



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

CITY OF LAKE GENEVA PLAN COMMISSION

MONDAY, JUNE 19, 2023 - 6:00 PM

COUNCIL CHAMBERS, CITY HALL

Members:

Mayor Charlene Klein, Alderperson Joan Yunker, Commissioners: John Gibbs, Joel Hoiland, Cindy Forster Fueredi, James Marquardt, and Kyle Cary

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AGENDA

1. Meeting called to order by Charlene Klein
2. Roll Call
3. Approve Minutes of the May 17, 2023 Plan Commission meeting as distributed
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes
5. Acknowledgment of Correspondence
6. Downtown Design Review:
 - a. Application by Trae Torhorst PO Box 1300, Lake Geneva, for a request for an application for Downtown Design Review of an exterior sign request for 239 Cook St. - Tax Key No. ZOP00253
 - b. Application by Madelyn Kelly, 6807 State Rd. 36, Lake Geneva for a request of an application for Downtown Design Review of an exterior sign request for 253 Center St. Unit 900 - Tax Key No. ZOP00282
 - c. Application by Anthony Silvestri for a request of an application for Downtown Design Review of an exterior cooler installation request for the property located at 642 W. Main St. - Tax Key No. ZOP00305
7. Public Hearing and Recommendation for a General Development Plan (GDP), applicant Lakeside Living LLC., to allow for the construction of (4) duplex units on each of the ()2 tax parcels in the

Planned Development (PD) zoning district located at 1120 S. Lake Shore Dr. Units 1 – 4 & Units 28 – 31, Tax Key Nos. ZCNS00001 – ZCNS00004 & ZCNS00028 – ZCNS00031

8. Public Hearing and Recommendation for a Precise Implementation Plan (PIP), applicant Lakeside Living LLC., to allow for the construction of (4) duplex units on each of the(2) tax parcels in the Planned Development (PD) zoning district located at 1120 S. Lake Shore Dr. Units 1 – 4 & Units 28 – 31, Tax Key Nos. ZCNS00001 – ZCNS00004 & ZCNS00028 – ZCNS00031
9. Public Hearing and Recommendation for a General Development Plan (GDP) for 630 Veterans Pkwy, applicant Paul Lauterbach, 914 Bennet Ct, Walworth WI for a proposed 16,000 square foot pickleball building in the Planned Business Park (PBP) zoning district. Tax Key Nos. ZLGBP200029 – 33
10. Public Hearing and Recommendation for a Zoning Map Amendment for 820 – 822 Williams St., applicant Carmelo Alfano d.b.a. Signature Investments, LLC. 4793 E. Clayton Rd. Fitchburg WI, for a request to change the zoning from e General Business (GB) to Central Business (CB), Tax Key No. ZA269400002
11. Public Hearing and Recommendation for a Conditional Use Permit (CUP) for 1580 Orchard Ln. to install a deck to the rear of the property located in the Estate Residential – 1 (ER-1) zoning district Tax Key No. ZLM00057
12. Consider a resolution to recommend adoption of a public participation plan for the annual Comprehensive Plan amendment process
13. Plan Commission Comprehensive Plan Item Update for 2023
 - a. Gateway Discussion for 2024 Budget
 - b. Comprehensive Plan Schedule 2023
 - c. Comprehensive Plan Implementation Update
14. Building and Zoning Department Report
15. 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.

CITY OF LAKE GENEVA PLAN COMMISSION MINUTES
WEDNESDAY, MAY 17, 2023 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL

Members: Mayor Klein, Alderperson Fesenmaier, Commissioners: John Gibbs, Joel Hoiland, Cindy Forster Fueredi, James Marquardt, and Kyle Cary

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

Roll Call.

Present: Klein, Fesenmaier, Hoiland, Marquardt, Feuredi

Absent: Gibbs, Cary

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.

There were none.

Acknowledgment of Correspondence.

There were none.

Review and Recommendation of a proposed land CSM request submitted by Avalon Property LLC. 875 Geneva Pkwy, Lake Geneva, for a request of a Site Plan of the documents generated by Farris, Hansen & Associates dated 11/17/2022 for Tax Key Nos. ZLGBP00010A; ZYUP00157; ZYUP00158; & NYL3100002.

Peter Juergens: N2689 Sunset Blvd, Lake Geneva: Representative for owner, Avalon Properties. Juergens provided a brief history relative to the property; noting the plan includes two phases of construction.

Administrator Walling added that engineering is in compliance with what was submitted and the agreement letter will be drafted.

Motion by Hoiland to approve, second by Marquardt.

Alderperson Fesenmaier encouraged Avalon Properties to perform planned maintenance on their detention ponds in or to mitigate future water issues, and to look into ways to utilize gray water in their projects.

Motion carried 5-0

Adjournment.

Motion by Hoiland to adjourn, second by Fesenmaier. Motion carried 5-0. The meeting adjourned at 6:12 p.m.

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 19, 2023

Agenda Item: 6a

Applicant:

Trae A. Torhorst
d.b.a. Perfect Petals
2901 Butterfield Rd.
Oak Brook IL.60523

Request:

239 Cook St.
Downtown Design Review exterior signage in
the Central Business (CB) zoning district
Tax Key No. ZOP00253

Description:

The applicant is applying for Downtown Design Review to allow for exterior signage to the building located at 239 cook St. in the Central Business (CB) zoning district, Tax Key No. ZOP00253.

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

Staff Recommendations:

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



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

239 Cook Street

ZDP00253

Name & Address of Current Building Owner:

INLAND GROUP

2901 BUTTERFIELD RD.

OAK BROOK, IL 60523

Telephone Number of Current Building Owner: (630) 368-2332 (JENN Mathis)

Email Address: jennifer.mathis@INLAND GROUP.COM

Owner Signature: 

Name & Address of Applicant:

TRAE A. TORHORST

P.O. BOX 1300

LAKE GENEVA, WI 53147

Telephone Number of Applicant: (262) 215-2367

Email Address: trae@perfectpetalsbyTali.com

Proposed Design Change:

Zoning District:

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

BURLI SIGNS

125 FRONT ST

BURLINGTON, WI 53105

Description of Project:

NEW SIGN FOR
PERFECT PETALS

COLORS:

SW0075 Holiday Turquoise

SW0076 Apple Blossom

BLACK LETTERING

Date:

5/18/23

Signature of Applicant:



BURLINGTON 8654



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 19, 2023

Agenda Item: 6b

Applicant:

Madelyn Kelly
6807 State Rd. 36
Oak Brook IL.60523

Request:

253 Center St. unit #900
Downtown Design Review exterior signage in
the Central Business (CB) zoning district
Tax Key No. ZOP00282

Description:

The applicant is applying for Downtown Design Review to allow for exterior signage to the building located at 253 Center St. unit #900 in the Central Business (CB) zoning district, Tax Key No. ZOP00282.

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

Staff Recommendations:

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



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

253 Center St # 900 ZOP00282
Lake Geneva WI 53147

Name & Address of Current Building Owner:

253 Center, LLC
C/O Pabcor
664 N Milwaukee Ave suite 200 Prospect Heights IL 60070

Telephone Number of Current Building Owner: 847 520 4200 x 104

Email Address: tamara@pabcormanagement

Owner Signature: [Signature]

Name & Address of Applicant:

Madeline Kelly
6807 State Rd 305
Lake Geneva WI 53147

Telephone Number of Applicant: 262 729 7317

Email Address: madelinekelly@gmail.com

Proposed Design Change:

120 x 18
6mm Acrylic panel with cut vinyl
color black on white Acrylic

Zoning District: _____

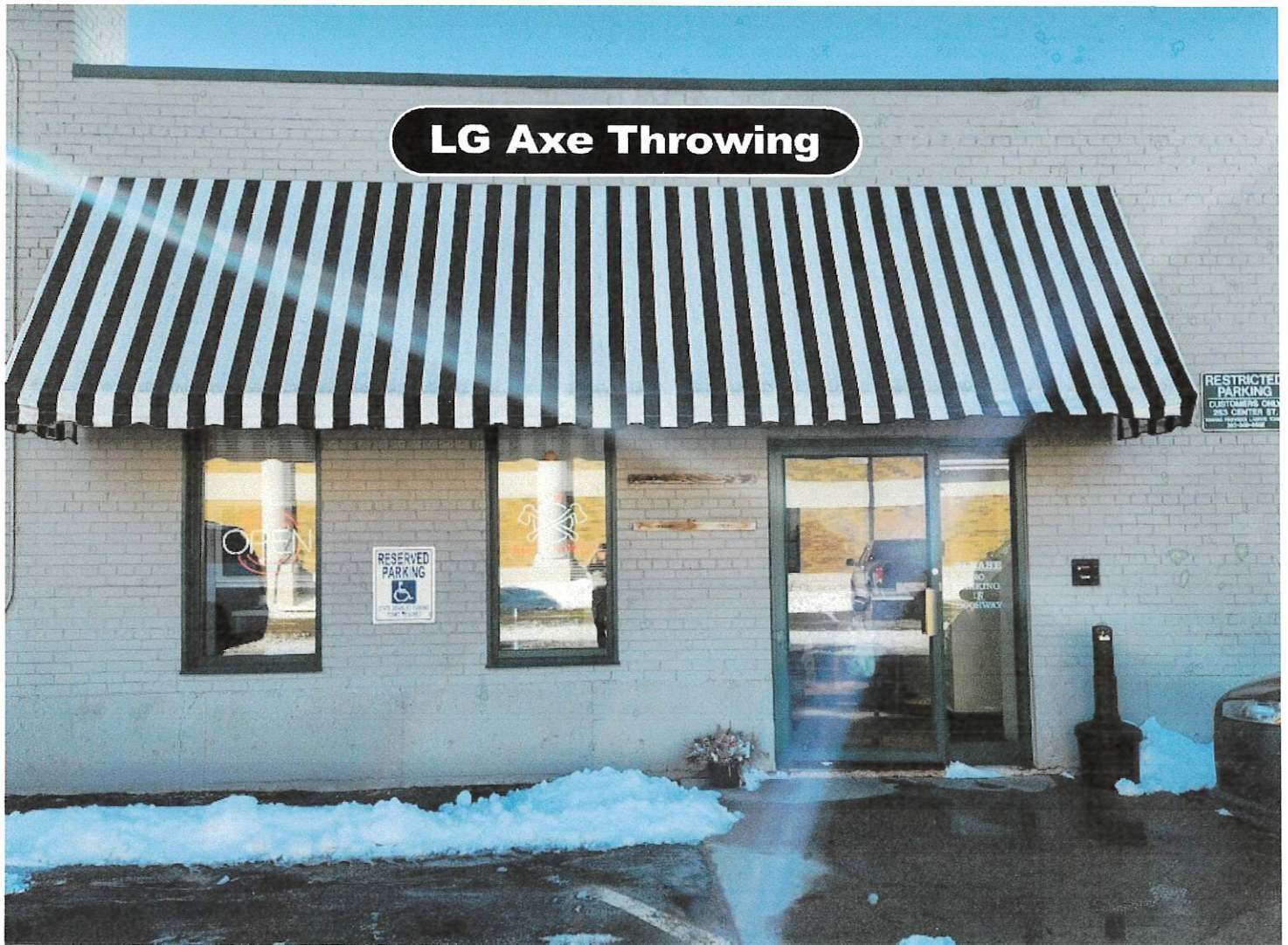
Names & Address of Architect, Engineer, and/or Contractor of Project:

Joe Savagie
Signature Signs
W2888 Knepper Rd
Lake Geneva WI 53147

Description of Project:

Date: 5/5/23

Signature of Applicant: [Signature]



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 19, 2023

Agenda Item: 6c

Applicant:

Anthony Silvestri
1017 Geneva St #7
Lake Geneva

Request:

642 W. Main St
Downtown Design Review exterior cooler
installation in the Central Business (CB)
zoning district
Tax Key No. ZOP00305

Description:

The applicant is applying for Downtown Design Review to allow for exterior cooler installation to the property at 642 W. Main St. in the Central Business (CB) zoning district, Tax Key No. ZOP00305.

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

Staff Recommendations:

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



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

642 W MAIN ST (MAPLE'S)
ZON 00305

Name & Address of Current Building Owner:

BT CAPITOL HOLDINGS (BRONSON TREBART)
413 SO GENESEE STREET
GILBERTON OH

Telephone Number of Current Building Owner:

Email Address: BTREBART@RCI-CORP.COM

Owner Signature: [Signature]

Name & Address of Applicant:

Anthony Szwed
1017 GENESEE ST #7 LG

Telephone Number of Applicant:

Email Address: Anthony.Szwed@lg.com

Proposed Design Change:

ADDITION of A
COOLER FOR ADDITIONAL STORAGE
FOR FOOD TO BE OUTSIDE

Zoning District: Downtown

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

SELF CONTRACTED

Description of Project:

ADDITION of A COOLER ON S/E CORNER of
PROPERTY FOR MUCH NEEDED FOOD STORAGE to
PROPERTY Painted AND ADDED to THE EYE

Date: 6/2/ Signature of Applicant: [Signature]





STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 19, 2023

Agenda Item #7 & 8

Applicant:

Lakeside Living, LLC

Request:

Planned Development - GDP and PIP
Duplex Residential Development
1120 S. Lake Shore Drive

Represented by:

Stephen Greenberg
Lakeside Living LLC
937 Tarrant Drive
Fontana, WI 53125

Description:

The applicant is requesting approval of a General Development Plan (GDP) application and a Precise Implementation Plan (PIP) application. Approval of the GDP and PIP would authorize development of four duplex units on tax key numbers ZCNS00028 – ZCNS00031, and four duplex units on tax key numbers ZCNS00001 – ZCNS00004, for a total of eight units.

According to the zoning map, the subject property is currently zoned Planned Development. However, there is no record of an approved GDP on file within the required timeframe of five years. Thus, the project requires approval of both a GDP and a PIP in order to proceed. A GDP establishes the zoning for the project, while the PIP establishes the detailed site approvals including site layout and design, grading, utilities, parking, landscaping, lighting, and architecture.

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 TR-6 zoning district is that comparison zoning district. The project is requesting the following flexibilities:

1. Land Use Allowances: The proposed Planned Development would allow:
 - Two principal buildings on each of the two parcels
 - Clear Cutting land use (i.e., removal of more than 30% of the existing tree cover) on both parcels

Staff Review Comments:

General Site Layout and Design – The applicant proposes to develop Units 1-4 on the south side of the private drive. Two duplex buildings are proposed for a total of four units. The applicant proposes to develop Units 28-31 on the north side of the private drive. Two duplex buildings are proposed for a total of four units.

On the south parcel, the minimum setback proposed from Lake Shore Drive is 26.3 feet. The setback from Tiffany Drive is 39.2 feet. The setback from the south property line is 33.7 feet. Total Landscape Surface Ratio is 63%.

On the north parcel, the minimum setback proposed from Lake Shore Drive is 25.9 feet. The setback from Tiffany Drive is 32.5 feet. The setback from the north property line is 49.4 feet. Total Landscape Surface Ratio is 68%.

Landscaping – Both parcels proposed for development are within the Woodland Overlay District. Clear Cutting (more than 30% removal) of trees is permitted as a conditional use in all woodland areas, per the requirements of Section 98-206(2)(g). The submitted Planned Development request includes consideration of authorizing this land use. The applicant has provided tree exhibits for both parcels showing current conditions and larger trees to be affected by development and construction. They have also provided a replanting plan.

On the south parcel, site plans note that “about 50% of the existing trees are proposed to be removed from the building and drives” with “34 trees saved.” The site plan further notes that the “landscape plan will show replacement of eight to 10 3-inch deciduous trees.”

On the north parcel, site plans note that “about 60% of the existing trees are proposed to be removed from the building and drives” with “36 trees saved.” The site plan further notes that the “landscape plan will show replacement of 10 to 12 3-inch deciduous trees.”

The landscaping plans show removal of dead trees of various sizes, as well as removal of maples and oaks for development. On the north parcel, 16 new maples are proposed, and 9 new oaks are proposed, as well as other canopy trees, shrubs, and ornamental plantings. On the south parcel, 16 new maples and 9 new oaks are also proposed, as well as other canopy trees, shrubs, and ornamental plantings. Total required landscaping points are met for both the north and south parcel. The landscaping plans show preservation of existing deciduous trees as well.

Architecture – Each structure is two stories tall with tuck-under two-car garages for each unit. Materials include LP Smart Side siding, with thin stone veneer at the base. LP Shake siding is used on the upper story and within the gables. Roofing material includes 30-year architectural shingles and metal roof components. Overall, the materials proposed are decorative and of higher quality.

Aside from the requested zoning flexibilities identified on page 1 of this memo, all other zoning requirements are met.

GDP APPLICATION

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.

Staff Recommendation:

Staff recommends that the Plan Commission recommend *approval* of the GDP as follows:

Suggested Motions:

- *Approve:* I recommend approval of the *General Development Plan for Lakeside Living, LLC to allow for the construction of 4 duplex units on each of the 2 tax parcels in the Planned Development zoning district located at 1120 S. Lake Shore Drive, Tax Key Nos. ZCNS00028 – ZCNS00031 & ZCNS00001 – ZCNS00004*, including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- *Deny:* I recommend denial of the *General Development Plan for Lakeside Living, LLC to allow for the construction of 4 duplex units on each of the 2 tax parcels in the Planned Development zoning district located at 1120 S. Lake Shore Drive, Tax Key Nos. ZCNS00028 – ZCNS00031 & ZCNS00001 – ZCNS00004*, based on the following finding of fact, because *[provide rationale for denial, based on disagreement with at least one of Items 1 through 3 above]*

PIP APPLICATION

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 follows:

Suggested Motions:

- *Approve:* I recommend approval of the *Precise Implementation Plan for Lakeside Living, LLC to allow for the construction of 4 duplex units on each of the 2 tax parcels in the Planned Development zoning district located at 1120 S. Lake Shore Drive, Tax Key Nos. ZCNS00028 – ZCNS00031 & ZCNS00001 – ZCNS00004*, 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 Lakeside Living, LLC to allow for the construction of 4 duplex units on each of the 2 tax parcels in the Planned Development zoning district located at 1120 S. Lake Shore Drive, Tax Key Nos. ZCNS00028 – ZCNS00031 & ZCNS00001 – ZCNS00004, 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]*

Conditions of Approval:

1. Approval is subject to resolution of any outstanding engineering and utility review comments.

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

Memo to City of Lake Geneva

To: Fred Walling, Zoning Administrator
Date: April 20, 2023
Revised April 20, 2023

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

CC: Stephen Greenberg – Canyon Development
Warren Hansen, P.E. – Farris Hansen & Associates
Dave Nord – City Administrator
Amanda Rotondi – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director

Subject: PIP REVIEW – 1120 S. Lakeshore Drive (Units #1-#4 and #28-#31)
Kapur Project Number 22.0160 Phase 17 – Recommendation for Approval
(revised to include missing tax parcels)

BACKGROUND AND REQUEST:

A site plan application was submitted by Canyon Development Group for the construction of duplexes at Units 1-4 of Somerset Condominiums and Units 28-31, 1120 S. Lakeshore Drive, tax parcels ZCNS 00028, ZCNS 00029, ZCNS 00030, ZCNS 00031, ZCNS 00001, ZCNS 00002, ZCNS 00003, and ZCNS 00004. The proposed development includes construction of 4- duplex buildings separated by Tiffany Drive, a private road.

Units 28-31 are to the north of the private road and consist of 2-2 unit townhomes (approximately 3,700 SF each) and 5600 SF of paved surface for a new impervious surface of 13,072 SF. Sanitary sewer connections are proposed from the public sanitary sewer main on LaGrange Drive. Water services are proposed off S. Lakeshore Drive's existing 10-inch watermain. This site plan includes a biofiltration basin sized to maintain the existing 100-year peak flow rate from the site.

Units 1-4 are to the south side of the private road (Tiffany Drive) and have two ingress/egress locations from Tiffany. The development proposes 2-2 unit townhomes (approximately 3,700 SF each) and 5,100 SF of paved surface for a new impervious surface area of 12,500 SF. Proposed sanitary service connection is to the existing sanitary main on Tiffany Drive. Water services are proposed off Lake Shore Drive existing 10-inch watermain. The site plan includes two separate stormwater rain gardens sized to maintain the existing 25-year peak flow rate from the site.

The following plan and calculations were submitted for review:

- **Site, Grading, Drainage and Erosion Control Plan**, Units 28-31 of Somerset Condominiums General Development & Precise Implementation Plan, prepared by Farris Hansen & Associates, 3 sheets, dated May 20, 2019, last revised April 4, 2023.



- **Stormwater Management Plan** Units 28-30 Somerset Condominium, prepared by Farris Hansen & Associates dated May 06, 2020 and revised April 2023.
- **Site, Grading, Drainage, & Erosion Control Plan Units 1-4 of Somerset Condominiums**, General Development & Precise Implementation Plan prepared by Farris Hansen & Associates, 3 sheets, dated May 20, 2019, last revised April 8, 2023.
- **Stormwater Management Plan**, Units 1-4 Somerset Condominium prepared by Farris Hansen & Associates dated November 2022.

We **recommend approval** of the site plans referenced above subject to the following conditions:

Units #28-#31

1. The plan shall be revised to show the water service connection elevations and distances from the existing hydrant. This information is required for each water service connection.
2. There appears to be a conflict with the water services to Units 28-29 and the proposed storm drain. The yard grade is 939 where the water lateral invert is 933 and the invert of the storm pipe is at 933.5. A note must be added to the plan requiring a minimum of 18-inches vertical separation between the bottom of the storm drain and the top of the water lateral pipe. It is recommended that water services be insulated at the drainage pipe crossing.
3. Construction details for the drainage pipe installation and catch basins are required on the plan set.
4. The spillway for the proposed biofiltration basin shall be directed to the Lagrange Drive Right-of-Way. The stormwater management report indicates the spillway will be installed at 927.99 and location of the spillway must be recorded on the as-built plans. This will require grading to the retaining wall on the west property line up to an elevation greater than 928.

Units #1-#4

5. The plan shall be revised to show the water service connection elevations and distances from the existing hydrant. This information is required for each water service connection.
6. Construction details for the drainage pipe installation and catch basins are required on the plan set.

General

7. As-built drawings of the proposed stormwater management facilities on each lot must be reviewed and approved by the City prior to release of the required letter of credit.
8. The stormwater maintenance agreements for both the bioretention facility and the stormwater rain gardens, after review and approval from the City, must be recorded with Walworth County.
9. A letter of credit is required in the amount of 120% of the cost to install the stormwater management facilities and for construction/restoration within the public right-of-way. Please provide an engineer's cost estimate for review. The letter of credit shall be provided prior to start of construction.
10. Erosion control measure must be installed prior to upland disturbance. It is the applicant's responsibility to property install and maintenance of erosion control measures. Erosion control measures must remain in place until final stabilization of the site.
11. LaGrange Drive, Tiffany Drive and S. Lakeshore Drive must remain free from construction sediment and debris. It is the responsibility of the applicant to remove any sediment or debris that may be tracked offsite.

The plans have been reviewed for conformance with generally accepted engineering practices and City of



Lake Geneva policies. Although the material has been reviewed, the applicant is ultimately responsible for the thoroughness and accuracy of the plans and supplemental data and for compliance with state, county, and other local ordinances and procedures.

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

APPLICATION FOR GENERAL DEVELOPMENT PLAN OR AMENDMENT
City of Lake Geneva

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

1120 S. LAKESHORE DRIVE UNITS 1-4 & 28-31

ZCNS0001-ZCNS0004 & ZCNS00028-ZCNS00031

Name and Address of Current Owner: LAKESIDE LIVING LLC

937 TARRANT DR, FONTANA, WI 53125

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

815-451-2276 STEVE@CDGRP.NET

Owner Signature: Stephen Greenberg

Name and Address of Applicant:

LAKESIDE LIVING LLC

937 TARRANT DR, FONTANA, WI 53125

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

815-451-2276 STEVE@CDGRP.NET

Proposed Use: RESIDENTIAL MULTI-FAMILY - PUD

Zoning District in which land is located: PUD

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

MIDWEST DESIGN GROUP 11445 HILLSBORO DRIVE HUNTLEY IL 60142

FARRIS HANSEN 7 Ridgway Court Elkhorn, WI 53121

Short statement describing activities to take place on site:

DEVELOPMENT TO INCLUDE TWO DUPLEX RESIDENCES PER SITE WITH
ARCHITECTURE, ENGINEERING, AND LANDSCAPING THAT ENHANCE THESE
SITES AND THE COMMUNITY AS A WHOLE.

GDP fee \$400.00, payable upon filing application

11/1/22
Date

Stephen Greenberg
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:

 X (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;

 X (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.

 X (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.

X (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;

NA (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.

- X Receipt of 1 full scale copy in blue line or black line
of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- X 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: _____
- X A digital copy of Final Application Packet shall be emailed to the
Building and Zoning Department upon submittal deadline. Date: _____ by: _____
- X Certification of complete Final Application Packet and
required copies to the Zoning Administrator by City Clerk: Date: _____ by: _____
- X Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____
- X 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 1120 S LAKESHORE DR
Applicant name STEPHEN GREENBERG
Applicant email STEVE@CDGRP.NET Phone Number 815.451.2276

Architect/Contractor/Designer Name LAKESIDE LIVING LLC
Architect/Contractor/Designer Email STEVE@CDGRP.NET Phone Number 815.451.2276

Type of Construction: New X Addition _____ Remodel _____
Type of Development: Single-family _____ Multi-family X 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? NA
- Detailed property Site Plan? YES / NO Date of Plan: 10/31/22
- Green Space Calculations (Existing vs. Proposed) YES / NO
- Are landscape plans provided? YES / NO
- Is a Land Division required? YES / NO

Water/Sewer Utilities

If an existing structure please circle the following:

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

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

- Water service size requirement _____
- Estimated daily water usage in gallons per day _____
- 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 8
- Number of bedrooms in each unit 5
- Water service size requirement 1"

HISTORY AND GENERAL DESCRIPTION OF PROPOSED PLANNED DEVELOPMENT FOR UNITS 1-4 AND UNITS 28-31 IN SOMERSET CONDOMINIUM

Lakeside Living LLC, a Wisconsin limited liability company, owns Units 1-4 and Units 28-31 in the Somerset Condominium in the City of Lake Geneva, Wisconsin. Somerset Condominium was created on September 21, 1977 by the condominium developer, Lake Geneva Bath & Tennis Club, Inc. A Declaration was recorded with the Walworth County, Wisconsin Register of Deeds on September 27, 1977, as Document No. 23600, in Volume 197 of Records at pages 223-446. The real property originally subjected to the condominium was divided into 24 units.

The Declaration designated some units to be developed with single-family structures, while other units were to be developed with multiple-family buildings. Article I, page 329 of the recorded Declaration states "Developer hereby gives notice that a portion of the property subject to this Declaration will be developed in multiple-family buildings in areas so designated on Exhibit "A" of this Declaration and the balance will be developed as individual residential structures located on individual grounds, as hereafter defined, and as shown on Exhibit "A" of this Declaration." Exhibit A to the Declaration, the Plat of Survey, designated Units 1-4 as units to be developed with multiple-family buildings.

The developer later expanded the condominium by subjecting additional real property to the Declaration through an Addendum, which was recorded with the Walworth County, Wisconsin Register of Deeds on September 26, 1978, as Document No. 38926, in Volume 220 of Records at pages 169-193. The Addendum added Units 25-37 to the condominium. Units 28-31 were designated in the Addendum to be developed with multiple-family buildings. Units 1-4 and Units 28-31 are vacant lots.

The affairs of the Somerset Condominium are governed by the Board of Directors of Somerset Condominium Association, Inc., a Wisconsin corporation. In April of 1997, the Board developed a set of rules relating to the construction and remodeling of single-family homes, referred to as the Design Review Guidelines. The Board approved amendments to the Design Review Guidelines in 2006 and 2012. The Design Review Guidelines state that design guidelines had been established to provide property owners with the proper direction for the planning and remodeling of **single-family residences**.

Notwithstanding the fact that there was no requirement to do so, Steve Greenberg, a member of Lakeside Living LLC, began working with the Association's Architectural Review Committee in June 2019, seeking approval for construction of multi-family townhouse structures on Units 1-4 and Units 28-31 in the Somerset Condominium. Based upon feedback received from the Association's Architectural Review Committee, Greenberg prepared and submitted a series of revised floor plans, elevation plans and site plans for construction of multi-family structures. In May 2020, Greenberg again submitted revised plans, changing the multi-family structures from townhouses to duplexes, in an effort to address Association stated concerns relating to building height and size. Each time Greenberg received criticism from the Association, he made changes and revisions to the plans in an effort to satisfy the Association's stated concerns, even though there was no requirement that he do so.

After Greenberg proposed building duplexes instead of townhomes, the Association continued to find fault with the design of the duplexes. As a result of the Association's prolonged, unauthorized and improper review and denial of all construction proposals, Greenberg, through his construction company, Canyon Custom Home Developers Inc., filed a lawsuit against the Association on August 28, 2020, in the Eastern District of Wisconsin federal court, Case No. 2:20-CV-01327. Canyon sought a declaration that the Association's Design Review Guidelines for single-family homes were not applicable to Units 1-4 and Units 28-31.

On January 31, 2022, Magistrate Judge William Duffin granted Canyon's motion for summary judgment, declaring, "Nothing in the Guidelines suggest that they apply to the construction of multi-family buildings Because the Guidelines clearly state they apply only to the single-family homes, they are inapplicable to Canyon's plan to develop multi-family buildings on lots within the Condominium designated for that purpose." Somerset chose not to appeal Judge Duffin's decision, which is now the "law of the case" concerning the development of multi-family structures on Units 1-4 and Units 28-31 in the Somerset Condominium.

During the pendency of the litigation, Greenberg reached out to City of Lake Geneva officials to determine what the City would require to develop Units 1-4 and Units 28-31. In an April 22, 2020 email, City planner Mike Slavney of Vandewalle & Associates answered Greenberg's questions:

Hi Stephen

Let me address both questions you posed to me this morning. I am copying the Zoning Administrator, City Attorney, and City Administrator on this matter, to make sure we are all on the same page on your questions.

First Question: Why does this project need City approval, doesn't it already have Planned Development Zoning?

My records indicate that Somerset Condos were approved as a planned unit development - before I started working for the City in 1990.

This lot, therefore, has Planned Development zoning under the current (and past) Zoning Ordinances. In the current Zoning Ordinance, Planned Development zoning is vested in the General Development Plan (Step 3). The City acknowledges that all of Somerset (including your lot) has a valid GDP.

A copy of Mr. Slavney's April 22, 2020 email is attached to this narrative as Exhibit A.

In 2021 Greenberg, through legal counsel, requested that the City verify the zoning for Units 1-4 and Units 28-31. In correspondence dated November 29, 2021, Fred Walling, Lake

Geneva Building & Zoning Administrator, verified that “Units 1-4 and Units 28-31 had a zoning classification of Plan Development (PD).” A copy of Mr. Walling’s zoning verification letter is attached to this narrative as Exhibit B.

Notwithstanding Mr. Walling’s zoning verification and Mr. Slavney’s confirmation that “all of Somerset (including your lot) has a valid GDP,” the City is requiring Lakeside Living to satisfy both Step 3 and Step 4 of Sec. 98.914, the City’s Planned Development Zoning Ordinance. Although it disagrees, Lakeside Living respects this decision and is providing the City with the information requested in Sec. 98.914(7) concerning its General Development Plan and the information required by Sec. 98.914(8) concerning its Precise Implementation Plan. The City is permitting Lakeside Living to combine the Step 3 (GDP) and Step 4 (PIP) application processes by having both Steps considered at the same Plan Commission public hearing. Lakeside Living looks forward to working with the City on this project.

Respectfully submitted,
Lakeside Living LLC

Steve Greenberg,
Managing Member

Email Report

Form Format

From: Mike Slavney <mslavney@vandewalle.com>
Date: April 22, 2020 at 1:27:08 PM CDT
To: Stephen Greenberg <steve@cdgrp.net>
Cc: Fred Walling <bldginsp@ci.delavan.wi.us>, Dan Draper
<DDraper@cityoflakegeneva.com>, City Administrator <cityadmin@cityoflakegeneva.com>
Subject: RE: City Planner's review of Somerset Condominium Plan Set

?

Hi Stephen

Let me address both questions you posed to me this morning. I am copying the Zoning Administrator, City Attorney, and City Administrator on this matter, to make sure we are all on the same page on your questions.

First Question: Why does this project need City approval, doesn't it already have Planned Development Zoning?

My records indicate that Somerset Condos were approved as a planned unit development - before I started working for the City in 1990.

This lot, therefore, has Planned Development zoning under the current (and past) Zoning Ordinances. In the current Zoning Ordinance, Planned Development zoning is vested in the General Development Plan (Step 3). The City acknowledges that all of Somerset (including your lot) has a valid GDP.

The last step in the current and past Zoning Ordinance has not yet been accomplished for your lot. This is the Implementation Plan (Step 4). The purpose of the Implementation Plan is to make sure the full Site Plan is reviewed and approved by the City, and to confirm that the Site Plan conforms to all zoning rules, including any flexibilities authorized in Step 3. Often, details such as building appearance, landscaping,

Email Report

Form Format

and detailed grading, erosion control, and stormwater requirements are met.

Note that if this were a 4-unit building under straight Multi-Family Zoning, the same review would be required, except there would be no ability to grant flexibilities from the Zoning Ordinance - including the reduced 10-foot pavement setback from any street - something your recently submitted Site Plan needs.

Second Question: How does the City measure building height - if measured from the lowest exposed elevation to the elevation of the tallest roof mid-point, how are homes in Lake Geneva able to do a walk-out?

Based on my knowledge gathered during my rewrite of the Zoning Ordinance in 1998, the City's Zoning ordinances have always used this approach to measuring building height.

Building height: The vertical distance from: (1) the lowest elevation of the adjoining ground level or (2) the established grade, whichever is lower to the top of the cornice of a flat roof, to the deck line of a mansard roof, to a point of the roof directly above the highest wall of a shed roof, to the uppermost point on a round or other arch type roof, to the mean distance of the highest gable on a pitched or hip roof. Also applies to structures.

In many instances, the lowest exposed elevation is partially compensated for by the use of the roof mid-point. This has allowed most residences to have two habitable above-ground floors, with a lower level walk out. Where three full above-ground floors are required, the Planned Development route adds the ability to seek flexibility and ask for additional height.

Let me know if you have any additional questions

Mike

Mike Slavney, FAICP
Principal
Vandewalle & Associates Inc.



OFFICE OF THE CITY ZONING ADMINISTRATOR & BUILDING INSPECTOR

FRED WALLING
626 Geneva Street
Lake Geneva, WI 53147
262.248.3911 • bzadmin@cityoflakegeneva.com

Date: November 29, 2021
To: Janel Bergsbaken
From: Fred Walling, Zoning Administrator & Building Inspector
Re: Somerset Condominium Zoning

Janel Bergsbaken
354 Seymour Ct.
Elkhorn WI 53121

Dear Janel,

Thank you for requesting the verification of the property located within the Somerset Condominium complex Tax Key Nos. ZCNS00028 – ZCSN00031 within the City of Lake Geneva.

This property has a zoning classification of Planned Development (PD) in which I have provided below.

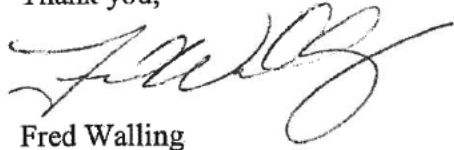
98-105(4) Planned Development Districts

(a) Planned Development (PD_-_) District

1. **Description and Purpose:** This district is intended to provide more incentives for redevelopment in areas of the community which are experiencing a lack of reinvestment, or which require flexible zoning treatment because of factors which are specific to the site. This district is designed to forward both aesthetic and economic objectives of the City by controlling the site design and the land use, appearance, density, or intensity 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 98-914 for the procedures applicable to proposal review in this standard zoning district.
2. **Development Standards:** development standards are flexible within this zoning district. Refer to Section 98-914(2) for the range of development standards potentially available in this zoning district.

EXHIBIT B

Thank you,



Fred Walling
Lake Geneva Building and Zoning Administrator
bzadmin@cityoflakegeneva.com



City of Lake Geneva
626 Geneva St
Lake Geneva WI 53147 262-248-3673

Receipt No: 12.002997 Nov 29, 2021

Somerset Zoning Letter-Godfrey, Leible

LICENSE AND FEES	
ZONING PERMITS & FEES	65.00

Total:	65.00
	=====

City Checks	
Check No: 189844	65.00
Payor:	
Somerset Zoning Letter-Godfrey, Leible	
Total Applied:	65.00

Change Tendered:	.00
	=====

Duplicate Copy
11/29/2021 3:45 PM



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

ZONING VERIFICATION REQUEST FORM

DATE: 11/22/2021

Name: Janel Bergsbaken

Company Name: Godfrey, Leibsle, Blackbourn & Howarth, S.C.

Address: 354 Seymour Ct.

City, State, Zip: Elkhorn, WI 53121

Telephone#: 262-741-1524 Email: jbergsbaken@godfreylaw.com

I would like to request zoning verification for the following parcel (Please include a detailed summary and specific items intended for this parcel):

Tax Key #: ZCNS 00028; ZCNS 00029; ZCNS 00030; ZCNS 00031

With regard to Units 28-31 of the Somerset Condominium, please provide a description of the applicable zoning district(s).

Planned Development (PD)

Applicant Signature: 

Zoning Verification Request Fee: \$65 per parcel

Completed Applications can be sent to:

City of Lake Geneva Building & Zoning Department, 626 Geneva St, Lake Geneva, WI 53147 OR emailed to bzclerk@cityoflakegeneva.com

PLEASE ALLOW 10 DAYS TO PROCESS REQUESTS

GENERAL DEVELOPMENT & PRECISE IMPLEMENTATION PLAN
UNITS 1 THROUGH 4 OF SOMERSET CONDOMINIUM

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

LEGEND

- XXX--- = EXISTING LAND CONTOURS
---XXX--- = PROPOSED LAND CONTOURS
T.F. = PROPOSED TOP OF FOUNDATION
F.F. = PROPOSED FIRST FLOOR ELEVATION
L.L. = PROPOSED LOWER LEVEL ELEVATION
G.E. = PROPOSED GARAGE ENTRY ELEVATION
F.E. = EXISTING FLOOR ELEVATION
+XXXX = EXISTING GROUND ELEVATION
---S--- = PROPOSED SILT FENCE
X = TREE TO BE REMOVED
XXXXX = PROPOSED FINISHED GRADE
O = FOUND IRON PIPE STAKE
● = FOUND IRON REBAR STAKE
□ = CABLE BOX
☒ = TELEPHONE BOX
⊕ = UTILITY POLE LOCATED
⊙ = MANHOLE LOCATED
⊙ = HYDRANT LOCATED
⊕ = VALVE LOCATED
⊙ = CATCH BASIN LOCATED
---E--- = FLAGGED ELECTRIC LINE LOCATED
---CATV--- = FLAGGED CABLE LINE LOCATED
---T--- = FLAGGED TELEPHONE LINE LOCATED
---OH--- = OVERHEAD WIRES LOCATED
{XXX} = RECORDED AS

CONSTRUCTION SEQUENCE

- 1) SILT FENCING INSTALLED
- 2) INSTALL ANTI-TRACKING MAT
- 3) VEGETATION TO BE CLEARED
- 4) TOPSOIL STRIPPED
- 5) FOUNDATIONS DUG & POURED
- 6) WALLS BACKFILLED
- 7) FRAMING AND HOME CONSTRUCTION COMPLETED
- 8) DRIVE & LANDSCAPING COMPLETED

AREA TO BE RESTORED WITH IMPORTED SCREENED AND SHREDDED TOPSOIL AS SOON AFTER FOUNDATION AND FRAMING AS POSSIBLE FOLLOWED WITH GRASS SEEDING AND MULCH.

AREA WITHIN SILT FENCING TO BE CLEARED OF UNDERBRUSH WITH ONLY NECESSARY LARGE TREES REMOVED.

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

NOTE: ALL SURPLUS EXCAVATED MATERIALS AND TOP SOIL TO BE LOADED AT TIME OF EXCAVATION AND DEPOSITED OFFSITE.

SITE SUMMARY

TOTAL LOT AREA=33,190 SQ.FT. (0.76 ACRES)
PROPOSED DRIVES=4,995 SQ.FT. (0.11 ACRES)
PROPOSED BUILDINGS=7,474 SQ.FT. (0.17 ACRES)
TOTAL IMPERVIOUS AREA=12,469 SQ.FT. (0.28 ACRES)
TOTAL GREEN SPACE=20,721 SQ.FT. (0.48 ACRES)
LAND DISTURBANCE AREA=21,700 SQ.FT. (0.50 ACRES)

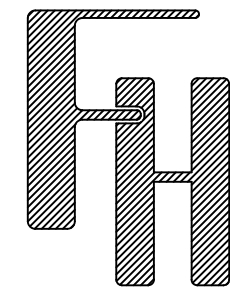
NOTE: ABOUT 50% OF EXISTING TREES ARE PROPOSED TO BE REMOVED FROM THE BUILDING AND DRIVES (34 TREES SAVED) LANDSCAPE PLAN WILL SHOW REPLACEMENT OF 8-10 3" DECIDUOUS TREES

NOTE: PARCEL BOUNDARIES PER PLAT OF SURVEY PREPARED BY MARK R. MADSEN DATED 8/6/2018. FOR REFERENCE ONLY.

TOPOGRAPHY (2015 FLIGHT) AND OTHER MAP ELEMENTS PROVIDED BY WALWORTH COUNTY INFORMATION TECHNOLOGY DEPARTMENT, LAND INFORMATION DIVISION. FOR REFERENCE ONLY.

SHEET INDEX

- SHEET 1 - GENERAL DEVELOPMENT & PRECISE IMPLEMENTATION PLAN
SHEET 2 - CONSTRUCTION DETAILS
SHEET 3 - CONSTRUCTION SPECIFICATIONS



GENERAL DEVELOPMENT &
PRECISE IMPLEMENTATION PLAN

WORK ORDERED BY -
CANYON DEVELOPMENT GROUP
3665 TAMARACK CIRCLE
PRAIRIE GROVE, IL 60012

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

REVISIONS

12/13/2019 - LK ADD FIELD WORK	11/02/2022 - TS ADVANCE
11/2/2020 - LK ADD NOTES	11/16/2022 - TS ADVANCE
03/20/2020 - TS REVISE BUILDING	11/21/2022 - TS ADVANCE
04/08/2020 - TS REVISE CONTOURS	
08/15/2022 - TS ADVANCE	
09/12/2022 - TS ADVANCE	
10/31/2022 - TS ADVANCE	

PROJECT NO.

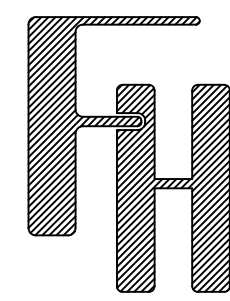
10118

DATE

05/20/2019

SHEET NO.

