



*City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147- 262.248.3673- [www.cityoflakegeneva.gov](http://www.cityoflakegeneva.gov)*

## **CITY OF LAKE GENEVA PLAN COMMISSION**

**MONDAY, AUGUST 21, 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

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

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**Access Code: 9746153**

### **AGENDA**

1. Meeting called to order by Charlene Klein
2. Roll Call
3. Approve Minutes of the July 17, 2023 Plan Commission meeting as distributed
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes
5. Acknowledgment of Correspondence
6. 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
7. Review and Recommendation of a proposed Certified Survey Map (CSM) for Paul Lauterbach, 914 Bennet Ct Walworth WI 53184, to create a single lot combining (4) existing lots at **630 Veterans Pkwy** as identified on certified survey Project #9464.23 dated May 19, 2023, prepared by Christopher Hodges for Tax Key Nos. ZLGBP200029 thru ZLGBP00033
8. Public Hearing and Recommendation to amend the existing Precise Implementation Plan (PIP) for Paul Lauterbach d.b.a. Lake Geneva Tennis Club, for a request to expand the existing facilities with an approximate 16,500 square foot addition to the existing building located at **630 Veterans Pkwy**. Tax Key No. ZLGBP00029

9. Continued Discussion/Recommendation for a 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
10. Discuss request for an Amendment to the Comprehensive Plan from Wisconsin Power and Light Company to relocate the energy substation
11. Review and recommendation for Common Council to set a public hearing for the requested amendment to the Comprehensive Plan
12. Plan Commission Kick-Off Discussion Regarding Sign Ordinance update (Presentation by Vandewalle & Associates)
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, 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

Meeting called to order by Charlene Klein.  
Mayor Klein called the meeting to order at 6:10 p.m.

Roll Call.

**Present:** Klein, Yunker, Hoiland, Marquardt, Gibbs

**Absent:** Cary (excused), Feuredi

Approve Minutes of the April 17, 2023 & June 19, 2023 Plan Commission meeting as distributed.  
Motion by Yunker to approve, second by Hoiland. 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.

Mayor Klein states that Item #10 & Item #11 were withdrawn from the agenda by the applicant.

Commissioner Feuredi joined the meeting at 6:27pm.

Barry Mess, 1010 Mobile Street - Spoke in opposition relative to Item #10.

Michael Kaske, 1066 Mobile Street - Spoke in opposition relative to Item #10.

Mary Kloster, 1140 Mobile Street - Spoke in opposition relative to Item #10.

Susan Raia, 1120 Mobile Street - Spoke in opposition relative to Item #10.

Drew Aspinall, 1005 Mobile Street - Spoke in opposition relative to Item #10.

Terrie Mess, 1010 Mobile Street - Spoke in opposition relative to Item #10.

Jeanne McDonald, 1020 Mobile Street - Submitted correspondence in opposition relative to Item #10.

Acknowledgment of Correspondence.

There were 16 items of correspondence received, in opposition relative to Item #7 & Item #8. All items were distributed to the members of the Plan Commission.

Downtown Design Review:

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

Silvestri presented the application for an exterior building change request, included on pages 8-15 of the packet, and answered commission member's and city planner's questions. In the future, the applicant will need to return for signage.

Motion by Hoiland to approve, second by Gibbs. No discussion. Motion carried. 5-0.

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

Applicant Steve Greenberg, Lakeside Living, 937 Tarrant Drive, Fontana, WI. Presented the GDP application details, included on pages 16-112 of the packet.

Warren Hansen, Farris Hansen & Associates - Presented the GDP application (included on pages 16-112 of the packet) details and answered commission member's questions.

Administrator Walling states these parcels are zoned for Plan Development (PD).

Bill Koertner, Somerset Condominium Association's President & Director, 1120 S Lake Shore Drive #18 - Spoke in opposition to Items 7 & 8.

Bill Henry, Kehoe-Henry & Associates, spoke and presented items on behalf of Somerset Condominium Association, in opposition to Items 7 & 8.

Larry Happ, 1120 S Lake Shore Drive #13 - Spoke in opposition to Items 7 & 8.

Kristen Freytag, Board Member of the Geneva Lake Conservancy - Read a statement from the Geneva Lake Conservancy, in opposition to Items 7 & 8.

Michael Lynch, 1084 Lagrange Drive - Spoke in opposition to Items 7 & 8.

Dennis Habenicht, 1120 S Lake Shore Drive #9 - Spoke in opposition to Items 7 & 8.

Pete Eckardt, 1120 S Lake Shore Drive #20 - Spoke in opposition to Items 7 & 8.

Teresa McNulty, 1120 S Lake Shore Drive #32 - Spoke in opposition to Items 7 & 8.

Bill Elwood, 1120 S Lake Shore Drive #24 - Spoke in opposition to Items 7 & 8.

Dennis Kulak, 1120 S Lake Shore Drive #23 - Spoke in opposition to Items 7 & 8.

John Dreffin, 1070 S Lake Shore Drive #A2 - Spoke in opposition to Items 7 & 8.

Ray Egan, 819 Lagrange Drive - Spoke in opposition to Items 7 & 8.

Vlad Eydelman, 775 Lagrange Drive - Spoke in opposition to Items 7 & 8.

Susan & John Gullicksen, 1096 Lagrange Drive - Spoke in opposition to Items 7 & 8.

Kyle Stokien, 1120 S Lake Shore Drive #26 - Spoke in opposition to Items 7 & 8.

Edward Cox, 735 Lagrange Drive - Spoke in opposition to Items 7 & 8.

Francis Moran, 805 Lagrange Drive - Spoke in opposition to Items 7 & 8.

Commissioner Feuredi left the meeting at 8:53pm.

Applicant Steve Greenberg rebuts public hearing comments.

Tim Lynch, Lynch & Associates, rebuts public hearing comments.

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

City Engineer Rausch addressed the Commission regarding drainage and storm water management & erosion control concerns.

City Planner Mich presented an overview of the Plan Review and answered commission member's questions.

Attorney Draper addresses commission member's questions and recommends tabling this topic, until he can provide an opinion for the Commission and staff can provide a supplemental report.

Motion by Hoiland to continue the GDP discussion until the next Plan Commission meeting, second by Marquardt.

Attorney Draper suggests the Commission ask staff to communicate with the applicant and the engineers to get additional information they may need.

Gibbs requested more information from the staff about Bioretention for Infiltration.

Motion carried. 5-0

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

Motion by Major Klein to continue the PIP discussion until the next Plan Commission meeting, second by Hoiland. Motion carried. 5-0

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.

Administrator Wallings states this item is being continued by the applicant to the August Commission meeting.

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.

Item #10 & Item #11 were withdrawn from the agenda by the applicant.

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

Item #10 & Item #11 were withdrawn from the agenda by the applicant.

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

City Planner Mich confirmed this item was approved at a past meeting and no action that is taken at this time.

Adjournment.

Motion by Yunker to adjourn, second by Gibbs. Motion carried 5-0. The meeting adjourned at 9:27 p.m.

STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: August 21, 2023

|                 |
|-----------------|
| Agenda Item ### |
|-----------------|

Applicant:

Kenneth Etten  
McCormack & Etten Architects, LLP  
400 Broad Street  
Lake Geneva, WI

Request:

567 Broad Street  
Proposed Conditional Use Permit for In-Vehicle  
Sales or Service

Description:

The applicant is submitting a proposal for a Conditional Use Permit (CUP) to allow for the construction of a new bank building with a drive-through. Drive-throughs are considered In-Vehicle Sales or Service by the zoning ordinance.

The subject property is zoned Central Business (CB). Other properties on the block to the south and west of the subject property are also zoned CB. The properties to the east, with frontage on Center Street, are zoned General Business (GB), and one parcel is zoned Planned Development (PD). Although located in the CB zoning district, the subject property is *not* located within the Downtown Design Overlay Zoning District.

The subject property is a large lot with frontage on Broad, North, and Dodge Streets, but improvements are proposed only for the northern half of the property, near the intersection of Broad and North Streets. No changes are proposed to the parking area in the southern portion of the property at this time.

Staff Review:

*General Site Layout* – The property currently contains a bank building with a drive-through window facing Broad Street. The proposed project involves razing the existing building and replacing it with a new bank building with a smaller footprint (3,836 square feet). The proposed drive-through would be located in the interior of the site. The drive-through would include three lanes (two teller lanes and one ATM lane). The bank building would contain a lobby, teller windows, personal banker desks, and offices. Staff feels that the proposed site plan is an improvement over current conditions, as the drive-through would be located behind the building, reducing the visual impact of the drive-through as viewed from Broad Street. Additionally, the new building would be located as close to the public sidewalk as possible, resulting in a more “downtown” style building with minimal setbacks, consistent with the City’s goals for the downtown.

The project includes ten parking spaces in a small parking lot to the south of the building, and five parallel parking spaces for employees located on the east side of the property. The CB zoning district does not have minimum parking requirements.

Vehicle traffic would enter the site through the existing driveway on Broad Street, south of the proposed parking lot. From there, cars would either enter the parking lot, or continue north to the drive-through. Drive-through traffic and all other traffic leaving the site would exit onto North Street (exit only).

The bank building would be accessed either via the Broad Street entrance (oriented to people arriving on foot) or the southern entrance (oriented to people arriving by car or on foot). A pedestrian walkway and crosswalk would run east-west through the site, providing access between employee parking and the building entrance and Broad Street. A new public sidewalk would be provided along North Street all the way to Broad Street, where it is not currently provided. This would close a small gap in the City's sidewalk network.

The proposed drive-through meets the requirements of Section 98-206(4)(g) pertaining to In-Vehicle Sales or Service uses. The proposed site plan provides for the safe and efficient movement of all traffic entering, exiting, and on the site.

*Architecture, and Design* – The building design includes high-quality building materials with attractive architectural elements, featuring a residential style with columns, pitched roofs, varied dormers, gables, central tower, and cupola. Exterior building materials include a mix of stone veneer, composite shake siding, and composite shingle siding in varying shades of grey; these would be accented by white composite trim around windows, doors, and eaves. The primary roofing material would be asphalt shingles, with standing seam metal roofing used for the window dormers, tower, and cupola. Overall, the building elevations and exterior materials proposed meet or exceed City expectations for the downtown.

*Landscaping* – Landscaping is proposed along the west and south sides of the building, along all street frontages, and around all parking areas. The proposed landscaping plan exceeds minimum requirements for the downtown and employs three maple trees paired with deciduous shrubs along the eastern property line, which is also a zoning district boundary as the property to the east is zoned GB. This is sufficient to meet the bufferyard requirements along that zoning district boundary. The trash enclosure and condenser units are adequately screened by landscaping.

The open space between the sidewalk and the property line is City right-of-way and landscaping is maintained by the City. No private landscaping may be located in the City right-of-way.

*Exterior Lighting* – Seven freestanding light poles are proposed in the parking lot area. Several on-building lights fixtures are proposed at building entrances, around the building exterior, and under the drive-through canopy. The proposed photometric plan meets the zoning ordinance requirements.

*Signage* – Wall signage is proposed on the building tower. Signage will be approved administratively through the sign permit approval process.

#### Action by the Plan Commission:

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

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

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

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

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

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

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

Staff Recommendation:

1. Staff recommends that the Plan Commission recommend approval of the proposed conditional use as submitted, with the findings under A.1-6., above.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.
3. Staff recommends the following *additional condition of approval* be attached:
  - a. none

*Suggested Motions:*

- Approve: I recommend approval of the proposed Conditional Use Permit for *McCormack & Etten Architects, 400 Broad Street, Lake Geneva, WI 53147* for the proposed *In-Vehicle Sales or Service use at the property located at 567 Broad Street in the CB Zoning District, Tax Key No. ZFI 00001*, including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- Deny: I recommend denial of the Conditional Use Permit for *McCormack & Etten Architects, 400 Broad Street, Lake Geneva, WI 53147* for the proposed *In-Vehicle Sales or Service use at the property located at 567 Broad Street in the CB Zoning District, Tax Key No. ZFI 00001*, because [provide rationale for denial, based on substantial evidence].

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

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

567 BROAD ST., LAKE GENEVA, WI 53147 / TAX KEY ZFI 00001

Name and Address of Current Owner: TOWN BANK,

850 WEST NORTH SHORE DRIVE, HARTLAND, WI 53029

Telephone No. with area code & Email of Current Owner: OWNER REP. JASON LOHMAN

(T) (847) 370.5416 / E-MAIL: jlohman@wintrust.com

Owner Signature: 

Name and Address of Applicant:

McCORMACK + ETTON / ARCHITECTS LLP

400 BROAD STREET, LAKE GENEVA, WI 53147

Telephone No. with area code & Email of Applicant: (262) 248.8391 EXT. 12

E-MAIL: kene.mccormack@etten.com

Proposed Conditional Use: NEW DRIVE-UP BRANCH BANK TO

REPLACE EXISTING BANK BUILDING.

Zoning District in which land is located: CB. CENTRAL BUSINESS

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

KENNETH ETTON A.I.A. / McCORMACK + ETTON / ARCHITECTS LLP

400 BROAD STREET, LAKE GENEVA, WI 53147

Short statement describing activities to take place on site:

THE OWNER'S WISH TO REPLACE EXISTING BANK BUILDING  
WITH A NEW DRIVE-UP BRANCH BANK. THE NEW BANK  
WOULD PROVIDE THE SAME SERVICES IN A SMALLER  
MORE ATTRACTIVE BUILDING THAT WOULD ENHANCE THE  
NORTH BROAD ST. NEIGHBORHOOD AND THE IMAGE OF TOWN BANK.

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

6.1.23

Date



Signature of Applicant



\_\_\_\_\_ 567 Broad St \_\_\_\_\_ 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 my 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.

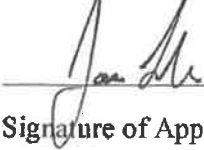
Jason Lohman (Wintrust Financial Corporation), as applicant/petitioner for  
Project: Bank Building Reconstruction  
Project Address: 567 Broad St. Lake Geneva, WI  
Name: Town Bank - Lake Geneva  
Address: 567 Broad St. Lake Geneva, WI

Cell Phone: (847) - 370 - 5416 Phone: (224) - 585 - 5789  
Email: jlohman@wintrust.com

Dated this 3 Day of May, 20 22

Jason Lohman - Wintrust Financial Corporation - Corporate Real Estate

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.

June 1, 2023



Mr. Fred Walling  
Zoning Administrator  
City of Lake Geneva  
626 Geneva Street  
Lake Geneva, WI 53147

**Re: APPLICATION FOR CONDITIONAL USE & SITE PLAN APPROVAL  
NEW TOWN BANK BUILDING  
567 BROAD STREET, LAKE GENEVA, WISCONSIN**

Dear Mr. Walling & Plan Commission Members,

Wintrust Bank and Town Bank respectfully request a *Conditional Use Approval* to raze the Existing Bank Building and construct a New Bank Building at 567 Broad Street as permitted by the *CB-Central Business Zoning District*, as described below.

The Existing Building is located in the City of Lake Geneva at 567 Broad Street, Tax Key No. ZFI 00001, was originally a Sentry grocery store that was converted to a bank by First Banking Center in 1990. While the majority of the building was used for banking purposes, a portion on the east and southeast corner was rental office space. The building was eventually sold to Talmer Bank in 2011 and then to Wintrust / Town Bank in 2014. The Existing Building is a one-story masonry structure with a small mechanical / storage mezzanine on the southwest corner. Due to a number of structural issues and the bank not needing all of the building space, Wintrust / Town Bank wishes to demolish the Existing Building and construct a smaller New Branch Bank Building on the western portion of the property with a smaller footprint and consider other options for the balance of the property. *Because of the location of the property and the reconfiguration of the use, Wintrust / Town Bank is applying for a Conditional Use as a Commercial Land Use under Personal or Professional Services per Section 98-206(4)(b) of the CB Central Business Zoning District of the Lake Geneva City Zoning Ordinance. It is the applicants' intention to build a New Bank Building in a higher quality style to improve their presence and image in the City of Lake Geneva.*

1. The Existing Site is approximately 10,750 sq. ft. (0.25 acres) in size and is zoned CB Central Business. This CB District allows for a wide variety of Land Uses Permitted by Right as well as Conditional Uses and Accessory Uses. Regulations within this District require: a Minimum Lot Area of 1,750 s.f.; Minimum Lot Width of 20'; a Building to Front or Street Side Lot Line of 0'; a Building to Nonresidential Side Lot Line of 0'; a Building to Nonresidential Rear Lot Line of 10'; a Minimum Paved Surface Setback of 0'; a Maximum Building Height of 45'; a Maximum Number of Floors of 4; a Minimum Landscape Surface Ratio (LSR) of 0%; a maximum Floor Area Ratio (FAR) of 3.00; and On-Site Parking based upon 1 stall per 300 sq. ft. of gross floor area.

McCormack + Etten / Architects, LLP

400 Broad Street, Lake Geneva, WI 53147  
Email: [contact@mccormacketten.com](mailto:contact@mccormacketten.com)

Ph (262) 248-8391 Fax (262) 248-8392  
<http://www.mccormacketten.com>

2. Wintrust / Town Bank wishes to replace the Existing Bank Building with a New Branch Bank Building with an upgraded architectural style to enhance this area of north Broad Street and create a distinctive image for Town Bank in the Lake Geneva community. The New Building would include:

- Architectural grade heavy asphalt shingle roof, hardboard siding and trim, and veneer stone accents.
- Reversing the layout of the Bank by placing the drive-up lanes on the back / east side to present a more attractive façade on the Broad Street / west side of the building.
- We feel that the use of quality materials and details in this mixed setting reflect that design intent and will bring a new focal point and catalyst to the north end of the Broad Street Central Business District.

The following documents are enclosed to facilitate the review of the proposed Conditional Use approval within the CB Central Business Zoning District:

- A. A Location Map of the Subject Site in relation to the City of Lake Geneva.
- B. A Map of the Subject Property noting the current zoning and that of adjoining properties, and a Certified Survey Map which depicts the dimensions of the subject property.
- C. A General Written Description and a Written Justification for the Proposed Conditional Use.
- D. Drawings of the Proposed Project Site Plan, Floor Plans and Elevations, including Color Rendering.
- E. General Signage Plan.
- F. Landscaping Plan, Grading & Site Drainage, & Site Lighting Plan.

Thank you for your consideration of the above project. Please let me know if you need additional information or have any questions.

Sincerely,



Kenneth L. Etten A.I.A.  
McCormack + Etten / Architects LLP

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

Application form filed with Zoning Administrator:Date:by:

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

↓

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

↓

Date:by:

Date:by:

X

(a) A map of the proposed conditional use:

Showing all lands for which the conditional use is proposed;

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

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

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

All lot dimensions of the subject property provided;

Graphic scale and north arrow provided.

X

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

X

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

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☒ (d) A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.

☒ (e) Written justification for the proposed conditional use:  
\_\_\_\_\_ Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. (See below)

### III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED



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

SEE ATTACHED

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

SEE ATTACHED

IV. FINAL APPLICATION PACKET INFORMATION

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

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

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

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

\_\_\_\_ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_\_ Class 2 Legal Notice published on \_\_\_\_\_ and \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_\_ Conditional Use recorded with the County Register of Deeds Office: Date: \_\_\_\_\_ by: \_\_\_\_\_

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

Pre-submittal staff meeting scheduled:

Date of Meeting:

Time of Meeting:

Date:

by:

Follow-up pre-submittal staff meetings scheduled for:

Date of Meeting:

Time of Meeting:

Date:

by:

Date of Meeting:

Time of Meeting:

Date:

by:

Date of Meeting:

Time of Meeting:

Date:

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Application fee of \$ received by Zoning Administrator:

Date:

by:

Reimbursement of professional consultant costs agreement executed:

Date:

by:

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

Date:

by:

↓

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

Date:

by:

↓

X

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

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

Land use plan map designation(s);

Current land uses present on the subject property;

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

Projected number of residents, employees, and daily customers;

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

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

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

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

**X** \_\_\_\_\_ (c) **A Property Site Plan drawing which includes:**

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

- \_\_\_ In the legend, data for the subject property on:
  - \_\_\_ Lot Area;
  - \_\_\_ Floor Area;
  - \_\_\_ Floor Area Ratio (b/a);
  - \_\_\_ Impervious Surface Area;
  - \_\_\_ Impervious Surface Ratio (d/a);
  - \_\_\_ Building Height.

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

- ~~X~~ \_\_\_ (e) **A Grading and Erosion Control Plan:**
  - \_\_\_ Same scale as the main plan (> or equal to 1" equals 100')
  - \_\_\_ Map reduction at 11" x 17")
  - \_\_\_ Showing existing and proposed grades including retention walls and related devices, and erosion control measures.

- ~~X~~ \_\_\_ (f) **Elevation Drawings of proposed buildings or remodeling of existing buildings:**
  - \_\_\_ Showing finished exterior treatment;
  - \_\_\_ With adequate labels provided to clearly depict exterior materials, texture, color and overall appearance;
  - \_\_\_ Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.

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

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

III.FINAL APPLICATION PACKET INFORMATION

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

Development Review Committee (DRC) Application

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

Applicant Information

Property Address 567 BROAD STREET, LAKE GENEVA, WI 53147  
Applicant name TOWN BANK  
Applicant email j.lohman@wintrust.com Phone Number (247) 370-5416  
Architect/Contractor/Designer Name McDERMOTT + ETTEN/ARCHITECTS, LLP  
Architect/Contractor/Designer Email kenemccormack@etten.com Phone Number (262) 248-8391 EXT.12  
Type of Construction: New X Addition \_\_\_\_\_ Remodel \_\_\_\_\_  
Type of Development: Single-family \_\_\_\_\_ Multi-family \_\_\_\_\_ Commercial X Industrial \_\_\_\_\_  
Type of Business BANK WITH DRIVE-UP SERVICES

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 COMPARABLE TO CURRENT USE
  - 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 NEW BUILDING / 84' x 47' 4" + CANOPY 24' x 30'
- Will there be signage? YES / NO type (mounted, freestanding) BOTH
- Exterior lighting plans? YES / NO
- What kind of noise or level of noise will the business have? MINIMAL
- Detailed property Site Plan? YES / NO Date of Plan: 6.1.23
- 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:

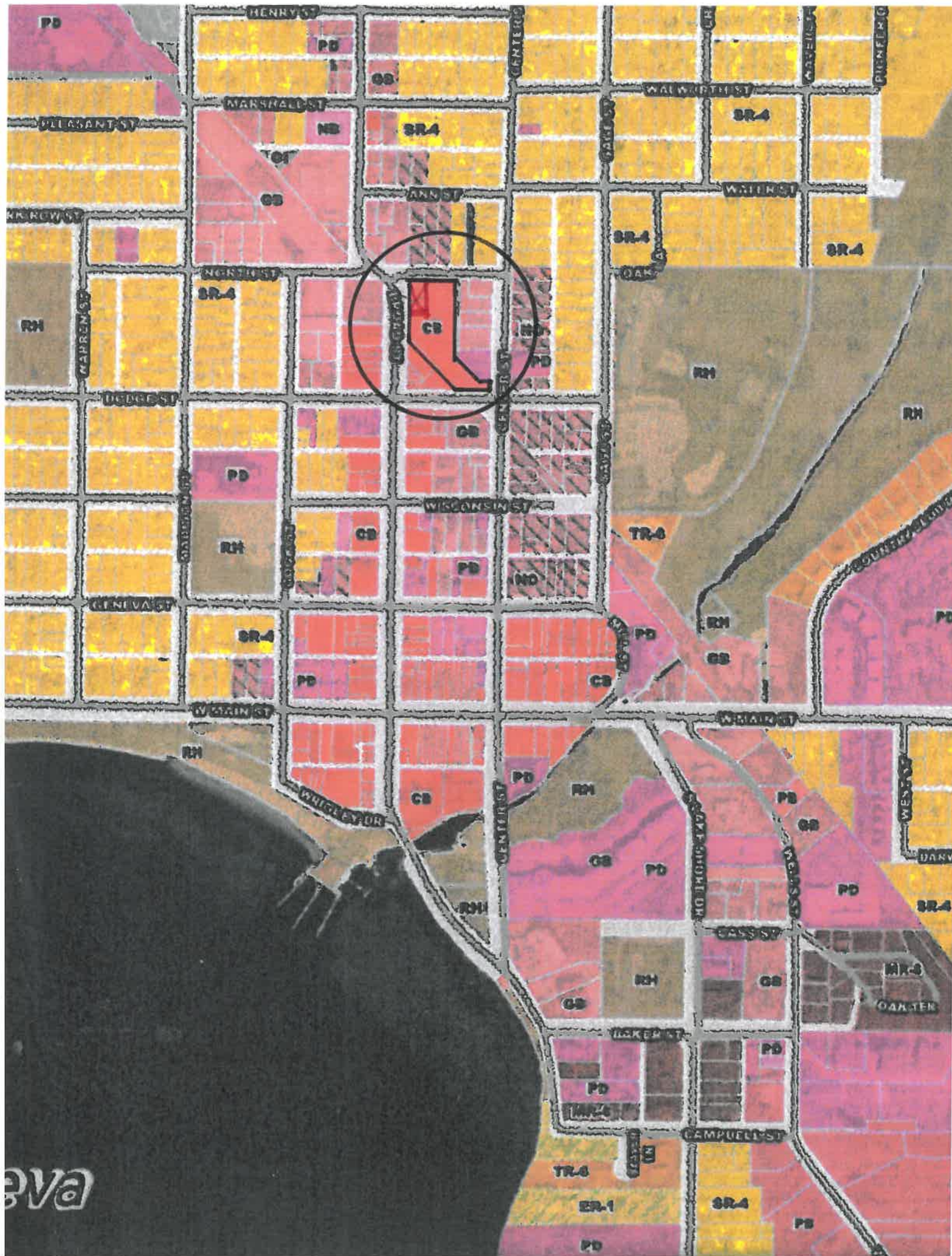
- Water service size requirement T.B.D. (COMPARABLE TO CURRENT USAGE)
- Estimated daily water usage in gallons per day T.B.D.
- Estimated maximum water flow in gallons per minute T.B.D.
- Number of bathrooms 2 / 1 MENS' / 1 WOMENS'
- Brief description of process (if Industrial) N/A

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

- Number of units N/A
- Number of bedrooms in each unit N/A
- Water service size requirement N/A

**A. GENERALIZED LOCATION MAP  
AND ZONING MAP**







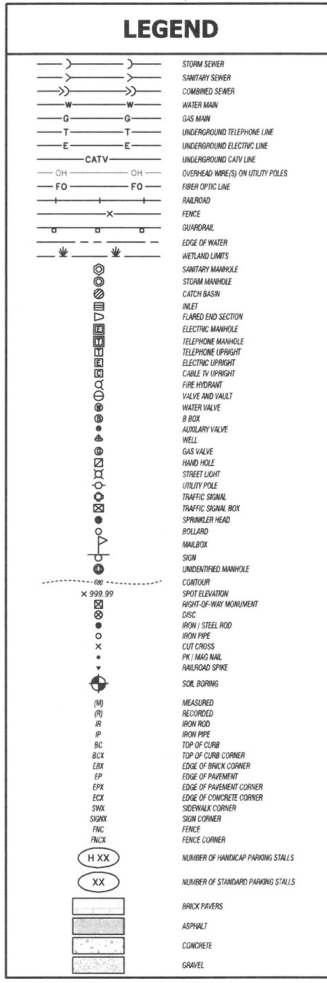
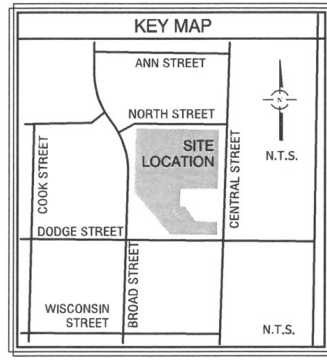
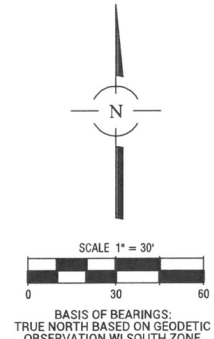
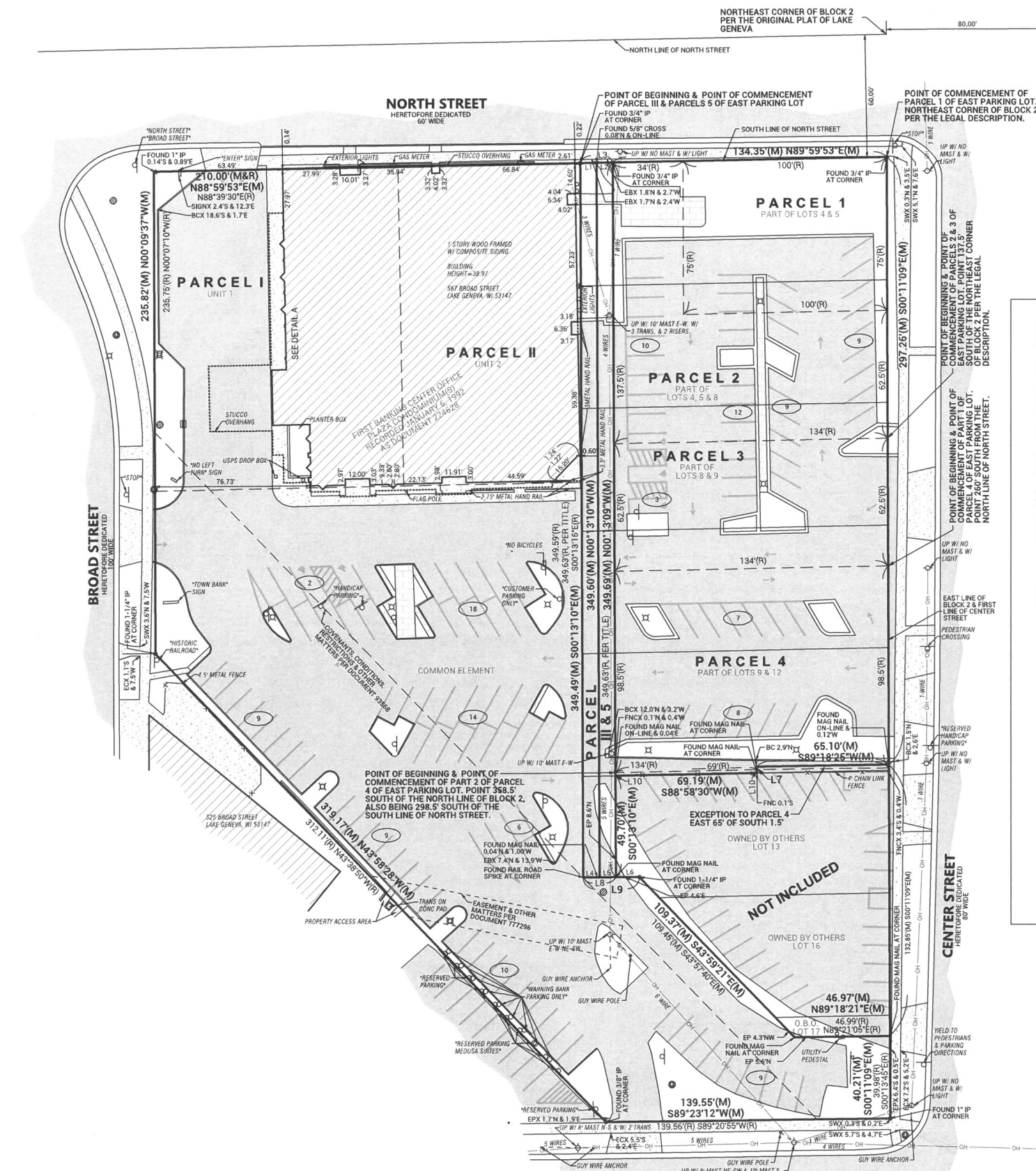




**B. CERTIFIED SURVEY MAP OF  
SUBJECT PROPERTY**



# A.L.T.A. / N.S.P.S. LAND TITLE SURVEY



|                                 |                                  |
|---------------------------------|----------------------------------|
| L1 = 8.00'(M)<br>N88°59'53"E(M) | L6 = 11.46'(M)<br>N89°42'36"E(M) |
| L2 = 8.00'(M)<br>N88°59'53"E(M) | L7 = 3.07'(M)<br>S02°31'19"E(M)  |
| L3 = 16.00'(R)                  | L8 = 16.00'(R)                   |
| L4 = 8.00'(M)<br>N89°42'36"E(M) | L9 = 27.45'(M)<br>N89°42'36"E(M) |
| L5 = 8.00'(M)<br>N89°42'36"E(M) | L10 = 1.50'(R)                   |

TOTAL NUMBER OF HANDICAP = 130  
PARKING STALLS

TOTAL NUMBER OF STANDARD = 5  
PARKING STALLS

TOTAL NUMBER OF PARKING = 135  
STALLS

PROPERTY DESCRIPTION:

PARCEL I:  
UNIT 1 IN THE FIRST BANKING CENTER OFFICE PLAZA CONDOMINIUM(S) CREATED BY A "DECLARATION OF CONDOMINIUM" RECORDED ON JANUARY 6, 1992, IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN, AS DOCUMENT NO. 224628, AND ANY AMENDMENTS AND/OR CORRECTIONS THERETO, AND BY ITS CONDOMINIUM PLAT AND ANY AMENDMENTS AND/OR CORRECTIONS THERETO, SAID LAND BEING IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN.

PARCEL II:  
UNIT 2 IN THE FIRST BANKING CENTER OFFICE PLAZA CONDOMINIUM(S) CREATED BY A "DECLARATION OF CONDOMINIUM" RECORDED ON JANUARY 6, 1992, IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN, AS DOCUMENT NO. 224628, AND ANY AMENDMENTS AND/OR CORRECTIONS THERETO, AND BY ITS CONDOMINIUM PLAT AND ANY AMENDMENTS AND/OR CORRECTIONS THERETO, SAID LAND BEING IN THE CITY OF GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN.

PARCEL III:  
A 1/2 INTEREST IN THE FOLLOWING DESCRIBED LAND: A PARCEL OF LAND LOCATED IN BLOCK 2 OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF NORTH STREET 210 FEET EAST OF THE NORTHWEST CORNER OF LOT 3, BLOCK 2, SAID POINT BEING THE PLACE OF BEGINNING; THENCE SOUTH 00 DEG. 48' WEST 349.63 FEET; THENCE SOUTH 89 DEG. 37' EAST 16 FEET; THENCE NORTH 00 DEG. 48' EAST 349.63 FEET, MORE OR LESS, TO THE SOUTH LINE OF NORTH STREET; THENCE WEST ALONG THE SOUTH LINE OF NORTH STREET 16 FEET, MORE OR LESS TO THE PLACE OF BEGINNING.

PARCEL IV:  
THE FOLLOWING PARCELS WERE NOT INCLUDED WITHIN THE TITLE COMMITMENT PROVIDED:

PARCEL 1:  
PART OF LOTS 4 AND 5 IN BLOCK 2 OF THE ORIGINAL PLAT OF LAKE GENEVA DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF BLOCK 2 OF THE ORIGINAL PLAT OF THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, THENCE SOUTH 75 FEET, THENCE WEST 100 FEET, THENCE NORTH 75 FEET, THENCE EAST 100 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:  
PART OF LOTS 4, 5 AND 8 IN BLOCK 2 OF THE ORIGINAL PLAT OF LAKE GENEVA DESCRIBED AS: COMMENCING 137 1/2 FEET SOUTH OF THE NORTHEAST CORNER OF BLOCK 2 OF THE ORIGINAL PLAT OF THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, THENCE WEST 134 FEET, THENCE NORTH 137 1/2 FEET TO THE SOUTH LINE OF NORTH STREET, THENCE EAST 34 FEET THENCE SOUTH 75 FEET, THENCE EAST 100 TO THE EAST LINE OF BLOCK 2, THENCE SOUTH 62 1/2 FEET TO THE PLACE OF BEGINNING.

PARCEL 3:  
PART OF LOTS 8 AND 9 IN BLOCK 2 OF THE ORIGINAL PLAT OF LAKE GENEVA DESCRIBED AS: COMMENCING 137 1/2 FEET SOUTH OF THE NORTHEAST CORNER OF BLOCK 2 OF THE ORIGINAL PLAT OF THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, THENCE WEST 134 FEET, THENCE NORTH 137 1/2 FEET TO THE SOUTH LINE OF NORTH STREET, THENCE EAST 34 FEET THENCE SOUTH 75 FEET, THENCE EAST 100 TO THE EAST LINE OF BLOCK 2, THENCE SOUTH 62 1/2 FEET, THENCE NORTH 134 FEET, THENCE NORTH TO THE PLACE OF BEGINNING.

PARCEL 4:  
PART OF LOTS 9 AND 12 IN BLOCK 2 OF THE ORIGINAL PLAT OF LAKE GENEVA DESCRIBED AS: COMMENCING AT A POINT IN THE EAST LINE OF BLOCK 2 IN THE CITY OF LAKE GENEVA, LATE VILLAGE OF GENEVA, WHICH IS 260 FEET SOUTH FROM THE NORTH LINE OF NORTH STREET; AND RUNNING THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE 134 FEET, THENCE SOUTH PARALLEL WITH SAID EAST LINE 98 1/2 FEET, THENCE EAST PARALLEL WITH THE FIRST LINE TO CENTER STREET, THENCE NORTH ON CENTER STREET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THE EAST 65 FEET OF THE SOUTH 1 1/2 FEET ALSO COMMENCING AT A POINT IN THE ALLEY RUNNING NORTH AND SOUTH THROUGH BLOCK 2, ACCORDING TO THE ORIGINAL PLAT OF THE VILLAGE OF GENEVA, NOW CITY OF LAKE GENEVA, IN THE COUNTY OF WALWORTH AND STATE OF WISCONSIN, ON RECORD IN THE REGISTER'S OFFICE OF SAID COUNTY, WHICH POINT IS 388 1/2 FEET SOUTH OF THE NORTH LINE OF SAID ALLEY BEING 298 1/2 FEET SOUTH OF THE SOUTH LINE OF NORTH STREET AND THE SOUTHWEST CORNER OF LAND OWNED BY HARRIET M. RICHARDS, LIKEWISE THE NORTHWEST CORNER OF LAND OWNED BY CHARLES T. SCHLADA, THENCE EAST IN THE NORTH LINE OF SAID SCHLADA'S LAND 69 FEET; THENCE SOUTH 1 1/2 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SCHLADA'S LAND 69 FEET TO THE ALLEY, THENCE NORTH IN THE EAST LINE OF SAID ALLEY 1 1/2 FEET TO THE PLACE OF BEGINNING.

