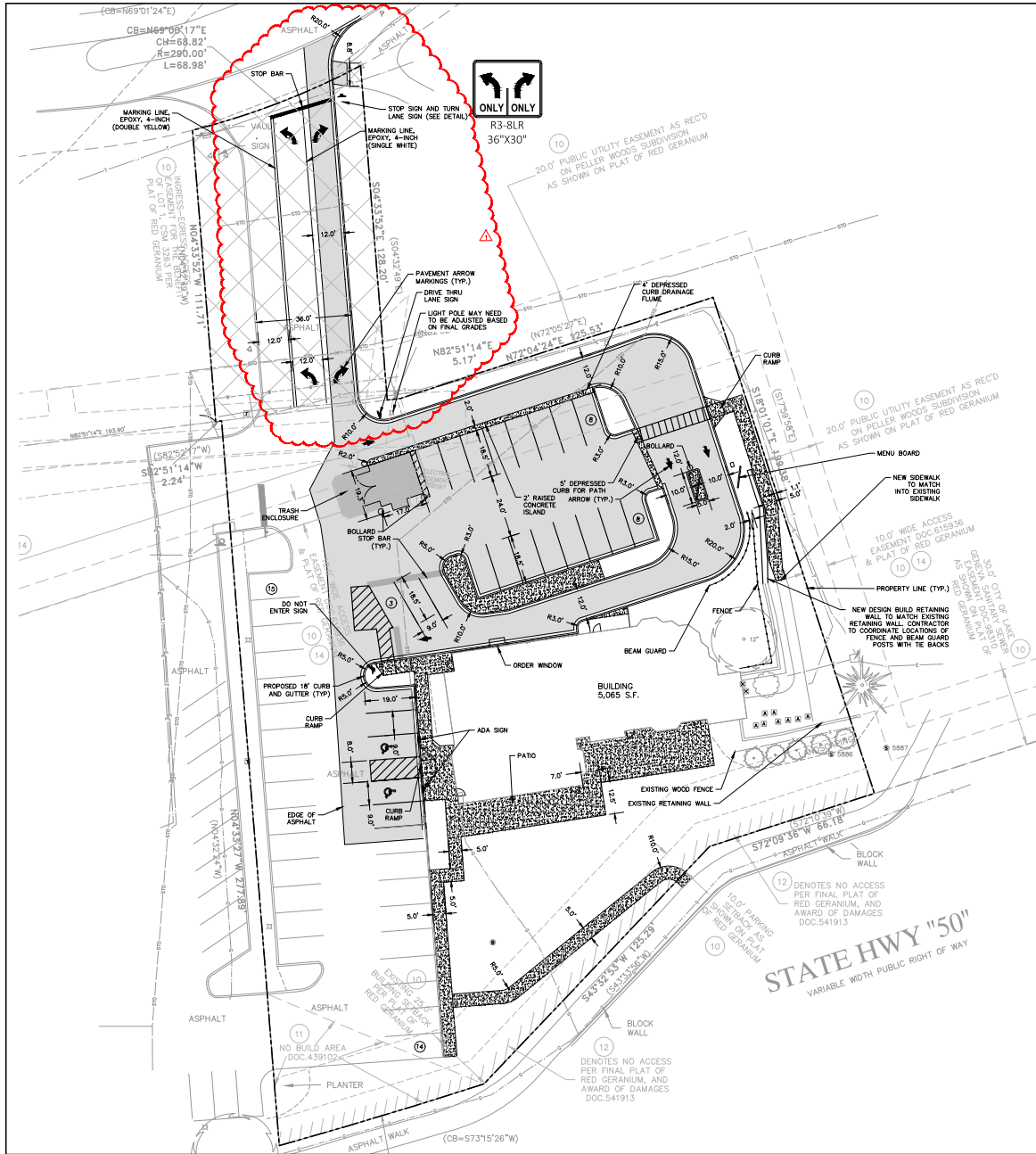
1. INSTALL SILT FENCE
2. STRIP TOPSOIL AND GRADE SITE IN INCREMENTS APPROPRIATE TO WORK WHILE MAINTAINING SEDIMENTATION AND EROSION CONTROL PRACTICES IN CONFORMANCE WITH LOCAL AND STATE GUIDELINES. TEMPORARY DIVERSION SWALES MAY BE NEEDED TO PROMOTE DRAINAGE.
3. INSTALL ADDITIONAL EROSION AND SEDIMENT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



Know what's below.
Call before you dig.

R.A.S.M.I.T.H. INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.S.M.I.T.H. INC. ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A.S.M.I.T.H. INC.

DESCRIPTION	DATE
DRIVEWAY UPDATE	11/20/2022
16745 W. Blumond Road Brofield, WI 53005-9238 (262) 781-1000 rasmith.com	
raSmith CREATIVITY BEYOND ENGINEERING	
Brofield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA	
BUONA LAKE GENEVA, WI	
DEMOLITION & EROSION CONTROL PLAN	
© COPYRIGHT 2022 R.A. Smith, Inc. DATE: 11/04/2022 SCALE: 1" = 20' JOB NO. 3220187 PROJECT MANAGER: ROBERT J. HARLEY DESIGNED BY: CBW CHECKED BY: RJH	
SHEET NUMBER C100	



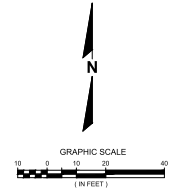
- GENERAL NOTES:**
- EXISTING TOPOGRAPHY OBTAINED BY raSmith ON 09/13/2022.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - CONTRACTOR SHALL PROVIDE EROSION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

SITE STATISTICS

	SQ.FT.	ACRES	COVERAGE
TOTAL AREA	59,880	1.37	
EXISTING PERVIOUS	23,990	0.55	40.06%
EXISTING IMPERVIOUS	35,910	0.82	59.94%
TOTAL PERVIOUS	19,610	0.45	32.75%
TOTAL IMPERVIOUS	40,270	0.92	67.25%