1 OF 3



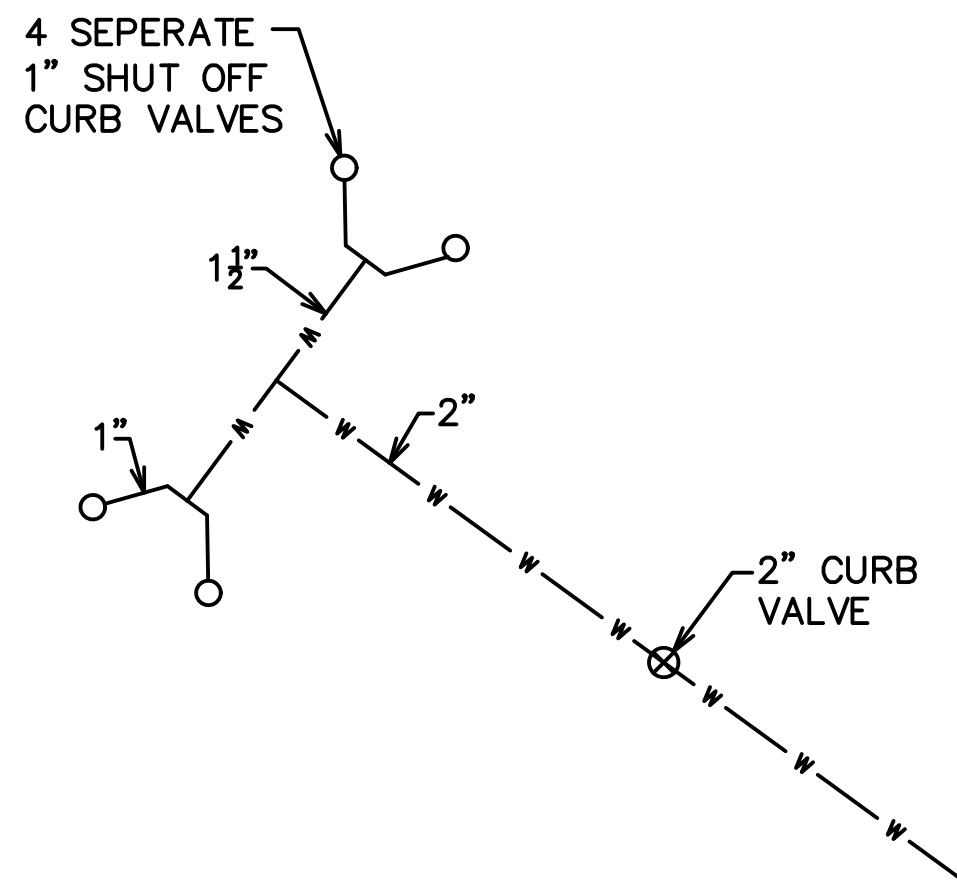
GENERAL DEVELOPMENT &
PRECISE IMPLEMENTATION PLAN
CONSTRUCTION DETAILS

— WORK ORDERED BY —
CANYON DEVELOPMENT GROUP
3665 TAMARACK CIRCLE
PRAIRIE GROVE, IL 60012

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

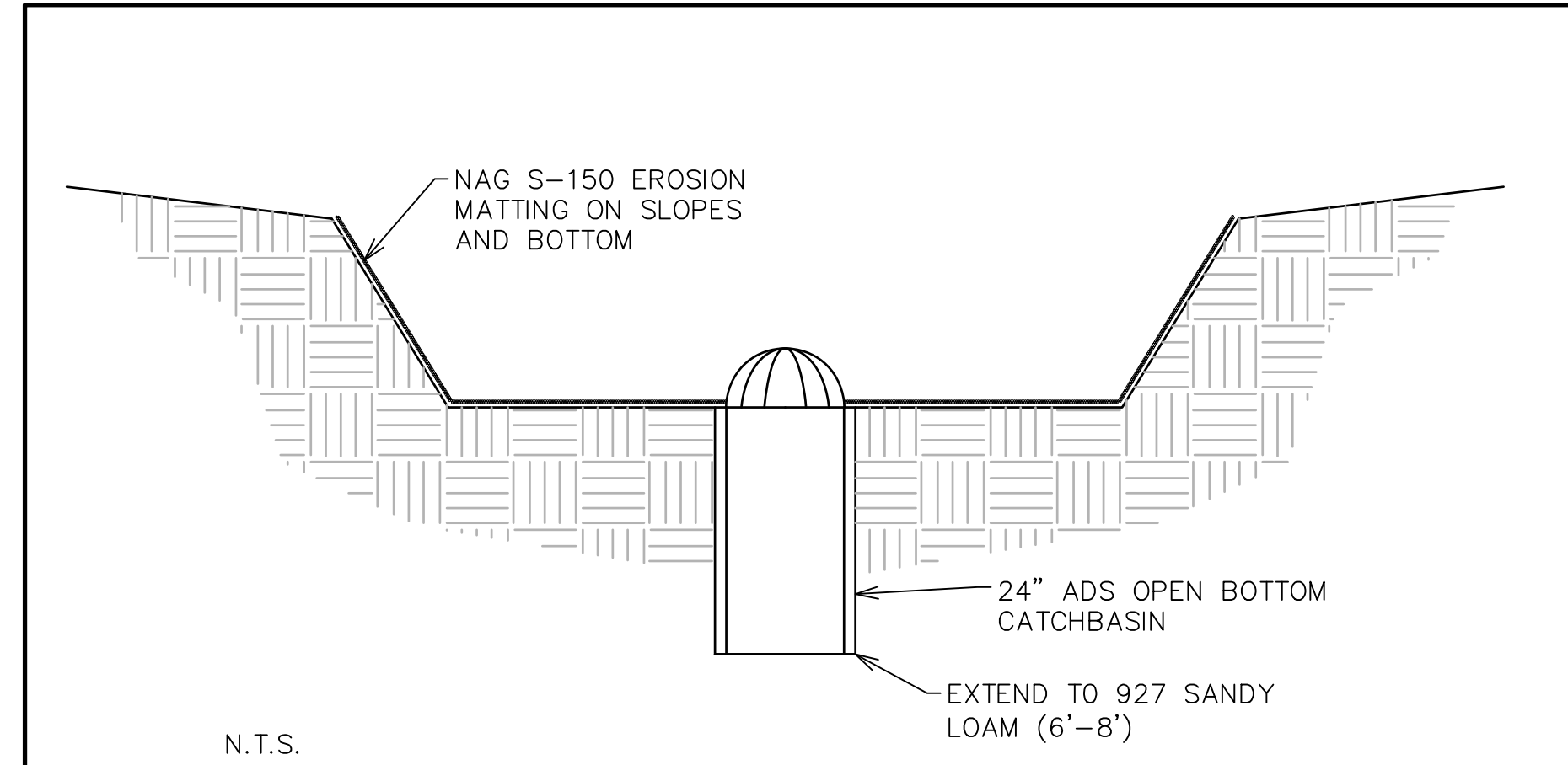
04/29/2020 — TS
ADVANCEMENT
10/29/2019 — LB
ADD SOIL BORINGS
05/06/2020 — TS
ADD DETAILS
12/16/2019 — LK
ADD FIELD WORK
5/20/2020 — TS
ADD EROSION
CONTROL
1/2/2020 — LK
ADD NOTES
10/31/2022 — TS
ADVANCE
2/6/2020 — LK
ADVANCEMENT
11/16/2022 — TS
ADVANCE
2/19/2020 — TS
ADD DETAILS
11/21/2022 — TS
ADVANCE
2/21/2020 — TS
ADVANCEMENT
3/13/2020 — TS
ADD SEWER AND WATER
LATERALS

PROJECT NO.
10118
DATE
05/20/2019
SHEET NO.
2 OF 3



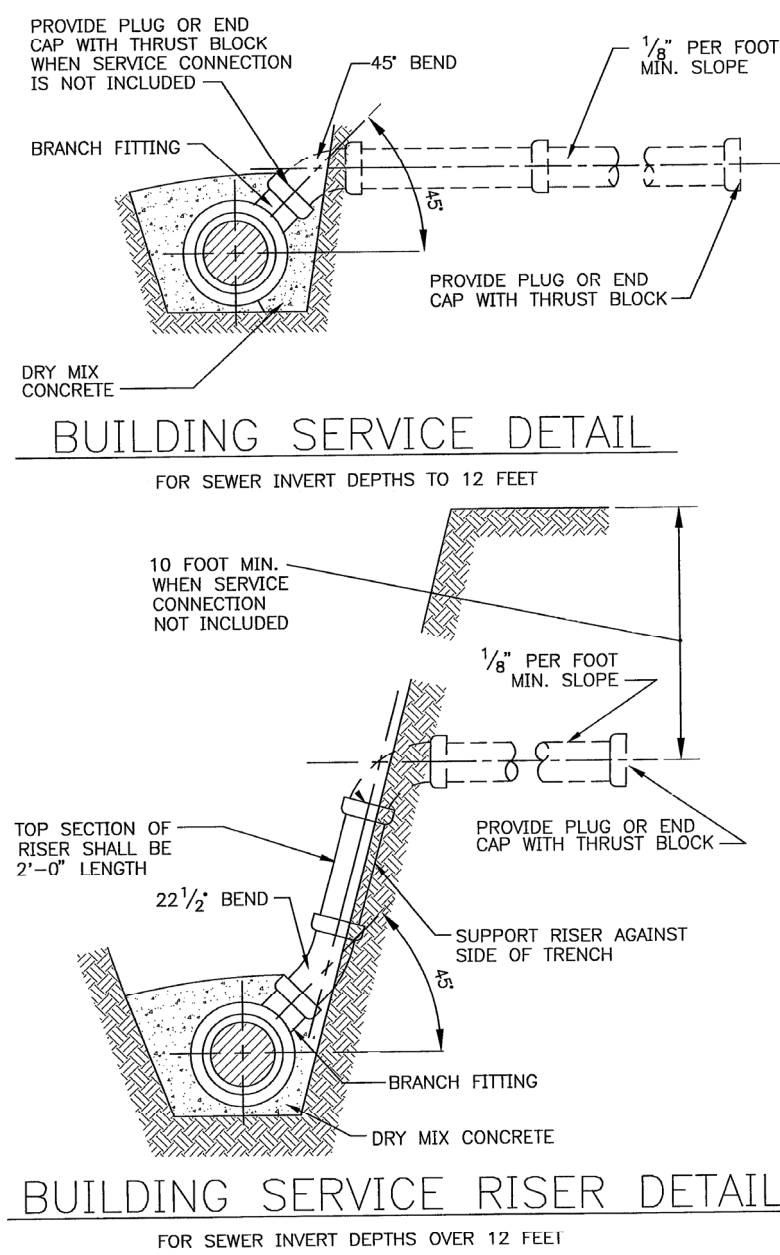
N.T.S.

WATER SERVICE DETAIL



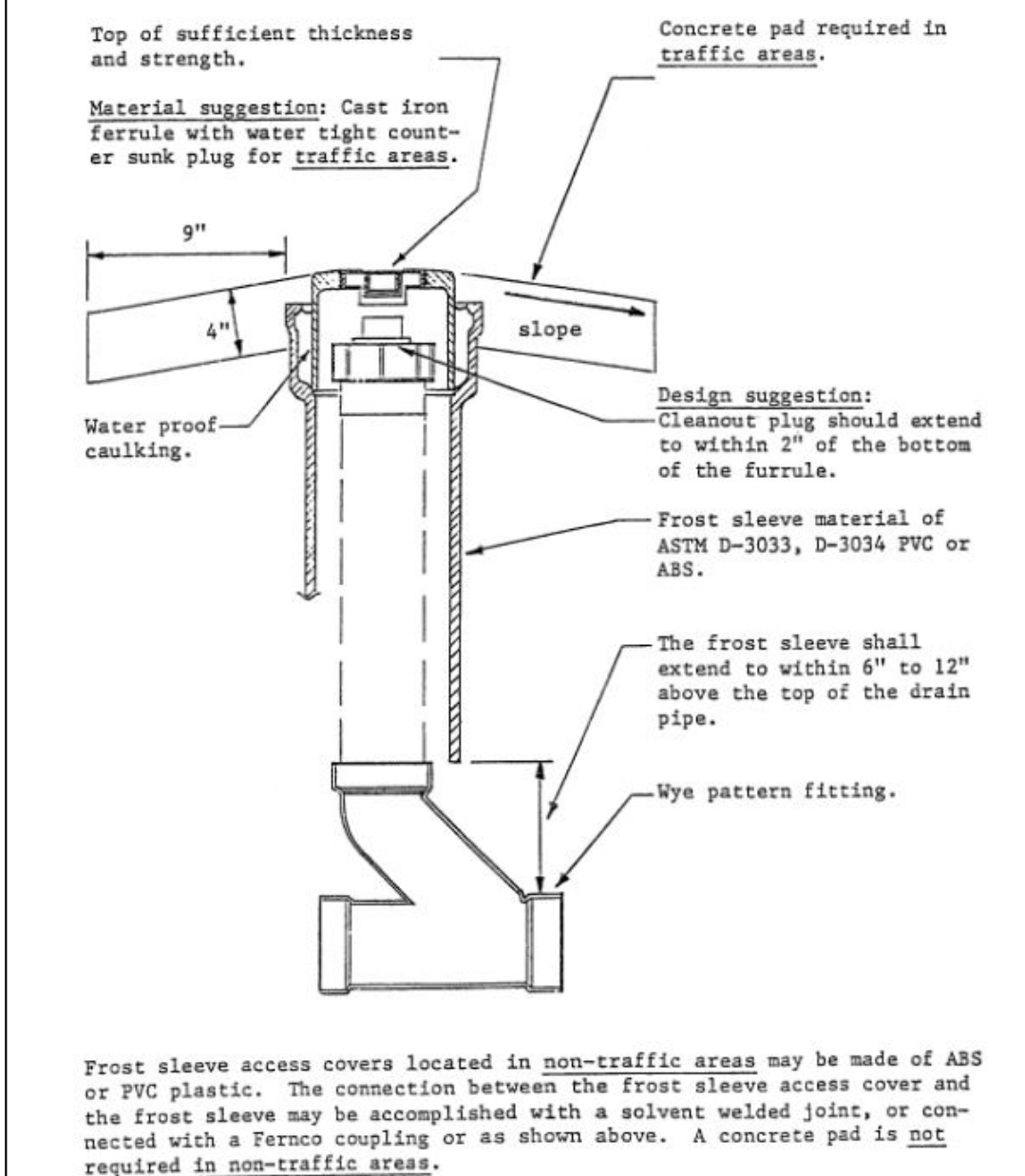
N.T.S.

RAIN GARDEN DETAIL

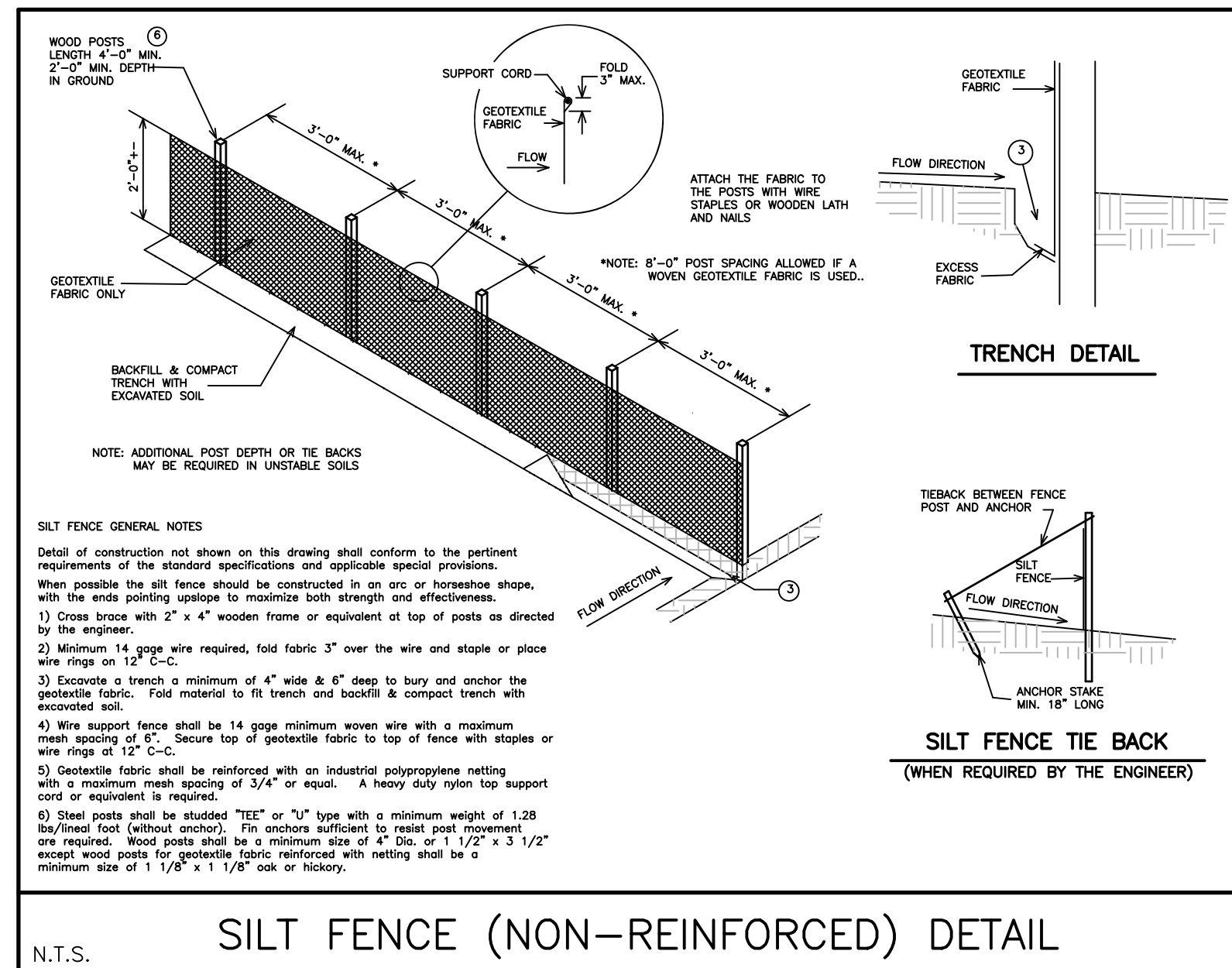


BUILDING SERVICE DETAIL

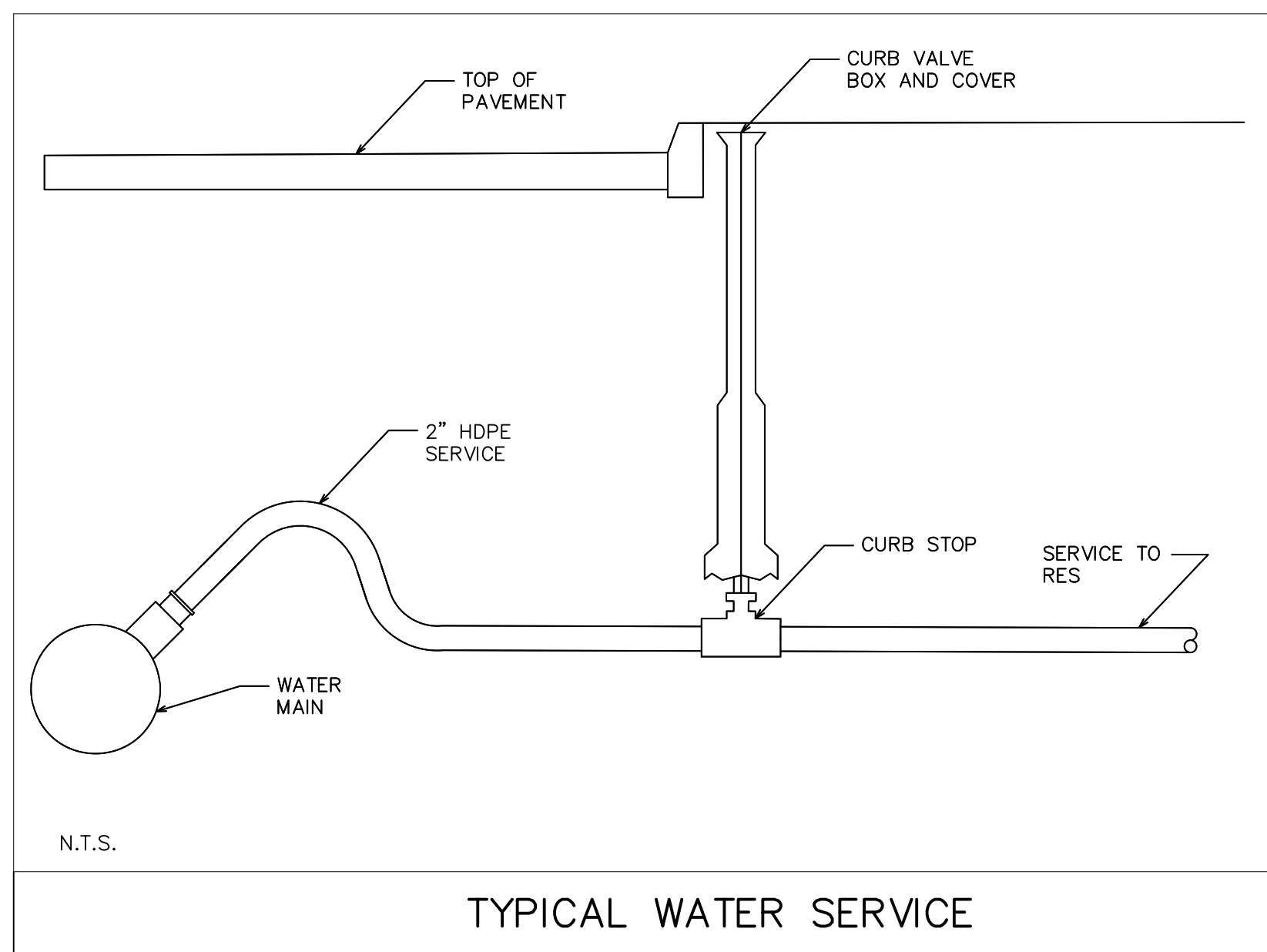
BUILDING SERVICE RISER DETAIL



Frost sleeve access covers located in non-traffic areas may be made of ABS or PVC plastic. The connection between the frost sleeve access cover and the frost sleeve may be accomplished with a solvent welded joint, or connected with a Fernco coupling or as shown above. A concrete pad is not required in non-traffic areas.

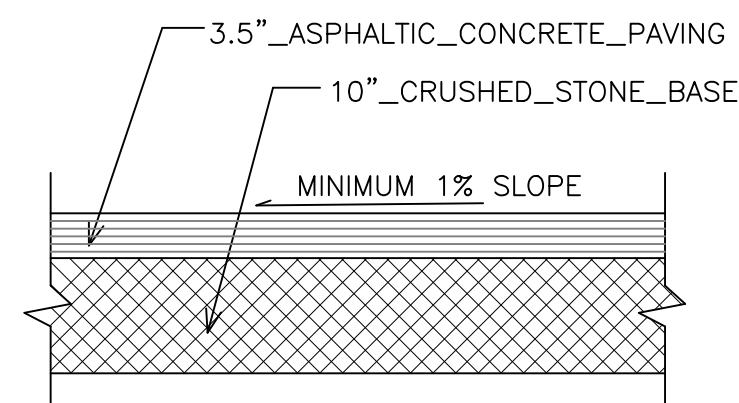


SILT FENCE (NON-REINFORCED) DETAIL



N.T.S.

TYPICAL WATER SERVICE



N.T.S.

PAVEMENT SECTION

X:\PROJECTS\10118\ACAD\10119.dwg

PUBLIC SANITARY SEWER AND WATER MAIN
101 STANDARD SPECIFICATIONS

The "Standard Specifications for Sewer and Water Construction in Wisconsin", Sixth Edition, December 22, 2003, with Addendum No. 1, "Standard Specifications" and The City of Lake Geneva Special Provisions Development Standards for Private Developments, "Special Provisions" will govern all public sanitary sewer and water main utility work performed on this project. Below are the relevant sections of the "Special Provisions".

In the event of a discrepancy between the "Special Provisions" and the "Standard Specifications" the "Special Provisions" shall govern.

Copies of the "Standard Specifications" may be obtained by contacting:
Public Works Industry Improvement Program
2835 N. Mayfair Road, Suite 35
Milwaukee, WI 53222
Phone: (414) 778-1050

Copies of The City of Lake Geneva Special Provisions Development Standards for Private Developments may be obtained by contacting the City Water and Sewer Utility Engineer (City Utility Engineer):
Kapur & Associates
1224 S. Pine St.
Burlington, WI 53105
Phone: (262) 767-2747

201. SANITARY SEWER CONSTRUCTION

A. Laterals

1. Connections to the Main Sewer
a. Building sewer (lateral) connections to the main sewer 18" in diameter or less shall be made with wyes except as noted below. The ends of laterals shall be plugged in accordance with Paragraph 3.2.5(f) of the "Standard Specifications".

(1) All lateral connections to new flexible pipe shall be made with factory fabricated or injection molded in-line wyes unless otherwise approved by the Engineer.

- b. Place wyes at a typical vertical angle of 45° to the horizontal except install wyes flat or level when the Plans state to install laterals as low as possible.

2. Grade

- a. Install sewer laterals at a minimum 2.08% (1/4"/ft.) grade unless shown otherwise on the Plans.

3. Marker Stakes

- a. The Contractor shall furnish and install a marker stake over the end of each lateral installed. The marker shall be a minimum 2" x 4" x 4' wooden plank or as approved by the Engineer. The marker shall be placed vertically with its top flush with the surface grade. Place a spike or other durable magnetic material in the top of the marker stake to aid in future relocation.

4. Risers

- a. Risers on shallow flexible gravity sewer mains shall be constructed of flexible gravity sewer pipe in accordance with File No. 10E of the "Standard Specifications". Use File No. 10E for risers up to 6 feet in height and for mains not exceeding 16 feet in depth measured from the flowline of the sewer.

- b. Riser connections shall be made with factory fabricated or injection molded in-line tees. Do not use saddles for riser connections.

5. Cleanouts

- a. All laterals exceeding 100 feet in length shall have cleanouts installed on them. Cleanouts shall be placed at 100 foot maximum spacings as shown on the Plans or as directed by the Engineer. They shall be constructed in accordance with the details shown on the Plans.

B. Insulation

1. Sewer lines shall be insulated where noted on the Plans and wherever the depth of cover is less than five (5) feet when so ordered by the Engineer. Insulation shall be in accordance with Chapter 4.17.0 of the "Standard Specifications" and the details in the Appendix of the "Special Provisions".

205. SANITARY SEWER MATERIALS

A. Sanitary sewer pipe material shall be polyvinyl chloride (PVC) pipe conforming to the following:

1. Polyvinyl chloride (PVC) sewer pipe (4 inch through 15 inch diameter) meeting the requirements of ASTM D3034, SDR 35, with a minimum pipe stiffness of 46 psi and having integral bell type flexible elastomeric joints meeting the requirements of ASTM D3212. Gaskets shall meet the requirements of ASTM F477. PVC material shall have a cell classification of 12454B, 12454C, 12364C or 13364B, except that 12364C and 13364B shall have a minimum modulus of elasticity of 500,000 psi. (Option: SDR 26 with a minimum pipe stiffness of 115 psi.)
2. Polyvinyl chloride (PVC) small diameter profile wall sewer pipe (8 inch and 10 inch diameter) meeting the requirements of ASTM F949, open profile, core type pipe (CONTECH A-2026). Pipe shall have a minimum pipe stiffness of 115 PSI and have integral bell type flexible elastomeric joints meeting the requirements of ASTM D3212. Joint gaskets shall meet the requirements of ASTM F477. PVC material shall have a cell classification of 12454B or 12454C and a minimum modulus of elasticity of 500,000 psi.

- a. Lateral pipe material shall conform to the requirements of ASTM D3034, SDR 26.

540. WATER SERVICES

A. Installation

1. Water service piping shall be installed in accordance with Chapter 5.5.0 of the "Standard Specifications" and the following provisions:
a. Do not connect services to the water main until after the main has been tested and a safe water sample obtained.

- b. Insert the corporation stop into the water main while the main is in service and under pressure.

- c. Don't backfill the water service trench until after the service has been checked for leaks and the service piping thoroughly flushed.

2. Cover

- a. Install water service piping with 6-1/2 feet minimum cover except provide 5 feet minimum cover at ditches.

3. Tapping PVC Water Main

- a. PVC water main shall be tapped using double strap service clamps. Corporation stops installed on PVC pipe shall be furnished with AWWA tapered threads conforming to AWWA C-800.

(1) Service clamps shall have the following minimum total widths:

- (a) 3/4" and 1" services - 2" minimum width.
(b) 1-1/4", 1-1/2" and 2" services - 3" minimum width.

- b. Taps shall be located at least 2 feet from the ends of pipe sections and at least 18 inches apart measured in a horizontal direction.

- c. Tap PVC pipe using a shell cutter with internal teeth. Do not use a standard drill and tap for direct tapping under pressure.

- d. Place teflon tape on corporation stop threads prior to installation. Corporation stops shall be torqued to a maximum of 35 ft.-lb. or as recommended by the manufacturer.

B. Curb Valve Location

1. Curb valves shall be placed six (6) inches to one (1) foot from the right-of-way line, unless shown otherwise on the Plans; with the residence side of the curb valve capped or plugged.

- a. Valve placement in sidewalk is NOT acceptable.

C. Water Service/Sanitary Sewer (Lateral) Separation

1. Horizontal Separation

- a. Install water services 2-1/2 inches or larger in diameter at least 8 feet horizontally from sanitary sewer laterals.

- b. Install water services 2 inches or less in diameter at least 30 inches horizontally from sanitary sewer laterals.

- (1) Water services may be installed closer than 30 inches from a sewer lateral if the bottom of the water piping is at least 12 inches above the sewer.

- c. No water service may be installed within 6 inches of a storm sewer.

2. Vertical Separation

- a. Water main and water service piping crossing a sanitary sewer, including laterals, and located within 10 feet of the point of crossing shall be installed:

- (1) At least 12 inches above the top of the sewer, or
(2) At least 18 inches below the bottom of the sewer from the top of the water piping, or
(3) Within a waterproof sleeve, made of PVC (ASTM D3034 or ASTM D1785) or other acceptable material per Table 84.30-3 of the Plumbing Code - Department of Commerce.

B. Water Service Piping

1. poly tubing
a. Water service piping for shall be CTS SDR9 poly tubing.

C. Water Service Materials

1. The cost of water services shall include furnishing and installing corporation stop, service clamps if required, curb valve, valve box, and stationary rod as specified herein and as shown on the Plans.
a. Corporation stops shall be Mueller B25008 compression fittings.

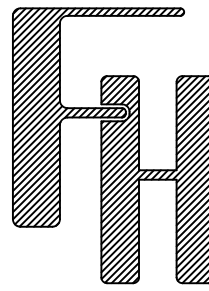
- (1) Install all stops on PVC pipe with double strap service clamps. Furnish saddles for PVC OD pipe.

- b. Curb valves shall be Mueller B25155.

- c. Curb boxes shall be extension type with Minneapolis pattern base; Mueller H-10300 (1-1/4" upper section) with stationary rod #84261.

- (1) Furnish curb boxes with stationary rod for 6-1/2 feet of bury. Stationary rods shall be 51" in length.

- d. All water service fittings shall be compression type.



GENERAL DEVELOPMENT &
PRECISE IMPLEMENTATION PLAN
SPECIFICATIONS

— WORK ORDERED BY —
CANYON DEVELOPMENT GROUP
3665 TAMARACK CIRCLE
PRAIRIE GROVE, IL 60012

FARRIS, HANSEN & ASSOCIATES, INC.

ENGINEERING — ARCHITECTURE — SURVEYING

7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121

OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

10/31/2022
ADVANCE

PROJECT NO.
10118

DATE
05/07/2020

SHEET NO.
3 OF 3

SITE, GRADING, DRAINAGE, & EROSION CONTROL PLAN
UNITS 28 THROUGH 31 OF SOMERSET CONDOMINIUM

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

GENERAL DEVELOPMENT & PRECISE IMPLEMENTATION PLAN



CONSTRUCTION SEQUENCE

- 1) SILT FENCING INSTALLED
- 2) INSTALL ANTI-TRACKING MAT
- 3) VEGETATION TO BE CLEARED
- 4) TOPSOIL STRIPPED
- 5) FOUNDATIONS DUG & POURED
- 6) WALLS BACKFILLED
- 7) FRAMING AND HOME CONSTRUCTION COMPLETED
- 8) DRIVE & LANDSCAPING COMPLETED

AREA TO BE RESTORED WITH TOPSOIL AS SOON AFTER FOUNDATION AND FRAMING AS POSSIBLE FOLLOWED WITH GRASS SEEDING AND MULCH.

AREA WITHIN SILT FENCING TO BE CLEARED OF UNDERBRUSH WITH ONLY NECESSARY LARGE TREES REMOVED.

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

NOTE: ALL SURPLUS EXCAVATED MATERIALS TO BE LOADED AT TIME OF EXCAVATION AND REMOVED OFFSITE.

NOTE: SEWER LATERAL TO BE CONSTRUCTED WITH PVC SEWER PIPE. ASTM D3034, SDR 35 WITH GASKETS MEETING ASTM F477

NOTE: WATER SERVICE TO BE CONSTRUCTED WITH 1" CTS SDR 9 POLY TUBING

LEGEND

- 999--- = EXISTING LAND CONTOURS
- XXX--- = PROPOSED LAND CONTOURS
- T.F. = PROPOSED TOP OF FOUNDATION
- F.F. = PROPOSED FIRST FLOOR ELEVATION
- L.L. = PROPOSED LOWER LEVEL ELEVATION
- G.E. = PROPOSED GARAGE ENTRY ELEVATION
- F.E. = EXISTING FLOOR ELEVATION
- +999.4 = EXISTING GROUND ELEVATION
- S = PROPOSED SILT FENCE
- X = TREE TO BE REMOVED
- XXX = PROPOSED FINISHED GRADE
- O = FOUND IRON PIPE STAKE
- = FOUND IRON REBAR STAKE
- = CABLE BOX
- ⊠ = TELEPHONE BOX
- ⊕ = UTILITY POLE LOCATED
- ⊙ = MANHOLE LOCATED
- ⊗ = HYDRANT LOCATED
- ⊕ = VALVE LOCATED
- ⊙ = CATCH BASIN LOCATED
- E = FLAGGED ELECTRIC LINE LOCATED
- CATV = FLAGGED CABLE LINE LOCATED
- T = FLAGGED TELEPHONE LINE LOCATED
- OH = OVERHEAD WIRES LOCATED
- {XXX} = RECORDED AS
- ⊕ = SOIL TEST BORING
- CO W/ FS = CLEANOUT WITH FROST SLEEVE
- = NAG S-150 EROSION BLANKET

SOIL TEST BORINGS

- SB#1 - 10" TOPSOIL
30" REDDISH BROWN CLAY W/COBBLES (COARSE)
42" GRAVELLY SILT LOAM (WATER SEEPS 0.3 IN/HR)
48" GRAVELLY SILT SAND (WATER SEEPS 0.5 IN/HR)
- SB#2 - 12" TOPSOIL
27" REDDISH BROWN CLAY W/COBBLES
48" GRAVELLY SILT LOAM (WATER SEEPS 0.3 IN/HR)
42" GRAVELLY SILT SAND (WATER SEEPS 0.5 IN/HR)

SHEET INDEX

- | | |
|-----------|---|
| SHEET 1 - | GENERAL DEVELOPMENT & PRECISE IMPLEMENTATION PLAN |
| SHEET 2 - | CONSTRUCTION DETAILS |
| SHEET 3 - | CONSTRUCTION SPECIFICATIONS |

SITE SUMMARY

TOTAL LOT AREA=41,510 SQ.FT. (0.95 ACRES)
PROPOSED DRIVES=5,598 SQ.FT. (0.13 ACRES)
PROPOSED BUILDINGS=7,474 SQ.FT. (0.17 ACRES)
TOTAL IMPERVIOUS AREA=13,072 SQ.FT. (0.30 ACRES)
TOTAL GREEN SPACE=28,438 SQ.FT. (0.65 ACRES)
LAND DISTURBANCE AREA=32,000 SQ.FT. (0.73 ACRES)

NOTE: ABOUT 60% OF EXISTING TREES ARE PROPOSED TO BE REMOVED FROM THE BUILDING AND DRIVES (36 TREES SAVED) LANDSCAPE PLAN WILL SHOW REPLACEMENT OF 10-12 3" DECIDUOUS TREES

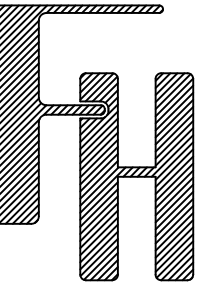
NOTE: PROVIDE TRAFFIC CONTROL WHEN TAPPING MAIN

NOTE: TERRACE WALLS TO BE LANDSCAPED STONE WALLS TO ACCENT BUILDING MATERIALS AND COLORS.

NOTE: SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS

NOTE: PARCEL BOUNDARIES PER PLAT OF SURVEY PREPARED BY MARK R. MADSEN DATED 8/6/2018. FOR REFERENCE ONLY.

TOPOGRAPHY (2015 FLIGHT) AND OTHER MAP ELEMENTS PROVIDED BY WALWORTH COUNTY INFORMATION TECHNOLOGY DEPARTMENT, LAND INFORMATION DIVISION. FOR REFERENCE ONLY.



GENERAL DEVELOPMENT & PRECISE IMPLEMENTATION PLAN

WORK ORDERED BY -
CANYON DEVELOPMENT GROUP
3665 TAMARACK CIRCLE
PRAIRIE GROVE, IL 60012

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

REVISIONS

04/29/2020 - TS ADVANCEMENT	10/29/2019 - LB ADD SOIL BORINGS
5/20/2020 - TS ADD EROSION CONTROL	12/16/2019 - LK ADD FIELD WORK
08/25/2022 - TS ADVANCE	1/2/2020 - LK ADD NOTES
10/31/2022 - TS ADVANCE	2/6/2020 - LK ADVANCEMENT
11/02/2022 - TS ADVANCE	2/19/2020 - TS ADD DETAILS
11/16/2022 - TS ADVANCE	2/21/20 - TS ADVANCEMENT
11/21/2022 - TS ADVANCE	3/13/2020 - TS ADD SEWER AND WATER LATERALS

PROJECT NO.

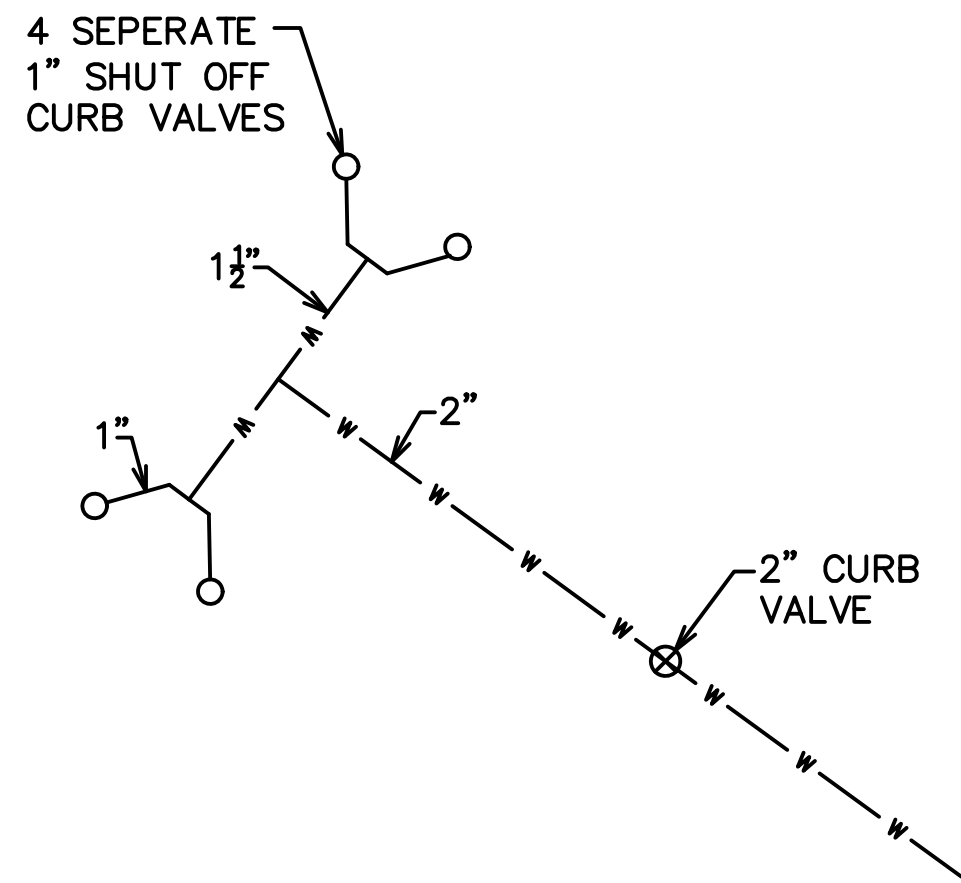
10119

DATE

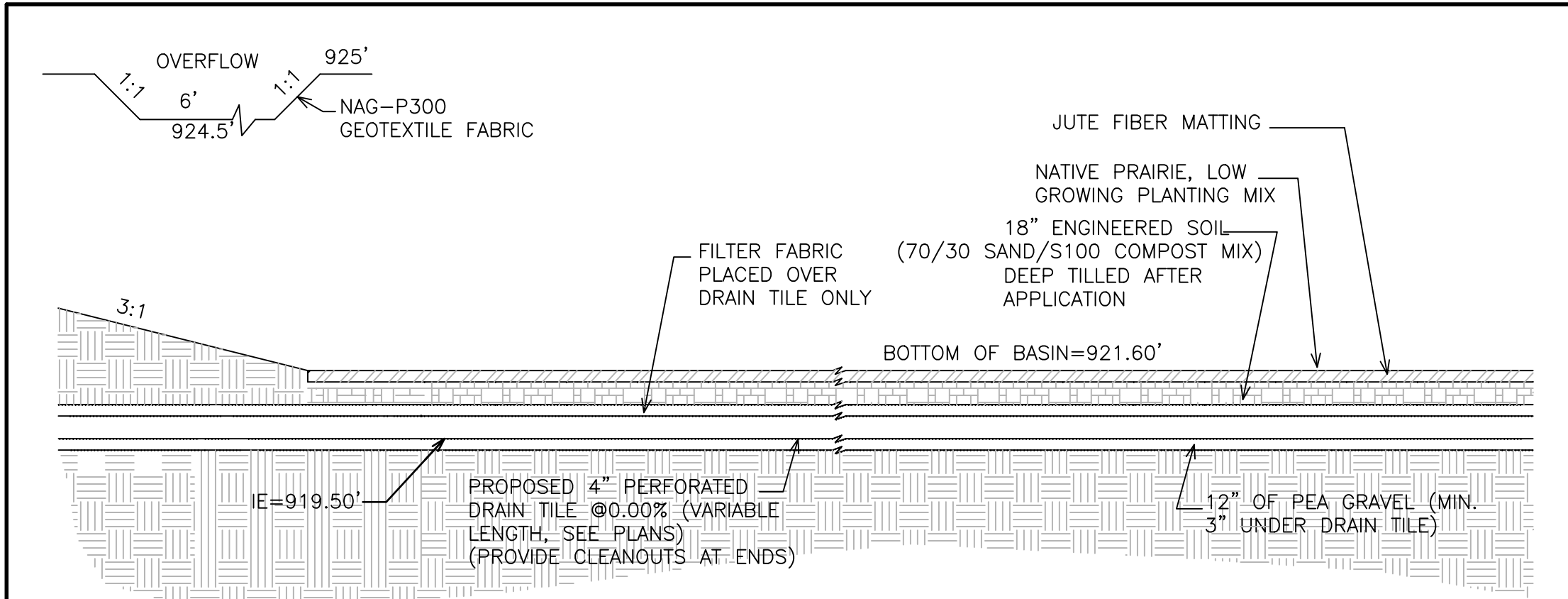
05/20/2019

SHEET NO.

