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

CITY OF LAKE GENEVA PLAN COMMISSION
MONDAY, JULY 17, 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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Access Code: 9746153

AGENDA

1. Meeting called to order by Charlene Klein.
2. Roll Call.
3. Approve Minutes of the April 17, 2023 & June 19, 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 Bronson Trebbi 4350 Glendale Milford Ave. Cincinnati OH (Anthony Silvestri), for a request of an application for Downtown Design Review for a proposed exterior building change request for 104 Broad St. - Tax Key No. ZOP00253
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 Conditional Use Permit (CUP) request for an In-vehicle Sales or Service land use for the property located at 567 Broad St.,applicant representative Jason Lohman for a proposed new construction of a 10,750 square foot building in the Central Business (CB) zoning district. Tax Key No. ZFI00001.

10. Review and Recommendation of a Conceptual Review (Step 2) of a Planned Development for Basso Builders, 405 Skyline Dr. Lake Geneva for a possible request to construct 8 duplex homes with a total of 16 units on Wells St. The current property is located within the Town of Bloomfield. Tax Key No. MA56400002.

11. Discuss request for an Amendment to the Comprehensive Plan from Wisconsin Power and Light Company to relocate the energy substation.

12. Consider a resolution to recommend adoption of a public participation plan for the annual Comprehensive Plan amendment process.

13. 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
MONDAY, APRIL 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.
The meeting was called to order by Mayor Klein at 6pm.

Roll Call
Present: Klein, Fesenmaier, Hoiland, Marquardt, Cary
Absent: Gibbs and Feuredi

Approve Minutes of the March 20, 2023 Plan Commission meeting as distributed
Motion by Hoiland to approve the minutes, second by Cary.
No discussion. Motion carried 5-0

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.
Diane Grenus - Secretary for Never Say Never Playland read a letter and voiced support for the Never Say Never Playland ground, relative to Item #7.

Joseph Vela - 325 Bowing Way, Lake Geneva - Voiced concerns relative to the quality of home at Symphony Bay, Item #7.

Stephanie Klett - 527 Center St, Lake Geneva - Support for Item #7.

Bill Meyerhofer - N2394 North Rd, Lake Geneva - Voiced concerns relative to Item #7.

Judy Deera - 414 Gallant Dr - Voiced concerns relative to the quality of home at Symphony Bay, Item #7.

Acknowledgment of Correspondence
There was none.

Downtown Design Review:

Application by Letitia Bennett d.b.a. Venture Investment Partners N3102 Grandview Dr. Lake Geneva for a request of an application for Downtown Design Review of an exterior sign request for 717 W. Main St. Tax Key No. ZOP00278
Administrator Walling - Request has been reviewed and meets ordinance requirements.

Motion by Mayor Klein to approve, second by Cary. No discussion. Motion carried.

Proposed Conceptual Plan for Symphony Bay Phase 8. Applicant Fairwyn SB, Inc. 875 Townline Rd. Suite 103 Lake Geneva the request for review of a step 1 of the Planned Development request for the proposed 70-acre development currently located in the Town of Bloomfield Tax Key No. MB500003
Rick Zirk presented the Symphony Bay Phase 8 application, project narrative, project slides and a list of zoning flexibilities included on pages 11-18 of the packet. Zirk addressed concerns raised by the public during Public Comment.
Fesenmaier - Clarifications

Public Hearing and Recommendation for a Conditional Use Permit request by Robin Kokodynski, 1591 Orchard Ln., to allow for the installation of exterior renovations which is located in the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZA455800001
Farris Hansen, representative, detailed the specifics of the project and answered commission member's questions. No public comment.

Motion by Mayor Klein to close the public hearing, second by Hoiland. Motion carried. 5-0
Motion by Hoiland to approve, second by Cary. Motion carried. 5-0

Public Hearing and Recommendation for a Conditional Use Permit request by Gregory Anagnos N1567 Clover Rd. Lake Geneva to allow the installation of an extension that would allow exterior food sales at 272 Broad St. Unit A for an Outdoor Commercial Entertainment land use, which is in the Central Business (CB) zoning district, Tax Key No. ZOP00244
Administrator Walling detailed the specifics of the project and answered the commission member's questions.

Motion by Mayor Klein to close the public hearing, second by Fesenmaier. No discussion. Motion carried. 5-0
Motion to approve by Hoiland, second by Fesenmaier. No discussion. Motion carried. 5-0

Public Hearing and Recommendation for a Conditional Use Permit request from Kurt Jennison N3382 County Rd. H to allow for an Indoor Commercial Entertainment land use (Pool Hall) in the Central Business (CB) zoning district at 772 W. Main St. Suite 01 Tax Key No. ZOP00321
Jennison detailed the specifics of the project and answered the commission member's questions.

Motion by Mayor Klein to close the public hearing, second by Cary. No discussion. Motion carried. 5-0
Motion to approve the limited Conditional Use Permit by Hoiland, second by Cary. No discussion. Motion carried. 5-0

Staff update items
Administrator Walling - Requesting input from commission members on items relating to Building & Zoning and Plan Commission review items. Explained some requests previously sent were not applicable to the Plan Commission and were forwarded to the appropriate committees.

Working on getting sign ordinances enacted for the City.

Adjournment
Motion by Hoiland to adjourn, second by Cary. Motion carried 5-0. The meeting adjourned at 7:51 p.m.

CITY OF LAKE GENEVA PLAN COMMISSION MINUTES
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

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, Cary, Feuredi
Absent: Gibbs

Approve Minutes of the May 17, 2023 Plan Commission meeting as distributed

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
Anthony Silvestri, 642 W Main St, Lake Geneva - Voiced support for Item # 6c.

Frank Guske, 192 E Main St, Lake Geneva - Voiced concerns relative to Item #13a.

Cynthia Ovalle, 820 Willaims St, Lake Geneva - Voiced support for Item #10.

Acknowledgment of Correspondence
There was no cooresponded.

Downtown Design Review:

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
Torhorst presented the application for an exterior sign, included on pages 4-6 of the packet.
Motion by Hoiland to approve, second by Yunker. No discussion. Motion carried. 6-0

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
Details of the application are on pages 7-9 of the packet.
Motion to approve by Hoiland, second by Cary. No discussion. Motion carried. 6-0

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
Silvestri presented the application and details of the request.
Motion to approve by Hoiland, second by Yunker. Motion carried. 6-0

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
Removed from the agenda.

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
Removed from the agenda.

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
Gary Tree, representative, presented the pickleball building application details and answered commission member's and city planner's questions.
Motion by Mayor Klein to close public hearing, second by Hoiland. No discussion. Motion carried. 6-0
Motion by Hoiland to approve, second by Yunker. No discussion. Motion carried. 6-0

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
Alfano detailed the specifics of the project and answered commission member's questions.
Attorney Rasmussen addressed the Staff Report on pages 113-116 in the packet and answered commission member's questions.
City Planner Mich addressed the Staff Report on pages 113-116 in the packet, outlined the issues at hand and answered commission member's questions.

Public Comment: Paul Stoeck, 922 Henry St - Voiced concern about delivery trucks for the establishment.

Motion by Mayor Klein to close public hearing, second by Hoiland. No discussion. Motion carried. 6-0
Motion by Hoiland to approve, second by Cary. Motion carried. 6-0

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
Sam Carden, contractor for 1580 Orchard Lane - Detailed the specifics of the project and answered commission member's questions.
Motion by Mayor Klein to close public hearing, second by Hoiland. No discussion. Motion carried. 6-0
Motion by Hoiland to approve, second by Yunker. No discussion. Motion carried. 6-0

Consider a resolution to recommend adoption of a public participation plan for the annual Comprehensive Plan amendment process
City Planner Mich provided an overview and answered commission member's questions.
Motion by Hoiland to approve, second by Yunker. No discussion. Motion carried. 6-0

Plan Commission Comprehensive Plan Item Update for 2023

Gateway Discussion for 2024 Budget
City Planner Mich provided an overview of the status report and answered commission member's questions.
Administrator Walling provides details, confirms the 2023 budget has been exhausted and answered commission member's questions.

Comprehensive Plan Schedule 2023

City Planner Mich provided an overview of the status report and answered commission member's questions.
Administrator Walling provides details, confirms the 2023 budget has been exhausted and answered commission member's questions.

Comprehensive Plan Implementation Update
City Planner Mich provided an overview of the status report and answered commission member's questions.
Administrator Walling provides details, confirms the 2023 budget has been exhausted and answered commission member's questions.

Building and Zoning Department Report
Administrator Walling presented the Building & Zoning Report - Page 159 in the packet.

Adjournment
Motion by Mayor Klein to adjourn, second by Hoiland. Motion carried 6-0. The meeting adjourned at 7:14 p.m

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: July 17, 2023

Agenda Item: 6a

Applicant:

Bronson Trebbi

(Anthony Silvestri)

4350 Glendale Milford Ave.

Cincinnati OH

Request:

104 Broad St.

Downtown Design Review exterior signage renovation in the Central Business (CB) zoning district

Tax Key No. ZOP00347C

Description:
The applicant is applying for Downtown Design Review to allow for exterior renovations to the building located at 104 broad St. in the Central Business (CB) zoning district, Tax Key No. ZOP00347C.

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 *reveiw* 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.:
104 Broad St. ZOP 00347C

Name & Address of Current Building Owner:
Bronson Trebbi – 4350 Glendale Milford Ave, Cincinati OH

Telephone Number of Current Building Owner: 5135352268
Email Address: Btrebbi@rdicorp.com
Owner Signature: Bronson Trebbi

Name & Address of Applicant:
Anthony Silvestri 1017 Geneva St #7, Lake Geneva, WI

Telephone Number of Applicant: 8474772952
Email Address: ANTHONY@MAGPIESLG.COM

Proposed Design Change:
Front of building needs deperate repair, Remove and rebuild to existing specs with metal studs and construction
We would like to add a Garage doo for the long front window
We would like to add some more flare to the building see picture, we will also bring some samples for the front to meeting

Zoning District: Downtown

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

Description of Project:
Removal of existing front facade, rebuild with steel studs, Install a garage door for the window, guests will not be able to sit right up on the window, there will be a bar and a rail there. Redo the front of the building to Have some more street appeal, would also like to add the sign "Geneva's classy place" on building, see picture

Date: 6/23/23 Signature of Applicant:

_____ _____ 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.

_____, as applicant/petitioner for

Project: _____

Project Address: _____

Parcel No. _____

Name: _____

Address: _____

_____

Cell Phone: (____) - _____- _____ Phone: (____) - _____- _____

Email: _____

Dated this _____ Day of _____, 20_____

_____

Printed Name of Applicant / Petitioner

_____

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

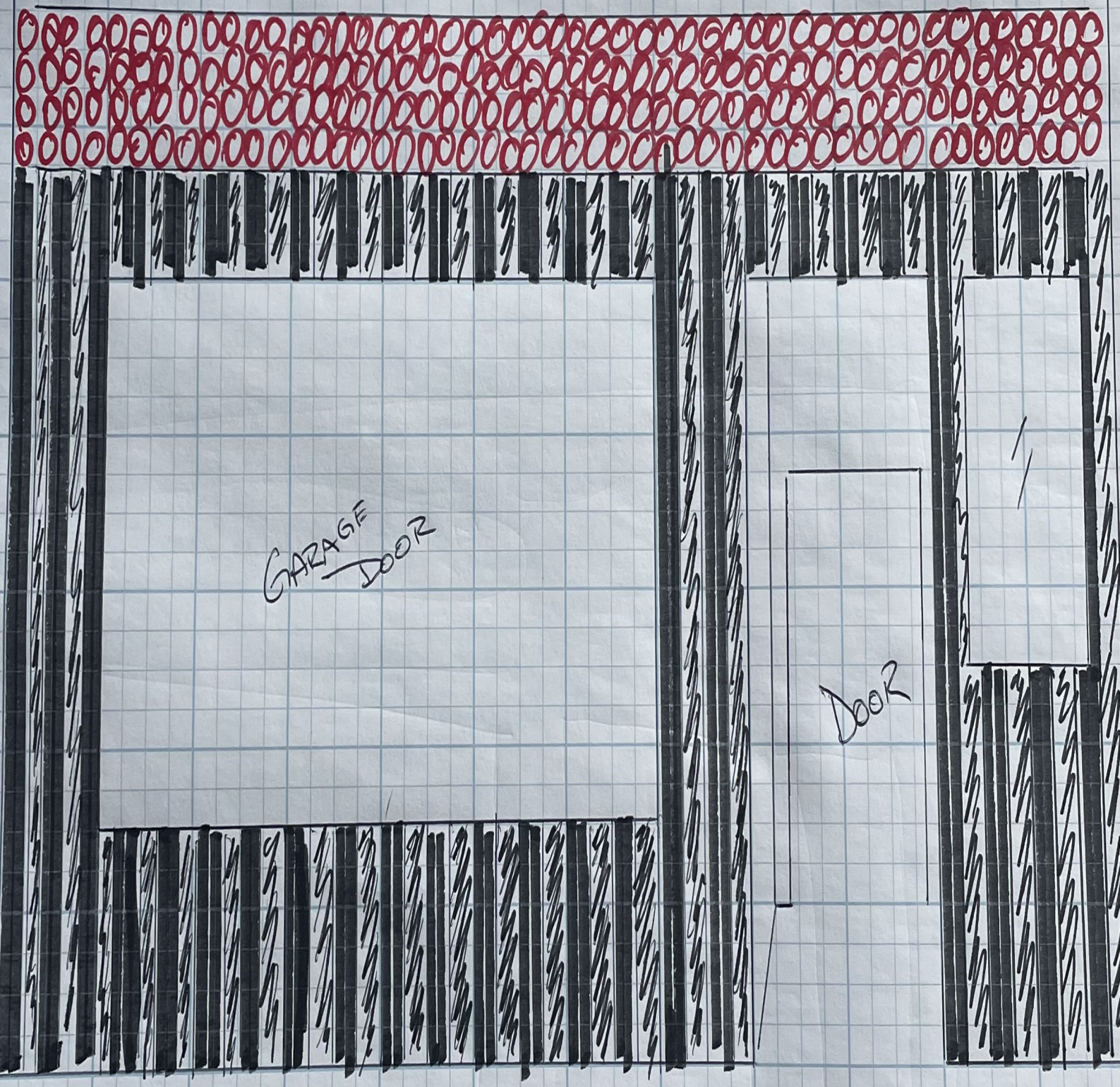
(2) Fees for Procedures Requested by the City of Lake Geneva: There shall be no fee in the case of applications filed in the public interest by the Common Council or the Plan Commission, other agency, or official of the City of Lake Geneva.

(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.

Fat Cat's
Geneva's Classy Joint

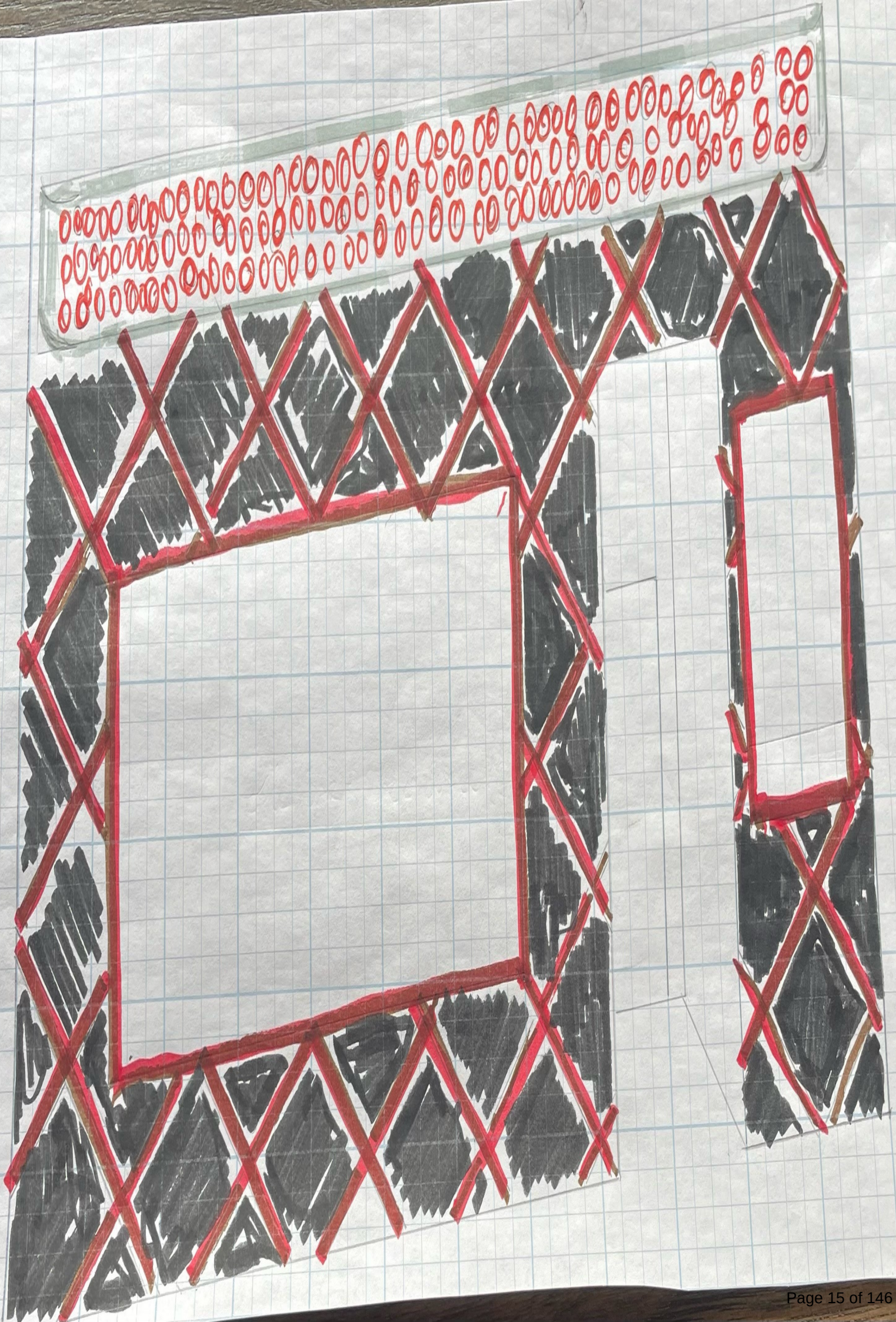
Geneva's Classy Joint



= BLACK BATTON (RAISED)

= BLACK BOARD (BASE OF EXTERIOR)

Fat Cat's
Geneva's Classy Joint



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

1224 South Pine Street
Burlington, WI 53105
T: 262.767.2747 • F: 262.767.2750

Memo to City of Lake Geneva

To: **Fred Walling, Zoning Administrator** **Date:** **July 9, 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**

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, sheet 1 of 3 last revised 06/19/2023 sheets 2-3, 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 site plan was updated to show the pipe discharge location from the existing 12-inch in the Lakeshore Drive Right-of-Way. Stormwater discharge from this outfall will not be altered with the proposed site plan. Additionally, it has been verified that the proposed biofiltration basin has been sized to detain approximately 3,800 SF of off-site drainage area from the Lakeshore Drive right of way.**
2. 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.
3. 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.
4. Construction details for the drainage pipe installation and catch basins are required on the plan set.
5. 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

6. 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.
7. Construction details for the drainage pipe installation and catch basins are required on the plan set.

General

8. 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.
9. 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.
10. 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.
11. 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.
12. 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 <u>location map</u> 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 <u>map of the subject property</u>** 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 <u>general written description</u>** 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 blueline or blackline 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,

EXHIBIT A

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

3

CITY OF LAKE GENEVA

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: [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
- *XXX.X = EXISTING GROUND ELEVATION
- —s— = PROPOSED SILT FENCE
- = TREE TO BE REMOVED
- XXX.X = PROPOSED FINISHED GRADE
- = 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

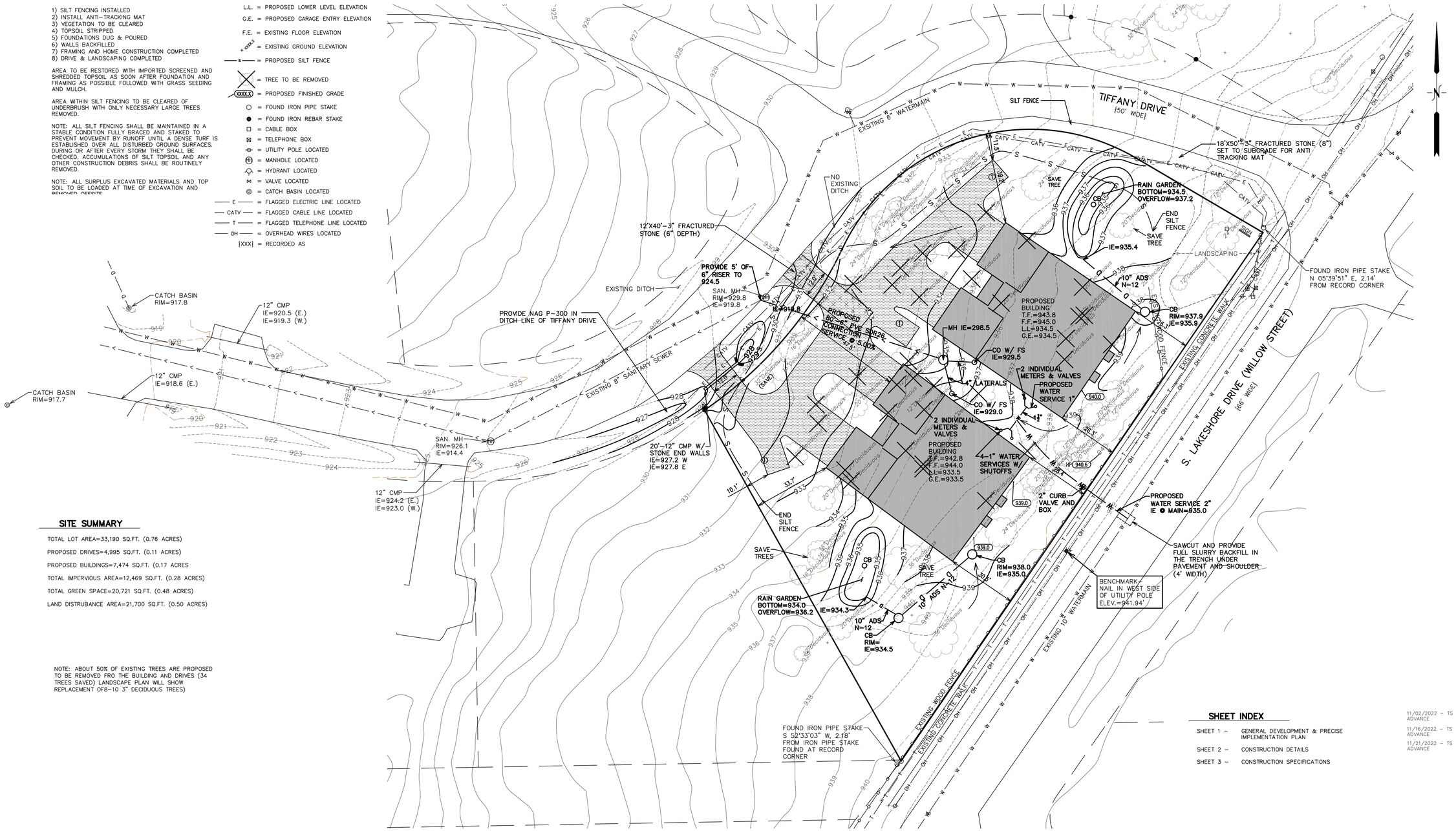
1) SILT FENCING INSTALLED
2) INSTALL ANTI-TRACKING MAT
3) VEGETATION TO BE CLEARED
4) TOPSOIL STRIPPED
5) FOUNDATIONS DUG & POURED
6) WALLS BACKFILLED
7) FRAMING AND HOME CONSTRUCTION COMPLETED
8) DRIVE & LANDSCAPING COMPLETED

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 REMOVED 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 DISTRUBANCE AREA=21,700 SQ.FT. (0.50 ACRES)

NOTE: ABOUT 50% OF EXISTING TREES ARE PROPOSED TO BE REMOVED FRO THE BUILDING AND DRIVES (34 TREES SAVED) LANDSCAPE PLAN WILL SHOW REPLACEMENT OF8-10 3" DECIDUOUS TREES)

SHEET INDEX

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

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.

20 10 0 20 40 60 80
MAP SCALE IN FEET – ORIGINAL 1"=20'

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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

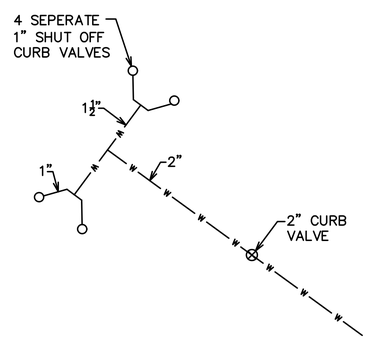
REVISIONS

- 12/13/2019 – LK ADD FIELD WORK
- 1/2/2020 – LK ADD NOTES
- 03/20/2020 – TS REVISE BUILDING
- 04/08/2020 – TS REVISE CONTOURS
- 08/15/2022 – TS ADVANCE
- 09/12/2022 – TS ADVANCE
- 10/31/2022 – TS ADVANCE
- 11/02/2022 – TS ADVANCE
- 11/16/2022 – TS ADVANCE
- 11/21/2022 – TS ADVANCE

PROJECT NO. 10118

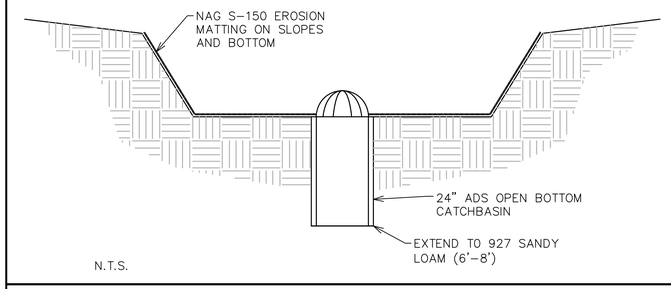
DATE 05/20/2019

SHEET NO. 1 OF 3



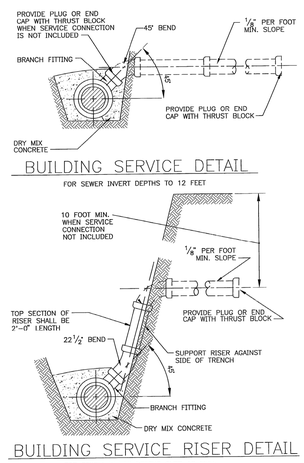
N.T.S.

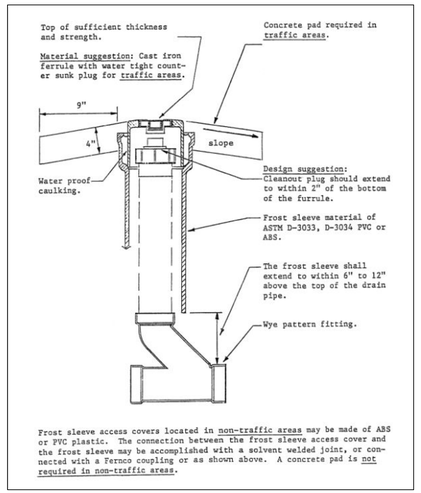
WATER SERVICE DETAIL

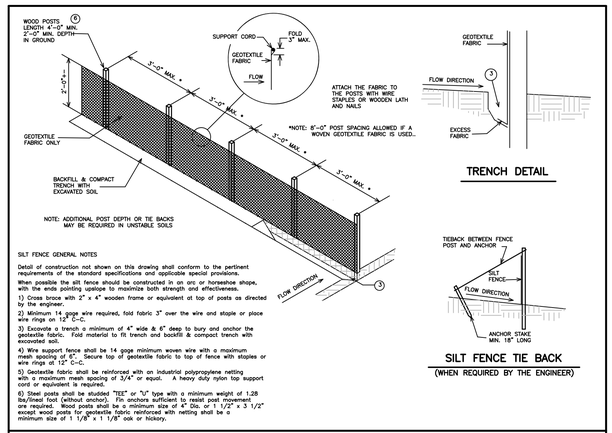


N.T.S.

RAIN GARDEN DETAIL







SILT FENCE GENERAL NOTES

Detail of construction not shown on this drawing shall conform to the pertinent requirements of the standard specifications and applicable special provisions.

When possible the silt fence should be constructed in an arc or horseshoe shape, with the ends pointing upslope to maximize both strength and effectiveness.

1) Cross brace with 2" x 4" wooden frame or equivalent at top of posts as directed by the engineer.

2) Minimum 14 gage wire required, fold fabric 3" over the wire and staple or place wire rings on 12" C-C.

3) Excavate a trench a minimum of 4" wide & 6" deep to bury and anchor the geotextile fabric. Fold material to fit trench and backfill & compact trench with excavated soil.

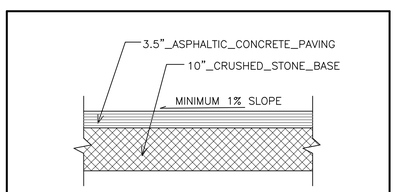
4) Wire support fence shall be 14 gage minimum woven wire with a maximum mesh spacing of 6". Secure top of geotextile fabric to top of fence with staples or wire rings at 12" C-C.

5) Geotextile fabric shall be reinforced with an industrial polypropylene netting with a maximum mesh spacing of 3/4" or equal. A heavy duty nylon tap support cord or equivalent is required.

6) Steel posts shall be studded "TEE" or "U" type with a minimum weight of 1.28 lbs/lineal foot (without anchor). Fin anchors sufficient to resist post movement are required. Wood posts shall be a minimum size of 4" Dia. or 1 1/2" x 3 1/2" except wood posts for geotextile fabric reinforced with netting shall be a minimum size of 1 1/8" x 1 1/8" oak or hickory.

N.T.S.

SILT FENCE (NON-REINFORCED) DETAIL



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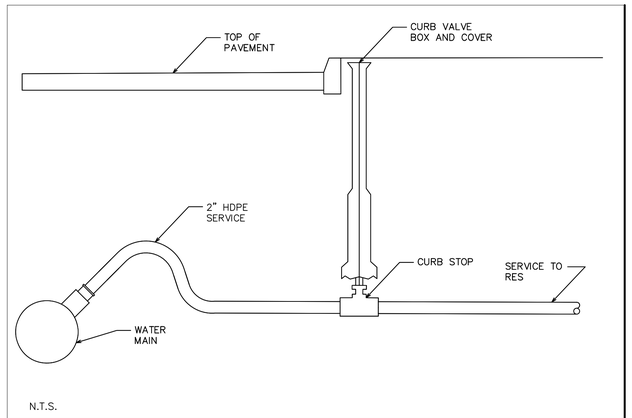
PAVEMENT SECTION



N.T.S.

TYPICAL WATER SERVICE

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

REVISIONS

- 04/29/2020 – TS ADVANCEMENT
- 05/06/2020 – TS ADD DETAILS
- 5/20/2020 – TS ADD EROSION CONTROL
- 10/31/2022 – TS ADVANCE
- 11/16/2022 – TS ADVANCE
- 11/21/2022 – TS ADVANCE
- 10/29/2019 – LB ADD SOIL BORINGS
- 12/16/2019 – LK ADD FIELD WORK
- 1/2/2020 – LK ADD NOTES
- 2/6/2020 – LK ADVANCEMENT
- 2/19/2020– TS ADD DETAILS
- 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

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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. I, "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

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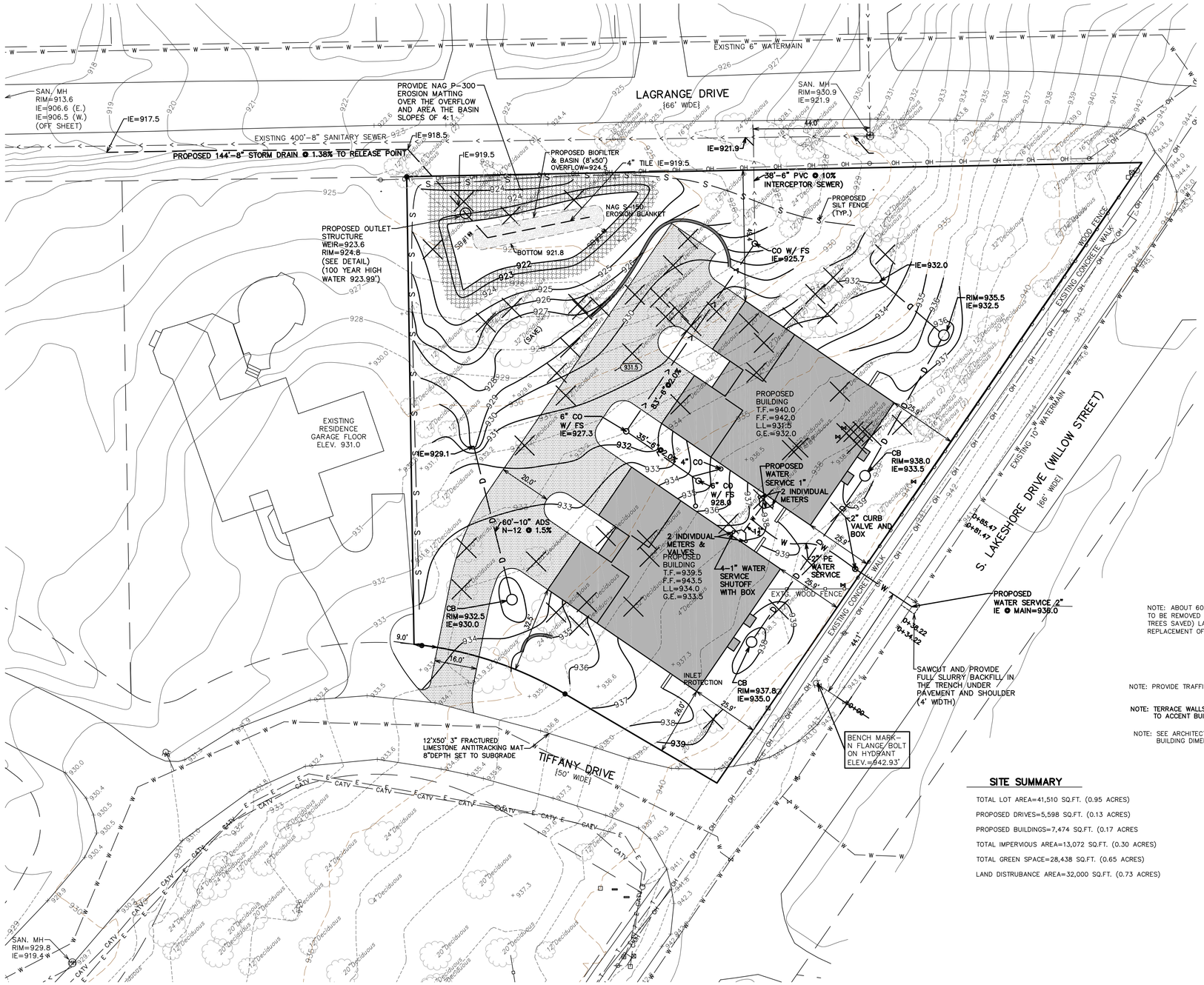
SITE, GRADING, DRAINAGE, & EROSION CONTROL PLAN
UNITS 28 THROUGH 31 OF SOMERSET CONDOMINIUM

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



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.