PARCEL 5:  
PART OF LOTS 4, 5, 8, 9 AND 12 IN BLOCK 2 OF THE ORIGINAL PLAT OF LAKE GENEVA DESCRIBED AS: A 1/2 INTEREST IN AND TO THE FOLLOWING: A PARCEL OF LAND LOCATED IN BLOCK 2 OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF NORTH STREET 210 FEET EAST OF THE NORTHWEST CORNER OF LOT 3, BLOCK 2, SAID POINT BEING THE PLACE OF BEGINNING, THENCE SOUTH 00 DEG. 48' WEST 349.63 FEET, THENCE SOUTH 89 DEG. 37' EAST 16 FEET, THENCE NORTH 00 DEG. 48' EAST 349.63 FEET, MORE OR LESS, TO THE SOUTH LINE OF NORTH STREET, THENCE WEST ALONG THE SOUTH LINE OF NORTH STREET 15 FEET, MORE OR LESS TO THE PLACE OF BEGINNING.

NOTES:

THIS SURVEY REFLECTS MATTERS OF TITLE AS LISTED ON A COMMITMENT FOR TITLE INSURANCE BY KNIGHT BARRY TITLE COMPANY, FILE NUMBER: WNT12793 WITH A COMMITMENT DATE: APRIL 11, 2014 AT 8:00 AM. THIS SURVEY CONTAINS MORE PROPERTY THAN DESCRIBED AS PART OF THIS TITLE COMMITMENT.

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES, AND/OR ENGINEERING DESIGN PLANS, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE, FOR MORE ACCURATE LOCATION, FIELD EXCAVATE, OTHER UTILITIES NOT SHOWN MAY EXIST, NO UNDERGROUND UTILITIES WERE LOCATED, BEFORE DIGGING CALL 1-800-4-A-ROOT AT 1-800-492-0123.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

BEARINGS SHOWN HEREON ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD-83), WISCONSIN WAS USED TO ESTABLISH THE COORDINATE SYSTEM FOR THIS SURVEY.

THIS SURVEY COMPLETES WITH CHAPTER AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND IS CORRECT TO THE BEST OF THE SURVEYOR'S KNOWLEDGE AND BELIEF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

NO CEMETERIES, GRAVE SITE OR BURIAL GROUNDS WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY. ADDITIONALLY, THIS SURVEYOR HAS NO PRIOR KNOWLEDGE OF CEMETERIES, GRAVE SITE OR BURIAL GROUNDS BEING LOCATED ON THE SURVEYED PROPERTY.

TAX KEY NO.: ZF000002, ZOP00023 THROUGH ZOP00026 AND ZOP00028

MONUMENTS WERE FOUND/SET AT THE PARCEL CORNERS AS SHOWN, (TABLE A ITEM 1)

ADDRESS: ADDRESS 532 CENTER STREET LAKE GENEVA, WI 53147 LAKE GENEVA, WI 53147 (TABLE A ITEM 2)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 58127C0331D MAP WITH AN EFFECTIVE DATE OF 10/02/2009, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREA OF MINIMAL FLOOD HAZARD AS IDENTIFIED BY SAID F.I.R.M. MAP, (TABLE A ITEM 3)

PROPERTY SURVEYED CONTAINS 143,430.76 SQUARE FEET, OR 3.29 ACRES, MORE OR LESS, (TABLE A ITEM 4)

THE EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON, (TABLE A ITEM 7A)

SUBSTANTIAL FEATURES ARE SHOWN HEREON, (TABLE A ITEM 8)

THERE ARE A TOTAL OF 167 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY, 5 OF WHICH ARE HANDICAP SEE TABLE ABOVE, (TABLE A ITEM 9)

AERIAL PHOTOGRAPHY PRODUCED BY SPACECO ON NOVEMBER 18, 2021 UTILIZING POST-PROCESSED IMAGES AND WISCONSIN STATE PLANE COORDINATES (FGDC TABLE A-3), (TABLE A ITEM 15)

NOTES FROM TITLE COMMITMENT:

12. EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON THE PLAT OF FIRST BANKING CENTER OFFICE PLAZA CONDOMINIUM.

(SURVEYOR'S NOTE: THE PLAT DESCRIBES UNITS, COMMON ELEMENT AND LIMITED COMMON ELEMENTS AND IS BLANKET IN NATURE. SEE DOCUMENT FOR DETAILS.)

13. AGREEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED DECEMBER 2, 1991 AS DOCUMENT NO. 225278.

(SURVEYOR'S NOTE: THIS IS A DRIVEWAY AND UNDERGROUND UTILITIES AGREEMENT AND IS SHOWN HEREON AS PARCEL III.)

14. RESTRICTIONS, COVENANTS AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JULY 12, 1990 AS DOCUMENT NO. 197132.

(SURVEYOR'S NOTE: NO RETAIL FOOD MARKET SHALL BE OPERATED AT THE PREMISES FOR AS LONG AS A SENTRY FOOD STORE IS OPERATING IN LAKE GENEVA, WISCONSIN, SAID PREMISES IS THE PROPERTY CONTAINED WITHIN THE FIRST BANKING CENTER OFFICE PLAZA CONDOMINIUM.)

15. COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED AUGUST 29, 1983 AS DOCUMENT NO. 93568.

(SURVEYOR'S NOTE: UNDERGROUND UTILITY EASEMENT, SHOWN HEREON.)

16. DECLARATION OF CONDOMINIUM OF FIRST BANKING CENTER OFFICE PLAZA CONDOMINIUM AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JANUARY 6, 1992 AS DOCUMENT NO. 224628.

(SURVEYOR'S NOTE: AFFECTS A PORTION OF THE SURVEYED PROPERTY, BLANKET IN NATURE. SEE DOCUMENT FOR DETAILS.)

17. EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED NOVEMBER 16, 2009 AS DOCUMENT NO. 777296.

(SURVEYOR'S NOTE: SHOWN HEREON IN ITS APPROXIMATE LOCATION.)

STATE OF ILLINOIS: SS  
COUNTY OF COOK

TO: WINTRUST FINANCIAL CORPORATION, AN ILLINOIS CORPORATION  
AND TO: TALMER BANK  
AND TO: KNIGHT BARRY TITLE, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, & 15 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 7, 2021.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021 IN ROSEMONT, ILLINOIS.

C. BRIAN LOUNSBURY, W.P.L.S. No. 2047-8  
LICENSE EXPIRES: 11-30-2022  
blounsbury@spacecoinc.com

PREPARED FOR:  
WINTRUST  
9701 W. HIGGINS ROAD  
SUITE 250  
ROSEMONT, ILLINOIS 60018

FOR REVIEW  
PURPOSES ONLY

REVISIONS:

SPACECO INC.

CONSULTING ENGINEERS

SITE DEVELOPMENT ENGINEERS

LAND SURVEYORS

DATE: 12/17/2021

JOB NO: 11854

FILENAME: 11854ALTA-01

SHEET: 2 OF 2

8575 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018

Phone: (847) 696-4060 Fax: (847) 696-4065



# A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

## PROPERTY DESCRIPTION:

**PARCEL I:**  
UNIT 1 IN THE FIRST BANKING CENTER OFFICE PLAZA CONDOMINIUM(S) CREATED BY A "DECLARATION OF CONDOMINIUM" RECORDED ON JANUARY 6, 1992, IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN, AS DOCUMENT NO. 224628, AND ANY AMENDMENTS AND/OR CORRECTIONS THERETO, AND BY ITS CONDOMINIUM PLAT AND ANY AMENDMENTS AND/OR CORRECTIONS THERETO, SAID LAND BEING IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN.

**PARCEL II:**  
UNIT 2 IN THE FIRST BANKING CENTER OFFICE PLAZA CONDOMINIUM(S) CREATED BY A "DECLARATION OF CONDOMINIUM" RECORDED ON JANUARY 6, 1992, IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN, AS DOCUMENT NO. 224628, AND ANY AMENDMENTS AND/OR CORRECTIONS THERETO, AND BY ITS CONDOMINIUM PLAT AND ANY AMENDMENTS AND/OR CORRECTIONS THERETO, SAID LAND BEING IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH, STATE OF WISCONSIN.

**PARCEL III:**  
A 1/2 INTEREST IN THE FOLLOWING DESCRIBED LAND: A PARCEL OF LAND LOCATED IN BLOCK 2 OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF NORTH STREET 210 FEET EAST OF THE NORTHWEST CORNER OF LOT 3, BLOCK 2, SAID POINT BEING THE PLACE OF BEGINNING; THENCE SOUTH 00 DEG. 48' WEST 349.63 FEET; THENCE SOUTH 89 DEG. 37' EAST 16 FEET; THENCE NORTH 00 DEG. 48' WEST 349.63 FEET, MORE OR LESS, TO THE SOUTH LINE OF NORTH STREET; THENCE WEST ALONG THE SOUTH LINE OF NORTH STREET 116 FEET, MORE OR LESS TO THE PLACE OF BEGINNING.

**EAST PARKING LOT PARCELS:**  
THE FOLLOWING PARCELS WERE NOT INCLUDED WITHIN THE TITLE COMMITMENT PROVIDED:

**PARCEL 1:**  
PART OF LOTS 4, 5 AND 9 IN BLOCK 2 OF THE ORIGINAL PLAT OF LAKE GENEVA DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF BLOCK 2 OF THE ORIGINAL PLAT OF THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, THENCE WEST 100 FEET, THENCE NORTH 75 FEET, THENCE EAST 100 FEET TO THE PLACE OF BEGINNING.

**PARCEL 2:**  
PART OF LOTS 4, 5 AND 9 IN BLOCK 2 OF THE ORIGINAL PLAT OF LAKE GENEVA DESCRIBED AS: COMMENCING 137 1/2 FEET SOUTH OF THE NORTHEAST CORNER OF BLOCK 2 OF THE ORIGINAL PLAT OF THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, THENCE WEST 134 FEET, THENCE NORTH 137 1/2 FEET TO THE SOUTH LINE OF NORTH STREET, THENCE EAST 34 FEET THENCE SOUTH 75 FEET, THENCE EAST 100 TO THE EAST LINE OF BLOCK 2, THENCE SOUTH 62 1/2 FEET TO THE PLACE OF BEGINNING.

**PARCEL 3:**  
PART OF LOTS 8 AND 9 IN BLOCK 2 OF THE ORIGINAL PLAT OF LAKE GENEVA DESCRIBED AS: COMMENCING 137 1/2 FEET SOUTH OF THE NORTHEAST CORNER OF BLOCK 2 OF THE ORIGINAL PLAT OF THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, THENCE WEST 134 FEET, THENCE SOUTH 62 1/2 FEET, THENCE EAST 134 FEET, THENCE NORTH TO THE PLACE OF BEGINNING.

**PARCEL 4:**  
PART OF LOTS 9 AND 12 IN BLOCK 2 OF THE ORIGINAL PLAT OF LAKE GENEVA DESCRIBED AS: COMMENCING AT A POINT IN THE EAST LINE OF BLOCK 2 IN THE CITY OF LAKE GENEVA, LATE VILLAGE OF GENEVA, WHICH IS 260 FEET SOUTH FROM THE NORTH LINE OF NORTH STREET, AND RUNNING THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE 134 FEET, THENCE SOUTH PARALLEL WITH SAID EAST LINE 98 1/2 FEET, THENCE EAST PARALLEL WITH THE FIRST LINE TO CENTER STREET, THENCE NORTH ON CENTER STREET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THE EAST 65 FEET OF THE SOUTH 1 1/2 FEET. ALSO COMMENCING AT A POINT IN THE ALLEY RUNNING NORTH AND SOUTH THROUGH BLOCK 2 ACCORDING TO THE ORIGINAL PLAT OF THE VILLAGE OF GENEVA, NOW CITY OF LAKE GENEVA, IN THE COUNTY OF WALWORTH AND STATE OF WISCONSIN, ON RECORD IN THE REGISTER'S OFFICE OF SAID COUNTY, WHICH POINT IS 358 1/2 FEET SOUTH OF THE NORTH LINE OF SAID ALLEY BEING 1/2 FEET SOUTH AT AND IN THE EAST LINE OF SAID ALLEY BEING 298 1/2 FEET SOUTH OF THE SOUTH LINE OF NORTH STREET AND THE SOUTH-WEST CORNER OF LAND OWNED BY HARRIET M. RICHARDS, LKewise THE NORTHWEST CORNER OF LAND OWNED BY CHARLES T. SCHLADA, THENCE EAST IN THE NORTH LINE OF SAID SCHLADA'S LAND 69 FEET, THENCE SOUTH 1 1/2 FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SCHLADA'S LAND 69 FEET TO THE ALLEY, THENCE NORTH IN THE EAST LINE OF SAID ALLEY 1 1/2 FEET TO THE PLACE OF BEGINNING.

**PARCEL 5:**  
PART OF LOTS 4, 5, 8, 9 AND 12 IN BLOCK 2 OF THE ORIGINAL PLAT OF LAKE GENEVA DESCRIBED AS: A 1/2 INTEREST IN AND TO THE FOLLOWING: A PARCEL OF LAND LOCATED IN BLOCK 2 OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF NORTH STREET 210 FEET EAST OF THE NORTHWEST CORNER OF LOT 3, BLOCK 2, SAID POINT BEING THE PLACE OF BEGINNING, THENCE SOUTH 00 DEG. 48' WEST 349.63 FEET, THENCE SOUTH 89 DEG. 37' EAST 16 FEET, THENCE NORTH 00 DEG. 48' WEST 349.63 FEET, MORE OR LESS, TO THE SOUTH LINE OF NORTH STREET, THENCE WEST ALONG THE SOUTH LINE OF NORTH STREET 116 FEET, MORE OR LESS TO THE PLACE OF BEGINNING.

## NOTES:

THIS SURVEY REFLECTS MATTERS OF TITLE AS LISTED ON A COMMITMENT FOR TITLE INSURANCE BY KNIGHT BARRY TITLE COMPANY, FILE NUMBER: WW12792 WITH A COMMITMENT DATE: APRIL 11, 2014 AT 8:00 AM. THIS SURVEY CONTAINS MORE PROPERTY THAN DESCRIBED AS PART OF THIS TITLE COMMITMENT.

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES, AND/OR ENGINEERING DESIGN PLANS. THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE. OTHER UTILITIES NOT SHOWN MAY EXIST, NO UNDERGROUND UTILITIES WERE LOCATED. BEFORE DIGGING CALL 811. AT 1-800-892-0123.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

BEARINGS SHOWN HEREON ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD-83). WISCONSIN WAS USED TO ESTABLISH THE COORDINATE SYSTEM FOR THIS SURVEY.

THIS SURVEY COMPLIES WITH CHAPTER AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND IS CORRECT TO THE BEST OF THE SURVEYOR'S KNOWLEDGE AND BELIEF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

NO CEMETERIES, GRAVE SITE OR BURIAL GROUNDS WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY. ADDITIONALLY, THIS SURVEYOR HAS NO PRIOR KNOWLEDGE OF CEMETERIES, GRAVE SITE OR BURIAL GROUNDS LOCATED ON THE SURVEYED PROPERTY.

**TAX KEY NO.:**  
ZF00001, ZF00002, ZOP00023 THROUGH ZOP00026 AND ZOP00028

**MONUMENTS WERE FOUND/SET AT THE PARCEL CORNERS AS SHOWN. (TABLE A ITEM 1)**

**ADDRESS:**  
ADDRESS 532 CENTER STREET LAKE GENEVA, WI 53147  
LAKE GENEVA, WI 53147 (TABLE A ITEM 2)

**BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 55127C0331D MAP WITH AN EFFECTIVE DATE OF 10/02/2009, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREA OF MINIMAL FLOOD HAZARD AS IDENTIFIED BY SAID F.I.R.M. MAP. (TABLE A ITEM 3)**

**PROPERTY SURVEYED CONTAINS 143,430.76 SQUARE FEET, OR 3.29 ACRES, MORE OR LESS. (TABLE A ITEM 4)**

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**SUBSTANTIAL FEATURES ARE SHOWN HEREON. (TABLE A ITEM 8)**

**THERE ARE A TOTAL OF 167 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY, 5 OF WHICH ARE HANDICAP. SEE TABLE ABOVE. (TABLE A ITEM 9)**

**AERIAL PHOTOGRAPHY PRODUCED BY SPACECO ON NOVEMBER 18, 2021 UTILIZING POST-PROCESSED IMAGES AND WISCONSIN STATE PLANE COORDINATES. SOUTH ZONE, AND EXCEEDS RECOMMENDED ACCURACIES FOR FEATURE 8 TOPOGRAPHIC SITE PLANS & SPECS PER FEDERAL GEOGRAPHIC DATA COMMITTEE (FGDC) TABLE A-9. (TABLE A ITEM 10)**

**NOTES FROM TITLE COMMITMENT:**

**12. EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON THE PLAT OF FIRST BANKING CENTER OFFICE PLAZA CONDOMINIUM. (SURVEYOR'S NOTE: THE PLAT DESCRIBES UNITS, COMMON ELEMENT AND LIMITED COMMON ELEMENTS AND IS BLANKET IN NATURE. SEE DOCUMENT FOR DETAILS.)**

**13. AGREEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED DECEMBER 2, 1991 AS DOCUMENT NO. 222578. (SURVEYOR'S NOTE: THIS IS A DRIVEWAY AND UNDERGROUND UTILITIES AGREEMENT AND IS SHOWN HEREON AS PARCEL III.)**

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**17. EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED NOVEMBER 16, 2009 AS DOCUMENT NO. 777296. (SURVEYOR'S NOTE: SHOWN HEREON IN ITS APPROXIMATE LOCATION.)**

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**33. EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED NOVEMBER 16, 2009 AS DOCUMENT NO. 777296. (SURVEYOR'S NOTE: SHOWN HEREON IN ITS APPROXIMATE LOCATION.)**

**34. EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED NOVEMBER 16, 2009 AS DOCUMENT NO. 777296. (SURVEYOR'S NOTE: SHOWN HEREON IN ITS APPROXIMATE LOCATION.)**

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**37. EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED NOVEMBER 16, 2009 AS DOCUMENT NO. 777296. (SURVEYOR'S NOTE: SHOWN HEREON IN ITS APPROXIMATE LOCATION.)**

**38. EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED NOVEMBER 16, 2009 AS DOCUMENT NO. 777296. (SURVEYOR'S NOTE: SHOWN HEREON IN ITS APPROXIMATE LOCATION.)**

## REVISIONS:

NO REVISIONS

NO REVISIONS

NO REVISIONS

NO REVISIONS

NO REVISIONS

NO REVISIONS



**CONSULTING ENGINEERS**  
**SITE DEVELOPMENT ENGINEERS**  
**LAND SURVEYORS**

9575 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-4065

**DATE:** 12/17/2021  
**JOB NO:** 11854  
**FILENAME:** 11854ALTA-01  
**SHEET** 1 OF 2

PREPARED FOR:  
WINTRUST  
9701 W. HIGGINS ROAD  
SUITE 250  
ROSEMONT, ILLINOIS 60018

FOR REVIEW  
PURPOSES ONLY





- Street Names
- Private Roads
- Monitoring Site Type
  - Bacteria Testing
  - Disinfection Byproducts
  - Lead and Copper
  - Entry Point
  - Flouride
- County Municipalities
- Hydrants
  - Valves
    - Tee
    - Fitting: Cross
    - Butterfly Valve/Gate Valve
    - Hydrant Valve
    - Main Valve
    - Plug
    - Valve Manhole
  - Curb Stops
- Water Features
  - Air Release
  - Booster Station
  - Drinking Fountain
  - Meter Box
  - Meter Pit
  - Reducer
  - Water Tower
  - Well

### Water Main Breaks

- 2020 - 2024
- 2015 - 2019
- 2010 - 2014
- 2005 - 2009
- 2000 - 2004
- 1994 - 1999

**Water Mains**

- Main
- Hydrant Lead
- Service
- Abandoned
- Other

Data on this map may or may not be accurate, current, or otherwise reliable. For reference only.

### Note



Feet

5/15/2023



**C. WRITTEN DESCRIPTION OF THE  
PROPOSED CONDITIONAL USE  
OPERATION PLAN & WRITTEN  
JUSTIFICATION OF THE PROPOSED  
CONDITIONAL USE**

**PROPOSED NEW BANK BUILDING  
567 BROAD STREET  
LAKE GENEVA, WISCONSIN**

***A WRITTEN DESCRIPTION OF THE PROPOSED CONDITIONAL USE***

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The proposed *Conditional Use* requested would be to allow for the construction of a *New Bank Building with Drive-up Service at 567 Broad Street* under the requirements of the *Personal and Professional Services / Section 98-206(4)(b)* within a *CB Central Business Zoning District* which would include the following:

1. The **New Bank Building** would be located on the northwest portion of the **Existing Bank** property at **567 Broad Street** and would replace the **Existing Bank** with a smaller **Branch Bank Building** with indoor and drive-up banking services.
2. The **New Bank Building** would provide banking services designed for approximately 6 employees and 6 indoor customers plus 3 drive-up customers on average at any given time. *All outdoor drive-up banking services would be on the east / back side of the building, customer parking would be on the south side, and employee parking would be on the east side adjacent to the drive-up lanes.*
3. The **New Bank Building** would provide normal walk-in banking services and also three exterior drive-up banking lanes including an ATM lane.
4. The normal *Hours of Operation* for the New Bank would be: *Lobby / Monday to Friday- 9:00 A.M. to 5:00 P.M. & Saturday- 9:00 A.M. to 12:00 Noon / Drive-up Service / Monday to Friday – 9:00 A.M. to 5:00 P.M. & Saturday – 9:00 A.M. to 12:00 Noon.*
5. Within the *CB - Central Business Zoning District*, parking is to be provided via private parking lots and public street parking. *Based upon the CB-Central Business zoning requirement of 1 parking stall per 300 s.f. of gross floor area and a proposed building gross floor area of 3,796 s.f., 13 on-site parking stalls are required. As noted on the Site Plan, 7 customer stalls, including one handicapped accessible stall, plus 6 employee stalls for a total of 12 parking stalls, are provided on site.*
6. **SPECIFIC PERFORMANCE STANDARDS:** The **Existing Building** was originally a **Sentry grocery store** that sat vacant for several years and was then remodeled in 1990 into a bank for **First Banking Center**. It was sold to **Talmer Bank** in 2011 and then to **Town Bank / Wintrust** in 2014. The **Existing Building** needs significant repairs and exceeds the space needs of **Town Bank** so the bank has chosen to raze the **Existing Building** and construct a **New Branch Bank Building**. *Given the property's location and the commercial and nonresidential nature of the majority of the property immediately adjacent to it, the Applicants' choice to construct a New Bank Building while maintaining the character and scale of the surrounding neighborhood is reasonable within the flexibility allowed under CB Central Business Zoning. Town Bank / Wintrust requests the cooperation of the Plan Commission and the City Council in making this project a reality.*



**PROPOSED NEW BANK BUILDING  
519 BROAD STREET  
LAKE GENEVA, WISCONSIN**

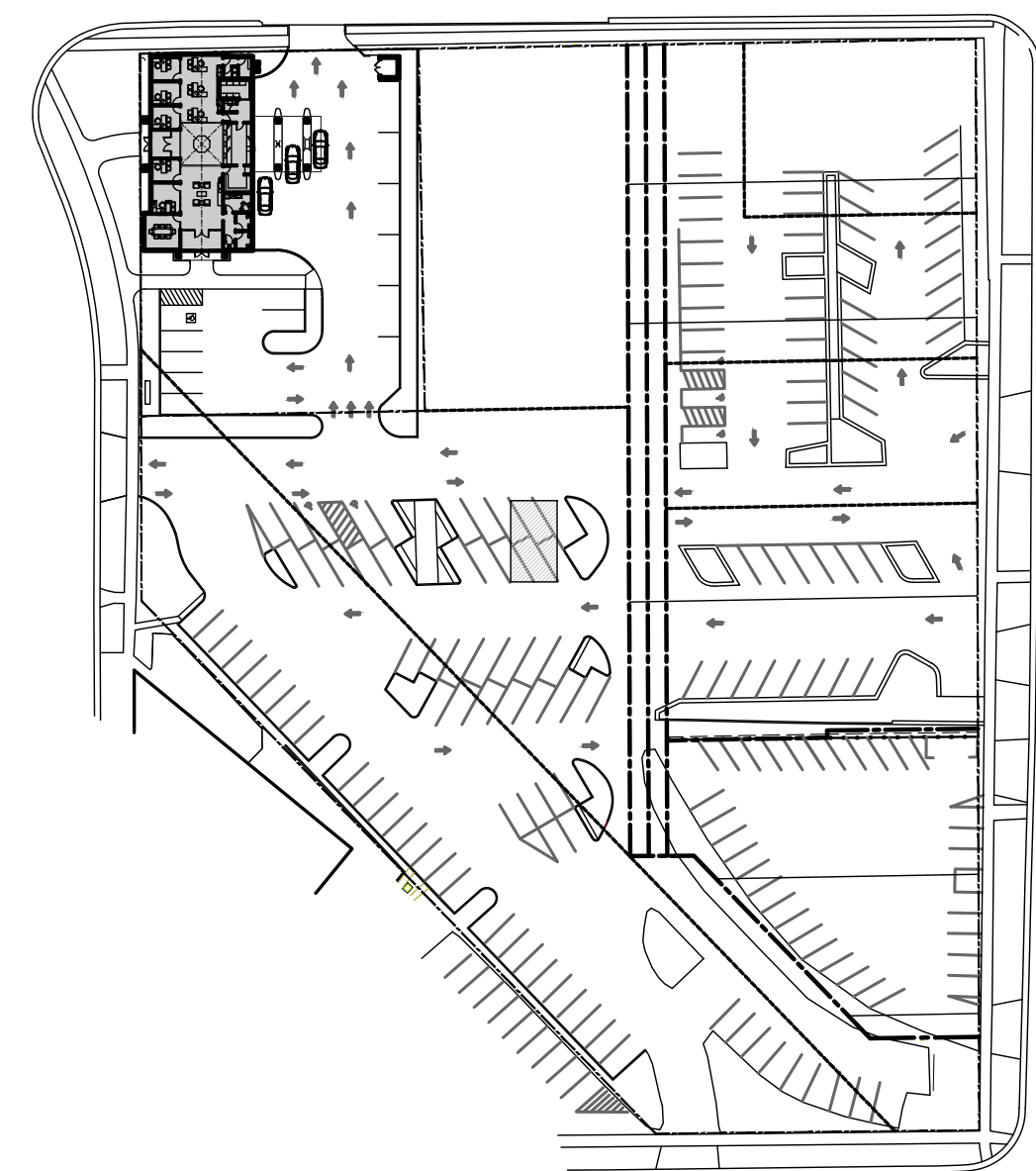
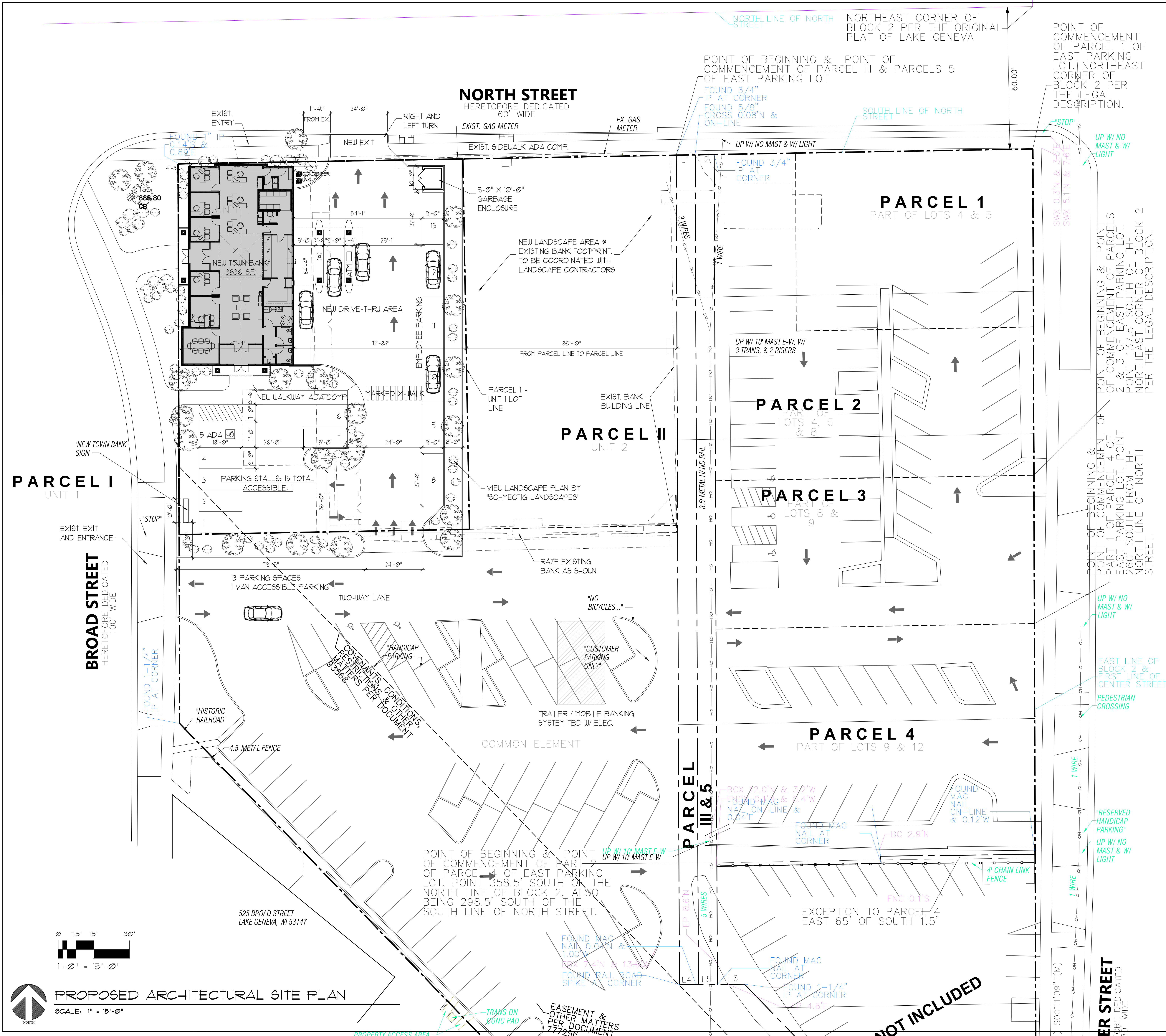
***WRITTEN JUSTIFICATION OF THE PROPOSED CONDITIONAL USE***

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1. The proposed Conditional Use would be in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva. The primary use of the space would be for *Land Uses Permitted By Right* under the *CB-Central Business Zoning District* with the New Bank under the heading of *Personal or Professional Uses per Section 98-206(4)(b)*.
2. The proposed New Bank Building is a *Land Use Permitted By Right* that is appropriate to this specific location. This use is consistent with the type of development intended within the Broad Street area which is reflected in the Central Business District Zoning given to this property when it was rezoned several years ago. *Again, it would be in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan and Zoning Ordinance.*
3. The granting of the proposed Conditional Uses would *not* be a substantial detriment to the adjacent properties in that the proposed use would be consistent with the properties to the east and south and with other uses allowed within other CB Central Business Zoning Districts. *The proposed use would be in keeping with the overall character of the neighborhood and would not adversely affect the health, safety or general welfare of the public, or the provisions of the Zoning Ordinance or Comprehensive Master Plan.*
4. The proposed Conditional Uses would be in compliance with the long range plans of the City in that it would maintain this property as a quality commercial use in the City of Lake Geneva and the Broad Street area. *It would maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.*
5. As part of the Broad Street Central Business District, the project will utilize public utilities that currently serve the area 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 proposed use of this space at 567 Broad Street for a *New Bank Building* is consistent with the potential uses intended within the CB Central Business Zoning and would have minimal impact on adjoining properties. *There would be minimal potential adverse impact either to the immediate neighborhood or to the City of Lake Geneva in general.*

**D. PLANS AND ELEVATIONS**





### ARCHITECT'S SITE NOTES

1. SURVEY INFORMATION SHOWN HEREIN IS TAKEN FROM PLAT OF SURVEY PREPARED BY SPACECO INC., ROSEMONT, IL 60068, PHONE (847) 696-4060, DATED 12-11-2001, PROJECT NO. 178841.
2. NO WARRANTY IS MADE REGARDING THE ACCURACY OF THE SURVEY.
3. PROPOSED RESIDENCE SITE DEVELOPMENT AND GRADING HAVE BEEN ADDED TO PLAT OF SURVEY BY MCCORMACK + ETLEN / ARCHITECTS, LLP.
4. ERRORS IN TOPOGRAPHY AND/OR FAILURE TO NOTIFY ARCHITECT OF DISCREPANCIES SHALL VOID THIS DESIGN.

### GENERAL SITE NOTES

1. ALL TREES AND SHRUBBERY OUTSIDE OF 10' (TEN) PERIMETER OF THE BUILDING STRUCTURE SHALL REMAIN AND SHALL BE PROTECTED FROM DAMAGE AT ALL TIMES, UNLESS OTHERWISE DIRECTED. WITHIN THE CROWN LINE OF ANY TREES TO REMAIN, DO NOT STORE ANY MATERIALS, STOCKPILE SOIL, FURNISH OR DRIVE VEHICLES OR EQUIPMENT, CHANGE EXISTING GRADE, WATER LEVEL OR DRAINAGE PATTERNS, UNLESS SPECIFICALLY PERMITTED TO DO SO BY THE ARCHITECT. DAMAGED TREES SHALL BE REPLACED BY NEGLIGENT PARTY WITH STOCK OF EQUAL SIZE AND VALUE.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE IN ALL DIRECTIONS. VERIFY GRADES AND RELATIVE FLOOR LEVELS IN FIELD PRIOR TO EXCAVATION AND MAKE ADJUSTMENTS AS DIRECTED BY ARCHITECT TO ENSURE PROPER DRAINAGE.
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EROSION CONTROL MEASURES AT SITE DURING CONSTRUCTION AS REQUIRED BY LOCAL AUTHORITIES.
4. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND HAVE ALL EXISTING UTILITIES STAKED PRIOR TO ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO INITIATING ANY CONSTRUCTION.
6. ALL INSTALLATIONS SHALL CONFORM TO THE APPROPRIATE REGULATORY AGENCY REQUIREMENTS.