PARKING STATISTICS

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

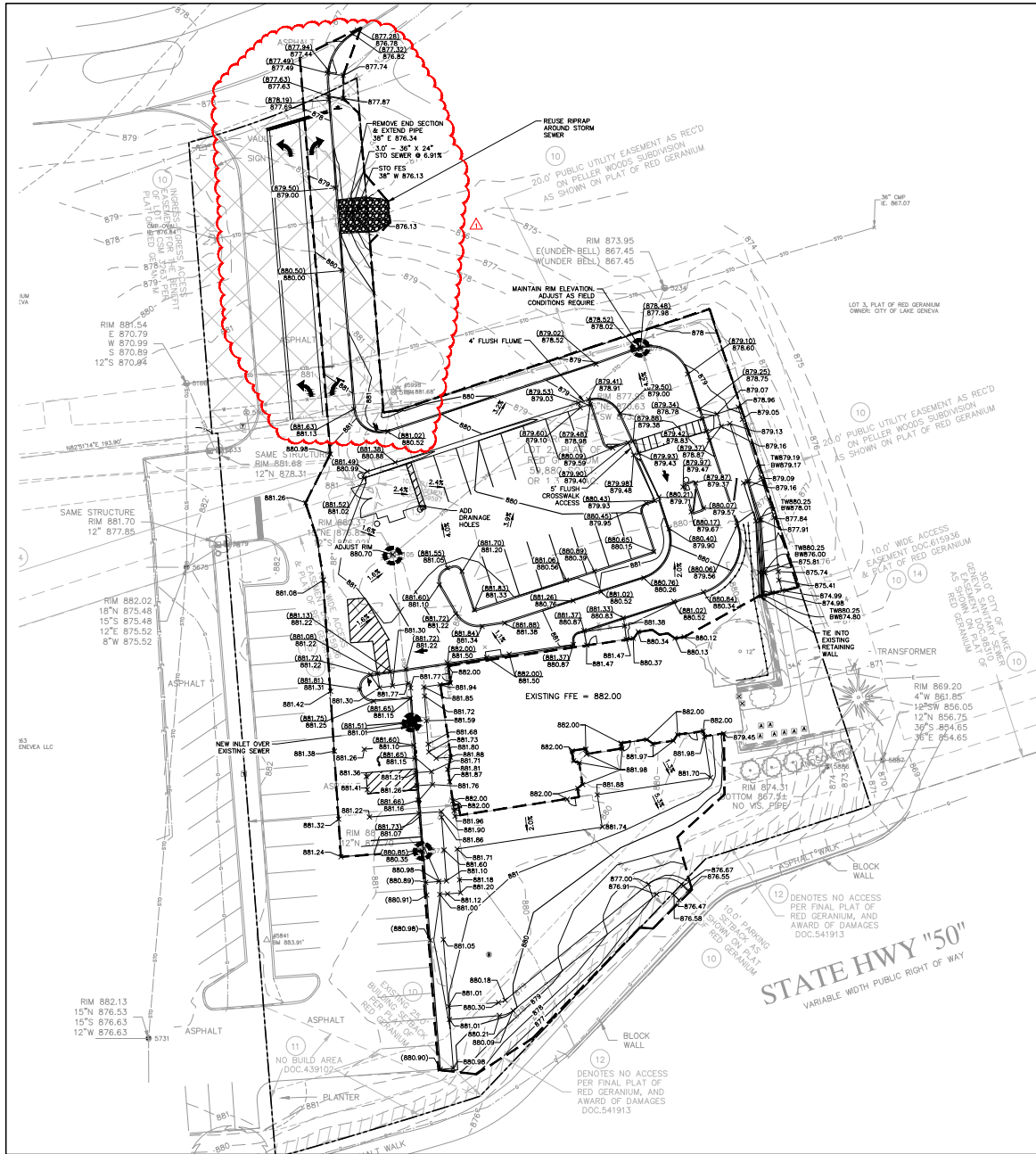


811
Know what's below.
Call before you dig.

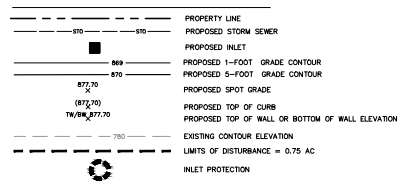
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DESCRIPTION	DRIVEWAY UPDATE
DATE	11/20/2022
16745 W. Blumound Road Brofield, WI 53005-9238 (262) 781-1000 raSmith.com	
raSmith CREATIVITY BEYOND ENGINEERING	
Brofield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA	
BUONA LAKE GENEVA, WI	SITE PLAN
© COPYRIGHT 2022 R.A. Smith, Inc. DATE: 11/04/2022 SCALE: 1" = 20' JOB NO. 3220187 PROJECT MANAGER: ROBERT J. HARLEY DESIGNED BY: EMG CHECKED BY: CBW	
SHEET NUMBER C200	



LEGEND



GRADING NOTES:

ALL SIDEWALKS TO BE SLOPED AT LESS THAN 5.0% AND NO MORE THAN 2.0% CROSS SLOPE.

THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE D.O.T. STANDARD SPECIFICATIONS, LOCAL ORDINANCES AND SPECIFICATIONS, AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.

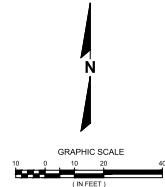
THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.

SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.

THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOTS. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.

GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AND ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PAD AND PAVEMENT AREAS, SCORFING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.

NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.



DATE	DESCRIPTION
11/20/2022	DRIVEWAY UPDATE

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Brookfield, WI 53005-9238
(262) 781-1000
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CREATIVITY BEYOND ENGINEERING

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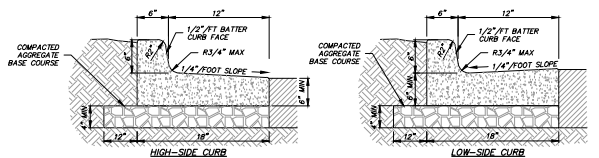
BUONA LAKE GENEVA, WI GRADING PLAN



Know what's below.
Call before you dig.

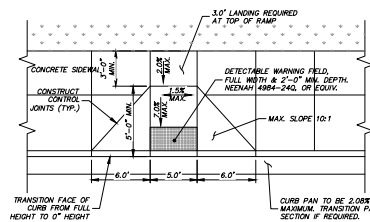
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DATE: 11/04/2022
SCALE: 1" = 20'
JOB NO. 3220187
PROJECT MANAGER: ROBERT J. HARLEY
DESIGNED BY: CBW
CHECKED BY: RJH
SHEET NUMBER C300

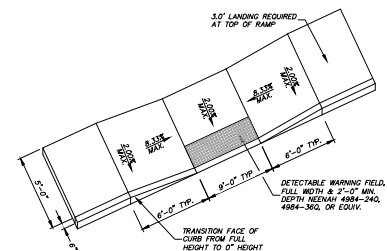


- NOTES:
- 4,000 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB & GUTTER.
 - THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SLOPE OF THE GUTTER PAN.
 - FOR DEPRESSED CURB HEAD SLOPE, USE THE SAME SLOPE AS ADJACENT SIDEWALK.
 - THE BOTTOM OF THE CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDE MINIMUM 6" GUTTER THICKNESS MAINTAINED. TRANSVERSE CONTRACTION JOINTS SHALL BE CUT OR SAVED AT MAXIMUM 20 FOOT INTERVALS.
 - 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB ABUTTING EXISTING CURB AND SIDEWALK, WALLS OR BUILDINGS, AND AT INTERVALS NOT TO EXCEED 300 FEET, WITH PREFERRED LOCATIONS BEING AT RADIUS POINTS OR ANGLE POINTS.

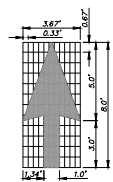
CONCRETE CURB & GUTTER 18"



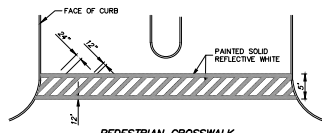
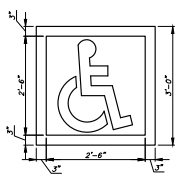
- NOTES:
- SURFACE OF CURB RAMP SHALL HAVE A BROOM FINISH OR SIMILAR SLIP RESISTANT SURFACE.
- DEPRESSED CURB RAMP TYPE 3 (PRIVATE SITE)**
(NOT TO SCALE)



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

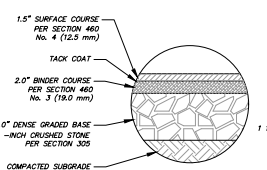


TRAFFIC LANE DIRECTIONAL ARROW

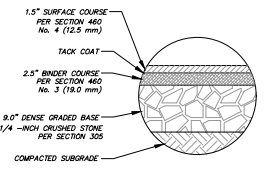


PEDESTRIAN CROSSWALK

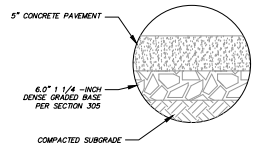
- ADA SYMBOL NOTES:
- ALL SYMBOLS TO BE 3" WIDE.
 - PROVIDE TWO COATS OF PAINT MINIMUM.
 - BLUE BACKGROUND WITH WHITE SYMBOL.
 - LOCATE SYMBOL AT CENTER OF STALL.
 - WHITE SYMBOL ON SITE PLAN.
 - ONE SYMBOL FOR EACH ADA PARKING SPACE.
- PAINTED SYMBOL**
FOR ALL ACCESSIBLE AND VAN ACCESSIBLE SPACES



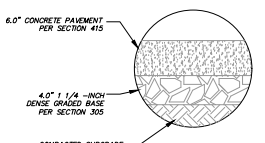
LIGHT DUTY ASPHALT PAVEMENT



MEDIUM DUTY ASPHALT PAVEMENT

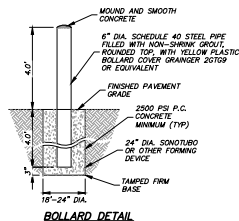


CONCRETE SIDEWALK SECTION

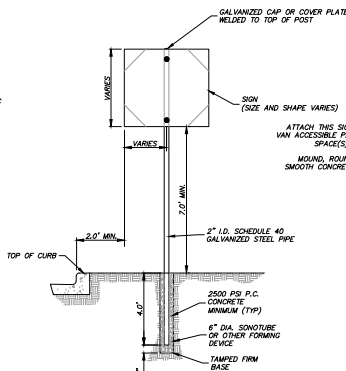


HD CONCRETE SECTION

PAVEMENT SECTIONS FOR PRELIMINARY REVIEW

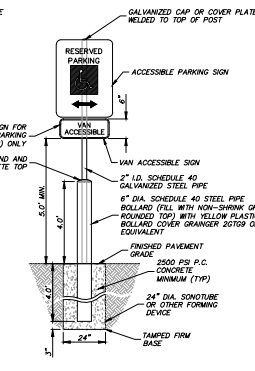


BOLLARD DETAIL



SIGN AND POST INSTALLATION - TYPE 2

- NOTES:
- ALL SIGNS SHALL BE MOUNTED TO POSTS BY MEANS OF 5/16" BOLTS. HOLES 3/8" IN DIAMETER, DRILLED THROUGH BOTH SIDES OF POSTS PRIOR TO SIGN INSTALLATION.
 - ALL POST SHALL HAVE A GALVANIZED CAP OR COVER PLATE WELDED TO TOP OF POST.