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 CONSTRUCTUED 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
- +XXX.X = EXISTING GROUND ELEVATION
- —S— = PROPOSED SILT FENCE
- = TREE TO BE REMOVED
- XXX.X = PROPOSED FINISHED GRADE
- = 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

NOTE: ABOUT 60% OF EXISTING TREES ARE PROPOSED TO BE REMOVED FRO 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

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)

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 DISTRUBANCE AREA=32,000 SQ.FT. (0.73 ACRES)

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

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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
- 1/2/2020 - LK ADD NOTES
- 09/12/2022 - TS ADVANCE
- 2/6/2020 - LK ADVANCEMENT
- 10/31/2022 -TS ADVANCE
- 2/19/2020 - TS ADD DETAILS
- 11/02/2022 - TS ADVANCE
- 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

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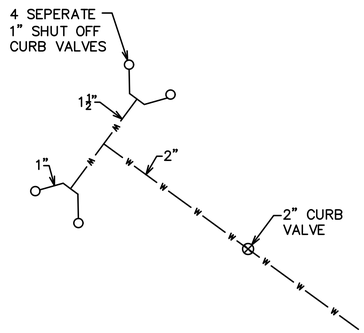
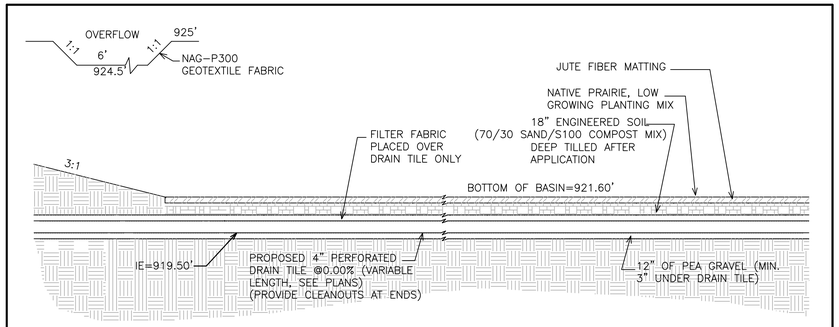
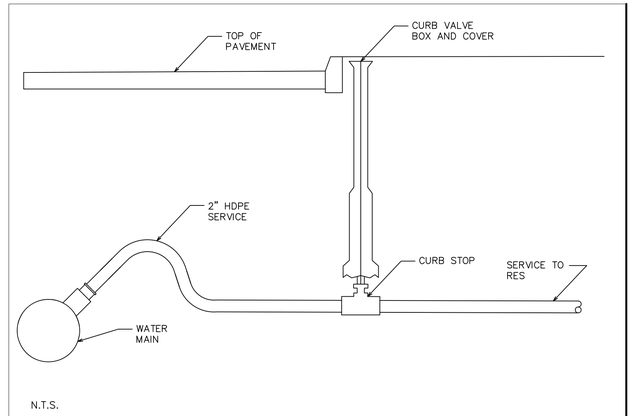


N.T.S.

WATER SERVICE DETAIL

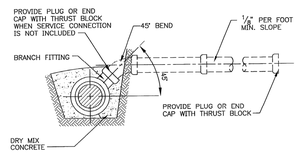


CROSS SECTION – BIOFILTRATION BASIN



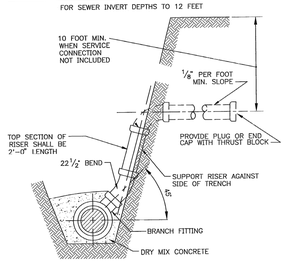
N.T.S.

TYPICAL WATER SERVICE



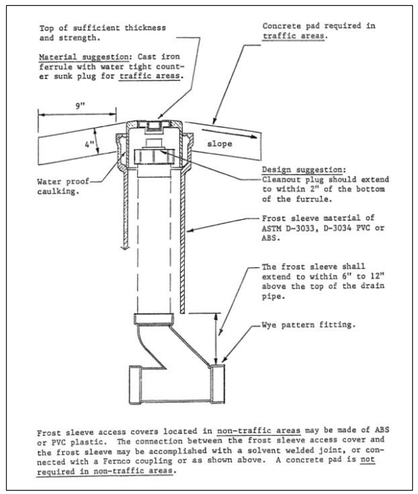
BUILDING SERVICE DETAIL

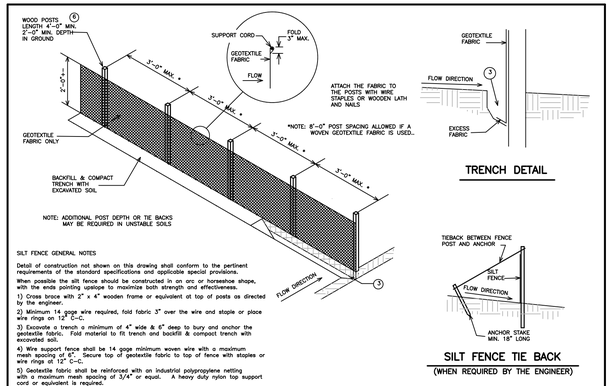
FOR SEWER INVERT DEPTHS TO 12 FEET



BUILDING SERVICE RISER DETAIL

FOR SEWER INVERT DEPTHS OVER 12 FEET





TRENCH DETAIL

SILT FENCE TIE BACK

(WHEN REQUIRED BY THE ENGINEER)

SILT FENCE GENERAL NOTES

Detail of construction not shown on this drawing shall conform to the pertinent requirements of the standard specifications and applicable special provisions.

When possible the silt fence should be constructed in an arc or horseshoe shape, with the ends pointing upslope to maximize both strength and effectiveness.

1) Cross brace with 2" x 4" wooden frame or equivalent at top of posts as directed by the engineer.

2) Minimum 14 gage wire required, fold fabric 3" over the wire and staple or place wire rings on 12" C-C.

3) Excavate a trench a minimum of 4" wide & 8" deep to bury and anchor the geotextile fabric. Fold material to fit trench and backfill & compact trench with excavated soil.

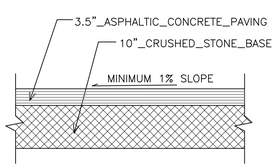
4) Wire support fence shall be 14 gage minimum woven wire with a maximum mesh spacing of 6". Secure top of geotextile fabric to top of fence with staples or wire rings at 12" C-C.

5) Geotextile fabric shall be reinforced with an industrial polypropylene netting with a maximum mesh spacing of 3/4" or equal. A heavy duty nylon tap support cord or equivalent is required.

6) Steel posts shall be studded "TEE" or "U" type with a minimum weight of 1.28 lbs/lineal foot (without anchor). Fin anchors sufficient to resist post movement are required. Wood posts shall be a minimum size of 4" Dia. or 1 1/2" x 3 1/2" except wood posts for geotextile fabric reinforced with netting shall be a minimum size of 1 1/8" x 1 1/8" oak or hickory.

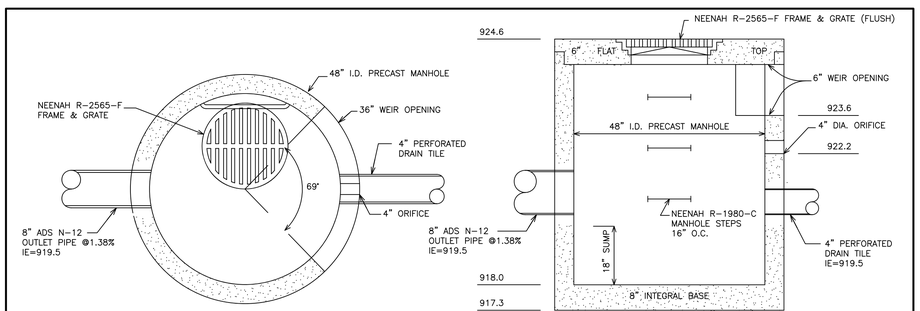
N.T.S.

SILT FENCE (NON-REINFORCED) DETAIL



N.T.S.

PAVEMENT SECTION



N.T.S.

DROP OUTLET STRUCTURE DETAIL

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
ELKHORN, WISCONSIN 53121
P.O. BOX 437
OFFICE: (262) 723-2098
FAX: (262) 723-5886

REVISIONS

- 04/29/2020 – TS ADVANCEMENT
- 05/06/2020 – TS ADD DETAILS
- 5/20/2020 – TS ADD EROSION CONTROL
- 10/31/2022 – TS ADVANCE
- 11/02/2022 – TS ADVANCE
- 11/16/2022 – TS ADVANCE
- 11/21/2022 – TS ADVANCE
- 10/29/2019 – LB ADD SOIL BORINGS
- 12/16/2019 – LK ADD FIELD WORK
- 1/2/2020 – LK ADD NOTES
- 2/6/2020 – LK ADVANCEMENT
- 2/19/2020– TS ADD DETAILS
- 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) 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.

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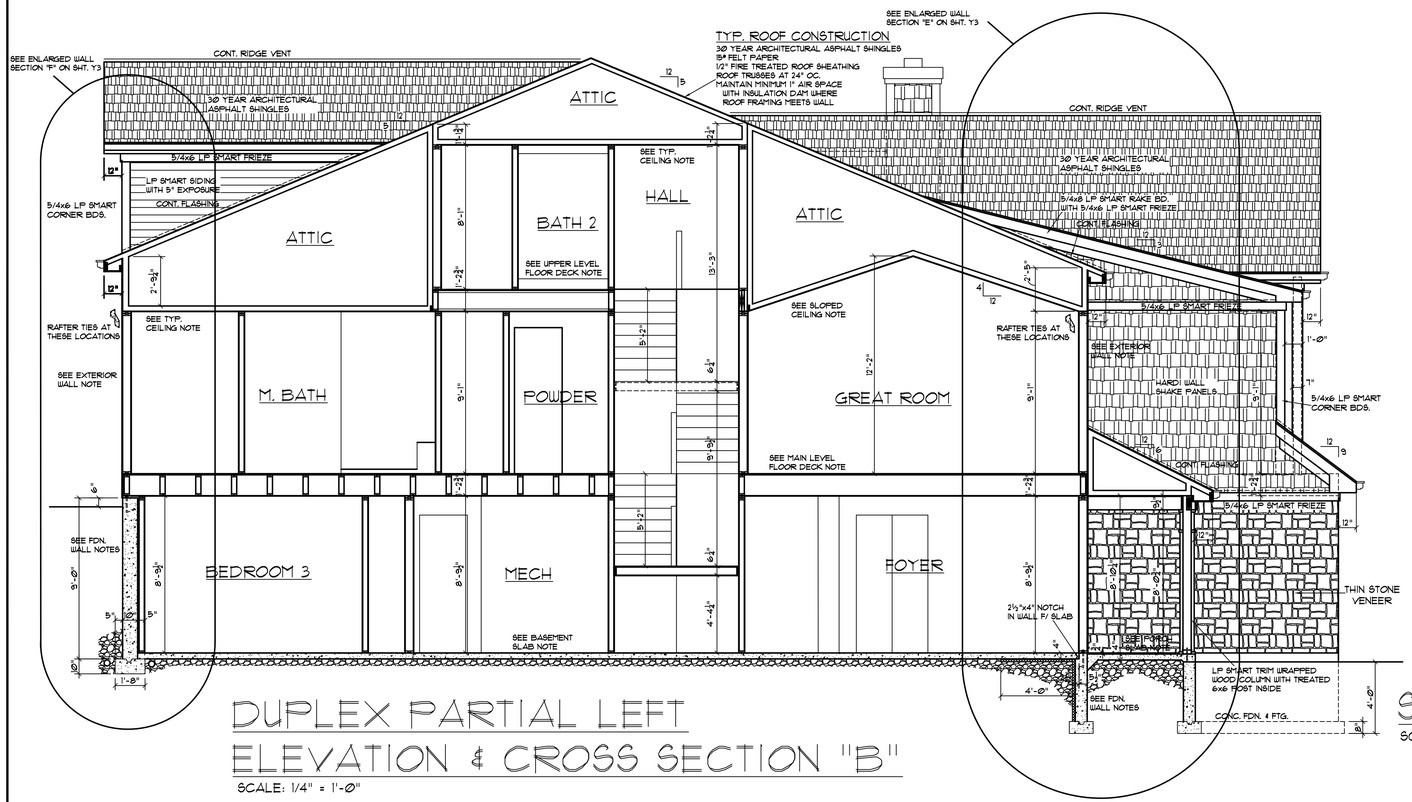
GENERAL DEVELOPMENT &
PRECISE IMPLEMENTATION PLAN
SPECIFICATIONS

- 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

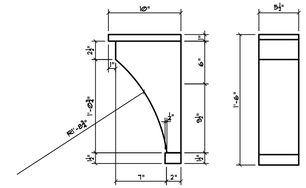
REVISIONS
10/31/2022
ADVANCE

PROJECT NO.
10119
DATE
05/07/2020
SHEET NO.
3 OF 3



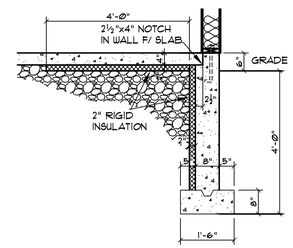
DUPLEX PARTIAL LEFT ELEVATION & CROSS SECTION "B"

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



BRACKET DETAILS

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



SLAB INSUL. DETAIL

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

RAILING / BALUSTERS

GRADE IS TO BE WITHIN A MAX. 18" BELOW TOP OF WALKING SURFACE. REFER TO SITE GRADING PLAN FOR ADDITIONAL INFORMATION

REFINISHED GUTTERS

4" OR 5" "OGEE" STYLE REFINISHED ALUMINUM ROLL FORMED SEAMLESS GUTTERS MOUNTED ON FASCIA BOARD. FINAL COLOR TO BE SELECTED BY OWNER

ROOF SHEATHING

ROOF SHEATHING: NOTED APA RATED SHEATHING OVER STRUCTURAL MEMBERS AT NOTED SPACING. PROVIDE PLYWOOD CLIPS AT 24" O.C. UNLESS TONGUE AND GROOVE DECKING OR BLOCKING @ PANEL EDGES IS USED.

ADDRESS NUMBERS NOTES:

THE ADDRESS NUMBERS ON THE HOUSE SHALL CONTRAST WITH THE BACKGROUND AND BE A MINIMUM 4" HIGH WITH A MINIMUM Ø.5".

DOWNSPOUT NOTES:

ALL ROOF DOWNSPOUTS SHALL DISCHARGE ON GRADE IN THE FRONT, REAR, OR CORNER SIDE YARD DIRECTION WITH A MAXIMUM EXTENSION OF 5' FROM THE STRUCTURE AND NO CLOSER THAN 5' FROM THE PROPERTY LINE.

GUTTER NOTE:

DOWNSPOUT LOCATIONS TO BE INSTALLED BY GUTTER CONTRACTOR, PER LOCAL CODES.

TRIM NOTE:

PRE-PRIME ALL CEDAR TRIM, ALL CUTS TO BE PRIMED & CAULKED BY CARPENTER.

GLAZING NOTE:

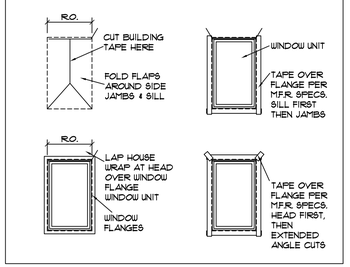
ALL GLAZING REQUIREMENTS TO FOLLOW IRC R-308 AND MANUFACTURES SPECIFICATIONS. WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH IRC SECTIONS R31221 AND R31222

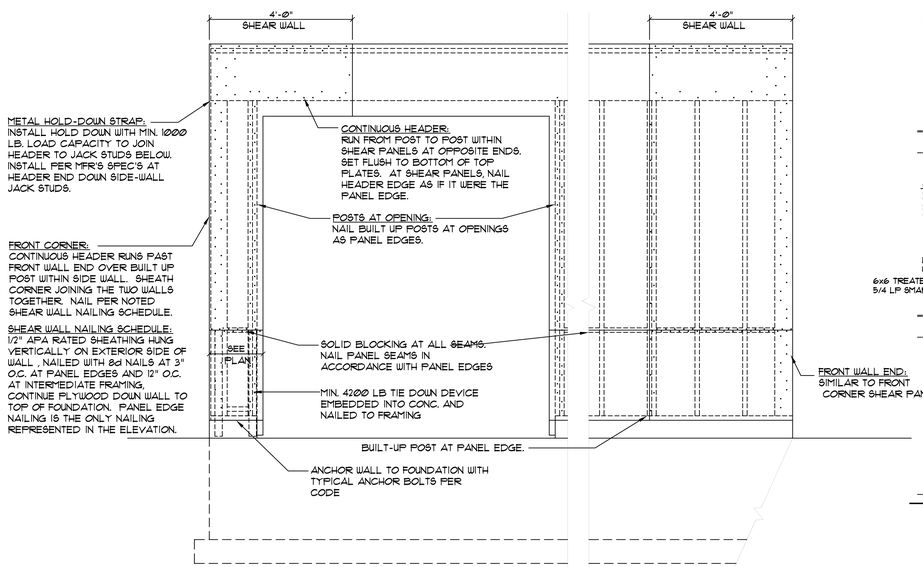
FLASHING NOTE:

PROVIDE FLASHING AT ALL TOP AND SIDES OF WINDOWS, DOORS, SILLS, AND ROOF VALLEYS.

FLASH ALL SILL COPINGS AT MASONRY VENEER OPENINGS

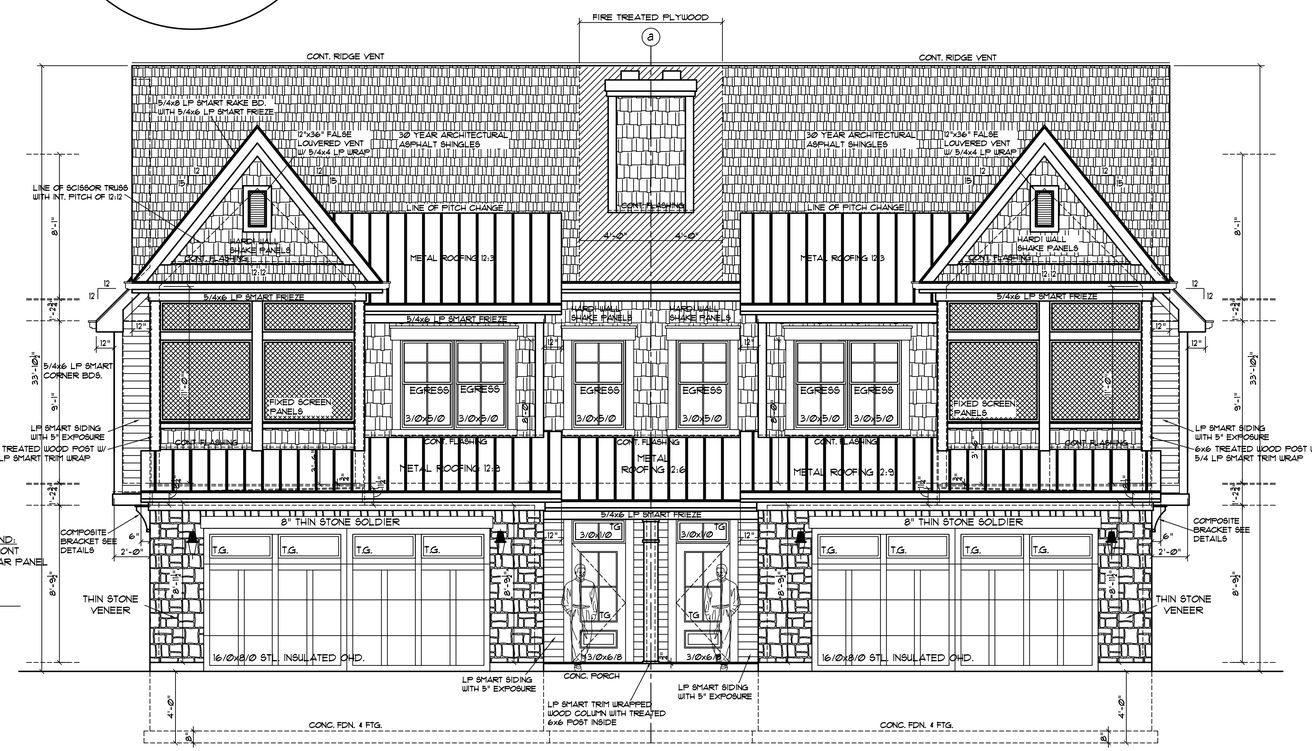
WINDOW FLASHING DETAILS





GARAGE SHEAR PANEL

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



DUPLEX FRONT ELEVATION

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

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MIDWEST DESIGN GROUP

DESIGNERS
HUNTLEY, IL. 60142
OFFICE: 224-800-3030
EMAIL: ADAM.MDG@GMAIL.COM
PROFESSIONAL DESIGN FIRM
LICENSE# 184-004261

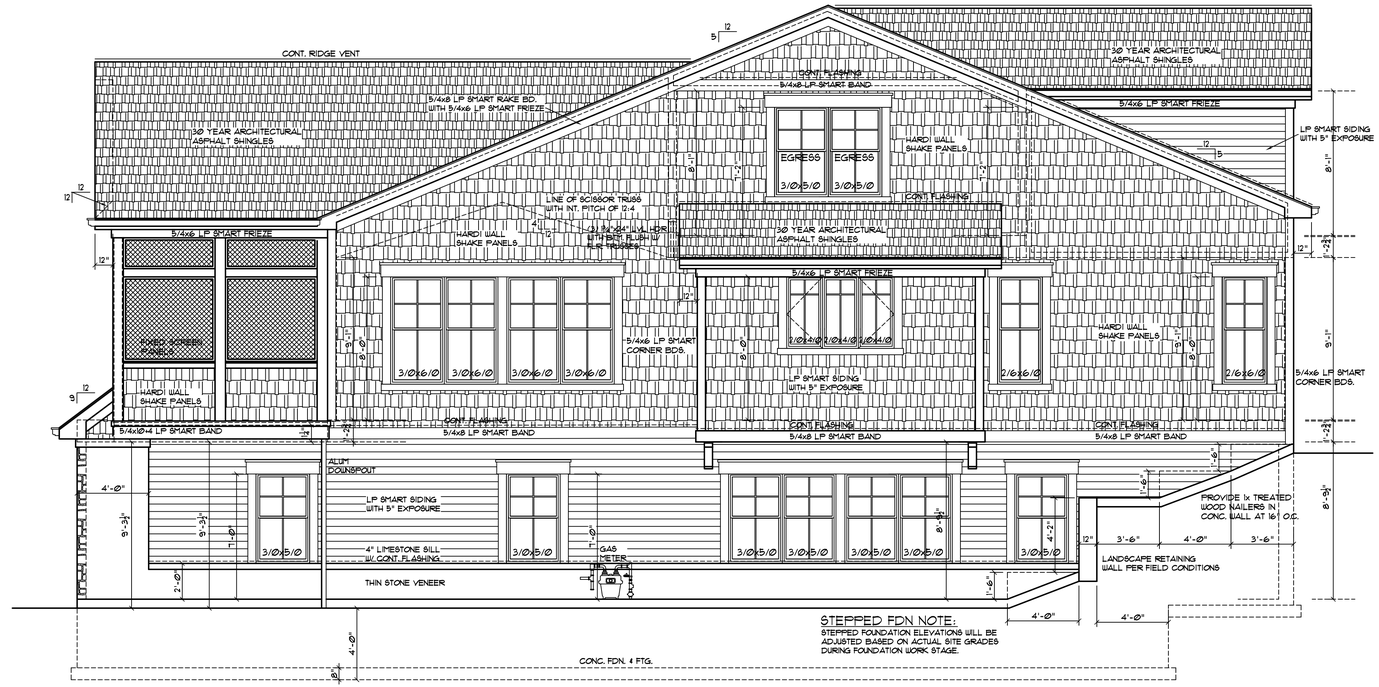
CANYON DEVELOPMENT GROUP
185 LAKESHORE DRIVE
CRYSTAL LAKE IL. 60014

DUPLEX BUILDING
SOMERSET SUBDIVISION
LAKE GENEVA WI.

DATE	REV#	DESCRIPTION OF REVISION
4-4-22	1	PRELITINARY PLANS FOR REVIEW
6-7-22	2	PROGRESS SET FOR REVIEW
6-30-22	3	FINAL PLANS FOR PERMIT

A5

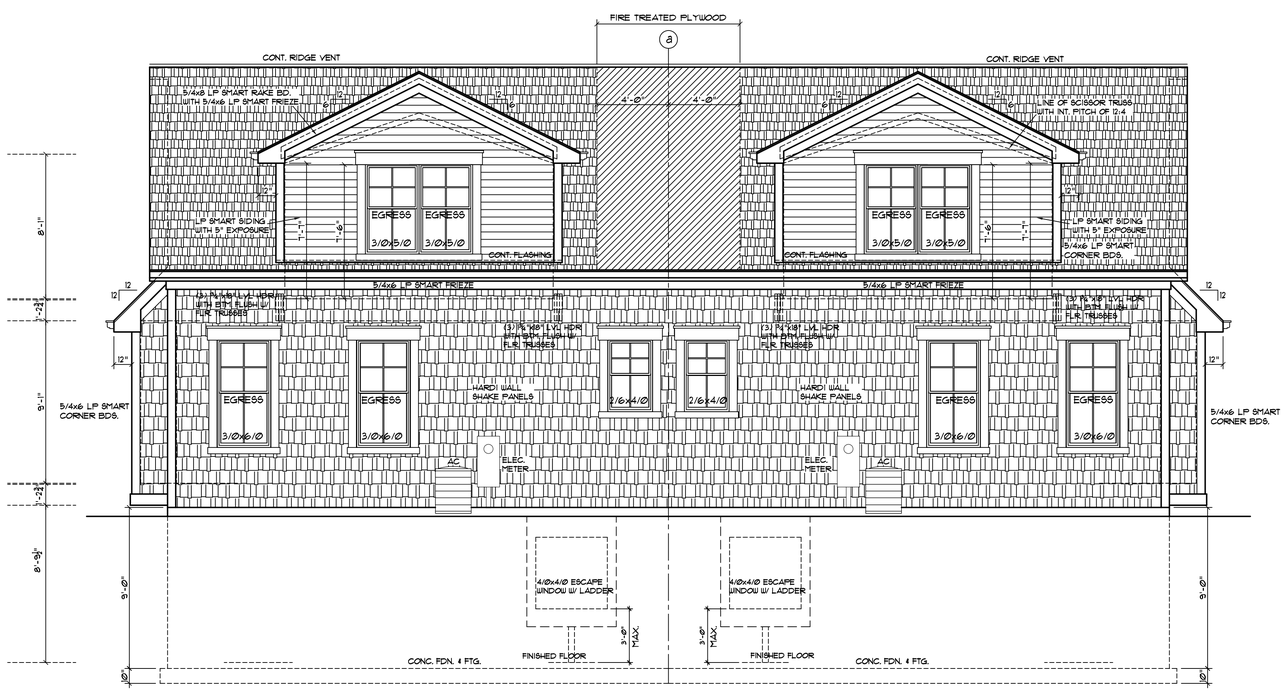
0-2022 DUPLEX.dwg



STEPPED FDN NOTE:
STEPPED FOUNDATION ELEVATIONS WILL BE ADJUSTED BASED ON ACTUAL SITE GRADES DURING FOUNDATION WORK STAGE.

DUPLEX RIGHT SIDE ELEVATION

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



DUPLEX REAR ELEVATION

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

MIDWEST DESIGN GROUP

DESIGNERS
HUNTLEY, IL. 60142
OFFICE: 224-800-3030
EMAIL: ADAM.MDG@GMAIL.COM
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A6

0-2022 DUPLEX.dwg

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TIFFANY DRIVE
TIFFANY DRIVE
S. LAKESHORE DR. (WILLOW STREET)
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
SCALE 1" = 40'
40'
N
Landscape Construction Corporation
Construction Maintenance Management
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 (3)
Alpine Currant (28)
Panicle Hydrangea (6)
Karl Forester Reed Grass (5)

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

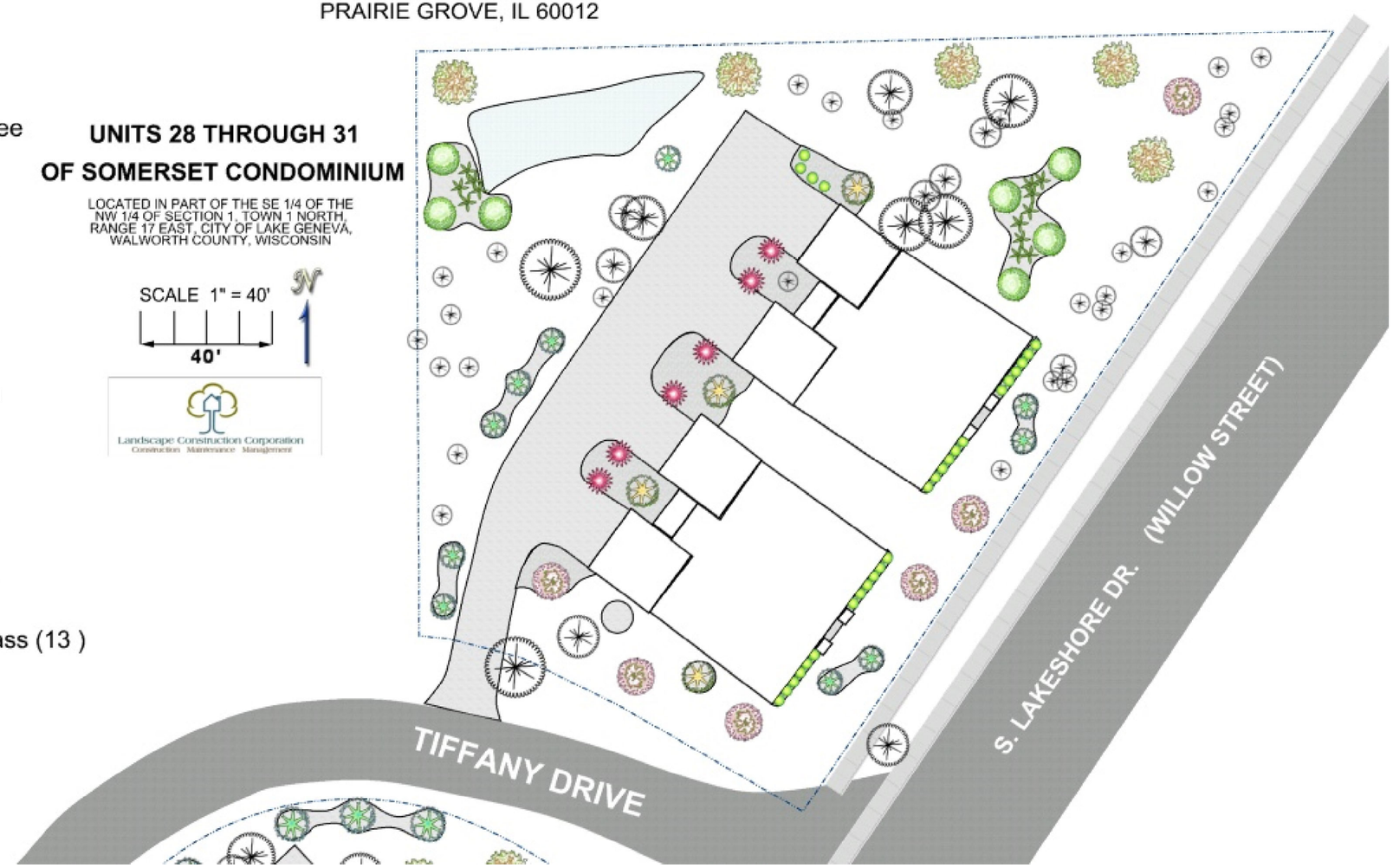
LOCATED IN PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

SCALE 1" = 40'

40'

N

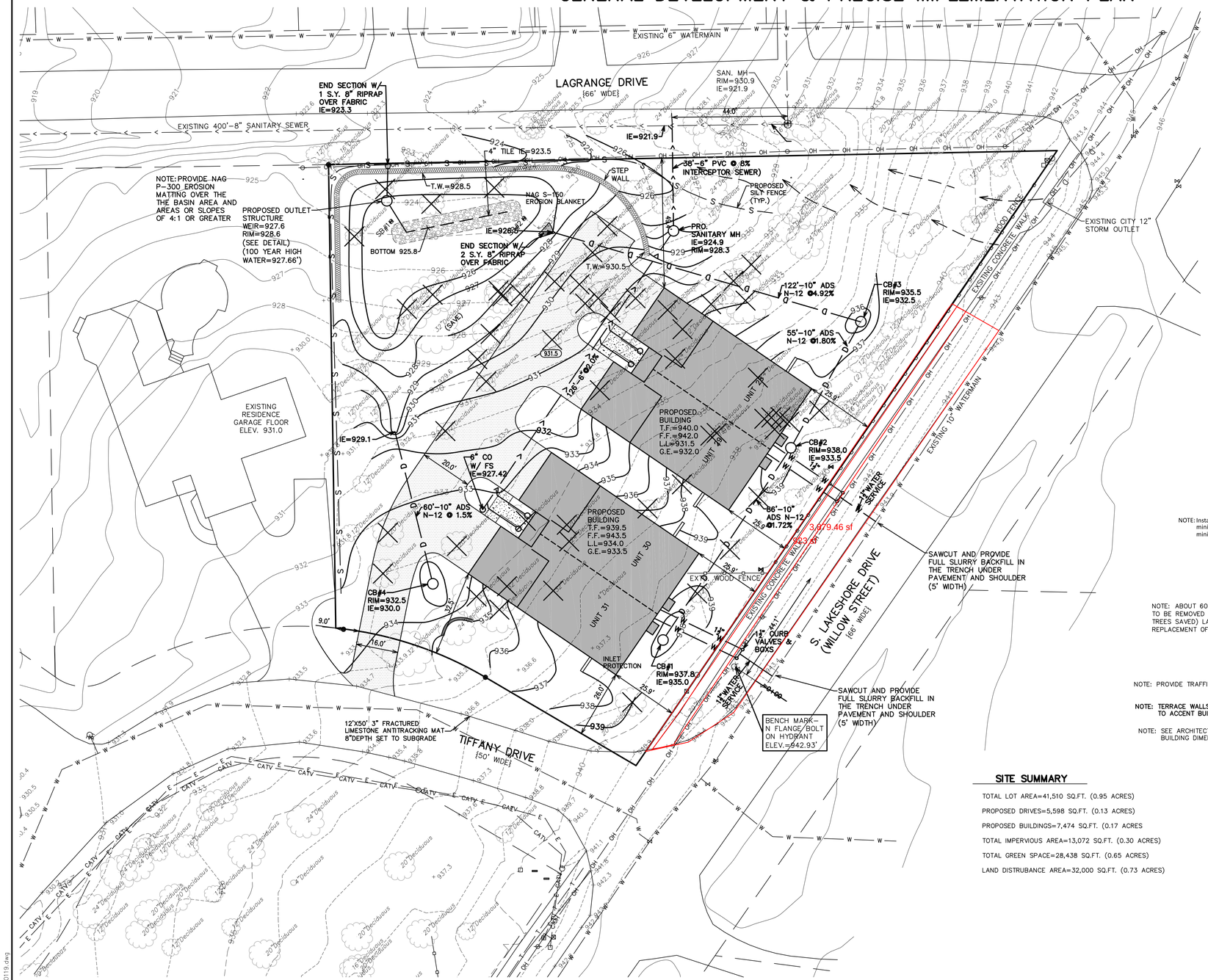
Landscape Construction Corporation
Construction Maintenance Management



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



NOTE: Install water service piping with 6-½ feet minimum cover except provide 5 feet minimum cover at ditches

NOTE: ABOUT 60% OF EXISTING TREES ARE PROPOSED TO BE REMOVED FRO 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.