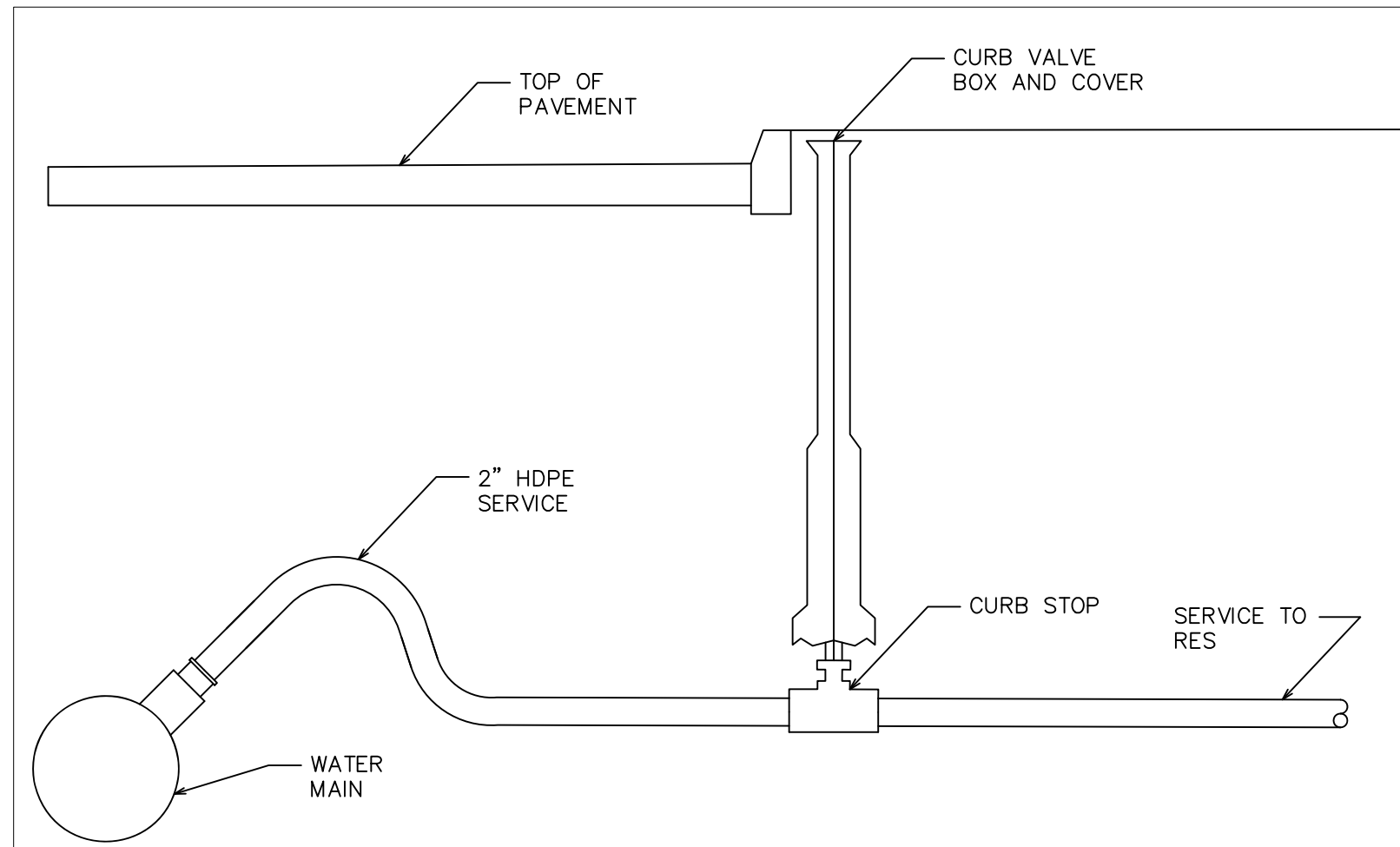
1 OF 3



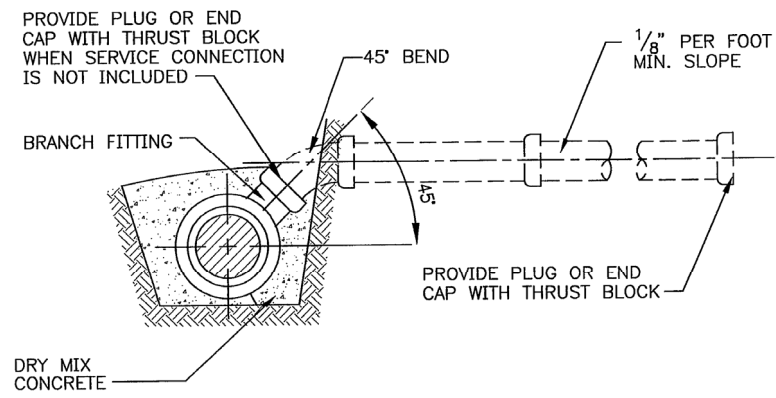
WATER SERVICE DETAIL



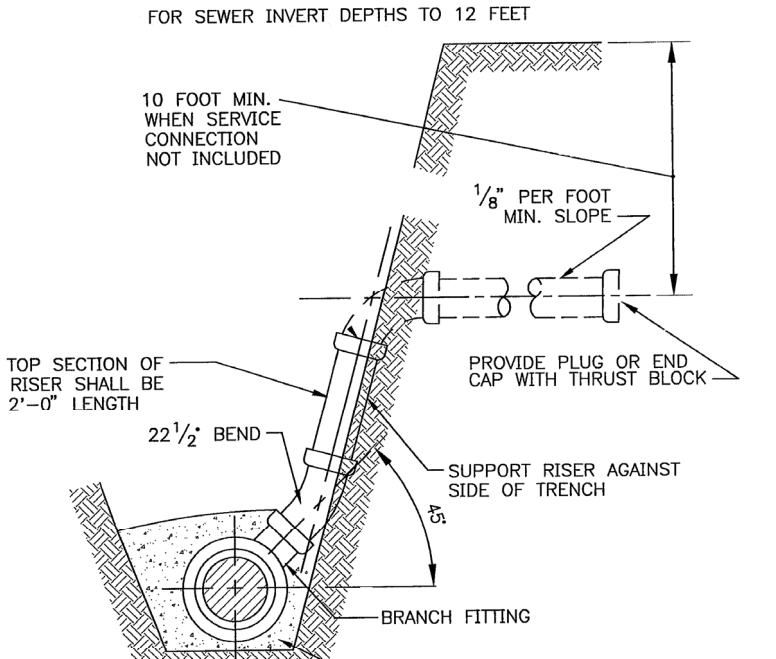
CROSS SECTION - BIOFILTRATION BASIN



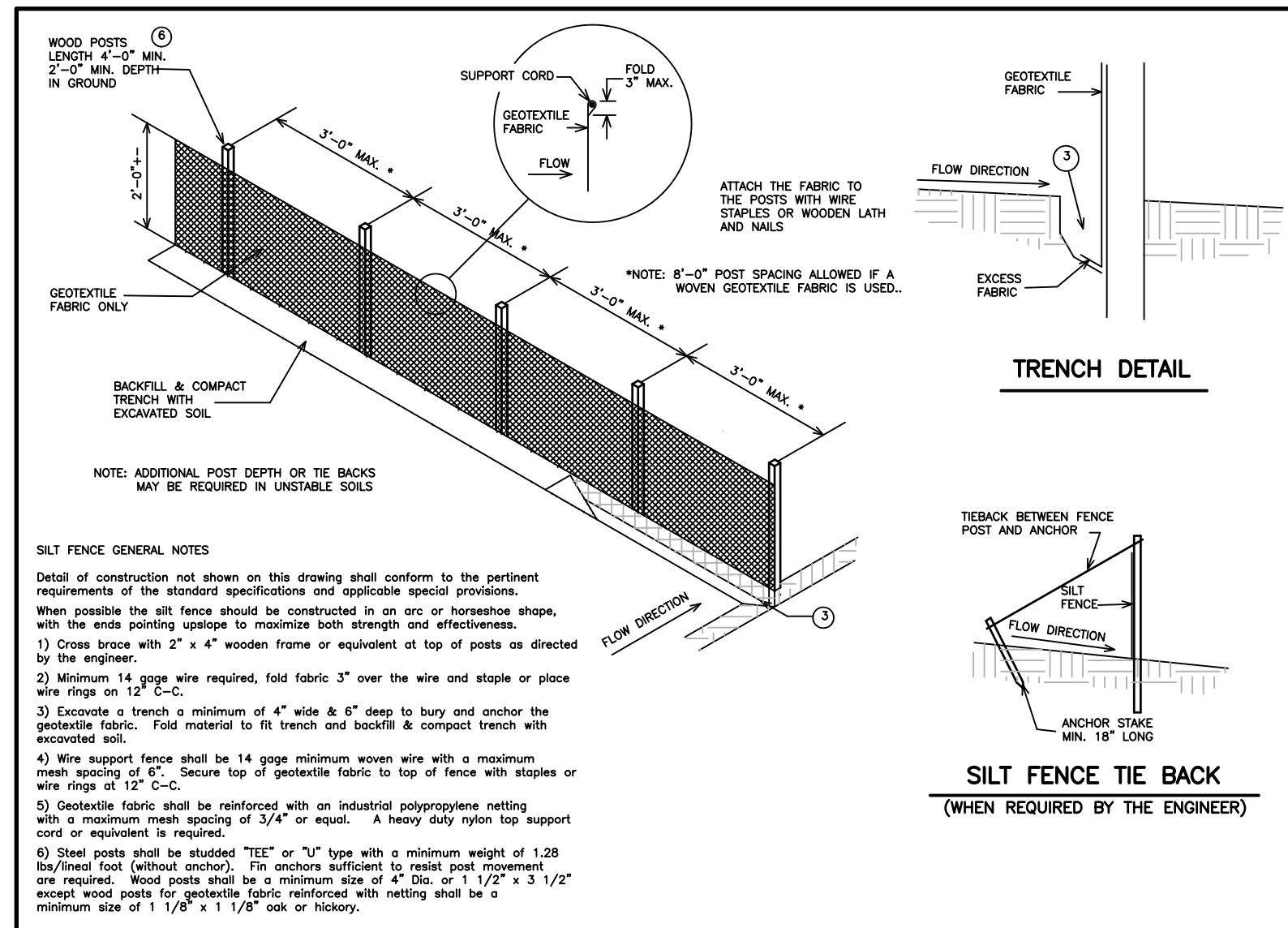
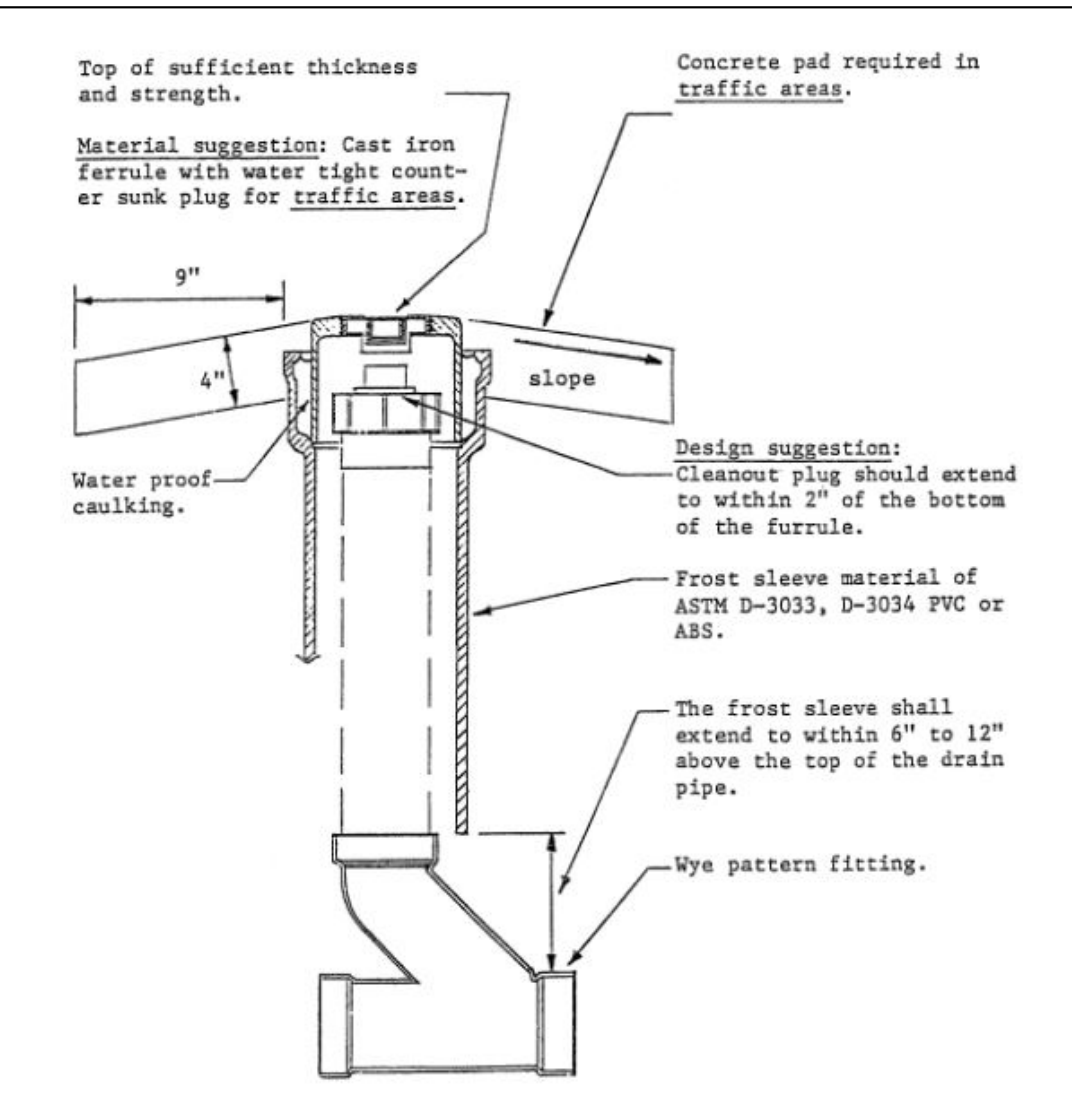
TYPICAL WATER SERVICE



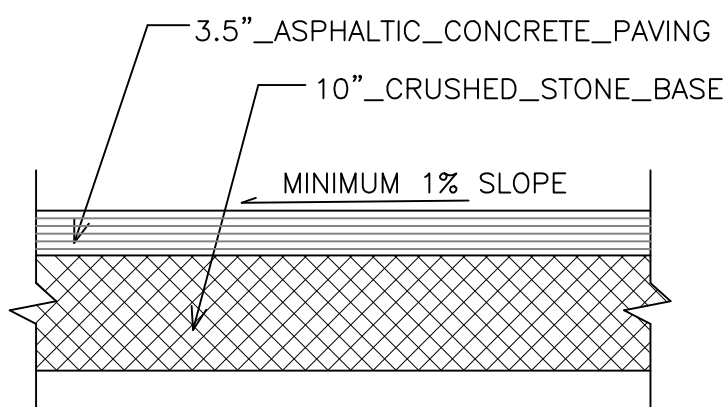
BUILDING SERVICE DETAIL



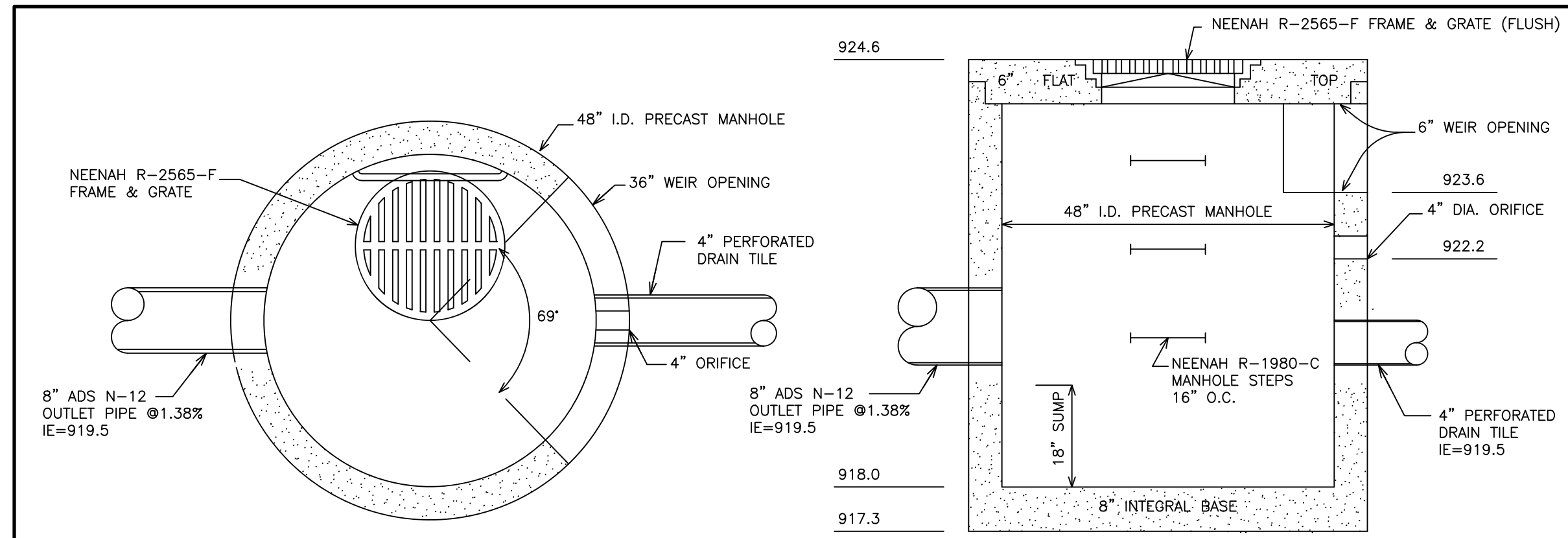
BUILDING SERVICE RISER DETAIL



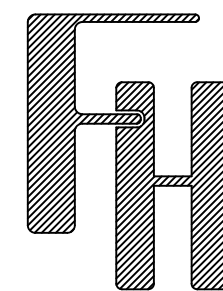
SILT FENCE (NON-REINFORCED) DETAIL



PAVEMENT SECTION



DROP OUTLET STRUCTURE DETAIL



GENERAL DEVELOPMENT &
PRECISE IMPLEMENTATION PLAN
CONSTRUCTION DETAILS

WORK ORDERED BY -
CANYON DEVELOPMENT GROUP
3685 TAMARACK CIRCLE
PRAIRIE GROVE, IL 60012

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ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
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OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS	
04/29/2020 - TS ADVANCEMENT	10/29/2019 - LB ADD SOIL BORINGS
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11/02/2022 - TS ADVANCE	2/19/2020 - TS ADD DETAILS
11/21/2022 - TS ADVANCE	2/21/2020 - TS ADVANCEMENT
	3/13/2020 - TS ADD SEWER AND WATER LATERALS

PROJECT NO. 10119
DATE 05/20/2019
SHEET NO. 2 OF 3

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PUBLIC SANITARY SEWER AND WATER MAIN
101.STANDARD SPECIFICATIONS

The "Standard Specifications for Sewer and Water Construction in Wisconsin", Sixth Edition, December 22, 2003, with Addendum No. 1, "Standard Specifications" and The City of Lake Geneva Special Provisions Development Standards for Private Developments, "Special Provisions" will govern all public sanitary sewer and water main utility work performed on this project. Below are the relevant sections of the "Special Provisions".

In the event of a discrepancy between the "Special Provisions" and the "Standard Specifications" the "Special Provisions" shall govern.

Copies of the "Standard Specifications" may be obtained by contacting:
Public Works Industry Improvement Program
2835 N. Mayfair Road, Suite 35
Milwaukee, WI 53222
Phone: (414) 776-1050

Copies of The City of Lake Geneva Special Provisions Development Standards for Private Developments may be obtained by contacting the City Water and Sewer Utility Engineer (City Utility Engineer):
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- Install sewer laterals at a minimum 2.08% (1/4"/ft.) grade unless shown otherwise on the Plans.

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- Water service piping shall be installed in accordance with Chapter 5.5.0 of the "Standard Specifications" and the following provisions:

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(2) At least 18 inches below the bottom of the sewer from the top of the water piping, or

(3) Within a waterproof sleeve, made of PVC (ASTM D3034 or ASTM D1785) or other acceptable material per Table 84.30-3 of the Plumbing Code - Department of Commerce.

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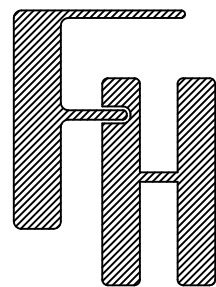
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GENERAL DEVELOPMENT &
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SPECIFICATIONS

— WORK ORDERED BY —
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3665 TAMARACK CIRCLE
PRAIRIE GROVE, IL 60012

FARRIS, HANSEN & ASSOCIATES, INC.

ENGINEERING — ARCHITECTURE — SURVEYING

7 RIDGWAY COURT P.O. BOX 437
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OFFICE: (262) 723-2098 FAX: (262) 723-5886

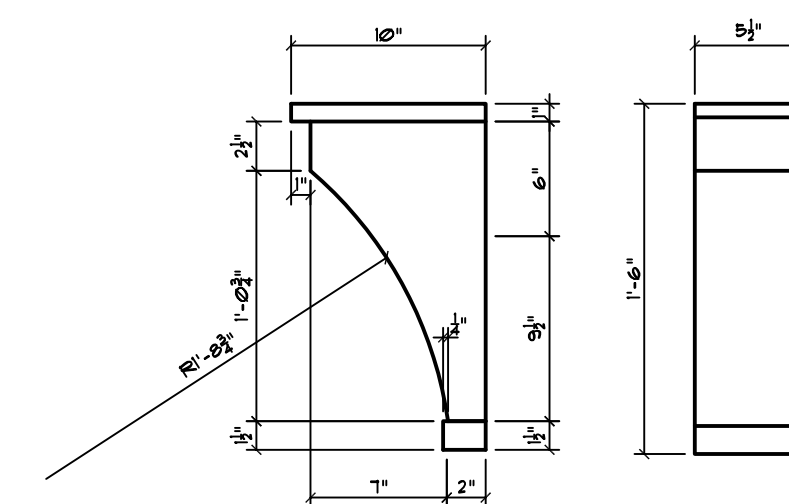
REVISIONS

10/31/2022
ADVANCE

PROJECT NO.
10119

DATE
05/07/2020

SHEET NO.
3 OF 3



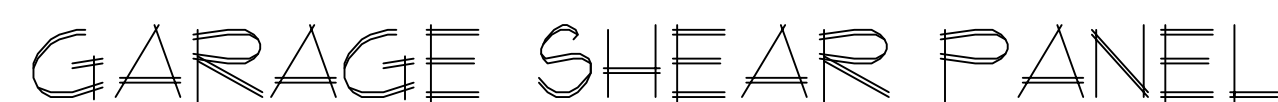
SCALE: 1/2" = 1'-0"

FLASH ALL SILL COPINGS AT MASONRY
VENEER OPENINGS

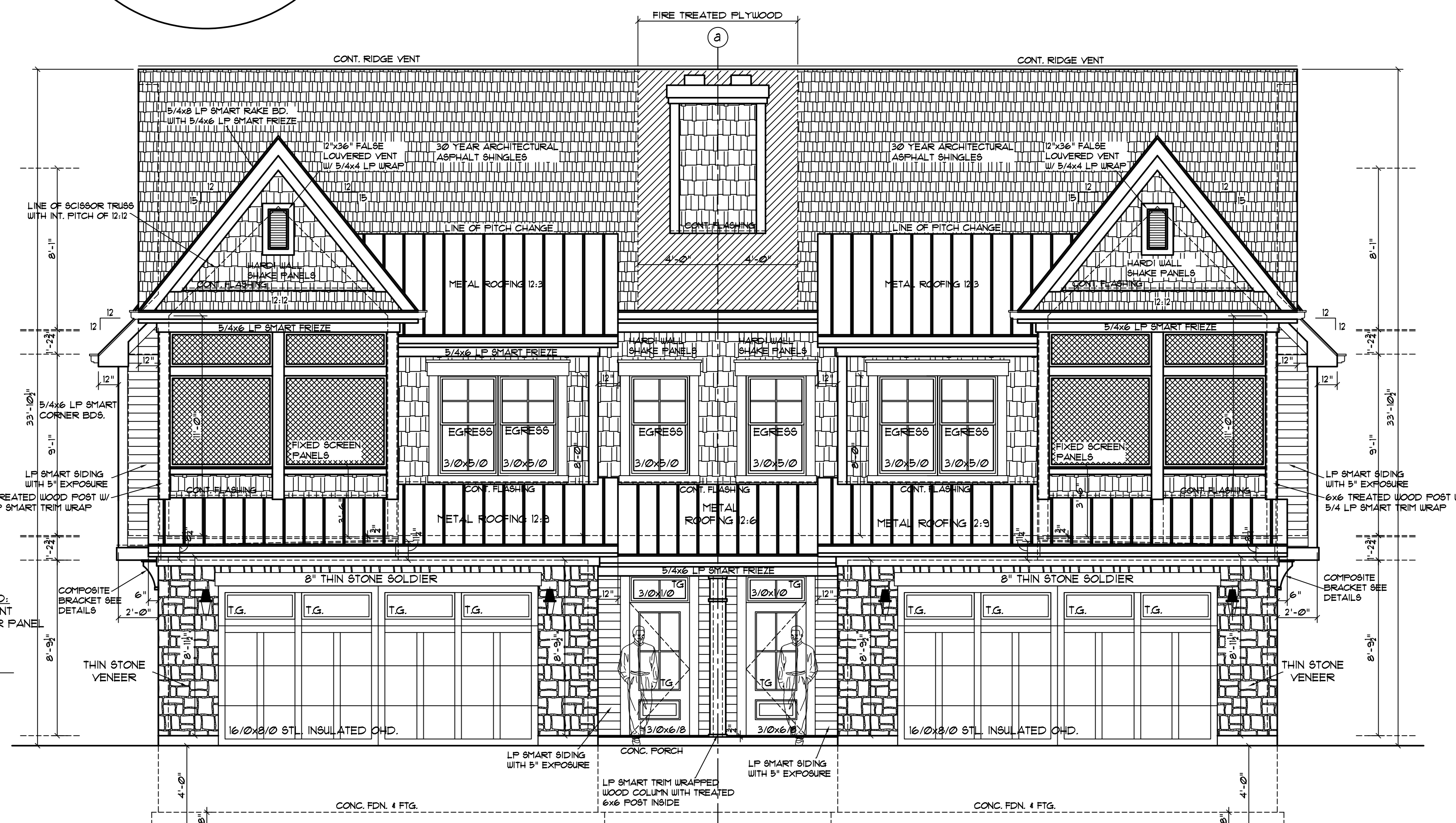
The diagrams show the following steps:

- Diagram 1:** A rough opening of width $R.O.$ is shown. A dashed line indicates a "CUT BUILDING TAPE HERE" across the top. Below, the "FOLD FLAPS AROUND SIDE JAMBES & SILL" are shown as dashed lines meeting at a point.
- Diagram 2:** The "WINDOW UNIT" is shown inserted into the opening. A "TAPE OVER FLANGE PER MFR SPECS" is applied to the top flange. The "SILL FIRST THEN JAMBES" are noted.
- Diagram 3:** A "LAP HOUSE" is used to "WRAP AT HEAD OVER WINDOW FLANGE" and "WINDOW UNIT". The "WINDOW FLANGES" are labeled.
- Diagram 4:** A "TAPE OVER FLANGE PER MFR SPECS" is applied to the side flanges. The "HEAD FIRST THEN EXTENDED ANGLE CUTS" are noted.

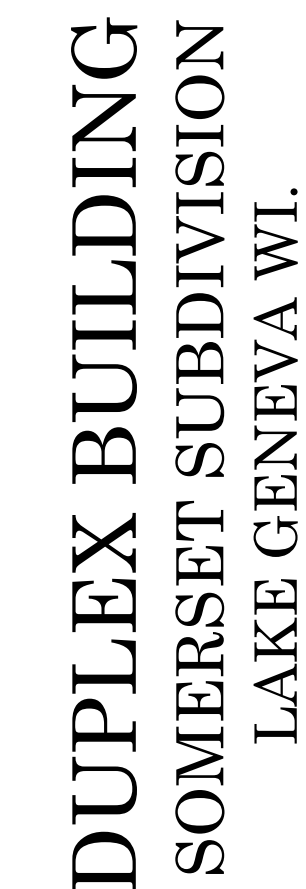
SCALE: 1/4" = 1'-0"



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



SC.Δ| F. 1/4" = 1'-0"



DATE	REV*	DESCRIPTION OF REVISION
4-4-22	1	PRELIMINARY PLANS FOR REVIEW
6-1-22	2	PROGRESS SET FOR REVIEW
6-30-22	3	FINAL PLANS FOR PERMIT

A5

O-2022 DUPLEX.dwg

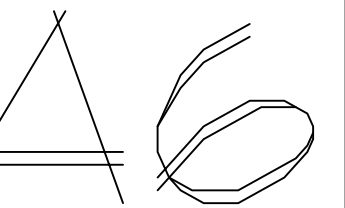
©COPYRIGHT 2022 MIDWEST DESIGN GROUP



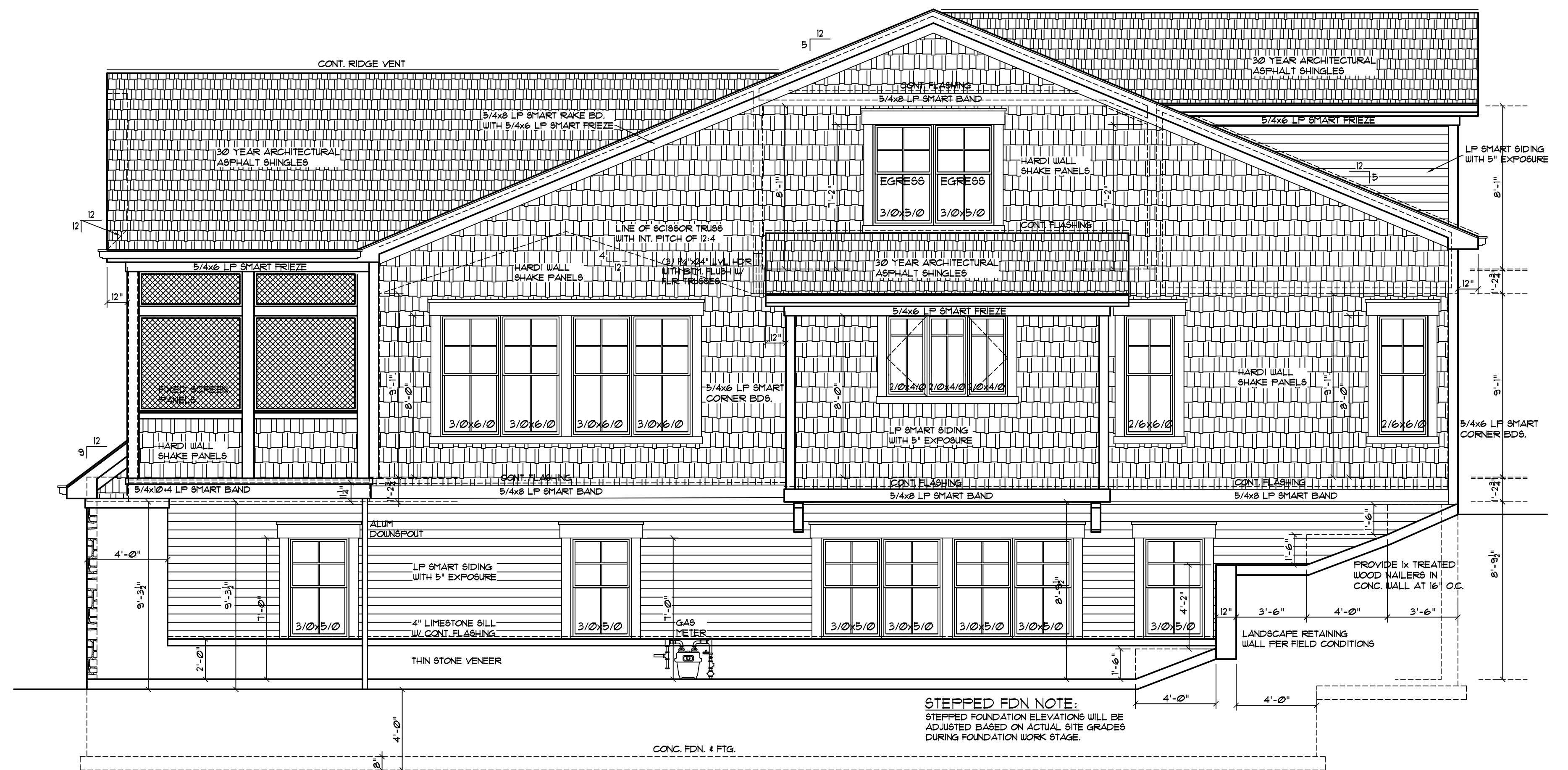
185 LAKESHORE DRIVE
CRYSTAL LAKE IL. 60014

**SOMERSET SUBDIVISION
LAKE GENEVA WI.**

6-17-22	2	PROGRESS SET FOR REVIEW
6-30-22	3	FINAL PLANS FOR PERMIT



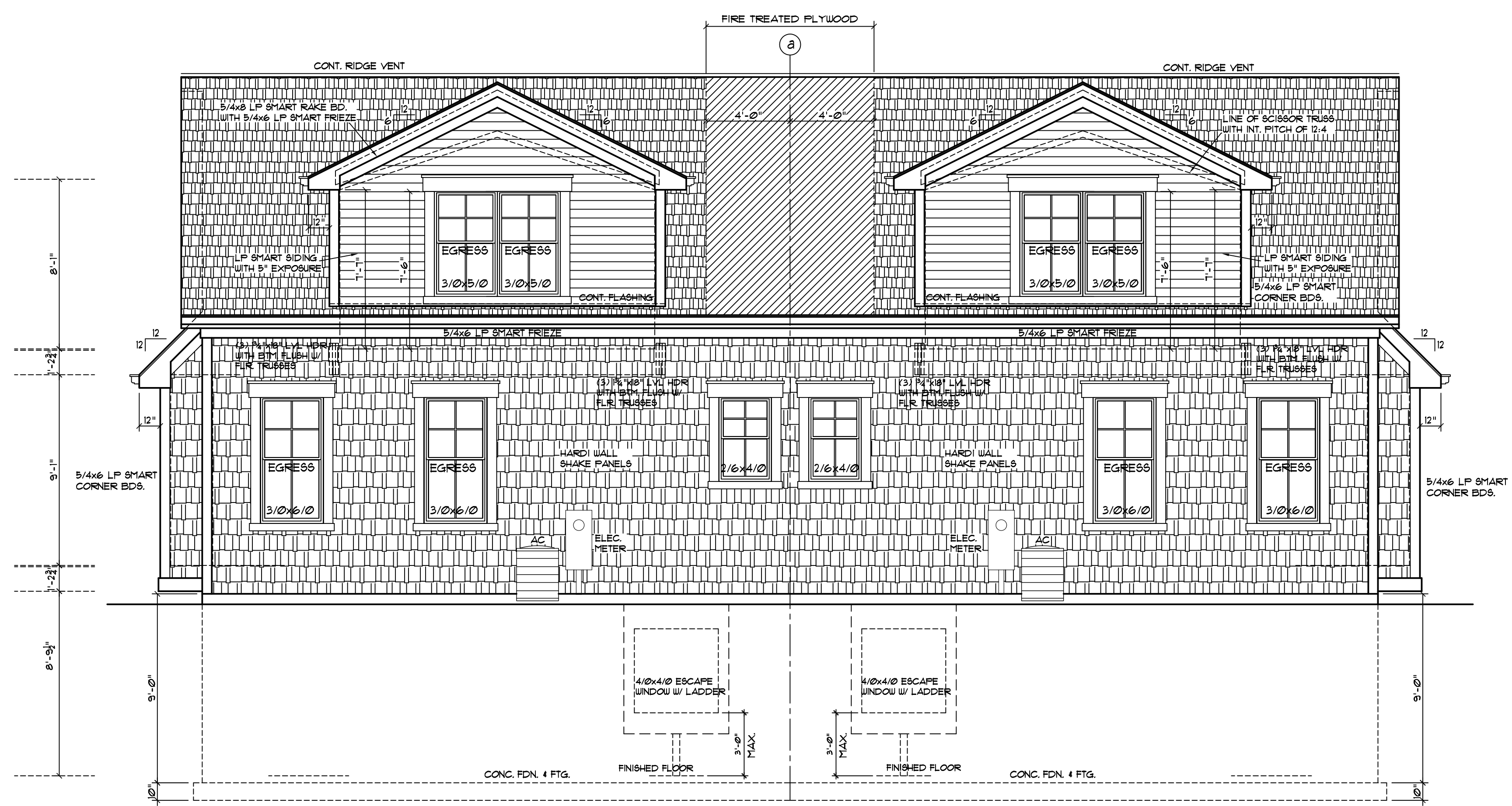
022 DUPLEX.dwg



DUPLEX RIGHT SIDE ELEVATION

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

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



DUPLEX REAR ELEVATION

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

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CANYON DEVELOPMENT GROUP
3665 TAMARACK CIRCLE
PRAIRIE GROVE, IL 60012

-  Existing Deciduous Tree
-  Redpoint Maple (6)
-  Swamp White Oak (5)
-  Regal Prince Oak (4)
-  Freeman's Maple (10)
-  River Birch (7)
-  Alpine Currant (28)
-  Panicle Hydrangea (6)
-  Karl Forester Reed Grass (13)

**UNITS 28 THROUGH 31
OF SOMERSET CONDOMINIUM**

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

SCALE 1" = 40'



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 19, 2023

Agenda Item #7 & 8

Applicant:
Lakeside Living, LLC

Request:
Planned Development - GDP and PIP
Duplex Residential Development
1120 S. Lake Shore Drive

Represented by:
Stephen Greenberg
Lakeside Living LLC
937 Tarrant Drive
Fontana, WI 53125

Description:

The applicant is requesting approval of a General Development Plan (GDP) application and a Precise Implementation Plan (PIP) application. Approval of the GDP and PIP would authorize development of four duplex units on tax key numbers ZCNS00028 – ZCNS00031, and four duplex units on tax key numbers ZCNS00001 – ZCNS00004, for a total of eight units.

According to the zoning map, the subject property is currently zoned Planned Development. However, there is no record of an approved GDP on file within the required timeframe of five years. Thus, the project requires approval of both a GDP and a PIP in order to proceed. A GDP establishes the zoning for the project, while the PIP establishes the detailed site approvals including site layout and design, grading, utilities, parking, landscaping, lighting, and architecture.

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 TR-6 zoning district is that comparison zoning district. The project is requesting the following flexibilities:

1. Land Use Allowances: The proposed Planned Development would allow:
 - Two principal buildings on each of the two parcels
 - Clear Cutting land use (i.e., removal of more than 30% of the existing tree cover) on both parcels

Staff Review Comments:

General Site Layout and Design – The applicant proposes to develop Units 1-4 on the south side of the private drive. Two duplex buildings are proposed for a total of four units. The applicant proposes to develop Units 28-31 on the north side of the private drive. Two duplex buildings are proposed for a total of four units.

On the south parcel, the minimum setback proposed from Lake Shore Drive is 26.3 feet. The setback from Tiffany Drive is 39.2 feet. The setback from the south property line is 33.7 feet. Total Landscape Surface Ratio is 63%.

On the north parcel, the minimum setback proposed from Lake Shore Drive is 25.9 feet. The setback from Tiffany Drive is 32.5 feet. The setback from the north property line is 49.4 feet. Total Landscape Surface Ratio is 68%.

Landscaping – Both parcels proposed for development are within the Woodland Overlay District. Clear Cutting (more than 30% removal) of trees is permitted as a conditional use in all woodland areas, per the requirements of Section 98-206(2)(g). The submitted Planned Development request includes consideration of authorizing this land use. The applicant has provided tree exhibits for both parcels showing current conditions and larger trees to be affected by development and construction. They have also provided a replanting plan.

On the south parcel, site plans note that “about 50% of the existing trees are proposed to be removed from the building and drives” with “34 trees saved.” The site plan further notes that the “landscape plan will show replacement of eight to 10 3-inch deciduous trees.”

On the north parcel, site plans note that “about 60% of the existing trees are proposed to be removed from the building and drives” with “36 trees saved.” The site plan further notes that the “landscape plan will show replacement of 10 to 12 3-inch deciduous trees.”

The landscaping plans show removal of dead trees of various sizes, as well as removal of maples and oaks for development. On the north parcel, 16 new maples are proposed, and 9 new oaks are proposed, as well as other canopy trees, shrubs, and ornamental plantings. On the south parcel, 16 new maples and 9 new oaks are also proposed, as well as other canopy trees, shrubs, and ornamental plantings. Total required landscaping points are met for both the north and south parcel. The landscaping plans show preservation of existing deciduous trees as well.

Architecture – Each structure is two stories tall with tuck-under two-car garages for each unit. Materials include LP Smart Side siding, with thin stone veneer at the base. LP Shake siding is used on the upper story and within the gables. Roofing material includes 30-year architectural shingles and metal roof components. Overall, the materials proposed are decorative and of higher quality.

Aside from the requested zoning flexibilities identified on page 1 of this memo, all other zoning requirements are met.

GDP APPLICATION

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.

Staff Recommendation:

Staff recommends that the Plan Commission recommend *approval* of the GDP as follows:

Suggested Motions:

- *Approve:* I recommend approval of the *General Development Plan for Lakeside Living, LLC to allow for the construction of 4 duplex units on each of the 2 tax parcels in the Planned Development zoning district located at 1120 S. Lake Shore Drive, Tax Key Nos. ZCNS00028 – ZCNS00031 & ZCNS00001 – ZCNS00004*, including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- *Deny:* I recommend denial of the *General Development Plan for Lakeside Living, LLC to allow for the construction of 4 duplex units on each of the 2 tax parcels in the Planned Development zoning district located at 1120 S. Lake Shore Drive, Tax Key Nos. ZCNS00028 – ZCNS00031 & ZCNS00001 – ZCNS00004*, based on the following finding of fact, because *[provide rationale for denial, based on disagreement with at least one of Items 1 through 3 above]*

PIP APPLICATION

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 follows:

Suggested Motions:

- *Approve:* I recommend approval of the *Precise Implementation Plan for Lakeside Living, LLC to allow for the construction of 4 duplex units on each of the 2 tax parcels in the Planned Development zoning district located at 1120 S. Lake Shore Drive, Tax Key Nos. ZCNS00028 – ZCNS00031 & ZCNS00001 – ZCNS00004*, 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 Lakeside Living, LLC to allow for the construction of 4 duplex units on each of the 2 tax parcels in the Planned Development zoning district located at 1120 S. Lake Shore Drive, Tax Key Nos. ZCNS00028 – ZCNS00031 & ZCNS00001 – ZCNS00004, 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]*

Conditions of Approval:

1. Approval is subject to resolution of any outstanding engineering and utility review comments.

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

Memo to City of Lake Geneva

To: Fred Walling, Zoning Administrator
Date: April 20, 2023
Revised April 20, 2023

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

CC: Stephen Greenberg – Canyon Development
Warren Hansen, P.E. – Farris Hansen & Associates
Dave Nord – City Administrator
Amanda Rotondi – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director

Subject: PIP REVIEW – 1120 S. Lakeshore Drive (Units #1-#4 and #28-#31)
Kapur Project Number 22.0160 Phase 17 – Recommendation for Approval
(revised to include missing tax parcels)

BACKGROUND AND REQUEST:

A site plan application was submitted by Canyon Development Group for the construction of duplexes at Units 1-4 of Somerset Condominiums and Units 28-31, 1120 S. Lakeshore Drive, tax parcels ZCNS 00028, ZCNS 00029, ZCNS 00030, ZCNS 00031, ZCNS 00001, ZCNS 00002, ZCNS 00003, and ZCNS 00004. The proposed development includes construction of 4- duplex buildings separated by Tiffany Drive, a private road.

Units 28-31 are to the north of the private road and consist of 2-2 unit townhomes (approximately 3,700 SF each) and 5600 SF of paved surface for a new impervious surface of 13,072 SF. Sanitary sewer connections are proposed from the public sanitary sewer main on LaGrange Drive. Water services are proposed off S. Lakeshore Drive's existing 10-inch watermain. This site plan includes a biofiltration basin sized to maintain the existing 100-year peak flow rate from the site.

Units 1-4 are to the south side of the private road (Tiffany Drive) and have two ingress/egress locations from Tiffany. The development proposes 2-2 unit townhomes (approximately 3,700 SF each) and 5,100 SF of paved surface for a new impervious surface area of 12,500 SF. Proposed sanitary service connection is to the existing sanitary main on Tiffany Drive. Water services are proposed off Lake Shore Drive existing 10-inch watermain. The site plan includes two separate stormwater rain gardens sized to maintain the existing 25-year peak flow rate from the site.

The following plan and calculations were submitted for review:

- **Site, Grading, Drainage and Erosion Control Plan**, Units 28-31 of Somerset Condominiums General Development & Precise Implementation Plan, prepared by Farris Hansen & Associates, 3 sheets, dated May 20, 2019, last revised April 4, 2023.



- **Stormwater Management Plan** Units 28-30 Somerset Condominium, prepared by Farris Hansen & Associates dated May 06, 2020 and revised April 2023.
- **Site, Grading, Drainage, & Erosion Control Plan Units 1-4 of Somerset Condominiums**, General Development & Precise Implementation Plan prepared by Farris Hansen & Associates, 3 sheets, dated May 20, 2019, last revised April 8, 2023.
- **Stormwater Management Plan**, Units 1-4 Somerset Condominium prepared by Farris Hansen & Associates dated November 2022.

We **recommend approval** of the site plans referenced above subject to the following conditions:

Units #28-#31

1. The plan shall be revised to show the water service connection elevations and distances from the existing hydrant. This information is required for each water service connection.
2. There appears to be a conflict with the water services to Units 28-29 and the proposed storm drain. The yard grade is 939 where the water lateral invert is 933 and the invert of the storm pipe is at 933.5. A note must be added to the plan requiring a minimum of 18-inches vertical separation between the bottom of the storm drain and the top of the water lateral pipe. It is recommended that water services be insulated at the drainage pipe crossing.
3. Construction details for the drainage pipe installation and catch basins are required on the plan set.
4. The spillway for the proposed biofiltration basin shall be directed to the Lagrange Drive Right-of-Way. The stormwater management report indicates the spillway will be installed at 927.99 and location of the spillway must be recorded on the as-built plans. This will require grading to the retaining wall on the west property line up to an elevation greater than 928.

Units #1-#4

5. The plan shall be revised to show the water service connection elevations and distances from the existing hydrant. This information is required for each water service connection.
6. Construction details for the drainage pipe installation and catch basins are required on the plan set.

General

7. As-built drawings of the proposed stormwater management facilities on each lot must be reviewed and approved by the City prior to release of the required letter of credit.
8. The stormwater maintenance agreements for both the bioretention facility and the stormwater rain gardens, after review and approval from the City, must be recorded with Walworth County.
9. A letter of credit is required in the amount of 120% of the cost to install the stormwater management facilities and for construction/restoration within the public right-of-way. Please provide an engineer's cost estimate for review. The letter of credit shall be provided prior to start of construction.
10. Erosion control measure must be installed prior to upland disturbance. It is the applicant's responsibility to property install and maintenance of erosion control measures. Erosion control measures must remain in place until final stabilization of the site.
11. LaGrange Drive, Tiffany Drive and S. Lakeshore Drive must remain free from construction sediment and debris. It is the responsibility of the applicant to remove any sediment or debris that may be tracked offsite.

The plans have been reviewed for conformance with generally accepted engineering practices and City of



Lake Geneva policies. Although the material has been reviewed, the applicant is ultimately responsible for the thoroughness and accuracy of the plans and supplemental data and for compliance with state, county, and other local ordinances and procedures.

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

APPLICATION FOR GENERAL DEVELOPMENT PLAN OR AMENDMENT
City of Lake Geneva

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

1120 S. LAKESHORE DRIVE UNITS 1-4 & 28-31

ZCNS0001-ZCNS0004 & ZCNS00028-ZCNS00031

Name and Address of Current Owner: LAKESIDE LIVING LLC

937 TARRANT DR, FONTANA, WI 53125

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

815-451-2276 STEVE@CDGRP.NET

Owner Signature: Stephen Greenberg

Name and Address of Applicant:

LAKESIDE LIVING LLC

937 TARRANT DR, FONTANA, WI 53125

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

815-451-2276 STEVE@CDGRP.NET

Proposed Use: RESIDENTIAL MULTI-FAMILY - PUD

Zoning District in which land is located: PUD

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

MIDWEST DESIGN GROUP 11445 HILLSBORO DRIVE HUNTLEY IL 60142

FARRIS HANSEN 7 Ridgway Court Elkhorn, WI 53121

Short statement describing activities to take place on site:

DEVELOPMENT TO INCLUDE TWO DUPLEX RESIDENCES PER SITE WITH
ARCHITECTURE, ENGINEERING, AND LANDSCAPING THAT ENHANCE THESE
SITES AND THE COMMUNITY AS A WHOLE.

GDP fee \$400.00, payable upon filing application

11/1/22
Date

Stephen Greenberg
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:

 X (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;

 X (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.

 X (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.

X (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;

NA (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.

- X Receipt of 1 full scale copy in blue line or black line
of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- X 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: _____
- X A digital copy of Final Application Packet shall be emailed to the
Building and Zoning Department upon submittal deadline. Date: _____ by: _____
- X Certification of complete Final Application Packet and
required copies to the Zoning Administrator by City Clerk: Date: _____ by: _____
- X Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____
- X 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 1120 S LAKESHORE DR
Applicant name STEPHEN GREENBERG
Applicant email STEVE@CDGRP.NET Phone Number 815.451.2276

Architect/Contractor/Designer Name LAKESIDE LIVING LLC
Architect/Contractor/Designer Email STEVE@CDGRP.NET Phone Number 815.451.2276

Type of Construction: New X Addition _____ Remodel _____
Type of Development: Single-family _____ Multi-family X 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? NA
- Detailed property Site Plan? ☒ YES / ☒ NO Date of Plan: 10/31/22
- Green Space Calculations (Existing vs. Proposed) YES / ☒ NO
- Are landscape plans provided? YES / ☒ NO
- Is a Land Division required? YES / ☒ NO

Water/Sewer Utilities

If an existing structure please circle the following:

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

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

- Water service size requirement _____
- Estimated daily water usage in gallons per day _____
- 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 8
- Number of bedrooms in each unit 5
- Water service size requirement 1"

HISTORY AND GENERAL DESCRIPTION OF PROPOSED PLANNED DEVELOPMENT FOR UNITS 1-4 AND UNITS 28-31 IN SOMERSET CONDOMINIUM

Lakeside Living LLC, a Wisconsin limited liability company, owns Units 1-4 and Units 28-31 in the Somerset Condominium in the City of Lake Geneva, Wisconsin. Somerset Condominium was created on September 21, 1977 by the condominium developer, Lake Geneva Bath & Tennis Club, Inc. A Declaration was recorded with the Walworth County, Wisconsin Register of Deeds on September 27, 1977, as Document No. 23600, in Volume 197 of Records at pages 223-446. The real property originally subjected to the condominium was divided into 24 units.