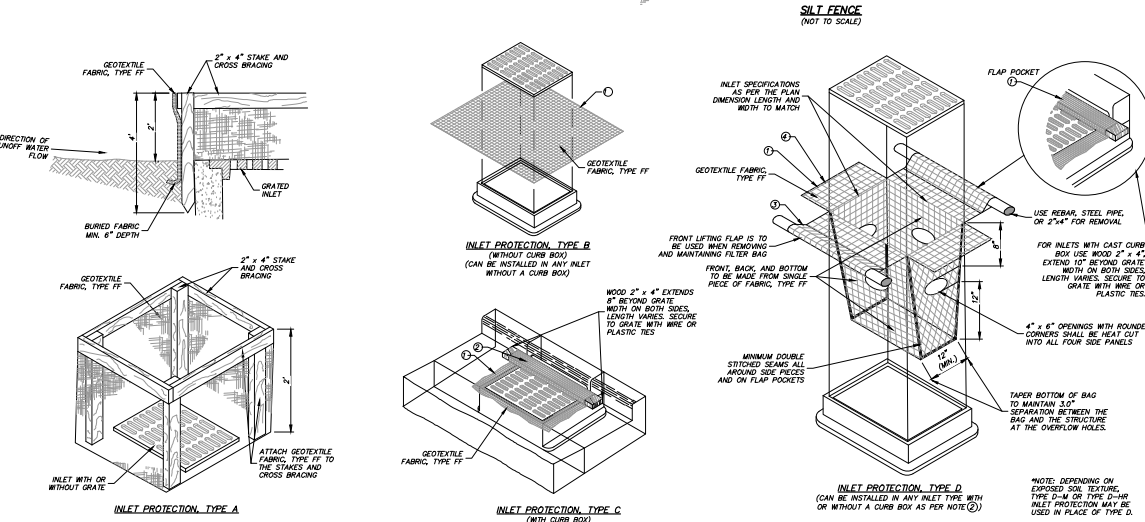
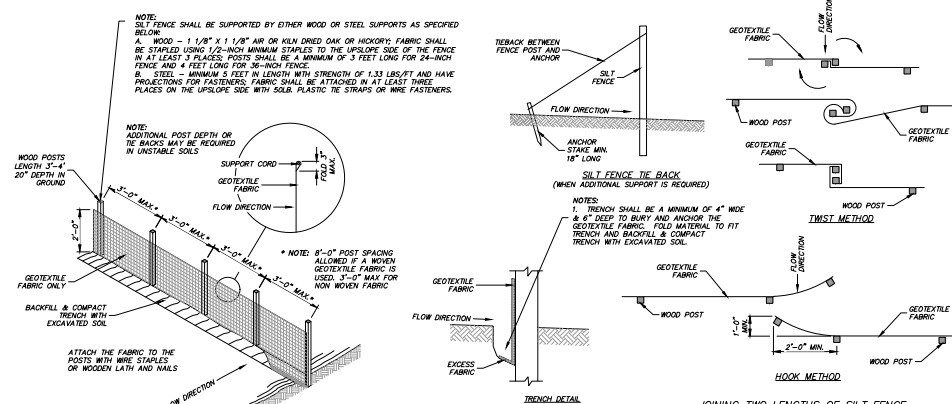
SIGN AND POST INSTALLATION - TYPE 3



"DO NOT ENTER" SIGN TYPE R5-1

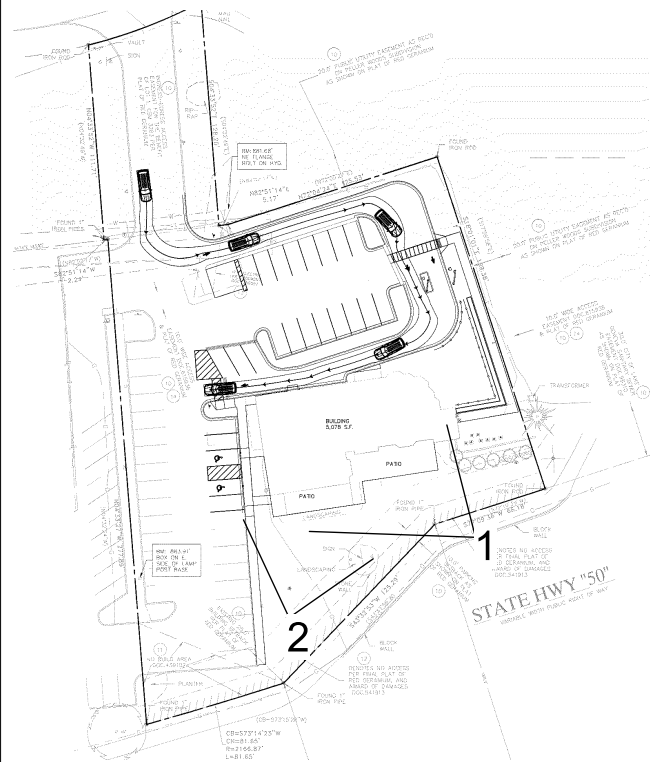
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SHEET NUMBER C401	

- NOTES:
1. SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO NWR CONSERVATION STANDARD 1056
 2. SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR. THE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
 3. WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW.
- | SLOPE | FENCE SPACING |
|-----------|---------------|
| < 2% | 100 FEET |
| 2 TO 5% | 75 FEET |
| 5 TO 10% | 50 FEET |
| 10 TO 33% | 25 FEET |
| > 33% | 20 FEET |
4. INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
 5. A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
 6. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4-INCH TRENCH MADE BY 6-INCH DEEP TRENCH, OR 8-INCH V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
 7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
 - a. TWIST METHOD—OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST TWO DEGREES.
 - b. HOOK METHOD—HOOK THE END OF EACH SILT FENCE LENGTH.
 8. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
 9. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
 10. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.
 11. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.



- GENERAL NOTES:
1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
 2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
 3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4. THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.
 4. SIDE FLAPS SHALL BE A MINIMUM OF 2' LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
- INSTALLATION NOTES:
- TYPE B & C:
- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
- THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLES OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
- TYPE D:
- DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30". MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
- THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CATCH THE BAG, USING PLASTIC ZIP-TIES, TO ACHIEVE MINIMUM CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.
- STORM DRAIN INLET PROTECTION (NOT TO SCALE)
- MAINTENANCE:
- FOR INLET PROTECTION DEVICES ONCE THE CONTRIBUTING DRAINAGE AREA IS STABILIZED WITH APPROPRIATE VEGETATION OR IMPERVIOUS SURFACE.
- INLET PROTECTION SHALL BE, AT A MINIMUM, INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
- FOR TYPE A, B OR C INLET PROTECTION, SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 THE DESIGN DEPTH OF THE DEVICE, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING AS DESIGNED.
- FOR TYPE D INLET PROTECTION (INCLUDING D-M AND D-HR), REMOVE SEDIMENT WHEN SEDIMENT ACCUMULATES TO WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES, OR WHEN STANDING WATER REMAINS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES 24 HOURS AFTER A RAINFALL EVENT. HOLES IN THE TYPE FF FABRIC MAY BE REPAIRED BY STITCHING IF LESS THAN 2" IN LENGTH, BUT THE FABRIC SHOULD BE REPLACED IF THE HOLES ARE GREATER THAN 2" IN LENGTH IN THE TYPE FF FABRIC OR IF THERE ARE ANY HOLES IN THE TYPE HR FABRIC. THE FILTER MUST ALSO BE REPLACED IF THE FLAP POCKETS SUSTAIN DAMAGE THAT COMPROMISES FILTER INTEGRITY OR THE ABILITY TO PERFORM MAINTENANCE.
- REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLET AND IMPAIR THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL, FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

DESCRIPTION	DATE
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Brofield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA	
BUONA LAKE GENEVA, WI	
EROSION CONTROL DETAILS	
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REAL ESTATE DEVELOPMENT