### ZONING INFO

|                                                  |                                                                        |
|--------------------------------------------------|------------------------------------------------------------------------|
| PARCEL: PARCEL I - UNIT I (2H 00002)             |                                                                        |
| ZONING DISTRICT: CENTRAL BUSINESS                |                                                                        |
| PARCEL UNIT AREA: 18,928 SF. = 0.4345 ACRES      |                                                                        |
| SET BACKS:                                       |                                                                        |
| FRONT / STREET                                   | MAXIMUM SETBACK OF 0 FEET OR BLOCK AVERAGE EXCEPT PER                  |
| SIDE                                             | PLAN COMPLY PER TABLE 38-403 LAKE GENEVA NONRESIDENTIAL BULK STANDARDS |
| REAR                                             | 10 FT                                                                  |
| SIDE/REAR FROM ACCESS                            | 3.5 FT                                                                 |
| PAVEMENT                                         | 0 FT                                                                   |
| MAXIMUM BUILDING HEIGHT                          | 45 FT, 20 FT MIN                                                       |
| MAX BUILDING AREA ALLOWED                        | N/A                                                                    |
| MAX BLDG AREA                                    | 3,796 SF.                                                              |
| PROPOSED BUILDING AREA                           | 3,796 SF.                                                              |
| FAR (FLOOR AREA RATIO)                           | MAX FAR: 100% X 18,928 SF. = 18,928 SF.                                |
| PROPOSED FAR                                     | FIRST FLOOR AREA: 3,796 SF. TOTAL FLOOR AREA: 3,796 SF. (100%)         |
| IMPERVIOUS - WITHIN PARCEL I - UNIT I ONLY ***** |                                                                        |
| NEW BUILDING COVERAGE                            | 3,796 SF                                                               |
| PAVED SURFACES                                   | 110,674 SF                                                             |
| CONCRETE WALKWAY                                 | 1128 SF                                                                |
| TOTAL                                            | 114,866 SF (11.5%)                                                     |
| PERVIOUS - WITHIN PARCEL I - UNIT I ONLY *****   |                                                                        |
| LANDSCAPE                                        | 3,796 SF                                                               |
| TOTAL                                            | 3,796 SF (100%)                                                        |

### ACCESSIBLE PARKING SPACE REQUIREMENTS:

| TOTAL * OF SPACES PROVIDED (IBC TABLE 106.2)                                                                                                                               | MINIMUM * OF ACCESSIBLE SPACES |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| 13                                                                                                                                                                         | 13                             |
| VAN ACCESSIBLE SPACES: ONE FOR EVERY SIX, OR FRACTION THEREOF, ACCESSIBLE SPACES REQUIRED NOT LESS THAN ONE (1) VAN ACCESSIBLE SPACE REQUIRED                              |                                |
| SIZE OF ACCESSIBLE SPACES (4 AISLES (ANSI A117.1 - 2003 SECTION 502.2))                                                                                                    |                                |
| 15' MINIMUM FOR VAN ACCESSIBLE ADJACENT TO 60" WIDE ACCESS AISLE                                                                                                           | 96" MINIMUM                    |
| 15' MINIMUM FOR VAN ACCESSIBLE ADJACENT TO 96" WIDE ACCESS AISLE                                                                                                           | 96" MINIMUM                    |
| 60" MINIMUM IF ADJACENT TO 96" WIDE VAN ACCESSIBLE AISLE                                                                                                                   | 96" MINIMUM                    |
| IDENTIFICATION (ANSI A117.1 - 2003 SECTION 502.2)                                                                                                                          |                                |
| WHERE ACCESSIBLE PARKING SPACES ARE REQUIRED TO BE IDENTIFIED BY SIGNS, THE SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 105.6.3.1 |                                |
| ALL VAN ACCESSIBLE SPACES SHALL INCLUDE SIGNS INDICATING "VAN ACCESSIBLE"                                                                                                  |                                |
| SUCH SIGNS SHALL BE 60" MINIMUM ABOVE THE FLOOR OF THE PARKING SPACE, MEASURED TO THE BOTTOM OF THE SIGN                                                                   |                                |

**McCormack + Etten / Architects, LLP**  
400 Broad Street  
Lake Geneva, WI 53147  
Ph (262) 248-8391  
contact@mccormackellen.com  
www.mccormackellen.com

**NEW BANK FOR TOWN BANK - WINTRUST**  
561 BROAD STREET  
LAKE GENEVA, WI 53147

PROJECT NO. 2225

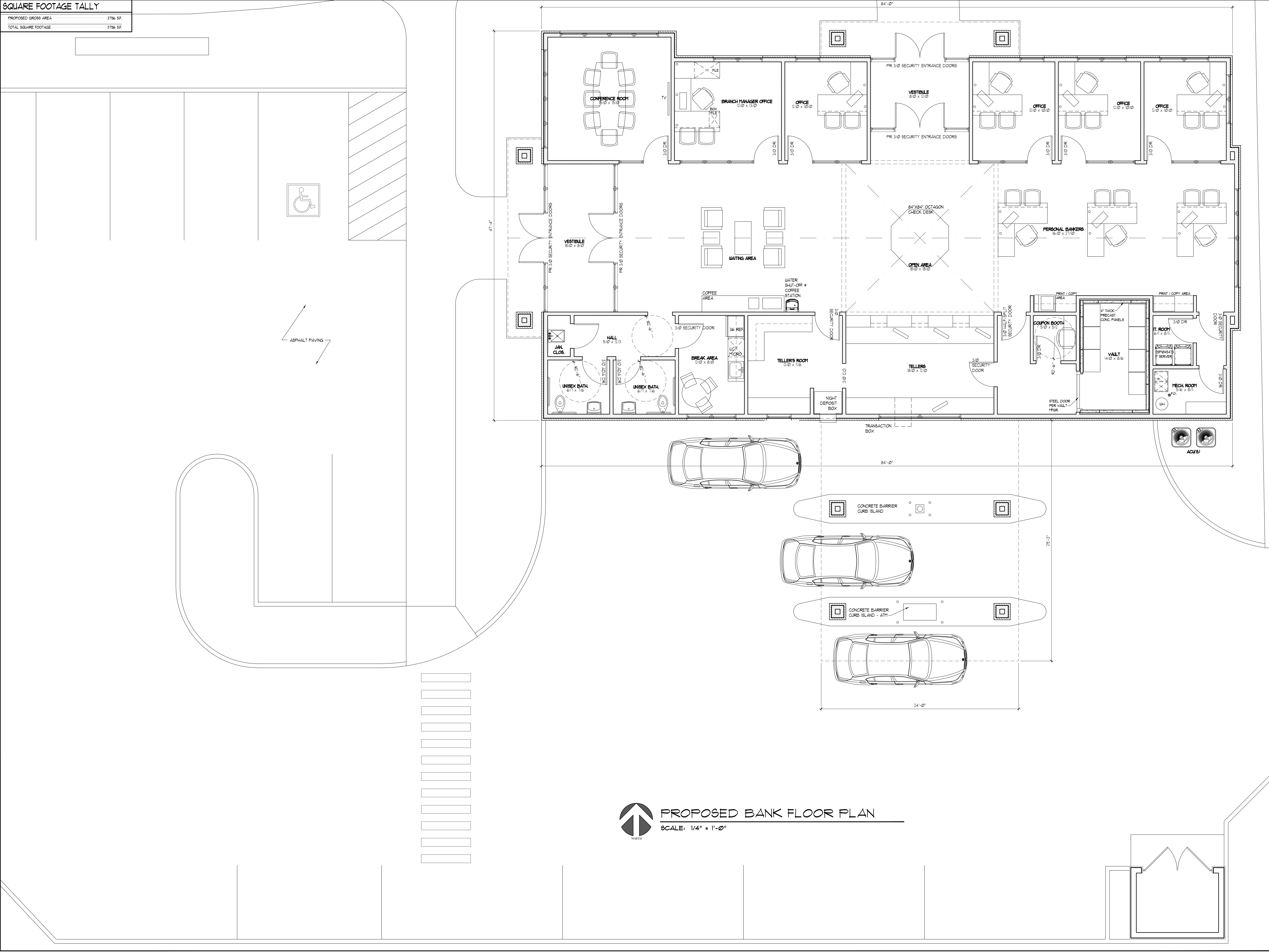
REVISIONS

|                                     |              |
|-------------------------------------|--------------|
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| <input type="checkbox"/>            | BID/APPROVAL |
| <input type="checkbox"/>            | PERMIT       |
| <input type="checkbox"/>            | CONSTRUCTION |

DATE: 6-2-2023  
SHEET: AS-1  
OF 6-2-23



| SQUARE FOOTAGE TALLY |         |
|----------------------|---------|
| PROPOSED GROSS AREA  | 3756 SF |
| TOTAL SQUARE FOOTAGE | 3756 SF |

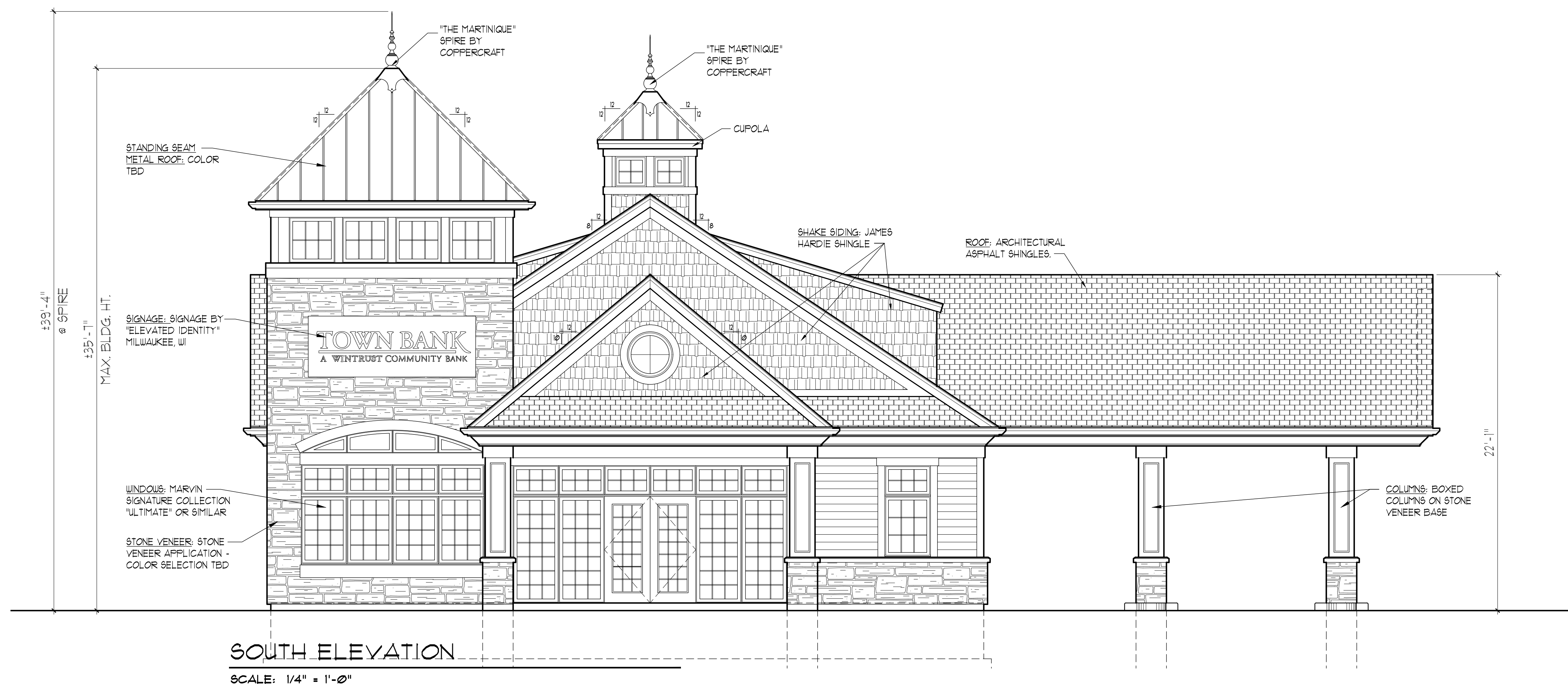


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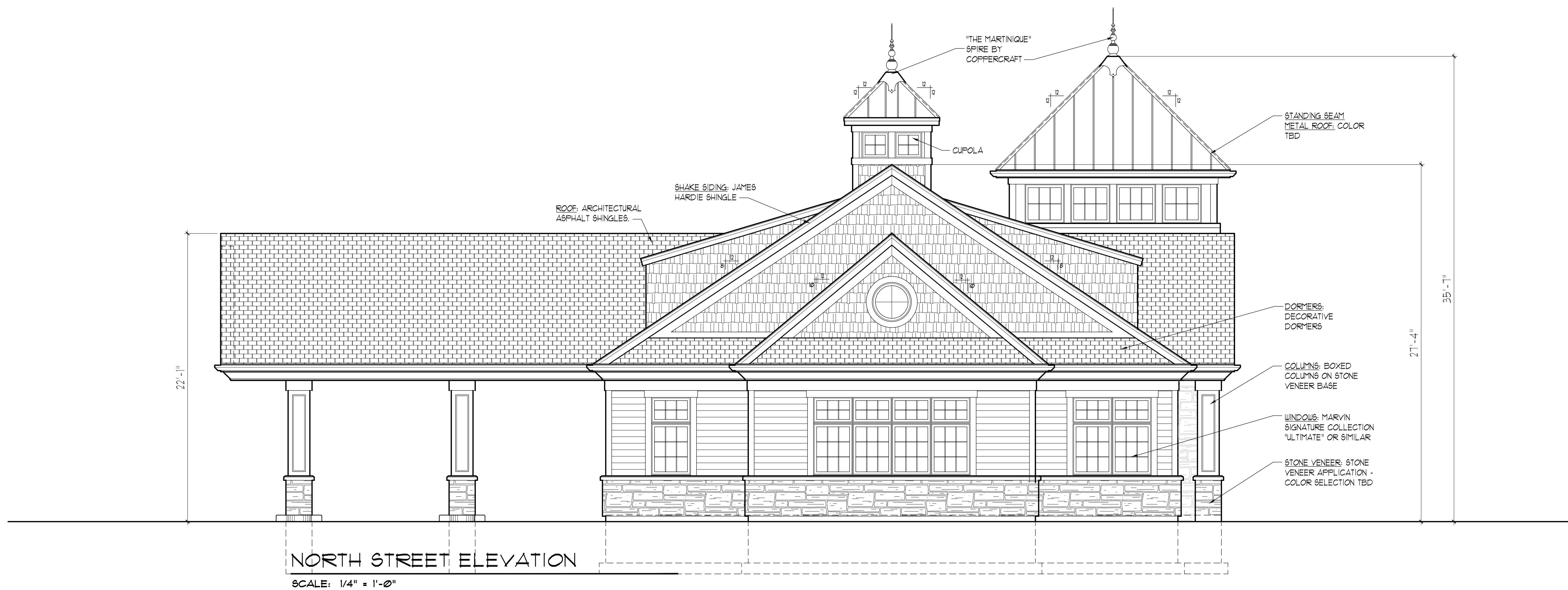
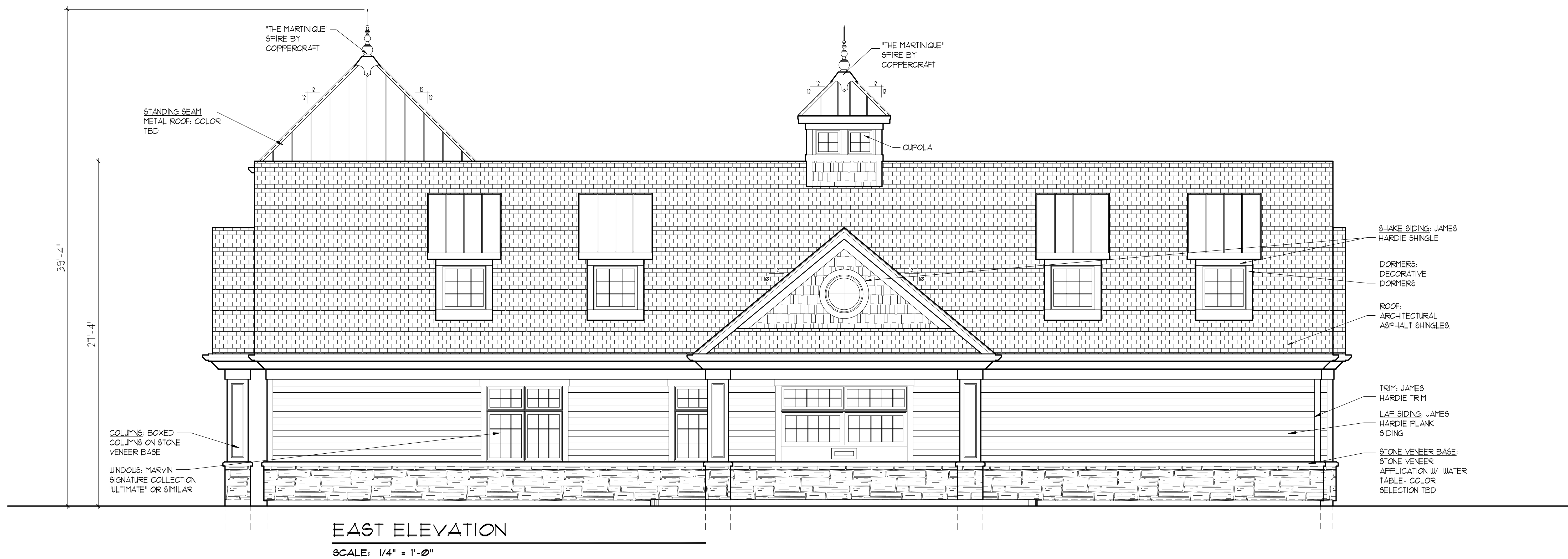
NEW BANK FOR  
**TOWN BANK - WINTRUST**  
561 BROAD STREET  
LAKE GENEVA, WI 53147  
PROJECT NO.  
2225

| REVISIONS                                       |          |
|-------------------------------------------------|----------|
| <input checked="" type="checkbox"/> PRELIMINARY |          |
| <input type="checkbox"/> BID/APPROVAL           |          |
| <input type="checkbox"/> PERMIT                 |          |
| <input type="checkbox"/> CONSTRUCTION           |          |
| DATE                                            | 6-2-2023 |
| SHEET                                           | A-1      |
| OF 6-2-23                                       |          |













NEW BANK FOR  
**TOWN BANK - WINTRUST**  
567 BROAD STREET  
LAKE GENEVA, WI 53147

PROPOSED BROAD STREET ELEVATION

 **McCormack + Etten / Architects** TM, LLP  
400 Broad Street Lake Geneva, WI 53147  
Ph (262) 248-8391 Fax (262) 248-8392  
contact@mccormacketten.com www.mccormacketten.com



**E. SIGNAGE**

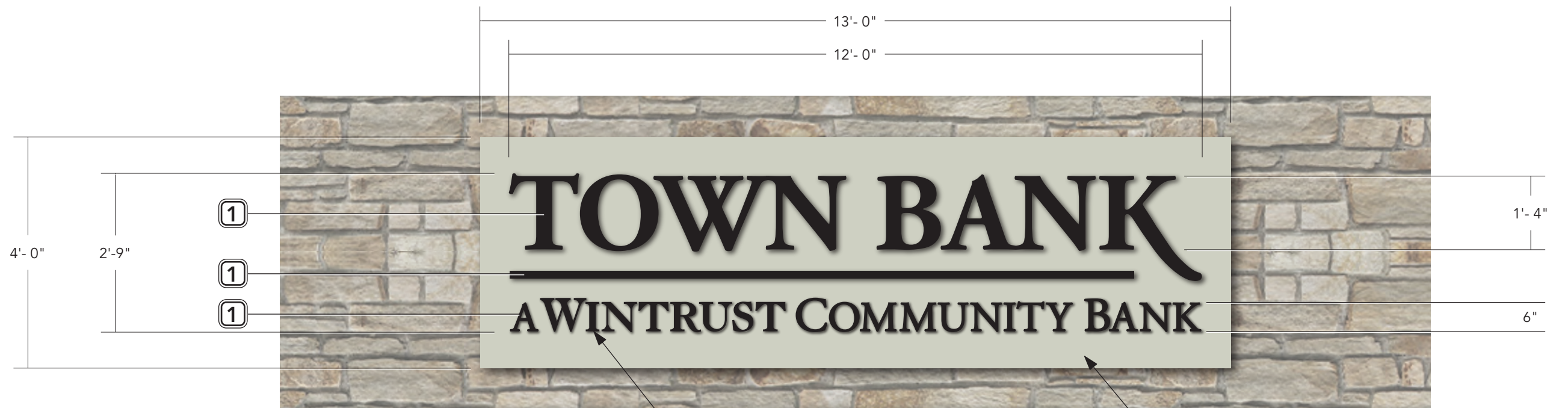
# TOWN BANK

N.A.

## A WINTRUST COMMUNITY BANK

PROPOSED EXTERIOR SIGNAGE  
Lake Geneva, WI





33' Square Feet [ signage only ]

Stone Panel by others



SOUTH elevation Scale: 1/8"=1'

|                                           |                                                                                                                                                                |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1                                         |                                                                                                                                                                |
| <b>DESCRIPTION:</b><br><b>FACE COLOR:</b> | 2" Deep Face-lit Fabricated Aluminum Letters<br>White Acrylic with 3M #3635-222 Dual Color Black Vinyl<br>to the 1st Surface [ black by day / white by night ] |
| <b>RETURNS</b>                            | Black                                                                                                                                                          |
| <b>LIGHTING:</b>                          | Internal White LEDs                                                                                                                                            |
| <b>INSTALLATION:</b>                      | Mount Flush to Stone Panel                                                                                                                                     |



WEST BROAD STREET elevation    Scale: 1/8"=1'

- 1

**DESCRIPTION:** 2" Deep Face-lit Fabricated Aluminum Letters

**FACE COLOR:** White Acrylic with 3M #3635-222 Dual Color Black Vinyl to the 1st Surface [ black by day / white by night ]

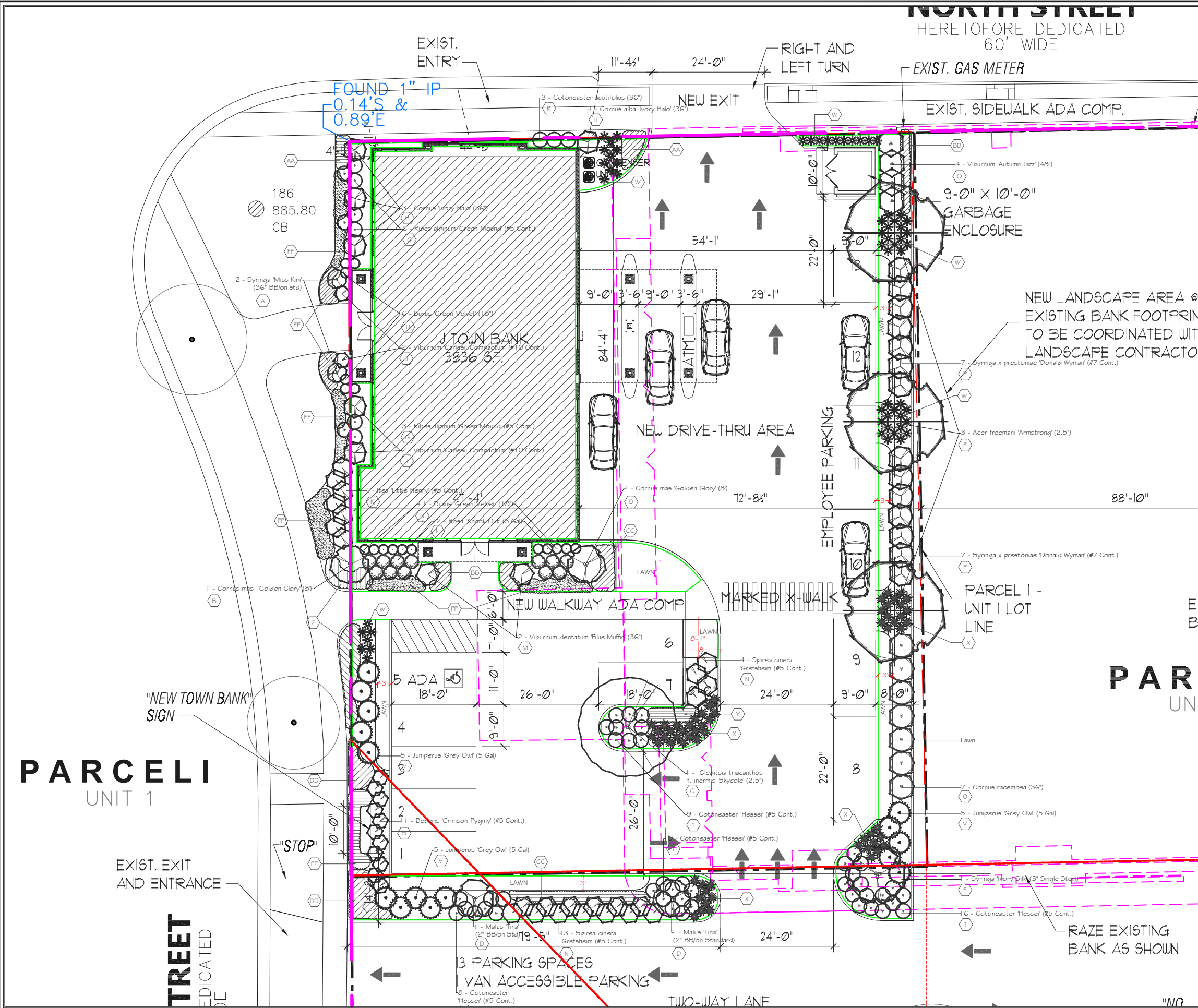
**RETURNS** Black

**LIGHTING:** Internal White LEDs

**INSTALLATION:** Mount Flush to Stone Panel

**F. LANDSCAPING PLAN, GRADING & SITE  
DRAINAGE PLAN, AND SITE  
LIGHTING PLAN**





| PLANT SCHEDULE            |          |                                            |                          |                 |
|---------------------------|----------|--------------------------------------------|--------------------------|-----------------|
| SYMBOL                    | QUANTITY | BOTANICAL NAME                             | COMMON NAME              | SIZE            |
| <b>TREES</b>              |          |                                            |                          |                 |
| A                         | 2        | Syringa 'Miss Kim'                         | Miss Kim Lilac           | 36" on standard |
| B                         | 2        | Cornus mas 'Golden Glory'                  | Cornelian Cherry Dogwood | 8'              |
| C                         | 1        | Gleditsia triacanthos f. inermis 'Skycole' | Skyline Honeylocust      | 2.5" cal.       |
| D                         | 2        | Malus 'Tina' Crabapple                     | Tina Crabapple           | 2"BB/onstandard |
| E                         | 1        | Syringa 'Ivory Silk'                       | Ivory Silk Lilac Tree    | 3" Single stem  |
| F                         | 3        | Acer X Freemanii 'Armstrong'               | Freeman Maple            | 2.5" cal.       |
| <b>DECIDUOUS SHRUBS</b>   |          |                                            |                          |                 |
| G                         | 9        | Ribes alpinum 'Green Mound'                | Alpine Currant           | #5 Cont.        |
| H                         | 4        | Cornus Ivory Halo'                         | Variegated Dogwood       | 36"             |
| J                         | 4        | Viburnum 'Carlesii Compactum'              | Koreanspice Viburnum     | #10 Cont.       |
| K                         | 7        | Itea 'Little Henry'                        | Virginia Sweetspire      | #5 Cont.        |
| L                         | 12       | Rosa 'Knock Out'                           | Knock Out Rose           | 3 Gal           |
| M                         | 2        | Viburnum dentatum 'Blue Muffin'            | Arrowwood Viburnum       | 36"             |
| N                         | 17       | Spirea cinerea 'Grefsheim'                 | Grefsheim spirea         | #5 Cont.        |
| O                         | 7        | Cornus racemosa                            | Gray Dogwood             | 36"             |
| P                         | 14       | Syringa x prestoniae 'Donald Wyman'        | Donald Wyman Lilac       | #7 Cont.        |
| Q                         | 4        | Viburnum 'Autumn Jazz'                     | Arrowwood Viburnum       | 48"             |
| R                         | 3        | Cotoneaster acutifolius                    | Cotoneaster              | 36"             |
| S                         | 11       | Berberis 'Crimson Pygmy'                   | Crimson Pygmy Barberry   | #5 Cont.        |
| T                         | 43       | Cotoneaster 'Hessei'                       | Cotoneaster              | #5 Cont.        |
| <b>EVERGREEN SHRUBS</b>   |          |                                            |                          |                 |
| U                         | 17       | Buxus 'Green Velvet'                       | Green Velvet Boxwoods    | 18"             |
| V                         | 15       | Juniperus 'Grey Owl'                       | Grey Owl Juniper         | 5 Gal           |
| <b>ORNAMENTAL GRASSES</b> |          |                                            |                          |                 |
| W                         | 60       | Calamagrostis 'Karl Foerster'              | Feather Reed Grass       | 3 Gal           |
| X                         | 60       | Sporobolus heterolepis                     | Prairie Dropseed         | 1 Gal           |
| <b>PERENNIALS</b>         |          |                                            |                          |                 |
| Y                         | 15       | Stachys 'Hummelo'                          | Betony                   | 1 Gal           |
| Z                         | 50       | Geranium 'Rozanne'                         | Rozanne Geranium         | 1 Gal           |
| AA                        | 14       | Rubus 'American Goldrush'                  | Black Eyed Susan         | 1 Gal           |
| BB                        | 33       | Heimerocallis 'Stella De Oro'              | Daylily                  | 1 Gal           |
| CC                        | 51       | Allium 'Summer Beauty'                     | Ornamental Allium        | 1 Gal           |
| DD                        | 48       | Salvia 'May Night'                         | May Night Salvia         | 1 Gal           |
| EE                        | 46       | Calamintha 'Montrose White'                | Montrose White Calamint  | 1 Gal           |
| <b>GROUNDCOVERS</b>       |          |                                            |                          |                 |
| FF                        | 15       | Euonymus 'coloratus'                       | Wintercreeper            | 32/Flats        |



# LAKE GENEVA TOWN BANK

## Shade Tree Pictures



*Gleditsia inermis* Skycole 'Skyline'  
 Skyline thornless honeylocust  
 Height : 35' - 45'  
 Spread : 25' - 35'  
 Bloom Time : May - June



*Acer Freemanii* 'Armstrong'  
 Columnar Maple  
 Height : 50' - 70'  
 Spread : 10' - 15'  
 Bloom Time : April

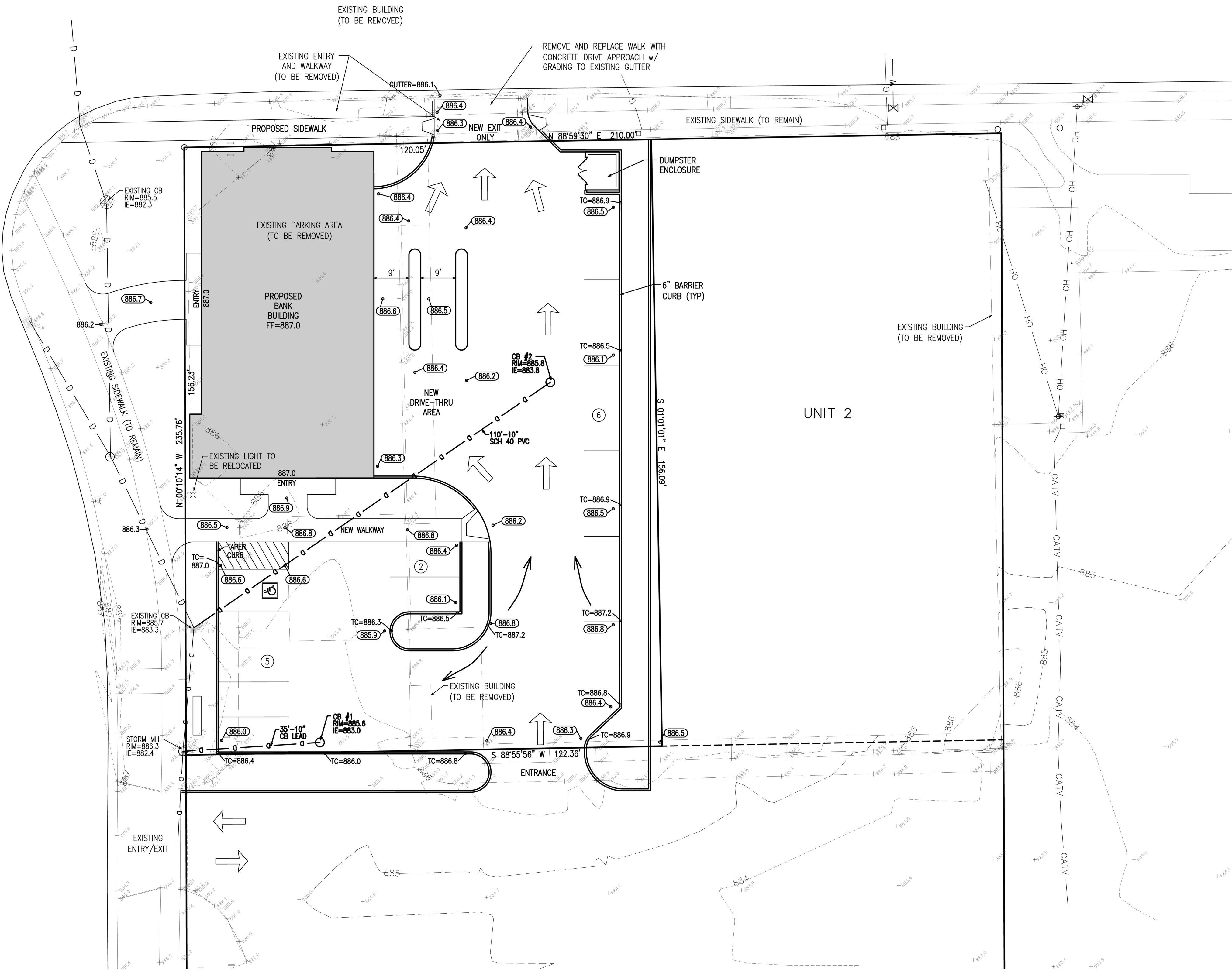


**SCHMECHTIG LANDSCAPES**

847.566.1233 • SCHMECHTIGLANDSCAPES.COM

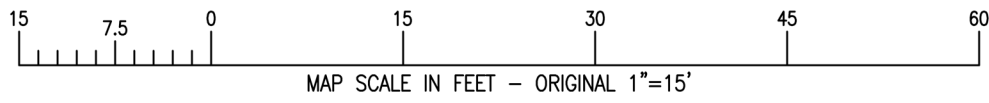


UNIT 1 FIRST BANKING CENTER OFFICE PLAZA CONDOMINIUM  
TOWN BANK – WINSTRUST – SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN  
LOCATED IN PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 36, TOWN 2, RANGE 17 EAST  
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

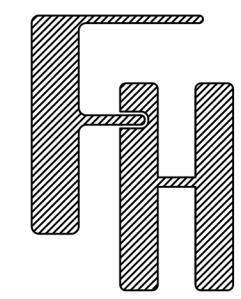


- LEGEND
- O = IRON PIPE FOUND 1 3/8" O.D.
  - ⬤ = BENCHMARK
  - ⊕ = UTILITY POLE
  - TC = TOP OF CURB
  - {XXX} = PROPOSED FINISHED GRADE/ELEV.
  - {XXX} = RECORDED AS
  - = BURIED WATER MAIN
  - = BURIED GAS LINE
  - = OVERHEAD UTILITY WIRES
  - +XXX+ = EXISTING GROUND ELEVATION
  - XXX- = EXISTING LAND CONTOURS
  - XXX = PROPOSED LAND CONTOURS
  - = DIRECTION OF WATER FLOW

GRD NORTH  
WISCONSIN STATE PLANE COORDINATE SYSTEM  
NAD 83  
ASSIGNED EAST FLOW LINE OF BROAD STREET  
FROM FIRST BANKING CENTER OFFICE PLAZA CONDOMINIUM  
BEARING N 0°10'10" W



X:\Projects\10888\ACAD\10888.dwg



TOWN BANK – WINSTRUST

SGDECP  
567 BROAD STREET  
LAKE GENEVA, WI

— WORK ORDERED BY —  
MCCORMACK + ETEN ARCHITECTS, LLP  
400 BROAD STREET  
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@farris-hansen.com

REVISIONS

PROJECT NO.  
10888

DATE  
5/30/2023

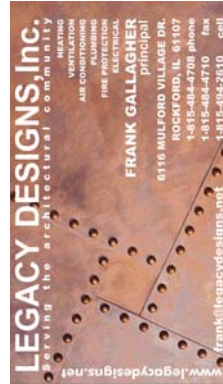
SHEET NO.  
1 OF 1



| Luminaire Locations |       |        |         |       |       |             |      |        |         |      |  |  |
|---------------------|-------|--------|---------|-------|-------|-------------|------|--------|---------|------|--|--|
| Location            |       |        |         |       |       |             |      |        |         | Aim  |  |  |
| No.                 | Label | X      | Y       | Z     | MH    | Orientation | Tilt | X      | Y       | Z    |  |  |
| 2                   | E     | 386.00 | -255.00 | 7.00  | 7.00  | 0.00        | 0.00 | 386.00 | -255.00 | 0.00 |  |  |
| 3                   | E     | 406.00 | -255.00 | 7.00  | 7.00  | 0.00        | 0.00 | 406.00 | -255.00 | 0.00 |  |  |
| 4                   | E     | 369.00 | -288.00 | 7.00  | 7.00  | 270.00      | 0.00 | 369.00 | -288.00 | 0.00 |  |  |
| 5                   | E     | 369.90 | -301.35 | 7.00  | 7.00  | 270.00      | 0.00 | 369.90 | -301.35 | 0.00 |  |  |
| 8                   | E     | 388.00 | -345.38 | 7.00  | 7.00  | 180.00      | 0.00 | 388.00 | -345.38 | 0.00 |  |  |
| 9                   | E     | 403.00 | -345.24 | 7.00  | 7.00  | 180.00      | 0.00 | 403.00 | -345.24 | 0.00 |  |  |
| 1                   | F     | 449.73 | -292.20 | 7.00  | 7.00  | 0.00        | 0.00 | 449.73 | -292.20 | 0.00 |  |  |
| 2                   | F     | 449.61 | -305.87 | 7.00  | 7.00  | 0.00        | 0.00 | 449.61 | -305.87 | 0.00 |  |  |
| 3                   | F     | 436.56 | -292.20 | 7.00  | 7.00  | 0.00        | 0.00 | 436.56 | -292.20 | 0.00 |  |  |
| 4                   | F     | 436.44 | -305.87 | 7.00  | 7.00  | 0.00        | 0.00 | 436.44 | -305.87 | 0.00 |  |  |
| 5                   | F     | 424.62 | -292.20 | 7.00  | 7.00  | 0.00        | 0.00 | 424.62 | -292.20 | 0.00 |  |  |
| 6                   | F     | 424.50 | -305.87 | 7.00  | 7.00  | 0.00        | 0.00 | 424.50 | -305.87 | 0.00 |  |  |
| 1                   | G     | 395.02 | -342.87 | 7.00  | 7.00  | 0.00        | 0.00 | 395.02 | -342.87 | 0.00 |  |  |
| 2                   | G     | 401.82 | -342.72 | 7.00  | 7.00  | 0.00        | 0.00 | 401.82 | -342.72 | 0.00 |  |  |
| 3                   | G     | 388.21 | -342.87 | 7.00  | 7.00  | 0.00        | 0.00 | 388.21 | -342.87 | 0.00 |  |  |
| 4                   | G     | 371.54 | -294.20 | 7.00  | 7.00  | 0.00        | 0.00 | 371.54 | -294.20 | 0.00 |  |  |
| 5                   | G     | 371.54 | -288.67 | 7.00  | 7.00  | 0.00        | 0.00 | 371.54 | -288.67 | 0.00 |  |  |
| 6                   | G     | 371.92 | -300.37 | 7.00  | 7.00  | 0.00        | 0.00 | 371.92 | -300.37 | 0.00 |  |  |
| 6                   | H     | 429.00 | -346.00 | 20.00 | 20.00 | 180.00      | 0.00 | 429.00 | -347.22 | 0.00 |  |  |
| 7                   | H     | 425.00 | -473.00 | 20.00 | 20.00 | 0.00        | 0.00 | 425.00 | -471.79 | 0.00 |  |  |
| 8                   | H     | 485.00 | -472.00 | 20.00 | 20.00 | 0.00        | 0.00 | 485.00 | -470.79 | 0.00 |  |  |
| 9                   | H     | 560.00 | -472.00 | 20.00 | 20.00 | 0.00        | 0.00 | 560.00 | -470.79 | 0.00 |  |  |
| 10                  | H     | 410.00 | -415.00 | 20.00 | 20.00 | 0.00        | 0.00 | 410.00 | -413.79 | 0.00 |  |  |
| 1                   | I     | 480.00 | -287.00 | 20.00 | 20.00 | 270.00      | 0.00 | 478.93 | -287.00 | 0.00 |  |  |
| 2                   | I     | 480.00 | -381.00 | 20.00 | 20.00 | 270.00      | 0.00 | 478.93 | -381.00 | 0.00 |  |  |
| 2                   | C     | 340.00 | -314.00 | 12.00 | 12.00 | 0.00        | 0.00 | 340.00 | -314.00 | 0.00 |  |  |

| Statistics   |        |        |         |        |         |         |
|--------------|--------|--------|---------|--------|---------|---------|
| Description  | Symbol | Avg    | Max     | Min    | Max/Min | Avg/Min |
| Calc Zone #1 | +      | 1.1 fc | 27.8 fc | 0.0 fc | N/A     | N/A     |

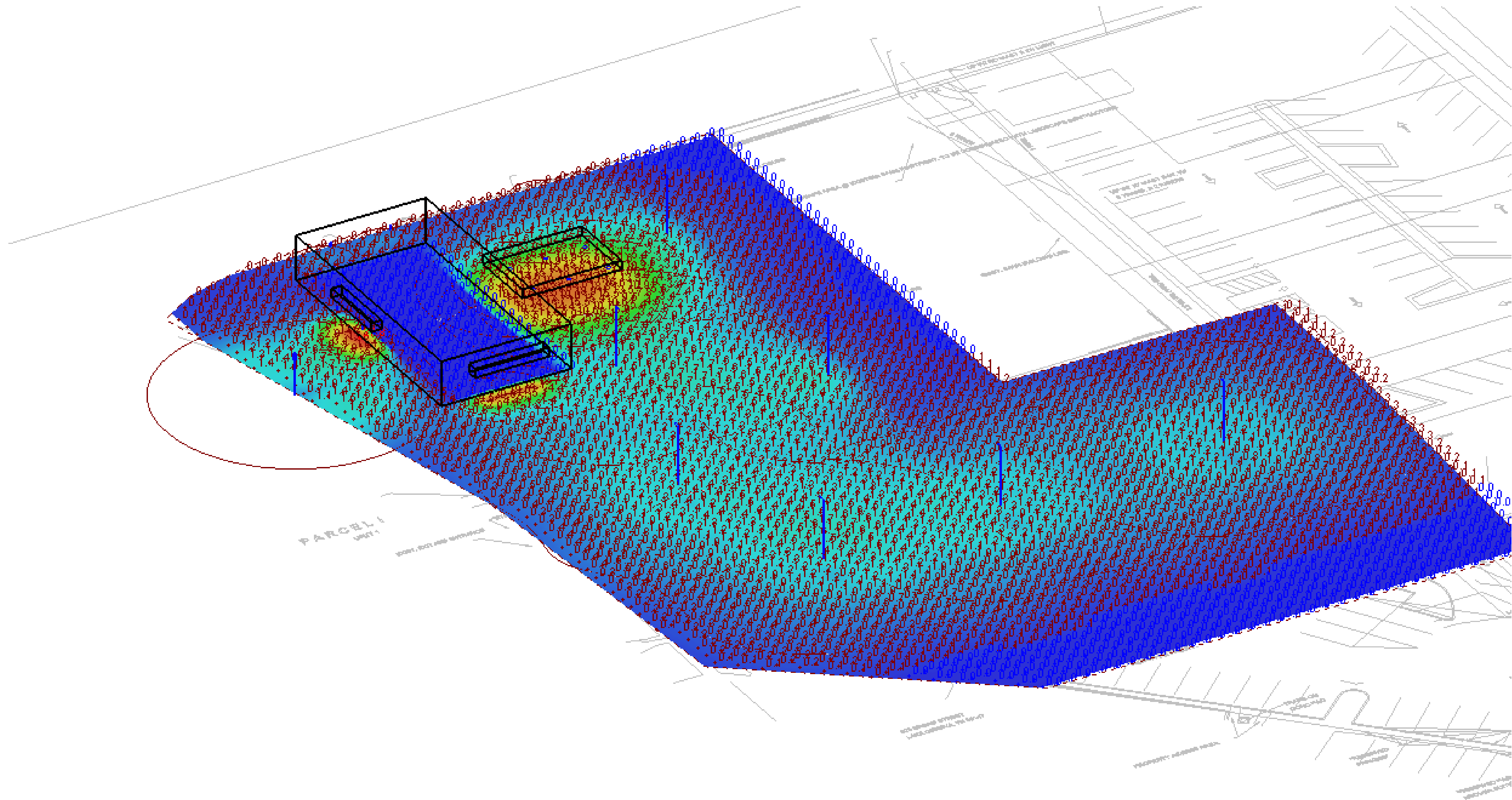
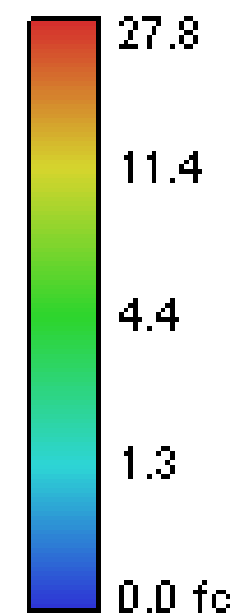
Plan View  
Scale - 1" = 16ft



New Town Bank

Designer  
Date  
05/24/2023  
Scale  
Not to Scale  
Drawing No.  
Summary





Current View

## Memo to City of Lake Geneva

To: Fred Walling, Zoning Administrator Date: July 26, 2023

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

CC: John Lohman – Wintrust Financial Corporation  
Ken Etten – McCormack + Etten Architects  
Warren Hansen, P.E. – Farris Hansen  
Dave Nord – City Administrator  
Amanda Rotondi – Building and Zoning Administrative Assistant  
Tom Earle – Director of Public Works  
Josh Gajewski – Utility Director

Subject: SITE PLAN APPROVAL – Towne Bank (567 Broad Street) PIN ZFI00001  
*Kapur Project # 22.0160 Phase 07*

---

### BACKGROUND AND REQUEST:

A conditional use application was submitted by Wintrust Financial Corporation for razing of the existing bank and construction of a proposed new 3836 SF building, new drive-thru and associated parking lot at 567 Broad Street [PIN ZFI00001]. The existing ingress/egress location off Broad Street will remain while an egress only onto North Street will move approximately 40-ft to the east, further from the existing intersection.