20 10 0 20 40 60 80
MAP SCALE IN FEET – ORIGINAL 1"=20'

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 CONSTRUCTUED 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
+XXX.X	= EXISTING GROUND ELEVATION
— S —	= PROPOSED SILT FENCE
	= TREE TO BE REMOVED
XXX.X	= PROPOSED FINISHED GRADE
	= FOUND IRON PIPE STAKE
	= FOUND IRON REBAR STAKE
	= CABLE BOX
	= TELEPHONE BOX
	= UTILITY POLE LOCATED
MH	= 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)

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 DISTRUBANCE AREA=32,000 SQ.FT. (0.73 ACRES)

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 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

04/29/2020 – TS ADVANCEMENT
5/20/2020 – TS ADD EROSION CONTROL
12/16/2019 – LK ADD FIELD WORK
08/25/2022– TS
1/2/2020 – LK ADD NOTES
09/12/2022 – TS ADVANCE
2/6/2020 – LK ADVANCEMENT
10/31/2022 –TS ADVANCE
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
12/29/2022 – TS ADVANCE
3/13/2020 – TS ADD SEWER AND WATER LATERALS
01/12/2023– TS REVISE SERVICES
03/15/2023– TS ADVANCE
04/04/2023– TS ADVANCE
06/19/2023– TS ADVANCE

PROJECT NO. 10119

DATE 05/20/2019

SHEET NO. 1 OF 3

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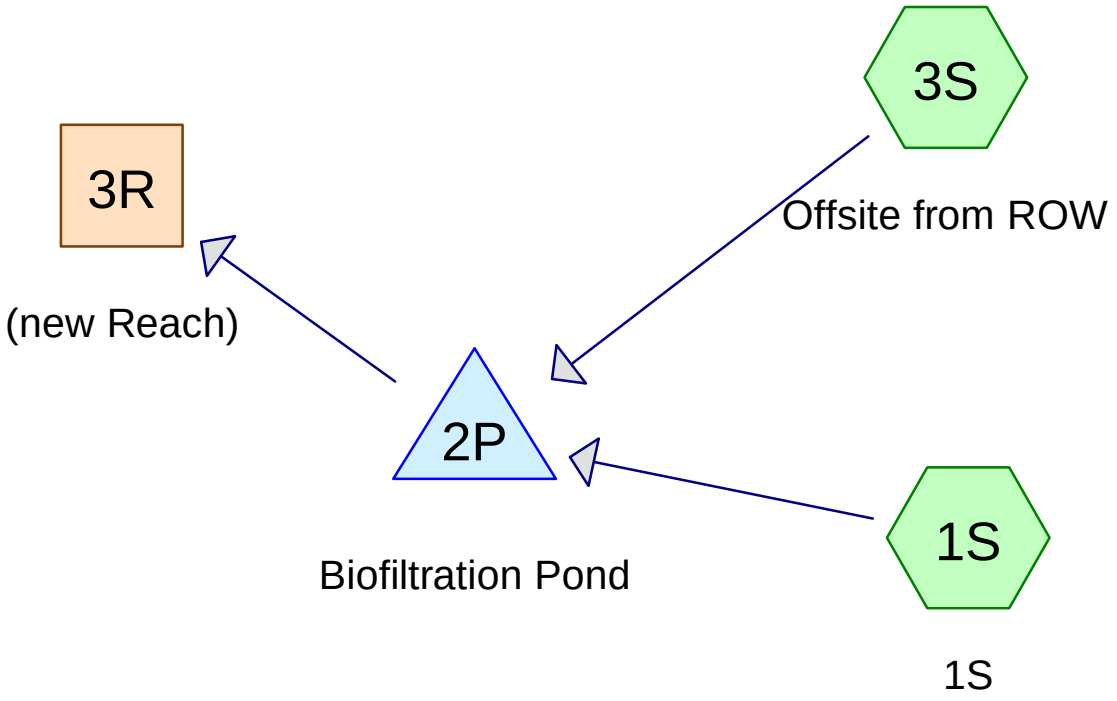
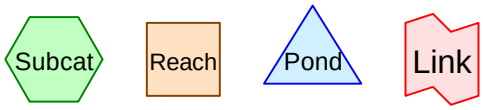




Routing Diagram for Kapur model check with offsite
Prepared by Kapur & Associates, Inc, Printed 7/9/2023
HydroCAD® 10.20-3c s/n 00963 © 2023 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-year 24-hour	MSE 24-hr	3	Default	24.00	1	2.46	2
2	2-year 24-hour	MSE 24-hr	3	Default	24.00	1	2.80	2
3	25-year 24-hour	MSE 24-hr	3	Default	24.00	1	4.80	2
4	100-year 24-hour	MSE 24-hr	3	Default	24.00	1	6.22	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.721	61	>75% Grass cover, Good, HSG B (1S, 3S)
0.129	98	Paved parking, HSG B (1S)
0.172	98	Roofs, HSG B (1S)
0.021	98	Sidewalk (3S)
1.042	**72**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
1.021	HSG B	1S, 3S
0.000	HSG C	
0.000	HSG D	
0.021	Other	3S
1.042		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.721	0.000	0.000	0.000	0.721	>75% Grass cover, Good	1S, 3S
0.000	0.129	0.000	0.000	0.000	0.129	Paved parking	1S
0.000	0.172	0.000	0.000	0.000	0.172	Roofs	1S
0.000	0.000	0.000	0.000	0.021	0.021	Sidewalk	3S
0.000	**1.021**	**0.000**	**0.000**	**0.021**	**1.042**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	2P	923.50	923.30	10.0	0.0200	0.013	0.0	8.0	0.0	
2	2P	923.50	923.50	144.0	0.0000	0.013	0.0	4.0	0.0	

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: 1S Runoff Area=41,510 sf 31.49% Impervious Runoff Depth>0.51"
Tc=10.0 min CN=73 Runoff=0.71 cfs 0.041 af

Subcatchment 3S: Offsite from ROW Runoff Area=3,879 sf 23.79% Impervious Runoff Depth>0.40"
Tc=10.0 min CN=70 Runoff=0.05 cfs 0.003 af

Reach 3R: (new Reach) Inflow=0.22 cfs 0.043 af
Outflow=0.22 cfs 0.043 af

Pond 2P: Biofiltration Pond Peak Elev=926.01' Storage=510 cf Inflow=0.76 cfs 0.044 af
Outflow=0.22 cfs 0.043 af

Total Runoff Area = 1.042 ac Runoff Volume = 0.044 af Average Runoff Depth = 0.50"
69.17% Pervious = 0.721 ac 30.83% Impervious = 0.321 ac

Summary for Subcatchment 1S: 1S

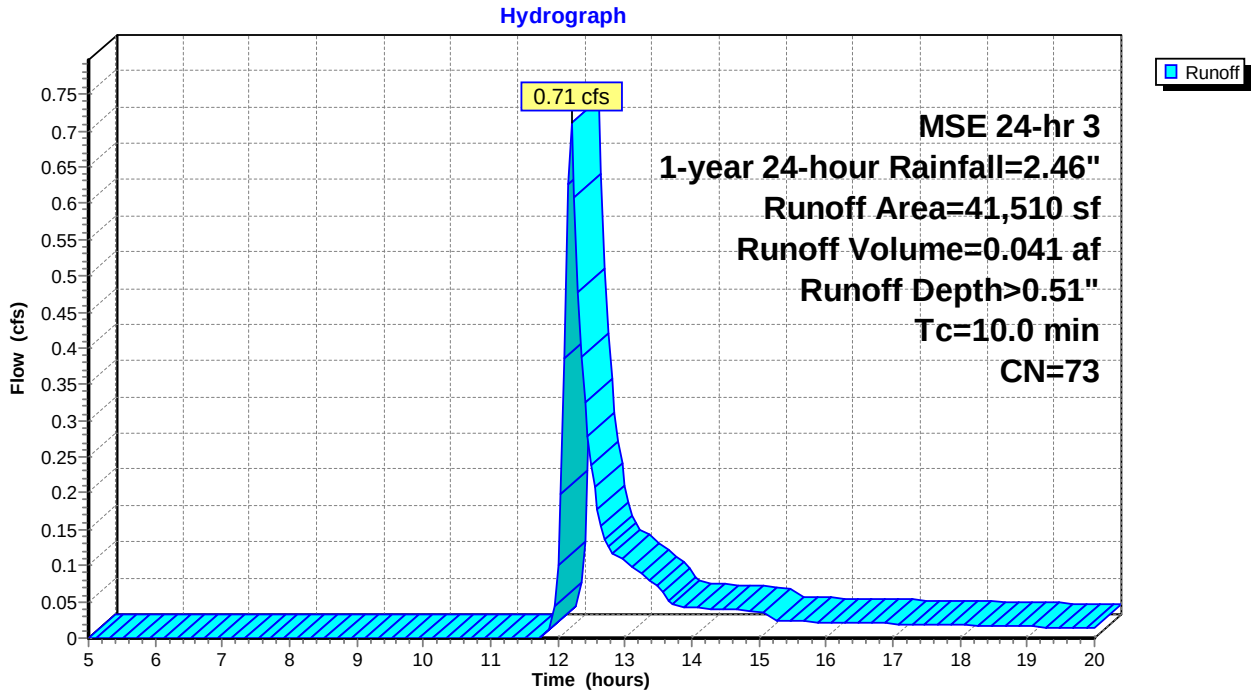
Runoff = 0.71 cfs @ 12.20 hrs, Volume= 0.041 af, Depth> 0.51"
Routed to Pond 2P : Biofiltration Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-year 24-hour Rainfall=2.46"

Area (sf)	CN	Description
7,474	98	Roofs, HSG B
5,598	98	Paved parking, HSG B
28,438	61	>75% Grass cover, Good, HSG B
41,510	73	Weighted Average
28,438		68.51% Pervious Area
13,072		31.49% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Direct Entry**

Subcatchment 1S: 1S



Summary for Subcatchment 3S: Offsite from ROW

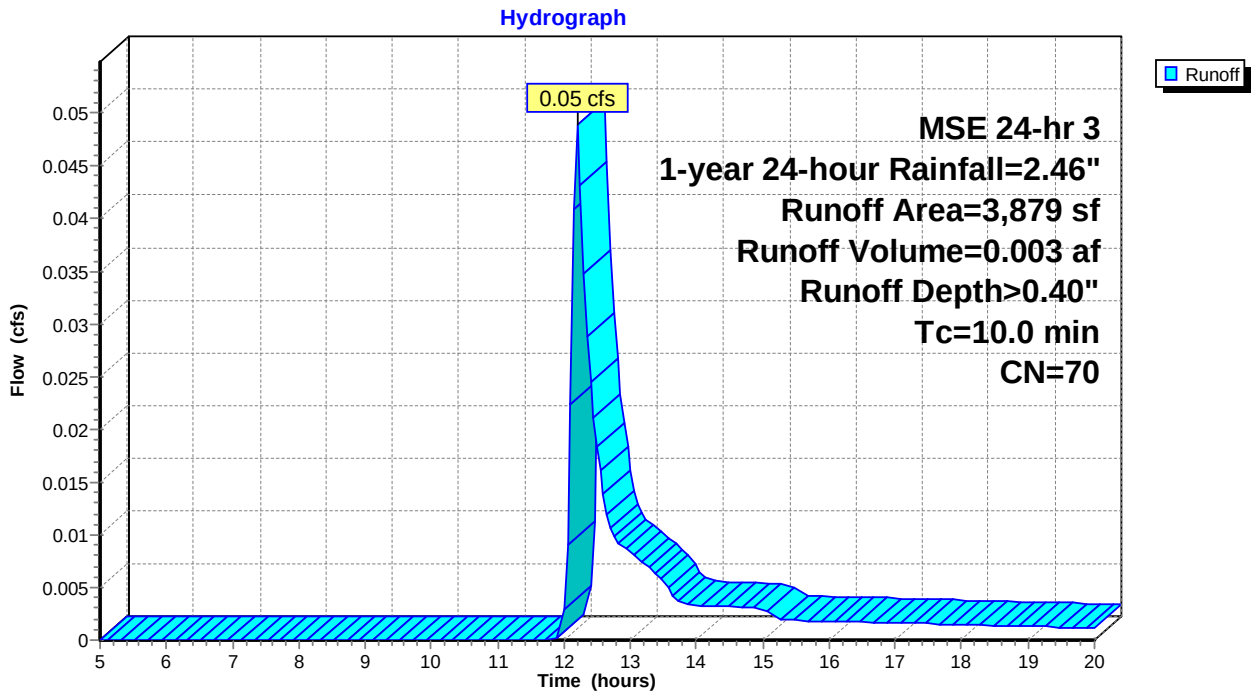
Runoff = 0.05 cfs @ 12.20 hrs, Volume= 0.003 af, Depth> 0.40"
Routed to Pond 2P : Biofiltration Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-year 24-hour Rainfall=2.46"

	Area (sf)	CN	Description
*	923	98	Sidewalk
	2,956	61	>75% Grass cover, Good, HSG B
	3,879	70	Weighted Average
	2,956		76.21% Pervious Area
	923		23.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 3S: Offsite from ROW



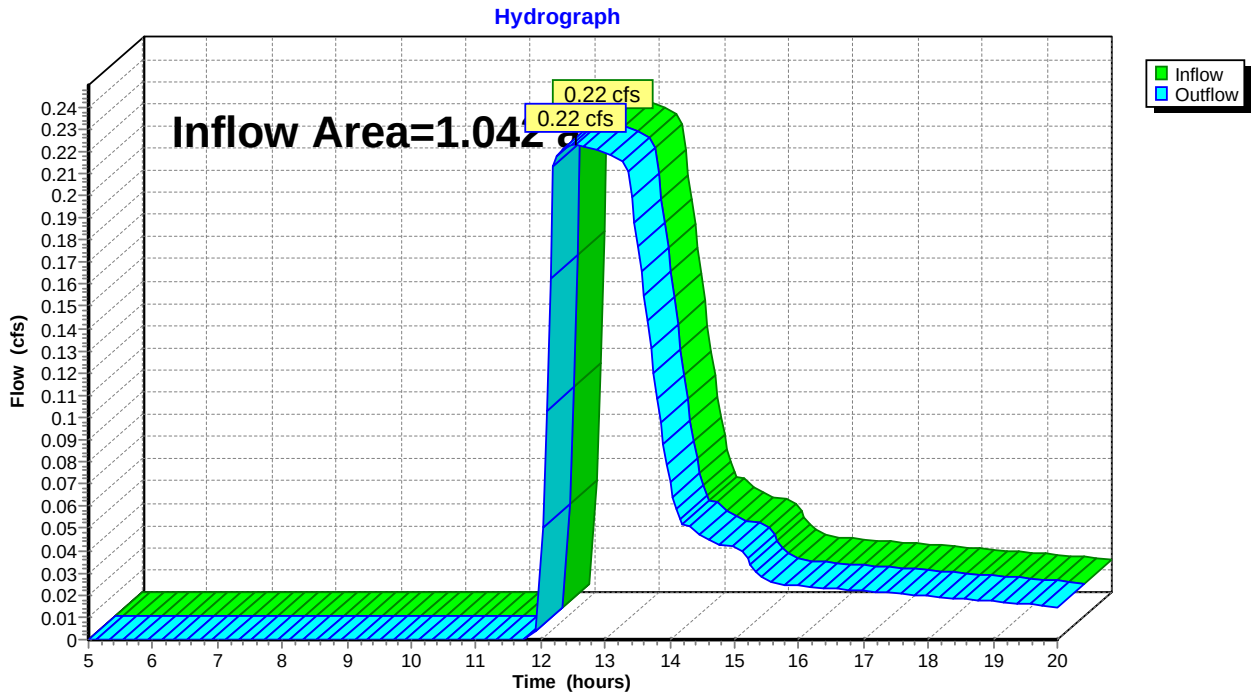
Summary for Reach 3R: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.042 ac, 30.83% Impervious, Inflow Depth > 0.50" for 1-year 24-hour event
Inflow = 0.22 cfs @ 12.55 hrs, Volume= 0.043 af
Outflow = 0.22 cfs @ 12.55 hrs, Volume= 0.043 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 3R: (new Reach)



Summary for Pond 2P: Biofiltration Pond

Inflow Area = 1.042 ac, 30.83% Impervious, Inflow Depth > 0.50" for 1-year 24-hour event
Inflow = 0.76 cfs @ 12.20 hrs, Volume= 0.044 af
Outflow = 0.22 cfs @ 12.55 hrs, Volume= 0.043 af, Atten= 71%, Lag= 21.3 min
Primary = 0.22 cfs @ 12.55 hrs, Volume= 0.043 af
Routed to Reach 3R : (new Reach)

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 926.01' @ 12.55 hrs Surf.Area= 2,153 sf Storage= 510 cf

Plug-Flow detention time= 23.8 min calculated for 0.043 af (99% of inflow)
Center-of-Mass det. time= 19.6 min (838.0 - 818.4)

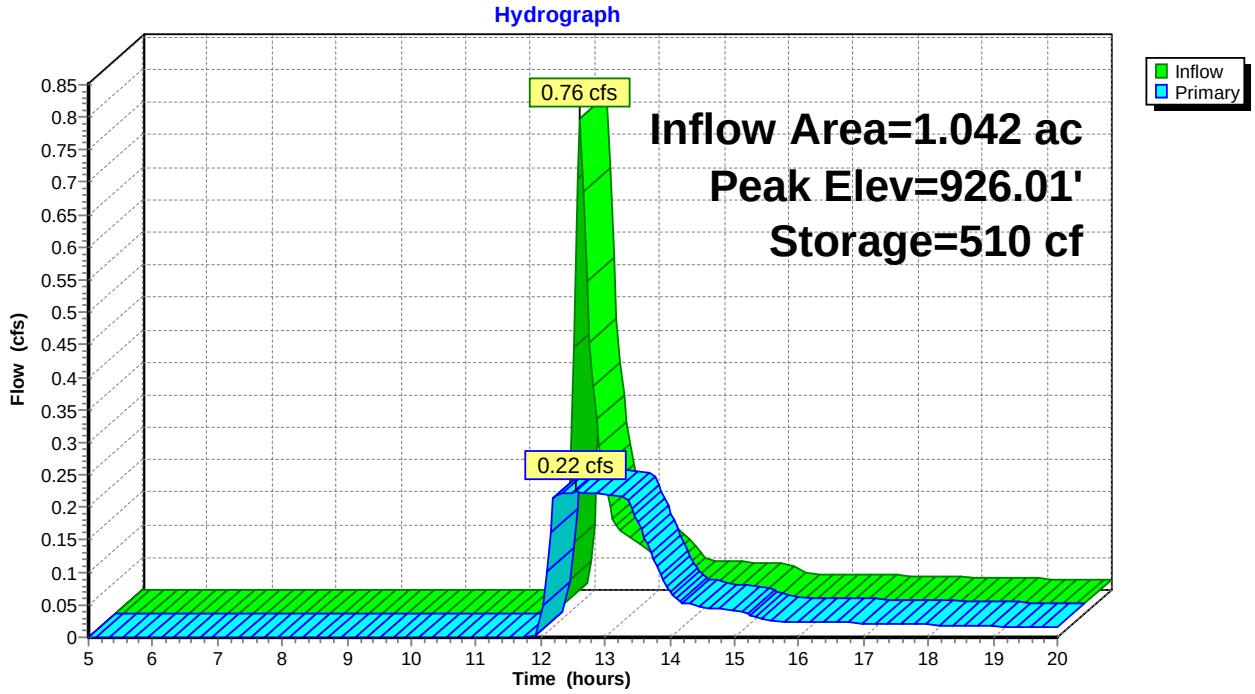
Volume	Invert	Avail.Storage	Storage Description
#1	923.50'	7,446 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
923.50	392	0.0	0	0
925.80	392	27.0	243	243
926.00	2,145	100.0	254	497
927.00	3,433	100.0	2,789	3,286
928.00	4,886	100.0	4,160	7,446

Device	Routing	Invert	Outlet Devices
#1	Primary	923.50'	**8.0" Round Culvert** L= 10.0' Ke= 0.500 Inlet / Outlet Invert= 923.50' / 923.30' S= 0.0200 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf
#2	Device 1	927.60'	**3.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height
#3	Primary	927.99'	**10.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32
#4	Device 1	923.50'	**4.0" Round Culvert** L= 144.0' Ke= 0.900 Inlet / Outlet Invert= 923.50' / 923.50' S= 0.0000 '/' Cc= 0.900 n= 0.013, Flow Area= 0.09 sf

Primary OutFlow Max=0.22 cfs @ 12.55 hrs HW=926.01' (Free Discharge)
- **1=Culvert** (Passes 0.22 cfs of 2.48 cfs potential flow)
  - **2=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)
  - **4=Culvert** (Barrel Controls 0.22 cfs @ 2.55 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 2P: Biofiltration Pond



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: 1S Runoff Area=41,510 sf 31.49% Impervious Runoff Depth>0.69"
Tc=10.0 min CN=73 Runoff=1.00 cfs 0.055 af

Subcatchment 3S: Offsite from ROW Runoff Area=3,879 sf 23.79% Impervious Runoff Depth>0.57"
Tc=10.0 min CN=70 Runoff=0.07 cfs 0.004 af

Reach 3R: (new Reach) Inflow=0.23 cfs 0.059 af
Outflow=0.23 cfs 0.059 af

Pond 2P: Biofiltration Pond Peak Elev=926.16' Storage=859 cf Inflow=1.08 cfs 0.059 af
Outflow=0.23 cfs 0.059 af

Total Runoff Area = 1.042 ac Runoff Volume = 0.059 af Average Runoff Depth = 0.68"
69.17% Pervious = 0.721 ac 30.83% Impervious = 0.321 ac

Summary for Subcatchment 1S: 1S

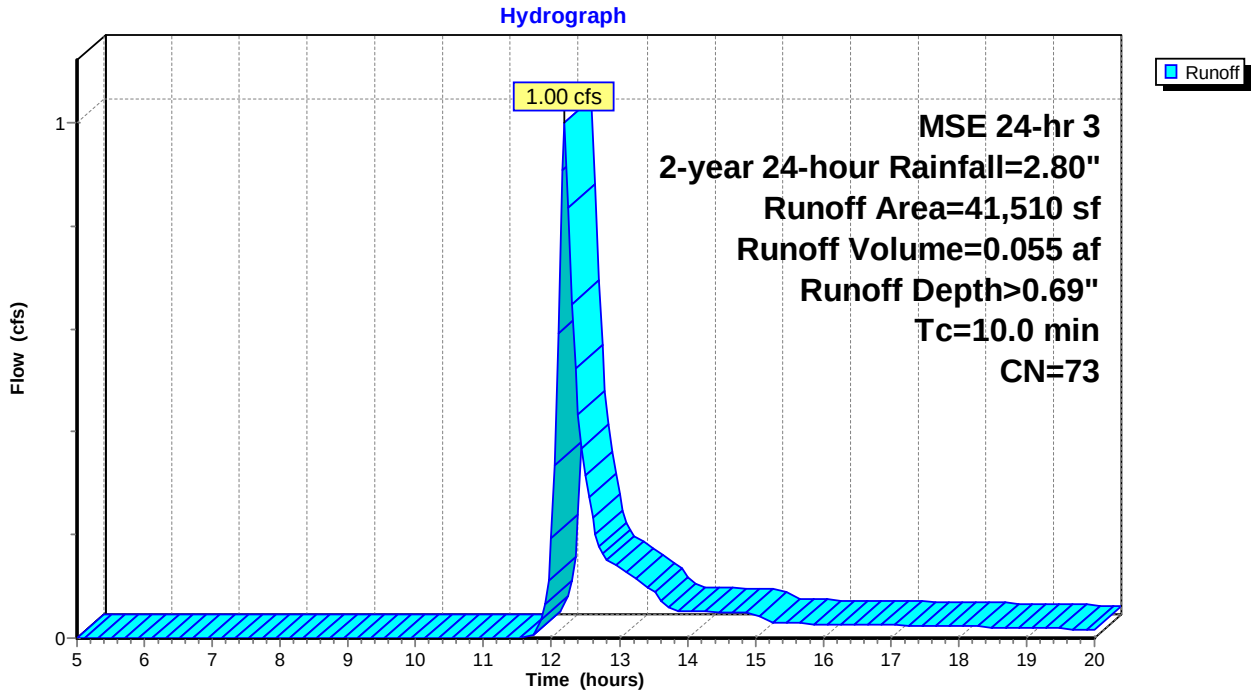
Runoff = 1.00 cfs @ 12.19 hrs, Volume= 0.055 af, Depth> 0.69"
Routed to Pond 2P : Biofiltration Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-year 24-hour Rainfall=2.80"

Area (sf)	CN	Description
7,474	98	Roofs, HSG B
5,598	98	Paved parking, HSG B
28,438	61	>75% Grass cover, Good, HSG B
41,510	73	Weighted Average
28,438		68.51% Pervious Area
13,072		31.49% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Direct Entry**

Subcatchment 1S: 1S



Summary for Subcatchment 3S: Offsite from ROW

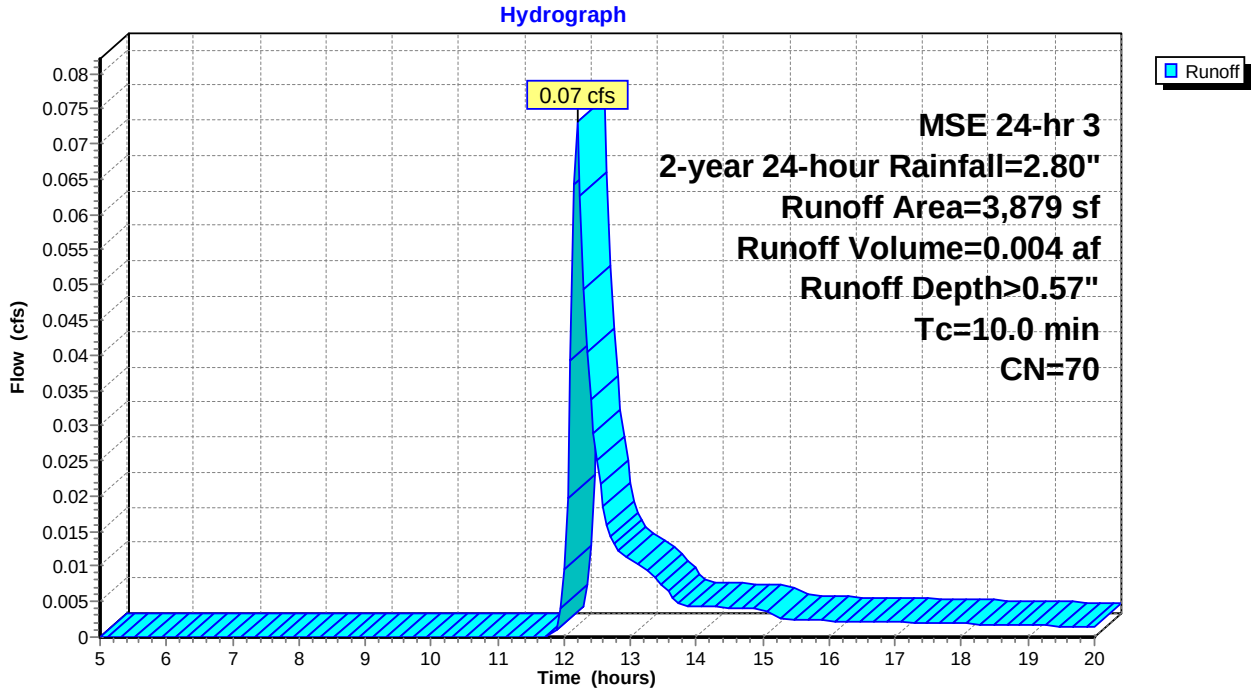
Runoff = 0.07 cfs @ 12.20 hrs, Volume= 0.004 af, Depth> 0.57"
Routed to Pond 2P : Biofiltration Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-year 24-hour Rainfall=2.80"

	Area (sf)	CN	Description
*	923	98	Sidewalk
	2,956	61	>75% Grass cover, Good, HSG B
	3,879	70	Weighted Average
	2,956		76.21% Pervious Area
	923		23.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 3S: Offsite from ROW



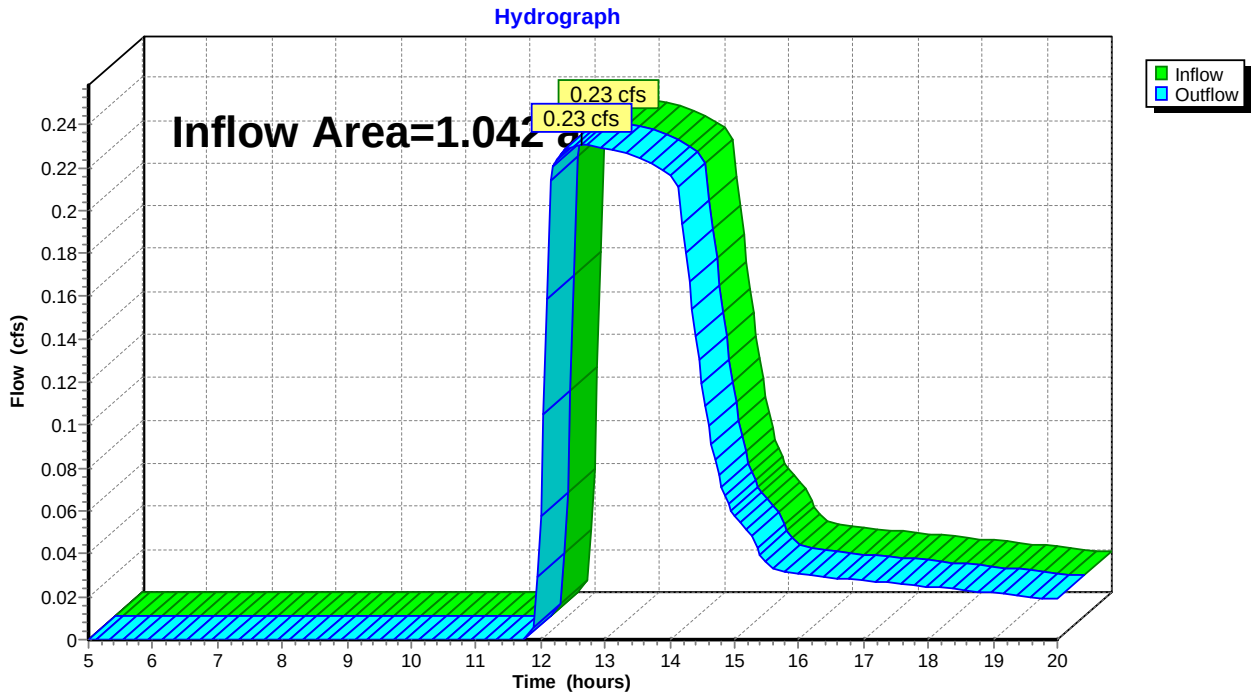
Summary for Reach 3R: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.042 ac, 30.83% Impervious, Inflow Depth > 0.68" for 2-year 24-hour event
Inflow = 0.23 cfs @ 12.63 hrs, Volume= 0.059 af
Outflow = 0.23 cfs @ 12.63 hrs, Volume= 0.059 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 3R: (new Reach)



Summary for Pond 2P: Biofiltration Pond

Inflow Area = 1.042 ac, 30.83% Impervious, Inflow Depth > 0.68" for 2-year 24-hour event
Inflow = 1.08 cfs @ 12.19 hrs, Volume= 0.059 af
Outflow = 0.23 cfs @ 12.63 hrs, Volume= 0.059 af, Atten= 79%, Lag= 26.2 min
Primary = 0.23 cfs @ 12.63 hrs, Volume= 0.059 af
Routed to Reach 3R : (new Reach)

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 926.16' @ 12.63 hrs Surf.Area= 2,352 sf Storage= 859 cf

Plug-Flow detention time= 35.6 min calculated for 0.059 af (99% of inflow)
Center-of-Mass det. time= 32.1 min (844.5 - 812.4)