PRESENTS

BUONA

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No	Description	Date

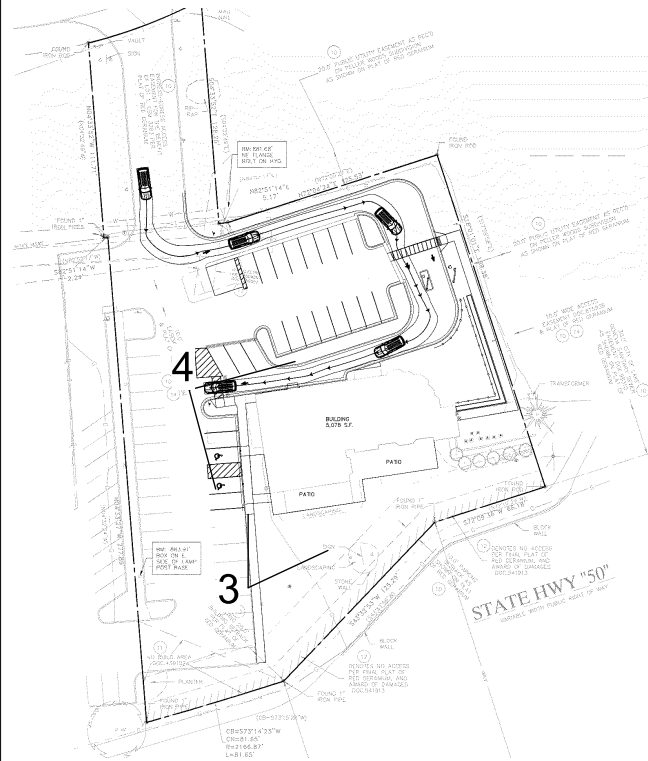
RENDERINGS

G016

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RENDERINGS

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EAST SIDE



SOUTH SIDE, FACING MAIN ROAD



WEST SIDE, FACING PARKING LOT & WALGREENS



NORTH SIDE, FACING PARKING LOT & EDWARDS

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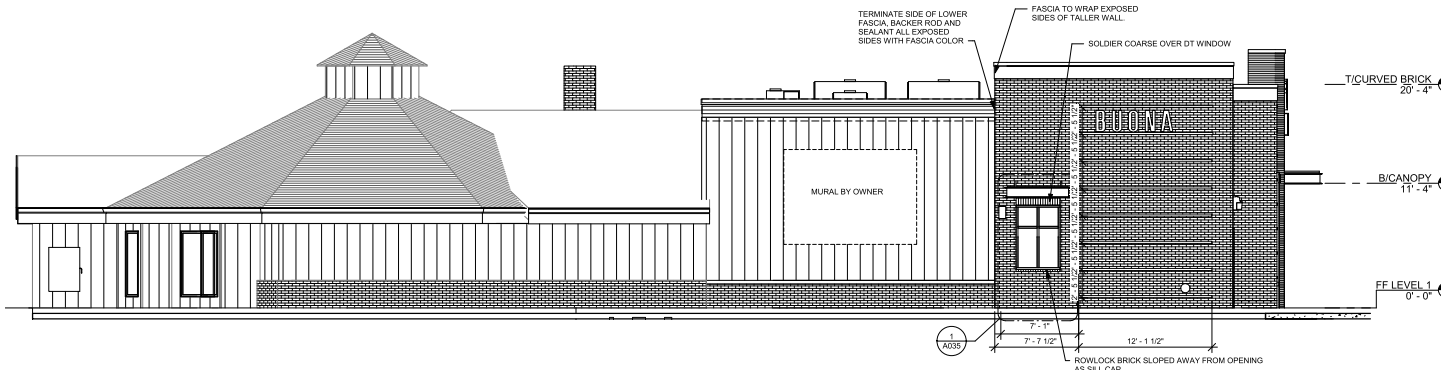
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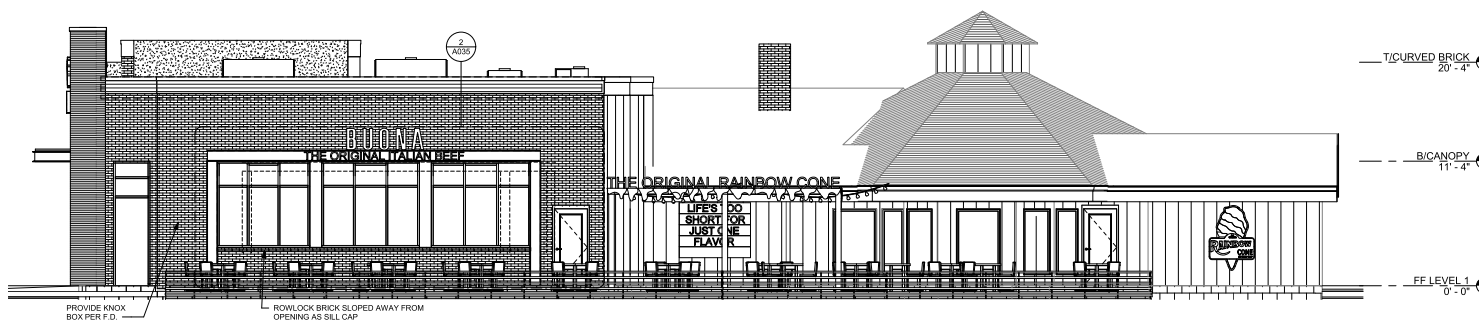
COLOR
ELEVATIONS

A030

Scale



1 NORTH ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

BUONA STOREFRONT					
Type Mark	Keynote	Manufacturer	Model	Description	Type Comments
ASF-01	BUONA	C. R. LAURENCE, ALT: VISTAWALL	TBD FIXED GLASS	DARK BRONZE	1" INSULATED GLASS UNIT (ARGON), LOW-E, SOLAR BAN, 0.38 U-VALUE, DOUBLE PANELED, 33% SHGC, CHARCOAL OR BLACK SPACERS
ASF-02	BUONA	C. R. LAURENCE, ALT: VISTAWALL	TBD FIXED GLASS	DARK BRONZE	1" INSULATED GLASS UNIT (ARGON), LOW-E, SOLAR BAN, 0.38 U-VALUE, DOUBLE PANELED, 33% SHGC, CHARCOAL OR BLACK SPACERS
ASF-03	BUONA	C. R. LAURENCE, ALT: VISTAWALL	275 LOW PROFILE, BELOW STOREFRONT TRANSOM	DARK BRONZE	1" INSULATED GLASS UNIT (ARGON), LOW-E, SOLAR BAN, 0.38 U-VALUE, DOUBLE PANELED, 33% SHGC, CHARCOAL OR BLACK SPACERS
ASF-04	BUONA	C. R. LAURENCE, ALT: VISTAWALL	TBD FIXED GLASS	DARK BRONZE	1" INSULATED GLASS UNIT (ARGON), LOW-E, SOLAR BAN, 0.38 U-VALUE, DOUBLE PANELED, 33% SHGC, CHARCOAL OR BLACK SPACERS

BUONA EXTERIOR MATERIALS				
TAG	ELEMENT	MNFR.	MODEL #	FINISH
E-01 (BRICK)	MODULAR SIZE BRICK VENEER	BORAL	ALAMO	GREY MORTAR SM100
E-02 (BRICK)	NORMAN SIZE, SMOOTH BRICK VENEER	ENDICOTT	MANGANESE IRONSPOT	BLACK MORTAR SM800
E-03 (SIDING)	12" X 18" CORRUGATED	PAC-CLAD	CORRUGATED	WEATHERED ZINC
E-04 (CANOPY)	STEEL FRAMED CANOPY, PREFINISHED AND PAINTED	STEEL FRAMED CANOPY, PREFINISHED AND PAINTED	PROVIDE STAINED WOOD BREADBOARD PLANK CEILING, CANOPY METAL FINISHED IN WROUGHT IRON COLOR	PAINT BM WROUGHT IRON COLOR AT DT & PATIO, PNT-1 ORANGE AT ENTRY, WROUGHT IRON COLOR
E-05 (FASCIA)	PARAPET CORP & FASCIA AT LIGHT BRICK & CORRUGATED AREAS	PAC-CLAD	HWP-PROFILE, SEE A410	WEATHERED ZINC
E-06 (COPING)	NOT USED			
E-08 (FASCIA)	PARAPET CORP & FASCIA AT DARK BRICK AREAS	PAC-CLAD	METAL WRAPPED FLYWOOD, SEE A410	CHARCOAL GRAY
E-09 (FIBER CEMENT)	FIBER CEMENT PANELS AT COLUMNS	NICHHA	ARCHITECTURAL BLOCK	
E-08 (PAINT)	PAINT AT EXTERIOR HM MANDORS	BENJAMIN MOORE	BM WROUGHT IRON COLOR AT E-02 BRICK, MATCH WEATHERED ZINC COLOR AT CORRUGATED METAL CLADDING E-03	MATCH BRICK OR ADJACENT CLADDING, DUKROCK
E-10 (BLOCK)	REFUSE BLOCK	BORAL	ALAMO	BRICK ON 2" CAU, SEE SP300
E-11 (BRICK)	FRONT ORANGE BRICK HIGHLIGHT BANDS	ENDICOTT	PUMPKIN PATCH GLAZED ORANGE	RECESS COARSE SINCE GLAZED BRICK IN ONLY FINISHED ON FRONT

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

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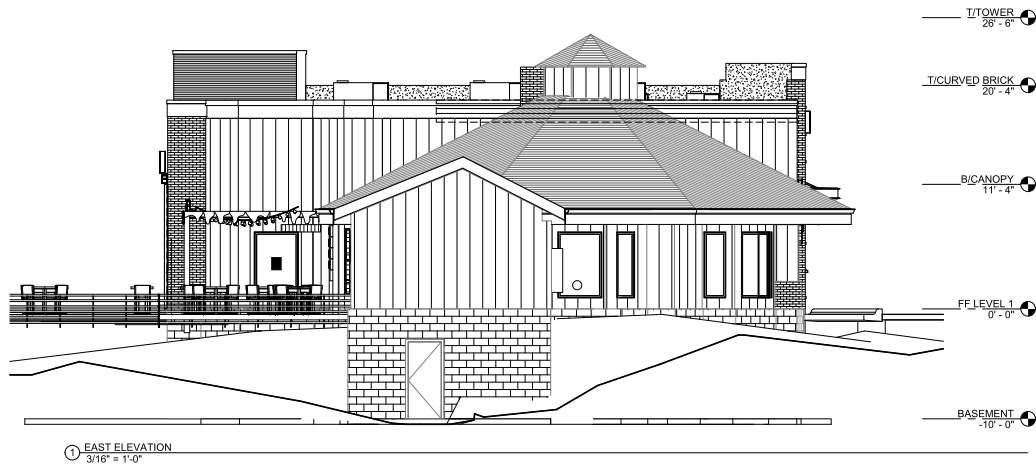
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EXTERIOR
ELEVATIONS +
EXTERIOR
MATERIALS