The following plan and calculations were submitted for review:

- Proposed Architectural Site Plan, prepared by McCormack and Etten, sheet AS-1, dated July 20, 2023.
- Unit 1 First Banking Center Office Plaza Condominium Town Bank – Wintrust – Site, Grading, Drainage & Erosion Control Plan prepared by Farris Hansen & Associates, Inc. , one sheet, dated 7/20/2023.

### Comments:

Kapur has reviewed of the site plan submitted for redevelopment of Unit 1 and Unit 2 within the First Banking Center Office Plaza Condominium. Based on the information reviewed above, we recommend approval subject to the following conditions:

1. Section 78-247 Post-Construction Stormwater Management of the municipal code applies to any “development plan other than residential development with a gross aggregate area of 1.5 acres or more; or any nonresidential land development which creates an impervious area of 0.5 acre or more”. The site data presented on the Architectural Site Plan indicates an impervious surface of 14,686 SF (0.33 acres) within Unit 1 only.





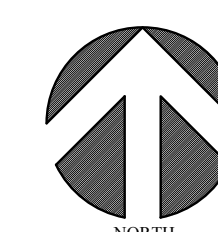
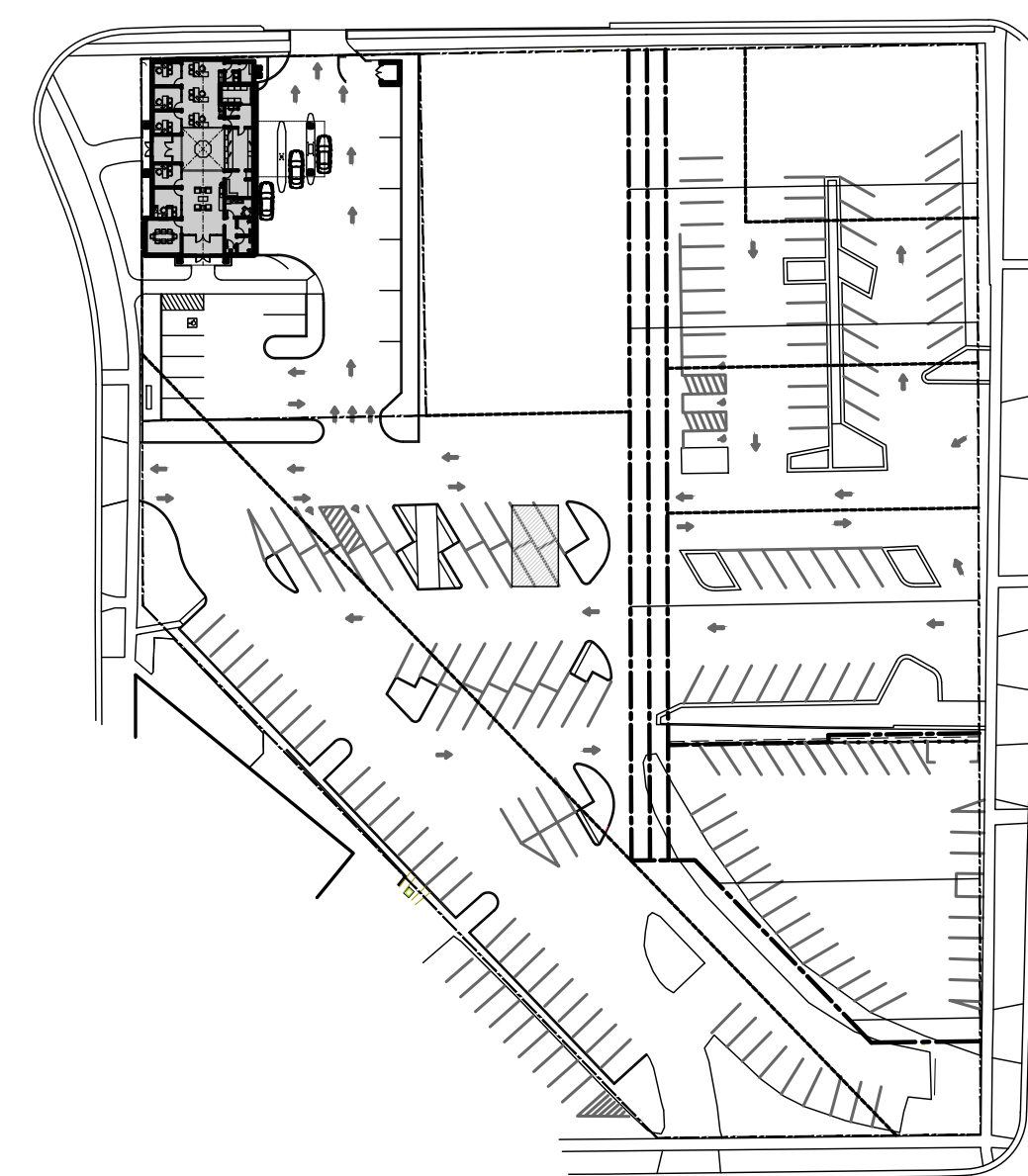


- a. We understand that the proposed project is part of a plan for redevelopment of the larger parcel. The applicability of the stormwater management requirements of Section 78-247 must consider the larger redevelopment plan; and may be phased as development occurs.
  - b. Future phasing will affect the stormwater requirements and how each requirement will be addressed. The next phase will likely push the impervious area total over 0.5-acres. From that time forward, stormwater quantity and stormwater quality must be considered for the first and all future phases.
  - c. As previously discussed in the development review team meetings, the existing impervious on-site may be considered for existing release rates. Additionally, 40% TSS removal will be applied to all redeveloped parking areas consisted with Table 1 of section 78-247(h)(4).
2. All existing water and sewer utilities located at the site will be required to be abandoned if they will not be reused for the site redevelopment. There are two water services and potentially two sanitary laterals (1 current, 1 old for each) to the existing bank lot.
3. A new water service and sanitary sewer service is proposed for the site reconstruction. The proposed 1.5" water service is assumed to be oversized for the anticipated domestic use and shall be verified with plumbing plans prior to installation.
4. New water services shall be constructed of CTS SDR9 Poly Tubing. The notes on Sheet 2 shall be revised to reflect this requirement. The proposed curb stop location shall be shown on the plans.
5. New sanitary services shall be ASTM D303, SDR 35 with gaskets meeting the requirements of ASTM F477. The notes on Sheet 2 shall be revised to reflect this requirement.
6. Limits of disturbance shall be clearly referenced on the site plan.
7. ADA compliant sidewalk shall extend through the north egress off North Street.
8. A copy of all approvals/permits required from County or State regulatory agencies shall be provide to the City.

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

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





## KEY PLAN

SCALE: NOT TO SCALE

## ARCHITECT'S SITE NOTES

1. SURVEY INFORMATION SHOWN HEREIN IS TAKEN FROM PLAT OF SURVEY PREPARED BY SPACECO INC., ROSEMONT, IL 60068. PHONE (847) 636-4060. DATED (11-11-2011) PROJECT NO. 10894.
2. NO WARRANTY IS MADE REGARDING THE ACCURACY OF THE SURVEY
3. PROPOSED RESIDENCE, SITE DEVELOPMENT AND GRADING HAVE BEEN ADDED TO PLAT OF SURVEY BY MCCORMACK + ETTEN / ARCHITECTS, LLP
4. ERRORS IN TOPOGRAPHY AND/OR FAILURE TO NOTIFY ARCHITECT OF DISCREPANCIES SHALL VOID THIS DESIGN.

### GENERAL SITE NOTES

1. ALL TREES AND SHRUBBERY OUTSIDE OF (10' FEET) PERIMETER OF THE BUILDING STRUCTURE SHALL REMAIN AND SHALL BE PROTECTED FROM DAMAGE AT ALL TIMES. EXISTING TREES SHALL BE PROTECTED BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT STORE ANY MATERIALS, STOCKPILE SOIL, PAVK OR DRIVE VEHICLES OR EQUIPMENT CHANGING EXISTING GRADE WATER LEVEL AND DRAINAGE PATTERNS. LARGE TREES SHALL BE PROTECTED BY THE CONTRACTOR. EXISTING TREES SHALL BE REPLACED BY "NEGLECTANT PAVK WITH STOCK OF EQUAL SIZE AND VALUE."
2. PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE IN ALL DIRECTIONS. VERIFY GRASSES AND RELATIVE FLOOR LEVELS IN ORDER TO EXCAVATION AND MAKE ADJUSTMENTS TO BE ACCEPTED TO INSURE PROPER DRAINAGE.
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EROSION CONTROL MEASURES AT SITE DURING CONSTRUCTION AS REQUIRED BY LOCAL AUTHORITIES.
4. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND HAVE ALL EXISTING UTILITIES STAKED PRIOR TO ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY ALL EXISTING PLE CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
6. ALL INSTALLATIONS SHALL CONFORM TO THE APPROPRIATE REGULATORY AGENCY REQUIREMENTS.

## ZONING INFO

PARCEL: PARCEL 1 - UNIT 1 (ZI 000001)

ZONING DISTRICT: CENTRAL BUSINESS

PARCEL UNIT AREA 18,918 SF. ± 04345 ACRES

**SETBACKS:**

|                       |                                                                                    |
|-----------------------|------------------------------------------------------------------------------------|
| FRONT / STREET        | MAXIMUM SETBACK OF 0 FEET OR BLOCK AVERAGE, EXCEPT PER PLAN COMM. PER TABLE 30-403 |
| SIDE                  | LIKE GENEVA NONRESIDENTIAL BULK STANDARDS                                          |
| REAR                  | 0 FT                                                                               |
| SIDE/REAR FROM ACCESS | 3.5 FT                                                                             |
| PAVEMENT              | 0 FT                                                                               |

MAXIMUM BUILDING HEIGHT: 45 FT, 20 FT MIN

MAX BUILDING AREA ALLOWED

|                         |           |
|-------------------------|-----------|
| MAX BLDG AREA:          | N/A       |
| PROPOSED BUILDING AREA: | 3,736 SF. |

FAR (FLOOR AREA RATIO)

|                              |                                                                  |
|------------------------------|------------------------------------------------------------------|
| MAX FAR: 100% X 18,918 SF. ± | 18,918 SF.                                                       |
| PROPOSED FAR:                | FIRST FLOOR AREA: 3,736 SF.<br>TOTAL FLOOR AREA: 3,736 SF. (20%) |

IMPERVIOUS - WITHIN PARCEL 1 - UNIT 1 ONLY-----

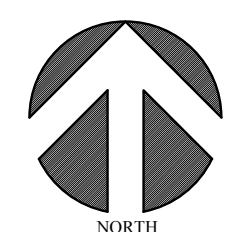
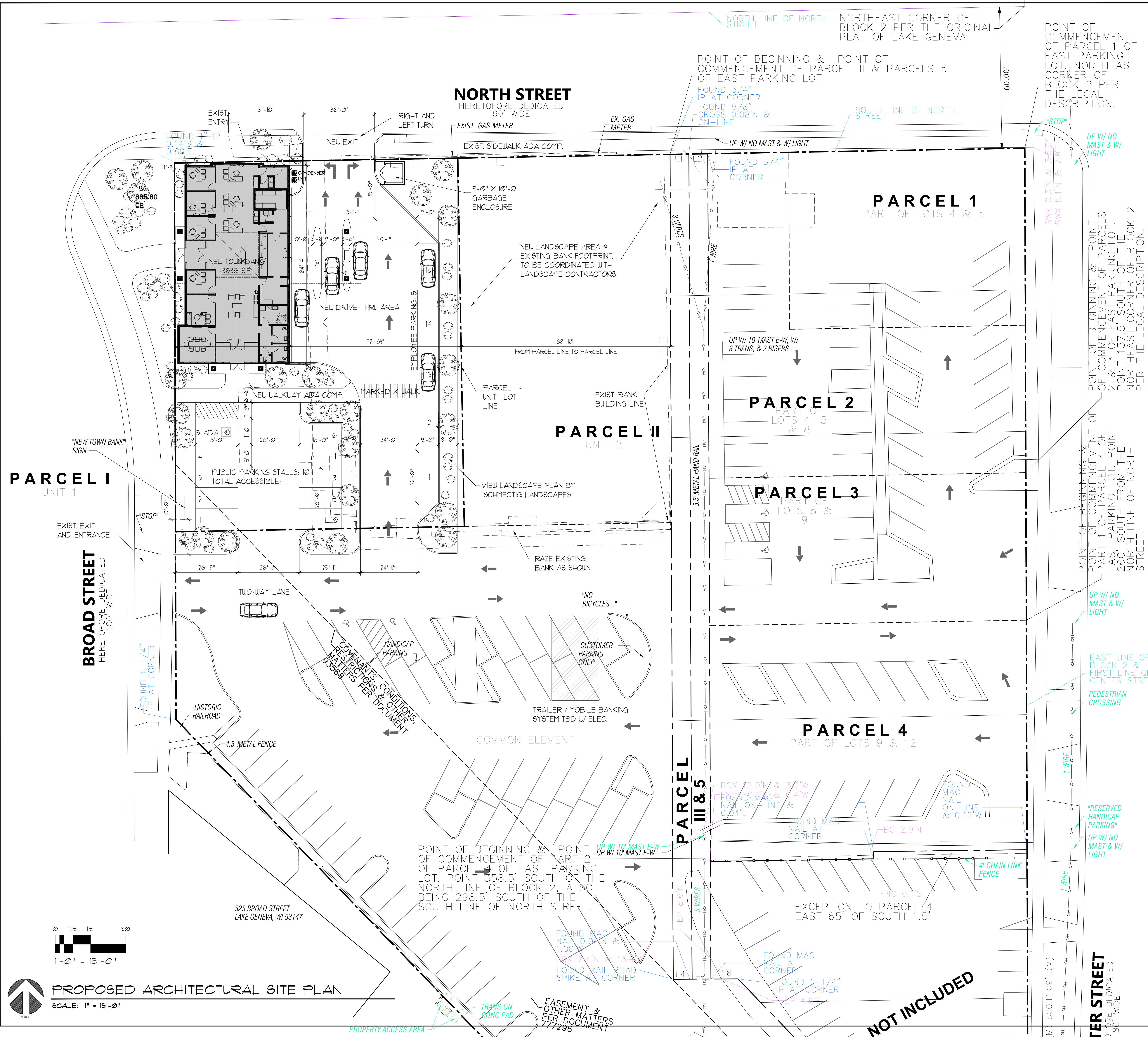
|                       |                 |
|-----------------------|-----------------|
| NEW BUILDING COVERAGE | 3,736 SF.       |
| PAVED SURFACES        | 10,674 SF.      |
| CONCRETE WALKWAY      | 178 SF.         |
| TOTAL                 | 14,688 SF (77%) |

PERVIOUS - WITHIN PARCEL 1 - UNIT 1 ONLY-----

|           |                |
|-----------|----------------|
| LANDSCAPE | 3,736 SF.      |
| TOTAL     | 3,736 SF (20%) |

ACCESSIBLE PARKING SPACE REQUIREMENTS:

|                                                                                                                                                                            |                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| TOTAL # OF SPACES PROVIDED (BDC TABLE 106.1)                                                                                                                               | MINIMUM # OF ACCESSIBLE SPACES<br>1                                                                                                                |
| VAN ACCESSIBLE SPACES: ONE FOR EVERY SIX, OR FRACTION THEREOF, ACCESSIBLE SPACES<br>REQUIRED NOT LESSER THAN ONE (1) VAN ACCESSIBLE SPACE REQUIRED                         |                                                                                                                                                    |
| NOTE OF ACCESSIBLE SPACES + AISLES (ANSI A117.1 - 2003 SECTION 502)                                                                                                        |                                                                                                                                                    |
| WIDTH (OF SPACE)                                                                                                                                                           | 36" WALKER<br>33" MINIMUM FOR VAN ACCESSIBLE ADJACENT TO 60" WIDE ACCESS AISLE<br>36" MINIMUM FOR VAN ACCESSIBLE ADJACENT TO 36" WIDE ACCESS AISLE |
| WIDTH (OF AISLE)                                                                                                                                                           | 60" MINIMUM<br>36" MINIMUM IF ADJACENT TO 36" WIDE VAN ACCESSIBLE AISLE                                                                            |
| IDENTIFICATION (ANSI A117.1 - 2003 SECTION 502)                                                                                                                            |                                                                                                                                                    |
| WHERE ACCESSIBLE PARKING SPACES ARE REQUIRED TO BE IDENTIFIED BY SIGNS THE SIGNS SHALL<br>INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 103.6.3 |                                                                                                                                                    |
| ALL VAN ACCESSIBLE SPACES SHALL INCLUDE SIGNS INDICATING "VAN ACCESSIBLE"                                                                                                  |                                                                                                                                                    |
| SUCH SIGNS SHALL BE 60" MINIMUM ABOVE THE FLOOR OF THE PARKING SPACE, MEASURED TO THE TOP<br>OF THE SIGN.                                                                  |                                                                                                                                                    |



## PROPOSED ARCHITECTURAL SITE PLAN

SCALE: 1" = 15'-0"



## Memo to City of Lake Geneva

**To:** Fred Walling, Zoning Administrator **Date:** June 30, 2023

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

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

**Subject:** PIP REVIEW – Lake Geneva Tennis Addition (PINs GBP200029-GBP200033)  
*Kapur Project #21.0178 Phase 30*

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### BACKGROUND AND REQUEST:

A Precise Implementation Plan (PIP) application and Certified Survey Map were submitted by Lake Geneva Tennis for the lot consolidation and construction of a 16,000 SF pickleball facility and approximately 8,800 SF of additional parking at 630 Veterans Parkway.

The following plan and calculations were submitted for review:

- **Certified Survey Map No \_\_\_\_\_** for Lake Geneva Tennis Club LLC prepared by Farris Hansen & Assoc. Inc, 3 sheets, dated 5/19/2023.
- **Exhibit 1: Lake Geneva Business Park Stormwater Drainage Areas**, one sheet.
- **Precise Implementation Plan Site, Grading, Drainage & Erosion Control Plan Lots 48-52, Lake Geneva Business Park Phase II** prepared by Farris Hansen & Assoc. Inc., 2 sheets, dated 03/06/2023 and last revised 06/21/2023.

### Comments:

Kapur has reviewed the CSM and PIP application. We recommended a revised construction plan be submitted for additional review. We offer the following comments:

#### General

1. The proposed improvements are located within the Lake Geneva Business Park and are located on existing lots tributary to stormwater basin known as Fermano Pond. Fermano Pond was designed to provide stormwater management for development of Parcels GBP200029-GBP200033 for up to 70% impervious; therefore, no additional stormwater management is required for the proposed addition and parking lot improvements.



2. The Farris Hansen plan does not clearly indicate structures and other improvements that have already been completed as part of Phase 1. Specifically, the north parking lot curb and gutter, and utilities installed as part of Phase 1 are shown as proposed. Spot elevations and data on existing structures shall be surveyed data.
3. A full set of construction plans, including appropriate construction notes and details is required for PIP review and approval.

#### **Utilities**

4. A future addition on lots 51 & 52 to the south was being considered at one time. It would be beneficial to discuss with staff how utilities may be constructed now to better service development on lots 51 and 52 in the future. Such a discussion may result in reduced utility costs. Attending the next DRT meeting is advisable.
5. New sewer and water services are proposed.
  - a. No sizes, materials, or minimum slope has been provided for the proposed sewer service.
  - b. The sewer service is shown to cross the water service. This crossing shall be made at 90-degrees and separation data shall be shown on the construction plans.
  - c. The water service is shown to cross a storm drain. Separation data shall be shown on the plans.
  - d. No pipe material or depth is specified for the proposed 6-inch water service.
  - e. Per Wis. SPS 382 Cleanout may not be located more than 100-ft apart on sewer drains with a diameter of 6-inch or less. Additional cleanouts are required.
6. It is unclear why a fire hydrant is proposed. It was not requested by the City of Lake Geneva Fire Department.
7. The proposed electrical line appears to be directly over the curb stop.

#### **Grading and Erosion Control**

8. Details showing proper installation of erosion control measures are required.
9. Construction sequencing specifically indicating that erosion control measures will be installed prior to up land disturbance shall be included on the site plan.
10. The proposed tracking pad is shown at existing barrier curb along Veteran's Parkway. This construction entrance shall be relocated so construction vehicles are not entering over a barrier curb. A detail has not been provided.
11. The existing and proposed storm sewer must be protected from construction sediment. Inlet protection is required on the erosion control plans.

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.



City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW



CERTIFIED SURVEY MAP or



SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Paul Lauterbach

914 Bennet CT. Walworth WI 53184

TELEPHONE NUMBER OF CURRENT OWNER:

(262) 215 6426

OWNER SIGNATURE:

Paul Lauterbach

EMAIL ADDRESS:

Paul@lakegenevetennis.com

PROJECT ADDRESS

630 Veterans Hwy

TAX KEY NUMBER:

NAME AND ADDRESS OF APPLICANT:

Advanced Building Corporation (Gary Tree)

4125 Terminal Drive

McFarland, WI 53558

TELEPHONE NUMBER OF APPLICANT:

(608) 209 2352

EMAIL ADDRESS:

gary@abcmadison.com

NAME AND ADDRESS OF SURVEYOR:

Farris Hanson & Associates (Chris Hodges)

7 Ridgway Court - PO Box 437

Elkhorn, WI

53121

TELEPHONE NUMBER OF SURVEYOR:

(262) 723-2098

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Combining lots 48-52 into one parcel for purposes of constructing an adjacent pickleball facility on what used to be adjacent lots.

## SUBMITTAL CHECKLIST

- ☒ LOCATION MAP SHOWING LOCATION OF PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED WITH TOWN OR TOWNS, AND PARCELS WITHIN 1,000-FT OF BOUNDARY OF SUBJECT PROPERTY.
- ☒ SKETCH MAP TO APPROXIMATE SCALE SHOWING ENTIRE PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED, AND SHOWING THE APPROXIMATE CONFIGURATION OF PROPOSED LOTS AND ROADS WITHIN THOSE PARCELS.
- ☒ CITY OF LAKE GENEVA SIGNATURE BLOCK ON FACE OF CSM OR PLAT, PER STATE STATUTES.
- ☒ PROVIDE 1 FULL SET AND 8 - 11" X 17" COPIES OF CSM OR PLAT PRIOR TO PLACEMENT ON PLAN COMMISSION AGENDA.
- ☒ PROVIDE 1 DIGITAL COPY OF THE FULL APPLICATION PACKET TO THE LAKE GENEVA BUILDING AND ZONING DEPARTMENT AT [BZADMIN@CITYOFLAKEGENEVA.COM](mailto:BZADMIN@CITYOFLAKEGENEVA.COM) OR [BZCLERK@CITYOFLAKEGENEVA.COM](mailto:BZCLERK@CITYOFLAKEGENEVA.COM)

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

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

6/6/23

DATE

SIGNATURE OF APPLICANT



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: Lake Geneva Tennis Club Pickle Ball Facility  
Project Address: 630 Veterans Parkway  
Parcel No. Lot 1 42-52 combined see CSM  
Name: Paul Lauterbach  
Address: 630 Veterans Parkway  
Lake Geneva, WI 53147

Cell Phone: (262) - 215 - 6426Phone: (262) - 812 - 0033Email: Paul@lakegenevatennis.comDated this 6/ Day of June, 2023Paul Lauterbach

Printed Name of Applicant / Petitioner

Paul Lauterbach

Signature of Applicant/Petitioner

**FARRIS, HANSEN & ASSOC. INC.**

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

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

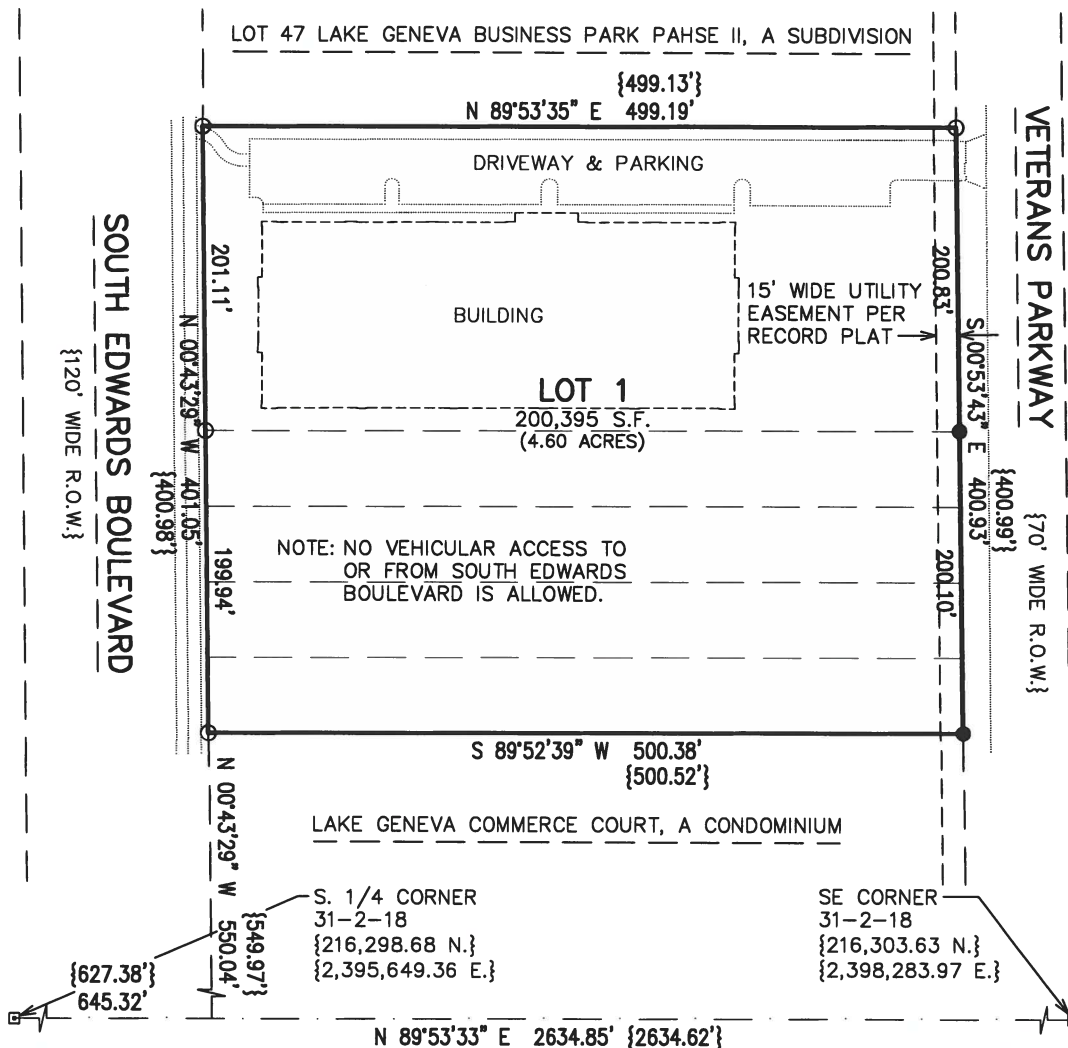
ZONING: PBP

SOILS: MpC2, SeA, & SeB

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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

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



**LEGEND**

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

THIS INSTRUMENT DRAFTED  
BY CHRISTOPHER A. HODGES  
PROJECT: 9484.23  
DATE: 05/19/2023  
SHEET 1 OF 3 SHEETS





**CERTIFIED SURVEY MAP NO.**\_\_\_\_\_

## SURVEYOR'S CERTIFICATE

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

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

DATED: MAY 19, 2023

CHRISTOPHER A. HODGES PLS 2760

CONSENT OF CORPORATE OWNER

LAKE GENEVA TENNIS CLUB LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND

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

IN WITNESS WHEREOF, THE SAID LAKE GENEVA TENNIS CLUB LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY

\_\_\_\_\_, ITS REPRESENTATIVE, AT \_\_\_\_\_, \_\_\_\_\_ THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2023.

LAKE GENEVA TENNIS CLUB LLC

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss

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

MY COMMISSION EXPIRES

NOTARY PUBLIC, \_\_\_\_\_, \_\_\_\_\_

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

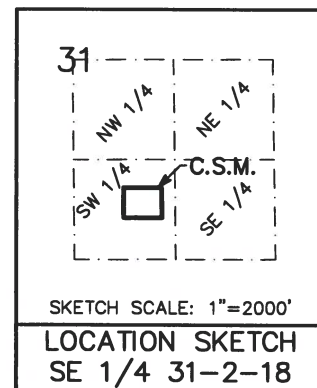
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

CITY OF LAKE GENEVA APPROVAL

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

\_\_\_\_\_  
AUTHORIZED SIGNATURE FOR THE CITY OF LAKE GENEVA

THIS INSTRUMENT DRAFTED  
BY CHRISTOPHER A. HODGES  
PROJECT: 9484.23  
DATE: 05/19/2023  
SHEET 3 OF 3 SHEETS





STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: August 21, 2023

|               |
|---------------|
| Agenda Item 9 |
|---------------|

Applicant:

Paul Lauterbach  
914 Bennett Court  
Walworth, WI 53184

Request:

Planned Development - PIP  
Physical Activity Studio Expansion  
630 Veterans Parkway

Description:

The applicant is requesting approval of a Precise Implementation Plan (PIP) application for the Lake Geneva Tennis facility located at 630 Veterans Parkway in the Lake Geneva Business Park. The property is currently zoned Planned Development (PD), which allows for the development and operation of the Lake Geneva Tennis facility as a Physical Activity Studio land use. The applicant seeks to add vacant land to the south of their current property by CSM and develop an indoor pickleball facility.

Because this project involves adding more land to the area zoned Planned Development, it requires the approval of both an updated General Development Plan (GDP) and PIP in order to proceed. A General Development Plan for the project was approved by the Plan Commission on June 19, 2023, confirming the zoning approval to allow for the development of a 17,280-square-foot building to the south of and connected to the current Lake Geneva Tennis facility.

The PIP will establish the detailed site approvals, including site layout and design, grading, utilities, parking, landscaping, lighting, and architecture. If approved, the proposed PIP would replace all prior PIP approvals.

In order to accommodate this development, parcels GBP200029 through GPB200033 would be consolidated into a single parcel via a Certified Survey Map.

Relationship to Base Zoning Standards:

The proposed PIP is consistent with the previously approved GDP. Zoning flexibility for building setback was approved as part of the previous Planned Development approval in 2016, but the applicant does not seek any new flexibilities from the zoning ordinance for this project.

Staff Review Comments:

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

The proposed addition meets all setback requirements of the Planned Business Park Zoning District. The proposed Landscape Surface Ratio is 43% of the combined lot.

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

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

*Lighting* – The photometric plan provided proposes the installation of five wall-mounted exterior lights located near emergency exits on the proposed building addition, as well as two parking lot light poles on the east side of the proposed parking lot expansion to illuminate the new parking lot area. According to the photometric plan, light pollution spillover outside of the property boundaries from proposed light fixtures will be well within the maximum allowable by the City's Zoning Code.

Aside from the requested zoning flexibilities approved as part of the GDP, all other zoning requirements are met.

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.

Conditions of Approval:

- None

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

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



## Memo to City of Lake Geneva

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

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

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

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

---

### BACKGROUND AND REQUEST:

A Precise Implementation Plan (PIP) application and Certified Survey Map were submitted by Lake Geneva Tennis for the lot consolidation and construction of a 16,000 SF pickleball facility and approximately 8,800 SF of additional parking at 630 Veterans Parkway.

The following plan and calculations were submitted for review:

- **Certified Survey Map No \_\_\_\_\_** for Lake Geneva Tennis Club LLC prepared by Farris Hansen & Assoc. Inc, 3 sheets, dated 5/19/2023.
- **Exhibit 1: Lake Geneva Business Park Stormwater Drainage Areas**, one sheet.
- **Precise Implementation Plan Site, Grading, Drainage & Erosion Control Plan Lots 48-52, Lake Geneva Business Park Phase II** prepared by Farris Hansen & Assoc. Inc., 3 sheets, dated 03/06/2023 and last revised 07/10/2023.

### Comments:

Kapur **recommends approval** of the PIP application for construction of a new 16,000 SF pickleball facility based on the information reviewed above. This approval is subject to the following conditions:

1. The site will utilize a stabilized construction access off barrier curb on Veterans Parkway. The curb shall be ramped for protection and restored to the satisfaction of the Department of Public Works. Please note that the temporary curb ramp must be removed prior to November 15<sup>th</sup> to enable safe plowing.
2. Per Wis. SPS 382 Cleanouts may not be located more than 100-ft apart on sewer drains with a diameter of 6-inch or less. Additional cleanouts are required.
3. The existing sanitary and water services for Lot 52 must be abandoned at the main on Veteran's Parkway and should be noted on the plans. This work will require a permit from the Public Works



Department for construction in the public Right of Way. The Utility Commission must be notified prior to completion of this work to enable their inspection.

- a. Limits of the required sawcut in the public roadway shall be shown on the plans.
  - b. Slurry backfill shall be used for any open cuts.
  - c. Pavement shall be repaired to existing conditions.
  - d. Abandonment shall be completed in a manner satisfactory to the Utility Commission.
4. Erosion control measures must be installed prior to upland disturbance and remain in place until final stabilization of the site. It is the applicant's responsibility to ensure tracking of sediment and construction debris does not occur offsite. Veteran's Parkway must remain clear from sediment and debris.

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

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

**APPLICATION FOR PRECISE IMPLEMENTATION PLAN OR AMENDMENT**

*City of Lake Geneva*

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

Lake Geneva Tennis Club 630 Veterans Parkway

Lake Geneva WI 53147 Lot 1 Parcel Consolidation 48-52

See CSM attached by Farris Hansen dated 5/19/23

Name and Address of Current Owner:

Paul Lauterbach 914 Bennet Ct. Walworth WI 53184

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

262-812-0033 262-215-6426 c

Paul@lakegenovatennis.com

Owner Signature: Paul Lauterbach

Name and Address of Applicant:

① Lake Geneva Tennis Club 630 Veterans Parkway Lake Geneva WI 53147

② Advanced Building Corporation 4125 Terminal Drive McFarland WI 53558

Telephone No. with area code & Email of Applicant: ① 262-215-6426 Paul@lakegenovatennis.com

② 608-209-2352 gary@abcmadison.com

Proposed Use:

This project is an interior Pickleball facility. The courts  
will be inside a Pre-engineered Metal Building designed to  
mimic the existing Tennis Facility

Zoning District in which land is located: Planned Business Park

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

Warren Hansen Farris Hansen: Associates 7 Ridgeway Ct. Elkhart WI 5314

Gary Tree Advanced Building Corp. 4125 Terminal Drive, McFarland WI  
53558

Short statement describing activities to take place on site:

Lots 48-52 will be combined into (1) parcel See CSM

A new PEMB, 82' x 232' with exterior architecture will be constructed  
to match existing facility. Additional parking for 24 vehicles  
will be provided. New utilities will be provided to building

PIP fee \$400.00, payable upon filing application.