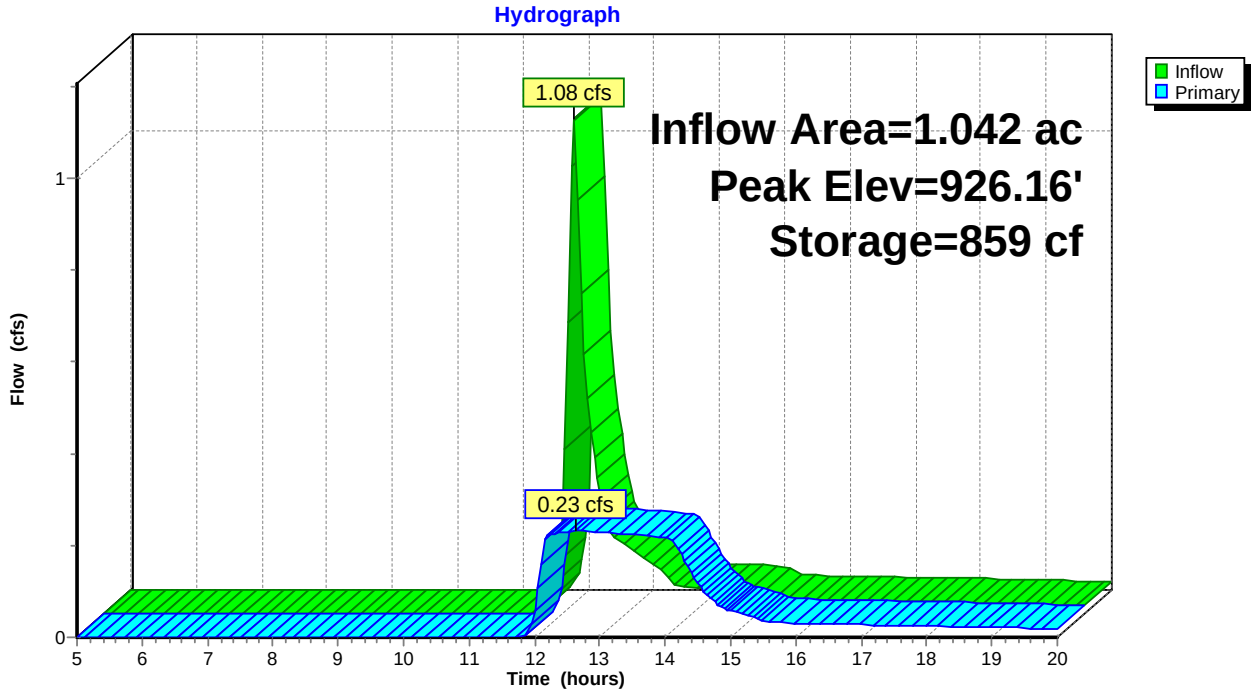
Volume	Invert	Avail.Storage	Storage Description
#1	923.50'	7,446 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
923.50	392	0.0	0	0
925.80	392	27.0	243	243
926.00	2,145	100.0	254	497
927.00	3,433	100.0	2,789	3,286
928.00	4,886	100.0	4,160	7,446

Device	Routing	Invert	Outlet Devices
#1	Primary	923.50'	**8.0" Round Culvert** L= 10.0' Ke= 0.500 Inlet / Outlet Invert= 923.50' / 923.30' S= 0.0200 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf
#2	Device 1	927.60'	**3.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height
#3	Primary	927.99'	**10.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32
#4	Device 1	923.50'	**4.0" Round Culvert** L= 144.0' Ke= 0.900 Inlet / Outlet Invert= 923.50' / 923.50' S= 0.0000 '/' Cc= 0.900 n= 0.013, Flow Area= 0.09 sf

Primary OutFlow Max=0.23 cfs @ 12.63 hrs HW=926.16' (Free Discharge)
- **1=Culvert** (Passes 0.23 cfs of 2.56 cfs potential flow)
  - **2=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)
  - **4=Culvert** (Barrel Controls 0.23 cfs @ 2.64 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 2P: Biofiltration Pond



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: 1S Runoff Area=41,510 sf 31.49% Impervious Runoff Depth>2.02"
Tc=10.0 min CN=73 Runoff=3.07 cfs 0.161 af

Subcatchment 3S: Offsite from ROW Runoff Area=3,879 sf 23.79% Impervious Runoff Depth>1.79"
Tc=10.0 min CN=70 Runoff=0.25 cfs 0.013 af

Reach 3R: (new Reach) Inflow=0.28 cfs 0.172 af
Outflow=0.28 cfs 0.172 af

Pond 2P: Biofiltration Pond Peak Elev=927.19' Storage=3,978 cf Inflow=3.32 cfs 0.174 af
Outflow=0.28 cfs 0.172 af

Total Runoff Area = 1.042 ac Runoff Volume = 0.174 af Average Runoff Depth = 2.00"
69.17% Pervious = 0.721 ac 30.83% Impervious = 0.321 ac

Summary for Subcatchment 1S: 1S

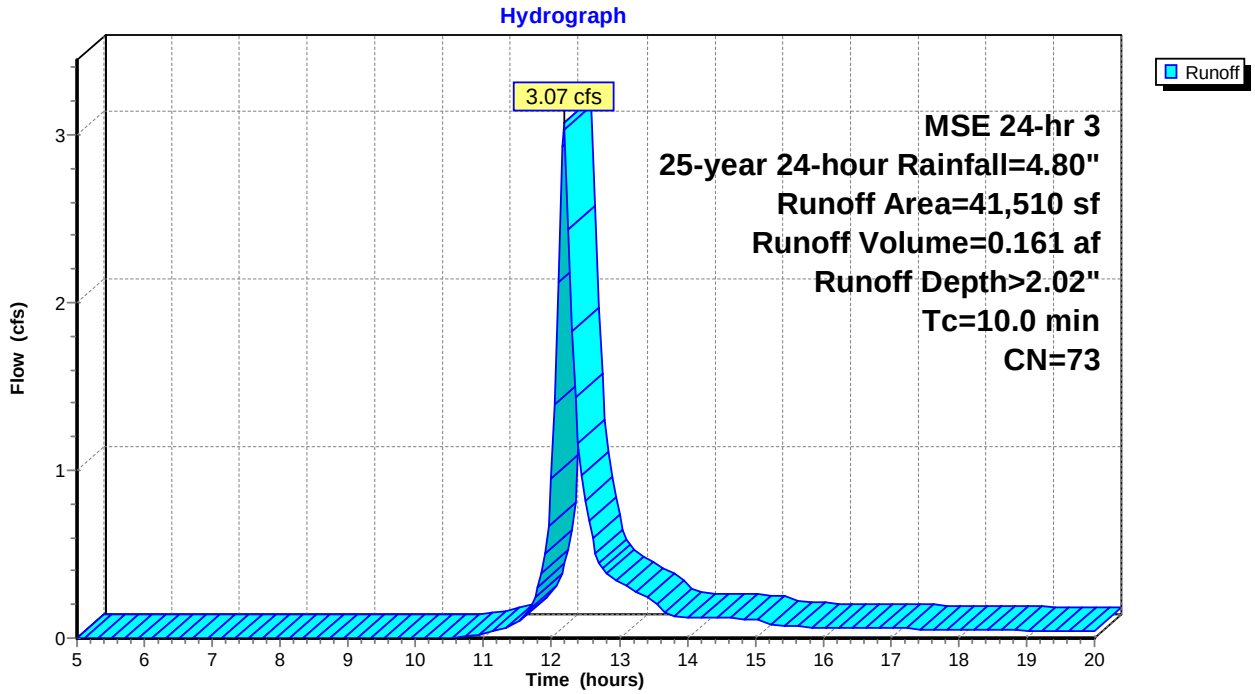
Runoff = 3.07 cfs @ 12.18 hrs, Volume= 0.161 af, Depth> 2.02"
Routed to Pond 2P : Biofiltration Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 25-year 24-hour Rainfall=4.80"

Area (sf)	CN	Description
7,474	98	Roofs, HSG B
5,598	98	Paved parking, HSG B
28,438	61	>75% Grass cover, Good, HSG B
41,510	73	Weighted Average
28,438		68.51% Pervious Area
13,072		31.49% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Direct Entry**

Subcatchment 1S: 1S



Summary for Subcatchment 3S: Offsite from ROW

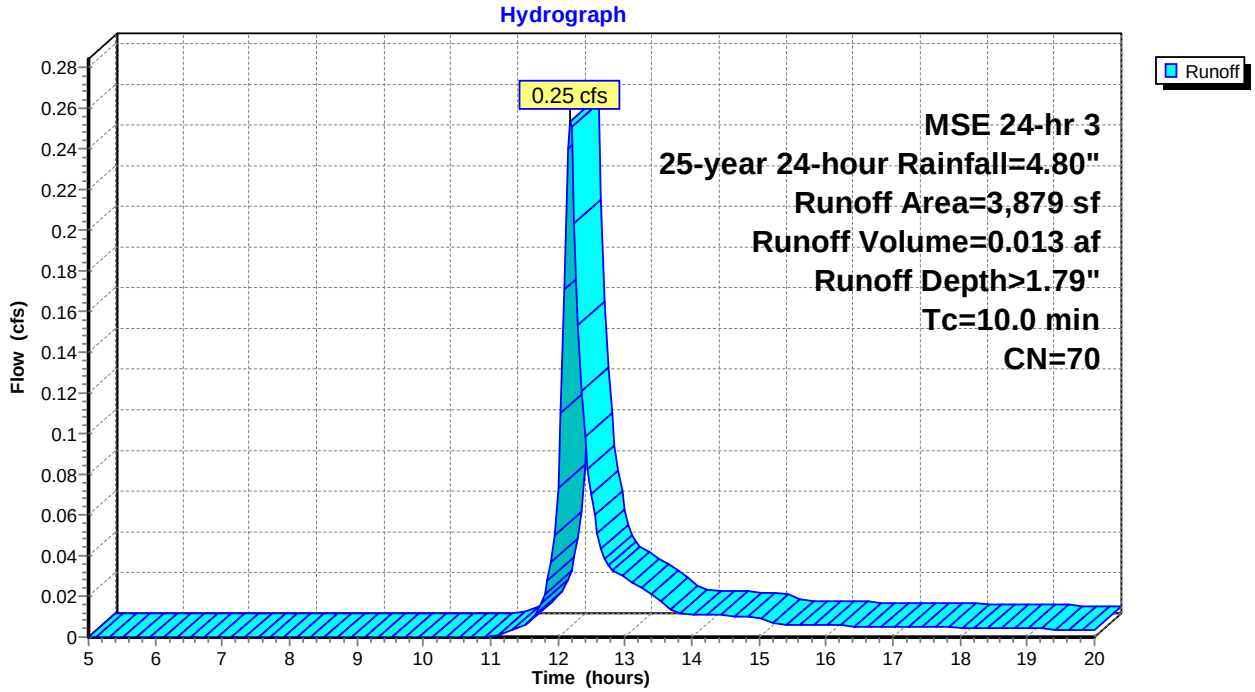
Runoff = 0.25 cfs @ 12.18 hrs, Volume= 0.013 af, Depth> 1.79"
Routed to Pond 2P : Biofiltration Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 25-year 24-hour Rainfall=4.80"

	Area (sf)	CN	Description
*	923	98	Sidewalk
	2,956	61	>75% Grass cover, Good, HSG B
	3,879	70	Weighted Average
	2,956		76.21% Pervious Area
	923		23.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 3S: Offsite from ROW



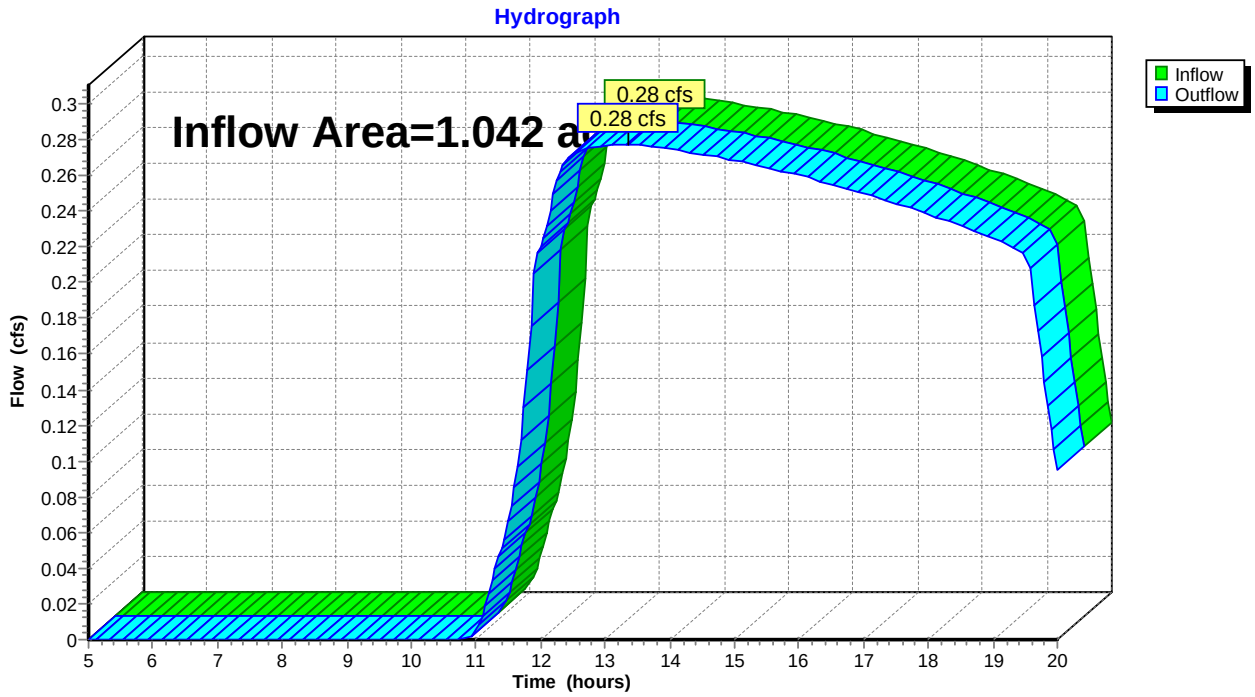
Summary for Reach 3R: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.042 ac, 30.83% Impervious, Inflow Depth > 1.98" for 25-year 24-hour event
Inflow = 0.28 cfs @ 13.34 hrs, Volume= 0.172 af
Outflow = 0.28 cfs @ 13.34 hrs, Volume= 0.172 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 3R: (new Reach)



Summary for Pond 2P: Biofiltration Pond

Inflow Area = 1.042 ac, 30.83% Impervious, Inflow Depth > 2.00" for 25-year 24-hour event
Inflow = 3.32 cfs @ 12.18 hrs, Volume= 0.174 af
Outflow = 0.28 cfs @ 13.34 hrs, Volume= 0.172 af, Atten= 92%, Lag= 69.5 min
Primary = 0.28 cfs @ 13.34 hrs, Volume= 0.172 af
Routed to Reach 3R : (new Reach)

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 927.19' @ 13.34 hrs Surf.Area= 3,714 sf Storage= 3,978 cf

Plug-Flow detention time= 147.8 min calculated for 0.172 af (99% of inflow)
Center-of-Mass det. time= 143.7 min (937.4 - 793.7)

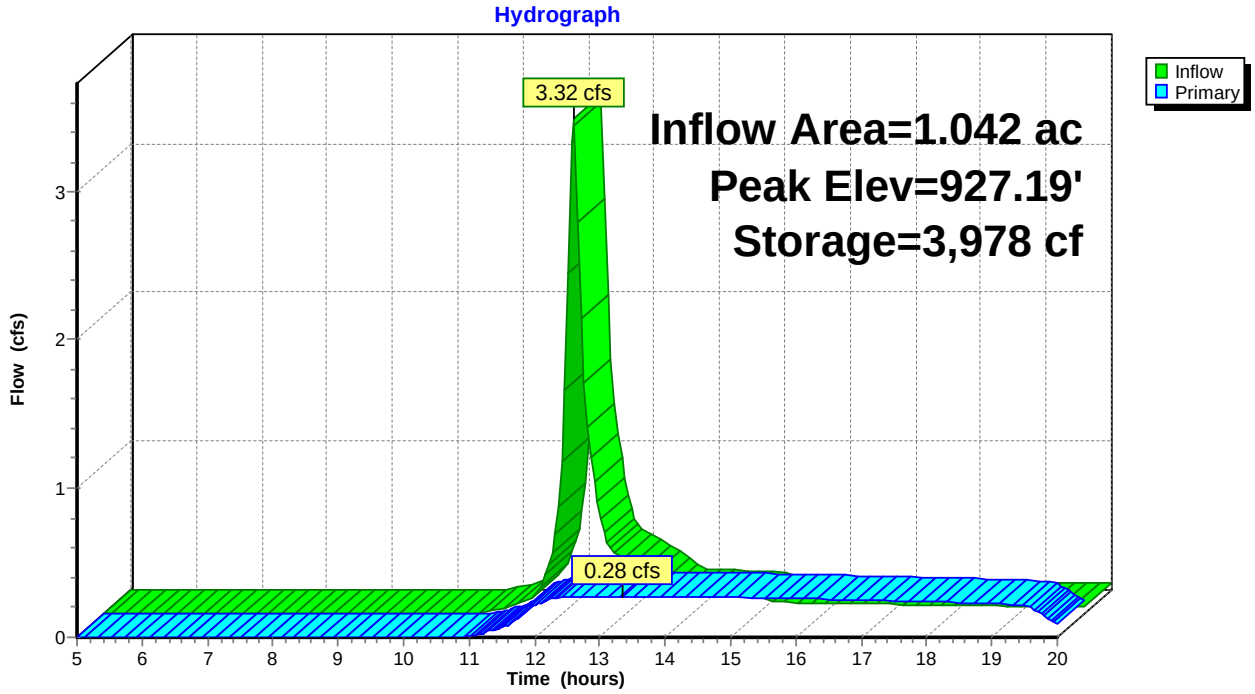
Volume	Invert	Avail.Storage	Storage Description
#1	923.50'	7,446 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
923.50	392	0.0	0	0
925.80	392	27.0	243	243
926.00	2,145	100.0	254	497
927.00	3,433	100.0	2,789	3,286
928.00	4,886	100.0	4,160	7,446

Device	Routing	Invert	Outlet Devices
#1	Primary	923.50'	**8.0" Round Culvert** L= 10.0' Ke= 0.500 Inlet / Outlet Invert= 923.50' / 923.30' S= 0.0200 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf
#2	Device 1	927.60'	**3.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height
#3	Primary	927.99'	**10.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32
#4	Device 1	923.50'	**4.0" Round Culvert** L= 144.0' Ke= 0.900 Inlet / Outlet Invert= 923.50' / 923.50' S= 0.0000 '/' Cc= 0.900 n= 0.013, Flow Area= 0.09 sf

Primary OutFlow Max=0.28 cfs @ 13.34 hrs HW=927.19' (Free Discharge)
- **1=Culvert** (Passes 0.28 cfs of 3.08 cfs potential flow)
  - **2=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)
  - **4=Culvert** (Barrel Controls 0.28 cfs @ 3.18 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 2P: Biofiltration Pond



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: 1S Runoff Area=41,510 sf 31.49% Impervious Runoff Depth>3.13"
Tc=10.0 min CN=73 Runoff=4.73 cfs 0.249 af

Subcatchment 3S: Offsite from ROW Runoff Area=3,879 sf 23.79% Impervious Runoff Depth>2.84"
Tc=10.0 min CN=70 Runoff=0.40 cfs 0.021 af

Reach 3R: (new Reach) Inflow=0.70 cfs 0.227 af
Outflow=0.70 cfs 0.227 af

Pond 2P: Biofiltration Pond Peak Elev=927.72' Storage=6,116 cf Inflow=5.13 cfs 0.270 af
Outflow=0.70 cfs 0.227 af

Total Runoff Area = 1.042 ac Runoff Volume = 0.270 af Average Runoff Depth = 3.11"
69.17% Pervious = 0.721 ac 30.83% Impervious = 0.321 ac

Summary for Subcatchment 1S: 1S

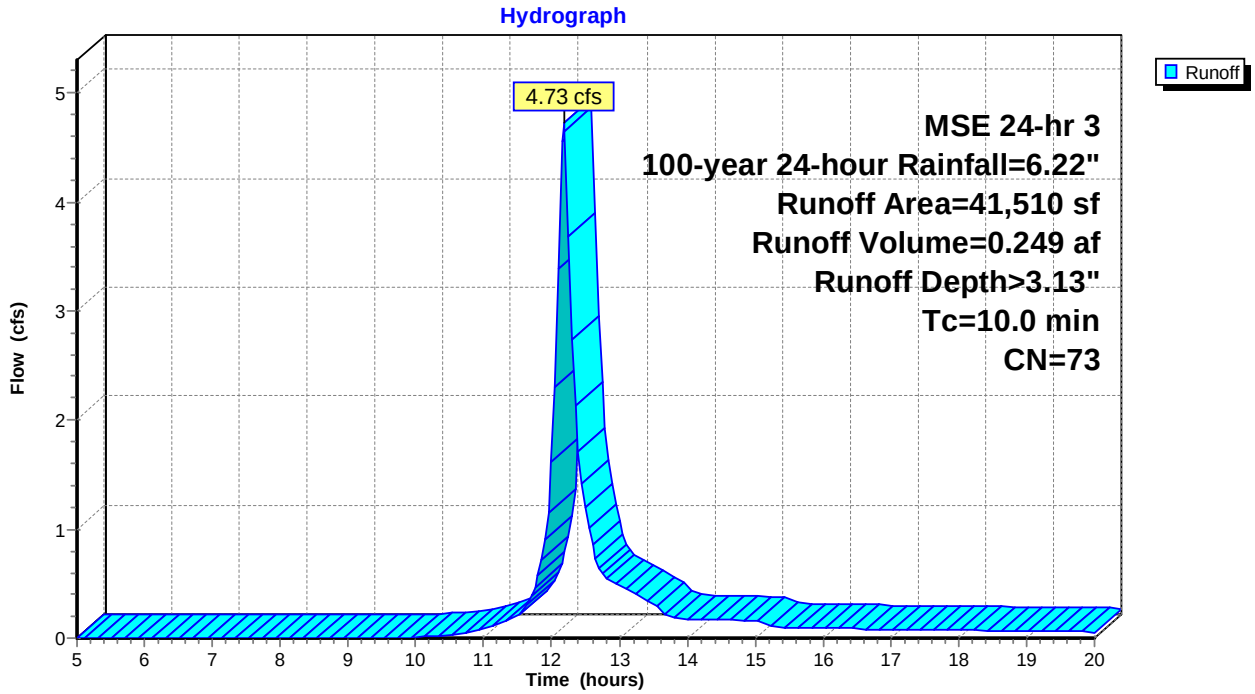
Runoff = 4.73 cfs @ 12.18 hrs, Volume= 0.249 af, Depth> 3.13"
Routed to Pond 2P : Biofiltration Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-year 24-hour Rainfall=6.22"

Area (sf)	CN	Description
7,474	98	Roofs, HSG B
5,598	98	Paved parking, HSG B
28,438	61	>75% Grass cover, Good, HSG B
41,510	73	Weighted Average
28,438		68.51% Pervious Area
13,072		31.49% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Direct Entry**

Subcatchment 1S: 1S



Summary for Subcatchment 3S: Offsite from ROW

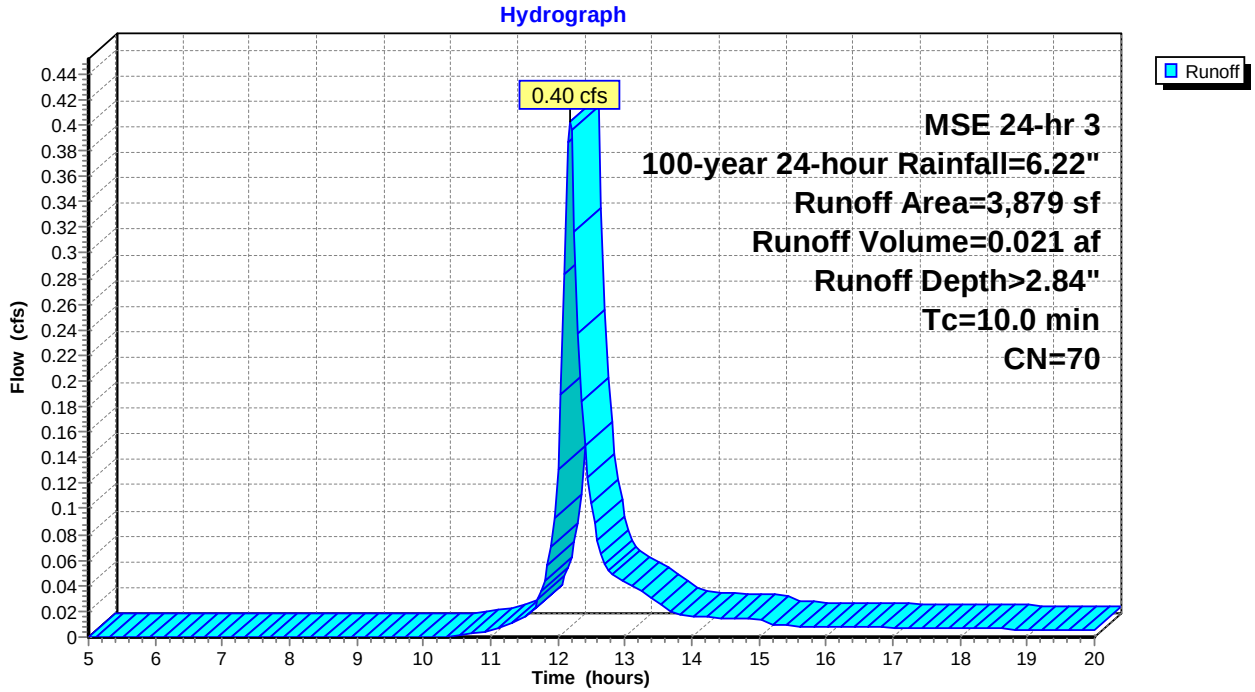
Runoff = 0.40 cfs @ 12.18 hrs, Volume= 0.021 af, Depth> 2.84"
Routed to Pond 2P : Biofiltration Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-year 24-hour Rainfall=6.22"

	Area (sf)	CN	Description
*	923	98	Sidewalk
	2,956	61	>75% Grass cover, Good, HSG B
	3,879	70	Weighted Average
	2,956		76.21% Pervious Area
	923		23.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, Minimum**

Subcatchment 3S: Offsite from ROW



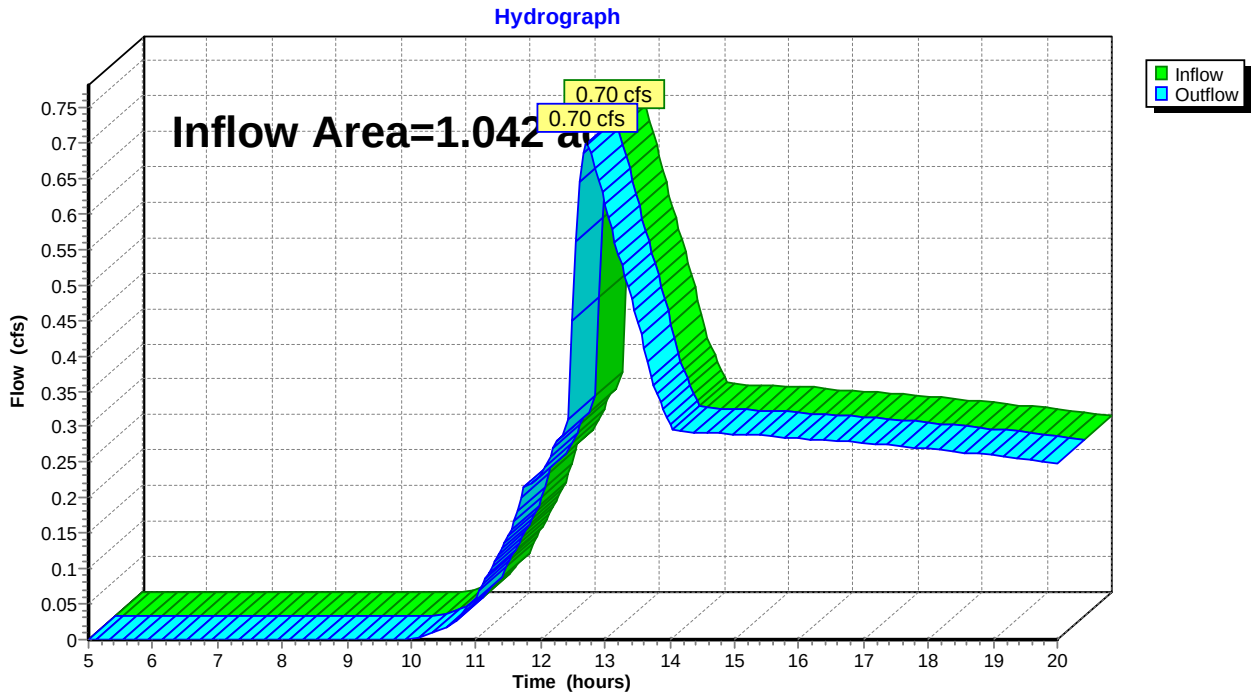
Summary for Reach 3R: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.042 ac, 30.83% Impervious, Inflow Depth > 2.61" for 100-year 24-hour event
Inflow = 0.70 cfs @ 12.71 hrs, Volume= 0.227 af
Outflow = 0.70 cfs @ 12.71 hrs, Volume= 0.227 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 3R: (new Reach)



Summary for Pond 2P: Biofiltration Pond

Inflow Area = 1.042 ac, 30.83% Impervious, Inflow Depth > 3.11" for 100-year 24-hour event
Inflow = 5.13 cfs @ 12.18 hrs, Volume= 0.270 af
Outflow = 0.70 cfs @ 12.71 hrs, Volume= 0.227 af, Atten= 86%, Lag= 31.9 min
Primary = 0.70 cfs @ 12.71 hrs, Volume= 0.227 af
Routed to Reach 3R : (new Reach)

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 927.72' @ 12.71 hrs Surf.Area= 4,473 sf Storage= 6,116 cf

Plug-Flow detention time= 172.6 min calculated for 0.227 af (84% of inflow)
Center-of-Mass det. time= 130.8 min (917.3 - 786.5)

Volume	Invert	Avail.Storage	Storage Description
#1	923.50'	7,446 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
923.50	392	0.0	0	0
925.80	392	27.0	243	243
926.00	2,145	100.0	254	497
927.00	3,433	100.0	2,789	3,286
928.00	4,886	100.0	4,160	7,446

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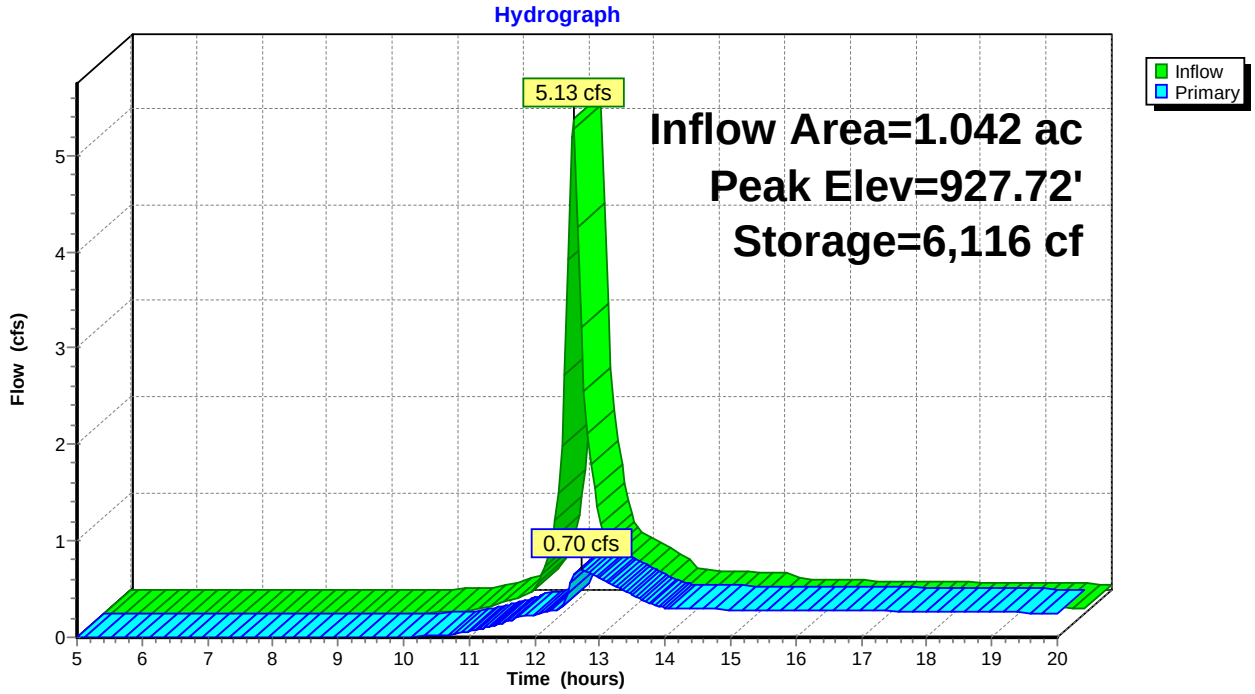
#1	Primary	923.50'	**8.0" Round Culvert** L= 10.0' Ke= 0.500 Inlet / Outlet Invert= 923.50' / 923.30' S= 0.0200 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf
#2	Device 1	927.60'	**3.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) 0.5' Crest Height
#3	Primary	927.99'	**10.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32
#4	Device 1	923.50'	**4.0" Round Culvert** L= 144.0' Ke= 0.900 Inlet / Outlet Invert= 923.50' / 923.50' S= 0.0000 '/' Cc= 0.900 n= 0.013, Flow Area= 0.09 sf

Primary OutFlow Max=0.69 cfs @ 12.71 hrs HW=927.72' (Free Discharge)
- **1=Culvert** (Passes 0.69 cfs of 3.31 cfs potential flow)
  - **2=Sharp-Crested Rectangular Weir** (Weir Controls 0.39 cfs @ 1.14 fps)
  - **4=Culvert** (Barrel Controls 0.30 cfs @ 3.41 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

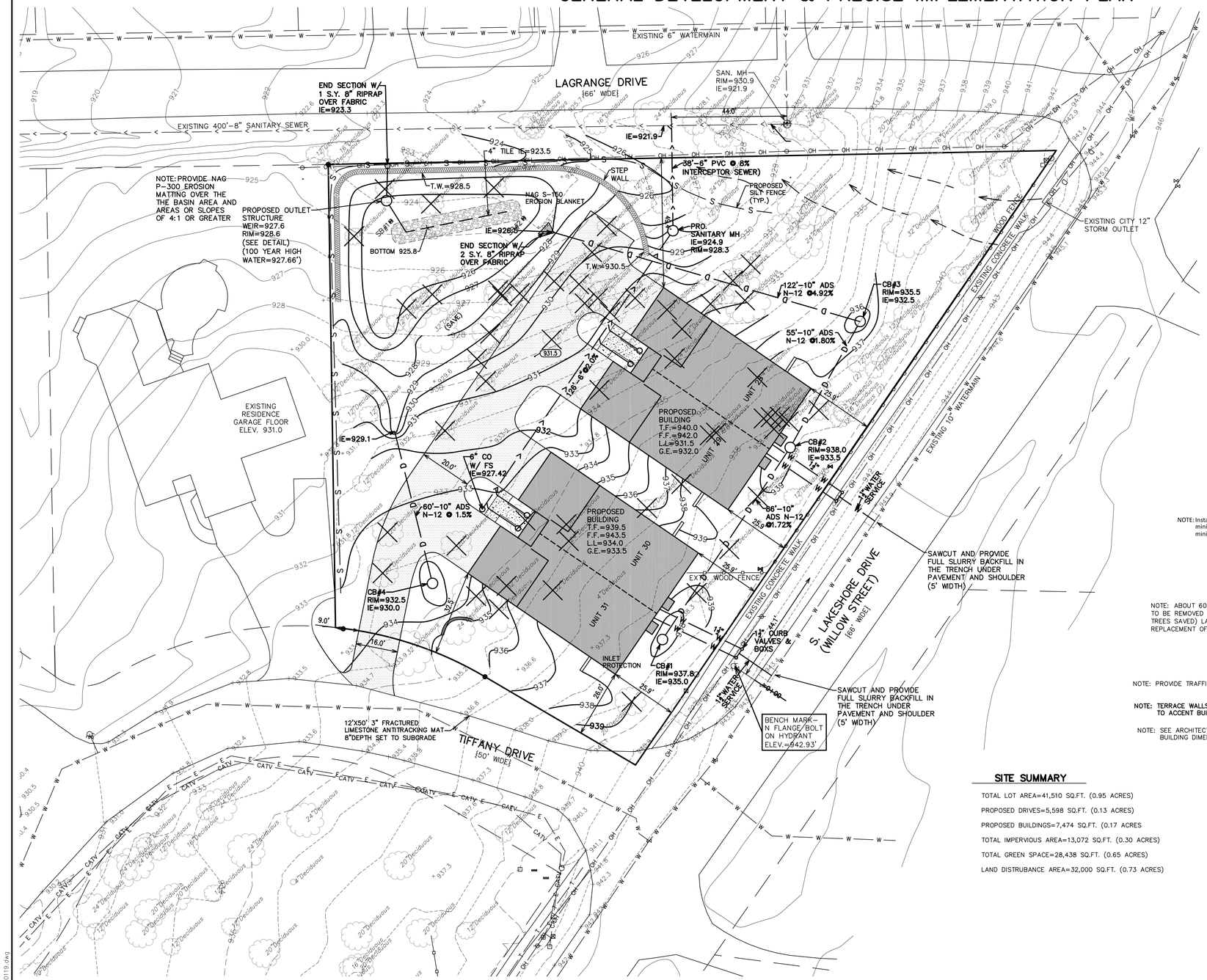
Pond 2P: Biofiltration Pond



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



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.