A031

Scale 3/16" = 1'-0"

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BUONA STOREFRONT					
Type Mark	Keynote	Manufacturer	Model	Description	Type Comments
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ASF-02	BUONA	C.R. LAURENCE, ALT: VISTAWALL	TBD FIXED GLASS	DARK BRONZE	1" INSULATED GLASS UNIT (ARGON), LOW-E, SOLAR BAN, 0.38 U-VALUE, DOUBLE PANED, 33% SHGC, CHARCOAL OR BLACK SPACERS.
ASF-03	BUONA	READY ACCESS	275 LOW PROFILE, BELOW STOREFRONT TRANSOM	DARK BRONZE	1" INSULATED GLASS UNIT (ARGON), LOW-E, SOLAR BAN, 0.38 U-VALUE, DOUBLE PANED, 33% SHGC, CHARCOAL OR BLACK SPACERS.
ASF-03	BUONA	C.R. LAURENCE, ALT: VISTAWALL	TBD FIXED GLASS	DARK BRONZE	1" INSULATED GLASS UNIT (ARGON), LOW-E, SOLAR BAN, 0.38 U-VALUE, DOUBLE PANED, 33% SHGC, CHARCOAL OR BLACK SPACERS.
ASF-04	BUONA	C.R. LAURENCE, ALT: VISTAWALL	TBD FIXED GLASS	DARK BRONZE	1" INSULATED GLASS UNIT (ARGON), LOW-E, SOLAR BAN, 0.38 U-VALUE, DOUBLE PANED, 33% SHGC, CHARCOAL OR BLACK SPACERS.

BUONA EXTERIOR MATERIALS				
TAG	ELEMENT	MNFR.	MODEL #	FINISH
E-01 (BRICK)	MODULAR SIZE BRICK VENEER	BORAL	ALAMO	GREY MORTAR SM100
E-02 (BRICK)	NORMAN SIZE, SMOOTH BRICK VENEER	ENDICOTT	MANGANESE IRONSPOT	BLACK MORTAR SM800
E-03 (SIDING)	12" X 78" CORRUGATED CANOPY	PAC-CLAD	CORRUGATED	WEATHERED ZINC
E-04 (CANOPY)	STEEL FRAMED CANOPY, PREFINISHED AND PAINTED	PAC-CLAD	STEEL FRAMED CANOPY, PREFINISHED AND PAINTED	WEATHERED ZINC
E-05 (FASCIA)	PARAPET CORPING & FASCIA AT LIGHT BRICK & CORRUGATED AREAS	PAC-CLAD	PARAPET CORPING & FASCIA AT LIGHT BRICK & CORRUGATED AREAS	WEATHERED ZINC
E-06 (CORPING)	NOT USED			
E-08 (FASCIA)	PARAPET CORPING & FASCIA AT DARK BRICK AREAS	PAC-CLAD	METAL WRAPPED PLYWOOD, SEE A410	CHARCOAL
E-09 (FIBER CEMENT)	FIBER CEMENT PANELS AT COLUMNS	NICHIA	ARCHITECTURAL BLOCK	GRAY
E-08 (PAINT)	PAINT AT EXTERIOR HM MANDOORS	BENJAMIN MOORE	BM WROUGHT IRON COLOR AT E-02 BRICK, MATCH WEATHERED ZINC COLOR AT CORRUGATED METAL CLADDING E-03	MATCH BRICK OR ADJACENT CLADDING, DURECOAT
E-10 (BLOCK)	REFUSE BLOCK	BORAL	ALAMO	BRICK ON 4" CMU, SEE SP300
E-11 (BRICK)	FRONT ORANGE BRICK HIGHLIGHT BANDS	ENDICOTT	PUMPKIN PATCH GLAZED ORANGE	RECESS COARSE BRICK GLAZED BRICK IN ONLY FINISHED ON FRONT

- KEYNOTES - EXTERIOR ELEVATIONS
- 01 PROVIDE OPEN OUTSIDE CORNERS TO MATCH COLOR
 - 02 BRICK EXPANSION JOINT, FULL HEIGHT OF WALL
 - 03 FIRE DEPARTMENT CONNECTION, VERIFY WITH FIRE DEPARTMENT
 - 04 WALL GRAPHIC BY OWNER, WHERE PLACED ONTO CORRUGATED SIDING, STANDOFF BLADE SIGN TO BE PROVIDED WITH RAISED LETTERS.
 - 05 NEW ELECTRICAL METER AND CT CABINET, SEE E-01WGS
 - 06 REFUSE: PROVIDE SOLID STEEL REINFORCED GATE, WITH CORRUGATED METAL CENTER AND ANGLED DOOR FRAME WITH FLAT FACE OUTWARD, MOUNT ON STEEL POSTS WITH 4 HINGES EACH SIDE. PRIME AND PAINTED PNT-9. DIAGONAL CROSS BRACING ON EACH GATE HIDDEN FACING INWARD. GATE LATCH AND CAME BOLTS WITH RECESSED STRIKE AT CENTER, PROVIDE CONCRETE BASE WITH SLEEVES
 - 07 DECORATIVE STEEL C-CHANNEL BY STEEL CONTRACTOR
 - 08 CUSTOM STEEL RAILING BY STEEL CONTRACTOR
 - 09 FIELD FRAMED STEEL CANOPY WITH THACKS TO WALL, PROVIDE BLOCKING IN WALL. OPTION FOR WOOD-LOOK CEILING AND RECESSED CAN LIGHTS PER RCP.
 - 11 SECONDARY ROOF DRAINAGE, LAMB'S TONGUE DISCHARGE FROM IN-WALL PIPE
 - 12 NEW DOORBELL AND KNOX BOX AT REAR DOOR
 - 13 PROVIDE WATERPROOF ENCLOSURE FOR EXTERIOR POWER, PER E-SHEETS
 - 14 PROVIDE NEW RECESSED HOSE BIBB IN HOUSING
 - 15 THROUGH-WALL PIPE DISCHARGE FROM GREASE CANISTER
 - 16 REFER TO SITE PLAN FOR PATIO AREA AND ADDED INFRASTRUCTURE.

KEYSTONE
PLANNING+DESIGN
KEYSTONE
CONSTRUCT, LLC

418 CLINTON PL.,
RIVER FOREST, IL
60305

KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT
PRESENTS
BUONA
393 N Edwards Blvd, Lake Geneva, WI 53147

No	Description	Date
	DD-PHASE	11/28/22

EXTERIOR
ELEVATIONS +
EXTERIOR
MATERIALS

A032

Scale 3/16" = 1'-0"