6/1/2023  
Date

[Signature]  
Signature of Applicant



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: Lake Geneva Tennis Club Pickle Ball FacilityProject Address: 630 Veterans ParkwayParcel No. Lot 1 42-52 combined see CSMName: Paul LauterbachAddress: 630 Veterans Parkway  
Lake Geneva, WI 53147

Cell Phone: (262) - 215 - 6426

Phone: (262) - 812 - 0033

Email: Paul@lakegenevatennis.comDated this 6/ Day of June, 2023Paul Lauterbach

Printed Name of Applicant / Petitioner

Paul Lauterbach

Signature of Applicant/Petitioner

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

#### Section 98-935 Fees:

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

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

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

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

**APPLICATION SUBMITTAL REQUIREMENTS**  
**PD STEP 4: PRECISE IMPLEMENTATION PLAN (PIP)**

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

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

Date: \_\_\_\_\_ by: \_\_\_\_\_

↓

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

Date: \_\_\_\_\_ by: \_\_\_\_\_

↓

X

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

(CSM)

X

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

(CSM)

X

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

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

\_\_\_\_\_ Map and all its parts clearly reproducible with a photocopier;

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

\_\_\_\_\_ All lot dimensions of the subject property provided;

\_\_\_\_\_ Graphic scale and north arrow provided.

X

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

\_\_\_\_\_ Specific project themes and images;

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

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

\_\_\_\_\_ The specific treatment of natural features;

\_\_\_\_\_ The specific relationship to nearby properties and public streets.

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

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



See Site Plan

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

See Site Plan

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

- subject property to include a photometric plan;
- \_\_\_\_\_ The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property – including the clear demonstration of compliance with Section 98-707;
- \_\_\_\_\_ All engineering requirements for utilities, site designs, etc;
- \_\_\_\_\_ The location and type of any permanently protected green space areas;
- \_\_\_\_\_ The location of existing and proposed drainage facilities for storm water;
- \_\_\_\_\_ In the legend, data for the subject property on:
  - \_\_\_\_\_ Lot Area;
  - \_\_\_\_\_ Floor Area;
  - \_\_\_\_\_ Floor Area Ratio (b/a);
  - \_\_\_\_\_ Impervious Surface Area;
  - \_\_\_\_\_ Impervious Surface Ratio (d/a);
  - \_\_\_\_\_ Building Height.

See Landscape Plan X

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

See Dwg's X

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

See Dwg's X

- (8) A general signage plan including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and group development signage themes which are proposed to vary from City standards or common practices.

NA

- (9) A general outline of the intended organizational structure for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.

See Write up X

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

See Write up X

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

See letter from X

- (12) Proof of financing capability pertaining to construction and maintenance and operation of public works elements of the proposed development.

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

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

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



## Development Review Committee (DRC) Application

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

### Applicant Information

Property Address 630 Veterans Parkway (Lake Geneva Tennis Club)  
Applicant name Advanced Building Corporation on behalf of LGTC  
Applicant email gary@abc-madison.com Phone Number 608-209-2352

Architect/Contractor/Designer Name Warren Hansen  
Architect/Contractor/Designer Email warren@farrishansen.com Phone Number 262-723-2098

Type of Construction: New X Addition        Remodel         
Type of Development: Single-family        Multi-family        Commercial X Industrial         
Type of Business Pickle Ball Facility

### 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 NA - see enclosed letter
  - As-built/certification notification
- Erosion control plan provided? YES / NO
- Wetlands, floodplains, environmental corridors, groundwater identified. YES / NO NA
- Utility Plans Provided yes
  - Watermain
  - Sanitary Sewer
  - Storm Water
- Is a Land Division required? YES / NO See CSM
- Access points and dimensions shown? YES / NO see site Plan
  - WISDOT Right-of-way?
  - County Right-of-way?

B/g

- Estimated Traffic impacts NA
  - 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 72' x 240'
- Will there be signage? YES / NO type (mounted, freestanding) Building Mounted similar to Tennis Facility
- 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: \_\_\_\_\_
- 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 6" Fire Protection
- Estimated daily water usage in gallons per day \_\_\_\_\_
- Estimated maximum water flow in gallons per minute \_\_\_\_\_
- Number of bathrooms (4)
- Brief description of process (if Industrial) NA

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 \_\_\_\_\_

9/9

FARRIS, HANSEN & ASSOC. INC.

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

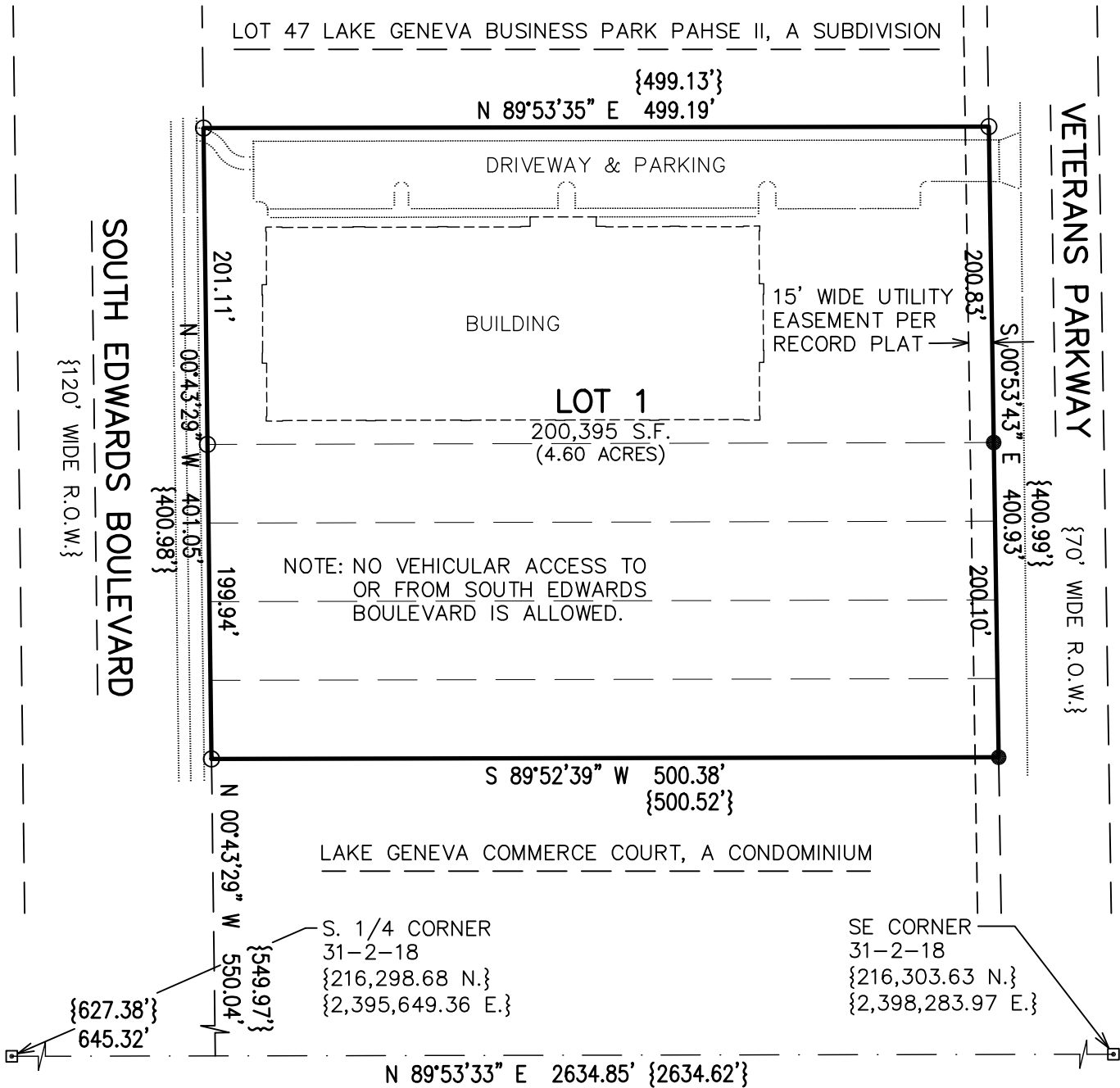
OWNER: LAKE GENEVA TENNIS CLUB LLC  
630 VETERANS PARKWAY  
LAKE GENEVA, WI 53147

ZONING: PBP  
SOILS: MpC2, SeA, & SeB

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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

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



LEGEND

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

THIS INSTRUMENT DRAFTED  
BY CHRISTOPHER A. HODGES

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





CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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

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

CHRISTOPHER A. HODGES PLS 2760

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

\_\_\_\_\_, ITS REPRESENTATIVE, AT \_\_\_\_\_, \_\_\_\_\_ THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2023.

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )  
SS

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

NOTARY PUBLIC, \_\_\_\_\_, \_\_\_\_\_

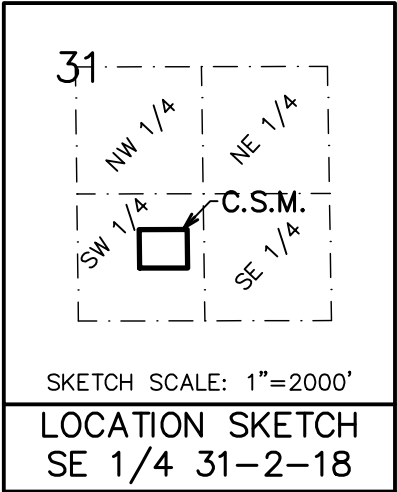
A PARCEL CONSOLIDATION CERTIFIED SURVEY MAP  
BEING LOTS 48 THROUGH 52 OF LAKE GENEVA  
BUSINESS PARK PHASE II, A SUBDIVISION, LOCATED  
IN PART OF THE SW 1/4 OF THE SE 1/4 OF  
SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, CITY  
OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

CITY OF LAKE GENEVA APPROVAL

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

\_\_\_\_\_  
AUTHORIZED SIGNATURE FOR THE CITY OF LAKE GENEVA

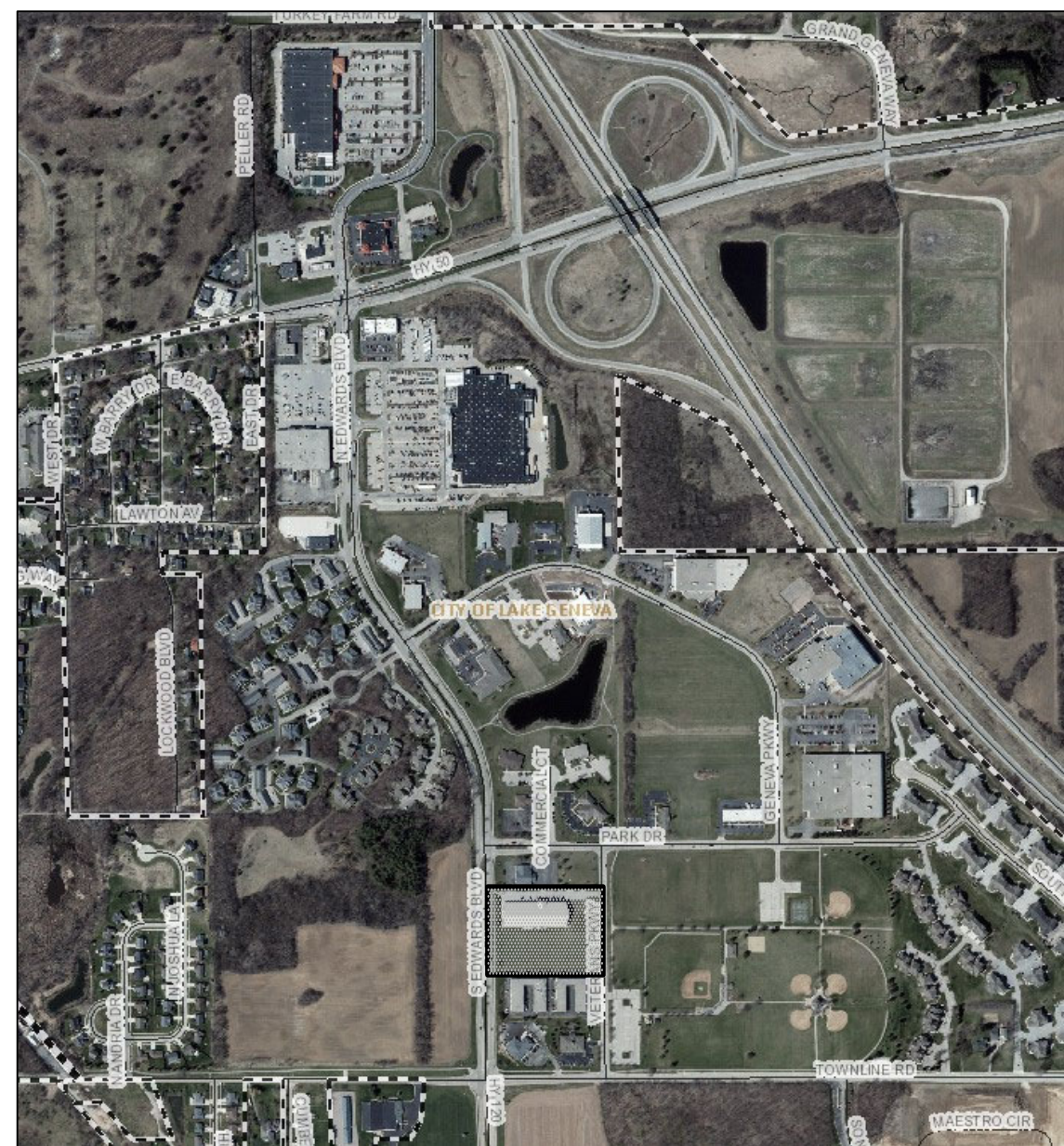


THIS INSTRUMENT DRAFTED  
BY CHRISTOPHER A. HODGES  
PROJECT: 9464.23  
DATE: 05/19/2023  
SHEET 3 OF 3 SHEETS



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

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



PROJECT LOCATION

EDWARDS BOULEVARD  
120' WIDE R.O.W.

EXISTING 8' WIDE BIKE PATH

EXISTING 12' WIDE BIKE PATH

EXISTING 12' WIDE BIKE PATH

EXISTING 12' WIDE BIKE PATH

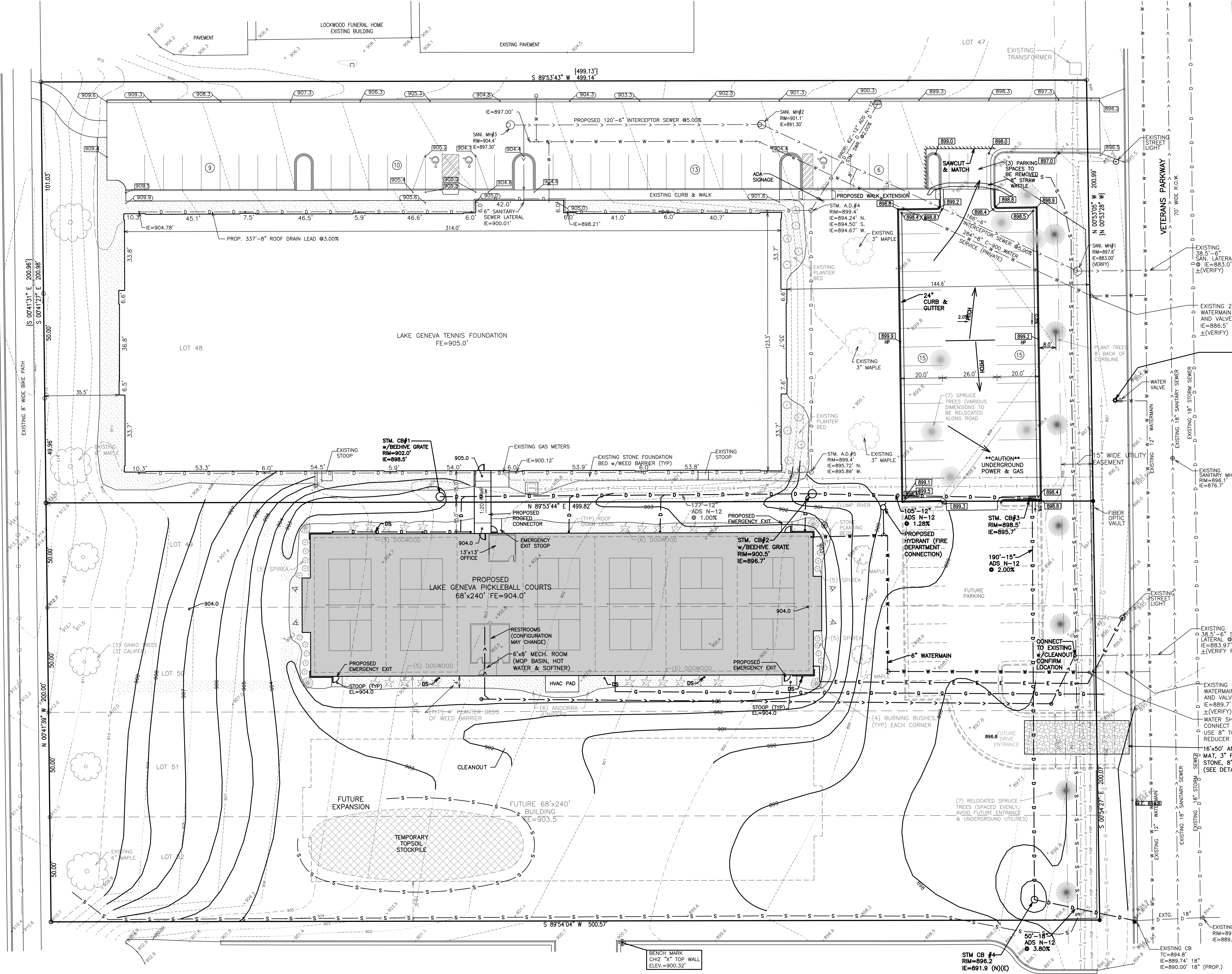
EXISTING 12' WIDE BIKE PATH

EXISTING 12' WIDE BIKE PATH

EXISTING 12' WIDE BIKE PATH

EXISTING 12' WIDE BIKE PATH

EXISTING 12' WIDE BIKE PATH



SITE INDEX

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

SITE SUMMARY

TOTAL LAND AREA 200,431 S.F. 4.60 ACRES  
TOTAL AREA DISTURBED 83,540 S.F. (1.92 ACRES) (NOI REQUIRED)  
SITE SUMMARY  
EXISTING BUILDING AREA= 39,000 S.F. 0.90 ACRES 19.5%  
EXISTING PAVED AREA= 20,841 S.F. 0.48 ACRES 10.4%  
EXISTING GREEN SPACE= 140,590 S.F. 3.23 ACRES 70.1%  
PROPOSED BUILDINGS = 16,512 S.F. 0.39 ACRES 8.4%  
PROPOSED NEW PAVEMENT AREA = 8,789 S.F. 0.20 ACRES 4.4%  
PROPOSED GREEN SPACE REDUCTION AREA = 25,541 S.F. 12.7%  
(TOTAL GREEN SPACE AFTER CONSTRUCTION = 115,049 S.F. 57.4%)  
PROPOSED NEW PARKING = 30 CARS  
EXISTING PARKING TO BE REDUCED BY 3 CARS

ZONING: PBP

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

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

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

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

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL  
APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK.  
COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO  
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I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN  
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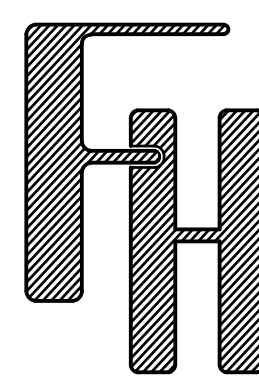
DATED: 3/27/2023

CHRISTOPHER A. HODGES P.L.S. 2760

LEGEND

- = IRON PIPE FOUND 1 3/8" O.D.
- = IRON REBAR FOUND 3/4" O.D.
- = EXISTING GROUND ELEVATION
- = EXISTING LAND CONTOURS
- = PROPOSED LAND CONTOURS
- = DIRECTION OF WATER FLOW
- = PROPOSED TOP OF CURB
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- = STORM SEWER LINE
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- = BURIED ELECTRICAL SERVICE
- = SILT FENCE
- = STONE PLANTING BEDS

MAP SCALE IN FEET - ORIGINAL 1"=20'



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

SITE, GRADING, DRAINAGE &  
EROSION CONTROL PLAN

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

REVISIONS  
4/21/2023 - DHC  
SHORTENED BUILDING  
AND PARKING  
4/22/2023 - DHC  
CHANGED SUBSECT  
5/04/2023 - DHC  
REVISED SUBSECT  
5/25/2023 - DHC  
ADVANCED & CREATE SHIT 2

PROJECT NO.  
9464.23

DATE  
3/06/2023

SHEET NO.  
1 OF 2



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



PROJECT LOCATION

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

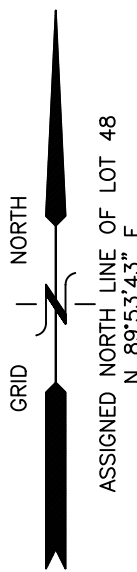
LIGHTING AND  
LANDSCAPING PLAN

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

REVISIONS  
2/25/2023 - DHC  
CREATED NEW SHEET

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

EDWARDS BOULEVARD  
120' WIDE R.O.W.



SITE SUMMARY

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DATED: 3/27/2023

CHRISTOPHER A. HODGES P.L.S. 2760

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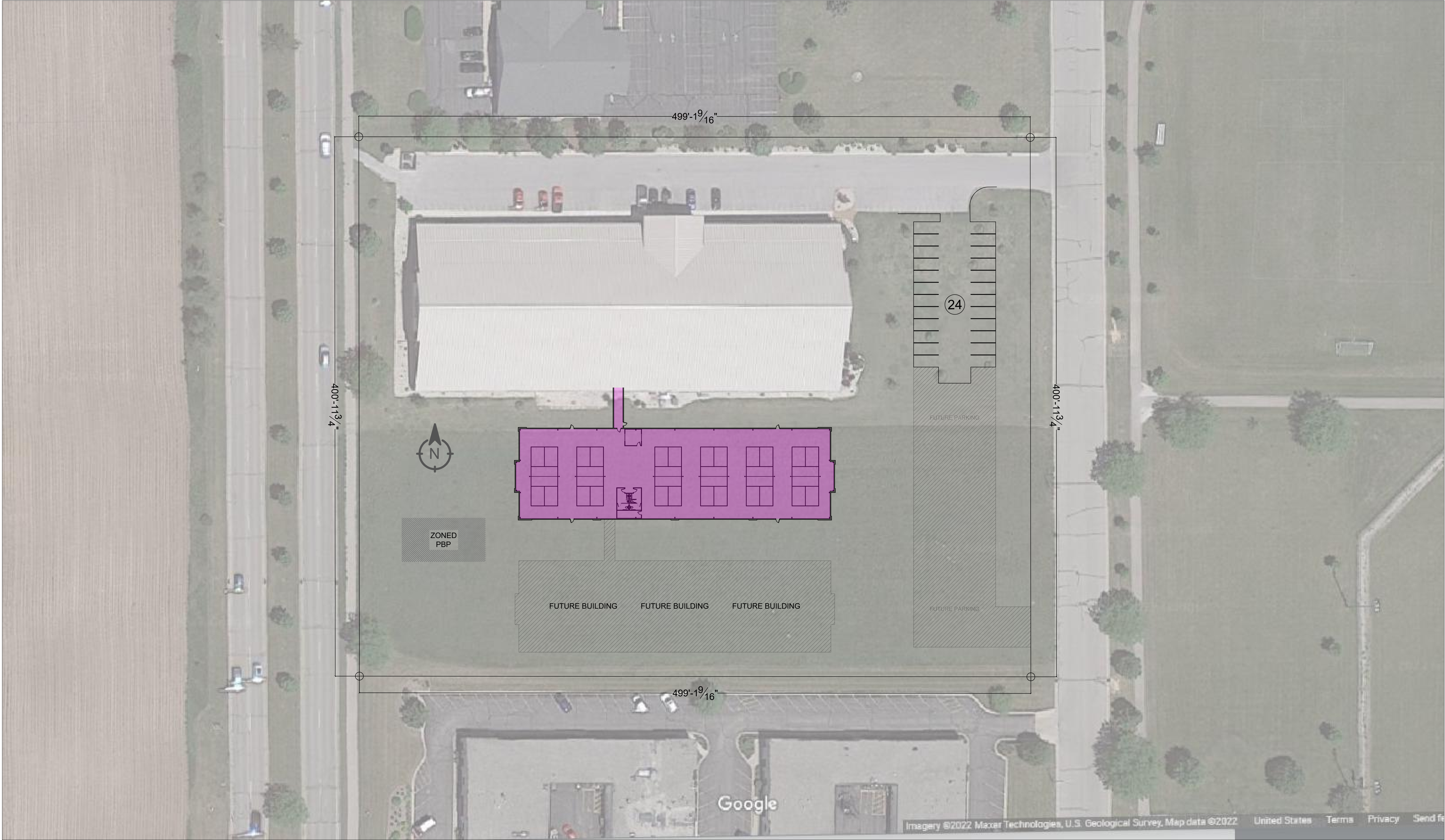
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LANDSCAPE PLANTINGS

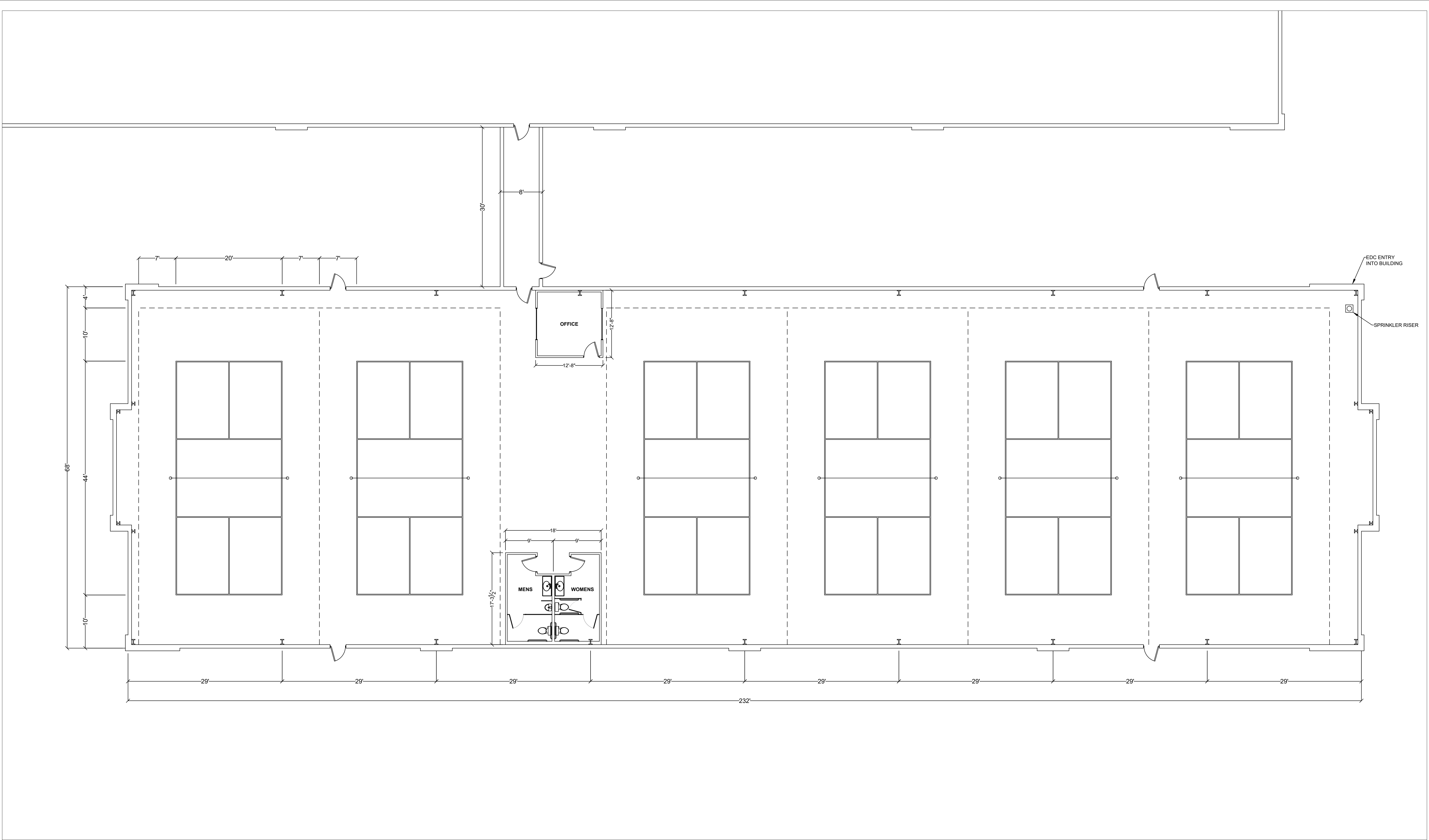
- (3) 3" GINKGO TREES - CLIMAX TREES - 225 PTS
- (2) 2" MAPLE TREES - TALL DECIDUOUS TREES - 60 PTS
- (4) BURNING BUSHES - TALL DECIDUOUS SHRUBS - 20 PTS
- (2) 1-1/2" CLUMP RIVER BUSHES - MEDIUM DECIDUOUS TREES - 30 PTS
- (20) SPIREA - LOW DECIDUOUS SHRUB - 20 PTS
- (6) ANDORRA JUNIPERS - MEDIUM EVERGREEN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



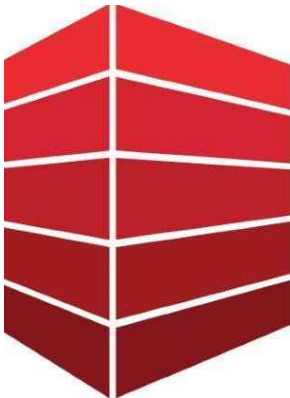


| REVISION DATE(S): |  | SHEET TITLE: | PROJECT NAME:                   | PROJECT ADDRESS: | 4125 TERMINAL DR, SUITE 100<br>McFARLAND, WI 53558<br>(608) 833-0900                                                                                                                                           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



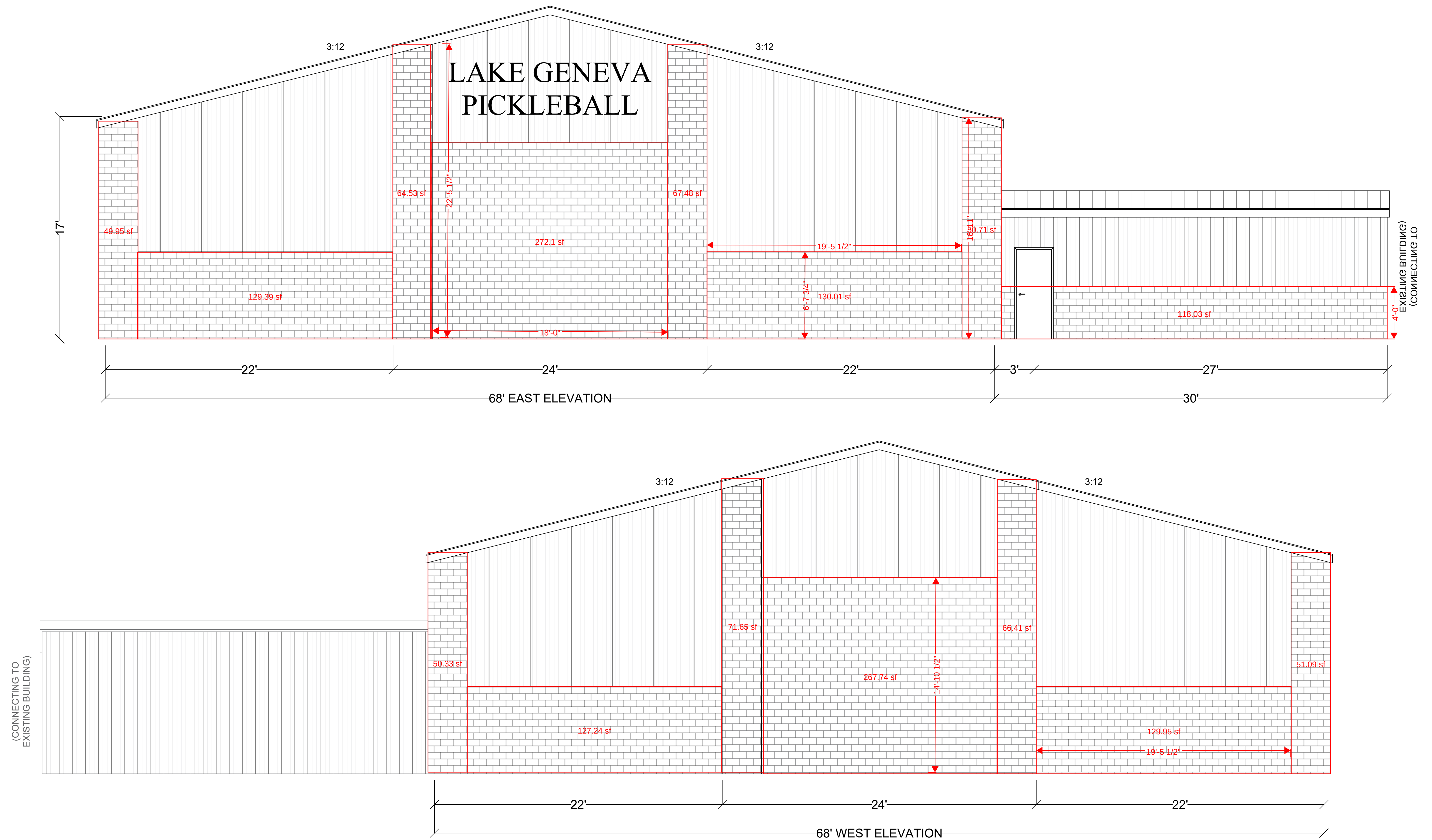


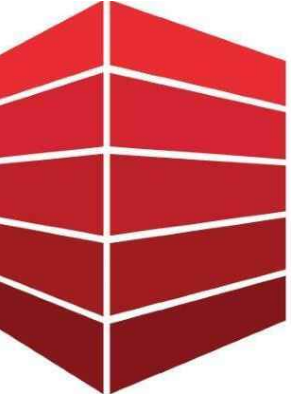
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|-------------------|--------------|---------------------------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------|
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| 04/22/2022        |              |                                 |                  |                                                                                                                                                                                                                                                                                       |              |               |
| 01/19/2023        |              |                                 |                  |                                                                                                                                                                                                                                                                                       |              |               |



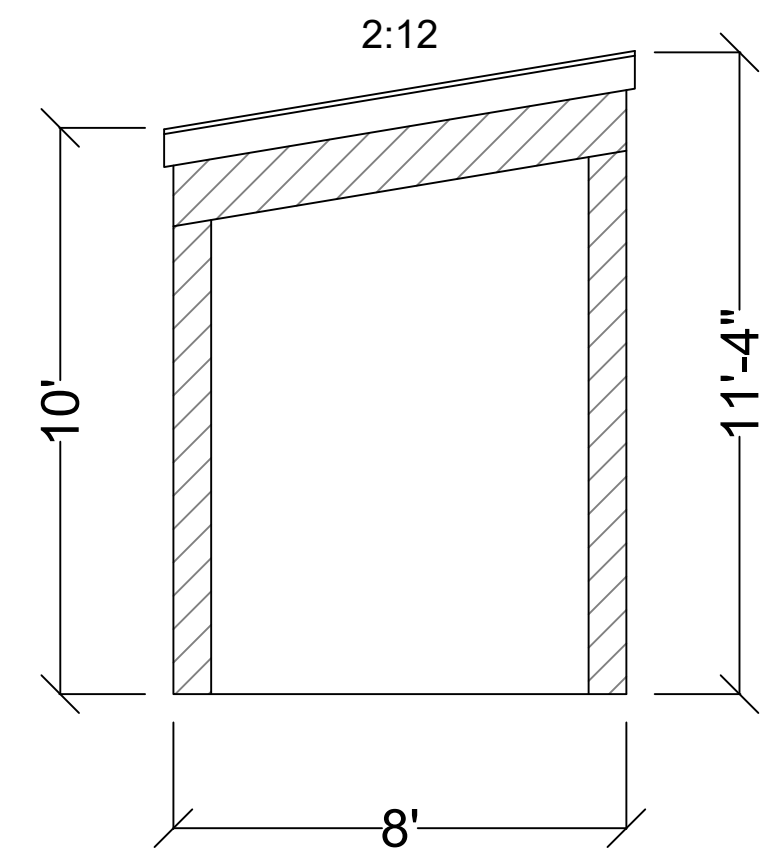
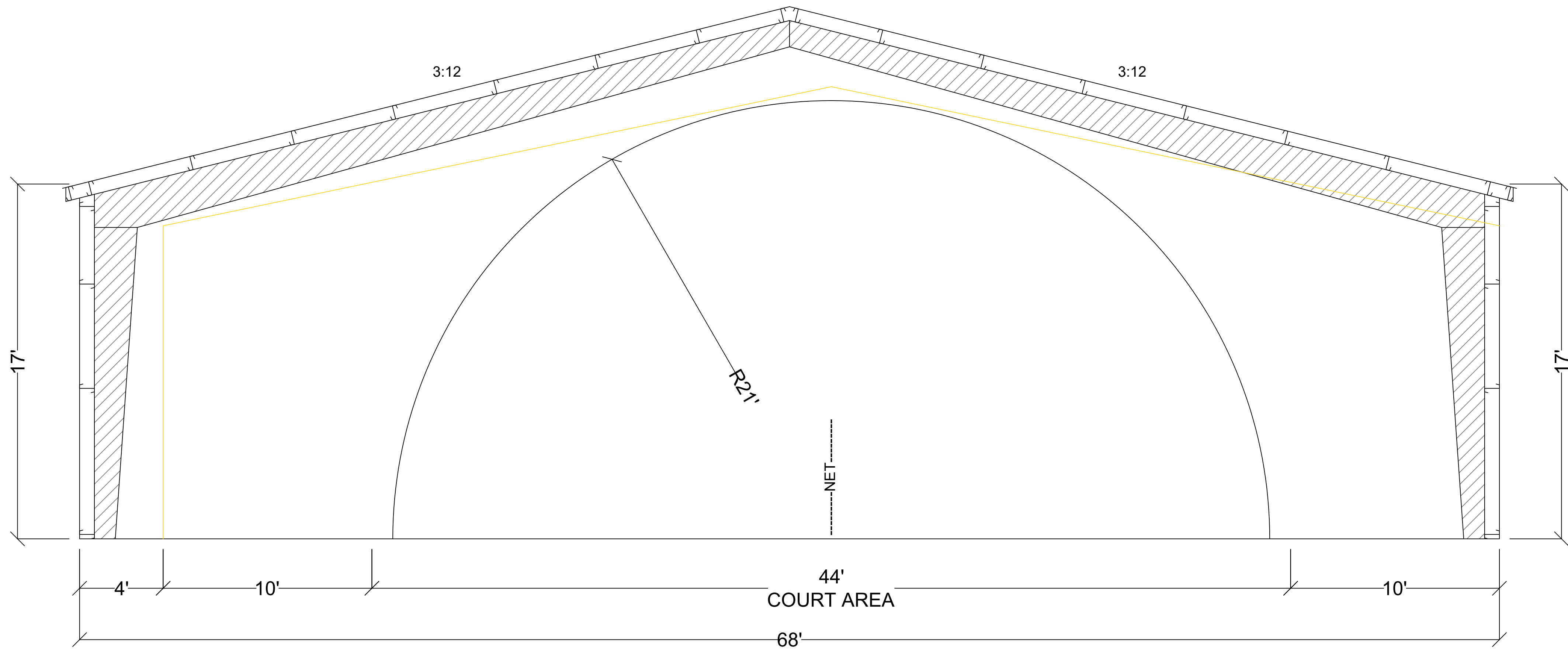
ADVANCED  
BUILDING  
CORPORATION