20 10 0 20 40 60 80
MAP SCALE IN FEET – ORIGINAL 1"=20'

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 CONSTRUCTUED 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
- x XXX.X = EXISTING GROUND ELEVATION
- — S — = PROPOSED SILT FENCE
- = TREE TO BE REMOVED
- XXX.X = PROPOSED FINISHED GRADE
- = 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

NOTE: Install water service piping with 6-½ feet minimum cover except provide 5 feet minimum cover at ditches

NOTE: ABOUT 60% OF EXISTING TREES ARE PROPOSED TO BE REMOVED FRO 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

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)

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 DISTRUBANCE AREA=32,000 SQ.FT. (0.73 ACRES)

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 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

- 04/29/2020 – TS ADVANCEMENT
- 5/20/2020 – TS ADD EROSION CONTROL
- 08/25/2022– TS
- 09/12/2022 – TS ADVANCE
- 10/31/2022 –TS ADVANCE
- 11/02/2022 – TS ADVANCE
- 11/16/2022 – TS ADVANCE
- 11/21/2022 – TS ADVANCE
- 12/29/2022 – TS ADVANCE
- 01/12/2023– TS REVISE SERVICES
- 03/15/2023– TS ADVANCE
- 04/04/2023– TS ADVANCE
- 06/19/2023– TS ADVANCE
- 10/29/2019 – LB ADD SOIL BORINGS
- 12/16/2019 – LK ADD FIELD WORK
- 1/2/2020 – LK ADD NOTES
- 2/6/2020 – LK ADVANCEMENT
- 2/19/2020 – TS ADD DETAILS
- 2/21/20 – TS ADVANCEMENT
- 3/13/2020 – TS ADD SEWER AND WATER LATERALS

PROJECT NO. 10119

DATE 05/20/2019

SHEET NO. 1 OF 3

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

SOMERSET CONDO UNITS 1-4 & 28-31

City Plan Commission

July 17, 2023

Lakeside Living, LLC

937 Tarrant Drive
Fontana, WI 53125

Phone: 815-451-2276
Email: stephengreenberg@me.com

Lakeside Living, LLC

Condominium History

SEPTEMBER 21, 1977

- The Somerset Condominium ("Condominium") is created by the recording of a declaration ("Declaration") by the developer, Lake Geneva Bath & Tennis Club, Inc. **(Exhibit A.)**

- The Condominium is divided into 24 units, including Units 1-4. **(Exhibit A.)**

- The Declaration designates Units 1-4 to be developed with multiple-family buildings. **(Exhibit A.)**

SEPTEMBER 25, 1978

- The Developer expands the Condominium by adding Units 25-37 through the recording of a Declaration Addendum. **(Exhibit B.)**

- The Declaration Addendum provides for the construction of Units 28-31 as either individual buildings or as a multiple-family building or buildings. **(Exhibit B.)**

APRIL 22, 2020

- On April 22, 2020, the City Planner, Mike Slavney, states that the Units have a Planned Development zoning. **(Exhibit C.)**

2020-2022

- On August 28, 2020, Canyon Custom Home Builders, Inc. d/b/a Canyon Development Group and Sheri W. Greenberg file suit against Somerset Condominium Association, Inc. ("Association").

- During the course of litigation, the Association admits that the Declaration designates Units 1-4 to be developed with multiple-family buildings. **(Exhibit D.)**

- During the course of litigation, the Association admits that the Declaration Addendum provides for construction of Units 28-31 with a multiple-family building or buildings. **(Exhibit D.)**

NOVEMBER 29, 2021

- On November 29, 2021, Fred Walling, the City of Lake Geneva Building and Zoning Administrator, confirms that Units 28-31 have a zoning classification of Planned Development. **(Exhibit E.)**

DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR

SOMERSET CONDOMINIUM

THIS DECLARATION is made and entered into by Lake Geneva Bath and Tennis Club, Inc., a Wisconsin corporation, hereinafter referred to as the "DEVELOPER";

WITNESSETH, THAT:

WHEREAS, the Developer is the owner in fee simple of certain real estate, hereinafter described, located in the City of Lake Geneva, Walworth County, Wisconsin, and

WHEREAS, the Developer desires and intends by this Declaration to submit and subject said real estate together with all buildings, structures, improvements, and other permanent fixtures of whatsoever kind thereon, and all rights and privileges belonging or in anywise pertaining thereto, to the provisions of the Unit Ownership Act of the State of Wisconsin, as amended from time to time (hereinafter referred to as the "ACT"); and

WHEREAS, the Developer desires to establish certain rights and easements in, over, and upon said real estate for the benefit of itself and the benefit of all future owners or occupants of the said real estate or any part thereof (which shall be known as the Somerset Condominium) and any Unit or Units thereof or therein contained, and to provide for the harmonius, beneficial, and proper use and conduct of the property and all units, together with mutually beneficial restrictions and obligations with respect to the use and maintenance thereof; and

WHEREAS, the Developer desires and intends that the several unit owners, mortgagees, occupants, and other persons hereinafter acquiring any interest in the property shall at all times enjoy the benefits of, and shall hold their interest subject to, the rights, easements, privileges, and restrictions hereinafter set forth, all of which are declared to be in furtherance of a plan to promote, enhance, and protect the common amenities and the administration of said property, and are established for the purpose of enhancing and protecting the value, desirability, appearance, and aesthetics of the property; and

NOW, THEREFORE, the Developer, as the holder of title of said real estate hereinafter described, and for the purposes hereinabove set forth, DECLARES AS FOLLOWS:

ARTICLE I

LEGAL DESCRIPTION

1.01 The real estate which is hereby submitted and subjected to the provisions of the Unit Ownership Act of the State of Wisconsin is legally described as follows:

The initial phase of development is described as follows:

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 hereinafter defined, and as shown on Exhibit "A" of this Declaration. The Developer reserves the right to relocate any Unit or Units on Individual Grounds subject to this Declaration when Developer determines that the relocation of the Unit or Units on Individual Grounds will alleviate an economic hardship or will aesthetically benefit the Condominium. The acceptance of a deed of conveyance to a Unit or Units in this Condominium shall constitute the granting of authority to Developer to exercise this option and the other options hereinafter set forth. The Developer reserves the right, at Developer's option, to construct a swimming pool and/or such other recreational facilities as Developer deems suitable on lands designated as Individual Grounds or on the Common Areas. In the event Developer elects to construct same on an area designated as Individual Grounds, the Unit planned for that area will not be constructed and the percentage ownership will be adjusted as provided in Exhibit "B" of this Declaration. Any recreational facilities constructed under this provision will become part of the Common Areas and Facilities and will be maintained by the Unit Owners as a Common Expense subject to assessment for the payment of same as hereinafter provided.

The real estate subject to this Declaration is also described and delineated on a Plat of Survey attached hereto as Exhibit "A" which, by reference thereto, is made a part hereof.

Phase 1 hereinbefore described shall be developed as the initial Somerset Condominium by Developer. All subsequent development shall be at the option of the Developer and when developed shall become a part of the Somerset Condominium. At the time of development of additional areas of the real estate hereinbefore described, Developer shall place of record as an additional portion of this Declaration of Condominium Ownership a legal description of the additional area and a description of the Units being made subject to said Declaration, and a statement of the percentage of ownership of each Unit as hereinafter provided. All Units in Phase 1 and all additional Units constructed on any additional real estate made subject to this Declaration of Condominium Ownership shall be and are hereby made subject to the reservation of right of development as hereinbefore provided. Any purchasers, their heirs, executors, administrators, personal representatives, successors and assigns, shall be deemed to have accepted this reservation of the right of development by the Developer without amendment of this Declaration or other proceeding at law or equity. The purchase of a Unit subject to this Declaration shall constitute acceptance of all of the terms and conditions herein contained. In the event Developer elects to exercise the right of development of additional lands as herein contained, the Unit Owner's percentage of ownership in the common areas and facilities, determination of voting rights and pro-rata share of common expenses and profits shall be adjusted as set forth in Exhibit "B" attached hereto and made a part hereof by reference and said adjusted percentage of ownership shall extend to the lands and improvements, exclusive of the individual units, in Phase 1 and such additional lands as are developed.

The real estate submitted to this Declaration shall be Somerset Condominium. Said Condominium shall consist of Units which shall include limited common areas of real estate reserved to the exclusive use of the owner of the Unit located thereon subject to the rights of the owners of other Units to use that portion of said land that is designated as a roadway on the Plats of Survey made a part of this Declaration. Holders of Easements as provided in Article V and holders of Easements subsequently granted under the powers hereinafter set forth shall be entitled to use any roadway provided in this Condominium. Developer hereby gives notice that Unit Owners of Units located on Individual Grounds are required to file with the office of the Register of Deeds for Walworth County, Wisconsin,

CERTIFICATE

STATE OF WISCONSIN)
) ss
COUNTY OF WALWORTH)

WILLIAM A. SHEARMAN, being first duly sworn, on oath deposes and states as follows:

1. That he is a duly licensed and registered land surveyor in the State of Wisconsin.

2. That Exhibit "A", pages 1 to 41, which is attached to the above and foregoing Declaration, is an accurate copy of the Condominium as planned and developed and as filed with the appropriate governmental and public agencies having jurisdiction over the issuance of permits for the construction of buildings, where applicable, in said Condominium.

3. That Exhibit "A", pages 1 to 41, show the locations of each Unit on Individual Grounds as designated by the representative unit drawing, each Unit consisting of the cubes of air and/or air rights located within the individual Grounds at a point lying 25 feet from and parallel with the front line of the Individual Grounds and Seven and one-half (7½) feet from and parallel with each side line of the Individual Grounds and Thirty (30) feet from and parallel with the rear line except for Units 23 and 24 of which Unit 23 shall have Sixty-Three (63) feet set back from the rear line of the Individual Grounds and Unit 24 shall have Forty-Five (45) feet set back from the rear line of the Individual Grounds; that on Exhibit "A", pages 1 to 41, the Units are shown by number designation corresponding with the initial Unit designation on Exhibit "B" and the balance of the Unit number designation is as set forth on Exhibit "B".

4. That Exhibit "A", pages 1 to 41, shows the locations of each Unit to be constructed therein; that the plans of the Units shown thereon are to be filed herewith and certified by a Professional Architect.

Executed in the presence of:

Lisa Hoddard

Donald E. Zeng

William A. Shearman
Registered Land Surveyor

WISCONSIN
WILLIAM A. SHEARMAN
S-1378
ELKHORN
WISC.
LAND SURVEYOR

SUBSCRIBED AND SWORN to before me
this 21st day of September, 1977.

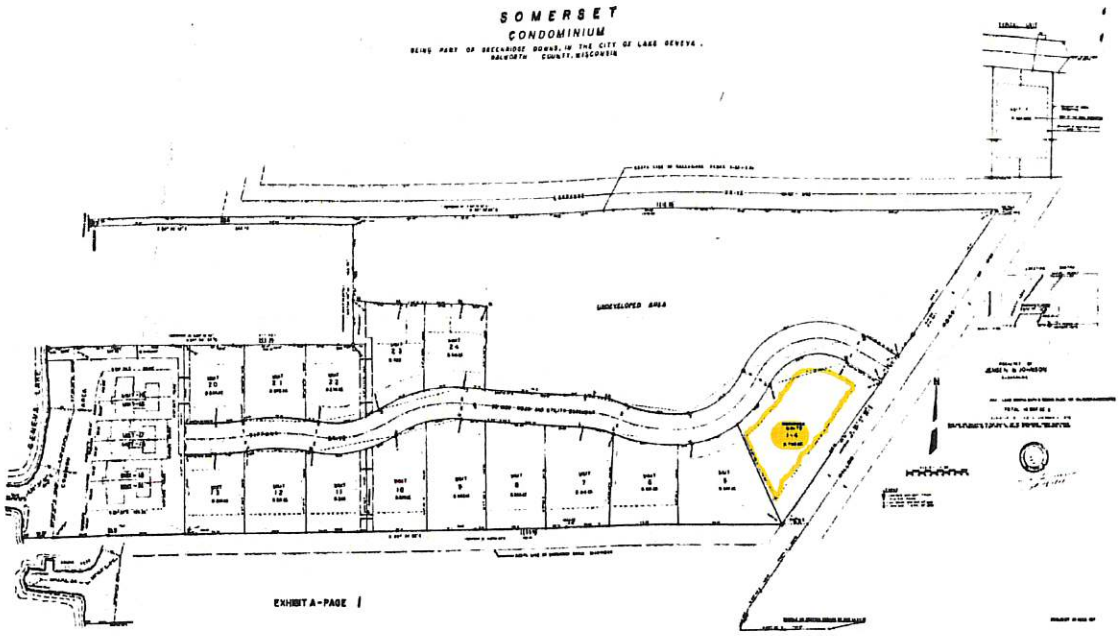
Lorraine E. Marsch
Notary Public, Walworth Co., Wis.

My Commission expires: July 2 1978

NOTARY PUBLIC

SOMERSET
CONDOMINIUM

BEING PART OF BEECHRIDGE DOWNS, IN THE CITY OF LAKE GENEVA,
WALWORTH COUNTY, WISCONSIN



PLAT OF SURVEY

VOL. 197 PAGE 385

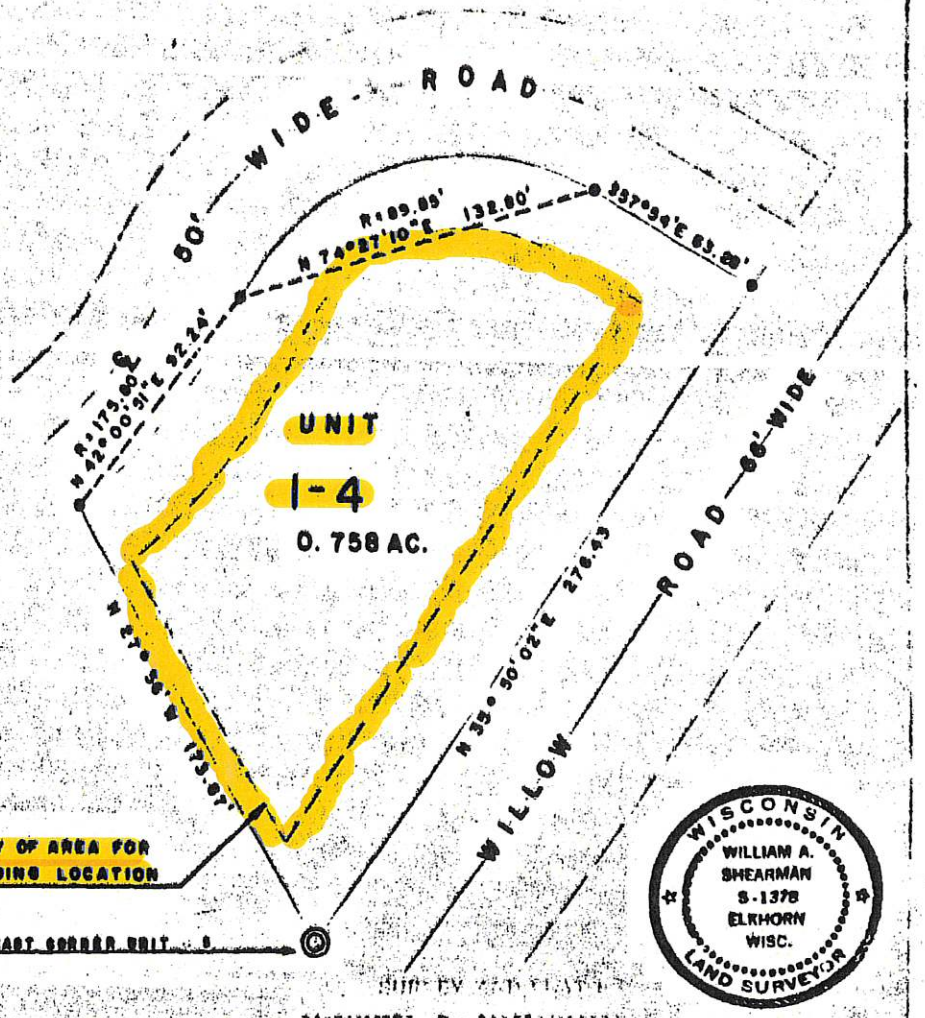
OF

UNIT 1-4 SOMERSET
CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE NW1/4 OF SECTION 1, TOWNSHIP NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN

Being a part of Greenridge Towns, in the City of Lake Geneva, described as follows, to-wit:

Beginning at the Southeast corner of Unit 5 of Somerset Condominium thence N 27°-56' W, 173.87 feet; thence Northeasterly 93.33 feet along the arc of a curve to the left having a radius of 175.80 feet and long chord N 42°-00'-51" E, 92.24 feet; thence Northeasterly 149.44 feet along the arc of a curve to the right having a radius of 89.85 feet and long chord N 74°-27'10" E, 132.80 feet; thence S 57°-54'-00" E, 63.28 feet; thence S 35°-50'-02" W (Recorded as N 35°-51'-00" E), 276.43 feet to the point of beginning, containing 0.758 acres more or less.



SURVEY AND PLAT BY

JENSEN & JOHNSON
CIVIL ENGINEERS AND SURVEYORS
Elkhorn, Wisconsin

LEGEND

Iron Pipe
Concrete Monument
Scale 1" = 50'

WE CERTIFY: That we have surveyed the land described on this plat and that the plat shown hereon is an accurate representation thereof and correctly shows the exterior boundary lines of said property.

Date Sept 21, 1977 William A. Shearman

Wisconsin Registered Land Surveyor, No. S-1378

EXHIBIT A- PAGE 11

38926

ADDENDUM I TO EXHIBIT B

DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR SOMERSET CONDOMINIUM

WHEREAS, the Developer has reserved the right to add additional real estate to the real estate previously submitted to this Declaration as Phase I, and

WHEREAS, additional real estate must be from the real estate described in Article I, Section 1.01 and

WHEREAS, Developer has advised all purchasers that the percentage of ownership of each Unit shall be adjusted as provided in Exhibit B,

NOW, THEREFORE, the Developer, as the holder of title of said real estate hereinafter described, and for the purposes hereinabove set forth and hereinbefore set forth in the Declaration recorded in Volume 197 of Records, at pages 323-445 inclusive, as Document No. 23690, Walworth County Records, Declares as follows:

The real estate known as Phase II which is hereby submitted and subjected to the provisions of the Unit Ownership Act of the State of Wisconsin is legally described as follows:

A parcel of land located in the NW fractional 1/4 of Section 1 Town 1 North, Range 17 East of Walworth County, Wisconsin, described as follows:

Commencing at the middle 1/4 Section corner of said Section 1, thence N 89 degrees 27' W, 728.57 feet along the East-West 1/4 Section line of Willow Street; thence N 23 degrees 50' E, 56.53 feet along the centerline of said street to a point; thence N. 35 degrees 50' E, 199.18 feet along the centerline of said street to a point; thence N 35 degrees 51' E, 398.79 feet along the centerline of said street to a point; thence N 89 degrees 34' W, 40.48 feet to a point on the Westerly line of Willow Street; thence N 35 degrees 50' 02" E along the West line of Willow Road, 326.53 feet (recorded as N 35 degrees 51' E) to the point of beginning; thence N 57 degrees 54' W, 66.54 feet to the point of curvature; thence Westerly 232.60 feet along the arc of a curve to the left having a radius of 139.85 feet, and long chord S 74 degrees 27' 10" W, 206.70 feet to the point of curvature; thence Southwesterly 123.75 feet along the arc of a curve to the right having a radius of 125.80 feet, and long chord S 54 degrees 59' 10" W, 118.82 feet to the point of curvature; thence Westerly 105.85 feet along the arc of a curve to the right having a radius of 197.76 feet, and long chord N 81 degrees 30' 00" W, 104.59 feet to the point of curvature; thence Westerly 71.28 feet along the arc of a curve to the left having a radius of 225.00 feet, and long chord N 75 degrees 14' 32" W, 70.98 feet; thence N 84 degrees 19' 04" W, 170.18 feet; thence N 2 degrees 01' 47" E, 131.01 feet to the point of curvature; thence Westerly 40.94 feet along the arc of a curve to the left having a radius of 177.88 feet, and long chord N 81 degrees 51' 36.5" W, 40.85 feet; thence N 88 degrees 27' 12" W, 102.00 feet to the point of curvature; thence Westerly 79.96 feet along the arc of a curve to the left having a radius of 618.56 feet, and long chord N 84 degrees 45' 00" W, 79.91 feet; thence N 0 degrees 38' 45" E, 121.55 feet (recorded as N 0 degrees 46' E); thence N 89 degrees 26' 45" W, 439.13 feet to an iron rod on a meander

I hereby certify that I have on this 26 day of Sept., 1978, microphotographed the above document in accordance with standards established by Sec.228.03(1) of Statutes and with established procedures. Connie Woodward Camera Operator.

EXHIBIT B

All provisions of the Declaration hereinbefore described are continued in full force and effect. Units in Phase II are numbered 25 to 37 inclusive and shall be subject to use, occupancy, and regulation as provided in the Declaration and the By-Laws of the Association of Unit Owners. Developer has provided for the construction of Units 28, 29, 30 and 31 as either individual buildings or as multiple-family building or buildings. Upon completion of construction an addendum to the Declaration will be filed to show the location of same and the building plans.

EXHIBIT B

The percentage ownership vested in each Unit shall be subject to adjustment from time to time in accordance with the number of Units set forth below when completed.* The method of determination of the percentage of vested ownership in the common areas and facilities and upon completion of all Units designated below, obligation for common expenses is as follows:

$$\text{Percentage Ownerhsip} = \frac{\text{Unit square footage X 100}}{\text{Total square footage of all developed units}}$$

The determination of Unit square footage shall be as follows:

$$\text{Individual Grounds:} \quad \frac{\text{4000 square footage X Individual Grounds Value X 1/3}}{\$40,000.00}$$

UNIT NUMBER	INITIAL SQUARE FOOTAGE	PERCENTAGE OWNERSHIP
1	1816	3.979
2	1683	3.608
3	1683	3.688
4	1816	3.979
5	1089	2.386
6	1008	2.209
7	1008	2.209
8	1089	2.386
9	1089	2.386
10	1210	2.652
11	1100	2.410
12	1100	2.410
13	1167	2.557
14	2385	5.226
15	2121	4.648
16	2121	4.648
17	2121	4.648
18	2121	4.648
19	2385	5.226
20	1167	2.557
21	1210	2.652
22	1100	2.410
23	1100	2.410
24	990	2.169

The percentage of ownership in common areas and facilities, determination of voting rights, and pro-rata share of expenses of the units in Phase II is as follows:

UNIT NUMBER	INITIAL SQUARE FOOTAGE	PERCENTAGE OWNERSHIP
25	1027	2.251
26	1027	2.251
27	1027	2.251
28	417	.914
29	417	.914
30	417	.914
31	417	.914
32	917	2.009
33	990	2.169
34	917	2.009
35	917	2.009
36	733	1.606
37	733	1.606

TOTAL INITIAL SQUARE FOOTAGE in Phase I and II combined - - 45635.

Note:

There will be constructed on Units 5, 6, 7, 8, 9, 10, 11, 12, 13, 20, 21, 22, 23, 24, 25, 26, 27, 32, 33, 34, 35, 36, and 37 units on Individual Grounds. Upon completion of the units Exhibit "B" shall be amended to show the change in percentage ownership pursuant to the Declaration.

Units 1, 2, 3 and 4 together with units 28, 29, 30 and 31 are to be constructed. Upon completion of construction an addendum to the Declaration will be filed to show the location of same and the building plans.

Units 14, 15, 16, 17, 18 and 19 are being constructed according to the plans filed with the Declaration and will be located as shown on Exhibit "A".

Garages are part of a unit but are not considered in determination of square footage for determination of percentage interest.

*For the purpose of determining the percentage interest pursuant to the Declaration and this Exhibit, a Unit under construction shall be deemed to be a "complete Unit" when construction of such Unit has reached the point that it is ready for occupancy as evidenced by Developer's certificate attesting such fact.

CERTIFICATE

STATE OF WISCONSIN)
) ss.
COUNTY OF WALWORTH)

Donald E. Zenz, being first duly sworn, on oath deposes and states as follows:

1. That he is a duly licensed and registered land surveyor in the State of Wisconsin.

2. That Exhibit "A", pages 1-16, which is attached to the above and foregoing Addendum I to Exhibit B of the Declaration, is an accurate copy of Phase II of the Condominium as planned and developed and as filed with the appropriate governmental and public agencies having jurisdiction over the issuance of permits for the construction of buildings, where applicable, in said Condominium.

3. That Exhibit "A", pages 5-14, show the locations of each Unit on Individual Grounds as designated by the representative unit drawing, each Unit consisting of the cubes of air and/or air rights located within the Individual Grounds at a point lying Twenty-Five (25) feet from and parallel with the front line of the Individual Grounds and Seven and one-half (7-1/2) feet from and parallel with each side line of the Individual Grounds and Thirty (30) feet from and parallel with the rear line except for Units 25, 26, 27, 28, 29, 30, 31 and 37 which shall be as shown on the pages of Exhibit "A" for these Units. Units 35, 36 and 37 are subject to easements as shown thereon. There exists on said real estate an area described as a "25 foot public road or private easement or right of way". The undersigned makes the following statement for purposes of notice.

NOTE:

"The surveyor is unable to determine with any reliable degree of accuracy from public records and documents whether or not the referenced area is a properly dedicated public road or private easement or right-of-way. In any of the foregoing instances, ownership of land within the referenced area would be in question, building locations on land would possibly be subject to statutes, local codes, ordinances and set-back requirements, and overall usage of the property comprising the road or easement or right-of-way might be restricted accordingly."

4. That Exhibit "A", page 1, shows the locations of each Unit to be constructed therein that the plans of the Units shown thereon are to be filed herewith and certified by a Professional Architect.

Executed in the presence of:

Marie Shaw

Donald E. Zenz
Registered Land Surveyor
Donald E. Zenz

Julie Wagner

WISCONSIN DONALD E. ZENZ S-1068 Burlington, Wis. LAND SURVEYOR

Subscribed and Sworn to before me this 22nd day of December, 1978.

Marie Shaw

Notary Public, Walworth Co., Wis.
My Commission expiries: Aug 30, 1981

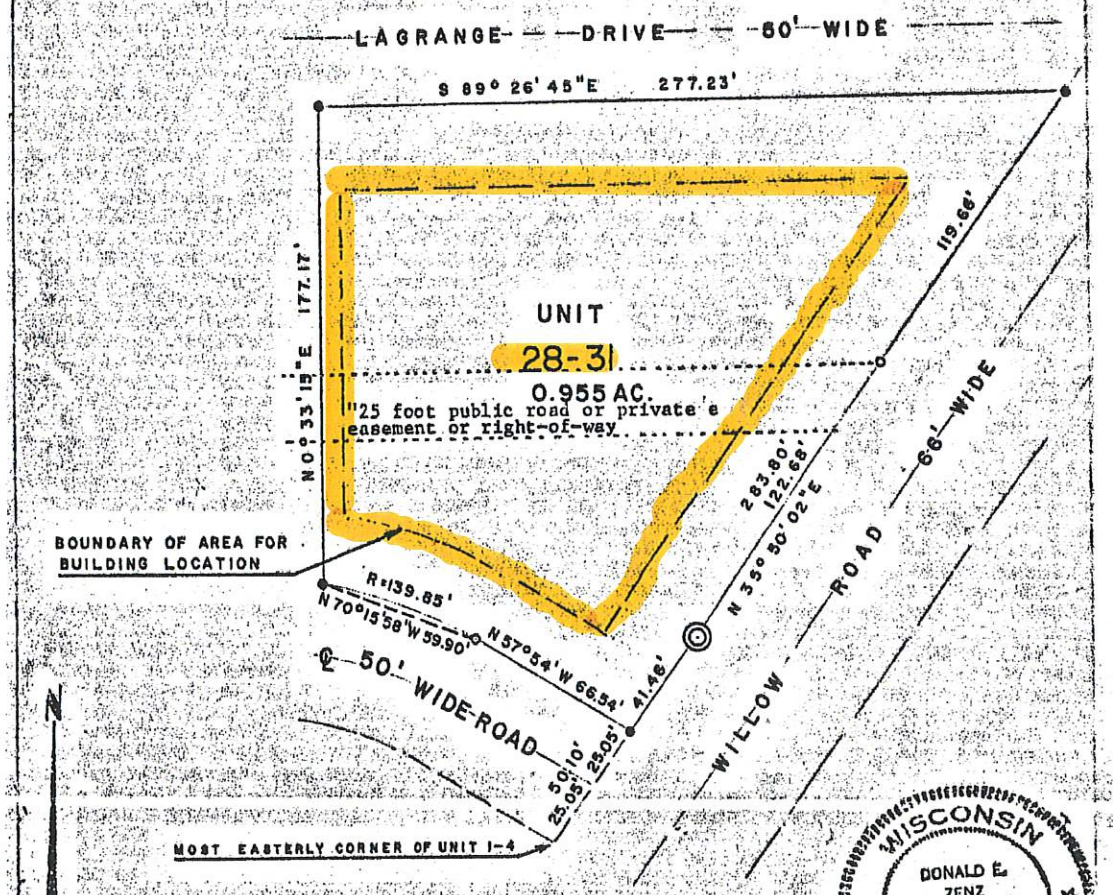
PLAT OF SURVEY VOL 220 PAGE 183 PHASE-II

Being a part of Greenridge Downs,
in the City of Lake Geneva,

UNIT 28-31 SOMERSET CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN

Commencing at the most Easterly corner of Units 1-4 of Somerset Condomium; thence N35°50'02"E, 50.10 feet to the point of beginning; thence N57°54'W, 66.54 feet; thence Westerly 60.37 feet along the arc of a curve to the left having a radius of 139.85 feet and long chord N70°15'58"W, 59.90 feet; thence N0°33'15"E, 177.17 feet; thence S89°26'45"E, 277.23 feet; thence S35°50'02"W, 283.80 feet to the point of beginning.