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INTERIOR RENDERINGS



BUONA BEEF

EXAMPLE INTERIORS



BUONA BEEF

INTERIOR RENDERINGS



RAINBOW CONE

INTERIOR RENDERINGS

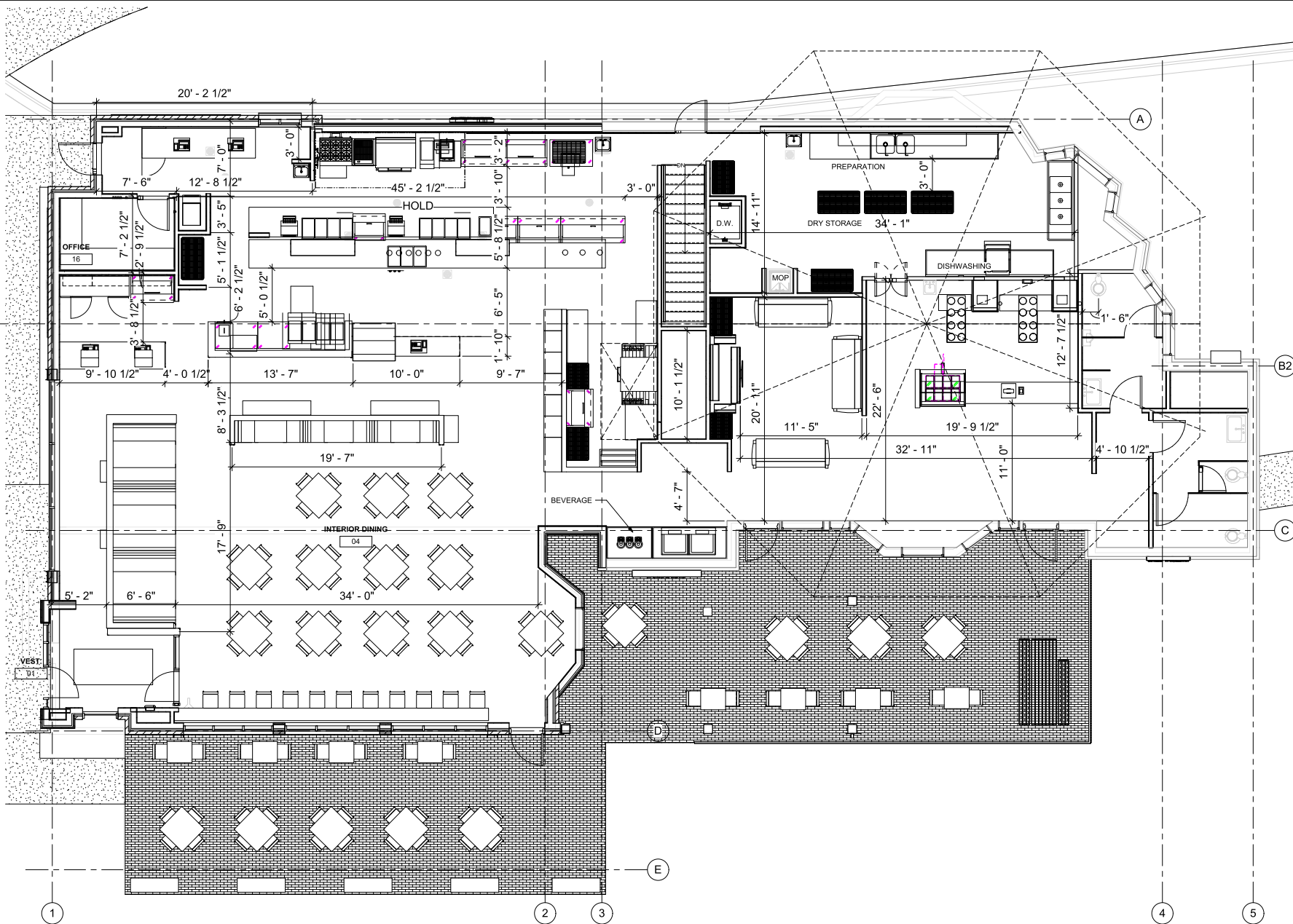


RAINBOW CONE

EXAMPLE INTERIORS



RAINBOW CONE



1 FLOOR PLAN WALL CENTERLINE DIMENSIONS
1/4" = 1'-0"

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



VANDEWALLE & ASSOCIATES INC.

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

Summary of Plan Commission Input

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

- Higher standards for building materials:
 - **Apply citywide**
 - **Provide more flexibility for industrial land uses**
 - **Enable exceptions for workforce or affordable housing**
- “Landscaped Corridor”
 - Increase front pavement setbacks to match front building setback – **apply citywide**
 - Increase landscaping requirements along street frontages – **apply citywide**
- No parking spaces located between any principal or accessory building and the right-of-way – **apply citywide**
- Prohibit parking spaces located between any principal or accessory building and the front lot line – **apply citywide**
- No drive-through windows, service areas, loading areas, gas pumps, accessory car washes, and similar accessory structures between the principal building and a public street – **apply citywide**

These changes have been addressed in the revised amendments.

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

Continued on following page

Staff Comments

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

Increased Front Pavement Setbacks and Landscaping Requirements

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

Parking (No parking in front of the building)

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

In-Vehicle Sales or Service Uses

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

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

“Exceptions to the standards set forth in this Section may be granted by the Plan Commission, or designee, to **permit substitute building materials or construction of comparable quality or design** when it can be demonstrated that the **provisions of this Section are infeasible and that the granting of such exception is in keeping with the purpose of this Section** or to **support the development of workforce or affordable housing.**”

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

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

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

Potential Next Steps:

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

Draft Zoning Ordinance Amendments: Upgrades to Citywide Design Standards

Draft – 11.14.22

Changes since previous draft highlighted in yellow

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

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

Need to determine if overlay approach will be used

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

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

Section 98-111 Community Gateway Design Overlay Zoning District

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

Section 98-707: Exterior Lighting Standards

Proposed upgrade to citywide regulations

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

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

Section 98-718: Development Design Standards

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

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

- (1) **Purpose:** The purpose of this Section is to regulate site and building design so as to attain a higher quality appearance and thus maintain and enhance the attractiveness and property values within all zoning districts; the use of certain exterior construction materials creation so as to attain a degree of uniformity in exterior appearance, and thus maintain and enhance the attractiveness and property value of certain zoning districts. This Section is also intended to implement the urban design recommendations of the Comprehensive Master Plan by preserving and enhancing the historical quality of development outside of the downtown and by enhancing the economic redevelopment potential of entry and gateway corridors throughout the City. This Section is designed to forward both aesthetic and historic preservation objectives of the City by controlling the site design and appearance of development within the district in a manner which is consistent with sound land use, urban design, and economic revitalization principles. The application of these standards will ensure long-term progress and broad participation toward these principles. Additionally, enhanced greenspace, landscaping, and paving requirements further City sustainability objectives of incorporating natural features into the built environment, supporting pollinators, expanding wildlife habitat, and reducing impervious surface to improve water quality.
- (2) **Jurisdiction:** The Plan Commission shall apply the requirements of this Section through the Site Plan review process found in Section 98-908. The City Staff, including consultants to the City, may advise the Plan Commission on any requirement of this Section.
- (3) **Applicability:**
 - (a) Additional requirements, specific to the proposed land use(s), may be found in Section 98-206, and shall be enforced in addition to the following requirements. All other requirements of the Zoning Ordinance and the Municipal Code shall also be enforced.
 - (b) **New Buildings, Structures, and Sites.** The requirements of this Section shall apply to all new buildings, structured, and sites developed after the effective date of this Section, except for single family or two family buildings.
 - (c) **Existing Buildings, Structures, and Sites.** All structures and buildings legally developed prior the effective date of this Section shall be granted blanket confirming status and shall be subject to the regulations of Section 98-408 pertaining to nonconforming structures and buildings. All sites legally developed prior the effective date of this Section shall be granted blanket confirming status and shall be subject to the regulations of Section 98-307 pertaining to nonconforming development.
 1. **Additions to Buildings Constructed Prior to the Effective Date of this Section.**
 - a. All additions shall match or be substantially similar to the design and materials of the existing building. Use of prohibited materials shall not be utilized for building additions; permitted materials shall be used instead.
 - b. Any modifications to the footprint of an existing building will require the resulting paved area to comply with the landscaping requirements found in subsection (6)(b).
 - c. Any expansion, extension, or enlargement of an existing paved area will require the resulting paved area to comply with the landscaping requirements found in Subsection (6)(b) and the setback requirements in Subsection (6)(a).

2. **Alterations.** For buildings constructed prior to the effective date of this Section, alterations that do not impact the floor area of the building shall comply with the standards of this Section or shall match or be substantially similar to the existing building design and materials. Ordinary repairs and maintenance are not considered alterations.

(d) **Exceptions and Appeals.**

1. **Exceptions.** Exceptions to the standards set forth in this Section may be granted by the Plan Commission, or designee, to permit substitute building materials or construction of comparable quality or design when it can be demonstrated that the provisions of this Section are infeasible and that the granting of such exception is in keeping with the purpose of this Section or to support the development of workforce or affordable housing.
2. **Appeals.** Appeals from the decisions of the Plan Commission, or designee, may be made per the provisions of the Municipal Code and state statutes.
3. **Variances.** The Plan Commission is authorized to grant variances from the strict application of the building design standards within this Section when it is claimed that the intent of the standards in this Section have been incorrectly interpreted, do not apply, or their enforcement causes unnecessary hardship.
 - a. The procedure for the granting of variances by the Plan Commission shall be the same as that required for variances in Section 98-910, with the exception that the Plan Commission shall serve the role of the Zoning Board of Appeals.
 - b. When taking action on variances, the Plan Commission shall make findings as described in Section 98-910(5)(a).
 - c. Planned Development Procedures shall not be used solely to negotiate minimum standards imposed by this Section.

(4) **Exterior Building Materials.**

- (a) Applicability: The exterior building materials requirements in this Subsection apply to all land uses and activities except:
 1. Exposed foundations not to exceed three feet in height from the adjacent grade.
 2. Development in the GI or HI zoning districts.
 3. Single family and two family development and related accessory structures.Buildings shall be predominately clad in one or more of the following materials: brick; brick veneer; stone; stone veneer; glass (curtain/storefront); stucco; and wood, wood composite siding, or fiber cement siding.
- (b) The following materials may be used as accents and trim not to exceed 40% of the total building façade: split-face or decorative block; EIFS; seamless metal siding; architectural/decorative metal panels; residential aluminum siding; vinyl siding; brick panels; and stone panels. For development in the PBP and LI zoning districts, this percentage may be increased to 70%.
- (c) The following materials are prohibited: smooth-face or non-decorative concrete block or cinder block; non-decorative concrete foundation walls or panels (tilt-up or precast); nondecorative metal panels; corrugated or other metal with exposed fasteners; metal siding

with seams; non-decorative wood (plywood, chipboard, etc.); asphaltic siding, poly-roofing siding; or other materials using exposed fastener systems or non-decorative surfaces as determined by the Plan Commission.

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

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

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

- (a) **Building and Pavement Setbacks.** Refer to Tables 98-402 and 98-403. All zoning districts must have front and street pavement setbacks equal to or greater than the district’s required building front and street setback.
1. **Exceptions.**
 - a. Increased pavement setback requirements are only applicable to the area of a parcel within 100 feet of the nearest right-of-way, or between the road right-of-way and the front building line, whichever is less.
 - b. Access driveways are exempt from pavement setback requirements.
 - c. Pedestrian walkways, patios, sign footings, and other essential services are exempt from pavement setback requirements.
 - d. Existing paved areas located between the building setback and the public right-of-way are considered legal nonconforming paved areas, which may be maintained without bringing the paved area’s footprint into compliance with this section.
 - e. Pedestrian walkways, patios, monument signs, and other essential services are exempt from pavement setback requirements.