The Declaration designated some units to be developed with single-family structures, while other units were to be developed with multiple-family buildings. Article I, page 329 of the recorded Declaration states "Developer hereby gives notice that a portion of the property subject to this Declaration will be developed in multiple-family buildings in areas so designated on Exhibit "A" of this Declaration and the balance will be developed as individual residential structures located on individual grounds, as hereafter defined, and as shown on Exhibit "A" of this Declaration." Exhibit A to the Declaration, the Plat of Survey, designated Units 1-4 as units to be developed with multiple-family buildings.

The developer later expanded the condominium by subjecting additional real property to the Declaration through an Addendum, which was recorded with the Walworth County, Wisconsin Register of Deeds on September 26, 1978, as Document No. 38926, in Volume 220 of Records at pages 169-193. The Addendum added Units 25-37 to the condominium. Units 28-31 were designated in the Addendum to be developed with multiple-family buildings. Units 1-4 and Units 28-31 are vacant lots.

The affairs of the Somerset Condominium are governed by the Board of Directors of Somerset Condominium Association, Inc., a Wisconsin corporation. In April of 1997, the Board developed a set of rules relating to the construction and remodeling of single-family homes, referred to as the Design Review Guidelines. The Board approved amendments to the Design Review Guidelines in 2006 and 2012. The Design Review Guidelines state that design guidelines had been established to provide property owners with the proper direction for the planning and remodeling of **single-family residences**.

Notwithstanding the fact that there was no requirement to do so, Steve Greenberg, a member of Lakeside Living LLC, began working with the Association's Architectural Review Committee in June 2019, seeking approval for construction of multi-family townhouse structures on Units 1-4 and Units 28-31 in the Somerset Condominium. Based upon feedback received from the Association's Architectural Review Committee, Greenberg prepared and submitted a series of revised floor plans, elevation plans and site plans for construction of multi-family structures. In May 2020, Greenberg again submitted revised plans, changing the multi-family structures from townhouses to duplexes, in an effort to address Association stated concerns relating to building height and size. Each time Greenberg received criticism from the Association, he made changes and revisions to the plans in an effort to satisfy the Association's stated concerns, even though there was no requirement that he do so.

After Greenberg proposed building duplexes instead of townhomes, the Association continued to find fault with the design of the duplexes. As a result of the Association's prolonged, unauthorized and improper review and denial of all construction proposals, Greenberg, through his construction company, Canyon Custom Home Developers Inc., filed a lawsuit against the Association on August 28, 2020, in the Eastern District of Wisconsin federal court, Case No. 2:20-CV-01327. Canyon sought a declaration that the Association's Design Review Guidelines for single-family homes were not applicable to Units 1-4 and Units 28-31.

On January 31, 2022, Magistrate Judge William Duffin granted Canyon's motion for summary judgment, declaring, "Nothing in the Guidelines suggest that they apply to the construction of multi-family buildings Because the Guidelines clearly state they apply only to the single-family homes, they are inapplicable to Canyon's plan to develop multi-family buildings on lots within the Condominium designated for that purpose." Somerset chose not to appeal Judge Duffin's decision, which is now the "law of the case" concerning the development of multi-family structures on Units 1-4 and Units 28-31 in the Somerset Condominium.

During the pendency of the litigation, Greenberg reached out to City of Lake Geneva officials to determine what the City would require to develop Units 1-4 and Units 28-31. In an April 22, 2020 email, City planner Mike Slavney of Vandewalle & Associates answered Greenberg's questions:

Hi Stephen

Let me address both questions you posed to me this morning. I am copying the Zoning Administrator, City Attorney, and City Administrator on this matter, to make sure we are all on the same page on your questions.

First Question: Why does this project need City approval, doesn't it already have Planned Development Zoning?

My records indicate that Somerset Condos were approved as a planned unit development - before I started working for the City in 1990.

This lot, therefore, has Planned Development zoning under the current (and past) Zoning Ordinances. In the current Zoning Ordinance, Planned Development zoning is vested in the General Development Plan (Step 3). The City acknowledges that all of Somerset (including your lot) has a valid GDP.

A copy of Mr. Slavney's April 22, 2020 email is attached to this narrative as Exhibit A.

In 2021 Greenberg, through legal counsel, requested that the City verify the zoning for Units 1-4 and Units 28-31. In correspondence dated November 29, 2021, Fred Walling, Lake

Geneva Building & Zoning Administrator, verified that “Units 1-4 and Units 28-31 had a zoning classification of Plan Development (PD).” A copy of Mr. Walling’s zoning verification letter is attached to this narrative as Exhibit B.

Notwithstanding Mr. Walling’s zoning verification and Mr. Slavney’s confirmation that “all of Somerset (including your lot) has a valid GDP,” the City is requiring Lakeside Living to satisfy both Step 3 and Step 4 of Sec. 98.914, the City’s Planned Development Zoning Ordinance. Although it disagrees, Lakeside Living respects this decision and is providing the City with the information requested in Sec. 98.914(7) concerning its General Development Plan and the information required by Sec. 98.914(8) concerning its Precise Implementation Plan. The City is permitting Lakeside Living to combine the Step 3 (GDP) and Step 4 (PIP) application processes by having both Steps considered at the same Plan Commission public hearing. Lakeside Living looks forward to working with the City on this project.

Respectfully submitted,
Lakeside Living LLC

Steve Greenberg,
Managing Member

Email Report

Form Format

From: Mike Slavney <mslavney@vandewalle.com>
Date: April 22, 2020 at 1:27:08 PM CDT
To: Stephen Greenberg <steve@cdgrp.net>
Cc: Fred Walling <bldginsp@ci.delavan.wi.us>, Dan Draper
<DDraper@cityoflakegeneva.com>, City Administrator <cityadmin@cityoflakegeneva.com>
Subject: RE: City Planner's review of Somerset Condominium Plan Set

?

Hi Stephen

Let me address both questions you posed to me this morning. I am copying the Zoning Administrator, City Attorney, and City Administrator on this matter, to make sure we are all on the same page on your questions.

First Question: Why does this project need City approval, doesn't it already have Planned Development Zoning?

My records indicate that Somerset Condos were approved as a planned unit development - before I started working for the City in 1990.

This lot, therefore, has Planned Development zoning under the current (and past) Zoning Ordinances. In the current Zoning Ordinance, Planned Development zoning is vested in the General Development Plan (Step 3). The City acknowledges that all of Somerset (including your lot) has a valid GDP.

The last step in the current and past Zoning Ordinance has not yet been accomplished for your lot. This is the Implementation Plan (Step 4). The purpose of the Implementation Plan is to make sure the full Site Plan is reviewed and approved by the City, and to confirm that the Site Plan conforms to all zoning rules, including any flexibilities authorized in Step 3. Often, details such as building appearance, landscaping,

Email Report

Form Format

and detailed grading, erosion control, and stormwater requirements are met.

Note that if this were a 4-unit building under straight Multi-Family Zoning, the same review would be required, except there would be no ability to grant flexibilities from the Zoning Ordinance - including the reduced 10-foot pavement setback from any street - something your recently submitted Site Plan needs.

Second Question: How does the City measure building height - if measured from the lowest exposed elevation to the elevation of the tallest roof mid-point, how are homes in Lake Geneva able to do a walk-out?

Based on my knowledge gathered during my rewrite of the Zoning Ordinance in 1998, the City's Zoning ordinances have always used this approach to measuring building height.

Building height: The vertical distance from: (1) the lowest elevation of the adjoining ground level or (2) the established grade, whichever is lower to the top of the cornice of a flat roof, to the deck line of a mansard roof, to a point of the roof directly above the highest wall of a shed roof, to the uppermost point on a round or other arch type roof, to the mean distance of the highest gable on a pitched or hip roof. Also applies to structures.

In many instances, the lowest exposed elevation is partially compensated for by the use of the roof mid-point. This has allowed most residences to have two habitable above-ground floors, with a lower level walk out. Where three full above-ground floors are required, the Planned Development route adds the ability to seek flexibility and ask for additional height.

Let me know if you have any additional questions

Mike

Mike Slavney, FAICP
Principal
Vandewalle & Associates Inc.



OFFICE OF THE CITY ZONING ADMINISTRATOR & BUILDING INSPECTOR

FRED WALLING
626 Geneva Street
Lake Geneva, WI 53147
262.248.3911 • bzadmin@cityoflakegeneva.com

Date: November 29, 2021
To: Janel Bergsbaken
From: Fred Walling, Zoning Administrator & Building Inspector
Re: Somerset Condominium Zoning

Janel Bergsbaken
354 Seymour Ct.
Elkhorn WI 53121

Dear Janel,

Thank you for requesting the verification of the property located within the Somerset Condominium complex Tax Key Nos. ZCNS00028 – ZCSN00031 within the City of Lake Geneva.

This property has a zoning classification of Planned Development (PD) in which I have provided below.

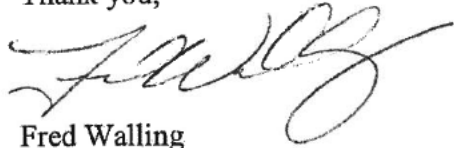
98-105(4) Planned Development Districts

(a) Planned Development (PD_-_) District

1. **Description and Purpose:** This district is intended to provide more incentives for redevelopment in areas of the community which are experiencing a lack of reinvestment, or which require flexible zoning treatment because of factors which are specific to the site. This district is designed to forward both aesthetic and economic objectives of the City by controlling the site design and the land use, appearance, density, or intensity 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 98-914 for the procedures applicable to proposal review in this standard zoning district.
2. **Development Standards:** development standards are flexible within this zoning district. Refer to Section 98-914(2) for the range of development standards potentially available in this zoning district.

EXHIBIT B

Thank you,



Fred Walling
Lake Geneva Building and Zoning Administrator
bzadmin@cityoflakegeneva.com



City of Lake Geneva
626 Geneva St
Lake Geneva WI 53147 262-248-3673

Receipt No: 12.002997 Nov 29, 2021

Somerset Zoning Letter-Godfrey, Leible

LICENSE AND FEES	
ZONING PERMITS & FEES	65.00

Total:	65.00
	=====

City Checks	
Check No: 189844	65.00
Payor:	
Somerset Zoning Letter-Godfrey, Leible	
Total Applied:	65.00

Change Tendered:	.00
	=====

Duplicate Copy
11/29/2021 3:45 PM



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

ZONING VERIFICATION REQUEST FORM

DATE: 11/22/2021

Name: Janel Bergsbaken

Company Name: Godfrey, Leibsle, Blackbourn & Howarth, S.C.

Address: 354 Seymour Ct.

City, State, Zip: Elkhorn, WI 53121

Telephone#: 262-741-1524 Email: jbergsbaken@godfreylaw.com

I would like to request zoning verification for the following parcel (Please include a detailed summary and specific items intended for this parcel):

Tax Key #: ZCNS 00028; ZCNS 00029; ZCNS 00030; ZCNS 00031

With regard to Units 28-31 of the Somerset Condominium, please provide a description of the applicable zoning district(s).

Planned Development (PD)

Applicant Signature: Janel Bergsbaken

Zoning Verification Request Fee: \$65 per parcel

Completed Applications can be sent to:

City of Lake Geneva Building & Zoning Department, 626 Geneva St, Lake Geneva, WI 53147 OR emailed to bzclerk@cityoflakegeneva.com

PLEASE ALLOW 10 DAYS TO PROCESS REQUESTS

GENERAL DEVELOPMENT & PRECISE IMPLEMENTATION PLAN
UNITS 1 THROUGH 4 OF SOMERSET CONDOMINIUM

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

LEGEND

- XXX--- = EXISTING LAND CONTOURS
---XXX--- = PROPOSED LAND CONTOURS
T.F. = PROPOSED TOP OF FOUNDATION
F.F. = PROPOSED FIRST FLOOR ELEVATION
L.L. = PROPOSED LOWER LEVEL ELEVATION
G.E. = PROPOSED GARAGE ENTRY ELEVATION
F.E. = EXISTING FLOOR ELEVATION
---XXX--- = EXISTING GROUND ELEVATION
---S--- = PROPOSED SILT FENCE
X = TREE TO BE REMOVED
XXXXX = PROPOSED FINISHED GRADE
O = FOUND IRON PIPE STAKE
● = FOUND IRON REBAR STAKE
□ = CABLE BOX
☒ = TELEPHONE BOX
⊕ = UTILITY POLE LOCATED
⊕ = MANHOLE LOCATED
⊕ = HYDRANT LOCATED
⊕ = VALVE LOCATED
⊕ = CATCH BASIN LOCATED
---E--- = FLAGGED ELECTRIC LINE LOCATED
---CATV--- = FLAGGED CABLE LINE LOCATED
---T--- = FLAGGED TELEPHONE LINE LOCATED
---OH--- = OVERHEAD WIRES LOCATED
{XXX} = RECORDED AS

CONSTRUCTION SEQUENCE

- 1) SILT FENCING INSTALLED
- 2) INSTALL ANTI-TRACKING MAT
- 3) VEGETATION TO BE CLEARED
- 4) TOPSOIL STRIPPED
- 5) FOUNDATIONS DUG & POURED
- 6) WALLS BACKFILLED
- 7) FRAMING AND HOME CONSTRUCTION COMPLETED
- 8) DRIVE & LANDSCAPING COMPLETED

AREA TO BE RESTORED WITH IMPORTED SCREENED AND SHREDDED TOPSOIL AS SOON AFTER FOUNDATION AND FRAMING AS POSSIBLE FOLLOWED WITH GRASS SEEDING AND MULCH.

AREA WITHIN SILT FENCING TO BE CLEARED OF UNDERBRUSH WITH ONLY NECESSARY LARGE TREES REMOVED.

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NOTE: ALL SURPLUS EXCAVATED MATERIALS AND TOP SOIL TO BE LOADED AT TIME OF EXCAVATION AND DEPOSITED OFFSITE.

SITE SUMMARY

TOTAL LOT AREA=33,190 SQ.FT. (0.76 ACRES)
PROPOSED DRIVES=4,995 SQ.FT. (0.11 ACRES)
PROPOSED BUILDINGS=7,474 SQ.FT. (0.17 ACRES)
TOTAL IMPERVIOUS AREA=12,469 SQ.FT. (0.28 ACRES)
TOTAL GREEN SPACE=20,721 SQ.FT. (0.48 ACRES)
LAND DISTURBANCE AREA=21,700 SQ.FT. (0.50 ACRES)

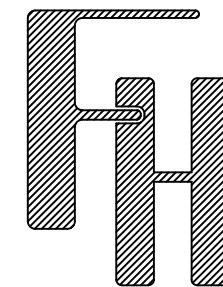
NOTE: ABOUT 50% OF EXISTING TREES ARE PROPOSED TO BE REMOVED FROM THE BUILDING AND DRIVES (34 TREES SAVED) LANDSCAPE PLAN WILL SHOW REPLACEMENT OF 8-10 3" DECIDUOUS TREES

NOTE: PARCEL BOUNDARIES PER PLAT OF SURVEY PREPARED BY MARK R. MADSEN DATED 8/6/2018. FOR REFERENCE ONLY.

TOPOGRAPHY (2015 FLIGHT) AND OTHER MAP ELEMENTS PROVIDED BY WALWORTH COUNTY INFORMATION TECHNOLOGY DEPARTMENT, LAND INFORMATION DIVISION. FOR REFERENCE ONLY.

SHEET INDEX

- SHEET 1 - GENERAL DEVELOPMENT & PRECISE IMPLEMENTATION PLAN
SHEET 2 - CONSTRUCTION DETAILS
SHEET 3 - CONSTRUCTION SPECIFICATIONS



GENERAL DEVELOPMENT &
PRECISE IMPLEMENTATION PLAN

WORK ORDERED BY -
CANYON DEVELOPMENT GROUP
3665 TAMARACK CIRCLE
PRAIRIE GROVE, IL 60012

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

REVISIONS

12/13/2019 - LK ADD FIELD WORK	11/02/2022 - TS ADVANCE
11/2/2020 - LK ADD NOTES	11/16/2022 - TS ADVANCE
03/20/2020 - TS REVISE BUILDING	11/21/2022 - TS ADVANCE
04/08/2020 - TS REVISE CONTOURS	
08/15/2022 - TS ADVANCE	
09/12/2022 - TS ADVANCE	
10/31/2022 - TS ADVANCE	

PROJECT NO.

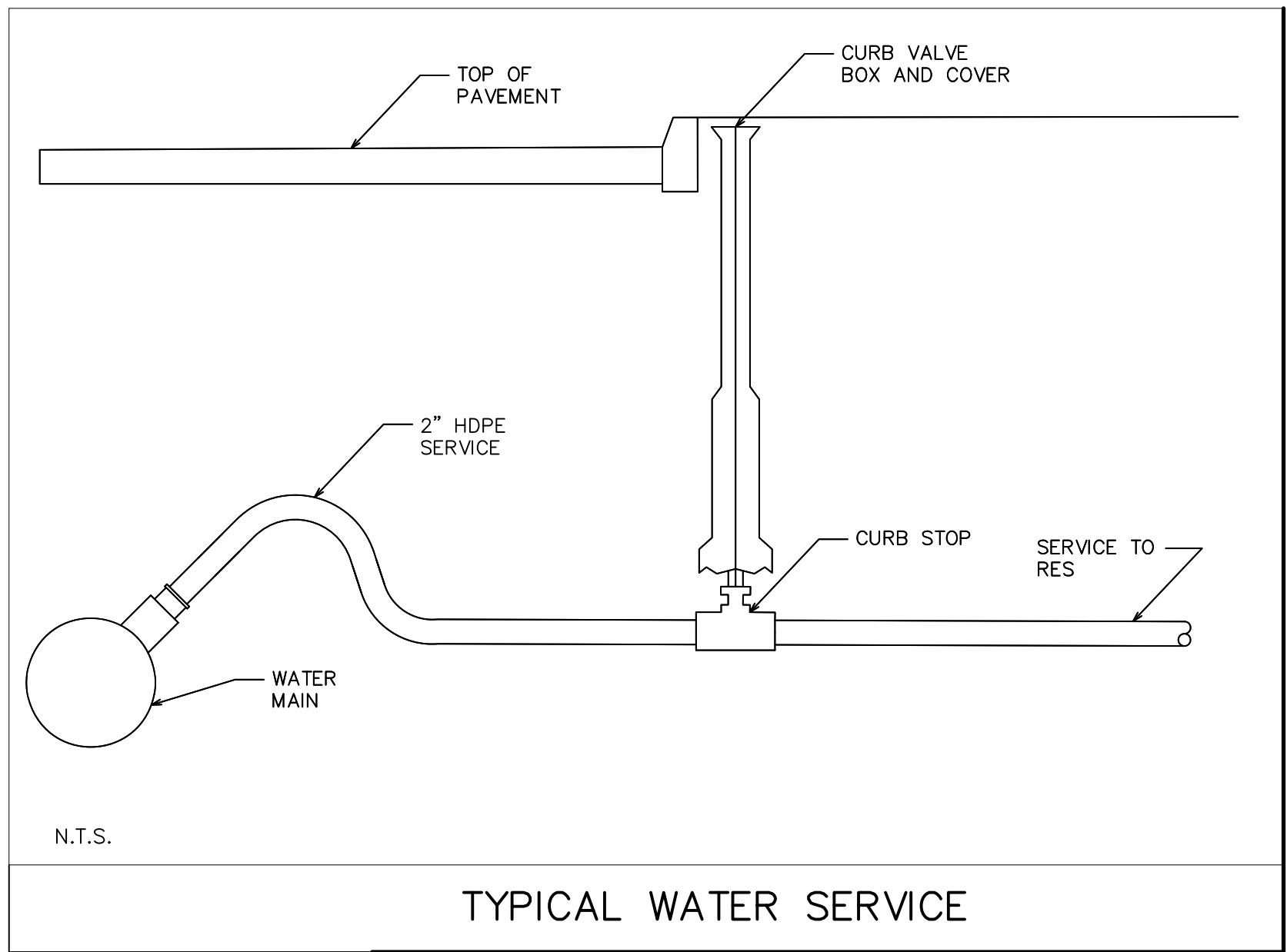
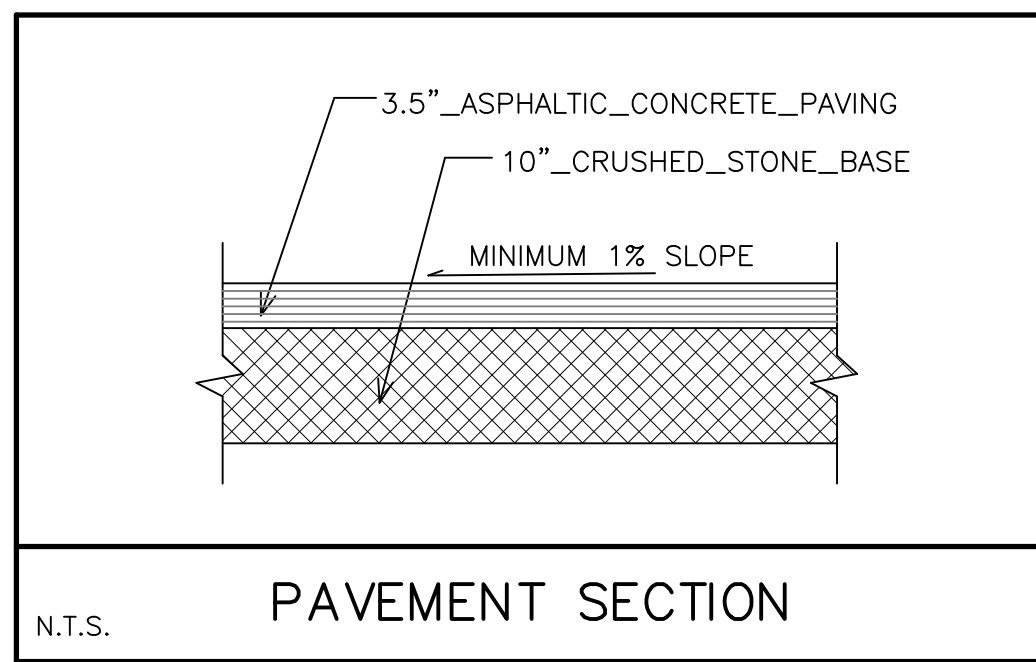
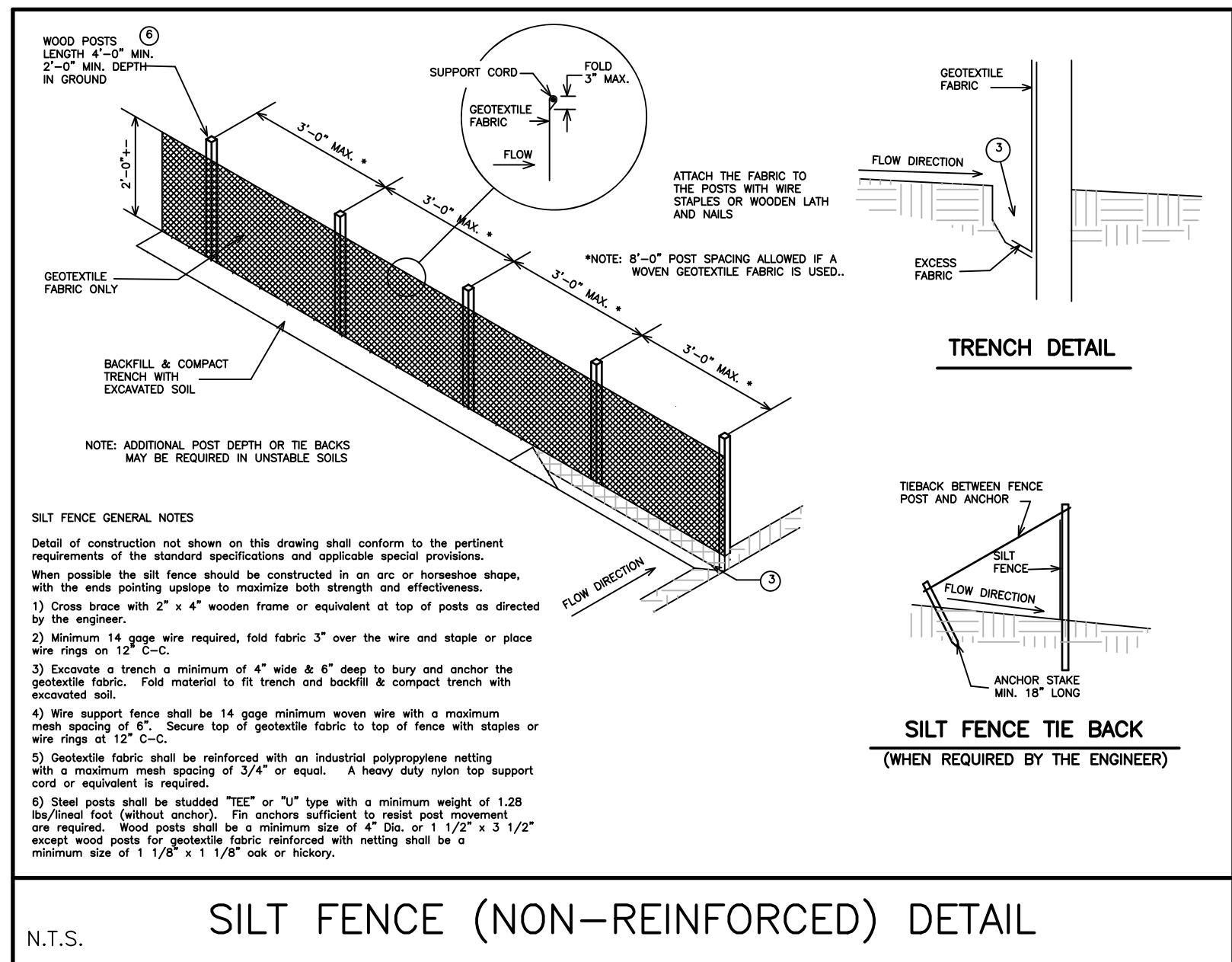
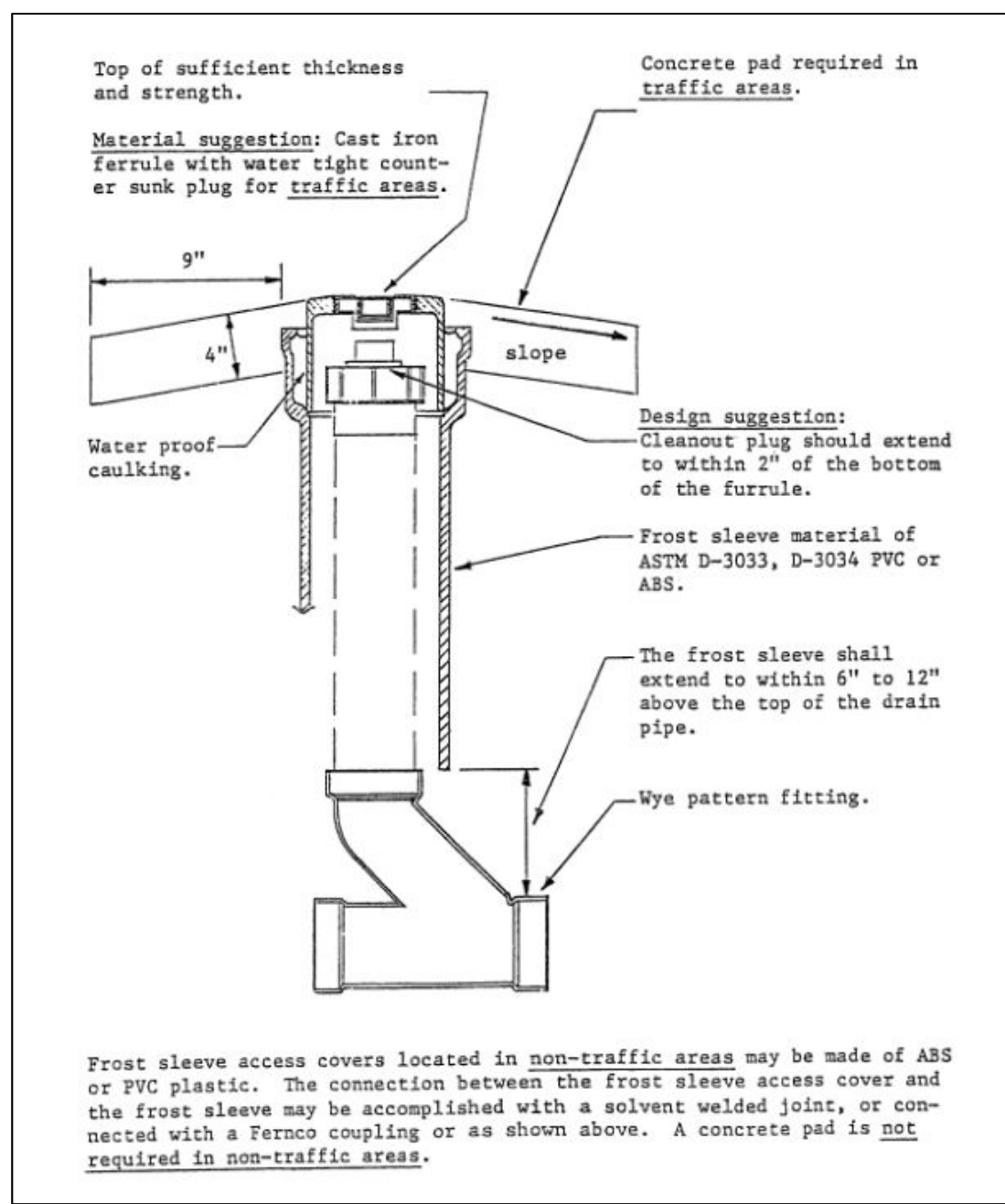
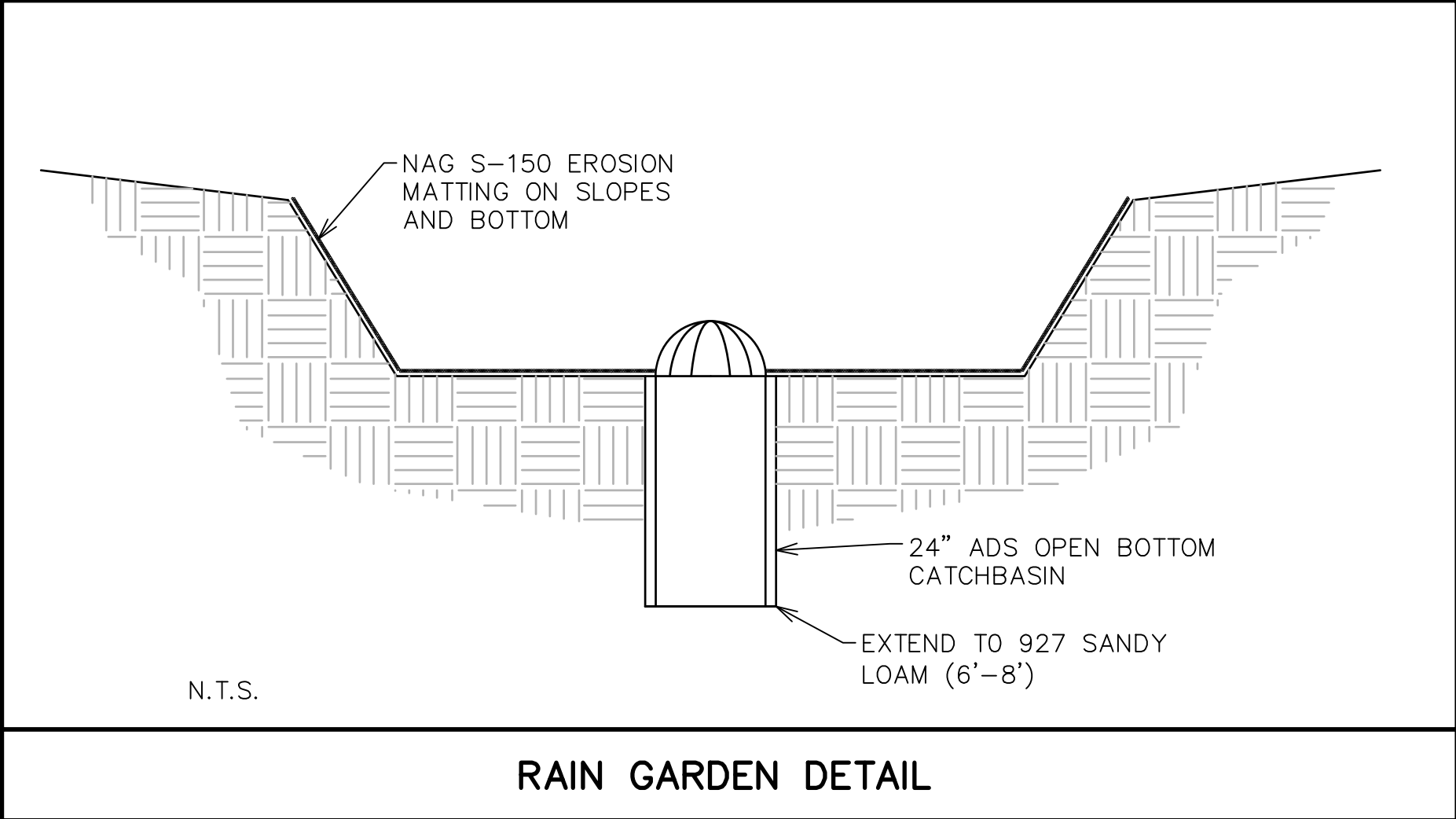
10118

DATE

05/20/2019

SHEET NO.

1 OF 3



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PUBLIC SANITARY SEWER AND WATER MAIN
101 STANDARD SPECIFICATIONS

The "Standard Specifications for Sewer and Water Construction in Wisconsin", Sixth Edition, December 22, 2003, with Addendum No. 1, "Standard Specifications" and The City of Lake Geneva Special Provisions Development Standards for Private Developments, "Special Provisions" will govern all public sanitary sewer and water main utility work performed on this project. Below are the relevant sections of the "Special Provisions".

In the event of a discrepancy between the "Special Provisions" and the "Standard Specifications" the "Special Provisions" shall govern.

Copies of the "Standard Specifications" may be obtained by contacting:
Public Works Industry Improvement Program
2835 N. Mayfair Road, Suite 35
Milwaukee, WI 53222
Phone: (414) 778-1050

Copies of The City of Lake Geneva Special Provisions Development Standards for Private Developments may be obtained by contacting the City Water and Sewer Utility Engineer (City Utility Engineer):
Kapur & Associates
1224 S. Pine St.
Burlington, WI 53105
Phone: (262) 767-2747

201. SANITARY SEWER CONSTRUCTION

A. Laterals

1. Connections to the Main Sewer
a. Building sewer (lateral) connections to the main sewer 18" in diameter or less shall be made with wyes except as noted below. The ends of laterals shall be plugged in accordance with Paragraph 3.2.5(f) of the "Standard Specifications".

(1) All lateral connections to new flexible pipe shall be made with factory fabricated or injection molded in-line wyes unless otherwise approved by the Engineer.

- b. Place wyes at a typical vertical angle of 45° to the horizontal except install wyes flat or level when the Plans state to install laterals as low as possible.

2. Grade

- a. Install sewer laterals at a minimum 2.08% (1/4"/ft.) grade unless shown otherwise on the Plans.

3. Marker Stakes

- a. The Contractor shall furnish and install a marker stake over the end of each lateral installed. The marker shall be a minimum 2" x 4" x 4' wooden plank or as approved by the Engineer. The marker shall be placed vertically with its top flush with the surface grade. Place a spike or other durable magnetic material in the top of the marker stake to aid in future relocation.

4. Risers

- a. Risers on shallow flexible gravity sewer mains shall be constructed of flexible gravity sewer pipe in accordance with File No. 10E of the "Standard Specifications". Use File No. 10E for risers up to 6 feet in height and for mains not exceeding 16 feet in depth measured from the flowline of the sewer.

- b. Riser connections shall be made with factory fabricated or injection molded in-line tees. Do not use saddles for riser connections.

5. Cleanouts

- a. All laterals exceeding 100 feet in length shall have cleanouts installed on them. Cleanouts shall be placed at 100 foot maximum spacings as shown on the Plans or as directed by the Engineer. They shall be constructed in accordance with the details shown on the Plans.

B. Insulation

1. Sewer lines shall be insulated where noted on the Plans and wherever the depth of cover is less than five (5) feet when so ordered by the Engineer. Insulation shall be in accordance with Chapter 4.17.0 of the "Standard Specifications" and the details in the Appendix of the "Special Provisions".

205. SANITARY SEWER MATERIALS

A. Sanitary sewer pipe material shall be polyvinyl chloride (PVC) pipe conforming to the following:

1. Polyvinyl chloride (PVC) sewer pipe (4 inch through 15 inch diameter) meeting the requirements of ASTM D3034, SDR 35, with a minimum pipe stiffness of 46 psi and having integral bell type flexible elastomeric joints meeting the requirements of ASTM D3212. Gaskets shall meet the requirements of ASTM F477. PVC material shall have a cell classification of 12454B, 12454C, 12364C or 13364B, except that 12364C and 13364B shall have a minimum modulus of elasticity of 500,000 psi. (Option: SDR 26 with a minimum pipe stiffness of 115 psi.)
2. Polyvinyl chloride (PVC) small diameter profile wall sewer pipe (8 inch and 10 inch diameter) meeting the requirements of ASTM F949, open profile, core type pipe (CONTECH A-2026). Pipe shall have a minimum pipe stiffness of 115 PSI and have integral bell type flexible elastomeric joints meeting the requirements of ASTM D3212. Joint gaskets shall meet the requirements of ASTM F477. PVC material shall have a cell classification of 12454B or 12454C and a minimum modulus of elasticity of 500,000 psi.

- a. Lateral pipe material shall conform to the requirements of ASTM D3034, SDR 26.

540. WATER SERVICES

A. Installation

1. Water service piping shall be installed in accordance with Chapter 5.5.0 of the "Standard Specifications" and the following provisions:
a. Do not connect services to the water main until after the main has been tested and a safe water sample obtained.

- b. Insert the corporation stop into the water main while the main is in service and under pressure.

- c. Don't backfill the water service trench until after the service has been checked for leaks and the service piping thoroughly flushed.

2. Cover

- a. Install water service piping with 6-1/2 feet minimum cover except provide 5 feet minimum cover at ditches.

3. Tapping PVC Water Main

- a. PVC water main shall be tapped using double strap service clamps. Corporation stops installed on PVC pipe shall be furnished with AWWA tapered threads conforming to AWWA C-800.

(1) Service clamps shall have the following minimum total widths:

- (a) 3/4" and 1" services - 2" minimum width.
(b) 1-1/4", 1-1/2" and 2" services - 3" minimum width.

- b. Taps shall be located at least 2 feet from the ends of pipe sections and at least 18 inches apart measured in a horizontal direction.

- c. Tap PVC pipe using a shell cutter with internal teeth. Do not use a standard drill and tap for direct tapping under pressure.

- d. Place teflon tape on corporation stop threads prior to installation. Corporation stops shall be torqued to a maximum of 35 ft.-lb. or as recommended by the manufacturer.

B. Curb Valve Location

1. Curb valves shall be placed six (6) inches to one (1) foot from the right-of-way line, unless shown otherwise on the Plans; with the residence side of the curb valve capped or plugged.

- a. Valve placement in sidewalk is NOT acceptable.

C. Water Service/Sanitary Sewer (Lateral) Separation

1. Horizontal Separation
a. Install water services 2-1/2 inches or larger in diameter at least 8 feet horizontally from sanitary sewer laterals.

- b. Install water services 2 inches or less in diameter at least 30 inches horizontally from sanitary sewer laterals.

- (1) Water services may be installed closer than 30 inches from a sewer lateral if the bottom of the water piping is at least 12 inches above the sewer.

- c. No water service may be installed within 6 inches of a storm sewer.

2. Vertical Separation

- a. Water main and water service piping crossing a sanitary sewer, including laterals, and located within 10 feet of the point of crossing shall be installed:

- (1) At least 12 inches above the top of the sewer, or
(2) At least 18 inches below the bottom of the sewer from the top of the water piping, or
(3) Within a waterproof sleeve, made of PVC (ASTM D3034 or ASTM D1785) or other acceptable material per Table 84.30-3 of the Plumbing Code - Department of Commerce.

B. Water Service Piping

1. poly tubing
a. Water service piping for shall be CTS SDR9 poly tubing.

C. Water Service Materials

1. The cost of water services shall include furnishing and installing corporation stop, service clamps if required, curb valve, valve box, and stationary rod as specified herein and as shown on the Plans.
a. Corporation stops shall be Mueller B25008 compression fittings.

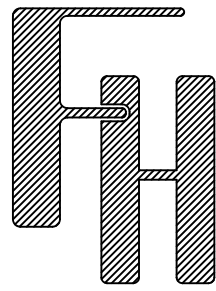
- (1) Install all stops on PVC pipe with double strap service clamps. Furnish saddles for PVC OD pipe.

- b. Curb valves shall be Mueller B25155.

- c. Curb boxes shall be extension type with Minneapolis pattern base; Mueller H-10300 (1-1/4" upper section) with stationary rod #84261.

- (1) Furnish curb boxes with stationary rod for 6-1/2 feet of bury. Stationary rods shall be 51" in length.

- d. All water service fittings shall be compression type.



GENERAL DEVELOPMENT &
PRECISE IMPLEMENTATION PLAN
SPECIFICATIONS

— WORK ORDERED BY —
CANYON DEVELOPMENT GROUP
3665 TAMARACK CIRCLE
PRAIRIE GROVE, IL 60012

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

REVISIONS
10/31/2022
ADVANCE

PROJECT NO.
10118
DATE
05/07/2020

SHEET NO.
3 OF 3

SITE, GRADING, DRAINAGE, & EROSION CONTROL PLAN
UNITS 28 THROUGH 31 OF SOMERSET CONDOMINIUM

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

GENERAL DEVELOPMENT & PRECISE IMPLEMENTATION PLAN



CONSTRUCTION SEQUENCE

- 1) SILT FENCING INSTALLED
- 2) INSTALL ANTI-TRACKING MAT
- 3) VEGETATION TO BE CLEARED
- 4) TOPSOIL STRIPPED
- 5) FOUNDATIONS DUG & POURED
- 6) WALLS BACKFILLED
- 7) FRAMING AND HOME CONSTRUCTION COMPLETED
- 8) DRIVE & LANDSCAPING COMPLETED

AREA TO BE RESTORED WITH TOPSOIL AS SOON AFTER FOUNDATION AND FRAMING AS POSSIBLE FOLLOWED WITH GRASS SEEDING AND MULCH.

AREA WITHIN SILT FENCING TO BE CLEARED OF UNDERBRUSH WITH ONLY NECESSARY LARGE TREES REMOVED.

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NOTE: ALL SURPLUS EXCAVATED MATERIALS TO BE LOADED AT TIME OF EXCAVATION AND REMOVED OFFSITE.

NOTE: SEWER LATERAL TO BE CONSTRUCTED WITH PVC SEWER PIPE. ASTM D3034, SDR 35 WITH GASKETS MEETING ASTM F477

NOTE: WATER SERVICE TO BE CONSTRUCTED WITH 1" CTS SDR 9 POLY TUBING

LEGEND

- 999--- = EXISTING LAND CONTOURS
- XXX--- = PROPOSED LAND CONTOURS
- T.F. = PROPOSED TOP OF FOUNDATION
- F.F. = PROPOSED FIRST FLOOR ELEVATION
- L.L. = PROPOSED LOWER LEVEL ELEVATION
- G.E. = PROPOSED GARAGE ENTRY ELEVATION
- F.E. = EXISTING FLOOR ELEVATION
- +999.4 = EXISTING GROUND ELEVATION
- S = PROPOSED SILT FENCE
- X = TREE TO BE REMOVED
- XXX = PROPOSED FINISHED GRADE
- O = FOUND IRON PIPE STAKE
- = FOUND IRON REBAR STAKE
- = CABLE BOX
- ⊠ = TELEPHONE BOX
- ⊕ = UTILITY POLE LOCATED
- ⊙ = MANHOLE LOCATED
- ⊗ = HYDRANT LOCATED
- ⊘ = VALVE LOCATED
- ⊙ = CATCH BASIN LOCATED
- E = FLAGGED ELECTRIC LINE LOCATED
- CATV = FLAGGED CABLE LINE LOCATED
- T = FLAGGED TELEPHONE LINE LOCATED
- OH = OVERHEAD WIRES LOCATED
- {XXX} = RECORDED AS
- ⊕ = SOIL TEST BORING
- CO W/ FS = CLEANOUT WITH FROST SLEEVE
- = NAG S-150 EROSION BLANKET

SOIL TEST BORINGS

- SB#1 - 10" TOPSOIL
30" REDDISH BROWN CLAY W/COBBLES (COARSE)
42" GRAVELLY SILT LOAM (WATER SEEPS 0.3 IN/HR)
48" GRAVELLY SILT SAND (WATER SEEPS 0.5 IN/HR)
- SB#2 - 12" TOPSOIL
27" REDDISH BROWN CLAY W/COBBLES
48" GRAVELLY SILT LOAM (WATER SEEPS 0.3 IN/HR)
42" GRAVELLY SILT SAND (WATER SEEPS 0.5 IN/HR)

SHEET INDEX

- | | |
|-----------|---|
| SHEET 1 - | GENERAL DEVELOPMENT & PRECISE IMPLEMENTATION PLAN |
| SHEET 2 - | CONSTRUCTION DETAILS |
| SHEET 3 - | CONSTRUCTION SPECIFICATIONS |

SITE SUMMARY

TOTAL LOT AREA=41,510 SQ.FT. (0.95 ACRES)
PROPOSED DRIVES=5,598 SQ.FT. (0.13 ACRES)
PROPOSED BUILDINGS=7,474 SQ.FT. (0.17 ACRES)
TOTAL IMPERVIOUS AREA=13,072 SQ.FT. (0.30 ACRES)
TOTAL GREEN SPACE=28,438 SQ.FT. (0.65 ACRES)
LAND DISTURBANCE AREA=32,000 SQ.FT. (0.73 ACRES)

NOTE: ABOUT 60% OF EXISTING TREES ARE PROPOSED TO BE REMOVED FROM THE BUILDING AND DRIVES (36 TREES SAVED) LANDSCAPE PLAN WILL SHOW REPLACEMENT OF 10-12 3" DECIDUOUS TREES

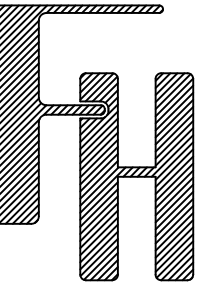
NOTE: PROVIDE TRAFFIC CONTROL WHEN TAPPING MAIN

NOTE: TERRACE WALLS TO BE LANDSCAPED STONE WALLS TO ACCENT BUILDING MATERIALS AND COLORS.