SURVEY AND PLAT BY

JENSEN & JOHNSON
CIVIL ENGINEERS AND SURVEYORS
Elkhorn, Wisconsin

WISCONSIN DONALD E. ZENZ S-1088 Burlington, Wis. LAND SURVEYOR

LEGEND

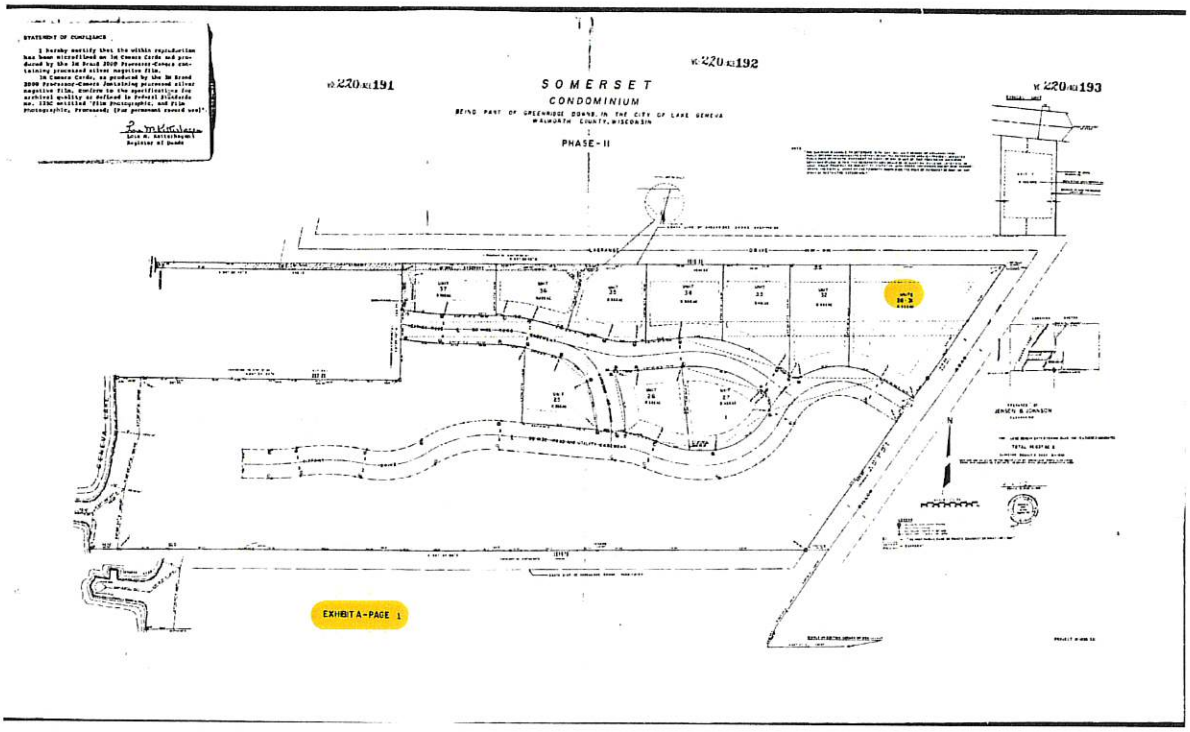
● = Iron Pipe
◎ = Concrete Monument
Scale 1" = 50'

WE CERTIFY: That we have surveyed the above described property and that the plat shown hereon is an accurate survey and a true representation thereof and correctly shows the exterior boundary lines and all divisions of said property.

Date Sept. 11, 1978 Donald E. Zenz
DONALD E. ZENZ

Wisconsin Registered Land Surveyor, No. S-1088

EXHIBIT A — PAGE


STATEMENT OF COMPLIANCE
I hereby certify that the within reproduction has been microfilmed on 16 Camera Cards and produced by the 16 Brand 2000 Processor-Camera containing processed silver negative film.
In Camera Cards, as produced by the 16 Brand 2000 Processor-Camera containing processed silver negative film, conform to the specifications for archival quality as defined in Federal Stds/Guidelines, ISO/ANSI Film Photographic, and Film Photographic, Permanent, (for permanent record use).
Eric M. Kittelsen
Register of Deeds
V 220 P 191
V 220 P 192
V 220 P 193
SOMERSET
CONDOMINIUM
BEING PART OF GREENRIDGE DOWNS IN THE CITY OF LAKE GENEVA
WALWORTH COUNTY, WISCONSIN
PHASE-II
EXHIBIT A-PAGE 1

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,

EXHIBIT C

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.

From: Stephen Greenberg <steve@cdgrp.net>
Sent: Wednesday, April 22, 2020 12:14 PM
To: Mike Slavney <mslavney@vandewalle.com>
Subject: Re: City Planner's review of Somerset Condominium Plan Set

Hi Mike,

One additional question - Is it normal for an approved platted

lot to have to go to public hearings in front of the board? We are not asking for new zoning or a variance so why is it necessary to go thru this formal process. Seems like thats needed during the zoning of the property - not the building?? Just confused as this is not consistent with other project we have done in other cities. No biggie, just looking for clarity.

Thanks

stephen greenberg I canyon development group
185 lakeshore drive

crystal lake, il 60014
(o) 815.356.6889 I (m) 815.451.2276

On Mar 23, 2020, at 5:13 PM, Mike Slavney <mslavney@vandewalle.com> wrote:

Hi Stephen

I have concluded my initial city planner review of the Somerset Plan Set.

I have several comments, as follows:

A key requirement of the Lake Geneva Planned Development process is the written description of the project described in the procedures section. The most important part of that description is a listing of all of the "flexibilities" proposed by the project from typical zoning requirements. The Plan Commission will review this list, and vote on whether to grant each flexibility requested. I note the need for only one flexibility - for the Required Minimum Paved Area Setback of 10 feet from any street right-of-way. I believe the reduction depicted in the plan set - approximately 8 feet - is justified, based on the need to minimize the slope between the building and the stormwater basin. Please make sure the written description highlights that need. And, please update the Site Plan to provide the measurement of the width of the minimum provided setback- I had to scale it.
I am confident that the exposed height of the building - three floors on the back side - will generate questions about building height. Please provide a cross-section of the building from front to back, that shows the height as measured from the lowest exposed elevation to the tallest point located halfway up any roof plane. That needs to be 35 feet or less.

Those are my only comments at this time. Other members of the Development

Review Team may have additional comments. I just want you to have mine ASAP.

Mike

Mike Slavney, FAICP

Principal

Vandewalle & Associates Inc.
Shaping places, shaping change
120 E. Lakeside St.
Madison, WI 53715
Phone: 608.255.3988

Email: mslavney@vandewalle.com

www.vandewalle.com

UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF WISCONSIN

CANYON CUSTOM HOME BUILDERS INC.
d/b/a CANYON DEVELOPMENT GROUP
and SHERI W. GREENBERG,

Case No.: 2:20-cv-01327

Plaintiffs,

v.

SOMERSET CONDOMINIUM ASSOCIATION, INC.

Defendant.

DEFENDANT'S RESPONSE TO PLAINTIFFS' STATEMENT OF PROPOSED MATERIAL FACTS

Defendant, Somerset Condominium Association, Inc., by its attorneys, Simpson & Deardorff, S.C., hereby responds to plaintiffs' statement of proposed material facts as follows:

CREATION OF THE CONDOMINIUM

1. Somerset Condominium ("Condominium") was created by declaration, on or about September 21, 1977 ("Declaration"), by the condominium developer, Lake Geneva Bath & Tennis Club, Inc. ("Developer"). (ECF No. 25 ¶ 6; ECF No. 32 ¶ 6.)

RESPONSE: Undisputed.

2. The Developer subjected real property, located in the City of Lake Geneva, Wisconsin to the Condominium. (ECF No. 25 ¶ 8; ECF No. 32 ¶ 8.)

RESPONSE: Undisputed.

3. The real property originally subjected to the Condominium was divided into 24 units. (ECF No. 25 ¶ 9; ECF No. 32 ¶ 9.)

EXHIBIT D

RESPONSE: Undisputed.

4. The Declaration designated Units 1-4 and 14-19 to be developed with multiple-family buildings. (Blackbourn Decl. Ex. A at 371-76, 385.)

RESPONSE: Undisputed.

5. The balance was to be developed as individual residential structures located on Individual Grounds. (*Id.* art. I, § 1.01.)

RESPONSE: Undisputed.

6. Article I, Section 1.01, 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 hereinafter defined, and as shown on Exhibit "A" of this Declaration." (*Id.*)

RESPONSE: Undisputed.

7. Units 14-19 were ultimately developed as multiple-family buildings. (ECF No. 25 ¶ 15; ECF No. 32 ¶ 15.)

RESPONSE: Undisputed.

8. Approximately a year after creating the Condominium, the Developer expanded the Condominium by subjecting additional real property to the Declaration through an addendum ("Addendum"). (ECF No. 25 ¶ 16; ECF No. 32 ¶ 16.)

RESPONSE: Undisputed.

9. The Addendum added Units 25-37 to the Condominium. (ECF No. 25 ¶ 17; ECF No. 32 ¶ 17.)

RESPONSE: Undisputed.

10. The Addendum provided for construction of Units 28-31 with a multiple-family building or buildings. (Blackbourn Decl. Ex. B at 172-73.)

RESPONSE: Undisputed.

11. Units 1-4 and Units 28-31 have never been developed. (ECF No. 25 ¶ 19; ECF No. 32 ¶ 19.)

RESPONSE: Undisputed.

THE BOARD'S POWERS

12. The Declaration provides for the creation of a Board of Directors ("Board") and outlines the respective powers of the Board and the Developer. (Blackbourn Decl. Ex. A, art. VI.)

RESPONSE: Undisputed.

13. The Board's powers and the Association's bylaws are outlined in Article VI of the Declaration. (*Id.*)

RESPONSE: Undisputed, except that the Declaration provides that the "initial and basic By-Laws" of the Association are comprised of "Article VI, Articles VII and VIII" of the Declaration. (*See* Declaration, Art. VI, § 6.01.)

14. Article VI provides the Board with the authority to, among other things, create a set of rules and regulations for the "maintenance, conservation and beautification" of the Condominium property and the "health, comfort, safety, and general welfare" of the Condominium property's occupants. (*Id.* art. VI, § 6.10(a).)

RESPONSE: Undisputed, except that the portion quoted by plaintiffs materially omits the defined term "Property," which means: "The air space, land, buildings, all improvements and structures thereon, and all easements, rights and appurtenances belonging

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 E

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

3

CITY OF LAKE GENEVA

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: [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

DOCUMENT#: 1067309
08-22-2022 at 4:28 PM
MICHELE JACOBS
REGISTER OF DEEDS
WALWORTH COUNTY, WISCONSIN
Pages: 4 Fee Amount: $30.00
Transfer Fee $825.00

Document Number

State Bar of Wisconsin Form 8-2003
CONDOMINIUM DEED

Document Name

THIS DEED, made between RC SOMERSET, LLC, a Delaware limited liability company ("Grantor," whether one or more), and LAKESIDE LIVING, LLC, a Wisconsin limited liability company ("Grantee," whether one or more).

Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Walworth County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Unit _____ in SEE EXHIBIT "A" Condominium, created by a "Declaration of Condominium" recorded on _____, in the Office of the Register of Deeds for _____ County, Wisconsin, in (Reel) (Vol.) _____ of Records, at (Images) (Pages) _____, as Document No. _____, and by its Condominium Plat.

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin, as well as in any of the "Condominium Documents" (consisting of the Declaration and Condominium Plat, the Bylaws, and Articles of Incorporation of the Condominium Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws), and all amendments to any of those Condominium Documents and:

See Exhibit "A"

Recording Area

Name and Return Address
Godfrey, Leibsle, Blackbourn & Howarth, S.C.
354 Seymour Ct
Elkhorn, WI 53121

SEE EXHIBIT "A"
Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Grantee, by acceptance of this Deed, agrees and binds Grantee and Grantee's heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto.

Dated August 19, 2022.

See Exhibit "A"

_____(SEAL) _____(SEAL)
* _____ * _____

AUTHENTICATION

Signature(s) _____
_____
authenticated on _____.
_____
* _____
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
Attorney Charles W. Pollard, SBN 1087847
Delavan, WI 53115-0445

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
_____ COUNTY)

Personally came before me on _____,
the above-named _____
_____
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____
* _____
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: _____)
☐ This notarial act involved the use of communication technology.

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

* Type name below signatures.

[Signature Page for Deed]

GRANTOR:

RC SOMERSET, LLC,
a Delaware limited liability company

Martin Cless, Manager

AUTHENTICATION

Signature of MARTIN CLESS authenticated this 19th day of August, 2022.

Charles W. Pollard, SBN 1087847
Member State Bar of Wisconsin

Exhibit A

Unit 1, together with said unit's undivided appurtenant interest in the common elements (and the exclusive use of the limited common elements appurtenant to said unit) all in Somerset Condominium, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Walworth County, Wisconsin, on September 27, 1977 in Volume 197 of Records, on page 323, as Document No. 23600, and any amendments and/or corrections thereto and by a Condominium Plat and any amendments and/or corrections thereto. Said condominium being located in the City of Lake Geneva, County of Walworth, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.
Tax Key No. ZCNS 00001

Unit 2, together with said unit's undivided appurtenant interest in the common elements (and the exclusive use of the limited common elements appurtenant to said unit) all in Somerset Condominium, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Walworth County, Wisconsin, on September 27, 1977 in Volume 197 of Records, on page 323, as Document No. 23600, and any amendments and/or corrections thereto and by a Condominium Plat and any amendments and/or corrections thereto. Said condominium being located in the City of Lake Geneva, County of Walworth, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.
Tax Key No. ZCNS 00002

Unit 3, together with said unit's undivided appurtenant interest in the common elements (and the exclusive use of the limited common elements appurtenant to said unit) all in Somerset Condominium, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Walworth County, Wisconsin, on September 27, 1977 in Volume 197 of Records, on page 323, as Document No. 23600, and any amendments and/or corrections thereto and by a Condominium Plat and any amendments and/or corrections thereto. Said condominium being located in the City of Lake Geneva, County of Walworth, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.
Tax Key No. ZCNS 00003

Unit 4, together with said unit's undivided appurtenant interest in the common elements (and the exclusive use of the limited common elements appurtenant to said unit) all in Somerset Condominium, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Walworth County, Wisconsin, on September 27, 1977 in Volume 197 of Records, on page 323, as Document No. 23600, and any amendments and/or corrections thereto and by a Condominium Plat and any amendments and/or corrections thereto. Said condominium being located in the City of Lake Geneva, County of Walworth, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.
Tax Key No. ZCNS 00004

Additional Exceptions to Warranty:

Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility, municipal and Association services, easements for the performance of Condominium duties, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Vacant Land Disclosure Report and in the related Offer to Purchase, as amended, general taxes levied in the year of closing, Wisconsin Condominium

Ownership Act, Condominium Declaration and plat, Association articles of incorporation, bylaws and rules and amendments to the above, and the Affidavit of Interest sworn by Attorney Richard Scholze related to Somerset Condominium Association Exercise of First Right and Option to Purchase recorded August 18, 2022 as Document No. 1067063.

DOCUMENT#: 1067308
08-22-2022 at 4:28 PM
MICHELE JACOBS
REGISTER OF DEEDS
WALWORTH COUNTY, WISCONSIN
Pages: 4 Fee Amount: $30.00
Transfer Fee $825.00

Document Number

State Bar of Wisconsin Form 8-2003
CONDOMINIUM DEED

Document Name

THIS DEED, made between RC SOMERSET, LLC, a Delaware limited liability company ("Grantor," whether one or more), and LAKESIDE LIVING, LLC, a Wisconsin limited liability company ("Grantee," whether one or more).

Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Walworth County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Unit _____ in SEE EXHIBIT "A" Condominium, created by a "Declaration of Condominium" recorded on _____, in the Office of the Register of Deeds for _____ County, Wisconsin, in (Reel) (Vol.) _____ of Records, at (Images) (Pages) _____, as Document No. _____, and by its Condominium Plat.

Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Wisconsin, as well as in any of the "Condominium Documents" (consisting of the Declaration and Condominium Plat, the Bylaws, and Articles of Incorporation of the Condominium Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws), and all amendments to any of those Condominium Documents and:

See Exhibit "A"

Recording Area

Name and Return Address
Godfrey, Leibsle, Blackbourn & Howarth, S.C.
354 Seymour Ct
Elkhorn, WI 53121

SEE EXHIBIT "A"
Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Grantee, by acceptance of this Deed, agrees and binds Grantee and Grantee's heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto.

Dated August 19, 2022.

See Exhibit "A"

_____ (SEAL) _____ (SEAL)
* _____ * _____

AUTHENTICATION

Signature(s) _____
_____
authenticated on _____.

_____
* _____
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
Attorney Charles W. Pollard, SBN 1087847
Delavan, WI 53115-0445

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
_____ COUNTY)

Personally came before me on _____,
the above-named _____
_____
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____
* _____
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: _____)
☐ This notarial act involved the use of communication technology.

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

* Type name below signatures.

Exhibit A

Unit 28, together with said unit's undivided appurtenant interest in the common elements (and the exclusive use of the limited common elements appurtenant to said unit) all in Somerset Condominium, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Walworth County, Wisconsin, on September 27, 1977 in Volume 197 of Records, on page 323, as Document No. 23600, and any amendments and/or corrections thereto and by a Condominium Plat and any amendments and/or corrections thereto. Said condominium being located in the City of Lake Geneva, County of Walworth, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.

Tax Key No. ZCNS 00028

Unit 29, together with said unit's undivided appurtenant interest in the common elements (and the exclusive use of the limited common elements appurtenant to said unit) all in Somerset Condominium, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Walworth County, Wisconsin, on September 27, 1977 in Volume 197 of Records, on page 323, as Document No. 23600, and any amendments and/or corrections thereto and by a Condominium Plat and any amendments and/or corrections thereto. Said condominium being located in the City of Lake Geneva, County of Walworth, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.

Tax Key No. ZCNS 00029

Unit 30, together with said unit's undivided appurtenant interest in the common elements (and the exclusive use of the limited common elements appurtenant to said unit) all in Somerset Condominium, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Walworth County, Wisconsin, on September 27, 1977 in Volume 197 of Records, on page 323, as Document No. 23600, and any amendments and/or corrections thereto and by a Condominium Plat and any amendments and/or corrections thereto. Said condominium being located in the City of Lake Geneva, County of Walworth, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.

Tax Key No. ZCNS 00030

Unit 31, together with said unit's undivided appurtenant interest in the common elements (and the exclusive use of the limited common elements appurtenant to said unit) all in Somerset Condominium, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Walworth County, Wisconsin, on September 27, 1977 in Volume 197 of Records, on page 323, as Document No. 23600, and any amendments and/or corrections thereto and by a Condominium Plat and any amendments and/or corrections thereto. Said condominium being located in the City of Lake Geneva, County of Walworth, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.

Tax Key No. ZCNS 00031

Additional Exceptions to Warranty:

Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility, municipal and Association services, easements for the performance of Condominium duties, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Vacant Land Disclosure Report and in the related Offer to Purchase, as amended, general taxes levied in

the year of closing, Wisconsin Condominium Ownership Act, Condominium Declaration and plat, Association articles of incorporation, bylaws and rules and amendments to the above, and the Affidavit of Interest sworn by Attorney Richard Scholze related to Somerset Condominium Association Exercise of First Right and Option to Purchase recorded August 18, 2022 as Document No. 1067063.

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: July 17, 2023

Agenda Item #10

Applicant:
Basso Builders, Inc.

Request:
Tax Key No. MA 56400002
Concept Review

Description:
Basso Builders is submitting a concept review, which is step 2 of the Planned Development Process. Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the Applicant or the City, but should be considered as informal, nonbinding basis for proceeding to the next step. The preferred procedure is for *one or more iterations of Plan Commission review* of the concept plan to occur prior to introduction of the formal rezoning petition which accompanies GDP application.

The Applicant is proposing eight duplex buildings (16 units) on a property with frontage on both Wells Street and Mobile Street. This property is currently in the Town of Bloomfield, and it would need to be annexed into the City of Lake Geneva before zoning approvals could be granted.

Vandewalle staff has reviewed the concept and offers the following comments:

- Overall, the concept plan is oriented to parking/drive lanes more than people, giving this more of an "apartment complex" feel. I would recommend redesigning to feel like part of the neighborhood and orienting the design to pedestrians and greenspace. It should be a connected community with a relationship to the existing homes on Mobile Street and surrounding neighborhood.
- The greenspace and stormwater pond should be designed to be an amenity for residents.
- Garages should be provided for resident parking. Surface parking should be provided for guest parking.
- The driveway onto Wells Street be relocated to align with Host Drive.
- All units should have pedestrian paths connecting to the public sidewalk.
- Pedestrian paths should be provided to connect the units internally, including connecting the east side units to those on the west side.
- Interior drives should connect Wells Street and Mobile Street through the site to encourage connectivity and establish a relationship between this project and the rest of the neighborhood. This connection could be curved to designed to discourage cut-through traffic by non-residents.
- Shared driveways should be reduced in width or broken up with greenspace to avoid large expanses of paved areas alongside the residences.
- Basements are recommended.

- Quality exterior building materials and architectural design will be expected. Staff would like more information about the building designs, as this will likely influence staff comments on the site design.

Jackie Mich, AICP
City Planning Consultant
Vandewalle & Associates

APPLICATION TO INITIATE PLANNED DEVELOPMENT PROCESS

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
MA 56400002

Name and Address of Current Owner: Sharon Kissane
P.O. Box 1300 Barrington, IL 60011-1300

Telephone No. with area code & Email of Current Owner: 847-381-7192
no email

Owner Signature: Sharon F. Kissane 5/22/23

Name and Address of Applicant:
Basso Builders Inc
405 Skyline Dr, Lake Geneva, WI 53147

Telephone No. with area code & Email of Applicant: 262-248-3378
Joshbasso@gmail.com

Proposed Use: 8 duplex buildings

Zoning District in which land is located:

Names and Addresses of architect, professional engineer and contractor of project:
Farris Hansen + Associates - Warren Hansen
7 Ridgeway Ct, Elkhorn, WI 53121

Short statement describing activities to take place on site:
Develop a 2.4 acre parcel in to 8 duplex buildings
property is currently in the village of Bloomfield.

5/19/23
Date

Signature of Applicant

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 Wells St. Lake Geneva, WI MA 56400002
Applicant name Basso Builders Inc
Applicant email Josh bassso@gmail.com Phone Number 262-248-3378

Architect/Contractor/Designer Name Farris Hansen + Associates
Architect/Contractor/Designer Email office@farrishansen.com Phone Number 262-723-2038

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

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_____

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.

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 Lot 1/S St. Lake Geneva, WI MA 56400002
Applicant name Basso Builders Inc
Applicant email Josh.basso@gmail.com Phone Number 262-248-3378

Architect/Contractor/Designer Name Farris Hansen + Associates
Architect/Contractor/Designer Email office@farrishansen.com Phone Number 262-723-2038

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

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
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- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES / NO
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- 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:

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- Will your project require the installation of a grease interceptor? YES / NO

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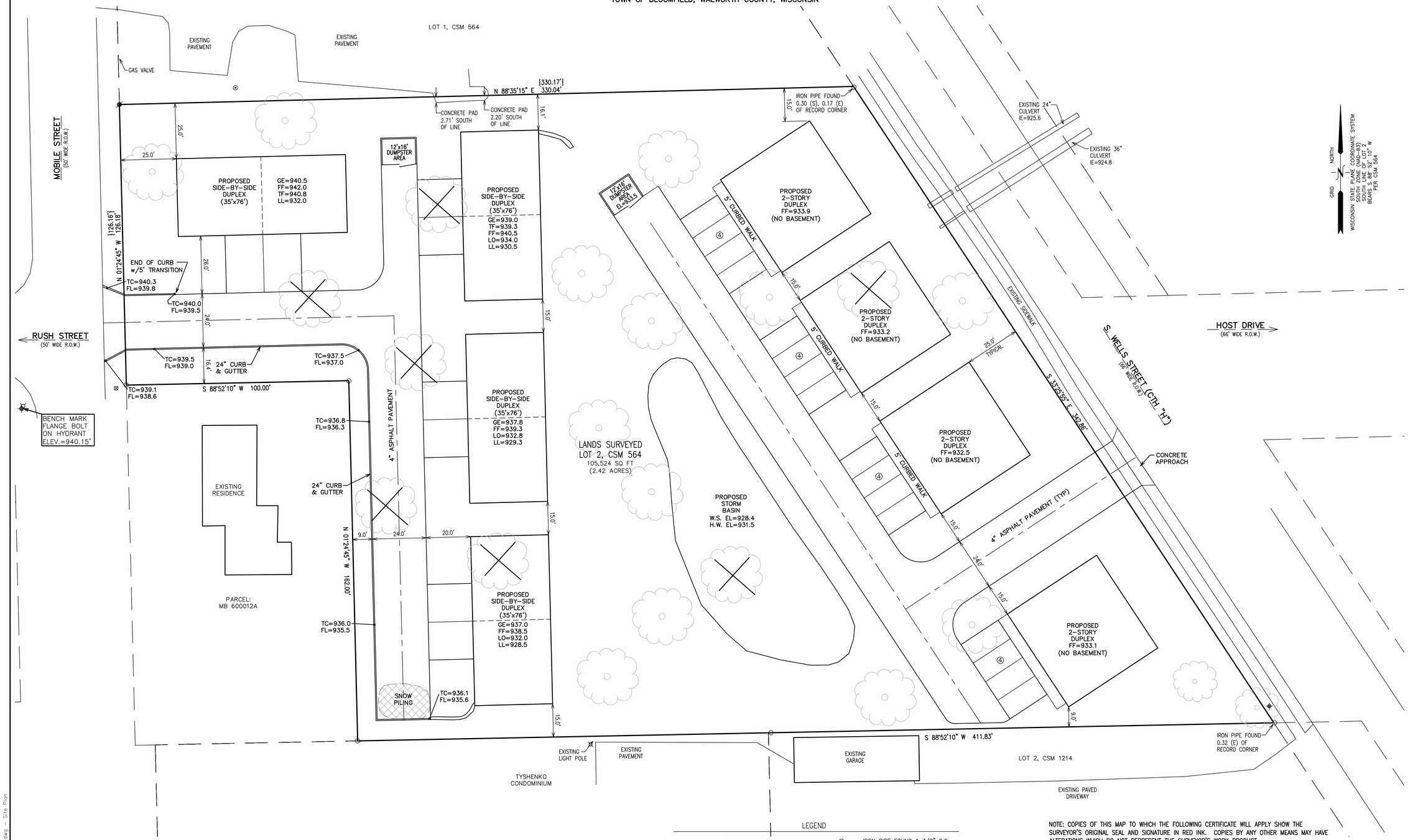
- Water service size requirement_____
- Estimated daily water usage in gallons per day_____
- Estimated maximum water flow in gallons per minute_____
- Number of bathrooms _____
- Brief description of process (if Industrial)_____

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_____

PLAT OF SURVEY – SITE PLAN
LOT 2 OF CERTIFIED SURVEY MAP NO. 564

LOCATED IN PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 18 EAST,
TOWN OF BLOOMFIELD, WALWORTH COUNTY, WISCONSIN



LEGEND

- = BURIED WATERMAIN
- = STORM SEWER
- = SANITARY SEWER
- = BURIED GAS LINE
- = OVERHEAD UTILITY WIRES
- = EXISTING DECIDUOUS TREE
- = EXISTING GROUND ELEVATION
- = EXISTING LAND CONTOURS
- = IRON PIPE FOUND 1 3/8" O.D.
- = IRON REBAR SET 3/4" x 18" x 1.13 lbs/ft
- = BENCHMARK
- = UTILITY POLE
- {XXX} = RECORDED AS
- = STORM CATCH BASIN
- = SURVEY CONTROL POINT

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: 6/01/2023

CHRISTOPHER A. HODGES P.L.S. 2760

PLAT OF SURVEY
SITE PLAN
THE LINK OF LAKE GENEVA
LAKE GENEVA, WI 53147

– WORK ORDERED BY –
JOSH BASSO, BASSO BUILDERS, INC.
405 SKYLINE DRIVE
LAKE GENEVA, WI 53147

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

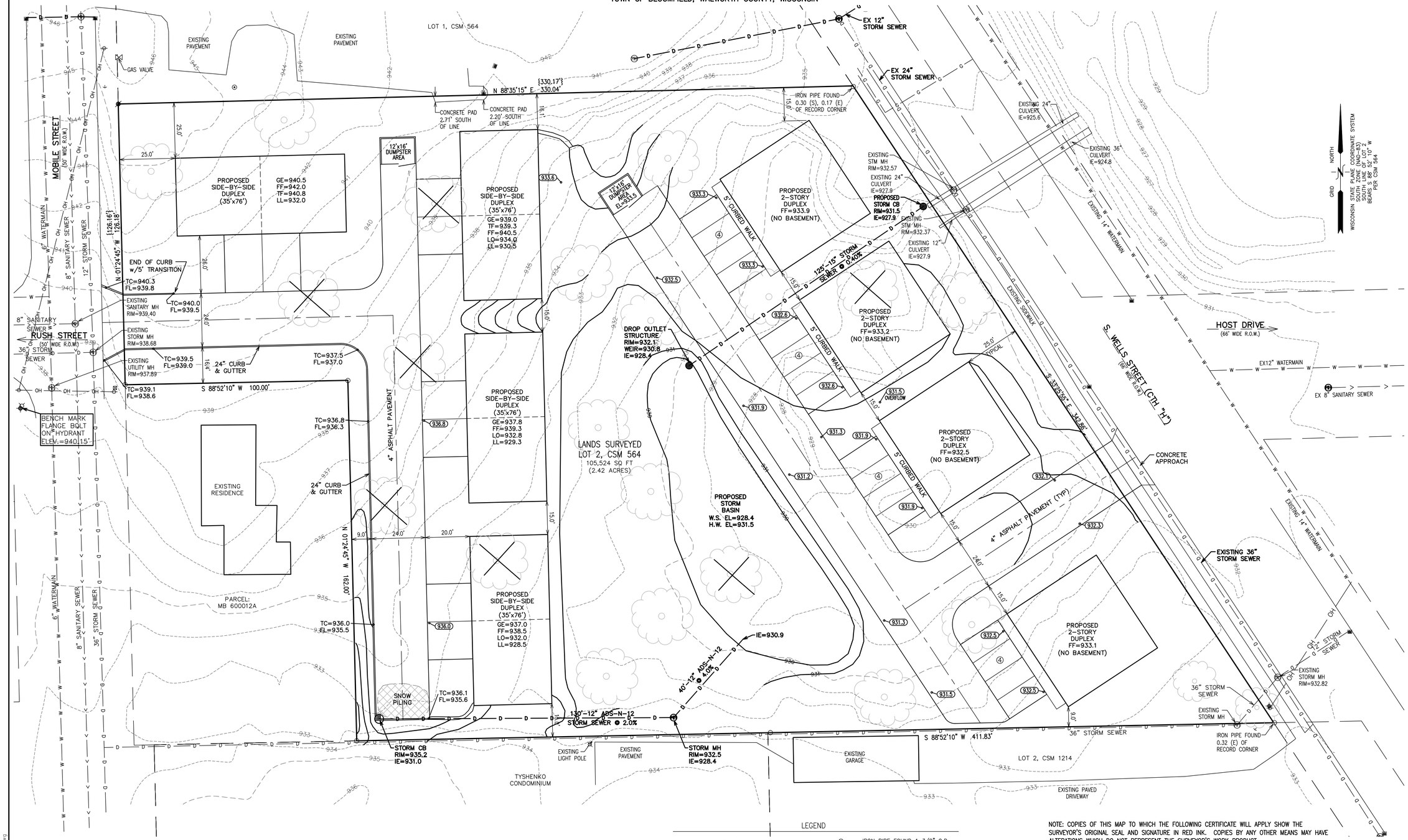
REVISIONS
6/28/2023 – DHC
REMOVED GRADING AND TOPO PER REQUEST

PROJECT NO. 10886
DATE 6/01/2023
SHEET NO. 1 OF 1

X:\Projects\10886\ACAD\10886r1.dwg – Site Plan

PLAT OF SURVEY
LOT 2 OF CERTIFIED SURVEY MAP NO. 564

LOCATED IN PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 18 EAST,
TOWN OF BLOOMFIELD, WALWORTH COUNTY, WISCONSIN



LEGEND

- = BURIED WATERMAIN
- = STORM SEWER
- = SANITARY SEWER
- = BURIED GAS LINE
- = OVERHEAD UTILITY WIRES
- = EXISTING DECIDUOUS TREE
- = EXISTING GROUND ELEVATION
- = EXISTING LAND CONTOURS
- = IRON PIPE FOUND 1 3/8" O.D.
- = IRON REBAR SET 3/4" x 18" x 1.13 lbs/ft
- = BENCHMARK
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DATED: 6/01/2023

CHRISTOPHER A. HODGES P.L.S. 2760

X:\Projects\10886\ACAD\10886.dwg

PLAT OF SURVEY
BOUNDARY SURVEY
LOT 2, CSM 564
LAKE GENEVA, WI 53147

– WORK ORDERED BY –
JOSH BASSO, BASSO BUILDERS, INC.
405 SKYLINE DRIVE
LAKE GENEVA, WI 53147

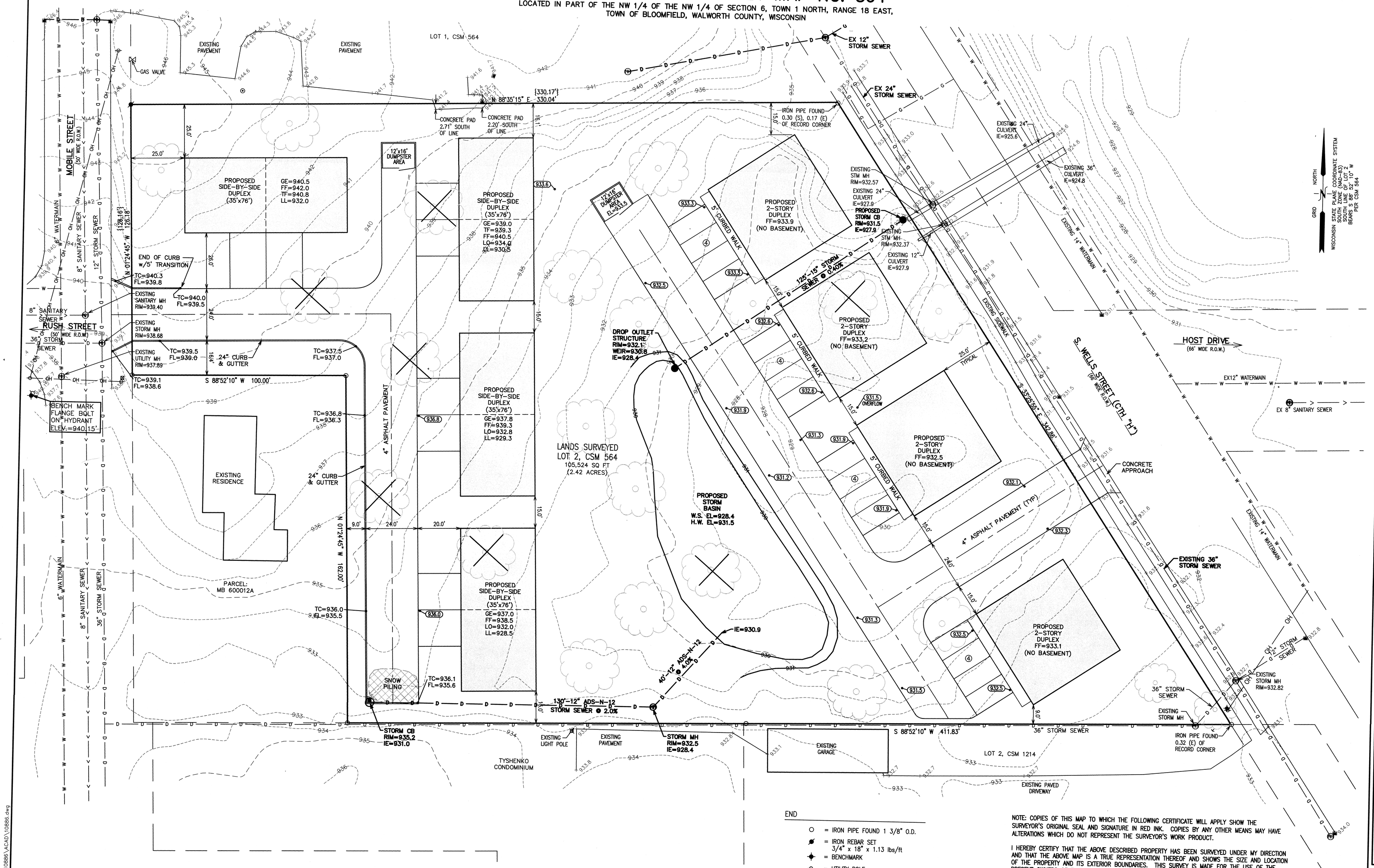
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 e-mail: office@farrishansen.com

REVISIONS

PROJECT NO. 10886
DATE 6/01/2023
SHEET NO. 1 OF 1

GENERAL DEVELOPMENT PLAN
LOT 2 OF CERTIFIED SURVEY MAP NO. 564

LOCATED IN PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 18 EAST,
TOWN OF BLOOMFIELD, WALWORTH COUNTY, WISCONSIN



NOTE: TOPOGRAPHY (2015 FLIGHT) PROVIDED BY WALWORTH COUNTY INFORMATION TECHNOLOGY DEPARTMENT, LAND INFORMATION DIVISION. FOR REFERENCE ONLY.