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|-------------------|--|--------------|---------------------------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------|---------------|
| 04/13/2022        |  | ELEVATIONS   | LAKE GENEVA TENNIS - PICKLEBALL | LAKE GENEVA, WI  | COPYRIGHT ADVANCED BUILDING CORPORATION. IT IS UNLAWFUL FOR ANYONE TO USE OR REPRODUCE ALL OR ANY PORTION OF THESE DOCUMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ABC. THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN REMAIN THE PROPERTY OF ADVANCED BUILDING CORPORATION. |  | NTS    | S.3           |
| 04/22/2022        |  |              |                                 |                  |                                                                                                                                                                                                                                                                                       |                                                                                       |        |               |
| 01/19/2023        |  |              |                                 |                  |                                                                                                                                                                                                                                                                                       |                                                                                       |        |               |





REVISION DATE(S):

|            |  |
|------------|--|
| 04/13/2022 |  |
| 04/22/2022 |  |
| 01/19/2023 |  |

SHEET TITLE:

SECTIONS

PROJECT NAME:

LAKE GENEVA TENNIS - PICKLEBALL

PROJECT ADDRESS:

LAKE GENEVA, WI

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

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**ADVANCED  
BUILDING**  
CORPORATION

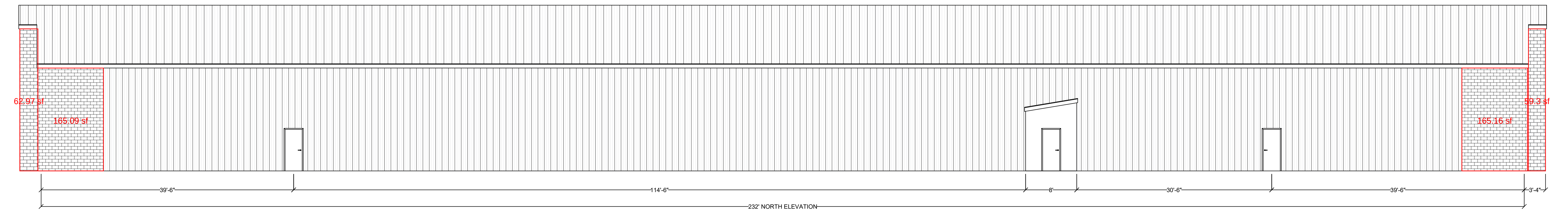
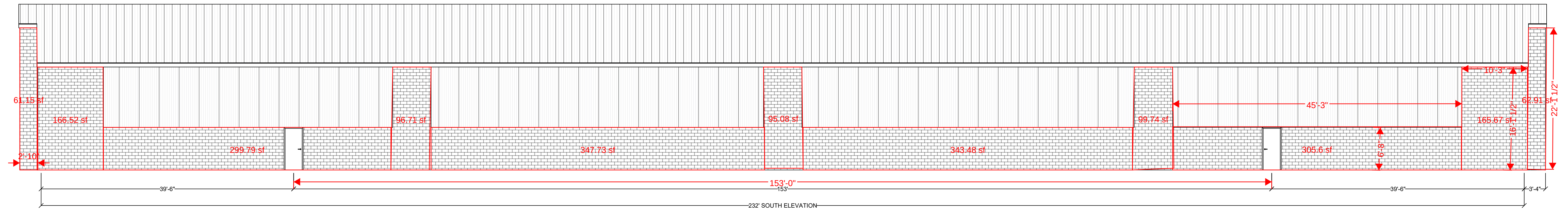
SCALE:

NTS

SHEET NUMBER:

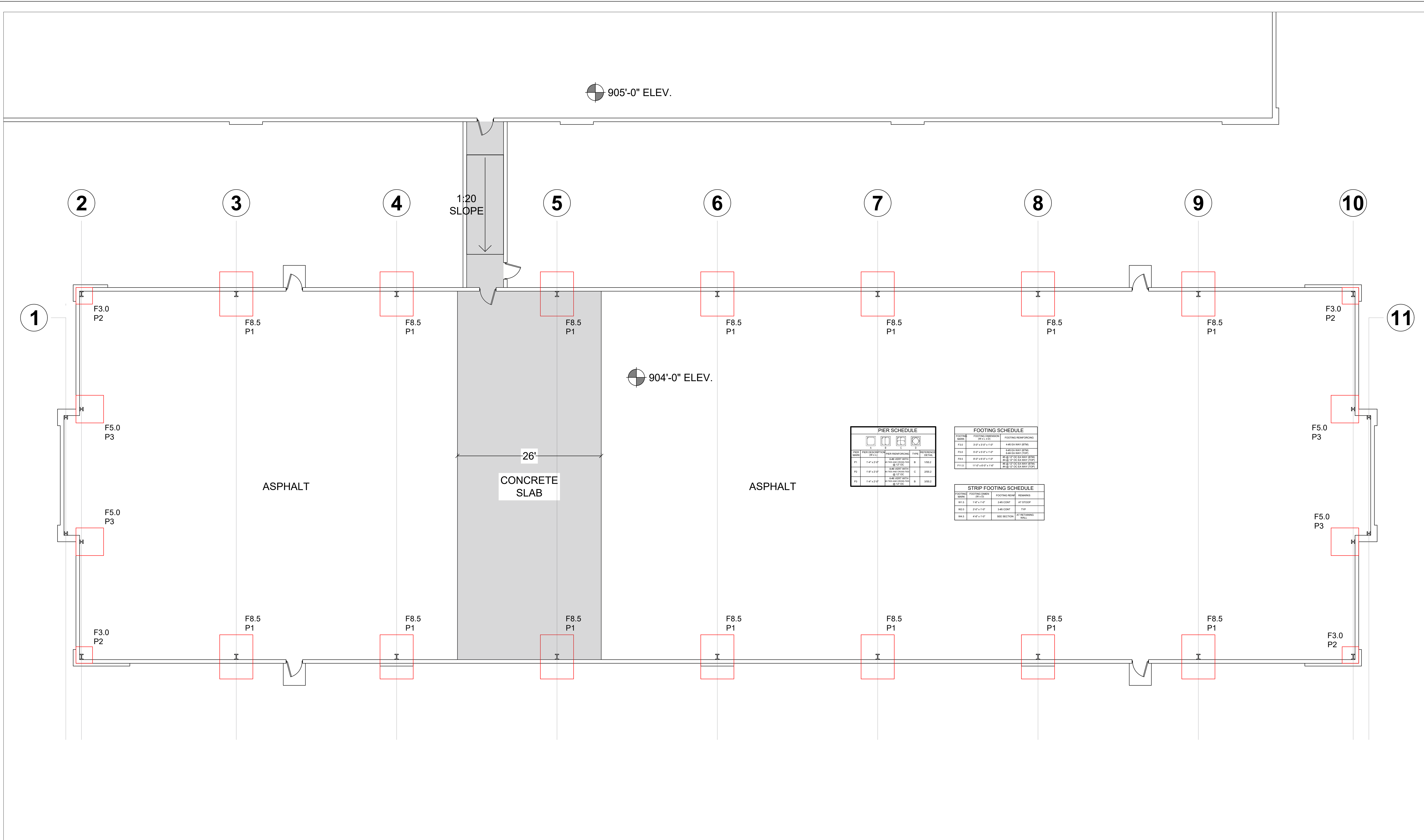
**S.4**





| REVISION DATE(S): |  | SHEET TITLE: | PROJECT NAME:                   | PROJECT ADDRESS: | 4125 TERMINAL DR, SUITE 100<br>McFARLAND, WI 53558<br>(608) 833-0900                                                                                                                                                                                                                  |                                                                                       | SCALE: | SHEET NUMBER: |
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| 04/22/2022        |  |              |                                 |                  |                                                                                                                                                                                                                                                                                       |                                                                                       |        |               |
| 01/19/2023        |  |              |                                 |                  |                                                                                                                                                                                                                                                                                       |                                                                                       |        |               |





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



4125 Terminal Drive, Suite 100  
McFarland, WI 53558

June 2, 2023

PIP Application  
Lake Geneva Tennis Club  
Pickle Ball Facility  
630 Veterans Parkway

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

This project is an indoor Pickle Ball facility adjacent to and connected to the current Tennis facility. This facility will allow for indoor pickle ball activities. The architecture of the facility will mimic the Tennis facility except the building will be a bit smaller and less high. The approximate building size is 72'x 232' or 16,704 SF.

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

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

The property consists of (5) parcels GBP200029 thru GPB200033. These parcels will be combined into a single parcel via a CSM as part of this PIP process. Please see the attached CSM from Farris & Hansen dated 5/19/23. The properties are currently zoned PBP. The use of the Pickle Ball facility is the same as the Tennis facility and is consistent with the master Plan.

Undeveloped portions of the property will be landscaped.

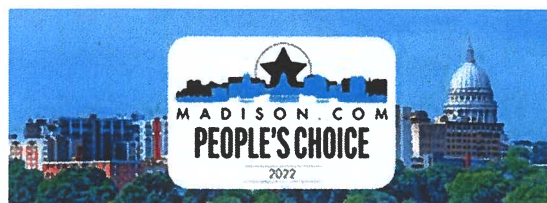
This project does not take exception to any of the zoning standards. There are no plans for the development of outside courts in the future. If needed, future development would include an additional facility with inside courts.

Building signage will mimic the existing tennis facility. A signage permit will be sought when appropriate. There are no plans for any monument signs.

EXPERIENCE

LEADERSHIP

RESULTS





4125 Terminal Drive, Suite 100  
McFarland, WI 53558

Sincerely,

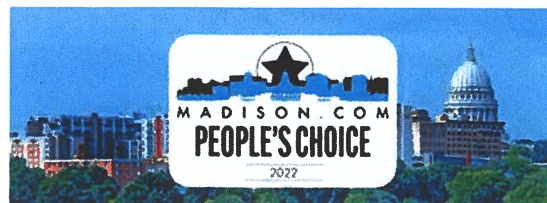
A handwritten signature in blue ink, appearing to read "Gary Tree", is written over a white background.

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

EXPERIENCE

LEADERSHIP

RESULTS







---

1500 MAIN STREET • UNION GROVE, WI 53182

(262) 878-3763 • FAX (262) 878-3009

May 30, 2023

To whom it may concern:

This letter is to confirm that Lake Geneva Tennis is an existing customer of Community State Bank and that we have pre-approved them for financing in their current expansion request to add an adjacent pickle ball court facility.

We understand the construction cost to be an estimated \$2,285,000 at this time.

Funding of this request will be subject to all the typical terms and conditions of a real estate loan including appraisal, final plans and specs, final underwriting and approval from loan committee, and if applicable, approval from SBA.

If you have any questions, please feel free to contact me at 262-864-2357.

Sincerely,

Bryan Iwicki

VP | Business Banking

[biwicki@csb.bank](mailto:biwicki@csb.bank)



# LAKE GENEVA

ECONOMIC DEVELOPMENT CORPORATION

"OUR LAKE MEANS BUSINESS"

08/10/2023

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

RE: Proposed new construction of the LG Pickle Ball facility in the LG Business Park.

Dear Sirs;

The Architectural Review Committee of the Lake Geneva Economic Development Corp has reviewed the plans and specifications for the new structure to be built on Lots 49 & 50 in the Lake Geneva Business Park. Items reviewed were the site plan, setbacks building drawings and building materials for the project.

The Board then voted to approve the proposed plans. The LGEDC is confident that the new facility will be an asset to the Lake Geneva Business Park and the City of Lake Geneva.

This project when completed as per plans and specifications will meet all of the "Declaration of Covenants, Conditions, and Restrictions" as per Lake Geneva Business Park Phase II dated May 1, 1996.

The Lake Geneva Economic Development Corp endorses the new Pickle Ball facility plans and recommends consideration for approval by the Lake Geneva Planning Commission and the City of Lake Geneva.

Thank you for your consideration of this project.

Sincerely,

Andrew J. Dammeir  
LGEDC Executive Director  
908 Wells Street  
Lake Geneva, WI 53147  
262-248-9731

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*

## 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*

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

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

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

\_\_\_\_\_ Map and all its parts clearly reproducible with a photocopier;

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

\_\_\_\_\_ All lot dimensions of the subject property provided;

\_\_\_\_\_ Graphic scale and north arrow provided.

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

\_\_\_\_\_ General project themes and images;

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

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

\_\_\_\_\_ The general treatment of natural features;

\_\_\_\_\_ The general relationship to nearby properties and public streets;

\_\_\_\_\_ The general relationship of the project to the Master Plan,

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

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



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

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

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

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

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

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

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

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

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

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

\_\_\_\_\_ Project identification signs;

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

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

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

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

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

## Development Review Committee (DRC) Application

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

### Applicant Information

Property Address 1120 S LAKESHORE DR  
Applicant name STEPHEN GREENBERG  
Applicant email STEVE@CDGRP.NET Phone Number 815.451.2276

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

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

### Engineering

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

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



- Estimated Traffic impacts \_\_\_\_\_
  - Traffic Study Required YES ☒ NO
  - Traffic Control Plan Required YES ☒ NO
  - Will construction affect street parking or intersections? YES / ☒ NO
- Paving Materials, Typical Sections? ☒ YES / ☒ NO
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES / ☒ NO
- Watermain extension required? YES / ☒ NO
- Sanitary sewer extension required? YES / ☒ NO
- SEWRPC Service Area Amendment needed? YES / ☒ NO
- Is a Chapter 30 Permit (wetland/waterway) required? YES / ☒ NO
- Proposed building/expansion dimensions \_\_\_\_\_
- Will there be signage? YES / ☒ NO type (mounted, freestanding) \_\_\_\_\_
- Exterior lighting plans? YES / ☒ NO
- What kind of noise or level of noise will the business have? NA
- Detailed property Site Plan? ☒ YES / ☒ NO Date of Plan: 10/31/22
- Green Space Calculations (Existing vs. Proposed) YES / ☒ NO
- Are landscape plans provided? YES / ☒ NO
- Is a Land Division required? YES / ☒ NO

### Water/Sewer Utilities

If an existing structure please circle the following:

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

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

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

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

- Number of units 8
- Number of bedrooms in each unit 5
- Water service size requirement 1"

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

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

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

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

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

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

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

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

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

Hi Stephen

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

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

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

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

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

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



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

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

Respectfully submitted,  
Lakeside Living LLC

---

Steve Greenberg,  
Managing Member

# Email Report

Form Format

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

?

Hi Stephen

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

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

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

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

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

# Email Report

## Form Format

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

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

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

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

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

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

Let me know if you have any additional questions

Mike

Mike Slavney, FAICP  
Principal  
Vandewalle & Associates Inc.





**OFFICE OF THE CITY ZONING ADMINISTRATOR & BUILDING INSPECTOR**

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

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

---

Janel Bergsbaken  
354 Seymour Ct.  
Elkhorn WI 53121

Dear Janel,

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

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

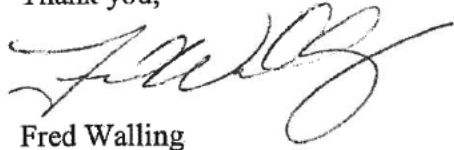
**98-105(4) Planned Development Districts**

**(a) Planned Development (PD\_-\_ ) District**

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

**EXHIBIT B**

Thank you,



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



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

Receipt No: 12.002997 Nov 29, 2021

Somerset Zoning Letter-Godfrey, Leible

|                       |       |
|-----------------------|-------|
| LICENSE AND FEES      |       |
| ZONING PERMITS & FEES | 65.00 |
|                       | ----- |
| Total:                | 65.00 |
|                       | ===== |

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

|                  |       |
|------------------|-------|
| Change Tendered: | .00   |
|                  | ===== |

Duplicate Copy  
11/29/2021 3:45 PM





City of Lake Geneva- 626 Geneva St, Lake Geneva, WI 53147- 262.248.3673- [www.cityoflakegeneva.com](http://www.cityoflakegeneva.com)

## ZONING VERIFICATION REQUEST FORM

DATE: 11/22/2021

Name: Janel Bergsbaken

Company Name: Godfrey, Leible, Blackburn & Howarth, S.C.

Address: 354 Seymour Ct.

City, State, Zip: Elkhorn, WI 53121

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

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

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

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

Planned Development (PD)

Applicant Signature: Janel Bergsbaken

*Zoning Verification Request Fee: \$65 per parcel*

Completed Applications can be sent to:

City of Lake Geneva Building & Zoning Department, 626 Geneva St, Lake Geneva, WI 53147 OR emailed to [bzclerk@cityoflakegeneva.com](mailto:bzclerk@cityoflakegeneva.com)

**PLEASE ALLOW 10 DAYS TO PROCESS REQUESTS**



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

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

LEGEND

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

CONSTRUCTION SEQUENCE

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

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

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

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

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

SITE SUMMARY

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

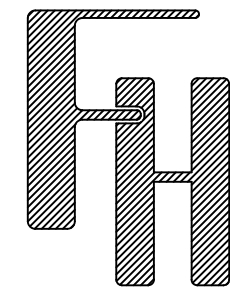
NOTE: ABOUT 50% OF EXISTING TREES ARE PROPOSED TO BE REMOVED FROM THE BUILDING AND DRIVES (34 TREES SAVED) LANDSCAPE PLAN WILL SHOW REPLACEMENT OF 8-10 3" DECIDUOUS TREES

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

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

SHEET INDEX

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



GENERAL DEVELOPMENT &  
PRECISE IMPLEMENTATION PLAN

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

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

REVISIONS

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

PROJECT NO.

10118

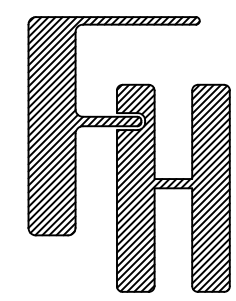
DATE

05/20/2019

SHEET NO.

1 OF 3





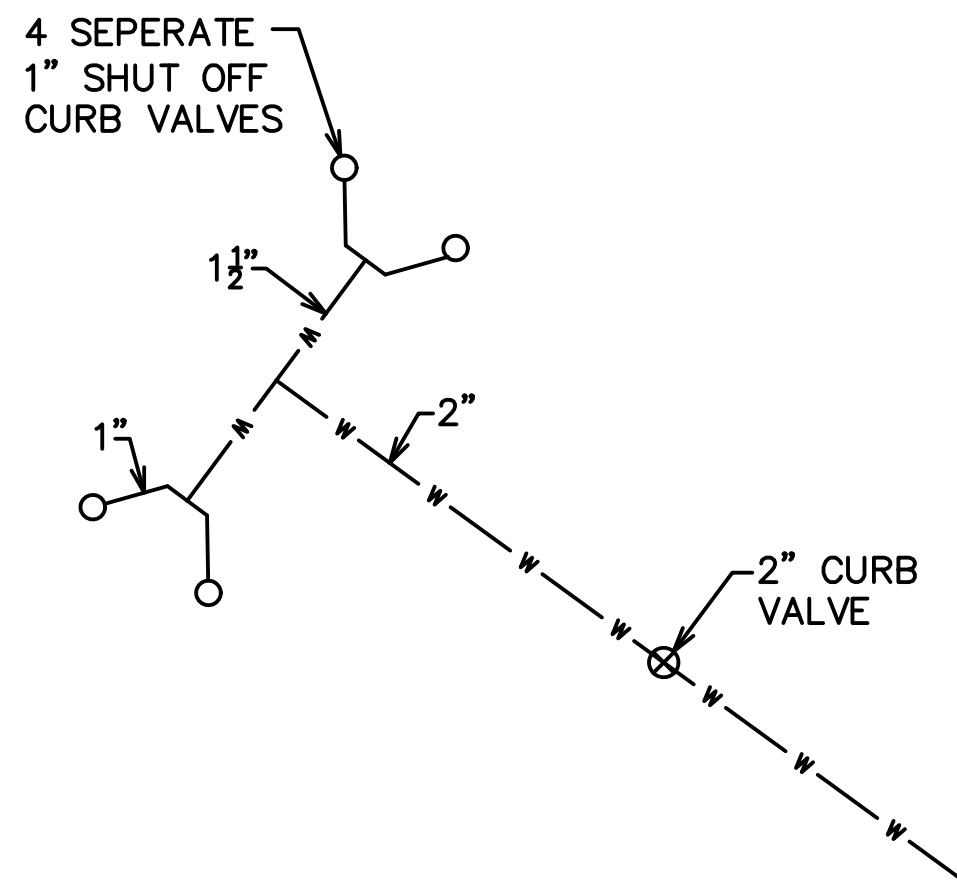
GENERAL DEVELOPMENT &  
PRECISE IMPLEMENTATION PLAN  
CONSTRUCTION DETAILS

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

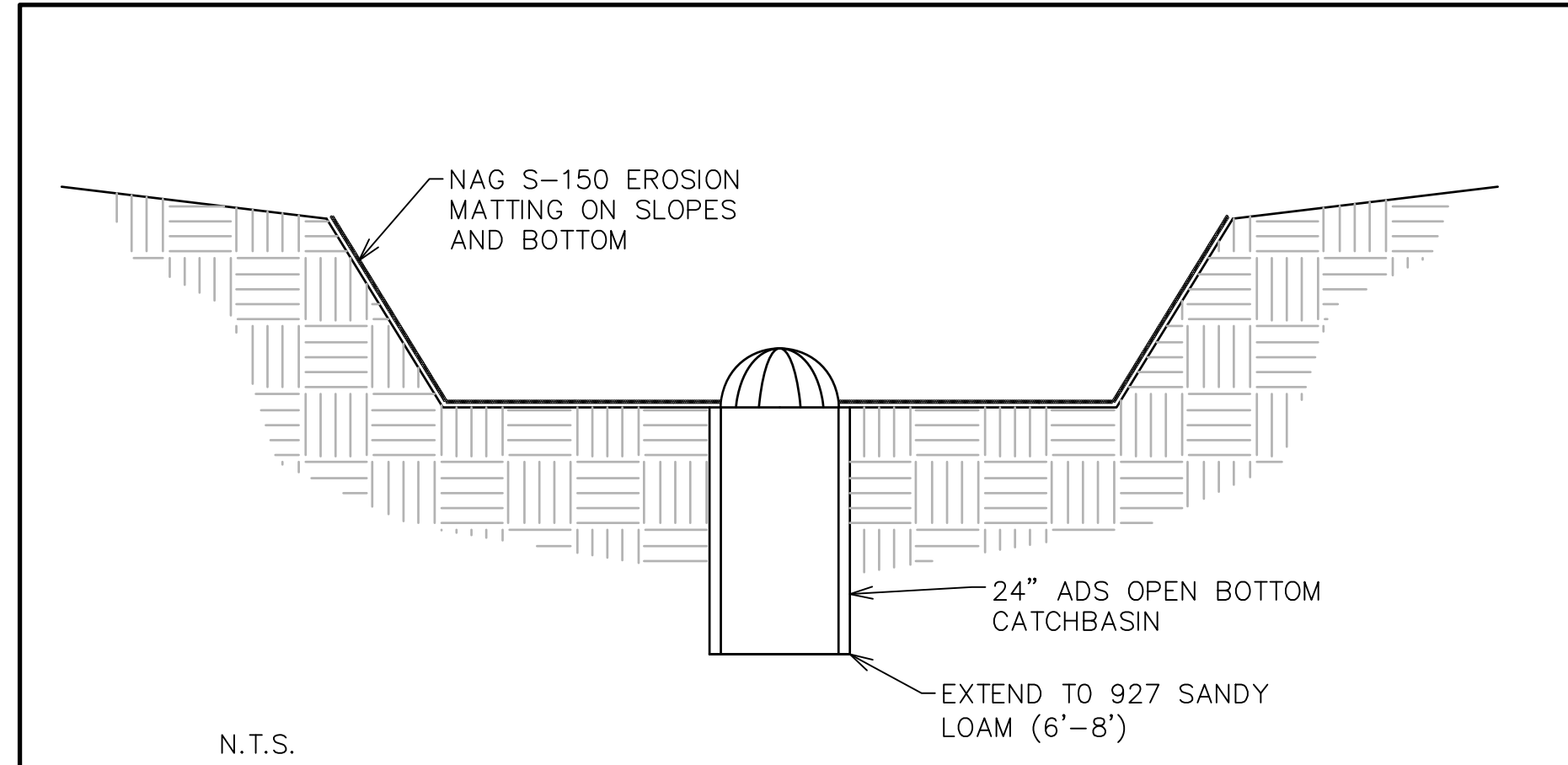
FARRIS, HANSEN & ASSOCIATES, INC.  
ENGINEERING — ARCHITECTURE — SURVEYING  
7 RIDGWAY COURT P.O. BOX 437  
ELKHORN, WISCONSIN 53121  
OFFICE: (262) 723-2098 FAX: (262) 723-5886

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

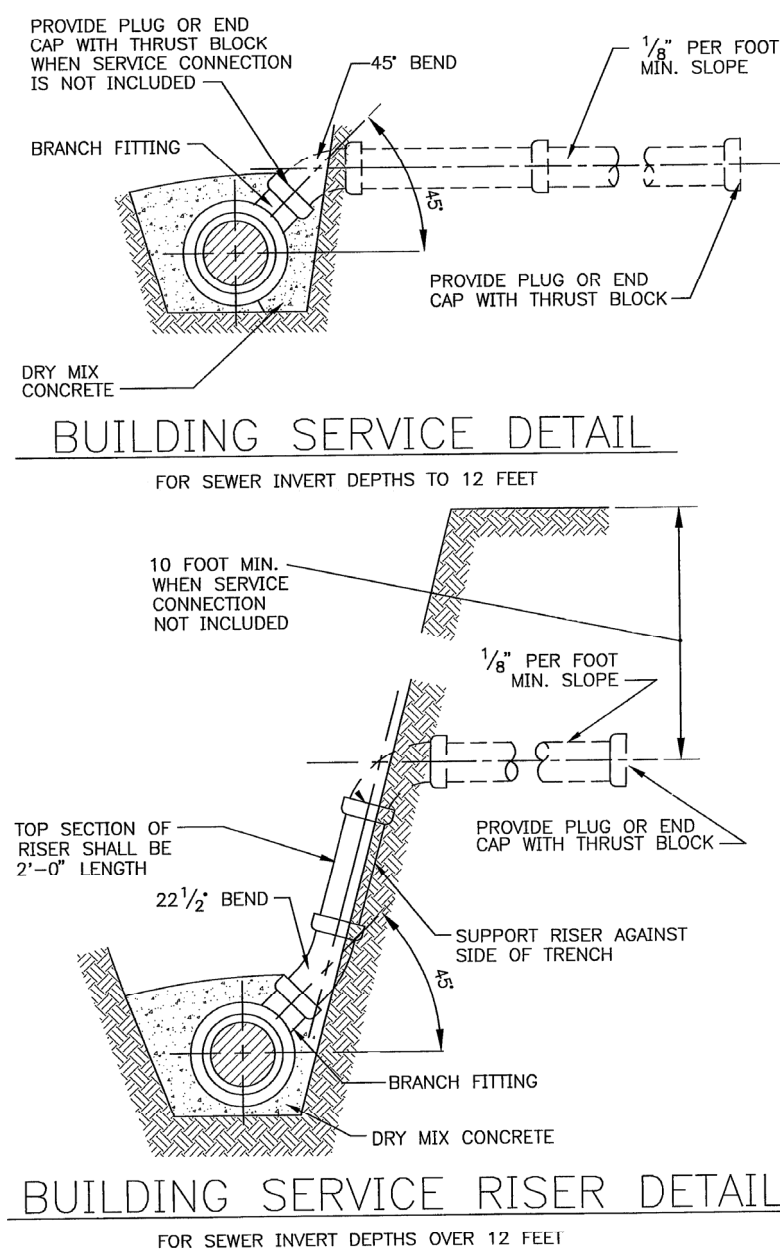
|                      |
|----------------------|
| PROJECT NO.<br>10118 |
| DATE<br>05/20/2019   |
| SHEET NO.<br>2 OF 3  |



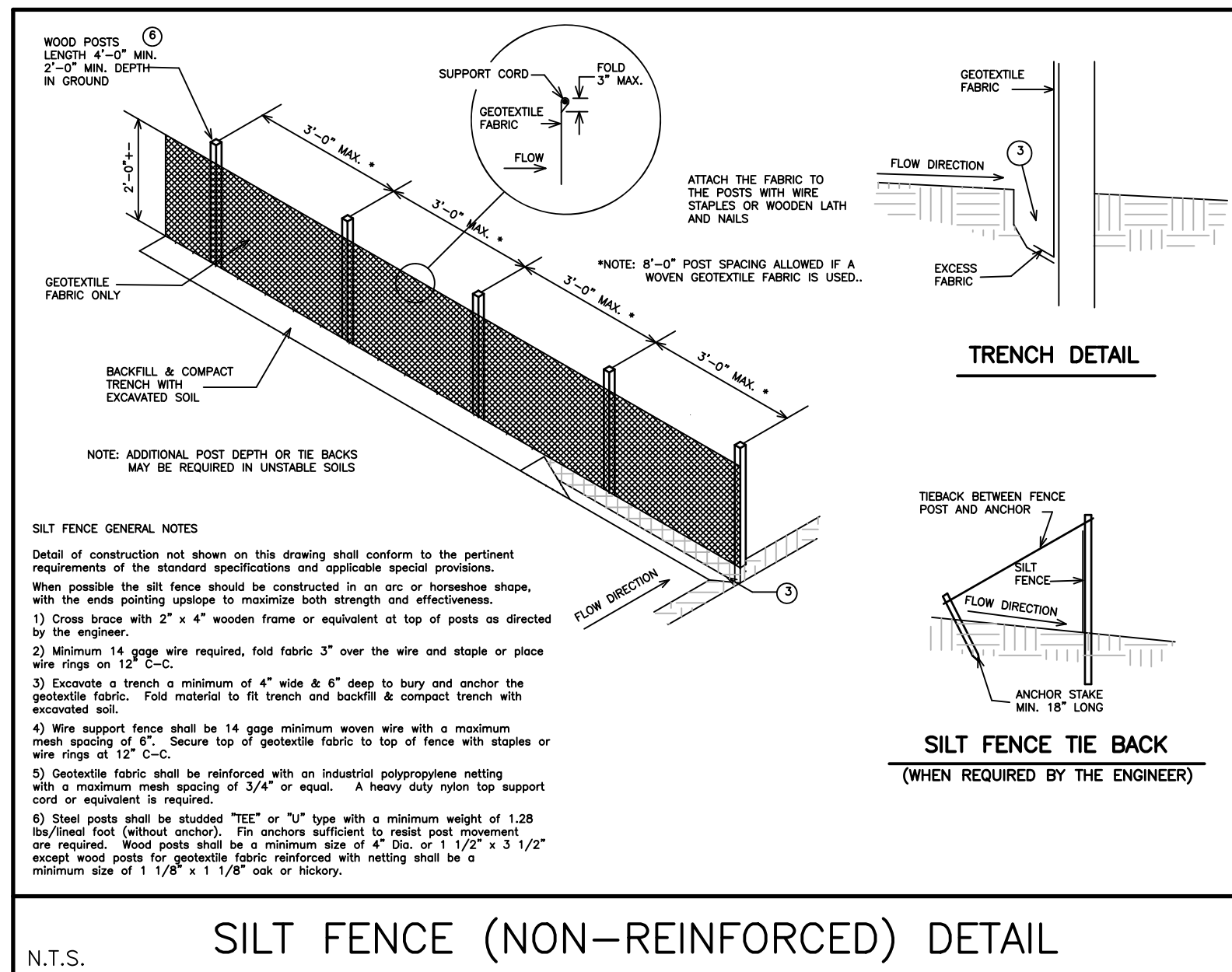
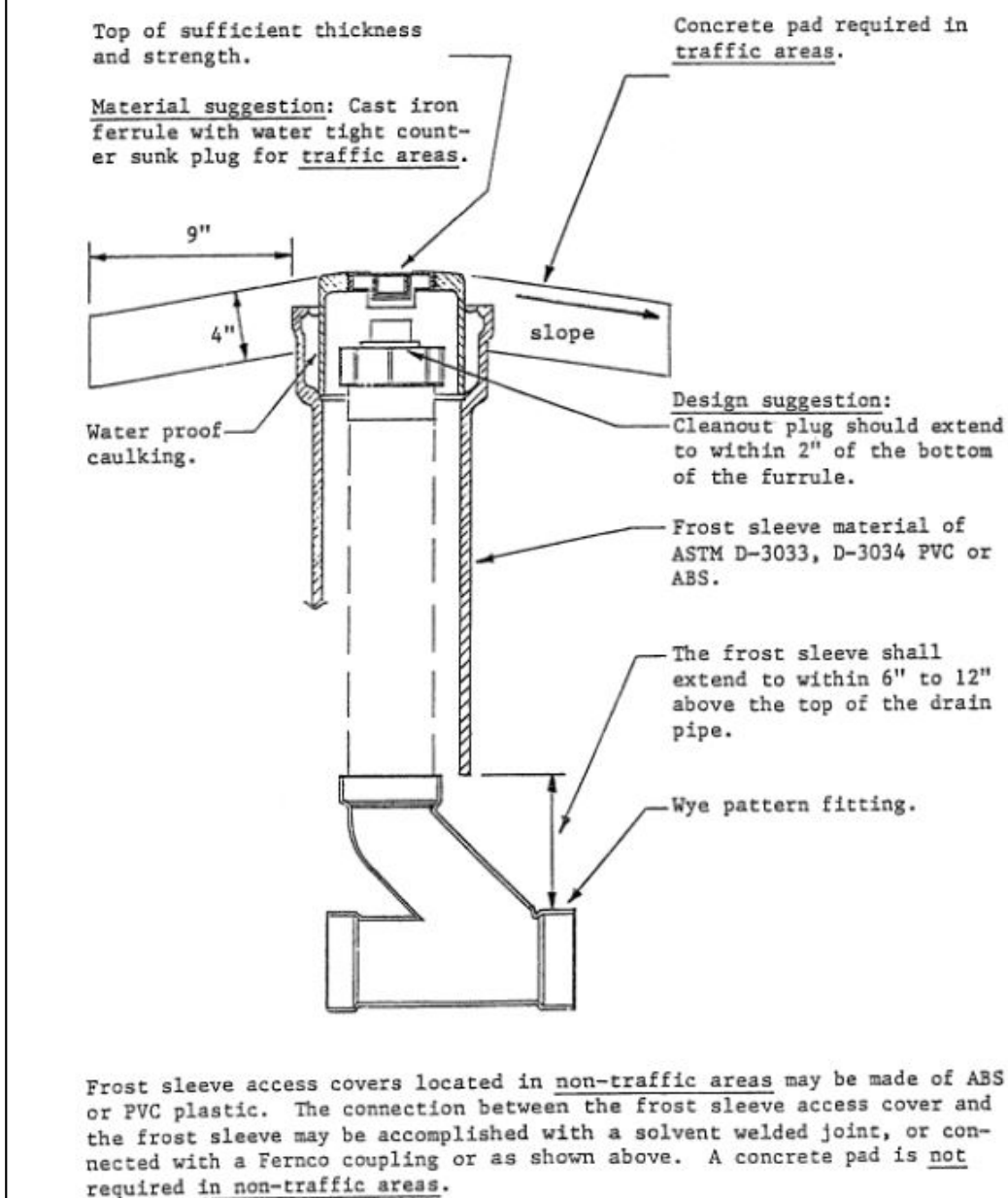
WATER SERVICE DETAIL



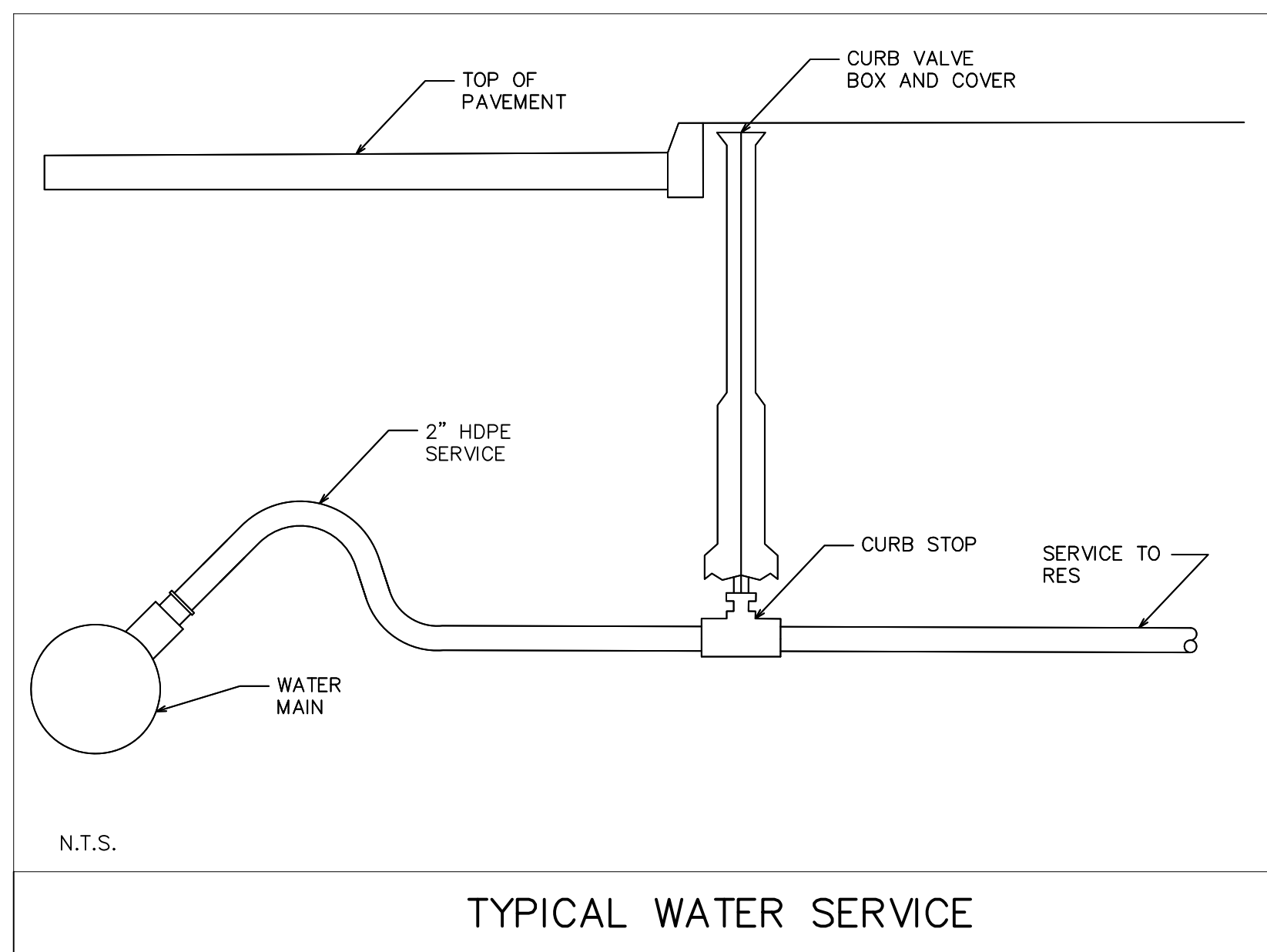
RAIN GARDEN DETAIL



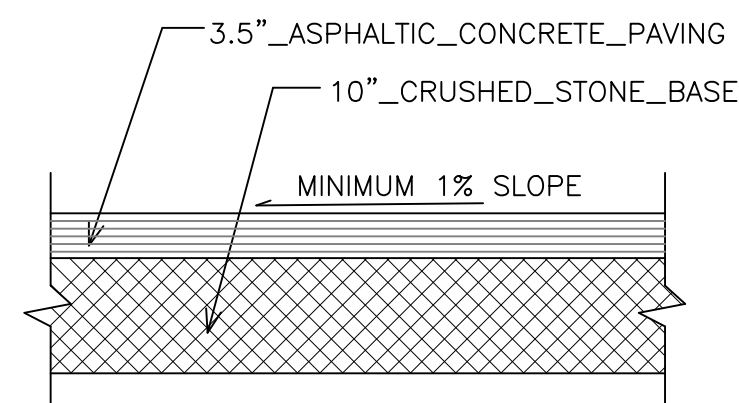
BUILDING SERVICE RISER DETAIL



SILT FENCE (NON-REINFORCED) DETAIL



TYPICAL WATER SERVICE



PAVEMENT SECTION



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PUBLIC SANITARY SEWER AND WATER MAIN  
101 STANDARD SPECIFICATIONS

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

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

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

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

201. SANITARY SEWER CONSTRUCTION

A. Laterals

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

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

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

2. Grade

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

3. Marker Stakes

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

4. Risers

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

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

5. Cleanouts

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

B. Insulation

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

205. SANITARY SEWER MATERIALS

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

1. Polyvinyl chloride (PVC) sewer pipe (4 inch through 15 inch diameter) meeting the requirements of ASTM D3034, SDR 35, with a minimum pipe stiffness of 46 psi and having integral bell type flexible elastomeric joints meeting the requirements of ASTM D3212. Gaskets shall meet the requirements of ASTM F477. PVC material shall have a cell classification of 12454B, 12454C, 12364C or 13364B, except that 12364C and 13364B shall have a minimum modulus of elasticity of 500,000 psi. (Option: SDR 26 with a minimum pipe stiffness of 115 psi.)