NOTE: SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS

NOTE: PARCEL BOUNDARIES PER PLAT OF SURVEY PREPARED BY MARK R. MADSEN DATED 8/6/2018. FOR REFERENCE ONLY.

TOPOGRAPHY (2015 FLIGHT) AND OTHER MAP ELEMENTS PROVIDED BY WALWORTH COUNTY INFORMATION TECHNOLOGY DEPARTMENT, LAND INFORMATION DIVISION. FOR REFERENCE ONLY.



GENERAL DEVELOPMENT & PRECISE IMPLEMENTATION PLAN

WORK ORDERED BY -
CANYON DEVELOPMENT GROUP
3665 TAMARACK CIRCLE
PRAIRIE GROVE, IL 60012

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

REVISIONS

04/29/2020 - TS ADVANCEMENT	10/29/2019 - LB ADD SOIL BORINGS
5/20/2020 - TS ADD EROSION CONTROL	12/16/2019 - LK ADD FIELD WORK
08/25/2022 - TS ADVANCE	1/2/2020 - LK ADD NOTES
10/31/2022 - TS ADVANCE	2/6/2020 - LK ADVANCEMENT
11/02/2022 - TS ADVANCE	2/19/2020 - TS ADD DETAILS
11/16/2022 - TS ADVANCE	2/21/20 - TS ADVANCEMENT
11/21/2022 - TS ADVANCE	3/13/2020 - TS ADD SEWER AND WATER LATERALS

PROJECT NO.

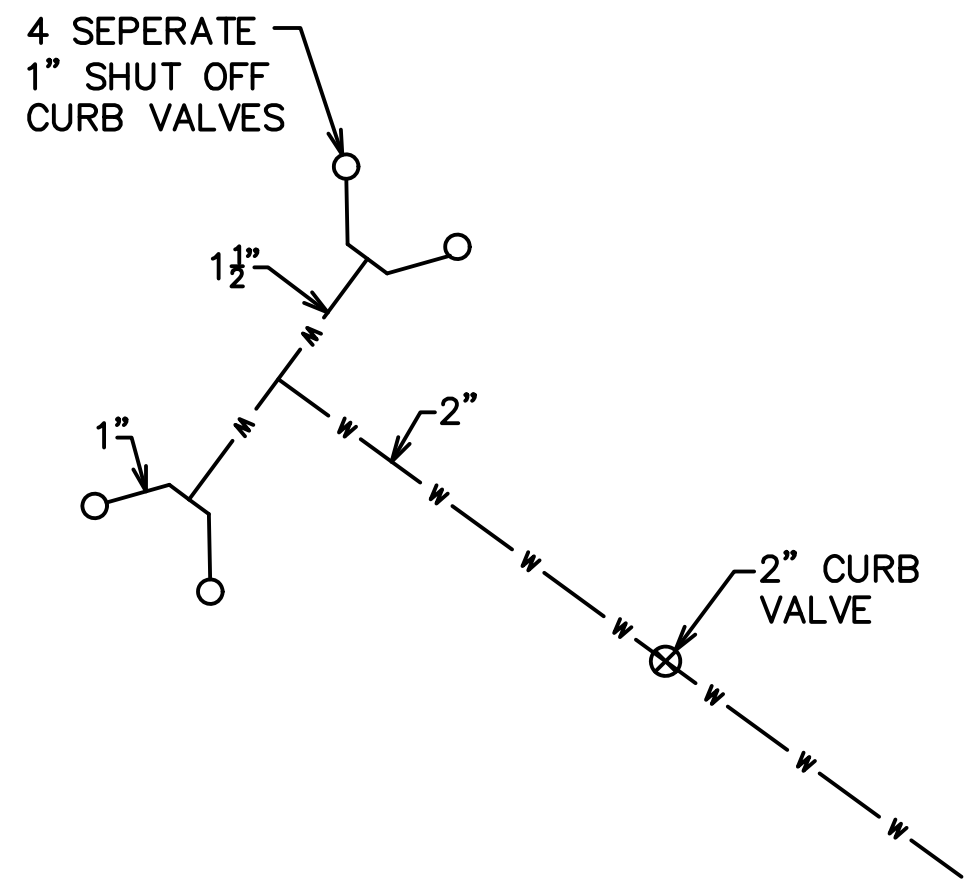
10119

DATE

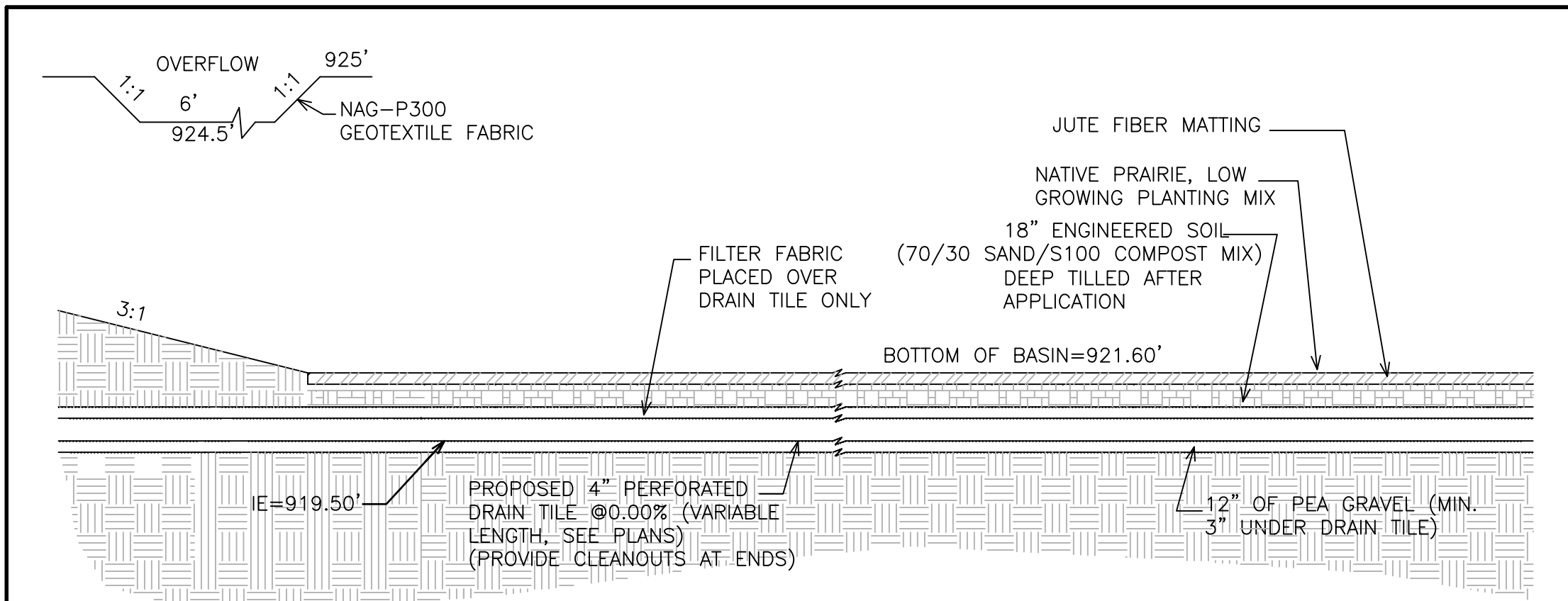
05/20/2019

SHEET NO.

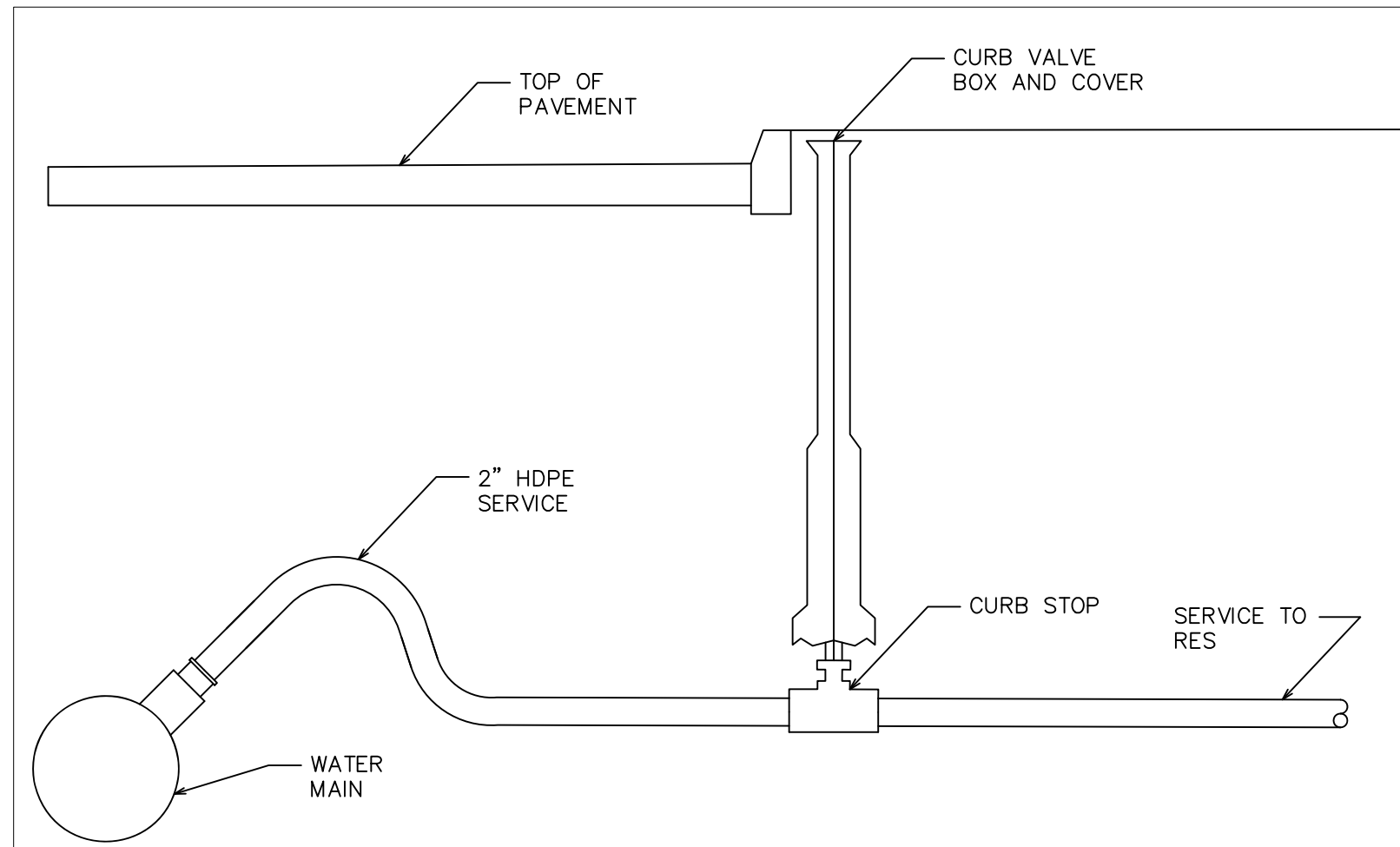
1 OF 3



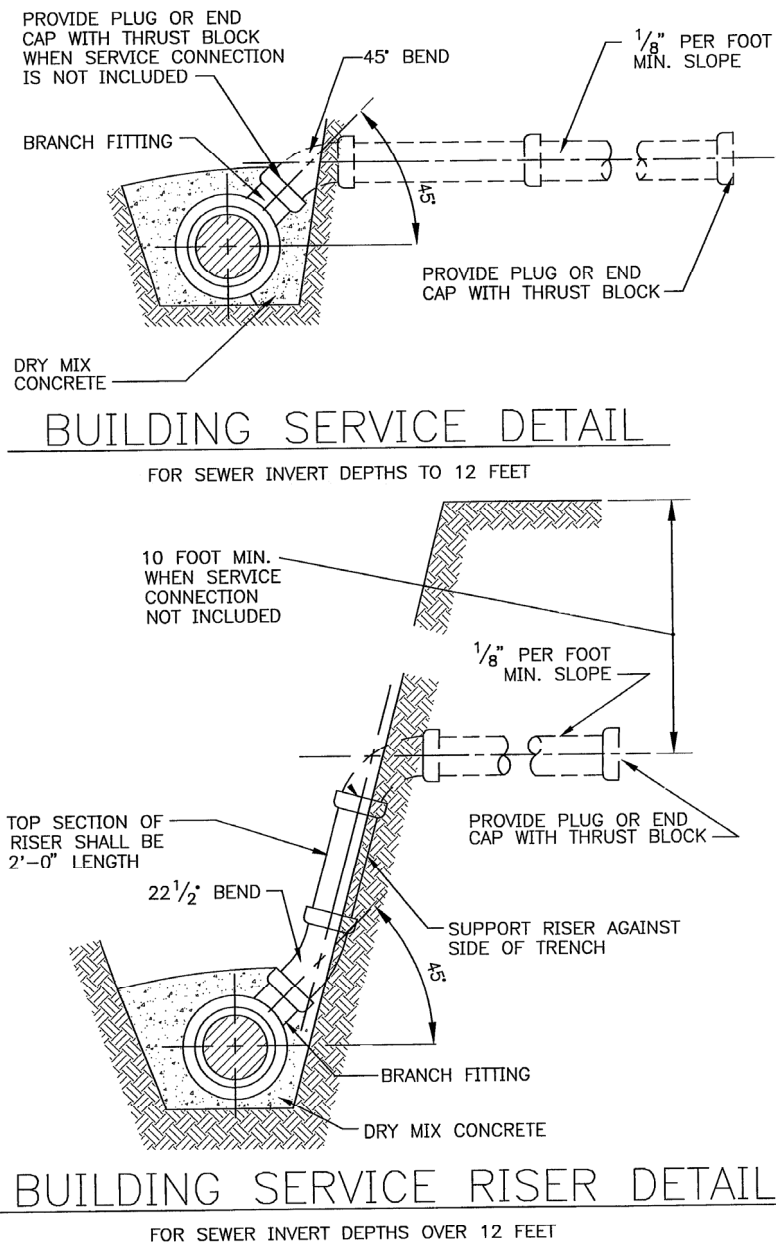
WATER SERVICE DETAIL



CROSS SECTION - BIOFILTRATION BASIN

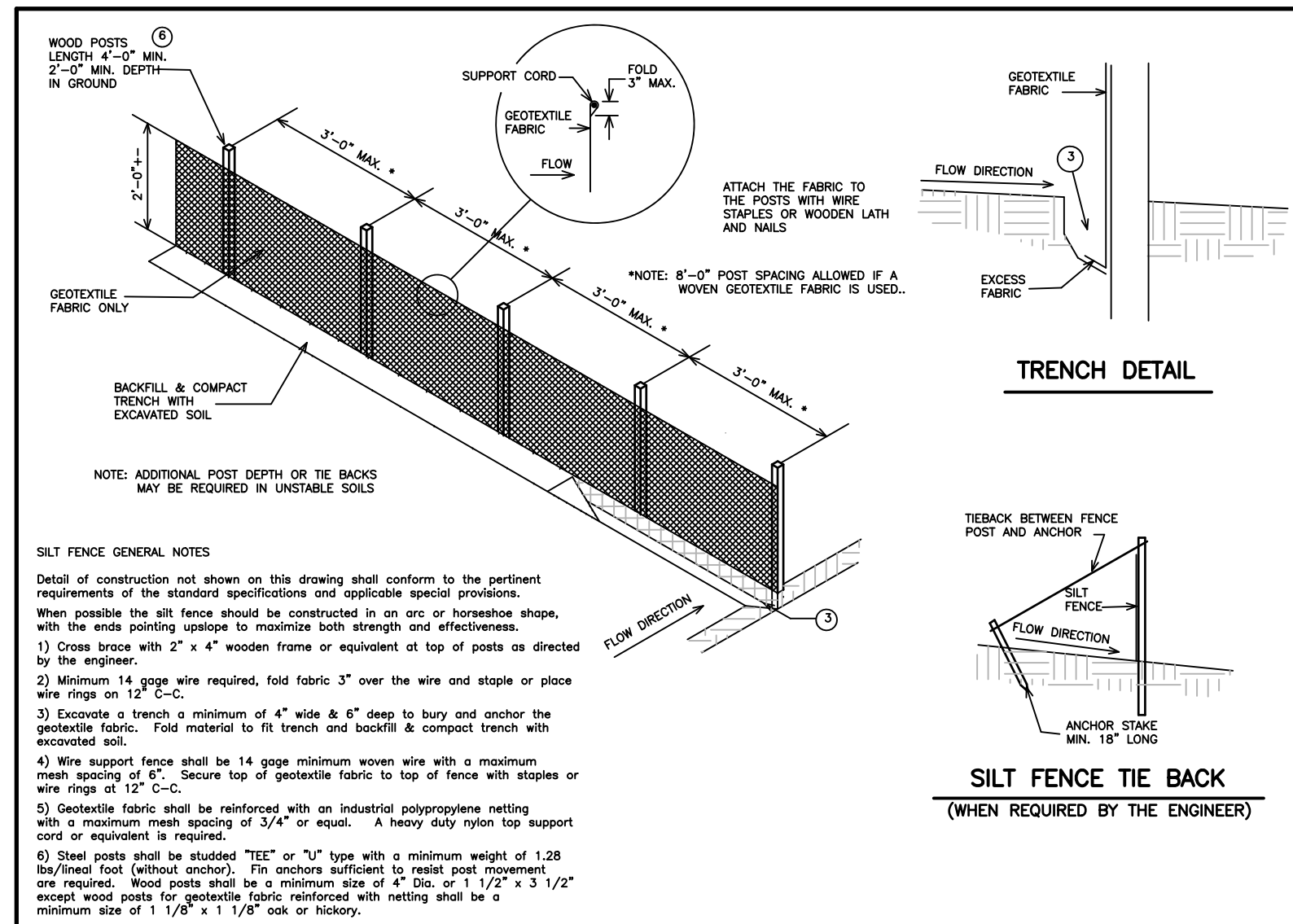
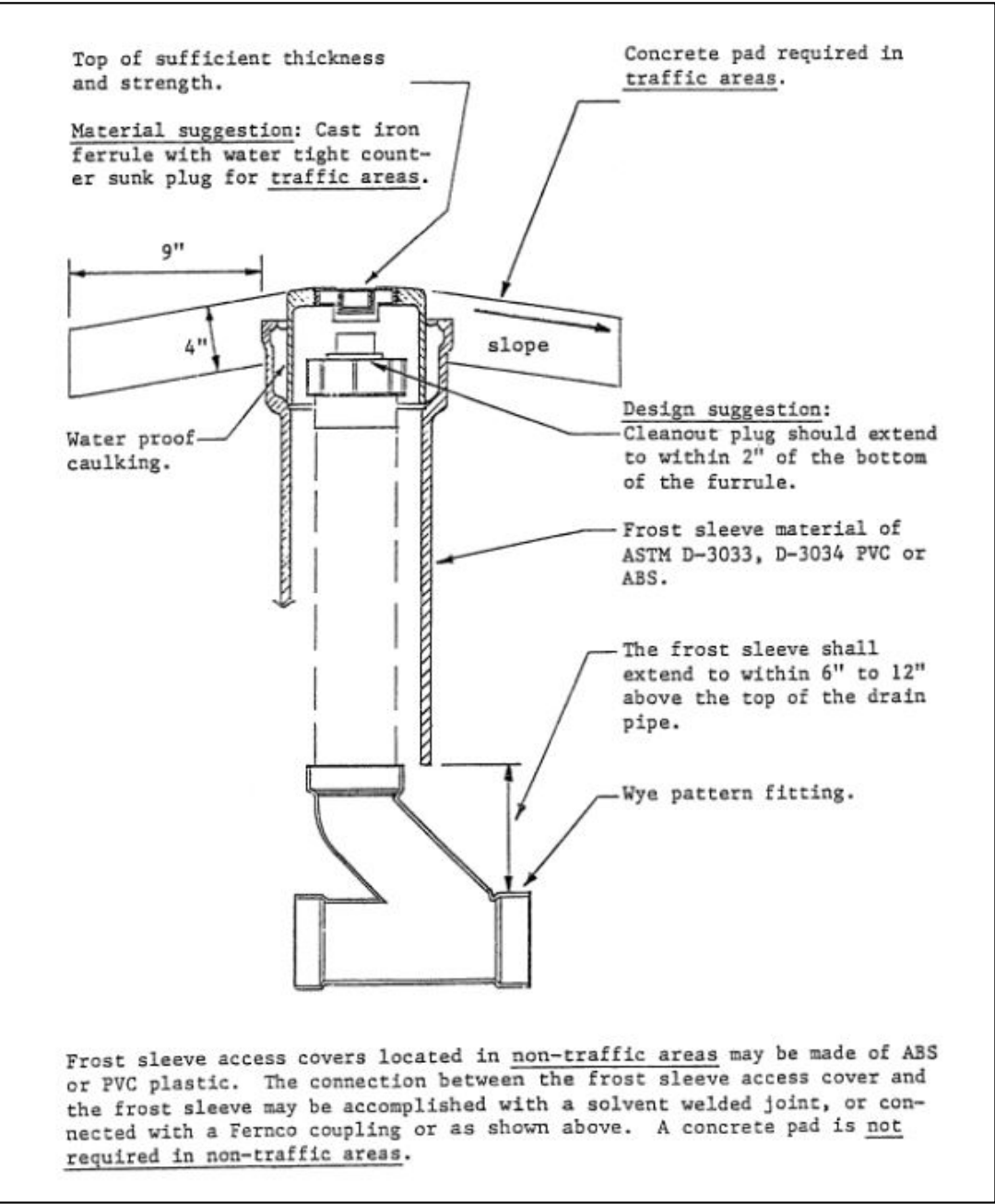


TYPICAL WATER SERVICE

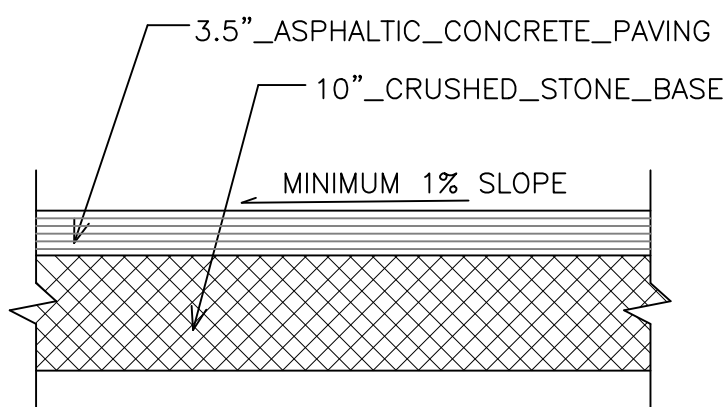


BUILDING SERVICE DETAIL

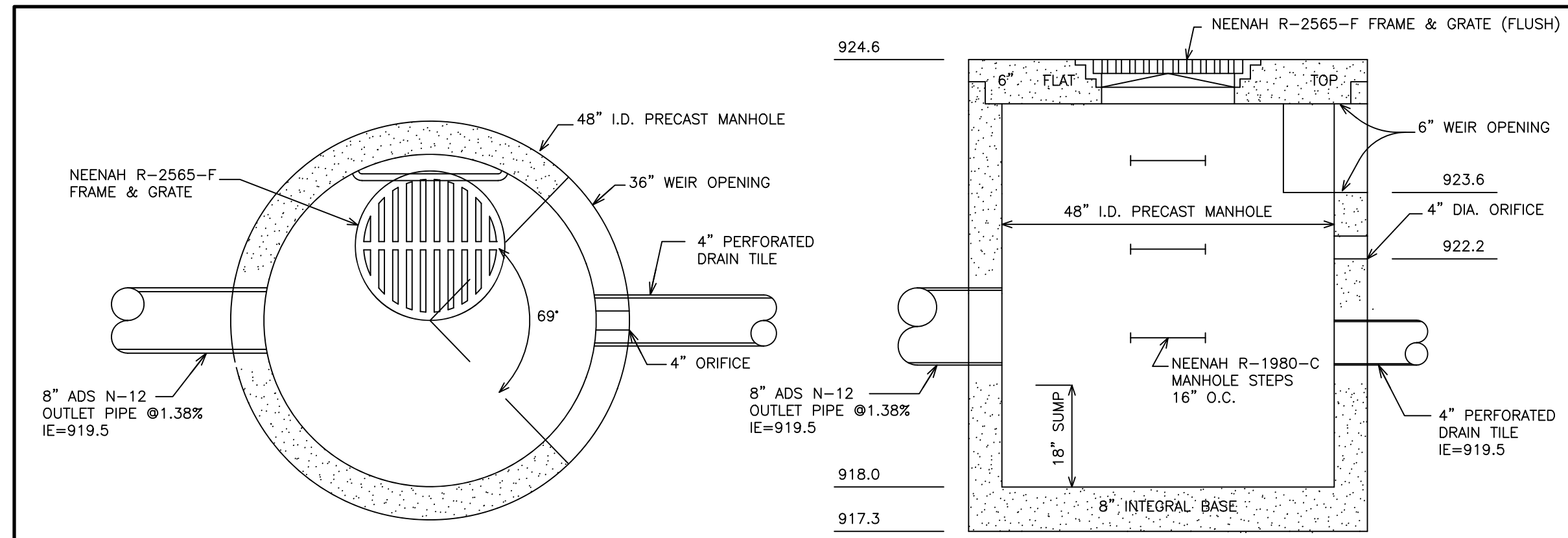
BUILDING SERVICE RISER DETAIL



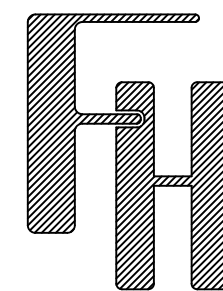
SILT FENCE (NON-REINFORCED) DETAIL



PAVEMENT SECTION



DROP OUTLET STRUCTURE DETAIL



GENERAL DEVELOPMENT &
PRECISE IMPLEMENTATION PLAN
CONSTRUCTION DETAILS

WORK ORDERED BY -
CANYON DEVELOPMENT GROUP
3665 TAMARACK CIRCLE
PRAIRIE GROVE, IL 60112

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OFFICE: (262) 723-2098 FAX: (262) 723-5886

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PROJECT NO. 10119
DATE 05/20/2019
SHEET NO. 2 OF 3

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PUBLIC SANITARY SEWER AND WATER MAIN
101.STANDARD SPECIFICATIONS

The "Standard Specifications for Sewer and Water Construction in Wisconsin", Sixth Edition, December 22, 2003, with Addendum No. 1, "Standard Specifications" and The City of Lake Geneva Special Provisions Development Standards for Private Developments, "Special Provisions" will govern all public sanitary sewer and water main utility work performed on this project. Below are the relevant sections of the "Special Provisions".

In the event of a discrepancy between the "Special Provisions" and the "Standard Specifications" the "Special Provisions" shall govern.

Copies of the "Standard Specifications" may be obtained by contacting:
Public Works Industry Improvement Program
2835 N. Mayfair Road, Suite 35
Milwaukee, WI 53222
Phone: (414) 776-1050

Copies of The City of Lake Geneva Special Provisions Development Standards for Private Developments may be obtained by contacting the City Water and Sewer Utility Engineer (City Utility Engineer):
Kapur & Associates
1224 S. Pine St.
Burlington, WI 53105
Phone: (262) 767-2747

201. SANITARY SEWER CONSTRUCTION

A. Laterals

- Connections to the Main Sewer
- Building sewer (lateral) connections to the main sewer 18" in diameter or less shall be made with wyes except as noted below. The ends of laterals shall be plugged in accordance with Paragraph 3.2.5(f) of the "Standard Specifications".

(1) All lateral connections to new flexible pipe shall be made with factory fabricated or injection molded in-line wyes unless otherwise approved by the Engineer.

- Place wyes at a typical vertical angle of 45° to the horizontal except install wyes flat or level when the Plans state to install laterals as low as possible.

2. Grade

- Install sewer laterals at a minimum 2.08% (1/4"/ft.) grade unless shown otherwise on the Plans.

3. Marker Stakes

- The Contractor shall furnish and install a marker stake over the end of each lateral installed. The marker shall be a minimum 2" x 4" x 4" wooden plank or as approved by the Engineer. The marker shall be placed vertically with its top flush with the surface grade. Place a spike or other durable magnetic material in the top of the marker stake to aid in future relocation.

4. Risers

- Risers on shallow flexible gravity sewer mains shall be constructed of flexible gravity sewer pipe in accordance with File No. 10E of the "Standard Specifications". Use File No. 10E for risers up to 6 feet in height and for mains not exceeding 16 feet in depth measured from the flowline of the sewer.

- Riser connections shall be made with factory fabricated or injection molded in-line tees. Do not use saddles for riser connections.

5. Cleanouts

- All laterals exceeding 100 feet in length shall have cleanouts installed on them. Cleanouts shall be placed at 100 foot maximum spacings as shown on the Plans or as directed by the Engineer. They shall be constructed in accordance with the details shown on the Plans.

B. Insulation

- Sewer lines shall be insulated where noted on the Plans and wherever the depth of cover is less than five (5) feet when so ordered by the Engineer. Insulation shall be in accordance with Chapter 4.17.0 of the "Standard Specifications" and the details in the Appendix of the "Special Provisions".

205. SANITARY SEWER MATERIALS

- Sanitary sewer pipe material shall be polyvinyl chloride (PVC) pipe conforming to the following:

- Polyvinyl chloride (PVC) sewer pipe (4 inch through 15 inch diameter) meeting the requirements of ASTM D3034, SDR 35, with a minimum pipe stiffness of 46 psi and having integral bell type flexible elastomeric joints meeting the requirements of ASTM D3212. Gaskets shall meet the requirements of ASTM F477. PVC material shall have a cell classification of 12454B, 12454C, 12364C or 12364B, except that 12364C and 12364B shall have a minimum modulus of elasticity of 500,000 psi. (Option: SDR 26 with a minimum pipe stiffness of 115 psi.)
- Polyvinyl chloride (PVC) small diameter profile wall sewer pipe (8 inch and 10 inch diameter) meeting the requirements of ASTM F949, open profile, core type pipe (CONTECH A-2026). Pipe shall have a minimum pipe stiffness of 115 PSI and have integral bell type flexible elastomeric joints meeting the requirements of ASTM D3212. Joint gaskets shall meet the requirements of ASTM F477. PVC material shall have a cell classification of 12454B or 12454C and a minimum modulus of elasticity of 500,000 psi.

- Lateral pipe material shall conform to the requirements of ASTM D3034, SDR 26.

540. WATER SERVICES

A. Installation

- Water service piping shall be installed in accordance with Chapter 5.5.0 of the "Standard Specifications" and the following provisions:

- Do not connect services to the water main until after the main has been tested and a safe water sample obtained.

- Insert the corporation stop into the water main while the main is in service and under pressure.

- Don't backfill the water service trench until after the service has been checked for leaks and the service piping thoroughly flushed.

2. Cover

- Install water service piping with 6-1/2 feet minimum cover except provide 5 feet minimum cover at ditches.

3. Tapping PVC Water Main

- PVC water main shall be tapped using double strap service clamps. Corporation stops installed on PVC pipe shall be furnished with AWWA tapered threads conforming to AWWA C-800.

(1) Service clamps shall have the following minimum total widths:

- 3/4" and 1" services - 2" minimum width.
- 1-1/4", 1-1/2" and 2" services - 3" minimum width.

- Taps shall be located at least 2 feet from the ends of pipe sections and at least 18 inches apart measured in a horizontal direction.

- Tap PVC pipe using a shell cutter with internal teeth. Do not use a standard drill and tap for direct tapping under pressure.

- Place teflon tape on corporation stop threads prior to installation. Corporation stops shall be torqued to a maximum of 35 ft.-lb. or as recommended by the manufacturer.

B. Curb Valve Location

- Curb valves shall be placed six (6) inches to one (1) foot from the right-of-way line, unless shown otherwise on the Plans; with the residence side of the curb valve capped or plugged.

- Valve placement in sidewalk is NOT acceptable.

C. Water Service/Sanitary Sewer (Lateral) Separation

1. Horizontal Separation

- Install water services 2-1/2 inches or larger in diameter at least 8 feet horizontally from sanitary sewer laterals.

- Install water services 2 inches or less in diameter at least 30 inches horizontally from sanitary sewer laterals.

- Water services may be installed closer than 30 inches from a sewer lateral if the bottom of the water piping is at least 12 inches above the sewer.

- No water service may be installed within 6 inches of a storm sewer.

2. Vertical Separation

- Water main and water service piping crossing a sanitary sewer, including laterals, and located within 10 feet of the point of crossing shall be installed:

- At least 12 inches above the top of the sewer, or
- At least 18 inches below the bottom of the sewer from the top of the water piping, or
- Within a waterproof sleeve, made of PVC (ASTM D3034 or ASTM D1785) or other acceptable material per Table 84.30-3 of the Plumbing Code - Department of Commerce.

B. Water Service Piping

1. poly Tubing

- Water service piping for shall be CTS SDR9 poly tubing.

C. Water Service Materials

- The cost of water services shall include furnishing and installing corporation stop, service clamps if required, curb valve, valve box, and stationary rod as specified herein and as shown on the Plans.

- Corporation stops shall be Mueller B25008 compression fittings.

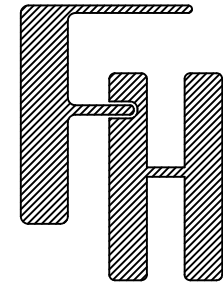
- Install all stops on PVC pipe with double strap service clamps. Furnish saddles for PVC OD pipe.

- Curb valves shall be Mueller B25155.

- Curb boxes shall be extension type with Minneapolis pattern base; Mueller H-10300 (1-1/4" upper section) with stationary rod #84261.

- Furnish curb boxes with stationary rod for 6-1/2 feet of bury. Stationary rods shall be 51" in length.

- All water service fittings shall be compression type.



GENERAL DEVELOPMENT &
PRECISE IMPLEMENTATION PLAN
SPECIFICATIONS

— WORK ORDERED BY —
CANYON DEVELOPMENT GROUP
3665 TAMARACK CIRCLE
PRAIRIE GROVE, IL 60012

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

REVISIONS

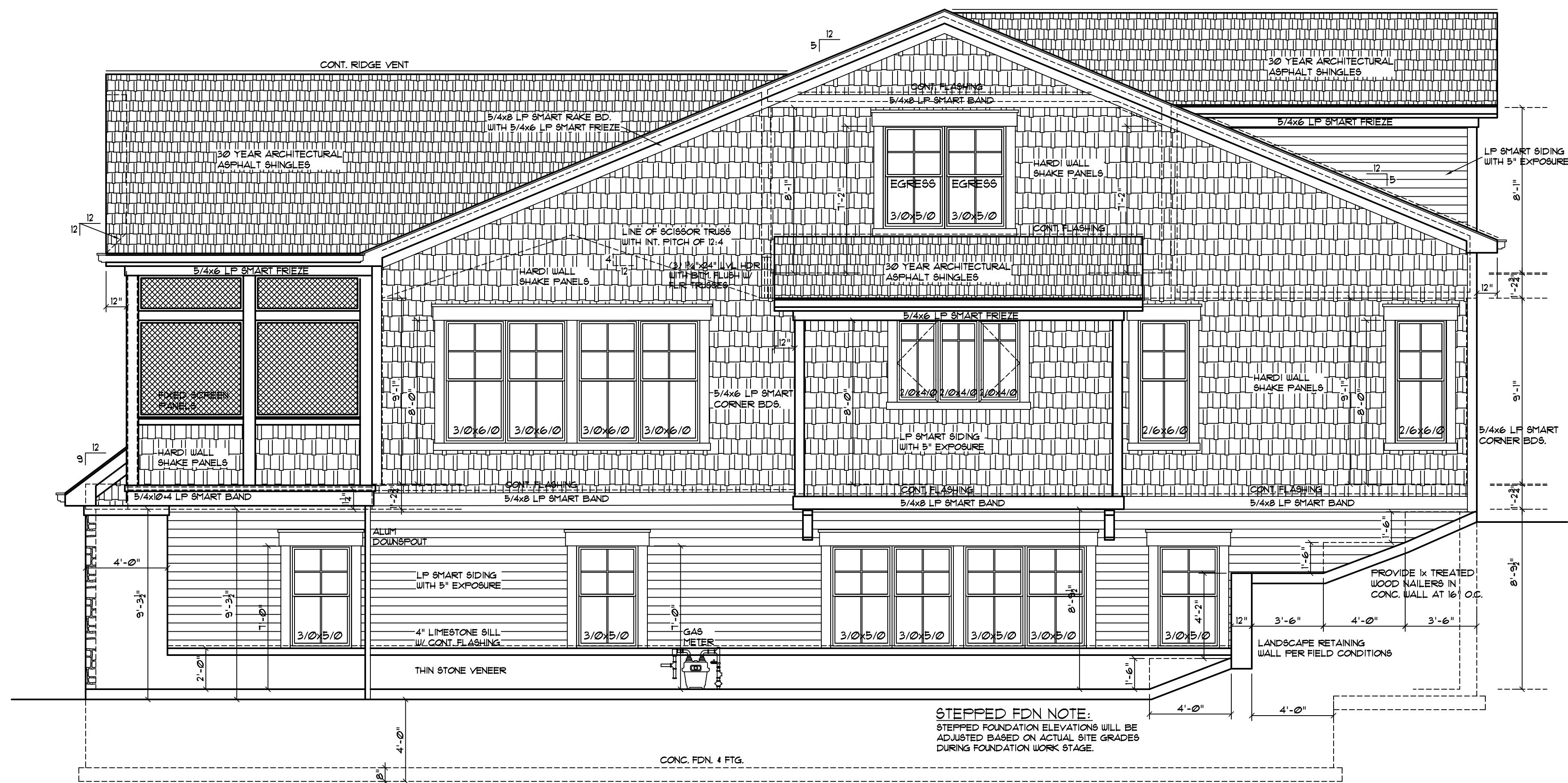
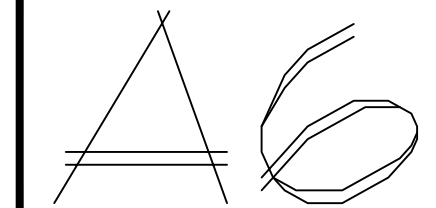
10/31/2022
ADVANCE

PROJECT NO.
10119

DATE
05/07/2020

SHEET NO.
3 OF 3

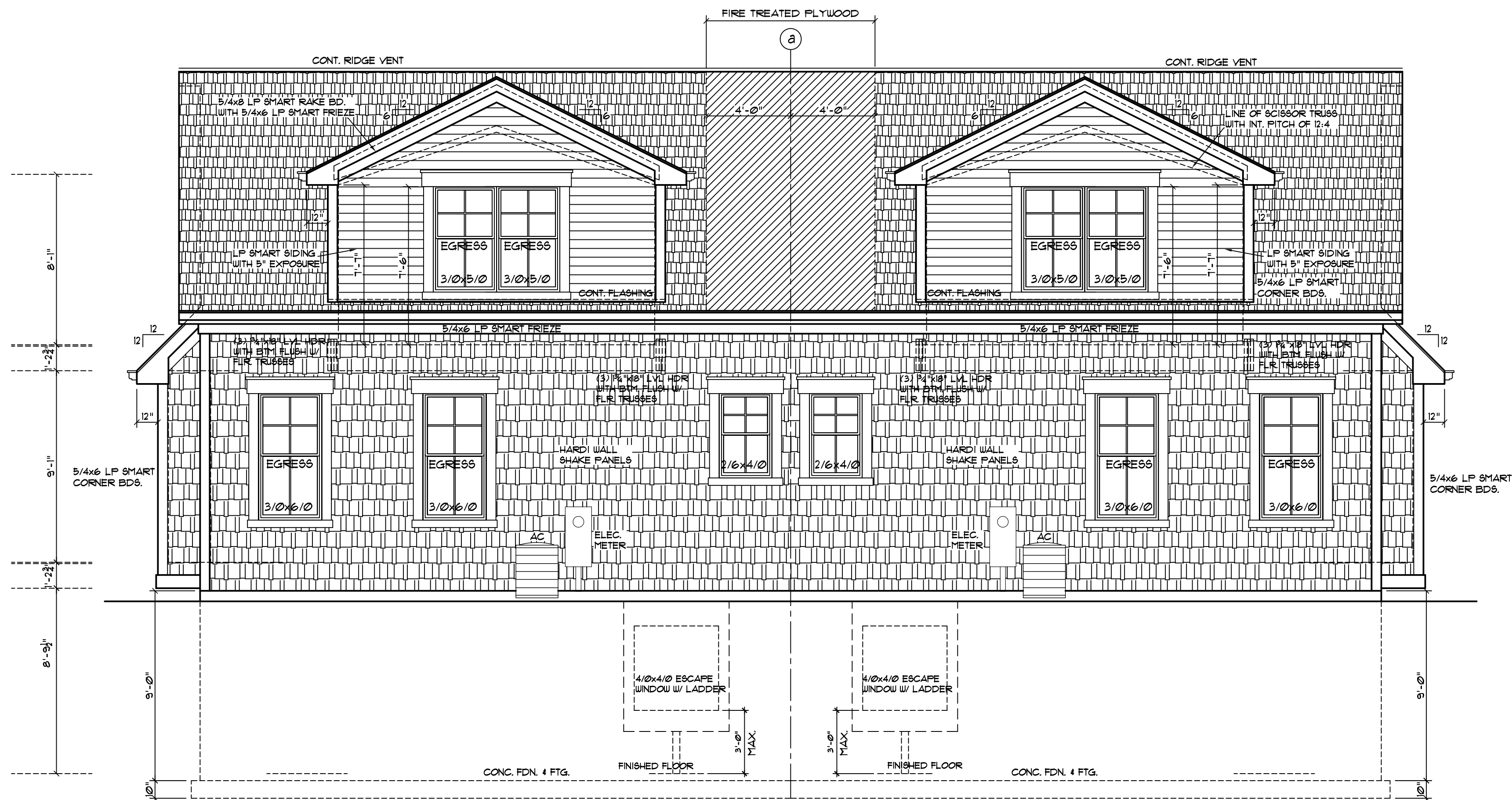
DATE	REV#	DESCRIPTION OF REVISION
4-4-22	1	PRELIMINARY PLANS FOR REVIEW
6-1-22	2	PROGRESS SET FOR REVIEW
6-30-22	3	FINAL PLANS FOR PERMIT



DUPLEX RIGHT SIDE ELEVATION

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

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



DUPLEX REAR ELEVATION

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



CANYON DEVELOPMENT GROUP
3665 TAMARACK CIRCLE
PRAIRIE GROVE, IL 60012

-  Existing Deciduous Tree
-  Redpoint Maple (6)
-  Swamp White Oak (5)
-  Regal Prince Oak (4)
-  Freeman's Maple (10)
-  River Birch (7)
-  Alpine Currant (28)
-  Panicle Hydrangea (6)
-  Karl Forester Reed Grass (13)

**UNITS 28 THROUGH 31
OF SOMERSET CONDOMINIUM**

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

SCALE 1" = 40'



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 19, 2023

Agenda Item ###

Applicant:

Gary Tree
Advanced Building Corporation
4125 Terminal Drive
McFarland, WI 53558

Request:

Planned Development - GDP
Physical Activity Studio Expansion
630 Veterans Parkway

Description:

The applicant is requesting approval of a new General Development Plan (GDP) application for the Lake Geneva Tennis facility located at 630 Veterans Parkway in the Lake Geneva Business Park. Lake Geneva Tennis is currently zoned Planned Development (PD), which allows for the development and operation of the Lake Geneva Tennis facility as a Physical Activity Studio land use. With this new GDP, the applicant seeks to add vacant land to the south of their current property and expand the facility to allow for the development of an indoor pickleball facility connected to the existing building.

Specifically, the approval of this GDP would allow for the development of a 17,280-square-foot building to the south of and connected to the current Lake Geneva Tennis facility. The addition would provide six indoor pickleball courts. The project would also include the addition of 24 parking stalls on the east side of the property. The architecture of the building is proposed to match the existing Lake Geneva Tennis building. In order to accommodate this development, parcels GBP200029 through GPB200033 would be consolidated into a single parcel via a Certified Survey Map. Zoning flexibility for building setback was approved as part of the previous GDP approval in 2016, but the applicant does not seek any new flexibilities from the zoning ordinance for this project.