END

- ○ = IRON PIPE FOUND 1 3/8" O.D.
- = IRON REBAR SET 3/4" x 18" x 1.13 lbs/ft
- = BENCHMARK
- = UTILITY POLE
- {XXX} = RECORDED AS
- = STORM CATCH BASIN
- ▲ = SURVEY CONTROL POINT

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.

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DATED: 6/01/2023

CHRISTOPHER A. HODGES P.L.S. 2760

GENERAL DEVELOPMENT PLAN

LOT 2, CSM 564
LAKE GENEVA, WI 53147

– WORK ORDERED BY –
JOSH BASSO, BASSO BUILDERS, INC.
405 SKYLINE DRIVE
LAKE GENEVA, WI 53147

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

REVISIONS

PROJECT NO.	10886
DATE	6/01/2023
SHEET NO.	1 OF 1

X:\Projects\10886\ACAD\10886.dwg

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: July 17, 2023

Agenda Item #11

To: City of Lake Geneva

From: Jackie Mich, AICP, City Planning Consultant

Date: July 7, 2023

Re: Introduction to Proposed Amendment to the Comprehensive Plan

---

Introduction

Every year, the City of Lake Geneva holds a Comprehensive Plan Amendment cycle to consider requests to amend the Comprehensive Plan. The Annual Plan Amendment cycle allows for informal Plan Commission review of Plan Amendment proposals at their July and August meetings. An agenda item is provided to allow applicants to present their proposals to the Plan Commission, and why the proposed changes are beneficial to the property, the surrounding area, and the community as a whole. The Commission members may ask questions of the applicants and may discuss the proposals with one another. Members of the public may identify questions and concerns about the proposal during the public comment portion of the agenda.

No action will be taken by the Plan Commission at the July and August meetings. State Law requires that amendments to a Comprehensive Plan be approved by both the Plan Commission and the Common Council following a public hearing. These steps are expected to take place in October.

Proposed Amendment:

During this year's proposal period, one Comprehensive Plan Amendment has been requested for formal review. This request involves proposed changes to the Future Land Use Map for an area of city parkland. Specifically, Wisconsin Power & Light Company (WP&L) is requesting an amendment to the Future Land Use Map (Maps 5a and 5b) to change the recommended future land use category for a portion of Parcel ZOP00003 from "Public Park & Recreation" to "**Institutional & Community Services.**" This Comprehensive Plan Amendment has been requested because the applicant is seeking approval for a new electrical substation in this location.

The proposed change would affect only the northern 2.5 acres of the 11-acre parcel. The parcel is owned by the City of Lake Geneva. The remainder of the parcel would remain as "Public Park & Recreation." The location of the 2.5-acre portion is generally located at the southern terminus Waverly Place, west of the East View Elementary School property.

As the area is recommended for "Public Parks and Open Space" in the Comprehensive Plan, a Plan Amendment would be necessary in order for the City to consider a future rezoning to enable the substation to be developed. The applicant is requesting the "Institutional and Community Services" future land use category, which is appropriate future land use category for this purpose. The description of that future land use category is provided below.

The amendment is one of several review and approval steps needed to construct the substation. First, the Council would need to determine whether they will sell a portion of the park land to the applicant. Other future steps would likely involve creating a new lot, rezoning and removing the Park Overlay Zoning District designation from the 2.5-acre portion of the lot, which prohibits non-park use, and site plan review and approval. Through the site plan review process, the City will ensure the zoning regulations are met, which include requirements for landscaping and screening of the substation to minimize impacts to surrounding properties.

Excerpt from Comprehensive Plan, pages 92-93

<u>Institutional and Community Services</u>

Description

This future land use category is designed to facilitate large-scale public buildings, schools, religious institutions, power plants and substations, hospitals, and special care facilities. Map 7 generally shows existing locations of such facilities. Future small-scale institutional uses may also be located in areas planned for residential, commercial, office, industrial, mixed, or traditional neighborhood uses, while larger-scale institutional uses should generally be avoided in planned residential or Planned Neighborhood areas.

Recommended Zoning

Most of the City's zoning districts are generally appropriate for areas mapped within this future land use category. In general, the zoning district should reflect the predominant zoning of nearby properties and/or the desired character of the subject property.

Policies and Programs

1. *Require and review a detailed site and operations plan before new or expanded institutional uses are approved.*
2. *Consider the impact on neighboring properties before approving any new or expanded institutional use.*
3. *Continue to work with the Lake Geneva School District to coordinate uses and activities on district owned land.*
4. *Encourage collaboration among the Public Works, Fire, and Police Department, and other providers of City services, on accommodating future service needs, as described in greater detail in Chapter Seven: Utilities and Community Facilities*

Wisconsin Power & Light Company's Downtown Lake Geneva Substation

Wisconsin Power and Light Company's (WP&L) Downtown Lake Geneva Substation is nearing its end-of-life cycle and will not be able to meet the projected electrical load growth of the community in its existing condition. WP&L has taken efforts to relieve the need to upgrade the downtown substation by recently rebuilding our facilities at the North Lake Geneva Substation, located on CTY NN, just southwest of HWY 12. We also anticipate rebuilding the South Lake Geneva Substation within the next 5 to 7 years, which is located on HWY 120, between E. Townline Road and N. Bloomfield Road. Both of these efforts will not resolve the need to upgrade the Downtown Substation due to its central location.

As part of the site selection process, WP&L reviewed locations to the north and south of the existing Downtown Substation, but the sites ended up being too close to either of the above mentioned North and South substations to help with the electrical load. The slight relocation that WP&L is proposing fits into the center of the load and will help WP&L maintain system reliability. For these reasons, WP&L and the City of Lake Geneva need to collaborate on a plan to provide reliable power to the Downtown Lake Geneva area, as this substation is the direct electrical supplier to this area.

Relocating the Substation

WP&L is proposing to relocate the Downtown Lake Geneva Substation from its current location adjacent to the Geneva Lake Museum to a site north of the White River Dog Park. The following plans of this location are titled "Downtown Lake Geneva Substation Relocation".

- WP&L is proposing to acquire approximately 2.5 acres of land from the City of Lake Geneva.
- This site is adjacent to an existing transmission line which is critical for the substation. The transmission lines bring power into the community and WP&L then distributes the electrical power to each of its customer's homes and businesses.
    - If a substation site were picked that were not close to a transmission line, then the transmission line would need to be brought to the site, which then impacts more landowners due to easements and power poles.
- WP&L proposes to work diligently to install screening of the substation location.
- WP&L understands that close coordination with Lake Geneva Public Works would be completed to relocate utilities and improve access to the proposed site.
- As part of this relocation, WP&L will need to extend and reconnect the underground electrical cables into the existing system.
- Relocating the substation also prepares WP&L to support the community's future electrical needs in relationship with EV (electric vehicle) charging stations at both home and work.
- This site allows WP&L & the City of Lake Geneva the opportunity to grow with the City's future electrical needs. Whereas, expanding the existing substation site near the museum is limited to no more than a 30 year life expectancy along with removing more valuable downtown parking.
- If the substation is relocated, then the old/retired substation site could be used as additional parking or event space to further promote/enhance the historical downtown. This would assist with one of the City's Comprehensive Plan goals.

CITY OF LAKE GENEVA
APPLICATION FOR AMENDMENT TO THE COMPREHENSIVE PLAN

NOTE: All applications for amendments to the Comprehensive Plan must be submitted to the City Clerk on or before June 30th.

PART A: AMENDMENT REQUEST

I, Wisconsin Power and Light Company, HEREBY REQUEST THE CITY OF LAKE GENEVA PLAN COMMISSION AND COMMON COUNCIL TO HOLD A PUBLIC HEARING ON THE FOLLOWING REQUEST FOR AMENDMENT TO THE LAKE GENEVA COMPREHENSIVE PLAN:

Please check all that apply:

X Amendment to the Future Land Use Map
X Amendment to the Community Facilities & Utilities Map
_____ Amendment to Other Maps
_____ Text Amendment (policies, programs, etc.)
_____ Other

PART B: CONTACT INFORMATION

APPLICANT:

Name (Person OR Firm): Wisconsin Power and Light Company Address: 4902 North Biltmore Lane, Madison, WI 53718

Email Address: jessicabahr@alliantenergy.com Daytime Telephone: 608-458-3419

PROPERTY OWNER:(if different from Applicant) MY SIGNATURE INDICATES THAT I AUTHORIZE AND AGREE WITH ALL ASPECTS OF THIS REQUEST:

Name: Jessica Bahr Digitally signed by Jessica Bahr DN: cn=Jessica Bahr, o, ou, email=jessicabahr@alliantenergy.com, c=US Date: 2023.06.27 16:23:00 -05'00' Signature: _____

PART C: BRIEF DESCRIPTION OF THIS PROPERTY AND PROPOSED LAND USE:

(IF request is NOT linked to a particular property, skip to PART D.)

Parcel Number: ZOP 00003 Address: N/A

BRIEF DESCRIPTION OF THE PROPOSED AMENDMENT REQUEST:

Wisconsin Power & Light Company (WP&L) is requesting an amendment to the Future Land Use Map (Maps 5a and 5b) to change the recommended future land use category for a portion of Parcel ZOP00003 from Public Park & Recreation to Institutional & Community Services.

CURRENT ZONING:

Zoning District: Rural Holding Land Use- Public Park and Recreation

FUTURE PROPOSED USE (be specific)

WP&L is proposing to install an electrical distribution substation in the northwesterly corner of Parcel ZOP 00003, which is currently owned by the City of Lake Geneva. WP&L is proposing to purchase approximately 2.5 acres of land for this purpose.

PART D: The Plan Commission and Common Council consider the following criteria when making recommendations regarding amendments to the Comprehensive Plan. Please respond to the following questions: ***(****If you need additional space for your response, please attach to the back of this application form.)*

1. How will the proposed amendment to the Comprehensive Plan benefit the public, City, and/or surrounding neighbors or neighborhoods?

   Amending the Comprehensive Plan will enable WP&L's Downtown Lake Geneva Substation, which is nearing it's end-of-life cycle, to be built in a location that will enable WP&L to serve the Lake Geneva community's current and future needs. This proposed upgrade would also better prepare for the community's efforts to implement the use of electric vehicles.

2. How does the request advance the Comprehensive Plan vision, and the goals, objectives and policies for the chapter within which the amendment affects?

   This relocation could allow the old/retired substation site to be used as additional downtown parking or event space to further promote/enhance historical downtown. This would assist with the City's Comprehensive Plan goals.

3. As it affects the amendment request, what circumstances have changed or what new information is now available since the original adoption of the City's Comprehensive Plan, or in the case of a previously requested amendment, what circumstances have changed since the last amendment process?

   The City of Lake Geneva's electrical demand has grown with it's population growth. As part of that WP&L needs to upgrade the substation to provide a reliable source of energy. WP&L has already upgraded the substation to the north of the City and plans to also upgrade the substation that is south of the City in the next 5 to 7 years.

4. Is there any additional information that the City of Lake Geneva should consider in its evaluation of this request?

   WP&L has selected this site due to it's central proximity to the electrical load. WP&L has a substation that is located North and South of the City and that is why this location is critical.

PART E: Please describe below (or on a separate sheet) what your specific request for a Comprehensive Plan amendment is. Provide any necessary maps, charts, or other supporting data as needed, including conceptual development plans (if applicable). Applicant also MUST ATTACH a redline/strikeout of the proposed text amendment and/or a clearly labeled and marked-up version of the proposed Map Amendment.

See the Attached.

Jessica Bahr

Digitally signed by Jessica Bahr
DN: cn=Jessica Bahr, o, ou, email=jessicabahr@alliantenergy.com, c=US
Date: 2023.06.27 16:25:44 -05'00'

Signature of Applicant(s)

6/27/2023

Date

REQUESTED COMPREHENSIVE PLAN AMENDMENT FOR:

Part of Parcel ZOP 00003

Subject Property Address(s)

NAME OF OWNER(S)	ADDRESS(S):	
City of Lake Geneva	626 Geneva Street, Lake Geneva, WI 53147	
SUBJECT PROPERTY:	**ADDRESS(S):**	**PARCEL/LOT #**
City of Lake Geneva	626 Geneva Street, Lake Geneva, WI 53147	ZOP 00003
PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY: (for Map Amendments only)		
NAME	**ADDRESS**	**PARCEL/LOT #**
Union School District #1	208 South Street, Lake Geneva, WI 53147	ZOP 00003A
Louis Hawver	600 Waverly Ave, Lake Geneva, WI 53147	ZCG 00171
Kevin & Barbara Netzel	404 Water Street, Lake Geneva, WI 53147	ZGC 00168
City of Lake Geneva	626 Geneva Street, Lake Geneva, WI 53147	ZYUP 00001A

_____ _____ 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.

_____, as applicant/petitioner for

Project: _____

Project Address: _____

Name: _____

Address: _____

_____

Cell Phone: (____) - _____- _____ Phone: (____) - _____- _____

Email: _____

Dated this _____ Day of _____, 20_____

_____

Printed Name of Applicant / Petitioner

_____

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:

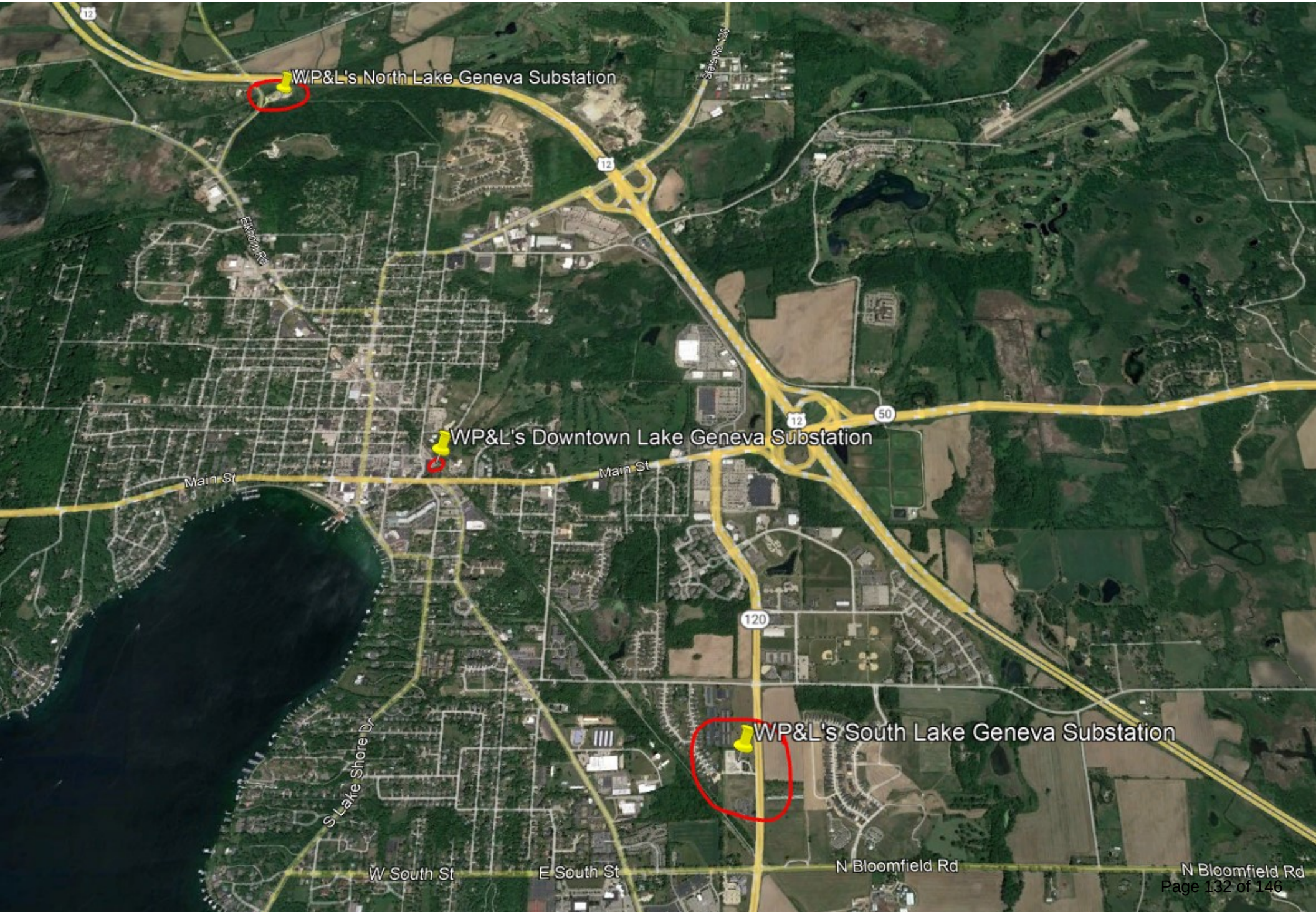
(1) Fees for Procedures or Permits Requested by a Private Party: The fees for the procedures and permits established by this Chapter shall be established by resolution of the Common Council of the City of Lake Geneva

(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.

Wisconsin Power & Light Company's Substation Locations



DOWNTOWN LAKE GENEVA SUBSTATION RELOCATION - EXISTING CONDITIONS

NOTES:

1. GENERAL ARRANGEMENT PROVIDED BY ALLIANT ENERGY.
2. SURVEYED UTILITY LOCATIONS PROVIDED BY ALLIANT ENERGY.
3. ELEVATION DATA RETRIEVED FROM WALWORTH COUNTY.
4. ENVIRONMENTAL CORRIDOR BOUNDARY LOCATION IS APPROXIMATED FROM THE CITY OF LAKE GENEVA ZONING MAP.

0 150 300 Feet

LEGEND

- 860 — EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING FENCE LINE
- EXISTING PROPERTY LINE
- S — S — EXISTING SANITARY SEWER
- EXISTING UTILITY MANHOLE
- OH — EXISTING ATC TRANSMISSION LINE
- PROPOSED PROPERTY BOUNDARY
- PROPOSED EDGE OF GRAVEL
- STM — STM — PROPOSED STORM SEWER
- PROPOSED CONTOURS
- WETLAND INDICATOR SOILS
- ZONE AE FLOODWAY
- APPROX. ENVIROMENTAL CORRIDOR

PROJECT: DOWNTOWN LAKE GENEVA SUBSTATION	OWNER: ALLIANT ENERGY	STREET: WAVERLY STREET	TITLE: DOWNTOWN LAKE GENEVA SUBSTATION RELOCATION - EXISTING CONDITIONS	SHEET 1

FILE NAME : P:\1530-7000 ALLIANT ENERGY SUBSTATION SCOPING PROJECTS\1530-7020 DOWNTOWN LAKE GENEVA SUBSTATION\DRAWINGS\PRELIMINARY DESIGN\PARK\WAVERLY ST GRADING PLAN.DWG PLOT DATE : 8/30/2022 3:13 PM PLOT BY : GABE LUJAN PLOT NAME :

1334 DEWEY COURT
MADISON, WI 53703 (608) 839.4422

DOWNTOWN LAKE GENEVA SUBSTATION RELOCATION OVERVIEW

NOTES:

1. GENERAL ARRANGEMENT PROVIDED BY ALLIANT ENERGY.
2. SURVEYED UTILITY LOCATIONS PROVIDED BY ALLIANT ENERGY.
3. ELEVATION DATA RETRIEVED FROM WALWORTH COUNTY.
4. ENVIRONMENTAL CORRIDOR BOUNDARY LOCATION IS APPROXIMATED FROM THE CITY OF LAKE GENEVA ZONING MAP.

0 150 300 Feet

LEGEND

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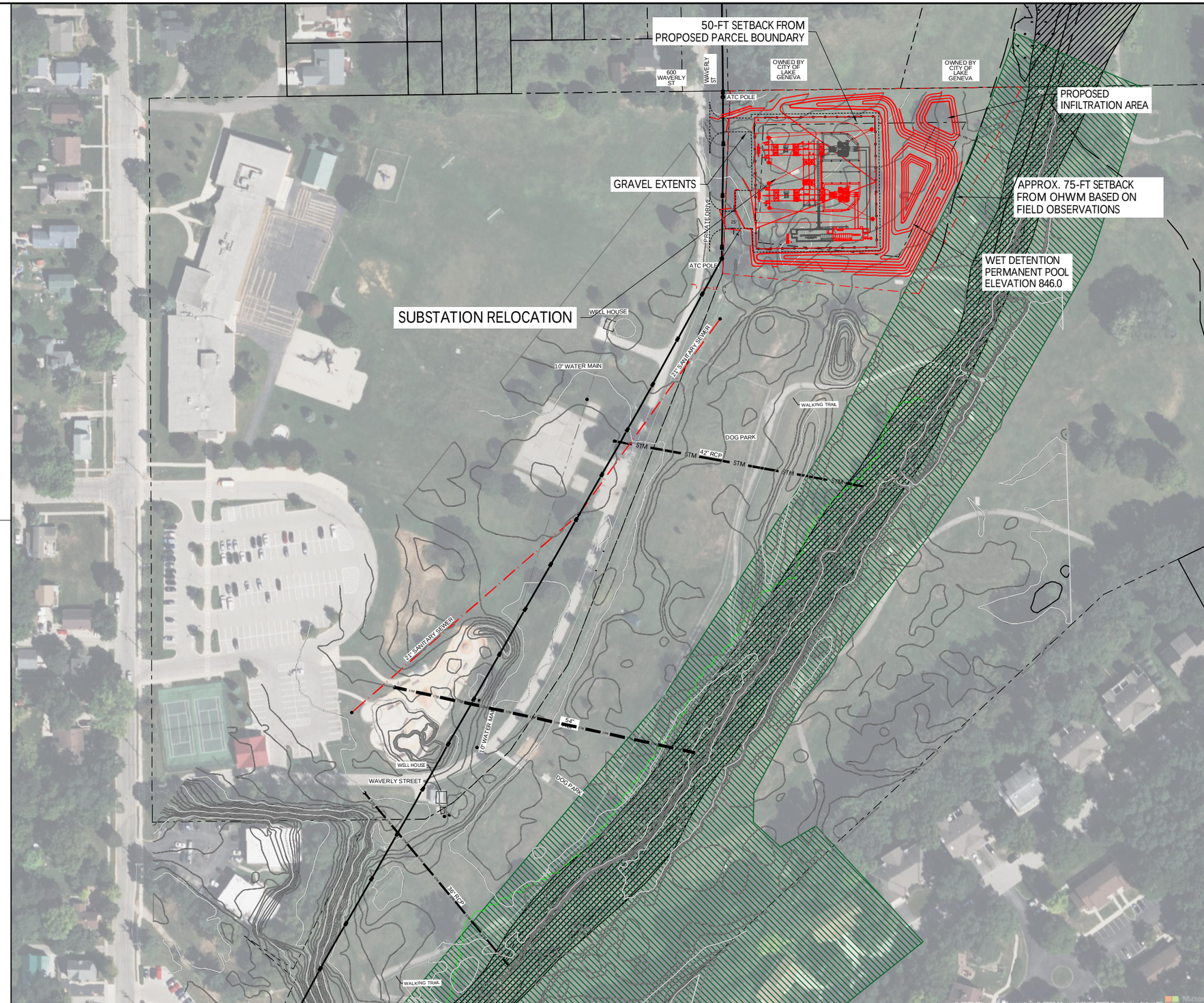


PROJECT: DOWNTOWN LAKE GENEVA SUBSTATION	OWNER: ALLIANT ENERGY	STREET: WAVERLY STREET	TITLE: DOWNTOWN LAKE GENEVA SUBSTATION RELOCATION - OVERVIEW	SHEET 2

FILE NAME : P:\1530-7000 ALLIANT ENERGY SUBSTATION SCOPING PROJECTS\1530-7020 DOWNTOWN LAKE GENEVA SUBSTATION\DRAWINGS\PRELIMINARY DESIGN\PARK\WAVERLY ST GRADING PLAN_2023-08-17.DWG PLOT DATE : 5/25/2023 11:24 AM PLOT BY : BEN NELSON PLOT NAME :

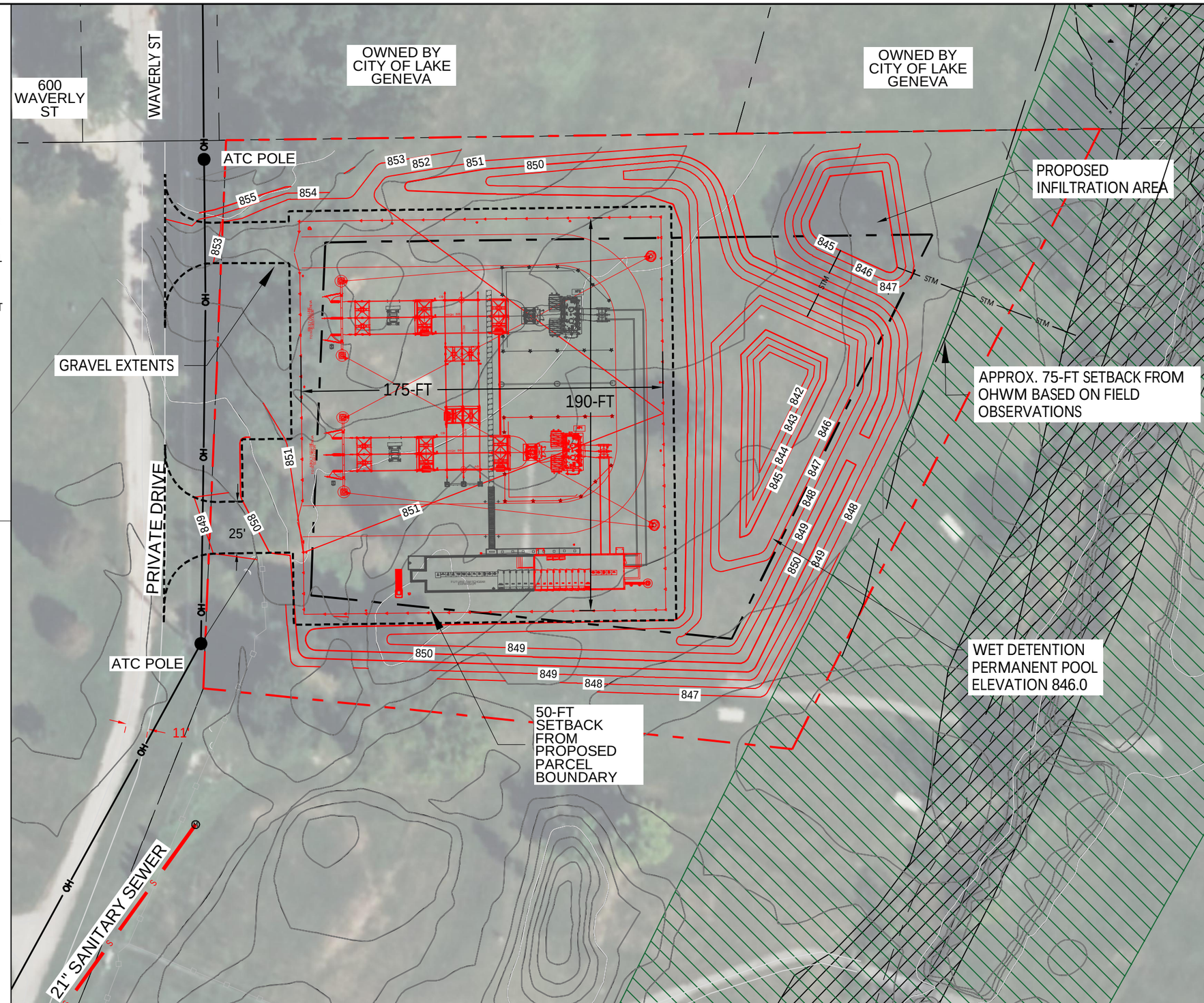
EOR water ecology communities
1334 DEWEY COURT
MADISON, WI 53703 (608) 839.4422

DOWNTOWN LAKE GENEVA SUBSTATION RELOCATION - PRELIMINARY SITE PLAN

NOTES:

1. GENERAL ARRANGEMENT PROVIDED BY ECI, MAY 5,2023.
2. SURVEYED UTILITY LOCATIONS PROVIDED BY ALLIANT ENERGY.
3. ELEVATION DATA RETRIEVED FROM WALWORTH COUNTY.
4. ENVIRONMENTAL CORRIDOR BOUNDARY LOCATION IS APPROXIMATED FROM THE CITY OF LAKE GENEVA ZONING MAP.
5. APPROXIMATELY 2.32 ACRES OF PROPERTY REQUIRED.
6. PROPERTY ACQUIRED FOR PARK OPTION WOULD LIKELY TRIGGER STORMWATER MANAGEMENT REQUIREMENTS FOR WDNR AND THE CITY OF LAKE GENEVA.
7. DISTURBANCE FROM PROPOSED STORM SEWER EXTENDS INTO ENVIRONMENTAL CORRIDOR.
8. LEVEL 1 WETLAND DELINEATION SHOWED LIKELY REGULATORY WETLANDS TO THE NORTHEAST OF THE PROPOSED SITE. FIELD VERIFICATION OF BOUNDARY YET REQUIRED.