2. Polyvinyl chloride (PVC) small diameter profile wall sewer pipe (8 inch and 10 inch diameter) meeting the requirements of ASTM F949, open profile, core type pipe (CONTECH A-2026). Pipe shall have a minimum pipe stiffness of 115 PSI and have integral bell type flexible elastomeric joints meeting the requirements of ASTM D3212. Joint gaskets shall meet the requirements of ASTM F477. PVC material shall have a cell classification of 12454B or 12454C and a minimum modulus of elasticity of 500,000 psi.

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

540. WATER SERVICES

A. Installation

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

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

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

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

2. Cover

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

3. Tapping PVC Water Main

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

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

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

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

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

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

B. Curb Valve Location

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

- a. Valve placement in sidewalk is NOT acceptable.

C. Water Service/Sanitary Sewer (Lateral) Separation

1. Horizontal Separation

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

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

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

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

2. Vertical Separation

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

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

B. Water Service Piping

1. poly tubing

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

C. Water Service Materials

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

- a. Corporation stops shall be Mueller B25008 compression fittings.

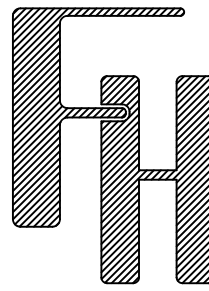
- (1) Install all stops on PVC pipe with double strap service clamps. Furnish saddles for PVC OD pipe.

- b. Curb valves shall be Mueller B25155.

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

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

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



GENERAL DEVELOPMENT &  
PRECISE IMPLEMENTATION PLAN  
SPECIFICATIONS

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

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

REVISIONS  
10/31/2022  
ADVANCE

PROJECT NO.  
10118  
DATE  
05/07/2020

SHEET NO.  
3 OF 3



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

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

GENERAL DEVELOPMENT & PRECISE IMPLEMENTATION PLAN



CONSTRUCTION SEQUENCE

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

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

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

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

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

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

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

LEGEND

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

SOIL TEST BORINGS

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

SHEET INDEX

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

SITE SUMMARY

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

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

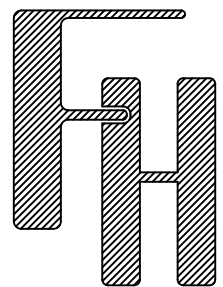
NOTE: PROVIDE TRAFFIC CONTROL WHEN TAPPING MAIN

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

NOTE: SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS

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

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



GENERAL DEVELOPMENT & PRECISE IMPLEMENTATION PLAN

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

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

REVISIONS

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

PROJECT NO.

10119

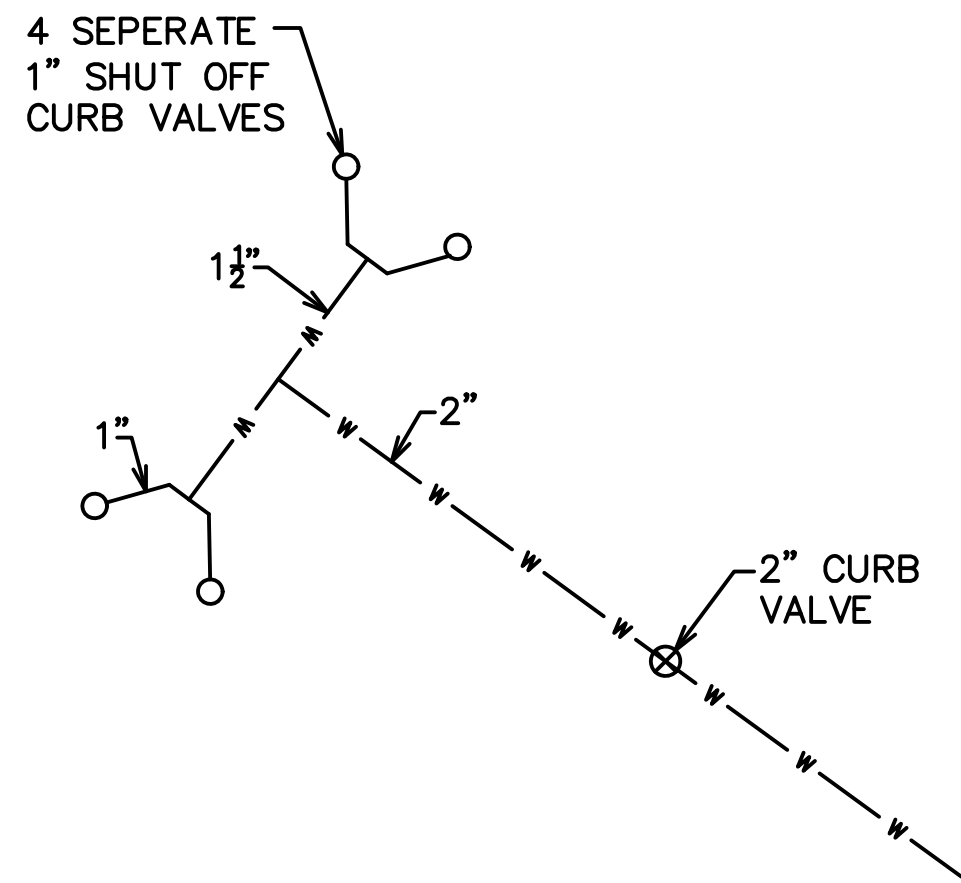
DATE

05/20/2019

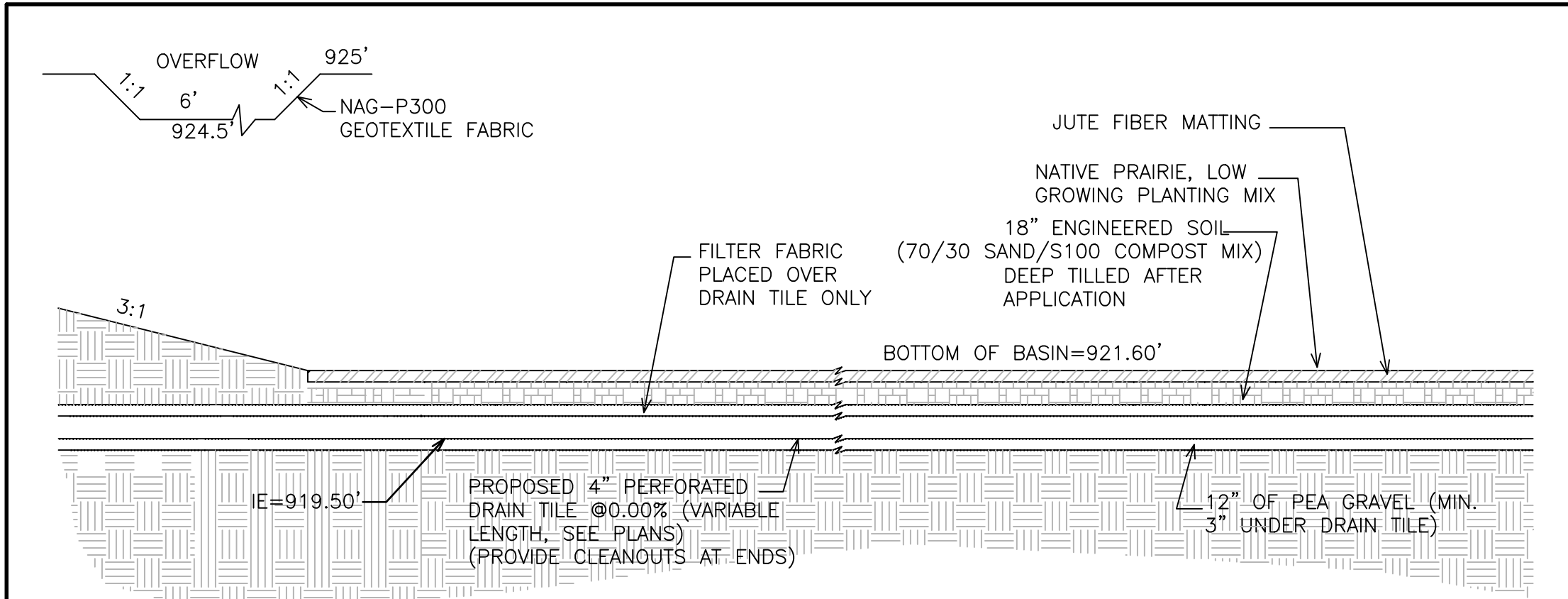
SHEET NO.

1 OF 3

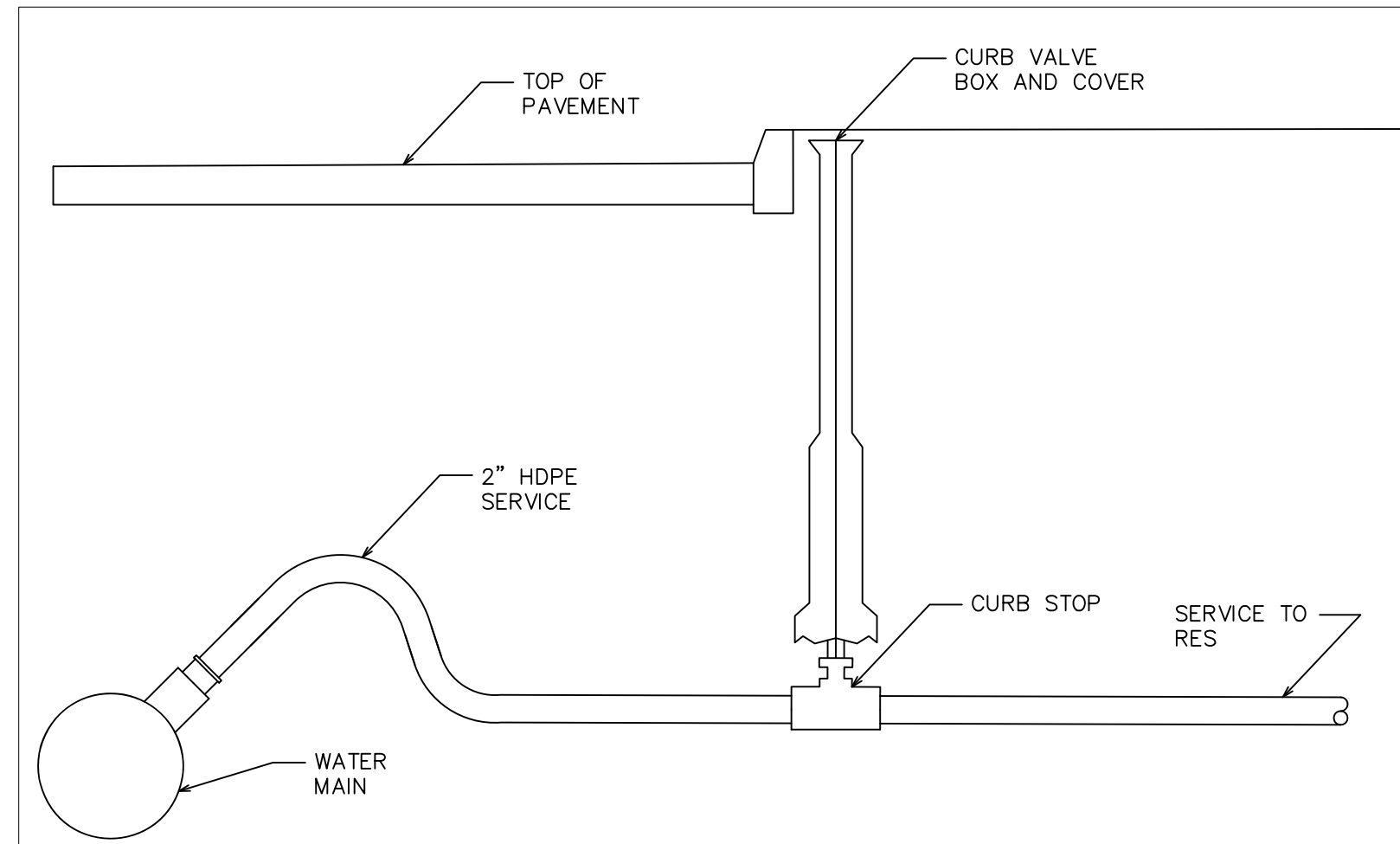




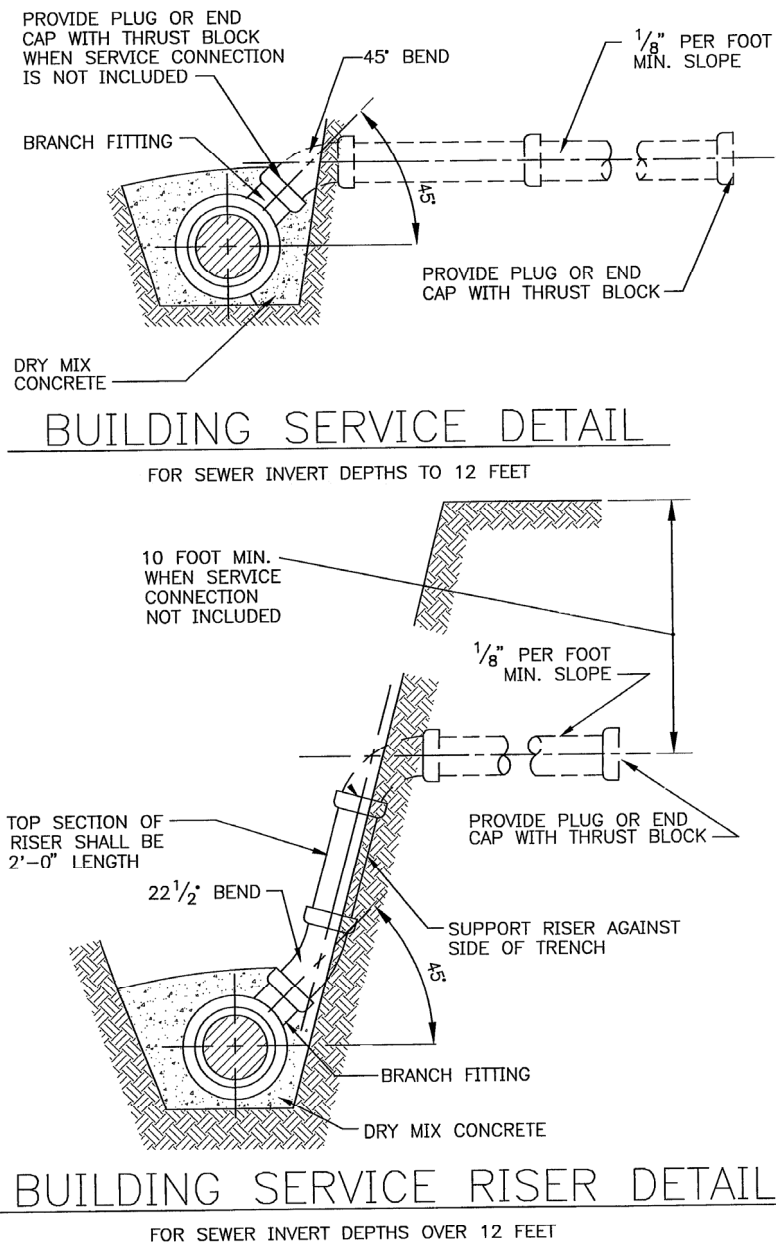
WATER SERVICE DETAIL



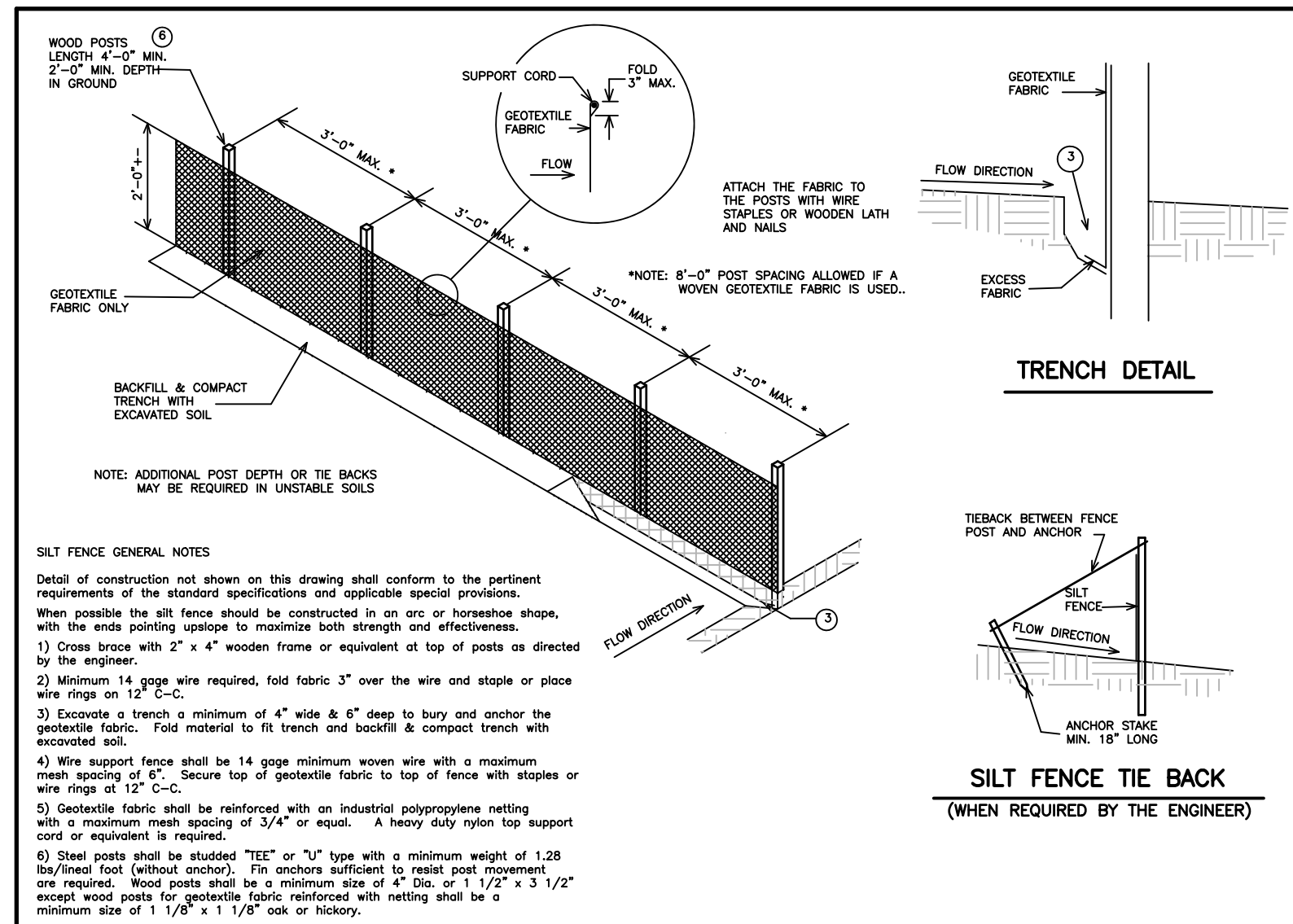
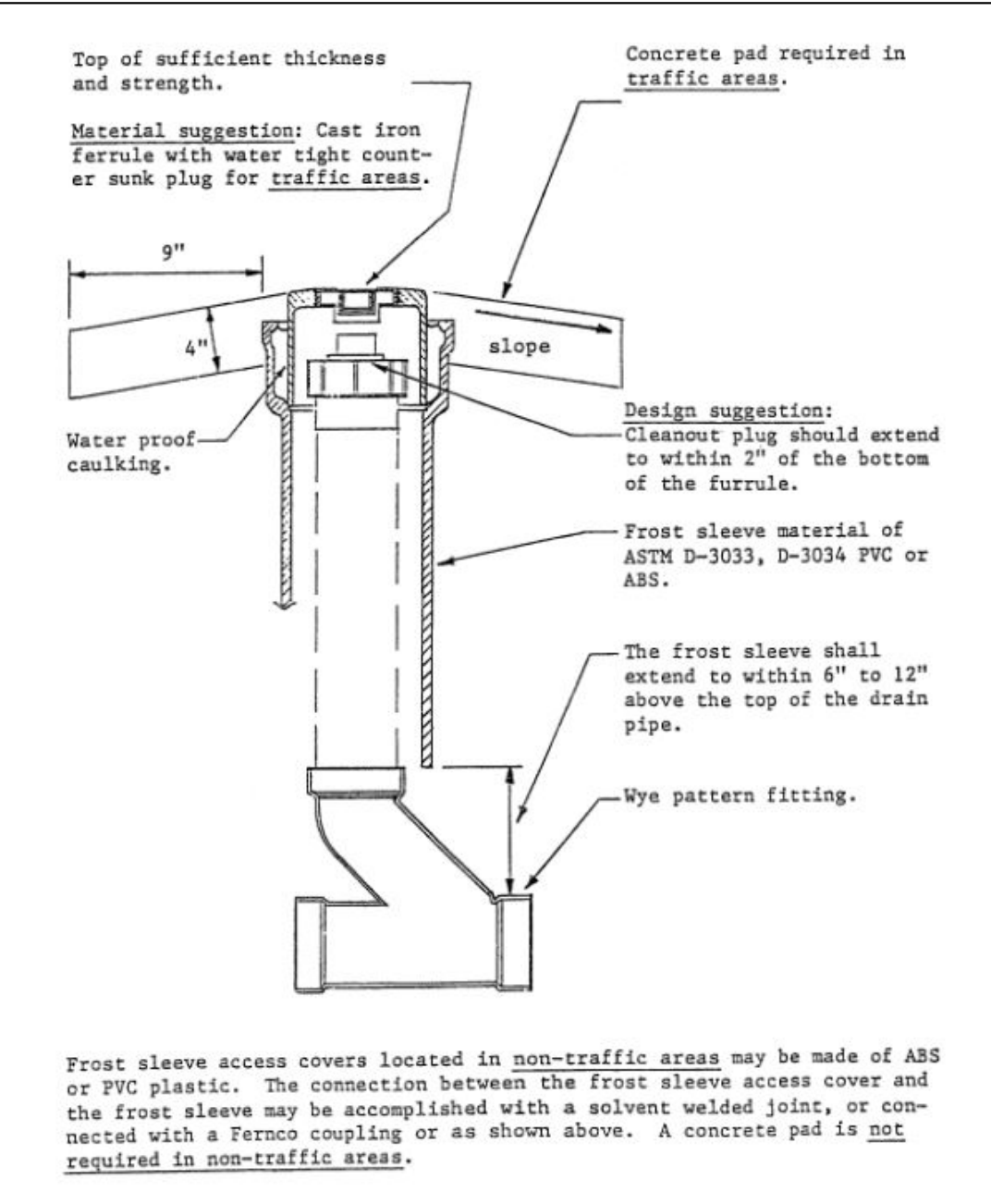
CROSS SECTION - BIOFILTRATION BASIN



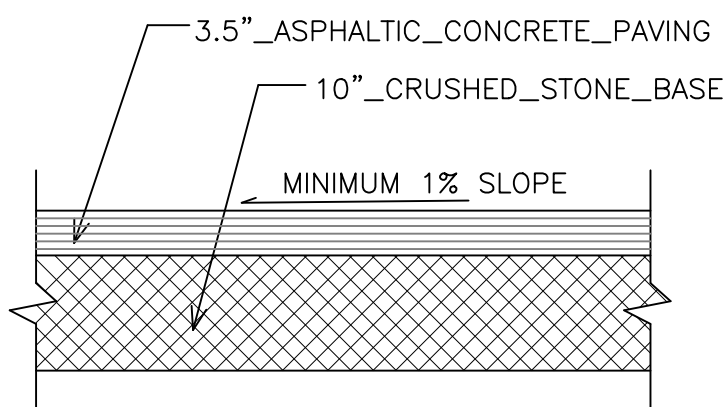
TYPICAL WATER SERVICE



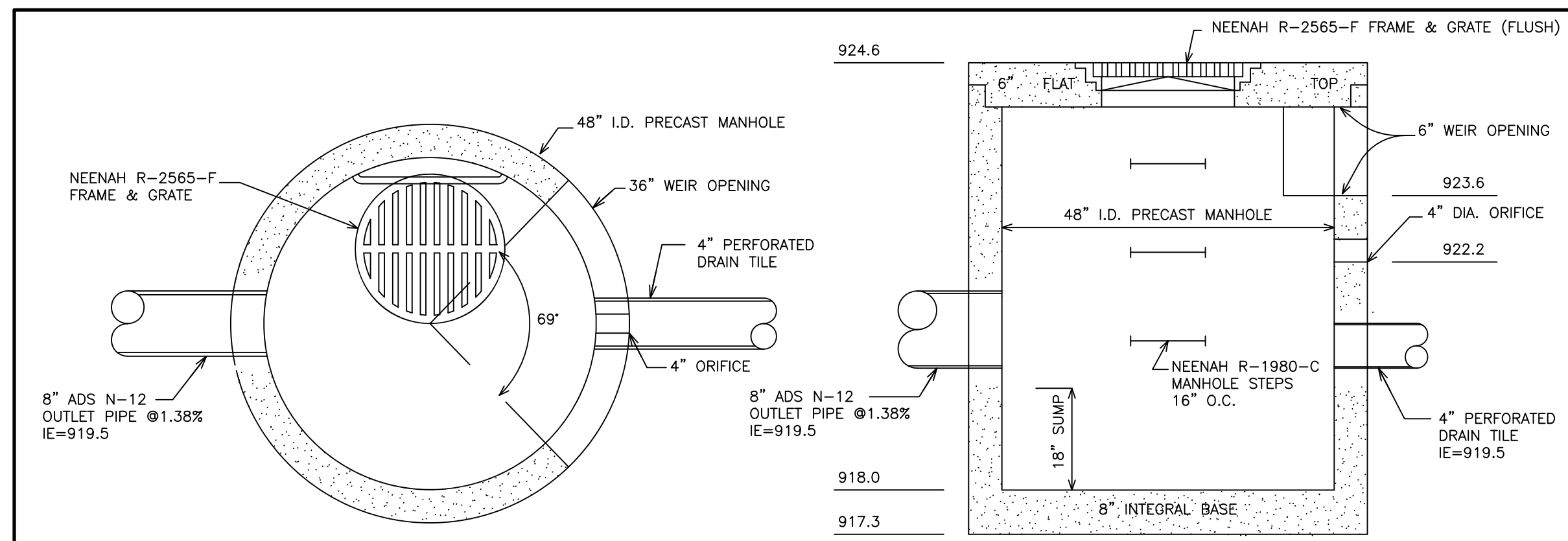
BUILDING SERVICE RISER DETAIL



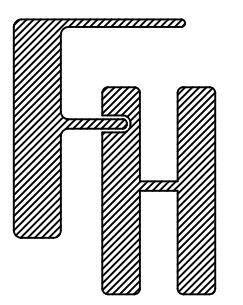
SILT FENCE (NON-REINFORCED) DETAIL



PAVEMENT SECTION



DROP OUTLET STRUCTURE DETAIL



GENERAL DEVELOPMENT &  
PRECISE IMPLEMENTATION PLAN  
CONSTRUCTION DETAILS

WORK ORDERED BY -  
CANYON DEVELOPMENT GROUP  
3665 TAMARACK CIRCLE  
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OFFICE: (262) 723-2098 FAX: (262) 723-5886

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| 11/21/2022 - TS<br>ADVANCE               | 3/13/2020 - TS<br>ADD SEWER AND WATER<br>LATERALS |

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



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PUBLIC SANITARY SEWER AND WATER MAIN  
101.STANDARD SPECIFICATIONS

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

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

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

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

201. SANITARY SEWER CONSTRUCTION

A. Laterals

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

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

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

2. Grade

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

3. Marker Stakes

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

4. Risers

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

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

5. Cleanouts

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

B. Insulation

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

205. SANITARY SEWER MATERIALS

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

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

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

540. WATER SERVICES

A. Installation

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

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

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

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

2. Cover

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

3. Tapping PVC Water Main

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

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

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

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

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

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

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

B. Curb Valve Location

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

- Valve placement in sidewalk is NOT acceptable.

C. Water Service/Sanitary Sewer (Lateral) Separation

1. Horizontal Separation

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

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

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

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

2. Vertical Separation

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

- At least 12 inches above the top of the sewer, or

- At least 18 inches below the bottom of the sewer from the top of the water piping, or

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

B. Water Service Piping

1. poly Tubing

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

C. Water Service Materials

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

- Corporation stops shall be Mueller B25008 compression fittings.

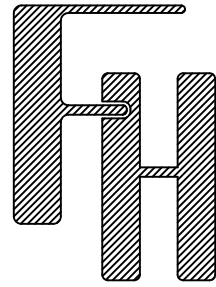
- Install all stops on PVC pipe with double strap service clamps. Furnish saddles for PVC OD pipe.

- Curb valves shall be Mueller B25155.

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

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

- All water service fittings shall be compression type.



GENERAL DEVELOPMENT &  
PRECISE IMPLEMENTATION PLAN  
SPECIFICATIONS

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

FARRIS, HANSEN & ASSOCIATES, INC.

ENGINEERING — ARCHITECTURE — SURVEYING

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

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

REVISIONS

10/31/2022  
ADVANCE

PROJECT NO.  
10119

DATE  
05/07/2020

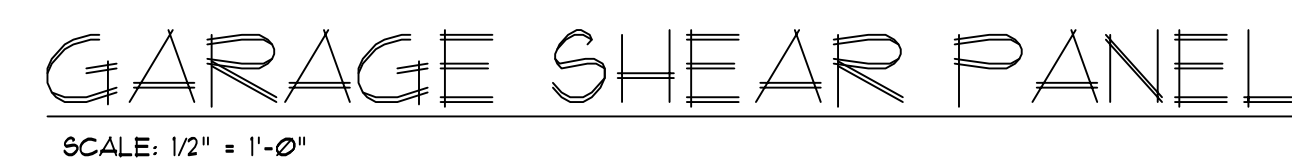
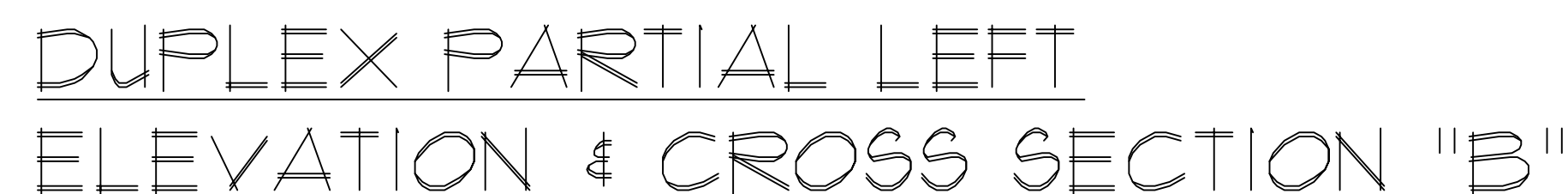
SHEET NO.  
3 OF 3





DUPLEX BUILDING  
SOMERSET SUBDIVISION  
LAKE GENEVA WI.

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



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

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

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

**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.

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 MANUFACTURERS SPECIFICATIONS.  
WINDOW FALL PROTECTION SHALL BE  
PROVIDED IN ACCORDANCE WITH IRC  
SECTIONS R312.1 AND R312.2

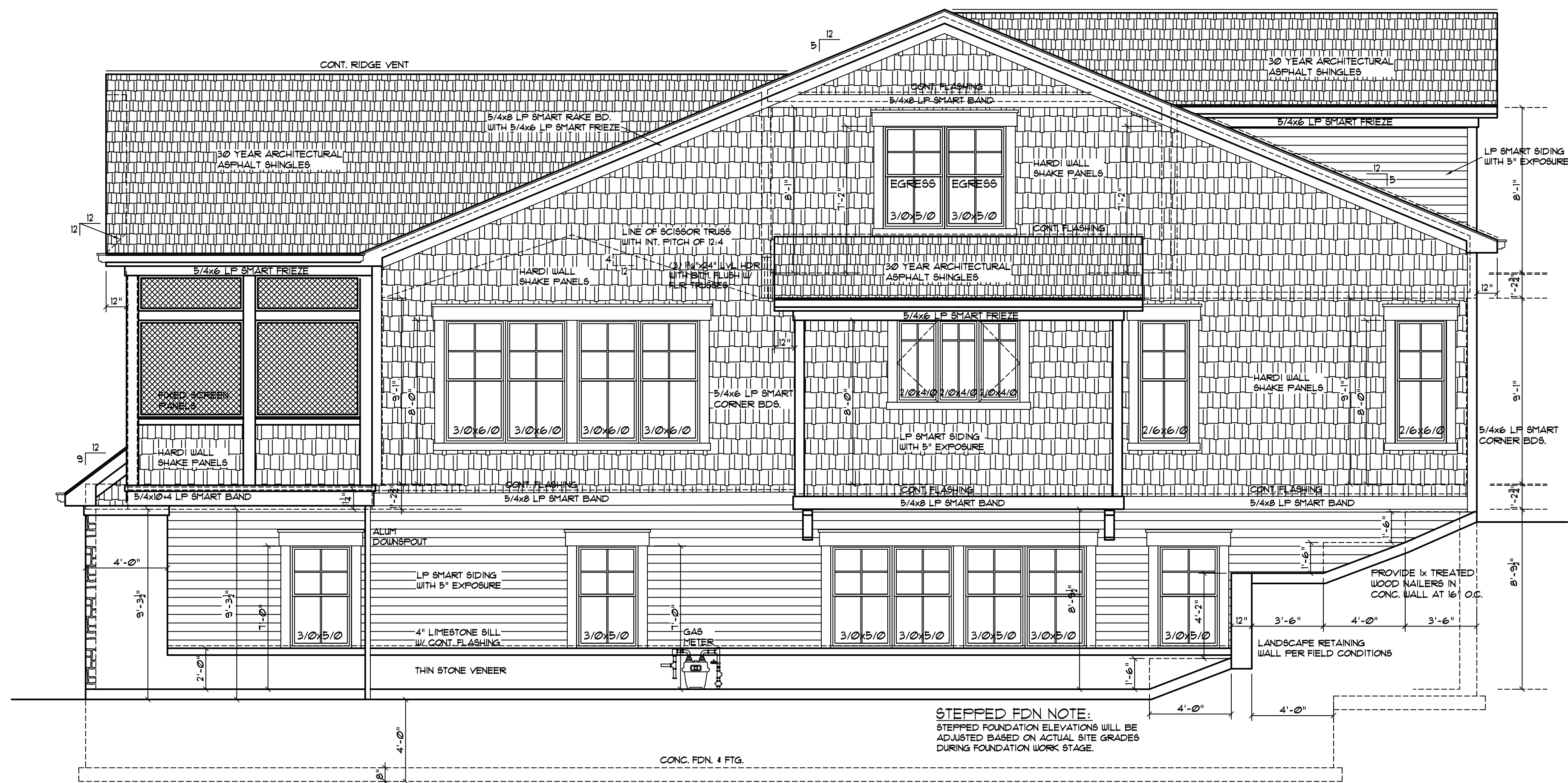
**FLASHING NOTE:**  
 PROVIDE FLASHING AT ALL TOP AND SIDES  
 OF WINDOWS, DOORS, SILLS, AND ROOF  
 VALLEYS.  
 FLASH ALL SILL COPINGS AT MASONRY  
 VENEER OPENINGS.