Because this project involves adding more land to the area zoned Planned Development, it requires the approval of both an updated GDP and PIP in order to proceed. A GDP will establish and affirm the zoning for the project, while the PIP will establish the detailed site approvals including site layout and design, grading, utilities, parking, landscaping, lighting, and architecture.

If approved, the proposed GDP and PIP would replace all prior GDP and PIP approvals.

A conceptual future building and future parking area are shown on the GDP drawing, depicted with dashed lines. Those are not being requested for approval at this time and will be removed from the GDP drawing if approved.

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 Park (PBP) Zoning District is that comparison zoning district. The project is requesting the following flexibilities:

- Bulk Standards: The proposed Planned Development would allow for a reduced building setback of 35.5 feet on the west side of the *existing* 39,000 square foot Lake Geneva Tennis building as compared to required 40-foot setback. This flexibility is carried forward from the 2016 approval and is not requested for the proposed pickleball facility.

The applicant requests no additional flexibilities for the proposed pickleball facility.

Staff Review Comments:

General Site Layout, Architecture, and Design – The applicant proposes to develop a building addition on the south side of the existing building. The two buildings will be connected by an enclosed walkway. The proposed building addition will provide six dedicated pickleball courts, a small office, and two restroom facilities. The building will be 23 feet tall, with exterior architectural features designed to match the existing Tennis facility, featuring the same design style and materials, but smaller in size, at 17,280 square feet.

To accomplish this, parcels GBP200029 through GPB200033 would be consolidated into a single parcel via a Certified Survey Map during the PIP process. The proposed addition meets all setback requirements of the Planned Business Park Zoning District. The proposed Landscape Surface Ratio is 43% of the combined lot.

The project will include the addition of 30 parking stalls connected to the existing parking lot on the east side of the property. During transition periods at the end of play sessions, it is anticipated that maximum capacity will be 50 people as finished players leave the facility and new ones claim their court reservations. Based on the maximum capacity, the zoning ordinance would require a total of 17 additional parking spaces to accommodate patrons and staff. The proposed plan will provide 13 more parking spaces than required.

Landscaping – The landscaping plan proposes two new maple trees and the preservation of several existing maple trees along the western perimeter of the property, as well as between the proposed parking lot and the east side of the existing Tennis facility. It also indicates the relocation of several spruce trees from the location of the proposed parking lot expansion to the area between the new parking lot and Veterans Parkway, satisfying the street frontage landscaping requirement. Around the foundation of the entire proposed building addition, stone planting beds are proposed, which include several species of shrubs, canopy trees, and ornamental plantings, such as dogwood, maple, burning bushes, juniper, andora, and spirea. Total required landscaping points are met for the site. Final landscaping approval is part of the PIP.

Aside from the requested zoning flexibilities identified on page 1 of this memo, all other zoning requirements are met.

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.
 - The designation of the Official Zoning Map should be brought into conformity with the Comprehensive Plan.
 - A mistake was made in mapping on the Official Zoning Map.
 - Factors have changed, making the subject property more appropriate for the proposed GDP zoning.
 - 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.
 - *Staff notes that the proposed GDP maintains the desired consistency of land uses, land use intensities, and land use impacts by enabling an expansion of the existing facility.*

Conditions of Approval:

1. Remove from all submittal materials the third building shown in dashed lines and additional parking area shown in dashed lines as they are not being requested for approval at this time.
2. Correct all submittal materials to reflect the addition of a 30-stall parking lot (not 24 stalls as appears in some materials).

Staff Recommendation:

Staff recommends that the Plan Commission recommend *approval* of the GDP as follows:

Suggested Motions:

- *Approve:* I recommend approval of the *General Development Plan for applicant Paul Lauterbach. 914 Bennet Ct, Walworth, WI 53184 for a proposed pickleball building in the Planned Business Park (PBP) zoning district, Tax Key Nos. ZLGBP200029-33, including the staff-recommended finding of facts, and any additional conditions of approval recommended by staff.*
- *Deny:* I recommend denial of the *General Development Plan for applicant Paul Lauterbach. 914 Bennet Ct, Walworth, WI 53184 for a proposed pickleball building in the Planned Business Park (PBP) zoning district, Tax Key Nos. ZLGBP200029-33, because [provide rationale for denial].*

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

Memo to City of Lake Geneva

To: Fred Walling, Zoning Administrator **Date:** June 14, 2023

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

CC: Paul Lauterbach – Lake Geneva Tennis
Gary Tree – Advanced Building Corporation
Dave Nord – City Administrator
Amanda Rotondi – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director

Subject: GDP RECOMMENDED APPROVAL – Lake Geneva Tennis Addition (PINs GBP200029-GBP200033)
Kapur Project #21.0178 Phase 30

BACKGROUND AND REQUEST:

A General Development Plan (GDP) application was submitted by Lake Geneva Tennis for the construction of a 16,000 SF pickleball facility and approximately 8,800 SF of additional parking at 630 Veterans Parkway. Site specific engineering will be reviewed under the required Precise Implementation Plan (PIP) submittal.

The following plan and calculations were submitted for review:

- **Lake Geneva Tennis – Pickleball** prepared by Advanced Building Corporation, 6 sheets, dated last revised January 19, 2023.
- **Exhibit 1: Lake Geneva Business Park Stormwater Drainage Areas**, one sheet.

Comments:

Kapur recommends approval of the GDP application for Lake Geneva Tennis Pickleball Addition based on the information reviewed above. This approval is subject to the following conditions:

1. The proposed improvements are located within the Lake Geneva Business Park and are located on existing lots tributary to stormwater basin known as Fermano Pond. Fermano Pond was designed to provide stormwater management for development of Parcels GBP200029-GBP200033 for up to 70% impervious; therefore, no additional stormwater management is required for the proposed addition and parking lot improvements.
2. Engineering review and approval of the Precise Implementation Plan is required. This review will cover site specific engineering and details, including but not limited to, grading, drainage, utilities, erosion control etc.

The plans have been reviewed for conformance with generally accepted engineering practices and City of

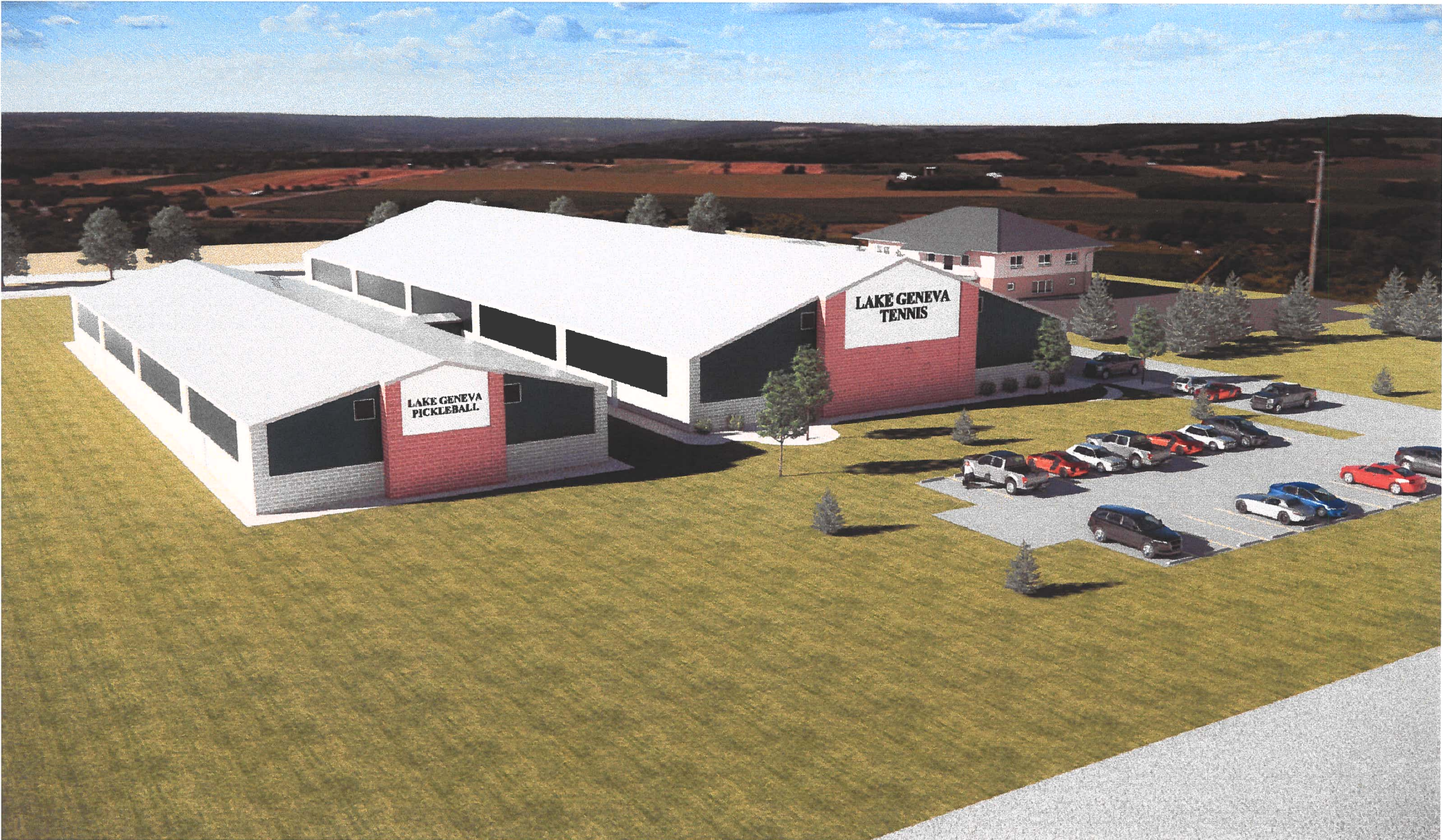




Lake Geneva policies. Although the material has been reviewed, the applicant is ultimately responsible for the thoroughness and accuracy of the plans and supplemental data and for compliance with state, county, and other local ordinances and procedures.

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















4125 Terminal Drive, Suite 100
McFarland, WI 53558

May 5, 2023

GDP Application 630 Veterans Parkway

Please find enclosed "General Written Description" for the proposed GDP application.

This project is an additional Pickle Ball facility adjacent to and connected to the current Tennis facility. The facility will allow for indoor pickle ball activities. The architecture of the facility will mimic the Tennis facility except the building will be a bit smaller and less high. The approximate building size is 68'x 232' or 15,776 SF.

The project will also include a (24) stall parking lot on the east side of the property. It will be connected to the existing parking lot within the property lines.

Storm water will be collected on site and piped into the existing storm water system. We understand that on site retention is not required as the regional detention pond has been designed to accommodate the entire development with an allowance for 70% impervious ratio. This development is under the 70% threshold.

The property consists of (5) parcels GBP200029 thru GPB200033. These parcels will be combined into a single parcel via a CSM as part of the PIP process. The properties are currently zoned PBP. The use of the Pickle Ball facility is the same as the Tennis facility and is consistent with the master Plan.

Undeveloped portions of the property will be landscaped.

This project does not take exception to any of the zoning standards.

Sincerely,

Gary Tree

Gary Tree
Vice President- Business Development
4125 Terminal Lane
McFarland, WI 53558
gary@abcmadison.com
O 608.833.0900
F 608.833.8483
C 608.209.2352
<http://abcmadison.com>

EXPERIENCE LEADERSHIP RESULTS



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):

Lake Geneva Tennis Club 630 Veterans Parkway Lake Geneva WI 53147

Name and Address of Current Owner:

Paul Lauterbach
914 Bennet CT Wauwatosa WI 53184

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

262-812-0033
Paul@lakegenestetennis.com
262-215-6426 c

Owner Signature:

Paul Lauterbach

① Name and Address of Applicant:

Lake Geneva Tennis 630 Veterans Parkway Lake Geneva WI 53147

② Advanced Building Corporation 4125 Terminal Drive McFarland WI 53558

Telephone No. with area code & Email of Applicant: ① 262-812-0033 Paul@lakegenestetennis.com

② 608 209 2352 Gary@abc.madison.com

Proposed Use:

Same as current permitted use for Tennis Facility
Project is a smaller similar Facility 16,000SF Pickleball
Facility. New Parking for 24 stalls

Zoning District in which land is located:

Planned Business Park

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

Warren Hansen, Farris, Hansen & Associates 7 Ridgway Court, Elkhorn, WI 53121

Gary Tree Advanced Building Corporation 4125 Terminal Drive
McFarland, WI 53558

Short statement describing activities to take place on site:

Adjacent 4 parcels will be combined w/ GBP200029.

A new Pre-engineered Building 68'x232' with exterior architecture
that matches existing tennis building will provide interior pickleball
courts

GDP fee \$400.00, payable upon filing application

5/5/23

Date

[Signature]
Signature of Applicant

Paul Lauterbach 630 Veterans Parkway Cost Recovery # _____
Lake Geneva, WI 53147
Petitioner Name Project Address

OFFICE USE ONLY

Description of Request _____

Agreement for Services

REIMBURSABLE BY THE PETITIONER / APPLICANT. The city may retain the services of the professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposals coming before the Plan commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any financing charges that may accrue. The City applies the charges for these services to the Petitioner. The City Administrator at any time may require an applicant to submit an advance deposit of **\$500 to \$5,000 depending on the complexity and anticipated involvement of the City's consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** Surplus deposits shall be returned to the Applicant at the conclusion of the project.

Project: Advanced Building Corp, as applicant/petitioner for
Pickleball Facility
Project Address: 630 Veterans Parkway Lake Geneva WI 53147
Parcel No. GBP 200029 thru GBP 200033
Name: Gary Tree Advanced Building Corporation
Address: 4125 Terminal Drive McFarland, WI 53558

Cell Phone: (608) - 209 - 2352

Phone: (608) - 833 - 0900

Email: gary@abcmadison.com

Dated this 5th Day of May, 20 23

Gary Tree

Printed Name of Applicant / Petitioner

[Signature]

Signature of Applicant/Petitioner

Applicant/Petitioner agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof

Section 98-935 Fees:

(1) Fees for Procedures or Permits Requested by a Private Party: The fees for the procedures and permits established by this Chapter shall be established by resolution of the Common Council of the City of Lake Geneva

(2) Fees for Procedures Requested by the City of Lake Geneva: There shall be no fee in the case of applications filed in the public interest by the Common Council or the Plan Commission, other agency, or official of the City of Lake Geneva.

(3) Payment of Fees: Fees shall be payable at the time applications are filed with the appropriate officer of the City (per the requirements of this Chapter), and are not refundable.

(4) Professional Consultant Review Services: The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission. The City may apply the charges for these services to the Petitioner. The City will require the Petitioner to sign a professional consultant review services form. The City Administrator at any time may require an applicant to submit an advance deposit of **\$500 to \$5,000 depending on the complexity and anticipated involvement of the City's consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the City as a special assessment to the subject property.

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: _____

↓

GRT _____ 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 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:

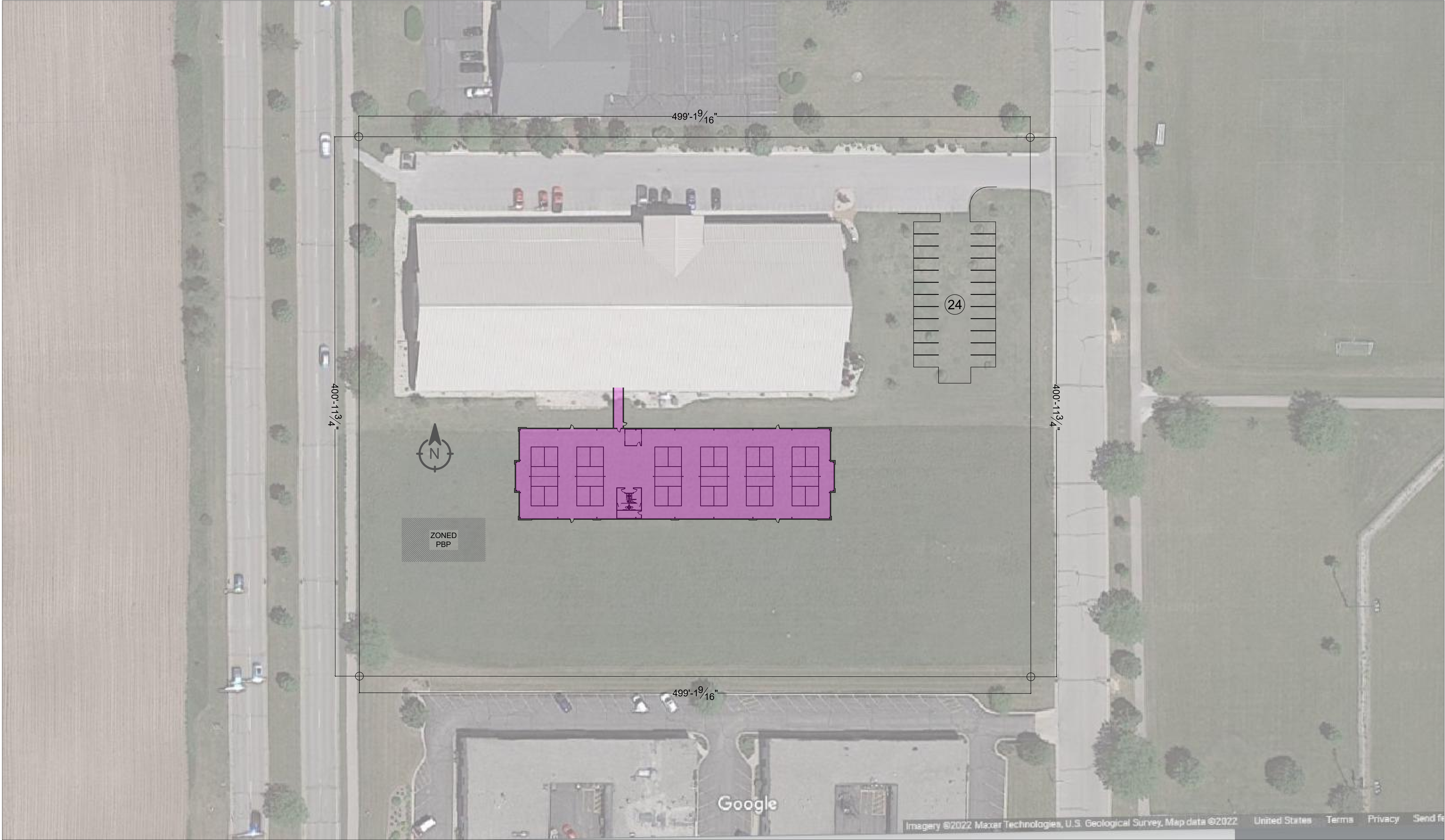
- Will existing sewer & water connections be used? YES / NO
- Will your project require the installation of a grease interceptor? YES / NO

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

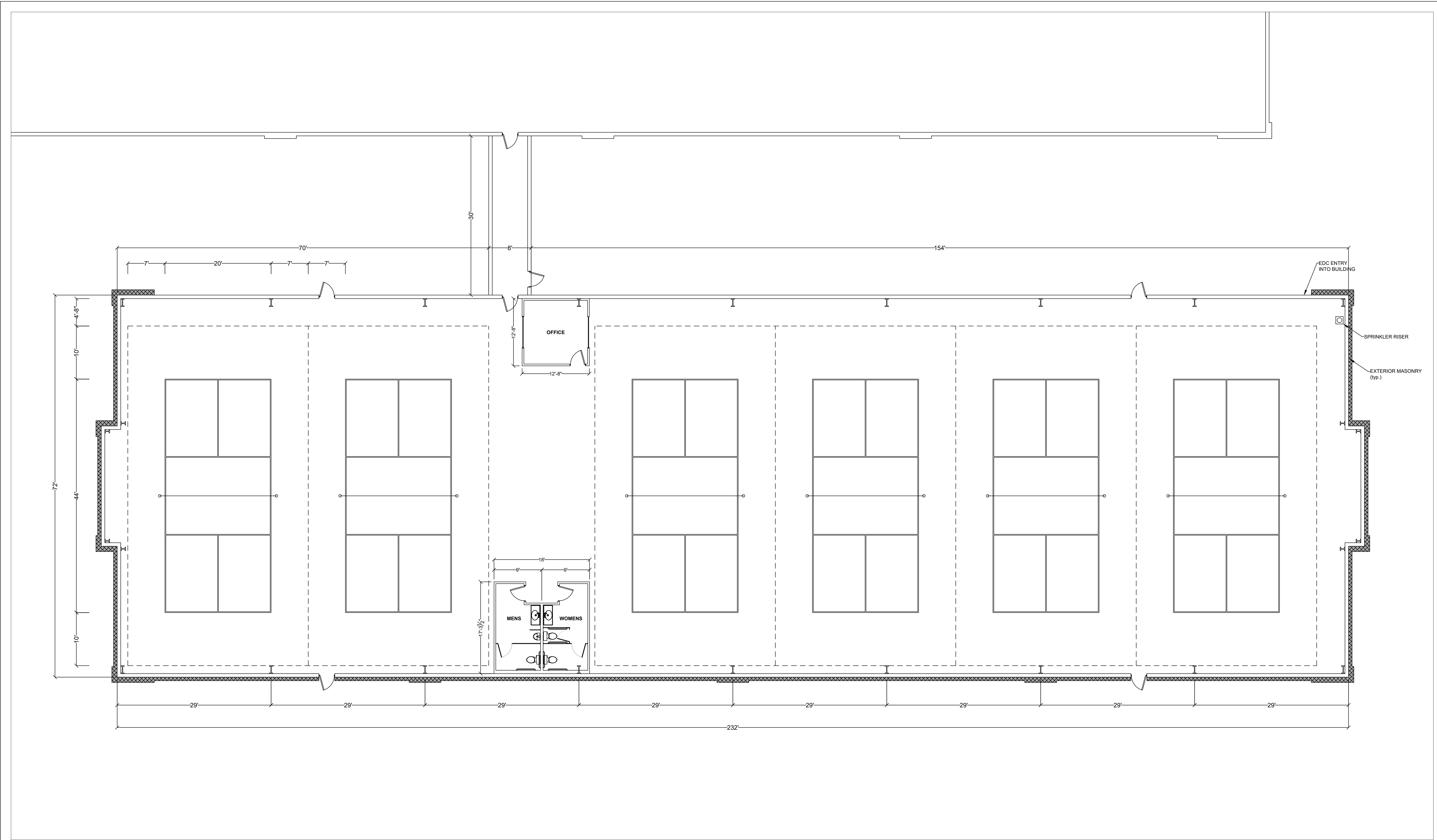
- Water service size requirement _____
- Estimated daily water usage in gallons per day _____
- Estimated maximum water flow in gallons per minute _____
- Number of bathrooms _____
- Brief description of process (if Industrial) _____

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 _____



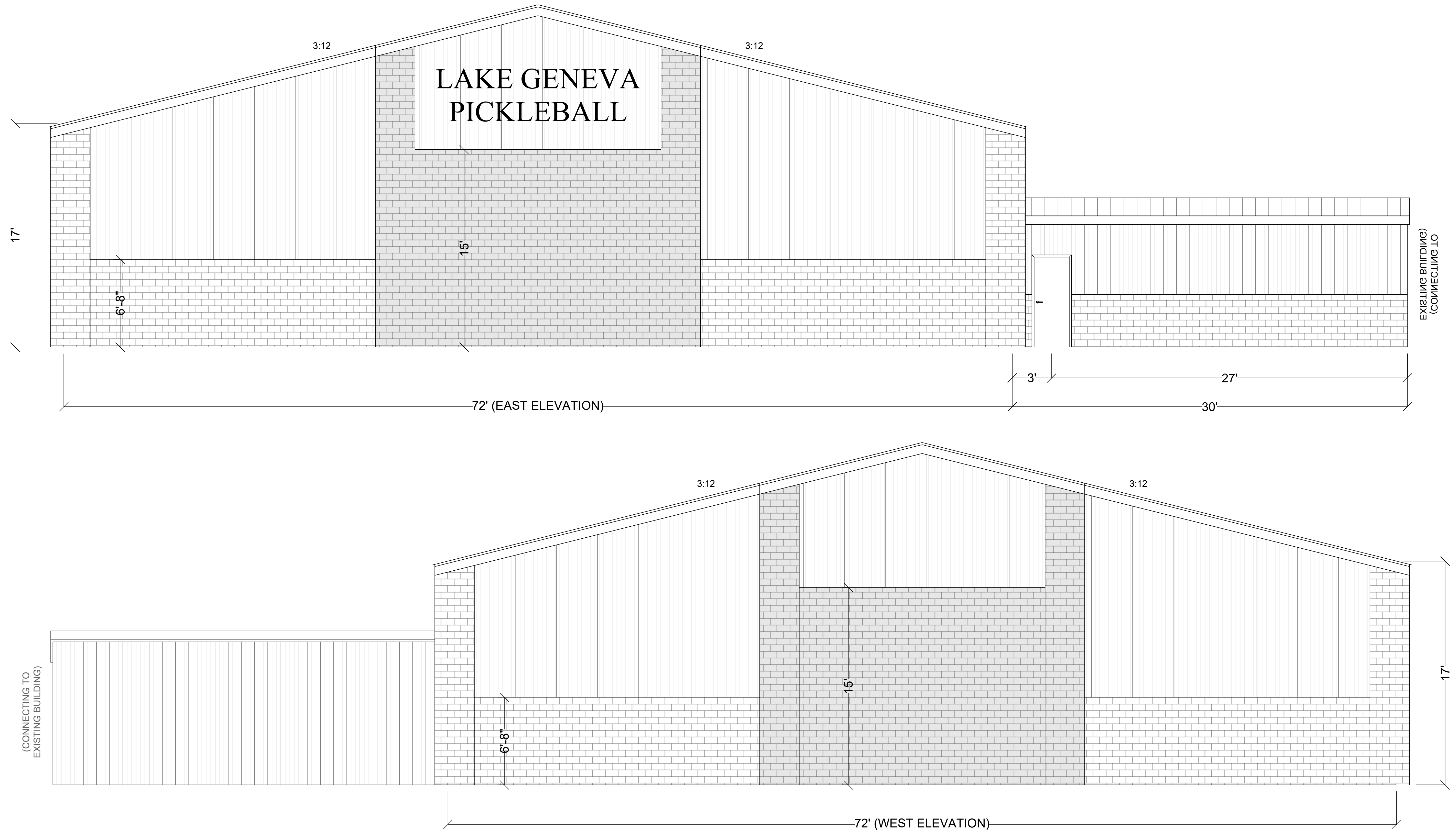
REVISION DATE(S):		SHEET TITLE:	PROJECT NAME:	PROJECT ADDRESS:	4125 TERMINAL DR, SUITE 100 McFARLAND, WI 53558 (608) 833-0900	 ADVANCED BUILDING CORPORATION	SCALE:	SHEET NUMBER:
04/13/2022		SITE PLAN	LAKE GENEVA TENNIS - PICKLEBALL	LAKE GENEVA, WI	COPYRIGHT ADVANCED BUILDING CORPORATION. IT IS UNLAWFUL FOR ANYONE TO USE OR REPRODUCE ALL OR ANY PORTION OF THESE DOCUMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABC. THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN REMAIN THE PROPERTY OF ADVANCED BUILDING CORPORATION.		1/32" = 1'-0"	S.1
04/22/2022								
01/19/2023								



REVISION DATE(S):	SHEET TITLE:	PROJECT NAME:	PROJECT ADDRESS:	4125 TERMINAL DR, SUITE 100 McFARLAND, WI 53558 (608) 833-0900	SCALE:	SHEET NUMBER:
04/13/2022	FLOORPLAN	LAKE GENEVA TENNIS - PICKLEBALL	LAKE GENEVA, WI	COPYRIGHT ADVANCED BUILDING CORPORATION. IT IS UNLAWFUL FOR ANYONE TO USE OR REPRODUCE ALL OR ANY PORTION OF THESE DOCUMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABC. THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN REMAIN THE PROPERTY OF ADVANCED BUILDING CORPORATION.	1/8" = 1'-0"	S.2
04/22/2022						
01/19/2023						
05/10/2023						



ADVANCED
BUILDING
CORPORATION



REVISION DATE(S):

04/13/2022	
04/22/2022	
01/19/2023	
05/10/2023	

SHEET TITLE:

ELEVATIONS

PROJECT NAME:

LAKE GENEVA TENNIS - PICKLEBALL

PROJECT ADDRESS:

LAKE GENEVA, WI

4125 TERMINAL DR, SUITE 100
McFARLAND, WI 53558
(608) 833-0900

COPYRIGHT ADVANCED BUILDING CORPORATION. IT IS UNLAWFUL FOR ANYONE TO USE OR REPRODUCE ALL OR ANY PORTION OF THESE DOCUMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABC. THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN REMAIN THE PROPERTY OF ADVANCED BUILDING CORPORATION.



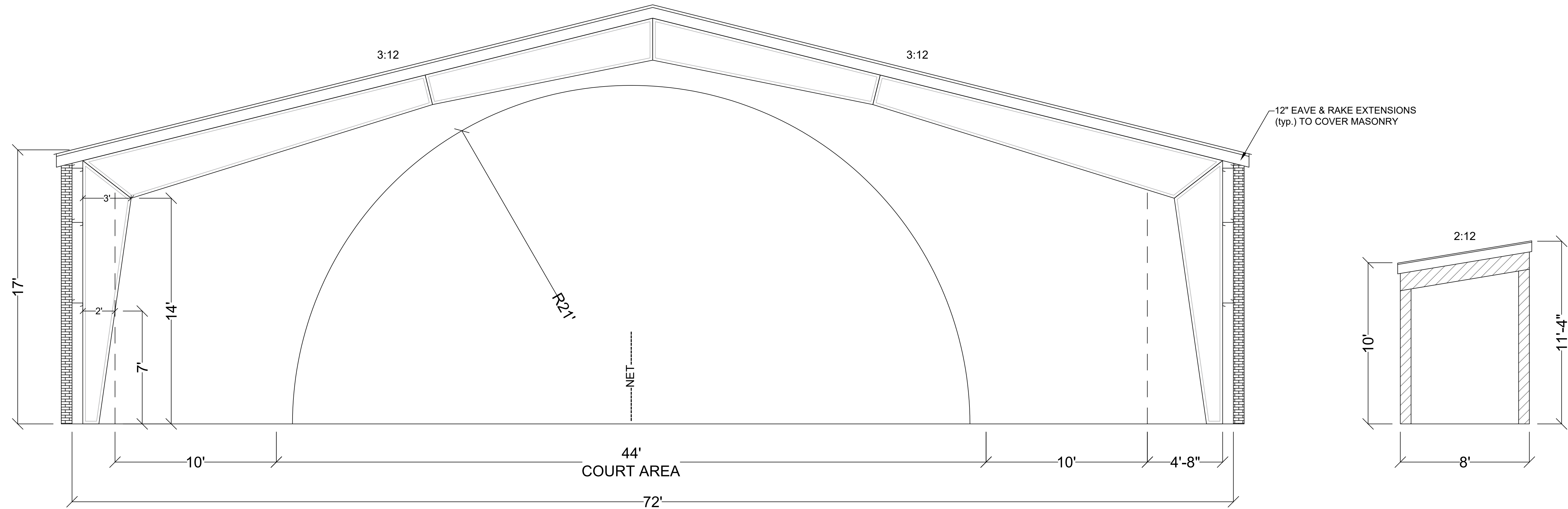
**ADVANCED
BUILDING**
CORPORATION

SCALE:

NTS

SHEET NUMBER:

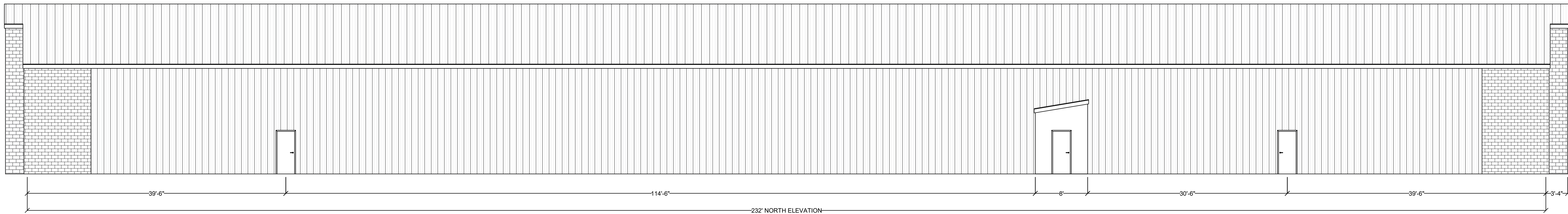
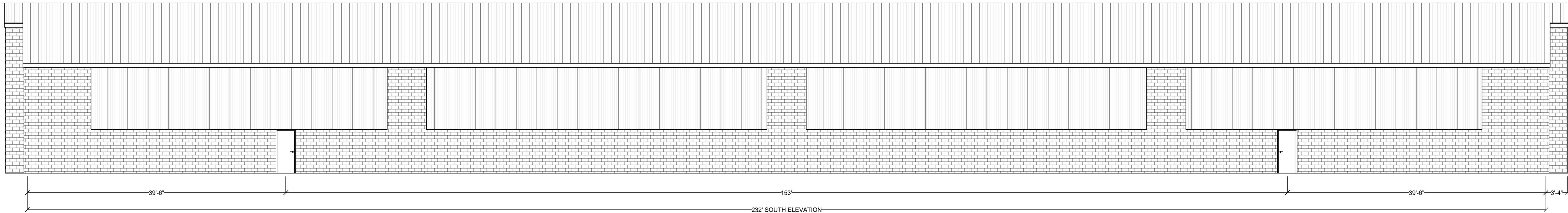
S.3



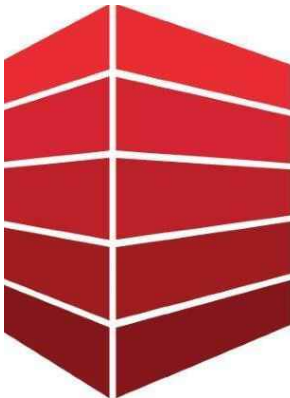
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04/13/2022	SECTIONS	LAKE GENEVA TENNIS - PICKLEBALL	LAKE GENEVA, WI	COPYRIGHT ADVANCED BUILDING CORPORATION. IT IS UNLAWFUL FOR ANYONE TO USE OR REPRODUCE ALL OR ANY PORTION OF THESE DOCUMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABC. THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN REMAIN THE PROPERTY OF ADVANCED BUILDING CORPORATION.	NTS	S.4
04/22/2022						
01/19/2023						
05/10/2023						



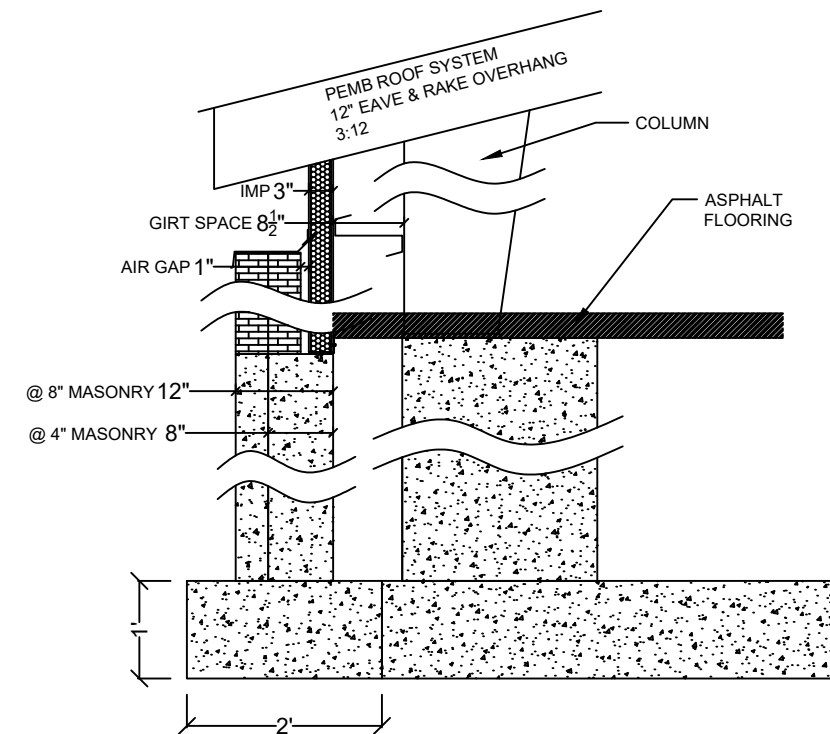
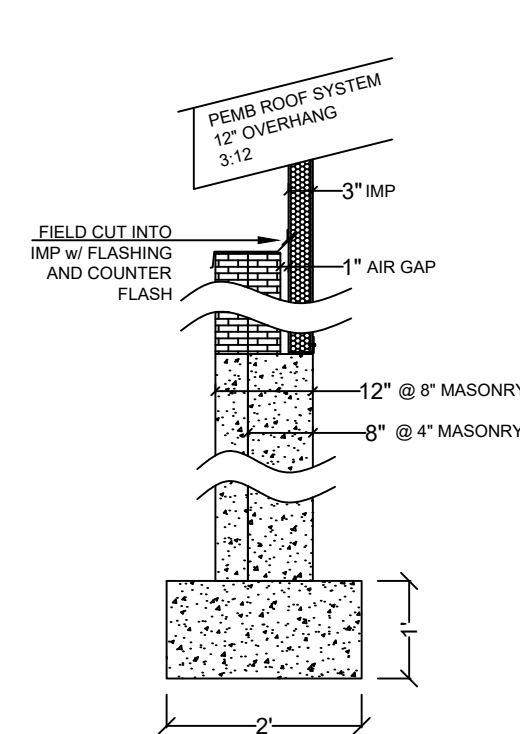
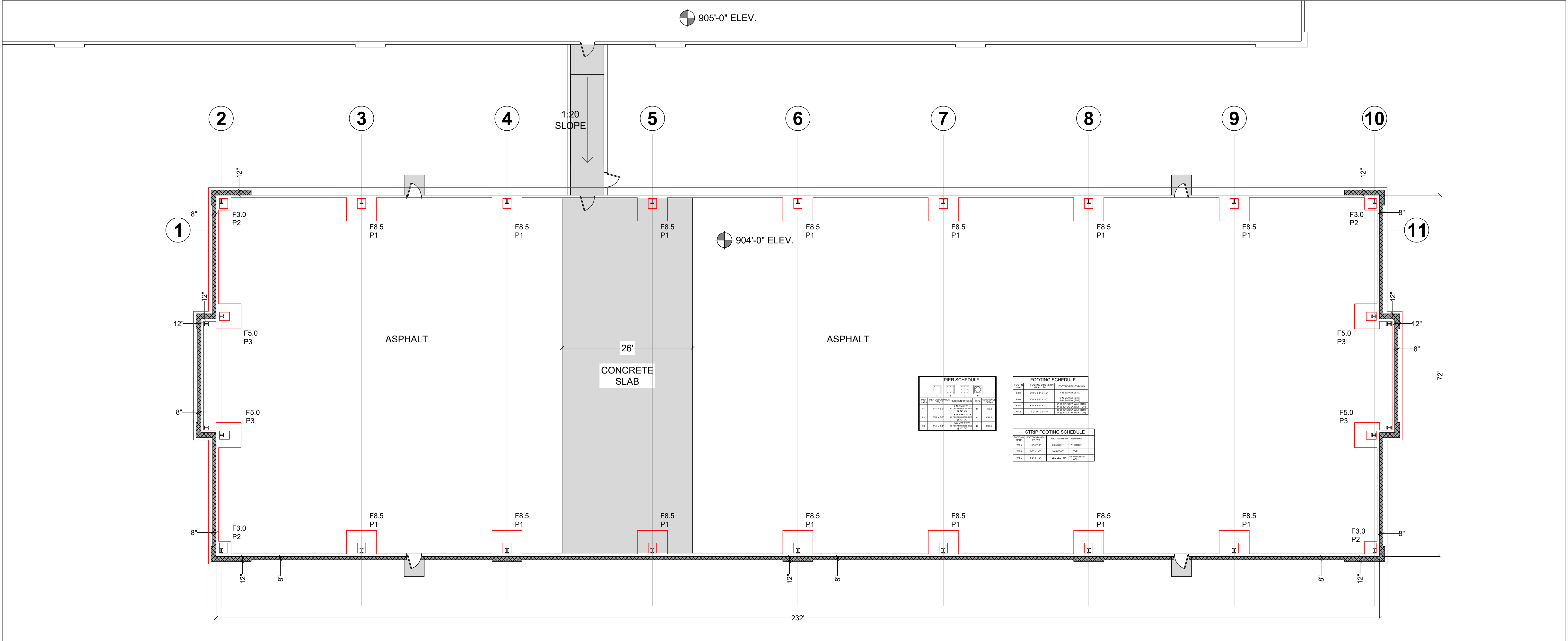
ADVANCED
BUILDING
CORPORATION



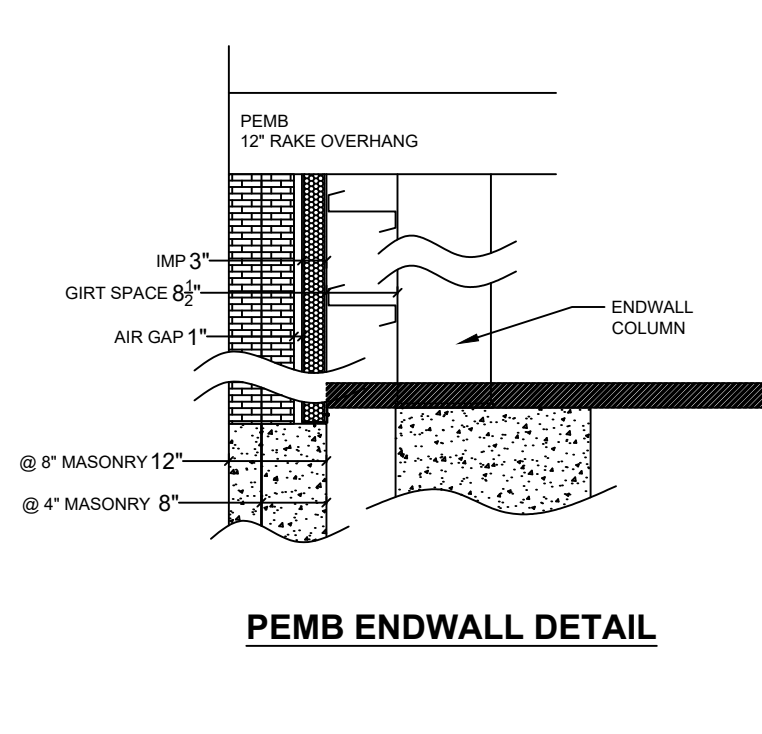
REVISION DATE(S):	SHEET TITLE:	PROJECT NAME:	PROJECT ADDRESS:	4125 TERMINAL DR, SUITE 100 McFARLAND, WI 53558 (608) 833-0900	SCALE:	SHEET NUMBER:
04/13/2022	ELEVATIONS	LAKE GENEVA TENNIS - PICKLEBALL	LAKE GENEVA, WI	COPYRIGHT ADVANCED BUILDING CORPORATION. IT IS UNLAWFUL FOR ANYONE TO USE OR REPRODUCE ALL OR ANY PORTION OF THESE DOCUMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABC. THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN REMAIN THE PROPERTY OF ADVANCED BUILDING CORPORATION.	NTS	S.5
04/22/2022						
01/19/2023						
05/10/2023						