0 25 50 Feet



LEGEND

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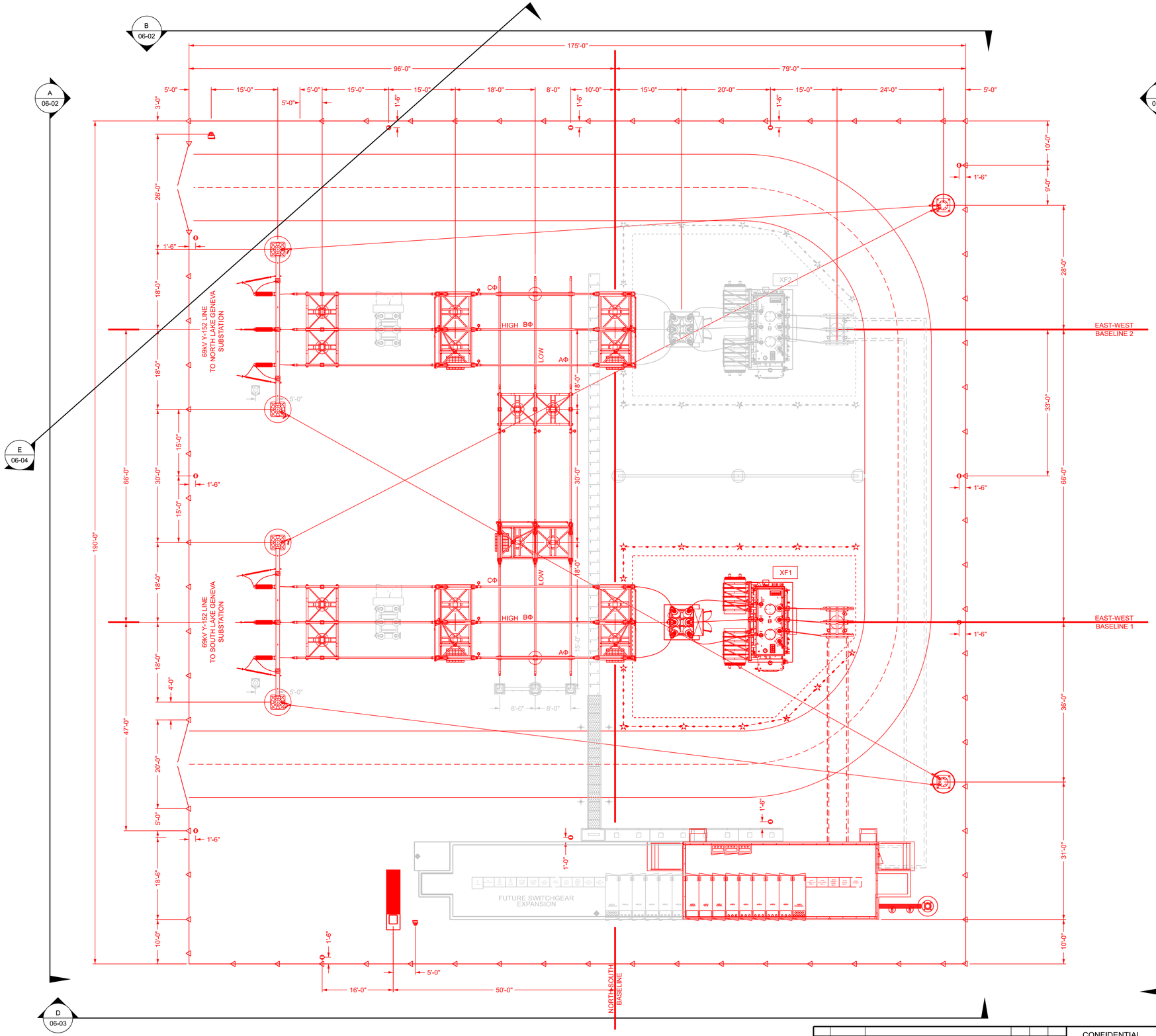
- PROPOSED PROPERTY BOUNDARY
- PROPOSED EDGE OF GRAVEL
- STM — PROPOSED STORM SEWER
- PROPOSED CONTOURS
- LEVEL 1 WETLAND BOUNDARY
- ZONE AE FLOODWAY
- APPROX. ENVIROMENTAL CORRIDOR

1334 DEWEY COURT
MADISON, WI 53703 (608) 839.4422
EOR water ecology communities

PROJECT: DOWNTOWN LAKE GENEVA SUBSTATION	OWNER: ALLIANT ENERGY	STREET: WAVERLY STREET	TITLE: DOWNTOWN LAKE GENEVA SUBSTATION RELOCATION - PRELIMINARY SITE PLAN	SHEET 3

FILE NAME : P:\1530-7000 ALLIANT ENERGY SUBSTATION SCOPING PROJECTS\1530-7020 DOWNTOWN LAKE GENEVA SUBSTATION\DRAWINGS\PRELIMINARY DESIGN\PARK\WAVERLY ST GRADING PLAN_2023-05-07_BROWER.DWG 6/25/2023 11:53 AM PLOT BY : BEN NELSON PLOT NAME :



CLASSIFIED:
CONFIDENTIAL PCII
DATE: 05-02-2023

WISCONSIN POWER AND LIGHT COMPANY

NO.	DATE	REVISION	BY	CHK'D	APV'D
0	04-20-2023	FOR PERMITTING	ECI-DLH	ECI-RMW	AE-DCH

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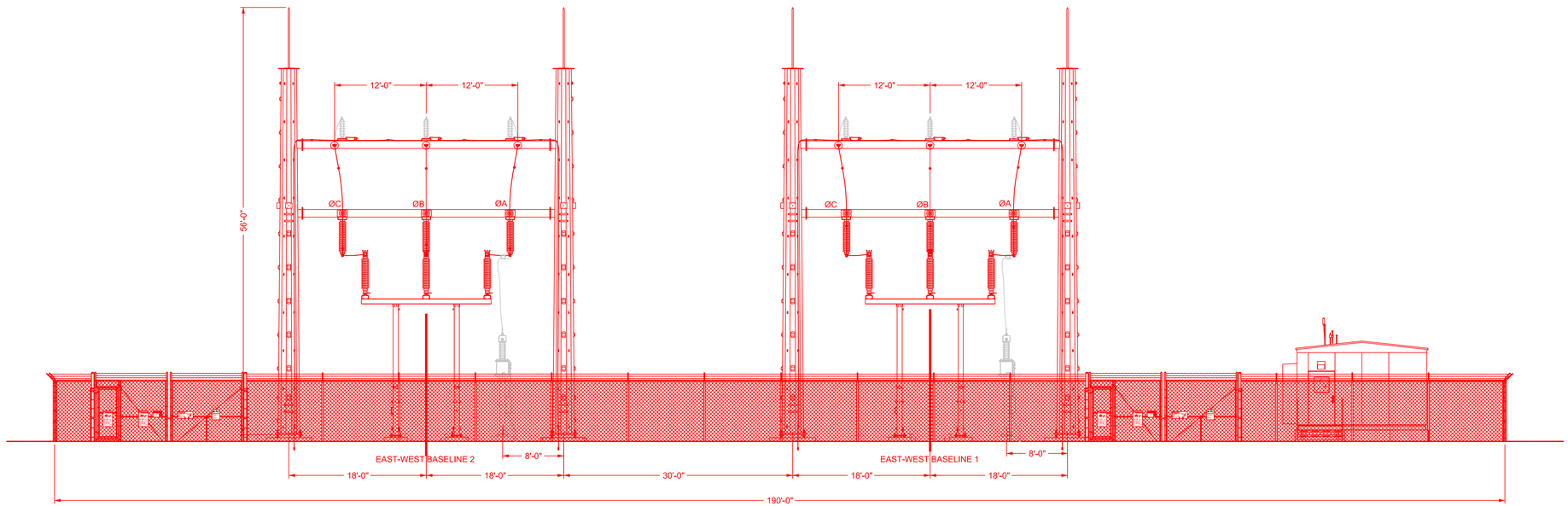
DOWNTOWN LAKE GENEVA SUBSTATION — LAKE GENEVA, WI

SUBSTATION PLAN VIEW

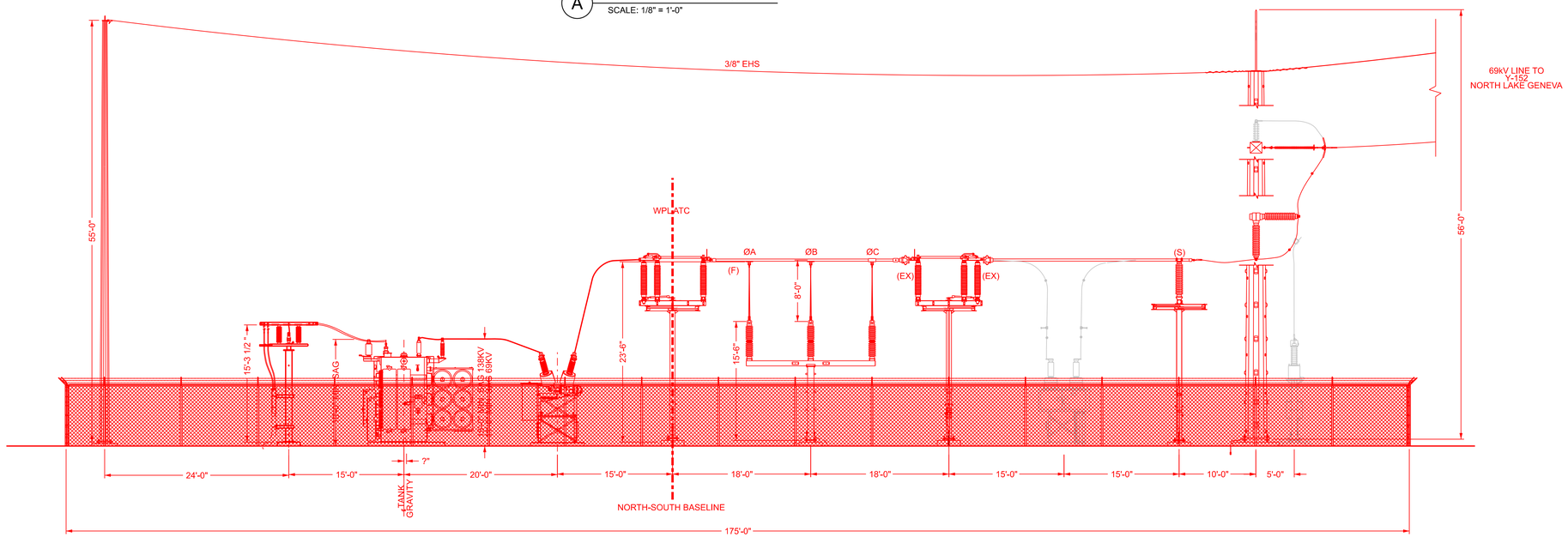
SCALE: 3/32"=1'-0"

DWG. NO. 16025-06-01

TB.V8.01.03
Plotted: 8-MAY-2023
File: N:\Shared\01 ECI\Alliant Energy\02 Projects\ALT-278 Scoping Support\DT Lake Geneva\100 CADD\120 Conceptual\121 138 kV SGDB with Tie Provisions\Clean DGNs\16025-06-01.dgn



A EQUIPMENT ELEVATION
SCALE: 1/8" = 1'-0"



B EQUIPMENT ELEVATION
SCALE: 1/8" = 1'-0"

CLASSIFIED:
CONFIDENTIAL PCII
DATE: 05-02-2023

WISCONSIN POWER AND LIGHT COMPANY

DOWNTOWN LAKE GENEVA SUBSTATION — LAKE GENEVA, WI

SUBSTATION ELEVATION VIEWS
SECTIONS A & B

SCALE: 1/8" = 1'-0"

DWG. NO. 16025-06-02

NO.	DATE	REVISION	BY	CHK'D	APV'D
0	04-20-2023	FOR PERMITTING	ECI-DLH	ECI-RMW	AE-DCH

SEED FILE: SGDB-06-02-138
REV: 1 DATE: 10-02-2020

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TB.V8.01.03
Plotted: 8-MAY-2023
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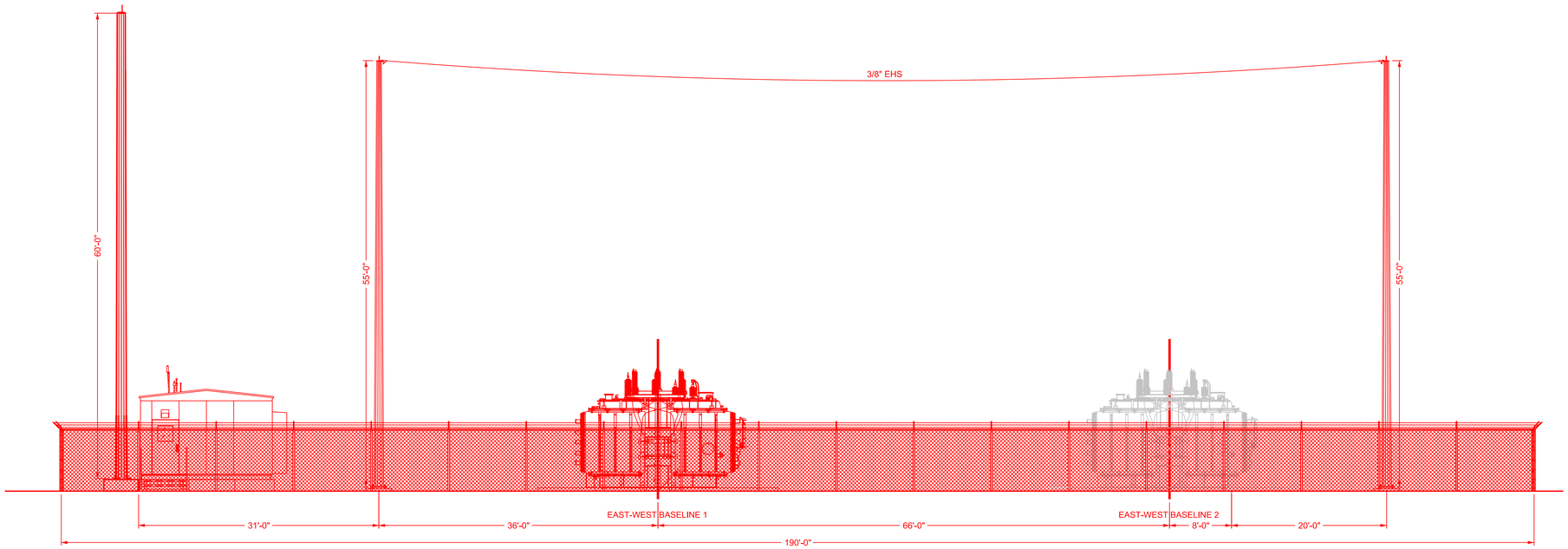
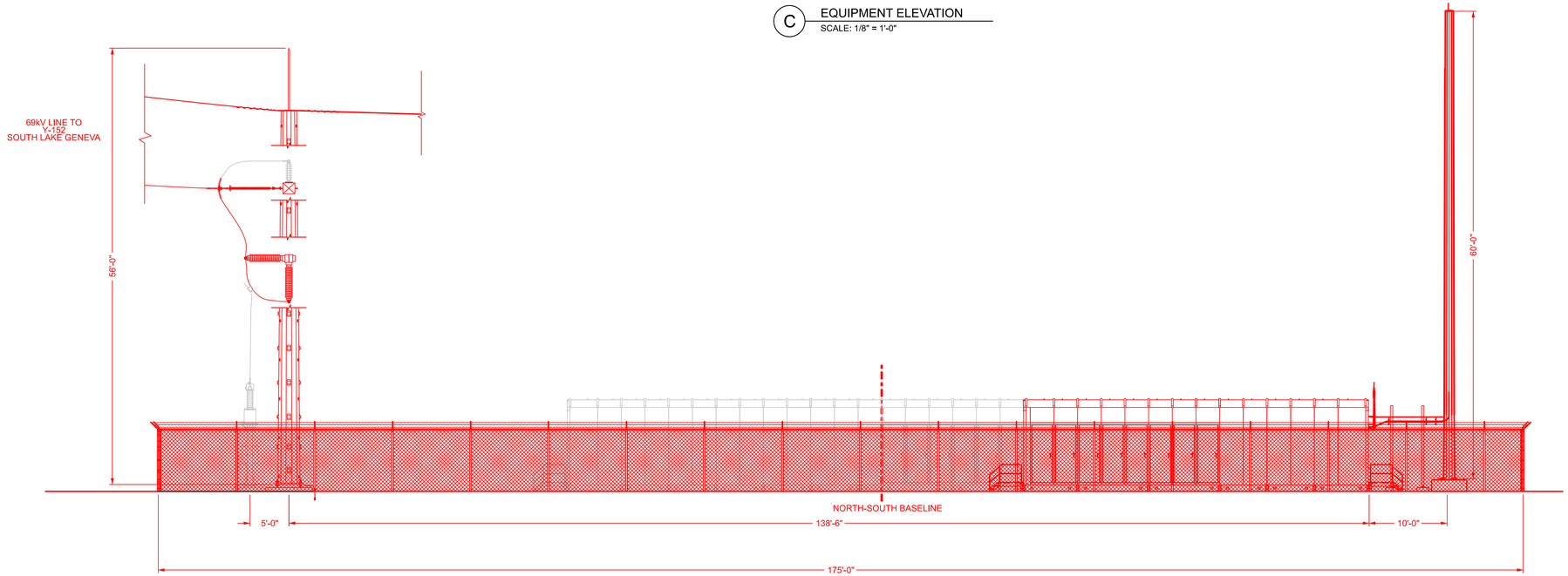


C EQUIPMENT ELEVATION
SCALE: 1/8" = 1'-0"



D EQUIPMENT ELEVATION
SCALE: 1/8" = 1'-0"

CLASSIFIED:
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DATE: 05-02-2023

WISCONSIN POWER AND LIGHT COMPANY

NO.	DATE	REVISION	BY	CHK'D	APV'D
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SEED FILE: SGDB-06-05-138
REV: 0 DATE: 11/27/2019

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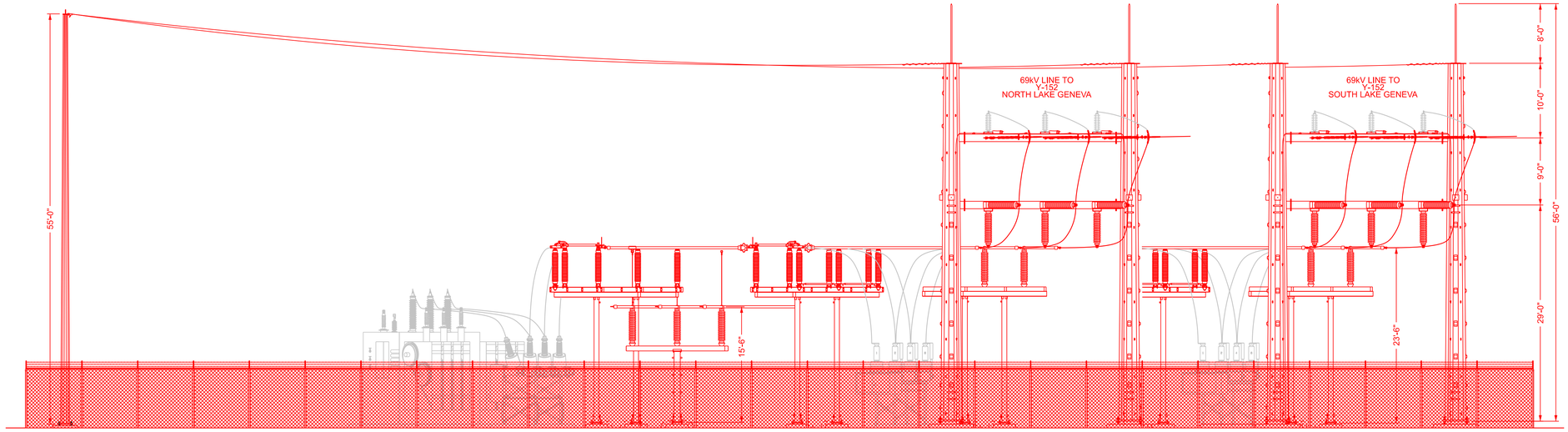
DOWNTOWN LAKE GENEVA SUBSTATION — LAKE GENEVA, WI

SUBSTATION ELEVATION VIEWS
SECTIONS C & D

SCALE: 1/8" = 1'-0"

DWG. NO. 16025-06-03

TB.V8.01.03
Plotted: 8-MAY-2023
File: N:\Shared\01 ECI\Alliant Energy\02 Projects\ALT-278 Scoping Support\DT Lake Geneva\100 CADD\120 Conceptual\121 138 kV SGDB with Tie Provisions\Clean DGNs\16025-06-03.dgn



E EQUIPMENT ELEVATION
SCALE: 1/8" = 1'-0"

CLASSIFIED:
CONFIDENTIAL PCII
DATE: 05-02-2023

WISCONSIN POWER AND LIGHT COMPANY

NO.	DATE	REVISION	BY	CHK'D	APV'D
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DOWNTOWN LAKE GENEVA SUBSTATION — LAKE GENEVA, WI

SUBSTATION ELEVATION VIEW
SECTION E

SCALE: 1/8" = 1'-0"

DWG. NO. 16025-06-04

TB:V8.01.03
Plotted: 8-MAY-2023
File: N:\Shared\01 ECI\Alliant Energy\02 Projects\ALT-278 Scoping Support\DT Lake Geneva\100 CADD\120 Conceptual\121 138 kV SGDB with Tie Provisions\Clean DGNs\16025-06-04.dgn

Example Pictures of a Distribution Substation

Exhibit #1

Exhibit #2

Exhibit #3

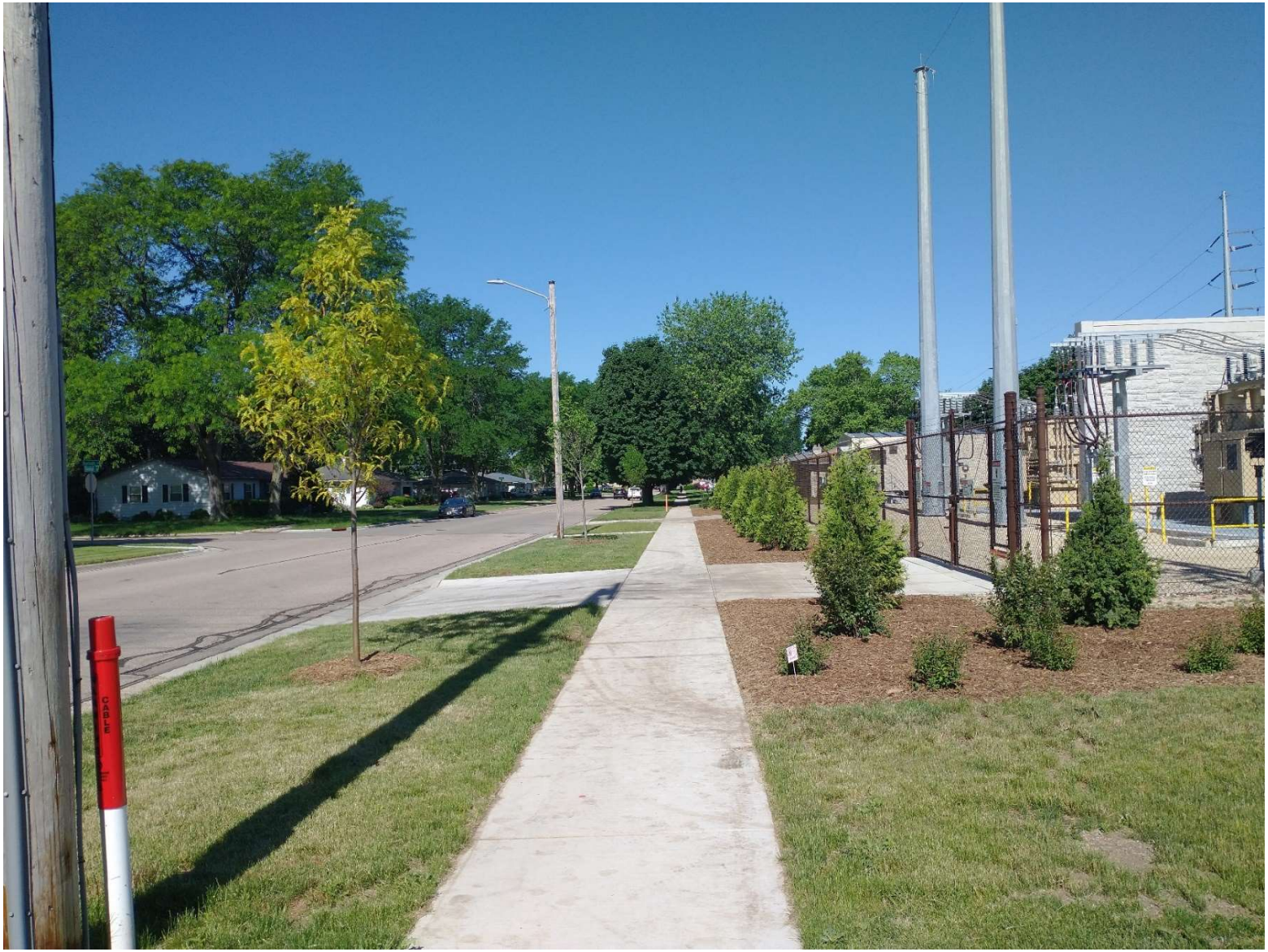
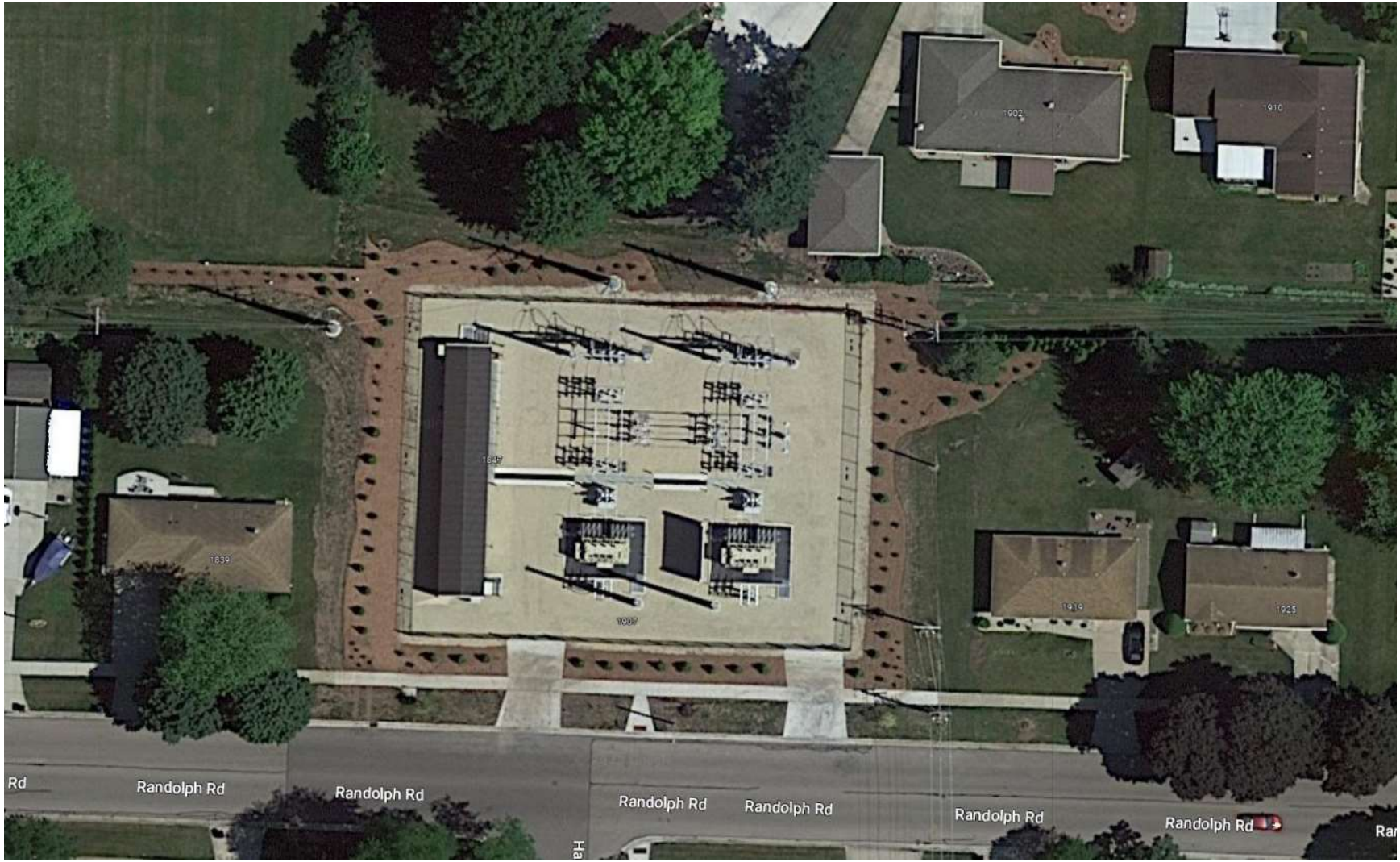


Exhibit #4

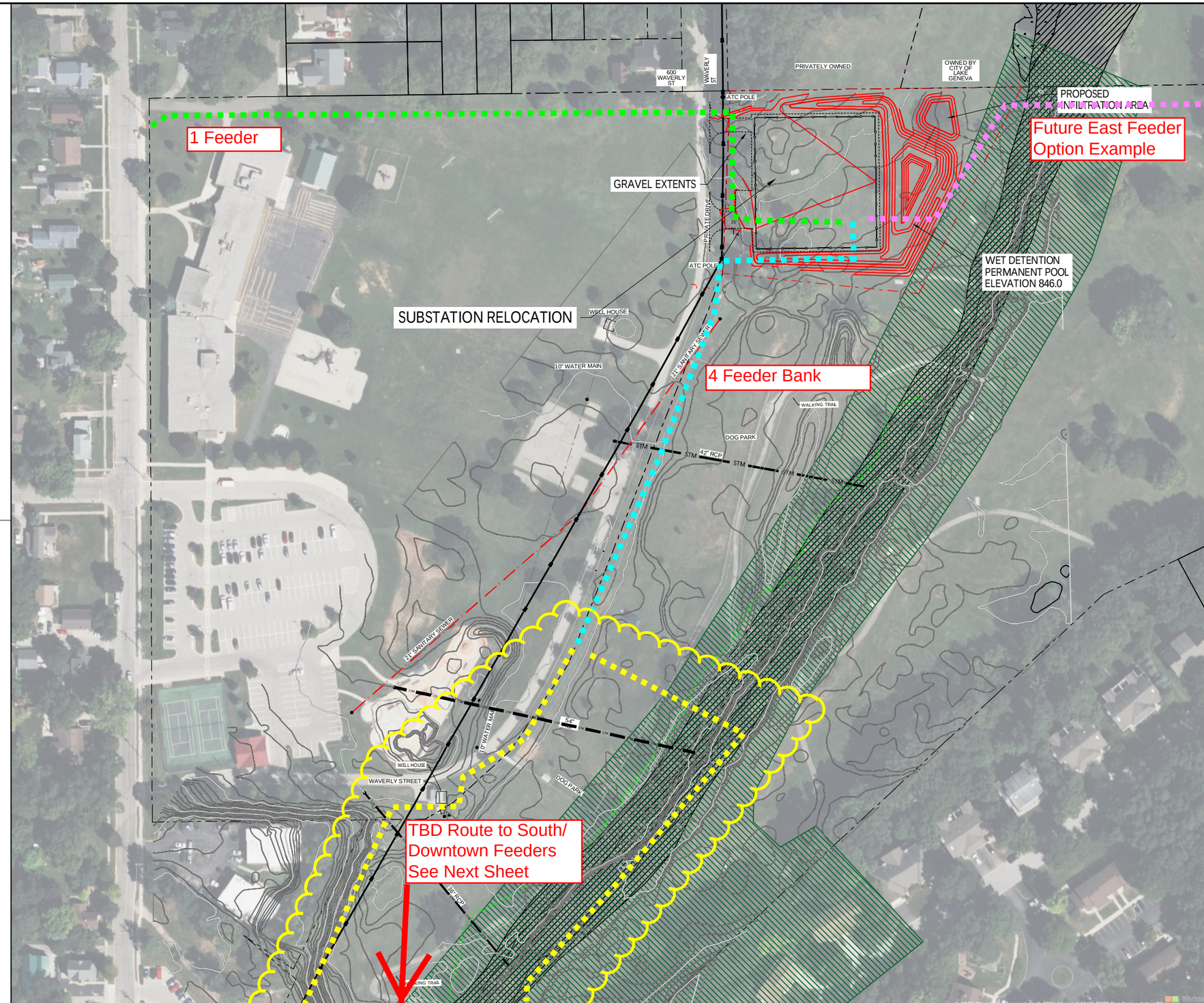

Rd
Randolph Rd
Randolph Rd
Randolph Rd
Randolph Rd
Randolph Rd
Randolph Rd

DOWNTOWN LAKE GENEVA SUBSTATION RELOCATION OVERVIEW

NOTES:

1. GENERAL ARRANGEMENT PROVIDED BY ALLIANT ENERGY.
2. SURVEYED UTILITY LOCATIONS PROVIDED BY ALLIANT ENERGY.
3. ELEVATION DATA RETRIEVED FROM WALWORTH COUNTY.
4. ENVIRONMENTAL CORRIDOR BOUNDARY LOCATION IS APPROXIMATED FROM THE CITY OF LAKE GENEVA ZONING MAP.

0 150 300 Feet



LEGEND

- 860 — EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING FENCE LINE
- EXISTING PROPERTY LINE
- S — EXISTING SANITARY SEWER
- EXISTING UTILITY MANHOLE
- OH — EXISTING ATC TRANSMISSION LINE
- PROPOSED PROPERTY BOUNDARY
- PROPOSED EDGE OF GRAVEL
- STM — PROPOSED STORM SEWER
- PROPOSED CONTOURS
- LEVEL 1 WETLAND BOUNDARY
- ZONE AE FLOODWAY
- APPROX. ENVIROMENTAL CORRIDOR

PROJECT: DOWNTOWN LAKE GENEVA SUBSTATION	OWNER: ALLIANT ENERGY	STREET: WAVERLY STREET	TITLE: DOWNTOWN LAKE GENEVA SUBSTATION RELOCATION - OVERVIEW	SHEET 2

FILE NAME : P:\1530-7000 ALLIANT ENERGY SUBSTATION SCOPING PROJECTS\1530-7020 DOWNTOWN LAKE GENEVA SUBSTATION\DRAWINGS\PRELIMINARY DESIGN\PARK\WAVERLY ST GRADING PLAN_2023-08.DWG LAST SAVE : 5/8/2023 10:22 PM PLOT BY : BEN NELSON PLOT NAME :

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EOR

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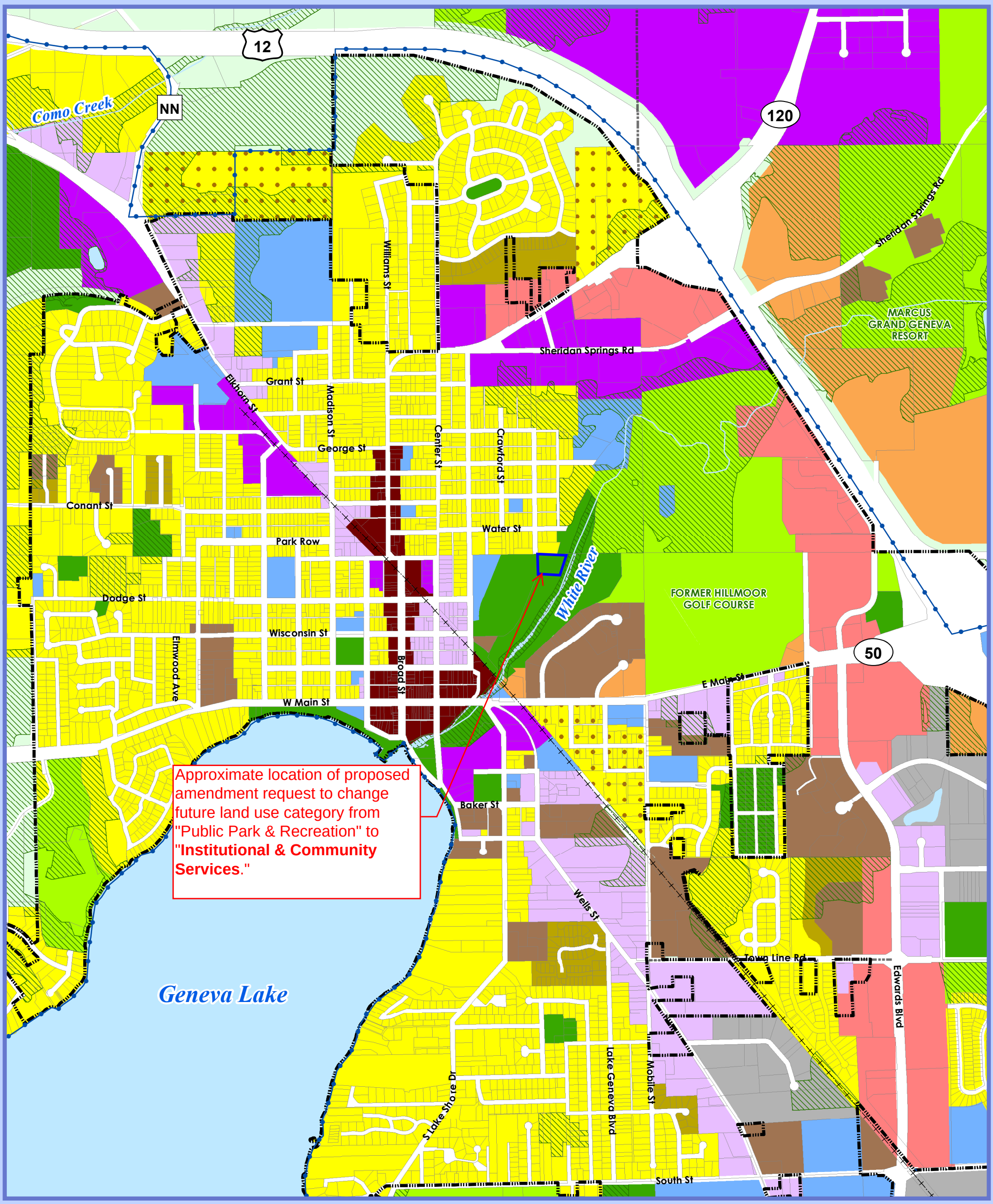
1
2
3
4
Lake Geneva



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

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

N

0 0.25 0.5 Miles

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