(b) **Landscaping Requirements.**

1. **Street Frontage Landscaping Requirements.** Within this overlay district, the landscaping requirements for street frontages found in Table 98.606 are doubled.
2. **Paved Area Landscaping Requirements.** Within this overlay district, the landscaping requirements for paved areas found in Table 98.607 are doubled.
3. **Exceptions.**
 - a. Landscaping requirements are only applicable to the area of a parcel within 100 feet of the nearest aforementioned corridor or gateway road right-of-way, or between the road and the front building line right-of-way, whichever is less..
 - b. The Plan Commission may grant exceptions as described in Subsection (3)(d)1., above.

(c) **Parking.**

1. Parking lots and parking structures should not visually dominate the development site and should enhance the City's aesthetic qualities and natural surroundings. Parking facilities should be designed and landscaped with increased emphasis on pedestrian-ways that provide public connectivity to and through the site. The visual impacts of parking lots shall be mitigated through measures such as landscaping, screening, or situating parking areas away from the front of buildings.
2. No parking spaces shall be located between any principal or accessory building and the front lot line, unless necessary to meet ADA requirements or other city requirements. On corner lots, parking spaces may be permitted between the principal or accessory building and the secondary street right-of-way, as determined by the Zoning Administrator.

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

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

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

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

(e) **Site Grading:**

1. Proposed site grading shall preserve existing grades to the greatest extent possible.
2. Within five feet of the entire perimeter of the site, in no instance shall proposed grading create transitions to adjoining properties or rights-of-way greater than 1 foot of vertical

change for ten feet of horizontal run. All areas of steeper slopes and all retaining walls shall not be located within five feet of the entire perimeter of the site.

3. In no instance shall proposed grading create transitions to adjoining properties or rights-of-way that are in any other manner deemed unsafe, unstable, or create drainage problems, as determined by the City Engineer or designee.

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

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

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

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

(h) **Trash Enclosures:**

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

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

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

(j) **Outdoor Display:**

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

Outdoor Display land uses shall be followed.

(k) **Outdoor Storage:**

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

(6) **Building Design Standards.**

(a) **All Land Uses.** These standards apply to all land uses, except single and two family development, constructed after the effective date of Section:

1. Trademark architecture shall not be permitted. No portion of a building exterior or appurtenance, other than signage, may have an integral color or surface paint color associated with a specific building tenant.
2. Architectural design is subject to the Site Plan Review process, (see Section 98-908).
3. Roofs. Roof forms shall be compatible and harmonious with those of existing buildings in the immediate area, as determined by the Plan Commission. Bare metal and galvanized metal roofs shall not be used, except as architectural highlights.
4. Accessory Buildings and Other Structures. All other buildings and structures on the site shall employ the same durable materials and colors of the ground floor of the principal building.
5. Exterior Building Appurtenances. Building exteriors shall be uncluttered by the minimal use and careful placement of brackets, wiring, meters, antennae, gutters, downspouts, and other appurtenances. Where necessary, such features shall be colored to blend in, rather than contrast, with the immediately adjacent building exterior. Safety equipment that relies on high visibility such as Fire Department Connections and alarm pulls, shall be exempt from this requirement.

6. **Awnings:**

- a. Awnings shall complement the character of the building, as determined by the Plan Commission.
- b. Backlighting of awnings is prohibited.
- c. Awnings with a message or graphic are considered on-building signs.
- d. Awnings located over doorways, stoops, and private sidewalks shall meet the vertical clearance requirement of the Building Code.
- e. Awnings located over public sidewalks, alleys, and drives shall meet the vertical clearance requirements of the Subdivision Ordinance and Public Works Code.

(b) **Multi-Family Uses.** These standards apply to all multi-family buildings and structures constructed after the effective date of Section.

1. Building Entrance.
 - a. The primary entrance shall be on the front façade facing the street.
 - b. The primary entrance shall be covered a minimum of 3 feet from the door. Recessed entries shall be deemed to meet this requirement.
 - c. Exterior entry doors for individual units shall be residential in style (and shall include frame and panel (real or decorative)).
 - d. Exterior entry doors for multiple units may be residential (as described above) or commercial in style (glass).
2. Façade Articulation.
 - a. Façade lengths shall not be greater than 40 feet without articulation such as:
 - i. Recesses or projections that step back or project a portion of the main façade plane.
 - ii. Recesses or projections of upper floors from the ground floor façade plane.
 - iii. Vertical division using different textures or materials.
 - iv. Division of the façade into individual units through the use of windows, entrances, arcades, porches, decks, balconies, lighting, etc.
 - v. Roof form variation such as the inclusion of dormers, change in roof lines, or change in roof type.
 - b. On façades facing the street, windows and/or doors shall be required in order to promote a visual connection to the street.
 - i. The total area of windows and doors, including trim, shall comprise a minimum of 20 percent of the total façade area, excluding gables.
3. Wall Details, Trim, and Windows.
 - a. Exterior windows shall be appropriate to the architectural character of the building.
 - b. All façade openings shall be articulated or appropriately trimmed through the use of materials such as lintels, sills, surrounds, shutters, etc.
 - c. Natural wood shall be painted or stained unless it is cedar, redwood or other naturally weather-resistant species intended to be exposed.
 - d. Pressure-treated lumber shall be painted or stained after a curing period of no greater than 18 months.
4. Patios, Decks, and Balconies.
 - a. Ground-level patios and decks facing the street shall be bordered with landscape treatments.
 - i. Covered porches are exempt from this requirement.
 - b. Exterior stairs leading to a deck or balcony are not permitted on the front or street side of a building.
 - i. On corner lots, exterior stairs shall be permitted on the interior side façade.

- c. Exterior corridors shall be covered by the building roof, shall be located within the footprint of the building foundation, and shall not be visible from the street.
 - d. Upper-story decks and balconies shall be cantilevered, supported by vertical columns, or supported from above.
5. Mechanical and Exterior Building Systems.
- a. Drainage pipes on exterior walls shall match or be complementary to the color of the roof and wall onto which they are mounted.
 - b. Air intakes and exhaust vents for high-energy gas appliances and meters shall not be permitted on any façade that faces a public street, unless they are screened or if they match the color of the façade on which they are located.
 - c. Building-mounted Equipment.
 - i. Window-mounted air conditioning units shall not be permitted in any window that faces a public street.
 - (i) When no alternative is available, units shall be masked (painted, encased, etc.) in order to blend into the building's exterior finish and shall be flush-mounted so as not to project beyond the main plane of the façade more than necessary.
 - ii. Building-mounted equipment installed on the façade visible from an adjacent public right-of-way or residential district must be disguised with screening that is:
 - (i) Architecturally compatible with the primary structure to which the equipment is attached. Screening materials shall be identical to or substantially similar to the materials used on the building façade to which the equipment is attached.
 - (ii) Incorporated as part of the building wall and/or flush-mounted so as not to project beyond the main plane of the façade.
 - (iii) Consistent with the color of the structure to which the equipment is attached.
 - d. Roof-mounted Equipment. Roof-mounted equipment shall be screened, preferably by parapet walls. Other acceptable screen types shall be:
 - i. Architecturally compatible with the primary structure to which the equipment is attached. Screening materials shall be identical to or substantially similar to the materials used on the building façade to which the equipment is attached.
 - ii. Consistent with the color of the structure to which the equipment is attached.
 - iii. Designed to be an integral part of the building's architectural design and give the impression that it is something other than a mechanical screen.
 - e. See 98-605 for screening requirements for ground-mounted mechanical systems.
6. Wall or Roof-Mounted Lighting.
- a. Full cutoff light fixtures are required.

- b. The design, color, height, location, and light quality of all on-building light fixtures shall be consistent throughout the entire site, unless the building is divided into individual components; in such case, all on-building light fixtures shall be consistent within each individual component.
- c. All entrances shall be lit after sunset. The minimum illumination at each entrance shall be 1.0 foot-candles.