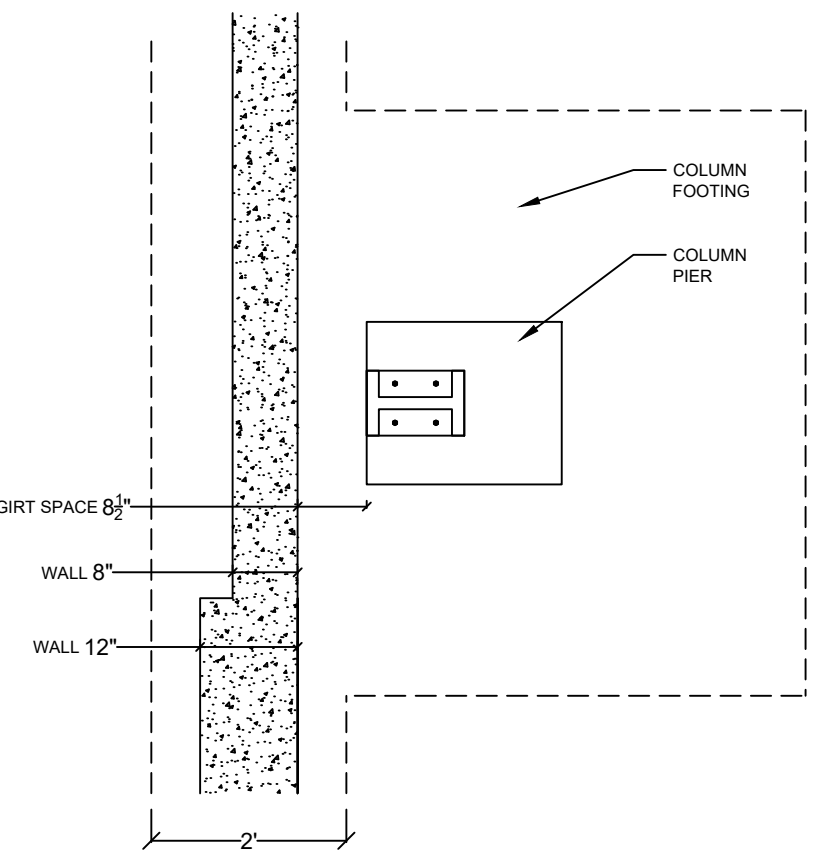
ADVANCED
BUILDING
CORPORATION



PEMB SIDE WALL DETAIL



PEMB ENDWALL DETAIL



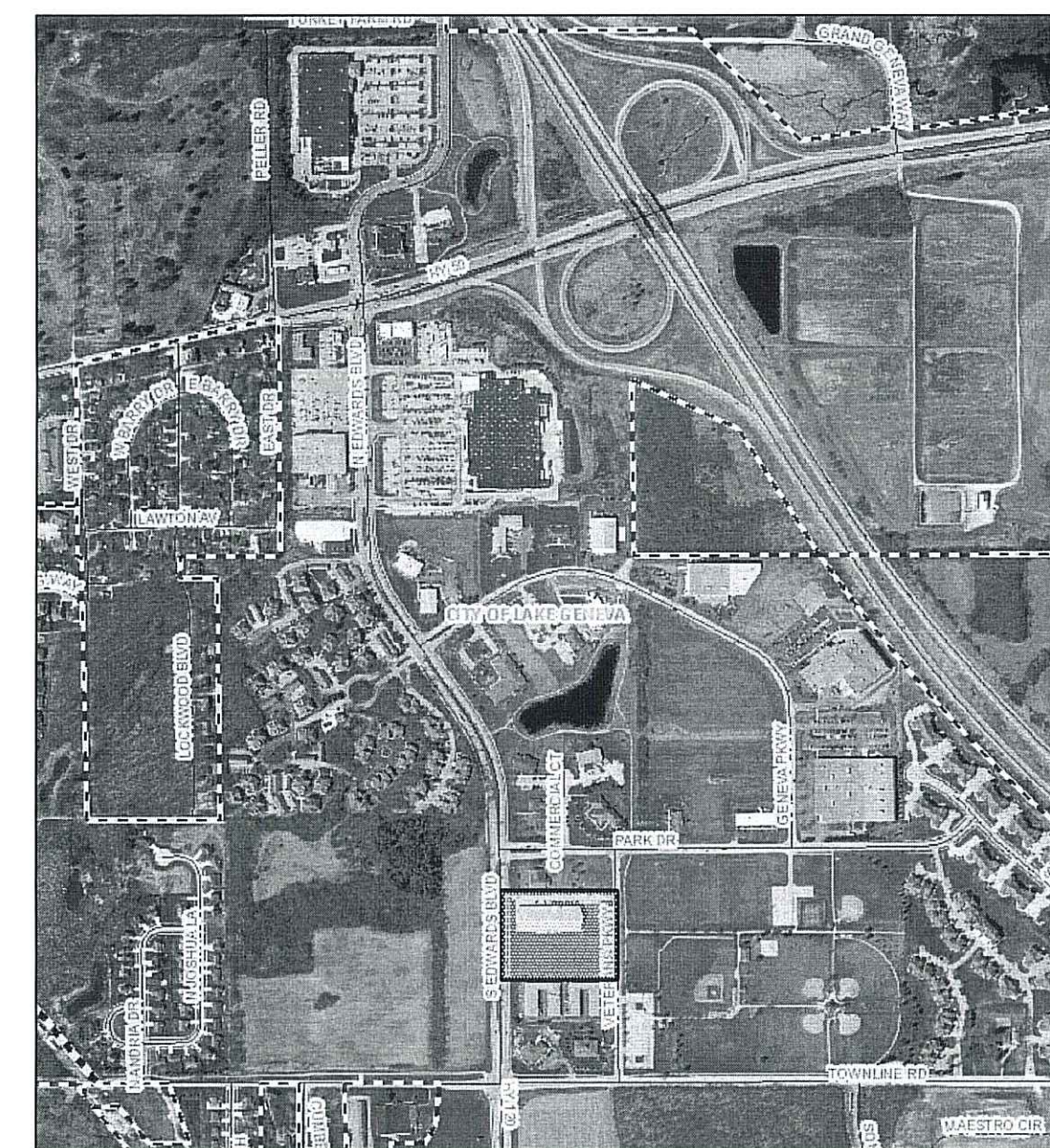
PEMB (typ.) SIDEWALL COLUMN DETAIL

REVISION DATE(S):	SHEET TITLE:	PROJECT NAME:	PROJECT ADDRESS:	4125 TERMINAL DR, SUITE 100 McFARLAND, WI 53558 (608) 833-0900	SCALE:	SHEET NUMBER:
03/30/2023	FOUNDATION PLAN	LAKE GENEVA TENNIS - PICKLEBALL	LAKE GENEVA, WI	COPYRIGHT ADVANCED BUILDING CORPORATION. IT IS UNLAWFUL FOR ANYONE TO USE OR REPRODUCE ALL OR ANY PORTION OF THESE DOCUMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABC. THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN REMAIN THE PROPERTY OF ADVANCED BUILDING CORPORATION.	NTS	S.6



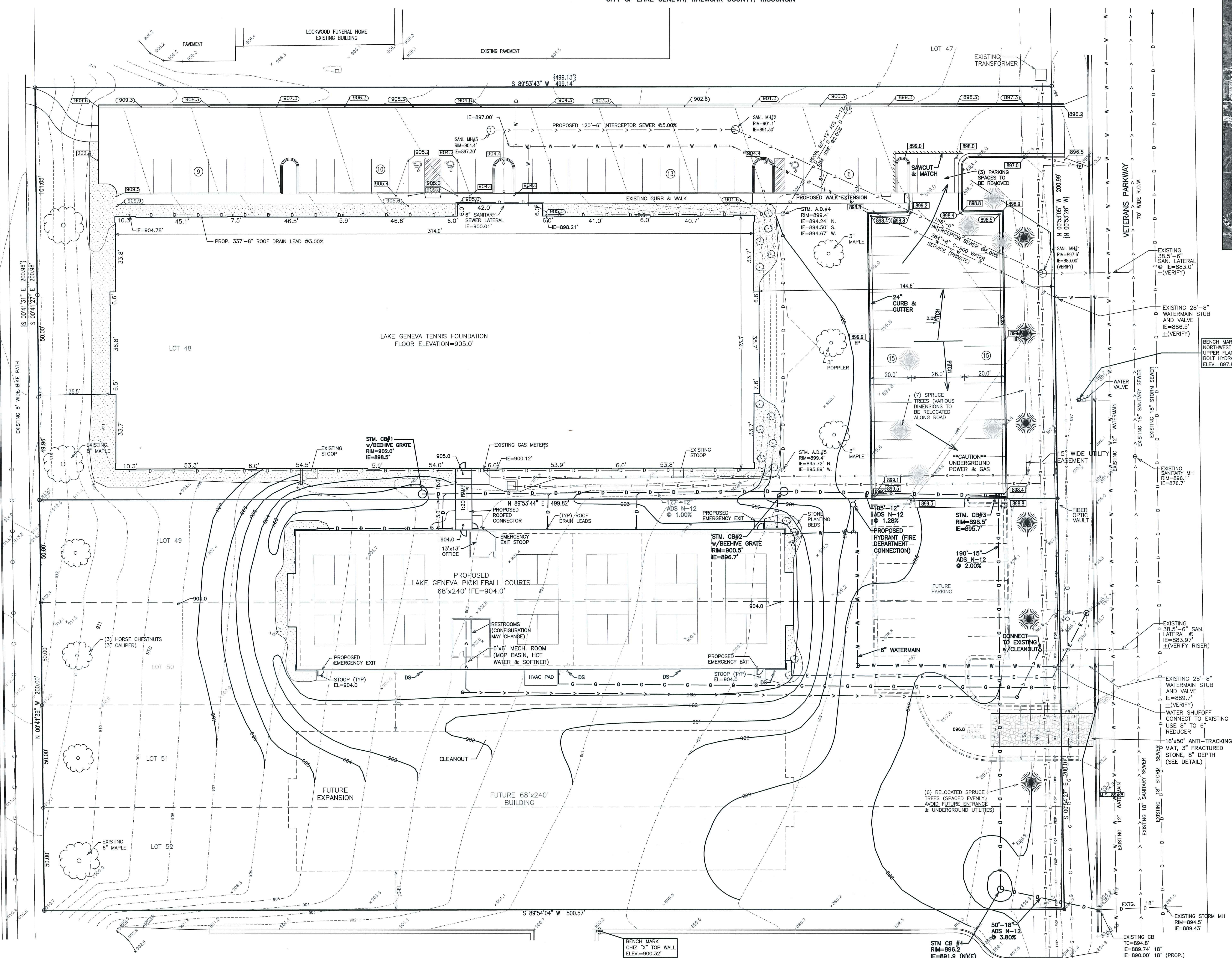
GENERAL DEVELOPMENT PLAN
SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN
LOTS 48-52, LAKE GENEVA BUSINESS PARK, PHASE II

LOCATED IN PART OF THESE 1/4 OF THE SE 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



PROJECT LOCATION

EDWARDS BOULEVARD
120' WIDE R.O.W.



SITE SUMMARY

TOTAL LAND AREA 200,431 S.F. 4.60 ACRES
TOTAL AREA DISTURBED 83,540 S.F. (1.92 ACRES) (NO NOI REQUIRED)
EXISTING BUILDING AREA = 39,000 S.F. 0.90 ACRES 19.5%
EXISTING PAVED AREA = 20,841 S.F. 0.48 ACRES 10.4%
EXISTING GREEN SPACE = 140,590 S.F. 3.23 ACRES 70.1%
PROPOSED BUILDINGS = 16,512 S.F. 0.39 ACRES 8.4%
PROPOSED NEW PAVEMENT AREA = 8,789 S.F. 0.20 ACRES 4.4%
PROPOSED GREEN SPACE REDUCTION AREA = 25,541 S.F. 12.7%
(TOTAL GREEN SPACE AFTER CONSTRUCTION = 115,049 S.F. 57.4%)
PROPOSED NEW PARKING = 30 CARS
EXISTING PARKING TO BE REDUCED BY 3 CARS

NOTE: ALL LOTS 48 TO 52 TO BE COMBINED BY
CERTIFIED SURVEY MAP

NOTE: TREE PLANTING IN THE FRONT NEW PLANTING AREA TO BE
TRANSPLANTED (TOTAL OF 6)

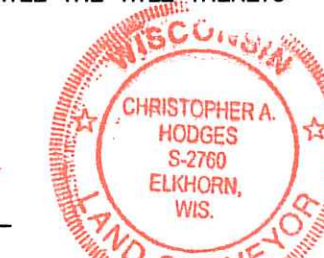
PARCEL BOUNDARY AND DIMENSIONS SHOWN HEREON TAKEN FROM A
PLAT OF SURVEY PREPARED BY PETER S. GORDON DATED 9/11/2015
ALSO HAVING A REVISION DATE OF 8/01/2016

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

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

DATED: 3/27/2023

CHRISTOPHER A. HODGES
P.L.S. 2760

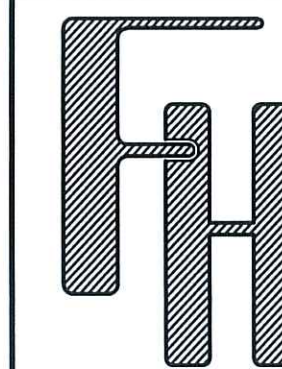


5/4/2023

LEGEND

- = IRON PIPE FOUND 1 3/8" O.D.
- = IRON REBAR FOUND 3/4" O.D.
- = EXISTING GROUND ELEVATION
- = EXISTING LAND CONTOURS
- = PROPOSED LAND CONTOURS
- = DIRECTION OF WATER FLOW
- = PROPOSED TOP OF CURB
- = PROPOSED FINISHED GRADE/ELEVATION
- FF = FIRST FLOOR ELEVATION
- [] = RECORDED AS
- = SANITARY SEWER LINE
- = STORM SEWER LINE
- = WATER MAIN
- = BURIED GAS LINE
- = BURIED ELECTRICAL SERVICE
- = SILT FENCE
- = STONE PLANTING BEDS

MAP SCALE IN FEET - ORIGINAL 1"=20'



LAKE GENEVA PICKLEBALL
GENERAL DEVELOPMENT PLAN
800 W. WALWORTH AVE.
LAKE GENEVA, WI 53147

— WORK ORDERED BY —
LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING — ARCHITECTURE — SURVEYING

7 RIDGWAY COURT
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 e-mail: office@farris-hansen.com

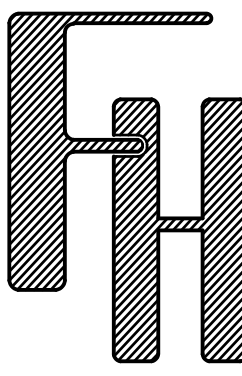
REVISIONS
4/21/2023 - DHC
SHORTENED BUILDING
AND PARKING

4/25/2023 - DHC
CHANGED SIDEWALK

5/04/2023 - DHC
REVISED SIDEWALK

PROJECT NO.
9464.23
DATE
3/06/2023
SHEET NO.
1 OF 1

PRECISE IMPLEMENTATION PLAN
SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN
LOTS 48-52, LAKE GENEVA BUSINESS PARK, PHASE II
LOCATED IN PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



LAKE GENEVA PICKLEBALL
PRECISE IMPLEMENTATION PLAN
800 VETERANS PARKWAY
LAKE GENEVA, WI 53147

SITE, GRADING, DRAINAGE &
EROSION CONTROL PLAN

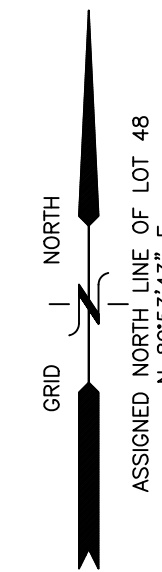
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 e-mail: office@farris-hansen.com

REVISIONS
4/21/2023 - DHC
SHORTENED BUILDING
AND PARKING
4/22/2023 - DHC
CHANGED SUBSEP
5/04/2023 - DHC
REVISED SDEP
5/22/2023 - DHC
ADVANCED & CREAT SHIT 2
6/06/2023 - DHC
WIDENED BUILDING TO 72'

PROJECT NO.
9464.23
DATE
3/06/2023
SHEET NO.
1 OF 2

Location.jpg

PROJECT LOCATION



SITE INDEX

SHEET 1 SITE, GRADING, DRAINAGE &
EROSION CONTROL PLAN
SHEET 2 LIGHTING & LANDSCAPING PLAN

SITE SUMMARY

TOTAL LAND AREA 200,431 S.F. 4.60 ACRES
TOTAL AREA DISTURBED 83,540 S.F. (1.92 ACRES) (NOI REQUIRED)

EXISTING BUILDING AREA= 39,000 S.F. 0.90 ACRES 19.5%
EXISTING PAVED AREA= 20,841 S.F. 0.48 ACRES 10.4%
EXISTING GREEN SPACE= 140,590 S.F. 3.23 ACRES 70.1%

PROPOSED BUILDINGS = 17,728 S.F. 0.41 ACRES 8.8%
PROPOSED NEW PAVEMENT AREA = 8,789 S.F. 0.20 ACRES 4.4%
PROPOSED GREEN SPACE REDUCTION AREA = 26,517 S.F. 13.2%

(TOTAL GREEN SPACE AFTER CONSTRUCTION = 114,073 S.F. 56.9%)
PROPOSED NEW PARKING = 30 CARS
EXISTING PARKING TO BE REDUCED BY 3 CARS

ZONING: PBP

FOUNDATION LANDSCAPING REQUIRED: 40 POINTS/100 FT = 235 PTS
FLOOR AREA LANDSCAPING REQUIRED: 10 POINTS/100 SF = 160 PTS
STREET FRONTAGE LANDSCAPING REQUIRED: 40 POINTS/100 FT = 120 PTS
TOTAL: 515 PTS

NOTE: ALL LOTS 48 TO 52 TO BE COMBINED BY
CERTIFIED SURVEY MAP

NOTE: TREE PLANTING IN THE FRONT NEW PLANTING AREA TO BE
TRANSPLANTED (TOTAL OF 6)

PARCEL BOUNDARY AND DIMENSIONS SHOWN HEREON TAKEN FROM A
PLAT OF SURVEY PREPARED BY PETER S. GORDON DATED 9/11/2015
ALSO HAVING A REVISION DATE OF 8/01/2016

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

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

DATED: 3/27/2023

CHRISTOPHER A. HODGES P.L.S. 2760

LEGEND

- = IRON PIPE FOUND 1 3/8" O.D.
- = IRON REBAR FOUND 3/4" O.D.
- = EXISTING GROUND ELEVATION
- = EXISTING LAND CONTOURS
- = PROPOSED LAND CONTOURS
- = DIRECTION OF WATER FLOW
- = PROPOSED TOP OF CURB
- = PROPOSED FINISHED GRADE/ELEVATION
- FF = FIRST FLOOR ELEVATION
- {xxx} = RECORDED AS
- = SANITARY SEWER LINE
- = STORM SEWER LINE
- = WATER MAIN
- = BURIED GAS LINE
- = BURIED ELECTRICAL SERVICE
- = SILT FENCE
- = STONE PLANTING BEDS

MAP SCALE IN FEET - ORIGINAL 1"=20'

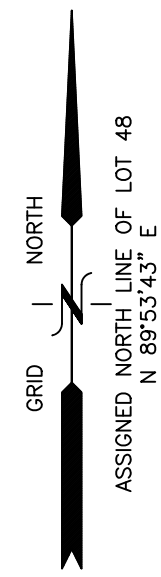
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PRECISE IMPLEMENTATION PLAN
LIGHTING & LANDSCAPING PLAN
LOTS 48-52, LAKE GENEVA BUSINESS PARK, PHASE II

LOCATED IN PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

Location.jpg

PROJECT LOCATION



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CHRISTOPHER A. HODGES P.L.S. 2760

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- = WATER MAIN
- = BURIED GAS LINE
- = BURIED ELECTRICAL SERVICE
- = SILT FENCE
- [] = STONE PLANTING BEDS

LANDSCAPE PLANTINGS

- (3) 3" GINKGO TREES - CLIMAX TREES - 225 PTS
- (2) 2" MAPLE TREES - TALL DECIDUOUS TREES - 60 PTS
- (4) BURNING BUSHES - TALL DECIDUOUS SHRUBS - 20 PTS
- (2) 1-1/2" CLUMP RIVER BUSHES - MEDIUM DECIDUOUS TREES - 30 PTS
- (20) SPIREA - LOW DECIDUOUS SHRUB - 20 PTS
- (6) ANDORRA JUNIPERS - MEDIUM EVERGREEN SHRUB - 30 PTS
- (22) DOGWOOD - MEDIUM EVERGREEN SHRUB - 110 PTS
- (4) FLOWERING PLUMS - MEDIUM EVERGREEN SHRUB - 20 PTS
- TOTAL: 515 PTS

FARRIS, HANSEN & ASSOC. INC.

7 RIDGWAY COURT- P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE (262) 723-2098
e-mail: office@farrishansen.com

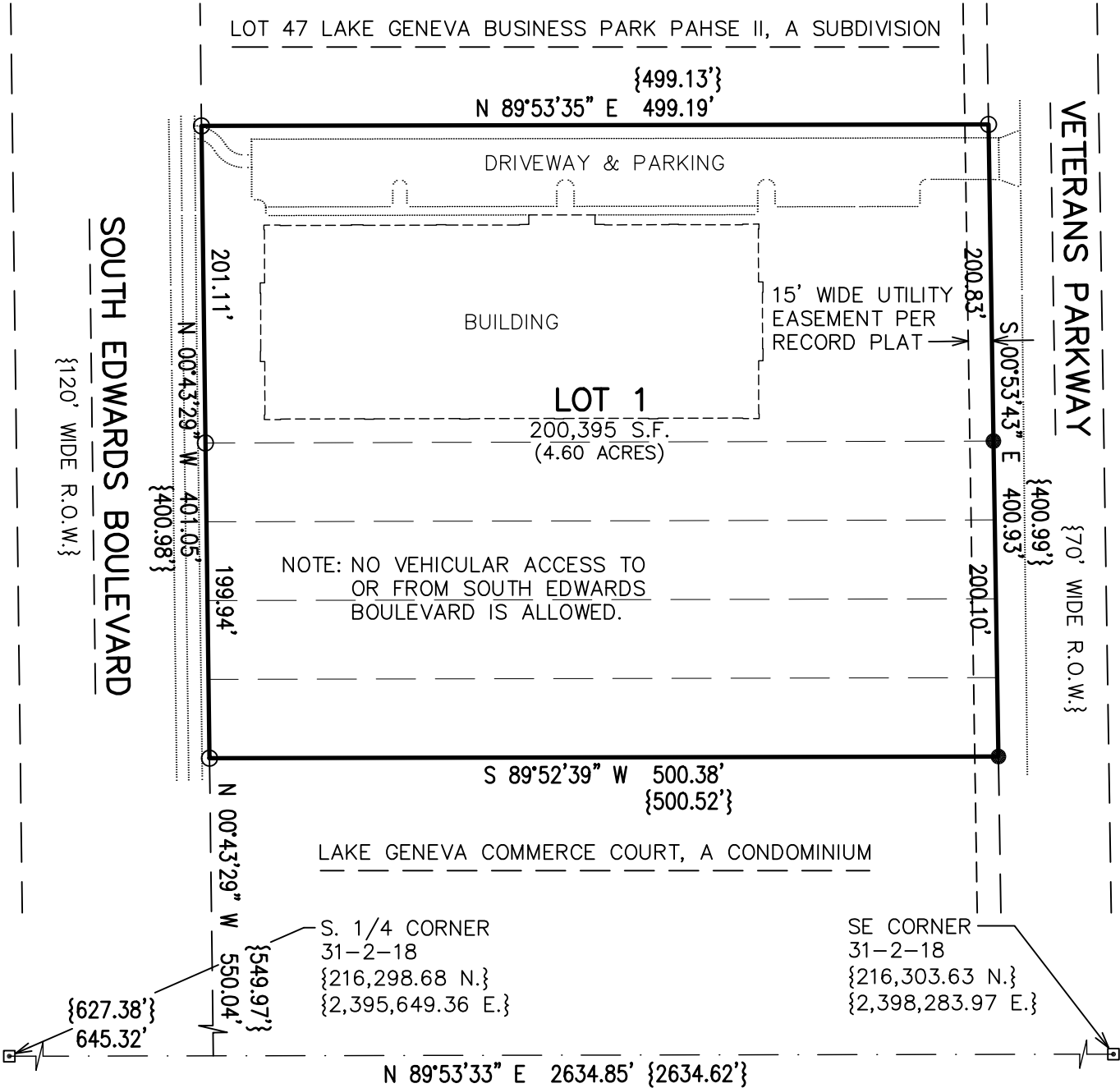
OWNER: LAKE GENEVA TENNIS CLUB LLC
630 VETERANS PARKWAY
LAKE GENEVA, WI 53147

ZONING: PBP
SOILS: MpC2, SeA, & SeB

CERTIFIED SURVEY MAP NO. _____

GRID NORTH
WISCONSIN STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE (NAD-83)
S. LINE OF THE SE 1/4 OF
SECTION 31-2-18 BEARS
N 89°53'33" E

A PARCEL CONSOLIDATION CERTIFIED SURVEY MAP
BEING LOTS 48 THROUGH 52 OF LAKE GENEVA
BUSINESS PARK PHASE II, A SUBDIVISION, LOCATED
IN PART OF THE SW 1/4 OF THE SE 1/4 OF
SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, CITY
OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



LEGEND

- ▣ = FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP
- = FOUND IRON PIPE STAKE, 1 3/8" O.D.
- = FOUND IRON REBAR STAKE, 3/4" DIA.
- {XXX} = RECORDED AS

THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES

PROJECT: 9464.23
DATE: 05/19/2023
SHEET 1 OF 3 SHEETS



CERTIFIED SURVEY MAP NO. _____

I HEREBY CERTIFY THAT AT THE DIRECTION OF LAKE GENEVA TENNIS CLUB LLC, OWNERS, AND IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 236.34 OF WISCONSIN STATUTES AND THE LAND DIVISION ORDINANCE FOR THE CITY OF LAKE GENEVA, I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING DESCRIBED LANDS AND THAT THIS MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND OF THE DIVISION THEREOF TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF:

LOTS 48 THROUGH 52 OF LAKE GENEVA BUSINESS PARK PHASE II, A SUBDIVISION, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN. CONTAINING 200,395 SQUARE FEET (4.60 ACRES) OF LAND, MORE OR LESS.

CHRISTOPHER A. HODGES PLS 2760

BY VIRTUE OF THE LAWS OF THE STATE OF _____, OWNER OF THE LANDS DESCRIBED HEREON, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS MAP. THIS MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF LAKE GENEVA FOR APPROVAL.

LAKE GENEVA TENNIS CLUB LLC

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, _____, AUTHORIZED REPRESENTATIVE OF THE ABOVE NAMED LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH REPRESENTATIVE OF SAID COMPANY, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH REPRESENTATIVE AS THE DEED OF SAID COMPANY, BY ITS AUTHORITY.

THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES
PROJECT: 9464.23
DATE: 05/19/2023
SHEET 2 OF 3 SHEETS

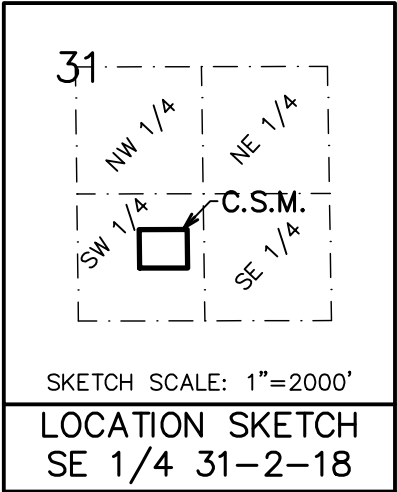
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OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO. _____

CITY OF LAKE GENEVA APPROVAL

APPROVED BY THE CITY OF LAKE GENEVA ON THIS _____ DAY OF _____, 2023.

AUTHORIZED SIGNATURE FOR THE CITY OF LAKE GENEVA



THIS INSTRUMENT DRAFTED
BY CHRISTOPHER A. HODGES
PROJECT: 9464.23
DATE: 05/19/2023
SHEET 3 OF 3 SHEETS

Exhibit 1:
Lake Geneva Business Park Stormwater Drainage Areas



Legend

- Street Names
- Private Roads
- County Municipalities
- Storm Features
- Storm Manhole
- Catch Basin
- Inlet
- Outlet
- Storm Mains
- Mains With Asbuilt Links
- Ponds
- Tax Parcels (Air Photo)
- Parks
- Sidewalk
- Bike Trails
- Existing Path, Brown Route
- On Street, Blue Route
- Existing Path, Blue Route
- Future Path, Yellow Route
- Existing Path, Green Route
- Existing Path, Yellow Route
- Existing Path, Red Route
- Alley
- Right-Of-Way
- Hydrology
- ETZ
- Building Footprints
- City Limits
- City Limits Mask

Notes

This map was automatically generated using Geocortex Essentials.

0.2
0
0.11
0.2 Miles



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 19, 2023

Agenda Item #xxx

Applicant:

Carmelo Alfano
Signature Investments LLC
4793 E. Clayton Road
Fitchburg, WI

Request:

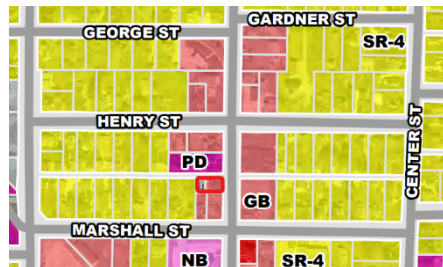
820-822 Williams Street
Proposed Zoning Map Amendment
Rezoning from General Business (GB) to Central
Business (CB)

Project Description:

The City received a rezoning application for Tax Key No. ZA 269400002 located at 800-822 Williams Street. The applicant is requesting to rezone from the General Business (GB) zoning district to the Central Business (CB) zoning district. The applicant wishes to rezone the property to add a shade structure to the restaurant's outdoor patio and to convert the duplex to a Commercial Indoor Lodging land use.

Commercial Indoor Lodging is permitted by Conditional Use Permit under current GB zoning, but the applicant cannot meet the parking requirements of the GB zoning district. The shade structure is mentioned as part of the application but likely could be approved without a change in zoning.

The subject property currently contains a duplex and a restaurant on a single lot. The restaurant is located on the corner of Williams Street and an alley. The duplex has frontage only on the alley but not on Williams Street. Approximately three parking spaces are provided on site. This is a nonconforming situation, as there are two buildings on a single lot, setbacks for the GB zoning district are not met, and insufficient parking is provided for both uses. Specifically, the zoning ordinance requires 4 parking spaces for duplex and an estimated 16 spaces for the restaurant (indoor and outdoor seating), for at least 20 required parking spaces total.



Zoning Map with subject parcel outlined in red

The property immediately to the north, across the alley, is zoned Planned Development. The property to the south is zoned GB, as are most properties along the length of both sides of Williams Street. The property to the west is zoned Single Family – 4 (SR-4). If a change in zoning were to be approved, it would result in a spot of Central Business (CB) zoning in an area primarily zoned GB and SR-4.

Zoning Map Amendment Procedure:

A Zoning Map Amendment (rezoning) is a change to the zoning district on the zoning map. The ordinance section that controls this case is Section 98-902: Amendment of Official Zoning Map. In making its recommendation, the Plan Commission may consider whether the requested rezone:

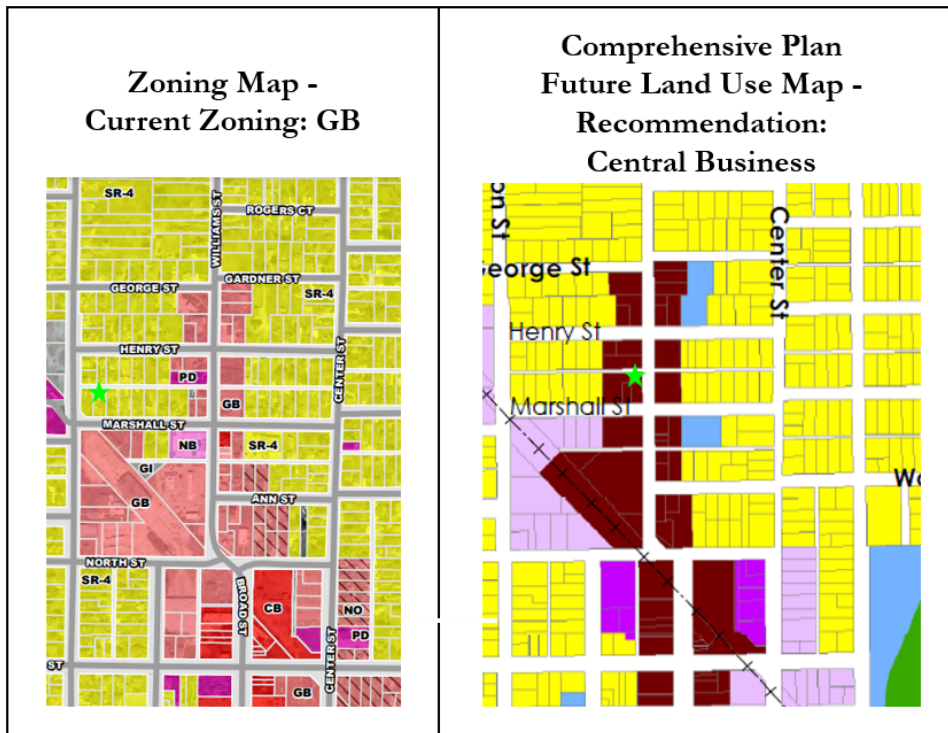
- Advances the purpose of the zoning district
- Is in harmony with the comprehensive plan
- Maintains the overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts.
- Addresses any of the following:
 - The designations of the zoning map are not in conformance with the Comprehensive Plan
 - Factors have changed (such as new data, infrastructure, market conditions, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
 - Growth patterns or rates have changed, creating the need for an amendment to the zoning map.

The Plan Commission shall hold a public hearing and make a recommendation within 90 days of filing of a complete application. Plan Commission shall make a recommendation based on the considerations in Section 98-902 and whether the public benefits outweigh potential adverse impacts of the proposed amendment. The Common Council then considers the Plan Commission's recommendation.

Consistency with the Comprehensive Plan:

The applicant's submission constitutes an official zoning map amendment request (rezoning). All zoning map amendments shall be consistent with the Comprehensive Plan in accordance with State Law. The Comprehensive Plan recommends 820-822 Williams Street for the "Central Business District" future land use category. This category is intended for a mix of retail, commercial service, office, institutional, and residential (mainly upper stories) uses arranged in a pedestrian-oriented environment with on-street parking; minimal building setbacks; and building designs, materials, placement, and scale that are compatible with the character of existing downtown development. The City's CB zoning district is most appropriate for areas in this future land use category. Therefore, the City may *consider* a request for CB zoning, as this would be consistent with the Comprehensive Plan.

The Future Land Use Map recommends "Central Business" continuing northward up Williams Street from the historic downtown. Currently, these parcels are zoned General Business (GB), and so the Comprehensive Plan is recommending a change over time in this location. Refer to the maps on the following page. Staff believes that this was intended to encourage redevelopment projects along Williams Street that are architecturally compatible with the current downtown and meet the objectives of the "Central Business District" category as described above. Staff does not feel that it was intended to create an opportunity to circumvent parking requirements by changing zoning to CB.



Staff Review

While a change to CB zoning is consistent with the Future Land Use Map, staff notes that the City is not obligated to approve the amendment. Page 174 of the Comprehensive Plan states that “... in their consideration of zoning map issues, the Plan Commission and Common Council will also evaluate the specific timing of the zoning map amendment request, its relationship to the nature of both existing and planned land uses, and the details of the proposed development.” (emphasis added)

While state law requires the City to rezone property in a manner that is consistent with the Comprehensive Plan, it does not obligate the City to change the zoning to implement the Plan on any particular timeframe. (For example, the Future Land Use Map recommends the area south of Big Foot Beach State Park for future neighborhood growth, but that does not compel the City to change the zoning to residential immediately. The City can (and should) wait to rezone until development has reached that area and adequate City services are provided.)

This is a challenging situation, because the property is a substandard lot with two principal buildings on it and its future opportunities are limited. Currently neither the duplex nor the restaurant has sufficient parking as required by the GB zoning district, as explained above. Since it is a nonconforming situation, the property owner may continue to operate as it has been (i.e., with the duplex and restaurant), however any changes in use must be consistent with the zoning ordinance. That means under current zoning, the

Commented [JM1]: FIX FLU exhibit

property owner cannot change the duplex to a Commercial Indoor Lodging Land Use, as it could not possibly meet the parking requirements.

Therefore, one reason to consider changing the zoning of the property to CB is that it would help the property change the use of the property. The CB zoning district does not have parking requirements, so that would eliminate the parking hurdle. Another reason to support the change in zoning is that the restaurant building is already a “downtown” type building, with minimal setbacks and minimal parking, with the exception that most downtown buildings are two stories or taller. Rezoning the property would bring the restaurant building more into conformance with the zoning ordinance. Additionally, rezoning the property would implement the recommendations of the Future Land Use Map. If the zoning map amendment is approved, the property would need approval of a Conditional Use Permit for a Group Development (two principal buildings on a lot) and a separate Conditional Use Permit for Commercial Indoor Lodging.

On the other hand, it may be that the time is not right to change the zoning of the parcel to CB, as this area has not begun to redevelop or transition into a downtown environment and most adjacent parcels are still zoned GB. There is also quite a lot of development on this parcel currently, and enabling an Indoor Commercial Lodging use with limited parking on site may exacerbate an already crowded site. Changing the zoning would allow for the possibility of Commercial Indoor Lodging utilizing the parking exemptions in the CB district.

Staff feels very strongly that the rezoning process should not be used as a means of circumventing parking requirements. It would be very detrimental to the Williams Street area if multiple property owners requested a change of zoning to CB, which, while consistent with the Comprehensive Plan, would only create significant parking problem without meeting the other objectives of the Comprehensive Plan and the “Central Business District” future land use category. This specific request has some merits and should be considered; however, the City should think carefully about similar requests in the future and only approve those that meet other Comprehensive Plan objectives and not those looking for a means to avoid providing adequate parking onsite.

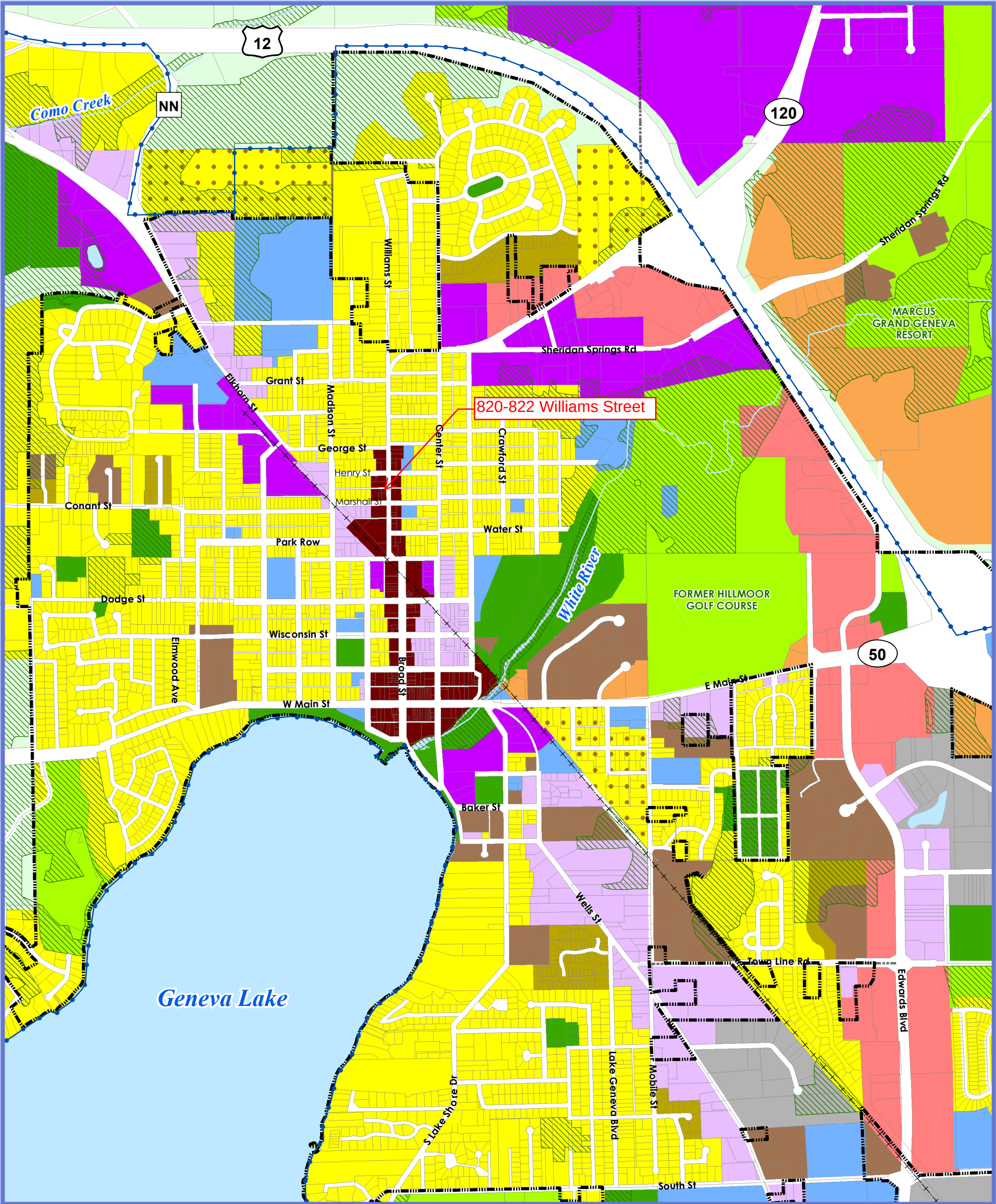
Staff Recommendation:

Procedural steps require a recommendation by the Plan Commission to the Common Council on the proposed Zoning Map Amendment. If the Plan Commission finds the request to be appropriate and consistent with standards reviewed in this staff evaluation, staff recommends **approval** of the proposed rezoning request to the Central Business (CB) zoning district with the following findings of fact and no conditions of approval:

Findings of Fact:

1. The proposed zoning map amendment advances the purposes of the Zoning Ordinance and Comprehensive Plan Future Land Use Map.
2. The proposed zoning map amendment advances the purpose of the zoning district by bringing the existing development into greater conformance with the requirements of the CB zoning district.

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



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

Land Use Categories

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

*Each "Planned Neighborhood" may include a mix of:

1. Single Family - Urban (predominate land use)
2. Two-Family/Townhouse
3. Multi-Family Residential
4. Institutional & Community Services
5. Neighborhood Mixed Use
6. Public Park & Recreation

- Neighborhood Mixed Use
- Planned Office
- Planned Business

- Central Business District
- Planned Mixed Use

*Each "Planned Mixed Use Area" may include mix of:

1. Planned Office
2. Multi-Family Residential
3. Institutional & Community Services
4. Planned Business

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



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



- Parcels
- Surface Water
- Abandoned Railroad



0 0.25 0.5 Miles

VANDEWALLE & ASSOCIATES INC.
Shaping places. shaping change

Adopted: January 8, 2020
Amended: October 24, 2022
Source: SEWRPC, Walworth County LIO, WisDNR, V&A

APPLICATION FOR ZONING MAP AMENDMENT

Name of Applicant: Signature Investments, LLC

Address of Applicant: 4793 east clayton road, Fitchburg, WI 53711

Telephone No. (608)213-3221

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

Name of Owner: Signature Investments, LLC

Address of Owner: 4793 east clayton road, Fitchburg, WI 53711

Telephone No. (608)213-3221

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

Owner Signature: _____

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

820/822 Williams Street, Lake Geneva, WI 53147.

Tax id: za269400002

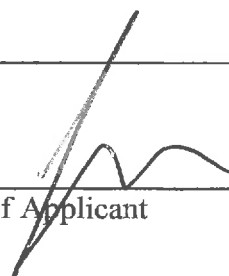
Zoning Classification change from: General Business to Central Business

Reason for requesting Proposed Amendment: The proposed rezone will allow restaurant
to add a small roof to the outdoor seating area, the current zoning does not allow a
construction of the roof in the seating area.

Proposed use of property: The Use will not change.

Fee of \$400.00 payable upon filing application.

05/26/23
Date


Signature of Applicant

Carmelo Alfano

820/822 Williams Street

Cost Recovery # _____

Petitioner Name

Project Address

OFFICE USE ONLY

Description of Request _____

Agreement for Services

REIMBURSABLE BY THE PETITIONER / APPLICANT. The city may retain the services of the professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposals coming before the Plan commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any financing charges that may accrue. The City applies the charges for these services to the Petitioner. The City Administrator at any time may require an applicant to submit an advance deposit of **\$500 to \$5,000 depending on the complexity and anticipated involvement of the City's consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** Surplus deposits shall be returned to the Applicant at the conclusion of the project.

Signature Investments, LLC

, as applicant/petitioner for

Project:

Request for zoning change

Project Address:

820/822 Williams Street, Lake Geneva, WI 53147.

Parcel No.

Tax id: za269400002

Name:

Signature Investments, LLC

Address:

4793 east clayton road, Fitchburg, WI 53711

Cell Phone: (608) - 213 - 3221

Phone: () - -

Email: calfano@gmail.com

Dated this 12 Day of May, 20 23

Carmelo Alfano

Printed Name of Applicant / Petitioner

Signature of Applicant/Petitioner

_____ (c) **Written justification for the proposed map amendment:**

_____ Indicating reasons why the Applicant believes the proposed map amendment is in harmony with the recommendations of the City of Lake Geneva Master Comprehensive Plan, particularly as evidenced by compliance with the standards set out in Section 98-903(4)(c)1.-3. *(See following page.)*

III. JUSTIFICATION OF THE PROPOSED ZONING MAP AMEDMENT

1. How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 98-005 (and, for floodplains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA))?

See Attachment Exhibit 1

2. Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Please provide explanation in space below.)

- a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;
- b. A mistake was made in mapping on the Official Zoning Map. (That is, an area is developing in a manner and purpose different from that for which it is mapped.) NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading;
- c. Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district;
- d. Growth patterns or rates have changed, thereby creating the need for an Amendment to the Official Zoning Map.

a. The comprehensive plan calls for the property to be central business.

The area has become more business oriented. Properties have been improved and retail traffic has increased. (Kwik Trip, Assoicated Bank, The Pedal Inn and Dungeon Hobby Museum)

3. How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

The use of the subject property is consistent with the current land uses and intensities of other properties in the environs of the subject property. There are other businesses in the area which are compatible with the business and short term rental at the subject property.

**CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR:
AMENDMENT OF OFFICIAL ZONING MAP (Requirements per Section 98-903)**

This form should be used by the Applicant as a guide to submitting a complete application to amend the Official Zoning Map 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

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

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

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

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

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

II.APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (1 Copy and 1 Digital Copy to Zoning Administrator) **Date:** _____ **by:** _____

↓ *Draft Final Packet (8 Copies and 1 Digital Copy to Zoning Administrator)* **Date:** _____ **by:** _____

↓

____ (a) **A copy of the Current Zoning Map of the subject property and vicinity:**

____ Showing all lands for which the zoning is proposed to be amended;

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

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

____ All lot dimensions of the subject property provided;

____ Graphic scale and north arrow provided.

____ (b) **A copy of the Land Use Plan Map of the subject property and vicinity:**

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:** _____
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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:** _____

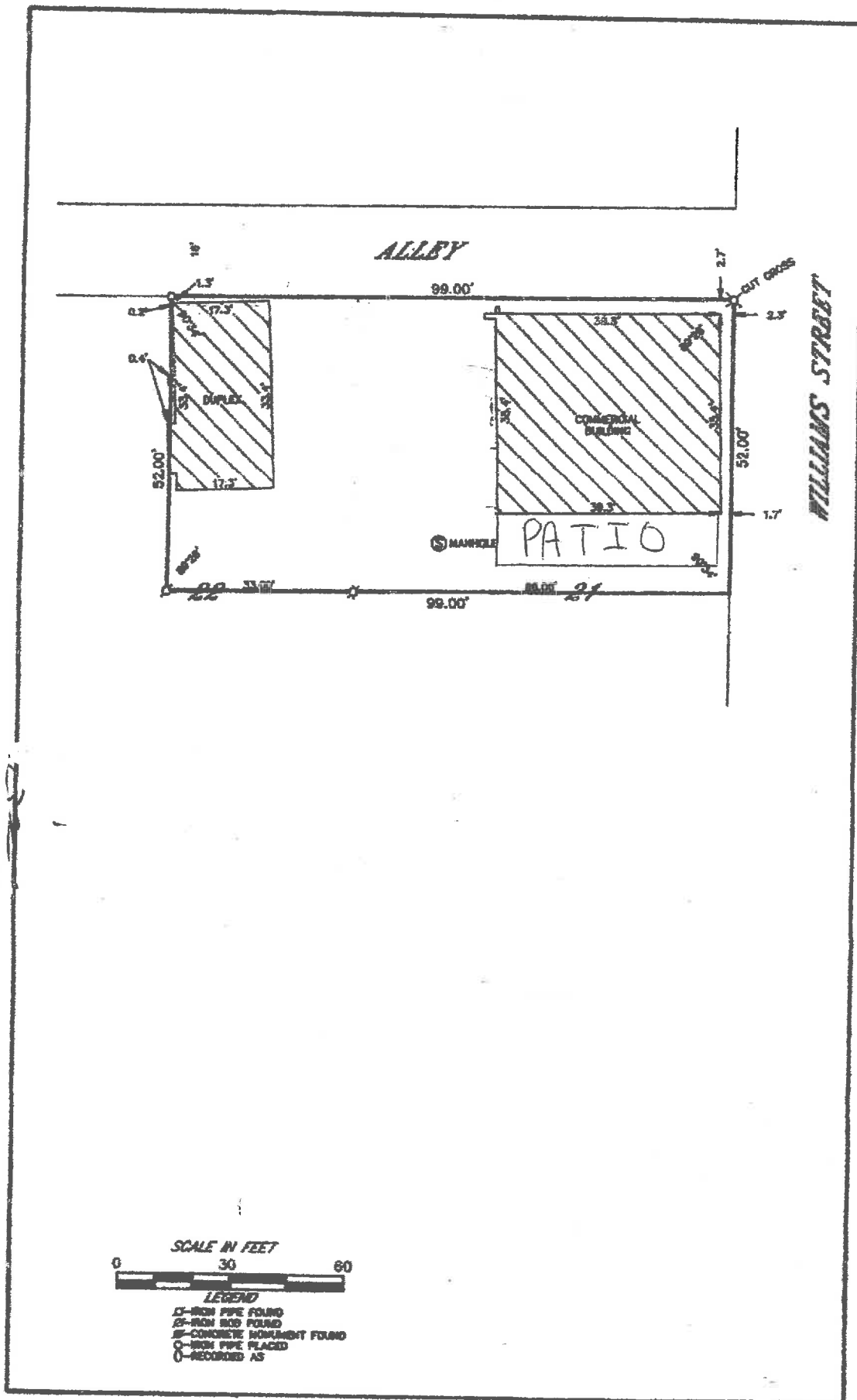
Exhibit 1

The proposed rezone conforms to the comprehensive plan as directed in Lake Geneva Ordinance sec 98-005 Paragraph 1. The purpose of the proposed rezone is to allow a small roof over an outdoor seating area so patrons can enjoy the patio during inclement weather on days when the sun's heat is uncomfortable. It has no impact at all on the health and general welfare of the community at large.

In addition, the proposed rezone would allow the property to be used as commercial indoor lodging. The property in the rear is currently being used as a short-term rental for May-October. The change in zoning would allow short - term rentals during the off season.

The rezone would allow my family to continue a series of improvements which have take a dilapidated property and enhanced the appearance & use thus benefiting the entire neighborhood.

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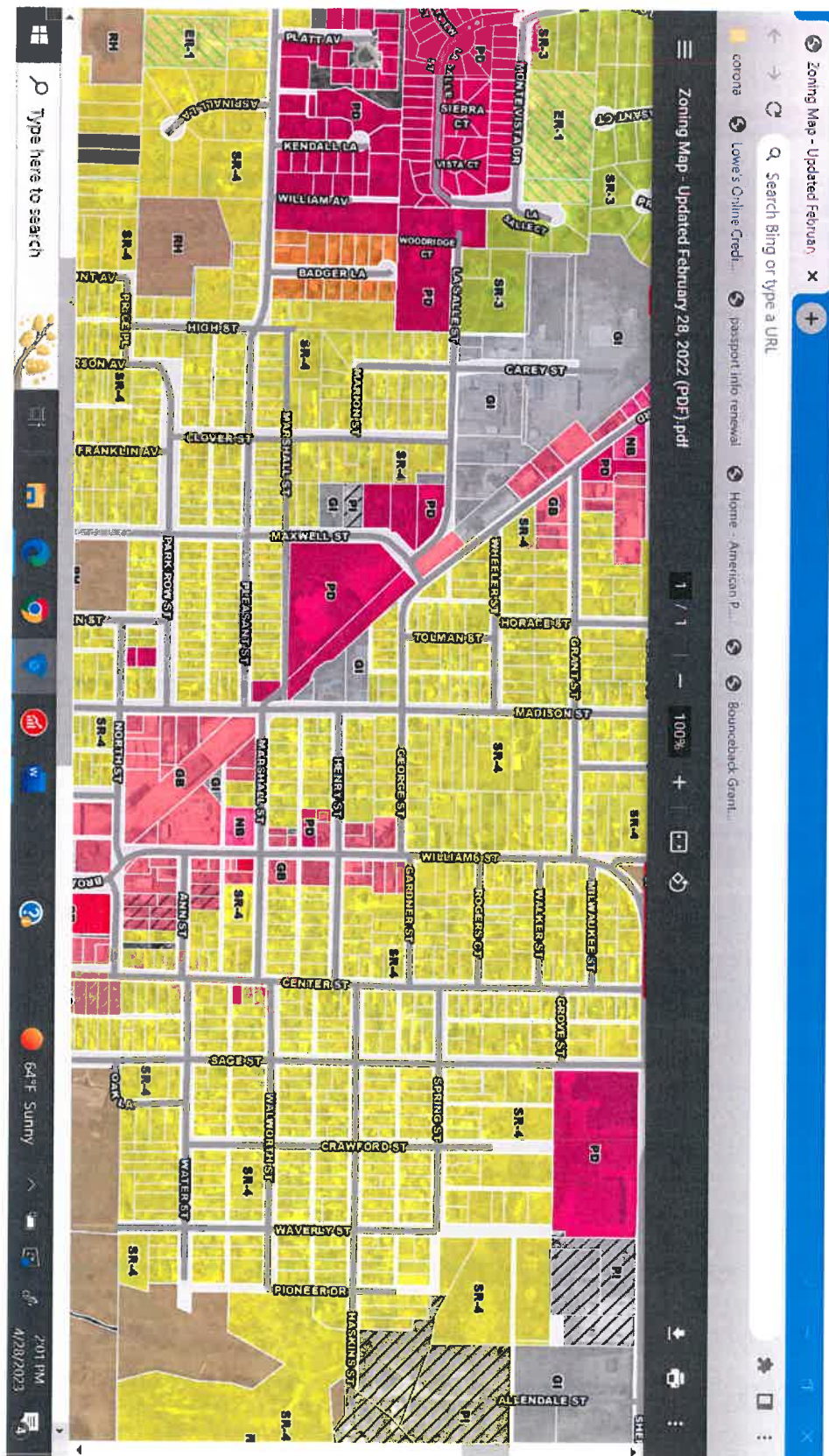
Walworth County, WI - OneView

Search for a Parcel or Address



Pasta Inn
Lish
Holtz
Pizza Hut
Antique Mall

Lake Geneva Massage Therapy
Associate Bank
Kwik Trip
Dunrooth Hobby Shop



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 19, 2023

Agenda Item #

Applicant:
Sal Guagliardo
1580 Orchard Lane
Lake Geneva, WI 53147

Request:
1580 Orchard Lane
Proposed Conditional Use Permit for a request to
construct a deck utilizing the SR-4 zoning district
in the ER-1 zoning district

Description:

The applicant is submitting a proposal for a Conditional Use Permit (CUP) to utilize the Single-Family Residential SR-4 zoning district requirements for the construction of a new residential deck and improvements for the property located at 1580 Orchard Lane. The property is located in the Estate Residential ER-1 zoning district and is seeking use of certain SR-4 zoning standards, as per Section 98-407(3). All surrounding properties are also zoned ER-1.

The property contains a single-family residence. Proposed changes to the building exterior include the relocation of a door on the south building façade to better access the deck addition. The deck addition project will include the construction of an elevated, second floor wraparound deck on the southeast building corner extending along the south and east façades. The deck will consist of a wooden frame, new synthetic wood deck plank surfaces, and black, powder-coated aluminum and glass railings. The proposed project meets the SR-4 Zoning District setback requirements. Additional proposed site improvements include the installation of a new rain garden located within the rear yard of the property.

The project will result in a 63% landscaped area across the site, complying with the minimum Landscape Surface Ratio of 60% established for the ER-1 Zoning District. However, because the proposed improvements will increase the amount of impervious surface over existing conditions, the applicant is required to address increased stormwater impacts.

Staff Review:

The proposed project meets all of the requirements for the ER-1 Zoning District. The proposed deck satisfies all of the requirements of the SR-4 Zoning District.

In sum, the proposed use complies with all applicable requirements of Section 98-206(1) pertaining to Residential land uses, Table 98-402: Residential Bulk Standards, and the requirements of Section 98-407(3) pertaining to the use of SR-4 Zoning Standards accessory structure bulk zoning regulations in the ER-1 Zoning District.

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 CUP;
- Include *findings* required by the Zoning Ordinance for 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. none

Suggested Motions:

- *Approve:* I recommend approval of the proposed *Conditional Use Permit for Sal Guagliardo, 1580 Orchard Lane, Lake Geneva, WI 53147 for the proposed use of the SR-4 zoning standards in the ER-1 Zoning District as per Section 98-407(3) for exterior renovations at the property located at 1580 Orchard Lane in the ER-1 Zoning District, Tax Key No. ZLM 00057*, including the affirmative set of findings, and any additional conditions of approval recommended by staff.

- *Deny: I recommend denial of the Conditional Use Permit for Sal Guagliardo, 1580 Orchard Lane, Lake Geneva, WI 53147 for the proposed use of the SR-4 zoning standards in the ER-1 Zoning District as per Section 98-407(3) for exterior renovations at the property located at 1580 Orchard Lane in the ER-1 Zoning District, Tax Key No. ZLM 00057, because [provide rationale for denial, based on substantial evidence].*

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

Memo to City of Lake Geneva

To: Fred Walling, Zoning Administrator **Date:** May 6, 2023

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

CC: Sam Carden
Sal Guagliardo
Dave Nord – City Administrator
Amanda Rotondi – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director

Subject: SITE PLAN RECOMMENDED APPROVAL – 1580 Orchard Lane – PIN ZLM00057
Kapur Project #23.0150 Phase 3

BACKGROUND AND REQUEST:

A site plan application was submitted by Sam Carden for the construction of a new deck at 1580 Orchard Lane (PIN ZLM00057). The new deck replaces a previous deck in roughly the same location. The new impervious area is calculated as 439 SF. A rain garden is proposed to mitigate for any increase in stormwater runoff created by the proposed improvements.

The following plan and calculations were submitted for review:

- **1580 Orchard Lane Site Plan**, prepared by **Cardinal Engineering**, 2 sheets, dated **January 17, 2023**
(revision date not legible in scan)

Comments:

Kapur **recommends approval** of the site plan application for 1580 Orchard Lane based on the information reviewed above. This approval is subject to the following conditions:

1. The proposed rain garden has been sized for 100% runoff volume control from the additional 439 SF of impervious surface. The property owner is responsible for proper installation and maintenance. Installation and maintenance of the rain garden shall be consistent with the WDNR Technical Standard Rain Garden 1009.
2. Sediment and erosion control measures shall be installed prior to upland disturbance, properly maintained and left in place until final stabilization has occurred.
3. Public roads must remain free from construction debris and sediment.

The plans have been reviewed for conformance with generally accepted engineering practices and City of Lake Geneva policies. Although the material has been reviewed, the applicant is ultimately responsible for



the thoroughness and accuracy of the plans and supplemental data and for compliance with state, county, and other local ordinances and procedures.

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

_____ Cost Recovery # _____

Petitioner Name _____ Project Address _____

OFFICE USE ONLY _____ Description of Request _____

Agreement for Services

REIMBURSABLE BY THE PETITIONER / APPLICANT. The city may retain the services of the professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposals coming before the Plan commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any financing charges that may accrue. The City applies the charges for these services to the Petitioner. The City Administrator at any time may require an applicant to submit an advance deposit of **\$500 to \$5,000 depending on the complexity and anticipated involvement of the City's consultants** or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** Surplus deposits shall be returned to the Applicant at the conclusion of the project.

Project: Sal Guagliardo, as applicant/petitioner for
Guagliardo

Project Address: 1580 Orchard Lane lake Geneva WI

Name: Sal Guagliardo

Address: 1580 Orchard Lane lake Geneva WI

Cell Phone: (773) - 848 - 2538 Phone: () - -

Email: sal@hphtransport.com

Dated this 12 Day of April, 20 23

Sal Guagliardo

Printed Name of Applicant / Petitioner

Sal Guagliardo

Signature of Applicant/Petitioner

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

1580 Orchard Lane
Lake Geneva WI 53147

Name and Address of Current Owner: Sal Guagliardo

Telephone No. with area code & Email of Current Owner: 773-848-2538

Sal@HPHTtransport.com

Owner Signature: _____

Name and Address of Applicant:

Sam Carden 42678 N. Poplar
Antioch IL 60002

Telephone No. with area code & Email of Applicant: 262 325 3664

Sam@SKCbuilding.com

Proposed Conditional Use: Adding a Deck at 1580
Orchard Lane

Zoning District in which land is located: ER1 - Estate Residential

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

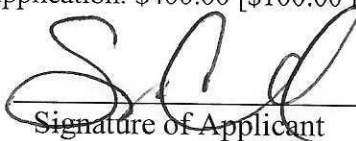
<u>Adam Lyons</u>	<u>SKC Design</u>	<u>SKC Skyline Landscap</u>
<u>894 Mettawa Lane</u>	<u>42678 N Poplar St</u>	<u>34111 Oak Knoll Rd</u>
<u>Mettawa IL 60045</u>	<u>Antioch IL 60002</u>	<u>Burlington WI 53105</u>

Short statement describing activities to take place on site:

Build deck, move door, build rain garden

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

3/23/23
Date


Signature of Applicant

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

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

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

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

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

Date: _____ by: _____

↓

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

Date: _____ by: _____

↓

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

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

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

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

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

____ All lot dimensions of the subject property provided;

____ Graphic scale and north arrow provided.

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

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

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

will not affect the city as just replacing
a residential deck

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

meets all HOA and will be built to Lake Geneva
building code

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

no

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

adding a rain garden to make up of any
lost greenery

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, will not affect any

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: _____
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- ____ 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)**

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

Date: _____ *by:* _____

↓

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

Date: _____ *by:* _____

↓

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

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

___ Land use plan map designation(s);

___ Current land uses present on the subject property;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

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

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

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

Development Review Committee (DRC) Application

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

Applicant Information

Property Address 1580 Orchard Ln
Applicant name Sal Guagliardo
Applicant email Sal@HPTtransport.com Phone Number 773-848-2538
Architect/Contractor/Designer Name SKC Design
Architect/Contractor/Designer Email Sam@skcbuilding.com Phone Number 262-325-3664
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 _____

SKC Design and Building Dreams, LLC

42678 N Poplar St
Antioch, IL 60002
(262) 325-3664
sam@skcbuilding.com



Estimate

ADDRESS

Sal Guagliardo
1580 Orchard Lane
Lake Geneva, WI 53147

ESTIMATE 1452
DATE 11/14/2022
EXPIRATION DATE 12/02/2022

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Deck		1	104,724.43	104,724.43
Deck	Project Labor Basic List all permit application, inspection and signoff milestones. Integrate with project plans. Tie subcontractor payments to permit milestones.	1	0.00	0.00
	Remove Decking Remove decking fasteners. Separate deck surface planks from framing. Remove and dispose of old decking. For wood, metal or synthetic deck surfaces. Material cost includes dump fee.			
	Layout Deck Layout level lines and mark location of footers and building connection points.			
	Install Deck Footers Dig 1 ft dia hole to to meet Code, level and secure tube form in compacted gravel. Mix, fill and level concrete. Align and set standoff post connectors.			
	Install Deck Beam Fabricate wide beam to meet Code. Level and secure to 6 by 6 footing posts with structural, galvanized connectors.			
	Install Deck Ledger Board Secure 2 by 10 pressure treated ledger to structure at 4 connection points with membrane seal.			
	Frame Deck Joist System Fabricate and connect joist at 16 in spacing with double rim joist. Secure with galvanized hangers, beam ties and midspan blocking at 6 ft spacing.			
	PRODUCT Decking Joists Grade #2 common or better 2x10 spruce, pine or fir.			
	PRODUCT Decking Joist Connectors Galvanized, face mount, double shear hanger for 2x10 joists.			
	Install 4-inch-deep Stairway Pad Excavate pad base. Set form boards. Mix, pour and finish concrete			

Thank you for your business. We do expect payment within 7 days, so please process this invoice within that time. There will be a 1.5% interest charge per month on late invoices.

with standoff stringer connectors. For concrete pad.

Frame Deck Stairway

Fabricate and install site-built stairway with steps, 16 in stringer spacing. Secure to deck rim joist with structural fasteners. Grade #2 common or better 2x12 spruce, pine or fir.

PRODUCT Trex Transcend Decking Color: Rope Swing or Spiced Rum

No sanding. No staining. No painting. No kidding. (Not to mention simple soap-and-water cleanup.) FADE, STAIN, SCRATCH AND MOLD RESISTANT Transcend decking maintains its vibrant color and luxurious finish—come scorching sun or red-wine spill—thanks to its unyielding, three-side shell protection...and our 25-Year Limited Residential Fade & Stain Warranty. TRANSCEND COLOR OPTIONS Havana Gold, Island Mist, Lava Rock, Spiced Rum, Tiki Torch, Gravel Path, Rope Swing and Vintage Lantern.

Install Trex Signature Railing Color: Black

Effortless style, exceptional strength—that's Trex Signature® Railing. Durable and design-minded, our powder-coated aluminum railing can be customized to suit any style. A glass infill keeps things clean and contemporary, while mesh or rod railing lends an industrial edge. Available in a selection of elegant neutrals and backed with the stability only aluminum railing offers, along with Trex's 25-year limited warranty. Choose from round or square balusters for classic appeal.

Deck	Trex RainEscape (\$5,250 price is included in total price)	1	0.00	0.00
	-Uses a network of troughs and gutters to divert water from the deck -Shields the area below the deck from rain, snow, sun, and other elements -Provides 100% protection of the deck substructure from moisture -Holds screws in place longer -Finish the space with an under-deck ceiling and utilities such as gas and electric -Brighten the area with Trex RainEscape Soffit Lights -Backed by a 20-year warranty			
Deck	LP Fascia (\$3,680 price is included in Total Price) Install and LP Fascia. Includes labor and materials.	1	0.00	0.00
	Tongue And Groove Ceiling (\$8,200 price included in Total Price) 3/4" x 6" wide solid cedar tongue and groove paneling. Lengths to 16'. Nail down installation. Unfinished. (If changed from cedar to pine treated would be a cost savings of \$3,000)			
Concrete/Excavating	Change Log: SKC will no longer be doing the following: Install Cement Patio Layout patio height and slope. Lightly grade and remove loose soil. Set forms and reinforcing. Pour and finish concrete. Excavation, gravel base layer, compaction and hardscape is included NOTE material costs for this item cover ONLY incidental job supplies. Install Retaining Wall Excavate up to 0.3m/1ft below grade. Set and compact gravel base. Set and level base blocks. Install filter fabric between wall and soil. Stack interlocking, dry fit blocks to no more than 8 courses tall, including cap block. This estimate is for a NON-STRUCTURAL wall NO HIGHER THAN 1m/3ft above grade! NOTE material costs for this item cover ONLY incidental job supplies. The cost of the retaining wall	1	-14,200.00	-14,200.00

is included.

Excavating and Landscaping

Damage to grass made by skid loaders or machinery will be repaired as an additional cost.

Permits

Manage Building Inspection And Permitting Process -

1

0.00

0.00

List all permit application, inspection and signoff milestones. Integrate with project plans. Tie subcontractor payments to permit milestones (if contractor is used.)

Permit cost will have receipt(s) attached and billed at actual permit price.

50% Down payment is due to lock in your start date. The balance will be due on completion.

TOTAL

\$90,524.43

A convenience fee of 3% will be applied when paying by credit card.

Accepted By

Accepted Date

CLIENT

SAL GUAGLIARDO

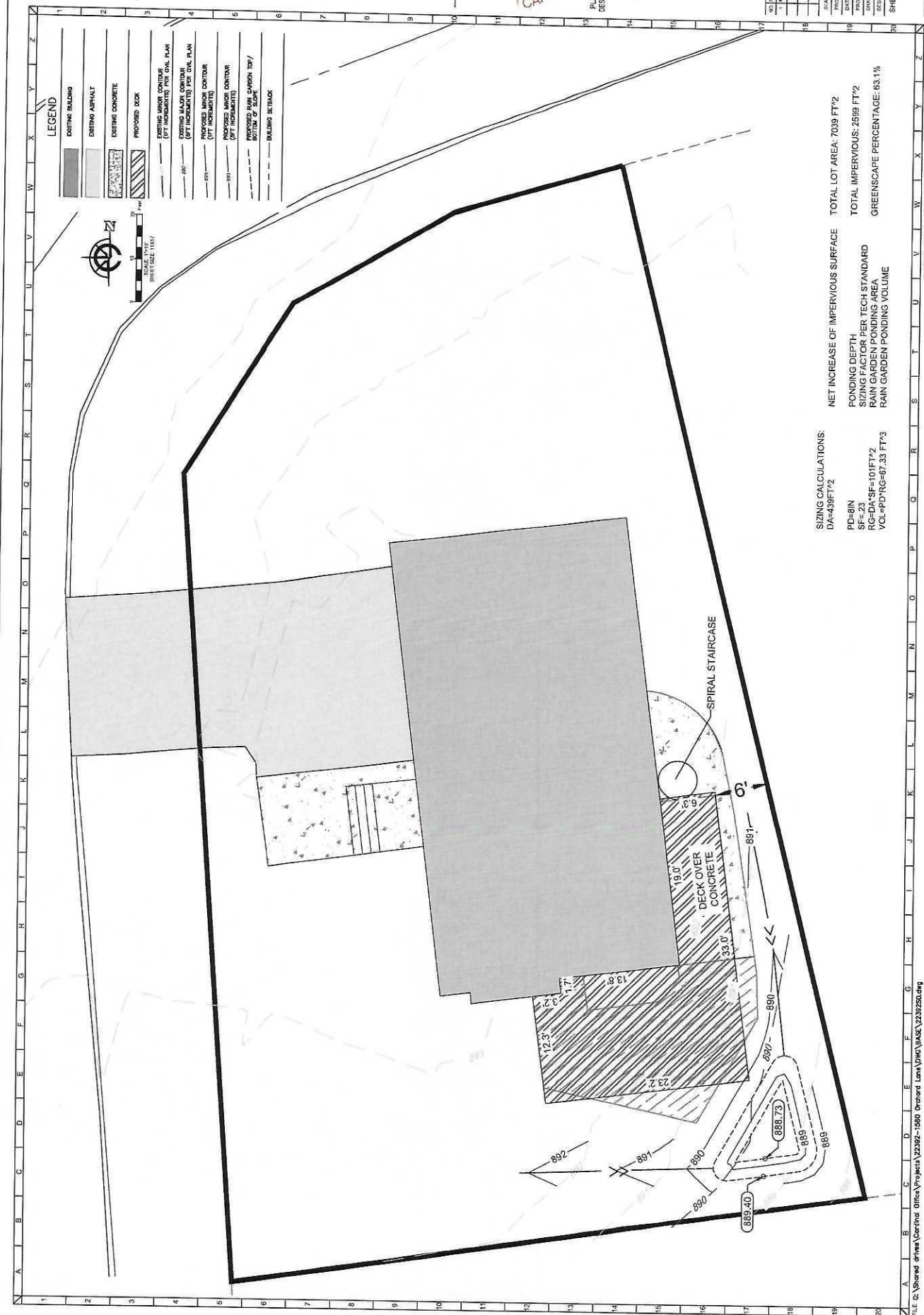
1580 ORCHARD LANE SITE PLAN
CITY OF LAKE GENEVA, WALWORTH COUNTY, WI
PRELIMINARY
GRADING PLAN



CARDINAL
PLANSURVEY-ENGINEER
DESIGNING IN TRUE DIRECTIONS
1000 LA SALLE STREET
LAKE GENEVA, WI 53127
TEL: 262.345.1234
WWW.CARDINALDESIGN.COM

NO.	REVISION DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/1/2023
2	ISSUED FOR PERMIT	10/1/2023
3	ISSUED FOR PERMIT	10/1/2023
4	ISSUED FOR PERMIT	10/1/2023
5	ISSUED FOR PERMIT	10/1/2023
6	ISSUED FOR PERMIT	10/1/2023
7	ISSUED FOR PERMIT	10/1/2023
8	ISSUED FOR PERMIT	10/1/2023
9	ISSUED FOR PERMIT	10/1/2023
10	ISSUED FOR PERMIT	10/1/2023
11	ISSUED FOR PERMIT	10/1/2023
12	ISSUED FOR PERMIT	10/1/2023
13	ISSUED FOR PERMIT	10/1/2023
14	ISSUED FOR PERMIT	10/1/2023
15	ISSUED FOR PERMIT	10/1/2023
16	ISSUED FOR PERMIT	10/1/2023
17	ISSUED FOR PERMIT	10/1/2023
18	ISSUED FOR PERMIT	10/1/2023
19	ISSUED FOR PERMIT	10/1/2023
20	ISSUED FOR PERMIT	10/1/2023
21	ISSUED FOR PERMIT	10/1/2023
22	ISSUED FOR PERMIT	10/1/2023
23	ISSUED FOR PERMIT	10/1/2023
24	ISSUED FOR PERMIT	10/1/2023
25	ISSUED FOR PERMIT	10/1/2023
26	ISSUED FOR PERMIT	10/1/2023
27	ISSUED FOR PERMIT	10/1/2023
28	ISSUED FOR PERMIT	10/1/2023
29	ISSUED FOR PERMIT	10/1/2023
30	ISSUED FOR PERMIT	10/1/2023

1 OF 2



NET INCREASE OF IMPERVIOUS SURFACE TOTAL LOT AREA: 7039 FT²
TOTAL IMPERVIOUS: 2599 FT²
PONDING DEPTH
SIZING FACTOR PER TECH STANDARD
RAIN GARDEN PONDING AREA
RAIN GARDEN PONDING VOLUME
GREENSCAPE PERCENTAGE: 63.1%

SIZING CALCULATIONS:
DA=439FT²
PD=8IN
SF=23
RG=DA*SF=101FT²
VOL=PD*RG=67.33 FT³

PLotted 4/11/2023 10:26:47 AM

Journal of Management Education 40(3)



D SCALE $1/4^{\circ}$ AT 10°



A
PARTIAL FRONT ELEVATION @ DECK
SCALE: 1/8" = 1'-0"



F LEDGER DETAIL @ WALL
NO SCALE

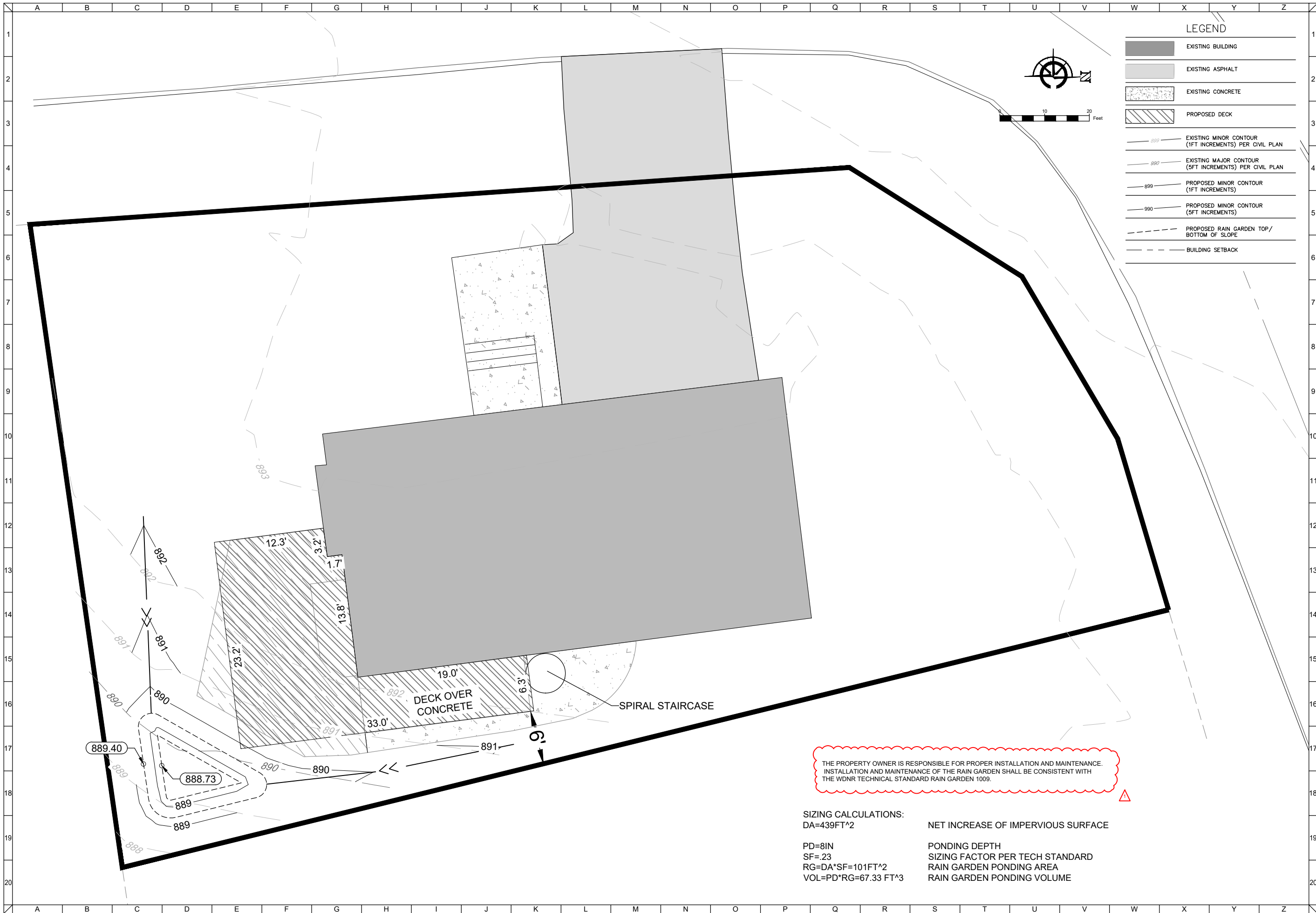
☐ NO SCALE

NO SCALE



10052476





CLIENT

SAL GUAGLIARDO

1580 ORCHARD LANE SITE PLAN
CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

GRADING PLAN

PRELIMINARY



CARDINAL
PLAN-SURVEY-ENGINEER
DESIGNING IN TRUE DIRECTIONS

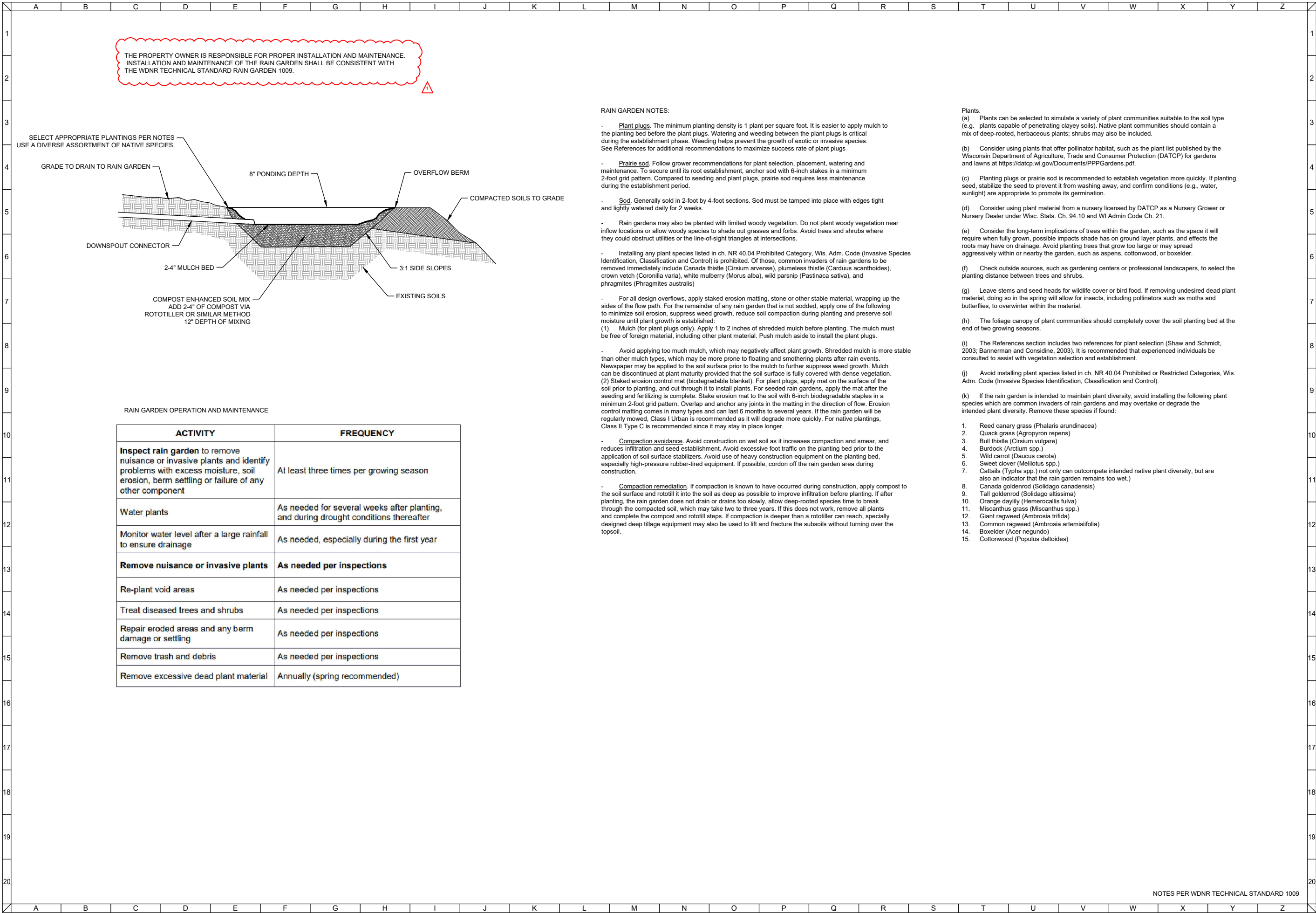
1200 LA SALLE STREET
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE
1	NOTE FOR TECH. STD.	6-6-2023

SCALE	1" = 10'
PROJECT NUMBER	22392
DATE	01/17/2023
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	RWC
DESIGNED BY	RWC

SHEET NUMBER

1 OF 2



CLIENT

1580 ORCHARD LANE SITE PLAN
CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

DETAILS

PRELIMINARY



CARDINAL
PLAN-SURVEY-ENGINEER
DESIGNING IN TRUE DIRECTIONS

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

NO.	REVISION DESCRIPTION	REV DATE
1	NOTE FOR TECH. STD.	6-6-2023

SCALE	
PROJECT NUMBER	22392
DATE	01/17/2023
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	RWC
DESIGNED BY	RWC

SHEET NUMBER

2 OF 2

RESOLUTION 2023-

ESTABLISHING PUBLIC PARTICIPATION PROCEDURES
FOR BOTH THE REGULAR AND UNIQUE CONSIDERATION OF
2023 AMENDMENTS TO THE CITY OF LAKE GENEVA COMPREHENSIVE PLAN

WHEREAS, the City of Lake Geneva on March 9, 2020 adopted the City of Lake Geneva Comprehensive Plan, under the authority of and procedures established by §66.1001(4), Wisconsin Statutes; and

WHEREAS, that 2020 Comprehensive Plan document advises both the regular Plan Commission review of the Comprehensive Plan, as well as the ability to respond to unique circumstances which arise in relation to the Comprehensive Plan which are distinct from the regular plan review process, and to enable the City's consideration of potential amendments where the Plan becomes irrelevant or contradictory to emerging policy or trends; and

WHEREAS, §66.1001(4)(a), Wisconsin Statutes, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of the Comprehensive Plan preparation or amendment process, and that such written procedures shall provide for wide distribution of draft plan materials, an opportunity for the public to submit written comments on the Plan materials, and a process for the governing body to respond to such comments; and

WHEREAS, the City of Lake Geneva believes that meaningful public involvement in processes designed to periodically consider and adopt amendments to its Comprehensive Plan is important to assure that the resulting Plan and adopted amendments meet the wishes and expectations of the public; and

WHEREAS, the attached "Public Participation Strategy and Procedures for Amendments to City of Lake Geneva Comprehensive Plan" includes procedures to foster public participation, ensure distribution of draft plan materials, provide opportunities for written comments on such materials, and provide mechanisms to respond to such comments.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Lake Geneva hereby recommends that the Common Council adopt a resolution to constitute official City approval of the attached "Public Participation Strategy and Procedures for Both the Regular and Unique Consideration of 2023 Amendments to City of Lake Geneva Comprehensive Plan" as required under §66.1001(4)(a), Wisconsin Statutes.

Approved this 19th day of June, 2023

Charlene Klein, Mayor

ATTEST:

Lana Kropf, City Clerk

PUBLIC PARTICIPATION STRATEGY AND PROCEDURES FOR BOTH THE REGULAR AND UNIQUE CONSIDERATION OF 2023 AMENDMENTS TO CITY OF LAKE GENEVA COMPREHENSIVE PLAN

Introduction

A key required component of Section 66.1001 of Wisconsin Statutes—the State’s comprehensive planning legislation—is actively involving community stakeholders as each local comprehensive plan is being developed, updated, or amended. Public participation helps to ensure that the resulting comprehensive plan accurately reflects the vision, goals, and values of citizens of the community.

Section 66.1001(4)(a) of Wisconsin Statutes requires the City of Lake Geneva to adopt, by resolution, written procedures designed to foster public participation at every stage in the preparation or subsequent amendment of its comprehensive plan. The written procedures must provide for wide distribution of the comprehensive plan, an opportunity for the public to submit written comments on the plan, and provisions for local response to such comments.

This document meets this statutory requirement. It serves as the procedures that will be used to consider and potentially adopt amendments to the City of Lake Geneva Comprehensive Plan under both a regular Plan review process, as well as in the instance of responding to a unique Plan amendment circumstance.

Major Goals of Public Participation Strategy

- Provide opportunities for people to participate in processes to consider and adopt amendments to the City’s comprehensive plan.
- Adopt plan amendments that reflect the ideas, desires, and objectives of most residents and property owners.
- Meet both the letter and spirit of Wisconsin’s comprehensive plan legislation.
- Use the City’s Plan Commission as a foundation for guiding the plan amendment process.
- Recognize that the goals expressed above must be balanced with the need to complete the comprehensive plan amendments within a reasonable timeframe.

Selected Public Participation Techniques

The City will, at a minimum, use the following techniques to obtain public input during the plan amendment process:

- Assure that all Plan Commission and City Council meetings to consider and adopt amendments are open to the public, and are noticed as required by state open meeting regulations.
- Provide an opportunity at each public meeting held on the plan amendments for public comment. Some meetings will be designed to encourage wide participation from the public. Other meetings are intended to be work sessions for the Plan Commission, City Council, or some combination. The public comment period will be provided at either the beginning or end of each public meeting, or at one or more other parts of the meeting at the discretion of the Plan Commission or City Council. This will allow the Commission or Council to concentrate on completing tasks without interruption, while still allowing the public an appropriate chance to observe and comment.
- Hold at least one formal public hearing on the proposed comprehensive plan amendments and the adopting ordinance prior to adoption. All members of the public will have an opportunity to

present testimony and offer comments at the public hearing. The public hearing will be noticed and held per the requirements of Wisconsin Statutes, Section 66.1001.

Opportunities for Comments/Responses on Draft Comprehensive Plan Amendments

The City will have available copies of draft plan amendment materials at City Hall during normal business hours, in addition to being posted on the City's website. The City will also provide copies of the draft and final plan amendments to adjacent and overlapping governments and non-metallic mineral interests as required by statute and to members of the participating public as requested. The City may charge for public copies an amount equal to the costs of time and materials to produce such copies.

Public comments will be solicited and responded to at every stage of the plan amendment process. Written comments on the comprehensive plan amendments may also be delivered, mailed, or emailed to the City Clerk. The City will respond to written comments via mail, email, telephone, meeting, and/or through consideration of appropriate changes to the comprehensive plan, or to the proposed amendments to the comprehensive plan.



To: City of Lake Geneva
From: Jackie Mich, AICP, and Sonja Kruesel, AICP, City Planners
Date: May 15, 2023
Re: Annual Comprehensive Plan Amendment Process

The City adopted the updated Comprehensive Plan on March 9, 2020. As a dynamic community facing a myriad of growth issues, the City receives requests for Plan amendments in the coming years, well before the next ten-year update in 2030. To provide a manageable, predictable, and cost effective process, the City has established a single plan amendment cycle every year.

Several Wisconsin communities use an annual plan review and amendment process cycle to ensure these evaluations and adjustments are handled in a predictable and efficient manner. The City Clerk will accept applications for Plan amendments from **May 16th through June 30th**. Applications will be reviewed by the Plan Commission at its July and August meetings. Applicants may adjust their applications to respond to Plan Commission concerns, and all revised applications must be finalized by **August 28, 2023**.

The procedures to adopt or amend a Comprehensive Plan are defined under Section 66.1001(4), Wisconsin Statutes. The City process needs to follow these requirements. The timeline on the following page presents a proposed five-month process to allow for plan amendment requests, consider amendments, and go through the adoption procedures in compliance with the State Statutes.

This approach features a combined meeting of the Plan Commission and Common Council.

During the meeting:

1. the Common Council holds a Public Hearing on the requested Plan amendments; and
2. the Plan Commission considers Plan amendment requests and public testimony, and then adopts a resolution making a specific recommendation on each of the requested Plan amendments to the Common Council.

At a subsequent meeting of the Common Council, the Council will consider the Plan Commission's recommendations, vote on motions for each requested Plan amendment, and finally, adopt an ordinance to officially adopt the Plan amendments per their individually voted motions.

This combined meeting approach allows for the Plan Commission and Council to hear the same public testimony, prior to the Plan Commission's recommendation, and the Council's actions.

City of Lake Geneva
2023 Annual Comprehensive Plan Amendment Process

Activity	May	June	July	August	Sept.	Oct.
City Announces the Opening of the Plan Amendment Process	May 16					
City Clerk Accepts Plan Amendment Applications	May 17 through June 30th					
Plan Commission Recommends Adoption of the Public Participation Plan		June 19				
Common Council Adopts Public Participation Plan		June 26				
Plan Commission Reviews Plan Amendment Applications			July 17	August 21		
Plan Commission Recommends Setting Public Hearing and Amendment Approvals by Council						
Council Sets Public Hearing date (applications frozen)				August 28		
City Clerk Distributes Requested Plan Amendments to Surrounding and Overlapping Jurisdictions				August 30		
Public Review Period (Newspaper published Thursday)					Aug. 31 – Oct. 9	
Committee of the Whole review of Amendment requests					September (date TBD)	
Joint Meeting: 1. Council Holds Public Hearing 2. Plan Commission Adopts Resolution Recommending Plan Amendments						October 9
Council Adopts Ordinance on Recommended Plan Amendments						October 23
City Clerk Distributes Amended Plan to Surrounding and Overlapping Jurisdictions						After Adoption

Lake Geneva Comprehensive Plan Implementation – 2023 Check-in

Comprehensive Plan Implementation Task	City Dept Lead	2023 Budget Estimate	Description	Status
Update Sign Ordinance to comply with federal law (<i>Reed v. Gilbert</i>)	B&Z	\$11,500	Code Amendment (2 drafts & 1 final), DRT Meetings, public open house, 3 approval meetings, meeting with Chamber of Commerce	Start in Summer
Adopt Subdivision Code Amendments to comply with latest laws	B&Z	\$1,800	Code Amendments (1 drafts & 1 final), DRT Meetings, 0 approval meetings (suggest combining approval meetings with other amendments)	Start in Fall
Adopt Official Map	B&Z, PW	\$5,000	Official Map (2 drafts & 1 final), DRT Meetings, 3 approval meetings	Start in Fall
Initiate Greenbelt Conversation (lay groundwork for potential intergovernmental agreement)	Mayor/ Admin.	\$4,000	Maps for discussion purposes (2 drafts), staff meetings, 4 intergovernmental meetings to identify mutual goals. Then, regroup internally to determine next steps and costs.	TBD – need to assign lead
Subtotal		\$22,300		

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: June 19, 2023

Agenda Item: 14

Description:

The Building and Zoning Department quarterly update.

1. New home permits issued as of 6/5/23 - 32
2. Total permits issued (remodeling, new construction, commercial) – 389
3. Short Term Rentals (1 week Airbnb type lodgings)
 - a. Actively registered and compliant – 53
 - b. In review of compliance with the program – 17
 - i. Total in the program – 70
4. Commercial Indoor Lodging properties registered (1 day or more permitted) 40