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

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

1. Orientation.
 - a. Buildings are encouraged to be oriented so that the front façade faces the road with the highest traffic volumes.
 - b. Façades facing the road with the highest traffic volumes shall be designed to have the appearance of a front façade and shall include windows, doors and/or other architectural components typically associated with front façades, as approved by the Plan Commission, or designee.
2. Building Entrance.
 - a. The primary entrance shall be on the front façade facing the street.
3. Façade Articulation.
 - a. Façade lengths shall not be greater than 50 feet without articulation such as:
 - i. Division of the façade into individual components (i.e., storefronts, distinct uses) through the use of architectural elements such as porches, balconies, windows, covered entrances, arcades, awnings, marquees, lighting, signage, etc.
 - ii. Recesses or projections that step back or project a portion of the main façade plane.
 - iii. Recesses or projections of upper floors from the ground floor façade plane.
 - iv. Vertical division using different textures or materials.
 - v. Roof form variation such as the inclusion of dormers, change in roof lines, or change in roof type.
 - b. Buildings shall be designed to provide interest and variety. Flat, unadorned walls shall be avoided. Each façade of a building shall include at least 1 design element to break up the flatness of blank walls and shall at a minimum include varied materials or colors, change in texture, expressed joints and details, or surface relief.
 - i. Additional elements used to break up the façade may include balconies, lintels, sills, headers, belt courses, reveals, pilasters, windows, chimneys, and other ornamental features as deemed appropriate by the Plan Commission or designee.
 - c. On the front façade facing the street, windows and/or doors shall be required in order to promote a visual connection to the street.

- i. The total area of windows and doors, including trim, shall comprise a minimum of 20 percent of the total façade area, excluding gables.
- 4. Building Entrance.
 - a. The main entrance shall be clearly defined and accentuated through the use of detailing, distinctive materials, and/or colors, projections or recesses, porticos, covered entrances, stoops, or other features as deemed appropriate by the Plan Commission, or designee.
- 5. Mechanical and Exterior Building Systems.
 - a. Drainage pipes on exterior walls shall match or be complementary to the color of the roof and wall onto which they are mounted.
 - b. Air intakes and exhaust vents for high-energy gas appliances and meters shall not be permitted on any façade that faces a public street.
 - c. Building-mounted Equipment.
 - i. Window-mounted air conditioning units shall not be permitted in any window that faces a public street.
 - (i) When no alternative is available, units shall be masked (painted, encased, etc.) in order to blend into the building's exterior finish and shall be flush-mounted so as not to project beyond the main plane of the façade.
 - ii. Building-mounted equipment installed on the façade visible from an adjacent public right-of-way or residential district must be disguised with screening that is:
 - (i) Architecturally compatible with the primary structure to which the equipment is attached. Screening materials shall be identical to or substantially similar to the materials used on the building façade to which the equipment is attached.
 - (ii) Incorporated as part of the building wall and/or flush-mounted so as not to project beyond the main plane of the façade.
 - (iii) Consistent with the color of the structure to which the equipment is attached.
 - d. Roof-mounted Equipment. Roof-mounted equipment shall be screened, preferably by parapet walls.
 - i. Screening shall be architecturally compatible with the primary structure to which the equipment is attached. Screening materials shall be identical to or substantially similar to the materials used on the building façade to which the equipment is attached.
 - ii. Equipment shall be consistent with the color of the structure to which the equipment is attached.
 - iii. Screening shall be designed to be an integral part of the building's architectural design and give the impression that it is something other than a mechanical screen.

- e. See Section 98-605 for screening requirements for ground-mounted mechanical systems.
- 6. Wall or Roof-Mounted Lighting.
 - a. Full cutoff light fixtures are required at each entrance.
 - b. The design, color, height, location, and light quality of all on-building light fixtures shall be consistent throughout the entire site, unless the building is divided into individual components; in such case, all on-building light fixtures shall be consistent within each individual component.
 - c. All entrances shall be lit after sunset. The minimum illumination at each entrance shall be 1.0 foot-candles.
- 7. For buildings with a Gross Floor Area exceeding 60,000 square feet, refer to Section 98-725 pertaining to Large Developments.

(d) Industrial Uses

- 1. Façade Articulation.
 - a. Façade lengths shall not be greater than 70 feet without articulation such as:
 - i. Division of the façade into individual components (i.e., storefronts, distinct uses) through the use of architectural elements such as windows, covered entrances, arcades, awnings, marquees, lighting, signage, etc.
 - ii. Recesses or projections that step back or project a portion of the main façade plane.
 - iii. Recesses or projections of upper floors from the ground floor façade plane.
 - iv. Vertical division using different textures or materials.
 - v. Roof form variation such as the inclusion of dormers, change in roof lines, or change in roof type.
 - b. Orientation. Buildings shall be oriented so as to face the road with the highest traffic volumes. This requirement shall not apply to buildings with frontage on state or federal highways, unless there is direct access from the development to the highway.
 - i. If a visitor, office, and/or customer entrance component is included in the building, such space(s) shall be clearly defined and accentuated through the use of detailing, windows, distinctive materials and/or colors, projections or recesses, or other architectural features as deemed appropriate by the Plan Commission, or designee.
- 2. Mechanical and Exterior Building Systems.
 - a. Applicability. See Section 98-605 to determine whether screening is required.
 - b. Drainage pipes on exterior walls shall match or be complementary to the color of the roof and wall onto which they are mounted
 - c. Building-mounted Equipment.
 - i. Building-mounted equipment installed on the façade visible from an adjacent

public right-of-way or residential district must be disguised or screened in one of the following ways:

- (i) Architecturally compatible with the primary structure to which the equipment is attached. Screening materials shall be identical to or substantially similar to the materials used on the building façade to which the equipment is attached.
- (ii) Incorporated as part of the building wall and/or flush-mounted so as not to project beyond the main plane of the façade.
- (iii) Consistent with the color of the structure to which the equipment is attached.

d. Roof-mounted Equipment. Roof-mounted equipment visible from an adjacent public right-of-way or residential district shall be screened, preferably by parapet walls. Other acceptable screen types shall be:

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

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

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

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

- (a) Purpose. The purpose of this section is to support the use of alternative modes of transportation and promote the safety and general welfare of the public by establishing requirements for pedestrian and bicycle access and bicycle parking.
- (b) Applicability. The requirements of this section shall apply to all new development or redevelopment.
- (c) Quantity. One pedestrian and bicycle access shall be provided on at least one street frontage.
- (d) Off-site connections. Pedestrian and bicycle access shall include appropriate connections to the existing and planned pedestrian and bicycle facilities in the community and in surrounding neighborhoods.
- (e) On-site connections. The entire development shall provide walkways for full and safe pedestrian and bicycle access within the development.
 - 1. Walkways shall provide pedestrian access through or around off-street parking areas from street sidewalks to building entries. Walkways shall be located and aligned to directly and continuously connect areas or points of pedestrian origin and destination,

and walkways shall not be located and aligned solely based on the outline of a parking lot configuration unless such configuration allows for direct pedestrian access.

2. Pedestrian connections shall be a minimum of 5 feet wide.
 3. Walkways shall have an acceptable dust-free surface not less than five feet in width and shall be grade-separated from the parking lot or otherwise delineated with pavement markers, planters, or alternate paving materials.
 4. The entirety of the on-site pedestrian walkway system shall be marked and defined using pavement treatments, signs, lighting, median refuge areas, and landscaping as appropriate and as consistent with the Americans with Disabilities Act and the Building Code, as approved by the Zoning Administrator.
 5. Where a pedestrian connection crosses any area where motorized vehicles may be present, a crosswalk clearly delineated by standard pavement markings (and potentially also by paving materials, color or texture) is required.
 6. The material and layout of the pedestrian walkway shall be continuous as the pedestrian access crosses the driveway, with a break in continuity of the driveway paving and not in the pedestrian accessway.
- (f) Bicycle Parking Standards.
1. Required provision of bicycle parking areas.
 - a. For all multifamily, commercial, institutional, and industrial uses, a minimum of four bicycle spaces shall be provided.
 - b. For parking lots containing more than 40 automobile parking spaces, off-street bicycle parking spaces shall be provided. The number of off-street bicycle parking spaces to be provided shall be equal to 5 percent of the automobile parking space requirement or 20 bicycle parking spaces, whichever is less.
 - c. A nonresidential use's automobile parking requirement may be reduced by providing additional bicycle parking. After the bicycle parking requirement has been met, a minimum of four bicycle parking spaces may be provided in lieu of one required automobile parking space, with a maximum reduction of up to five automobile parking spaces.
 2. Specifications for bicycle parking spaces.
 - a. The "inverted-U" type bike rack is the preferred bicycle parking rack and means of providing off-street bicycle parking spaces as required in this section, but all types of bicycle parking racks are acceptable. One inverted-U type rack counts as two bicycle parking spaces.
 - b. All bicycle parking provided shall be on a hard-surfaced area and shall be set back from walls and other objects, so the bicycle rack is useable. Freestanding bicycle parking racks shall be securely fastened to the ground.
 - c. Bicycle parking spaces shall be installed in conformance with setback requirements applicable to automobile parking lots. The racks shall be placed where bicyclists would naturally transition to pedestrian mode. The placement of the racks shall not conflict with pedestrians and motorized traffic.

Section 98-720: Fencing Standards

Proposed upgrades to citywide regulations

- (1) **Purpose.** The purpose of this section is to regulate the materials, location, height, and maintenance of fencing, landscaping walls and decorative posts in order to prevent the creation of nuisances and to promote the general welfare of the public.
- (2) **Applicability.** The requirements of this section apply to all fencing, landscape walls and decorative posts equal to, or exceeding, 30 inches in height, for all land uses and activities.

(3) **Standards:**

(a) Materials:

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

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No changes proposed to remainder of Section 98-720.