The diagrams show the following steps:

- Diagram 1:** A rectangular frame with a width dimension of  $R.O.$  (Rough Opening). A dashed line indicates where to cut the building tape. Labels: "CUT BUILDING TAPE HERE", "FOLD FLAPS AROUND SIDE JAMBES & SILL".
- Diagram 2:** The window unit is shown within the frame. Labels: "WINDOW UNIT", "TAPE OVER FLANGE PER MFR SPEC'S SILL FIRST THEN JAMBES".
- Diagram 3:** The window unit is shown with a "LAP HOUSE" (a larger frame) wrapped around the top and sides. Labels: "LAP HOUSE WRAP AT HEAD OVER WINDOW FLANGE", "WINDOW UNIT", "WINDOW FLANGES".
- Diagram 4:** The final assembly is shown with the window unit and flanges. Labels: "TAPE OVER FLANGE PER MFR SPEC'S HEAD FIRST THEN EXTENDED ANGLE CUTS".



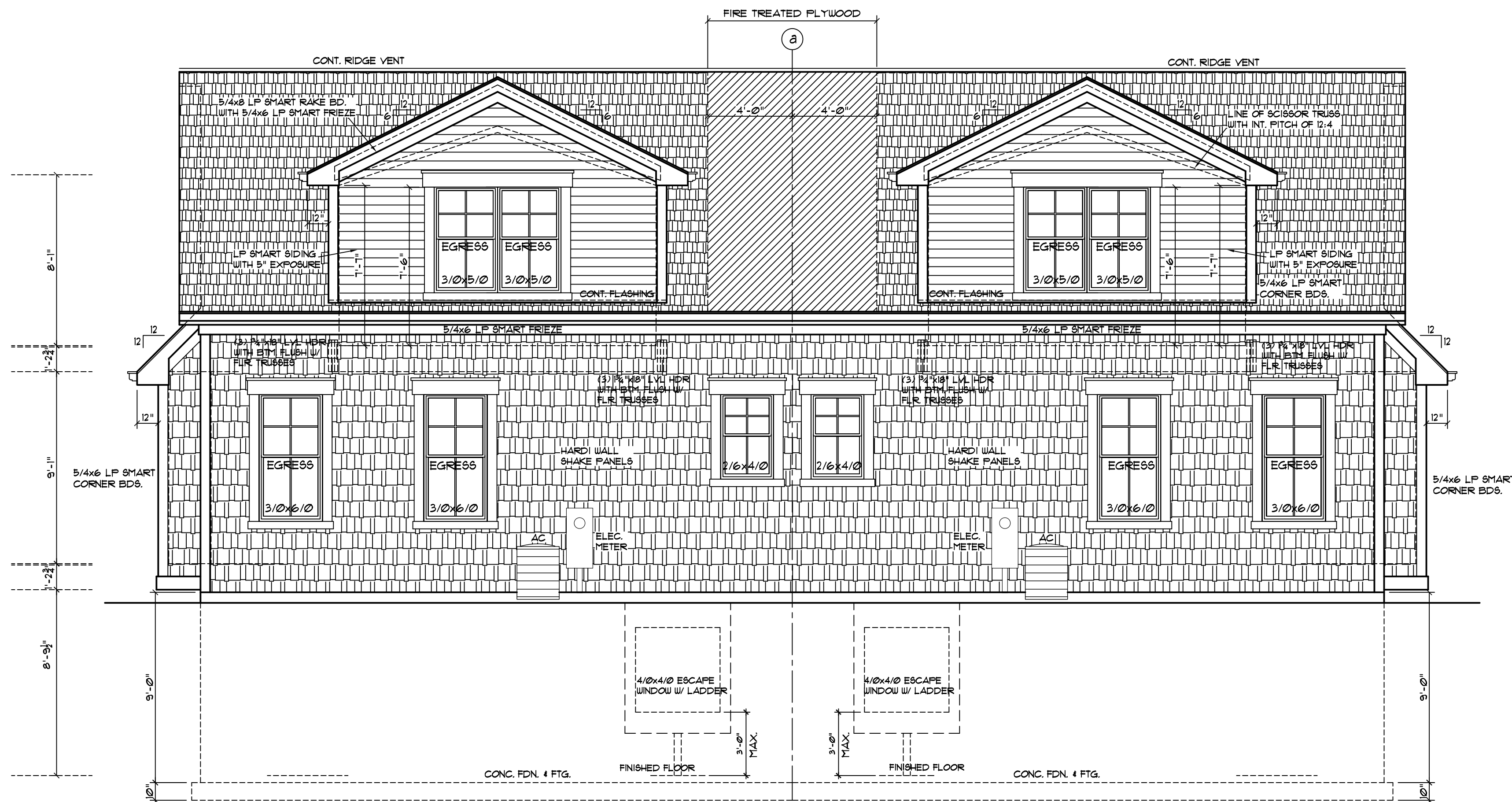
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|         |      |                              |
|         |      |                              |
|         |      |                              |
|         |      |                              |



DUPLEX RIGHT SIDE ELEVATION

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

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



DUPLEX REAR ELEVATION

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





CANYON DEVELOPMENT GROUP  
3665 TAMARACK CIRCLE  
PRAIRIE GROVE, IL 60012

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

**UNITS 28 THROUGH 31  
OF SOMERSET CONDOMINIUM**

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

SCALE 1" = 40'

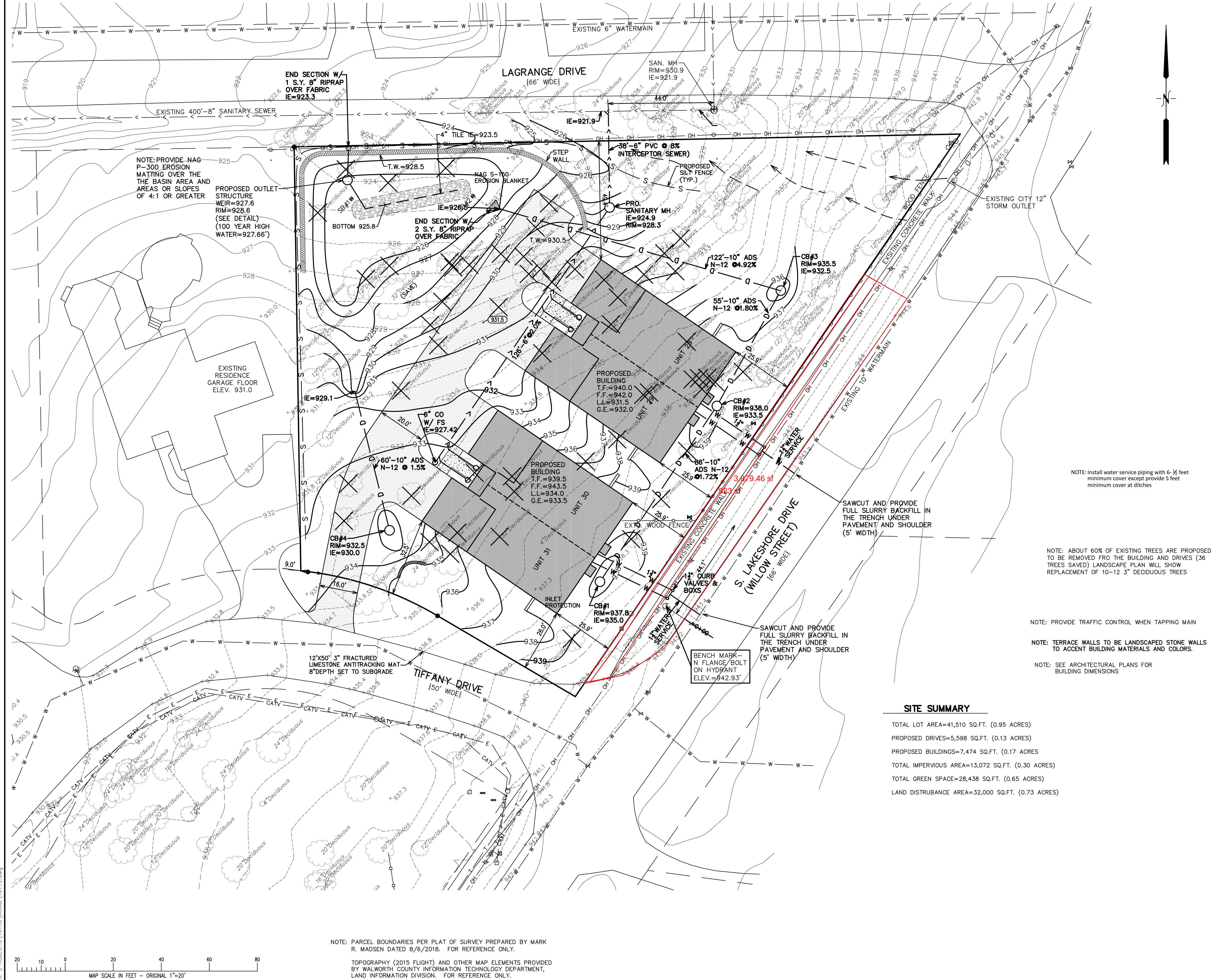




SITE, GRADING, DRAINAGE, & EROSION CONTROL PLAN  
UNITS 28 THROUGH 31 OF SOMERSET CONDOMINIUM

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

GENERAL DEVELOPMENT & PRECISE IMPLEMENTATION PLAN



CONSTRUCTION SEQUENCE

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

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

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

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

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

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

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

LEGEND

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

SOIL TEST BORINGS

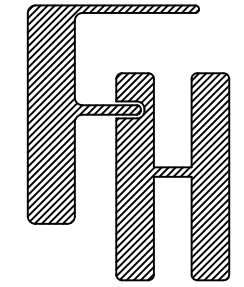
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SHEET 2 - CONSTRUCTION DETAILS  
SHEET 3 - CONSTRUCTION SPECIFICATIONS



GENERAL DEVELOPMENT & PRECISE IMPLEMENTATION PLAN

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| 08/25/2022 - TS                          | 1/2/2020 - LK<br>ADD NOTES                        |
| 09/12/2022 - TS<br>ADVANCE               | 2/6/2020 - LK<br>ADVANCEMENT                      |
| 11/02/2022 - TS<br>ADVANCE               | 2/19/2020 - TS<br>ADD DETAILS                     |
| 11/16/2022 - TS<br>ADVANCE               | 2/21/20 - TS<br>ADVANCEMENT                       |
| 11/21/2022 - TS<br>ADVANCE               |                                                   |
| 12/29/2022 - TS<br>ADVANCE               |                                                   |
| 01/12/2023 - TS<br>REVISE SERVICES       | 3/13/2020 - TS<br>ADD SEWER AND WATER<br>LATERALS |
| 03/15/2023 - TS<br>ADVANCE               |                                                   |
| 04/04/2023 - TS<br>ADVANCE               |                                                   |
| 06/19/2023 - TS<br>ADVANCE               |                                                   |

PROJECT NO.

10119

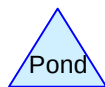
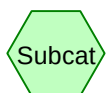
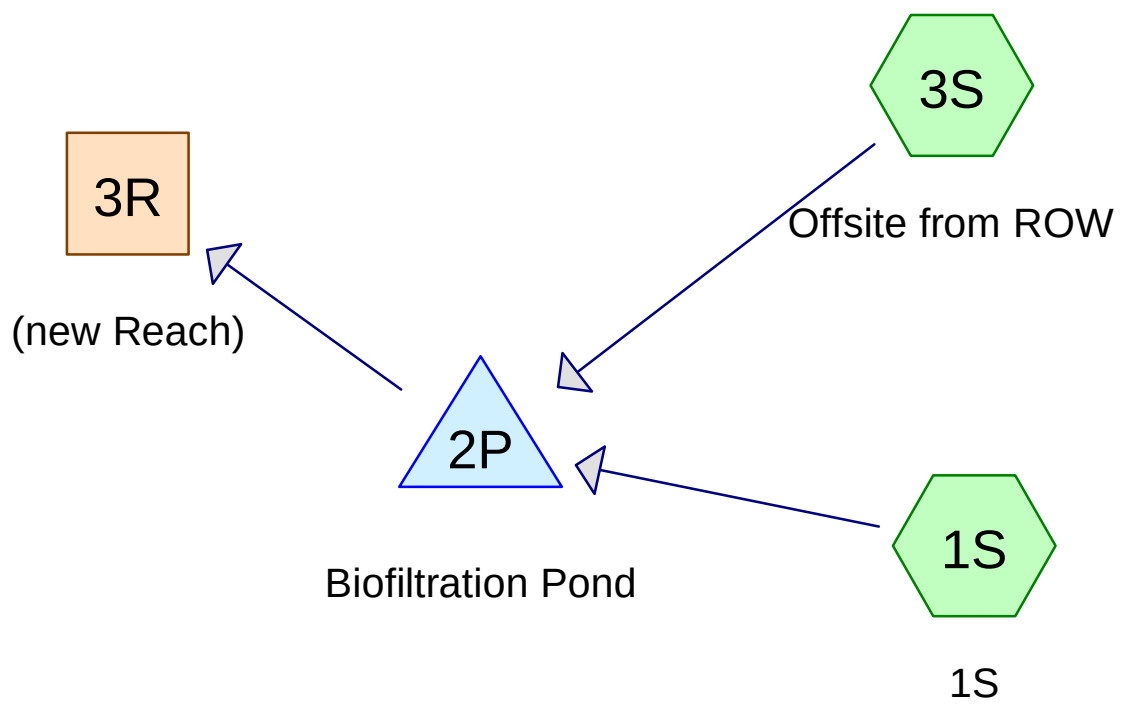
DATE

05/20/2019

SHEET NO.

1 OF 3





**Routing Diagram for Kapur model check with offsite**  
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**Kapur model check with offsite**

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**Rainfall Events Listing**

| Event# | Event<br>Name    | Storm Type | Curve | Mode    | Duration<br>(hours) | B/B | Depth<br>(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   |

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### Area Listing (all nodes)

| Area<br>(acres) | CN        | Description<br>(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)                          |
| <b>1.042</b>    | <b>72</b> | <b>TOTAL AREA</b>                      |



## Kapur model check with offsite

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### Soil Listing (all nodes)

| Area<br>(acres) | Soil<br>Group | Subcatchment<br>Numbers |
|-----------------|---------------|-------------------------|
| 0.000           | HSG A         |                         |
| 1.021           | HSG B         | 1S, 3S                  |
| 0.000           | HSG C         |                         |
| 0.000           | HSG D         |                         |
| 0.021           | Other         | 3S                      |
| <b>1.042</b>    |               | <b>TOTAL AREA</b>       |

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**Ground Covers (all nodes)**

| HSG-A<br>(acres) | HSG-B<br>(acres) | HSG-C<br>(acres) | HSG-D<br>(acres) | Other<br>(acres) | Total<br>(acres) | Ground<br>Cover        | Subcatchment<br>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                      |
| <b>0.000</b>     | <b>1.021</b>     | <b>0.000</b>     | <b>0.000</b>     | <b>0.021</b>     | <b>1.042</b>     | <b>TOTAL AREA</b>      |                         |

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**Pipe Listing (all nodes)**

| Line# | Node<br>Number | In-Invert<br>(feet) | Out-Invert<br>(feet) | Length<br>(feet) | Slope<br>(ft/ft) | n     | Width<br>(inches) | Diam/Height<br>(inches) | Inside-Fill<br>(inches) | Node<br>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                     |              |



**Kapur model check with offsite**

MSE 24-hr 3 1-year 24-hour Rainfall=2.46"

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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&gt;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&gt;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**

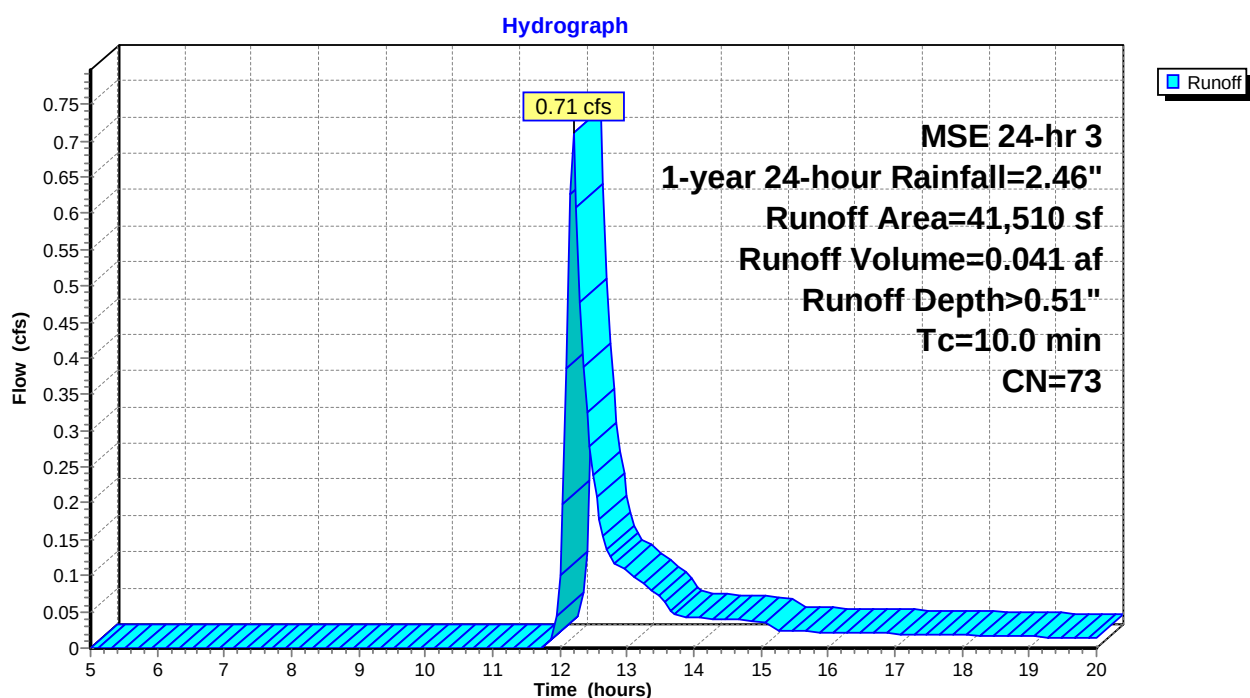
**Summary for Subcatchment 1S: 1S**

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**

**Kapur model check with offsite**

MSE 24-hr 3 1-year 24-hour Rainfall=2.46"

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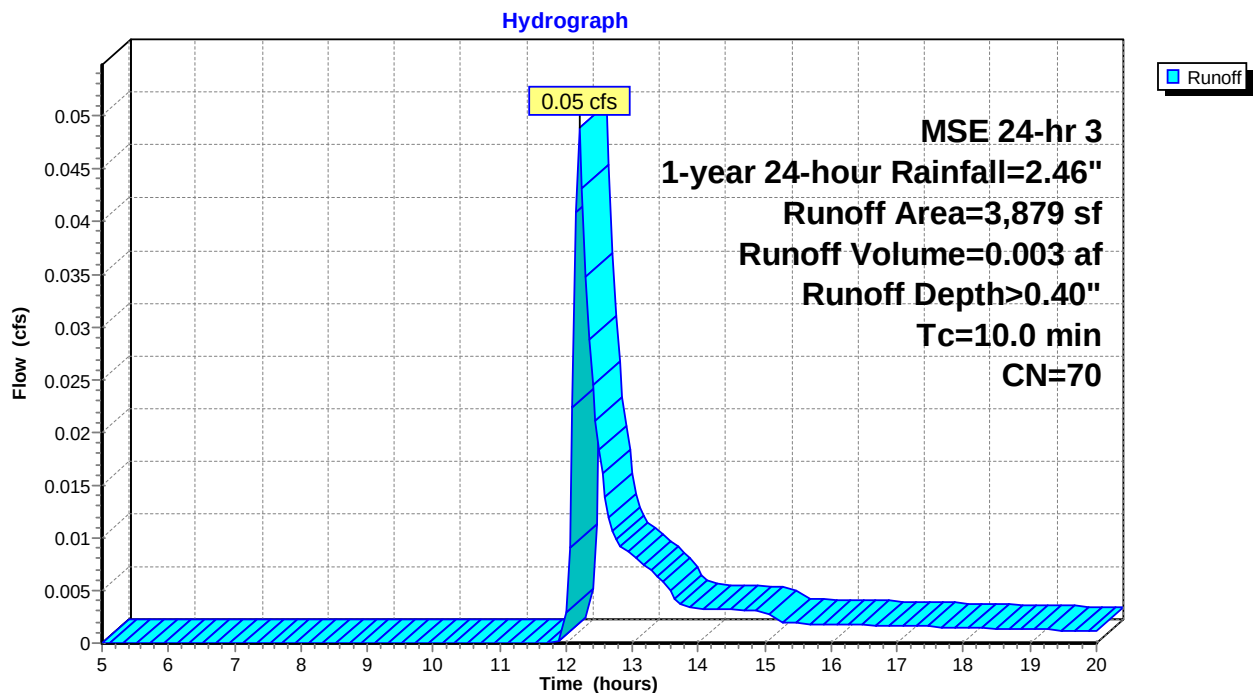
**Summary for Subcatchment 3S: Offsite from ROW**

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<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description           |
|-------------|------------------|------------------|----------------------|-------------------|-----------------------|
| 10.0        |                  |                  |                      |                   | Direct Entry, Minimum |

**Subcatchment 3S: Offsite from ROW**



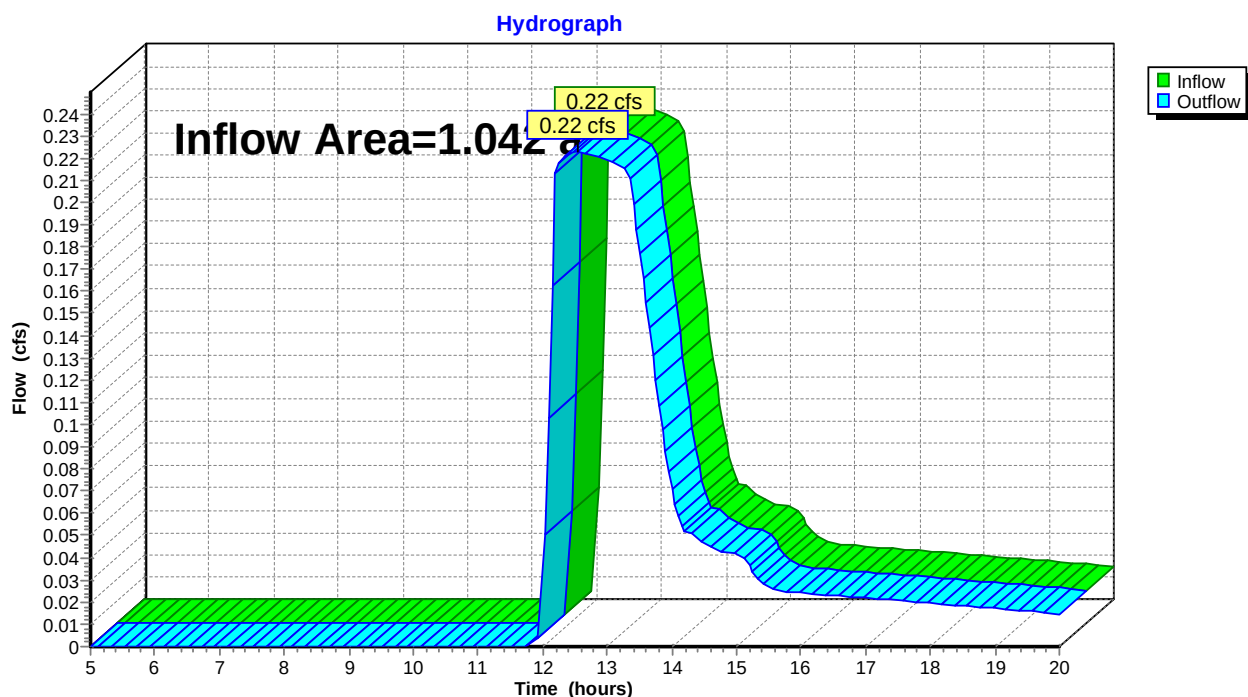
### Summary for Reach 3R: (new Reach)

[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)



**Kapur model check with offsite**

MSE 24-hr 3 1-year 24-hour Rainfall=2.46"

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**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      | <b>Custom Stage Data (Prismatic)</b> Listed below (Recalc) |

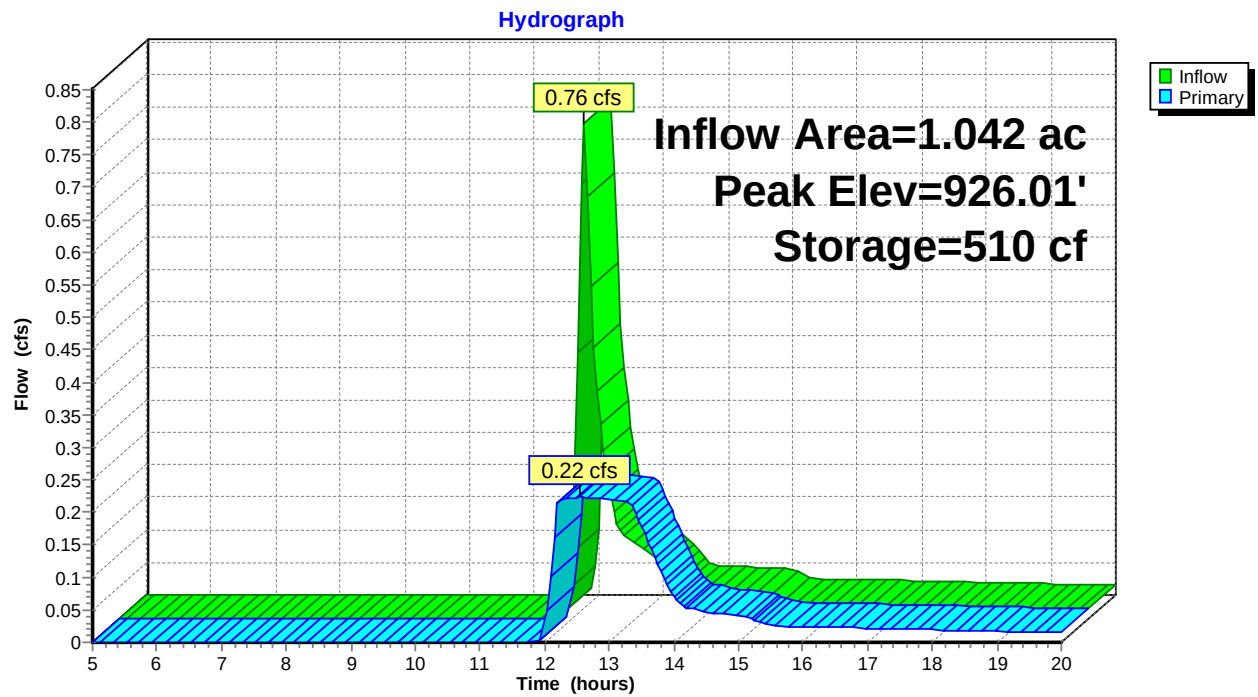
| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Voids<br>(%) | Inc.Store<br>(cubic-feet) | Cum.Store<br>(cubic-feet) |
|---------------------|----------------------|--------------|---------------------------|---------------------------|
| 923.50              | 392                  | 0.0          | 0                         | 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' | <b>8.0" Round Culvert</b> L= 10.0' Ke= 0.500<br>Inlet / Outlet Invert= 923.50' / 923.30' S= 0.0200 '/ Cc= 0.900<br>n= 0.013, Flow Area= 0.35 sf                                                                                                               |
| #2     | Device 1 | 927.60' | <b>3.0' long Sharp-Crested Rectangular Weir</b> 2 End Contraction(s)<br>0.5' Crest Height                                                                                                                                                                     |
| #3     | Primary  | 927.99' | <b>10.0' long x 3.0' breadth Broad-Crested Rectangular Weir</b><br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00<br>2.50 3.00 3.50 4.00 4.50<br>Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68<br>2.72 2.81 2.92 2.97 3.07 3.32 |
| #4     | Device 1 | 923.50' | <b>4.0" Round Culvert</b> L= 144.0' Ke= 0.900<br>Inlet / Outlet Invert= 923.50' / 923.50' S= 0.0000 '/ Cc= 0.900<br>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





**Kapur model check with offsite***MSE 24-hr 3 2-year 24-hour Rainfall=2.80"*

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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&gt;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&gt;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**

## Kapur model check with offsite

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MSE 24-hr 3 2-year 24-hour Rainfall=2.80"

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### Summary for Subcatchment 1S: 1S

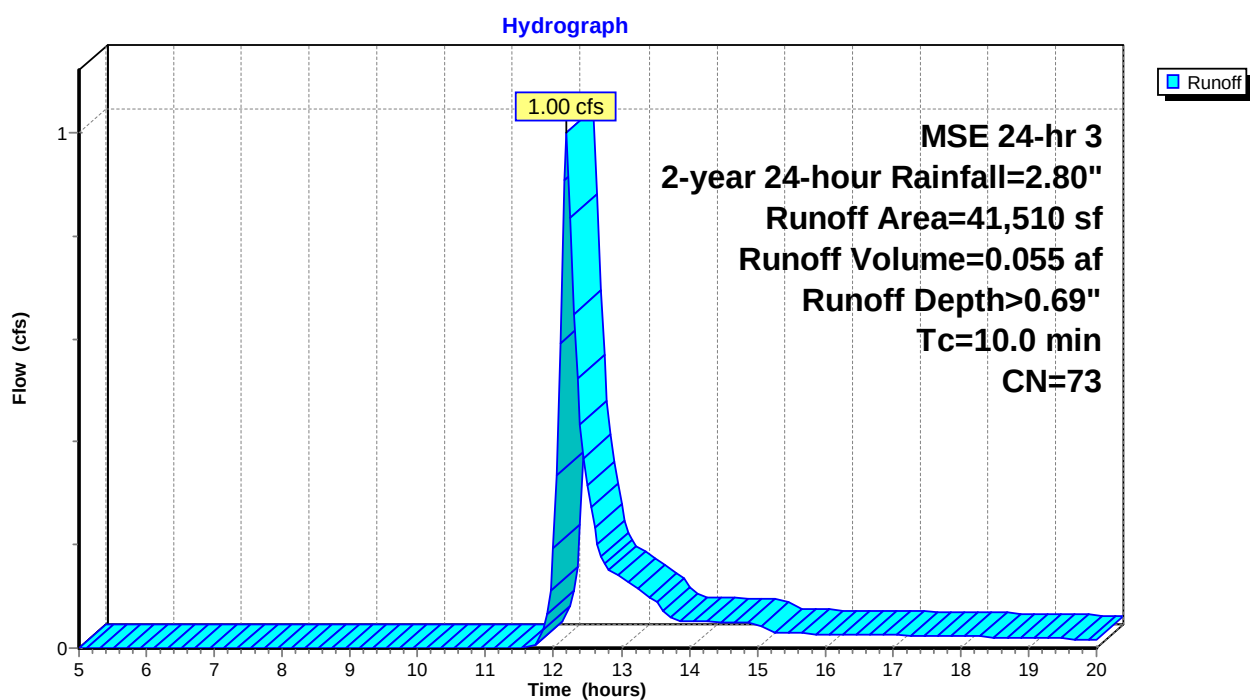
Runoff = 1.00 cfs @ 12.19 hrs, Volume= 0.055 af, Depth> 0.69"  
Routed to Pond 2P : Biofiltration Pond

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



# Kapur model check with offsite

MSE 24-hr 3 2-year 24-hour Rainfall=2.80"

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## Summary for Subcatchment 3S: Offsite from ROW

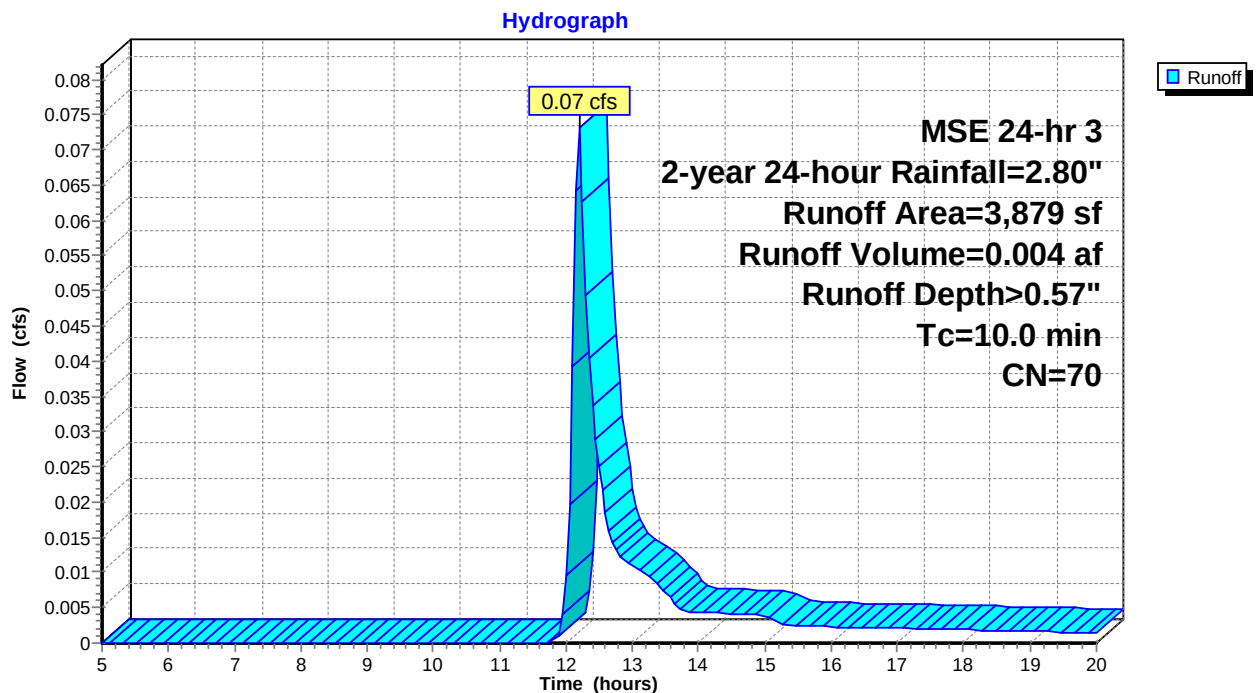
Runoff = 0.07 cfs @ 12.20 hrs, Volume= 0.004 af, Depth> 0.57"  
Routed to Pond 2P : Biofiltration Pond

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<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description           |
|-------------|------------------|------------------|----------------------|-------------------|-----------------------|
| 10.0        |                  |                  |                      |                   | Direct Entry, Minimum |

## Subcatchment 3S: Offsite from ROW





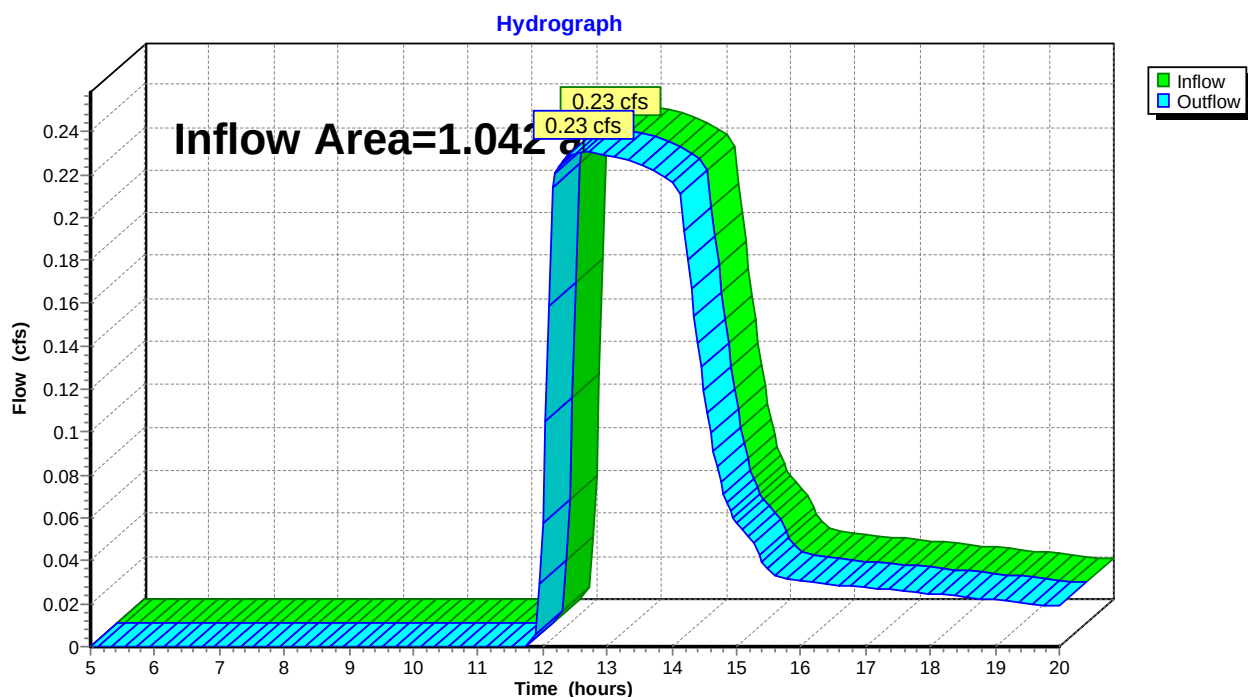
### Summary for Reach 3R: (new Reach)

[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)



**Kapur model check with offsite**

MSE 24-hr 3 2-year 24-hour Rainfall=2.80"

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**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      | <b>Custom Stage Data (Prismatic)</b> Listed below (Recalc) |

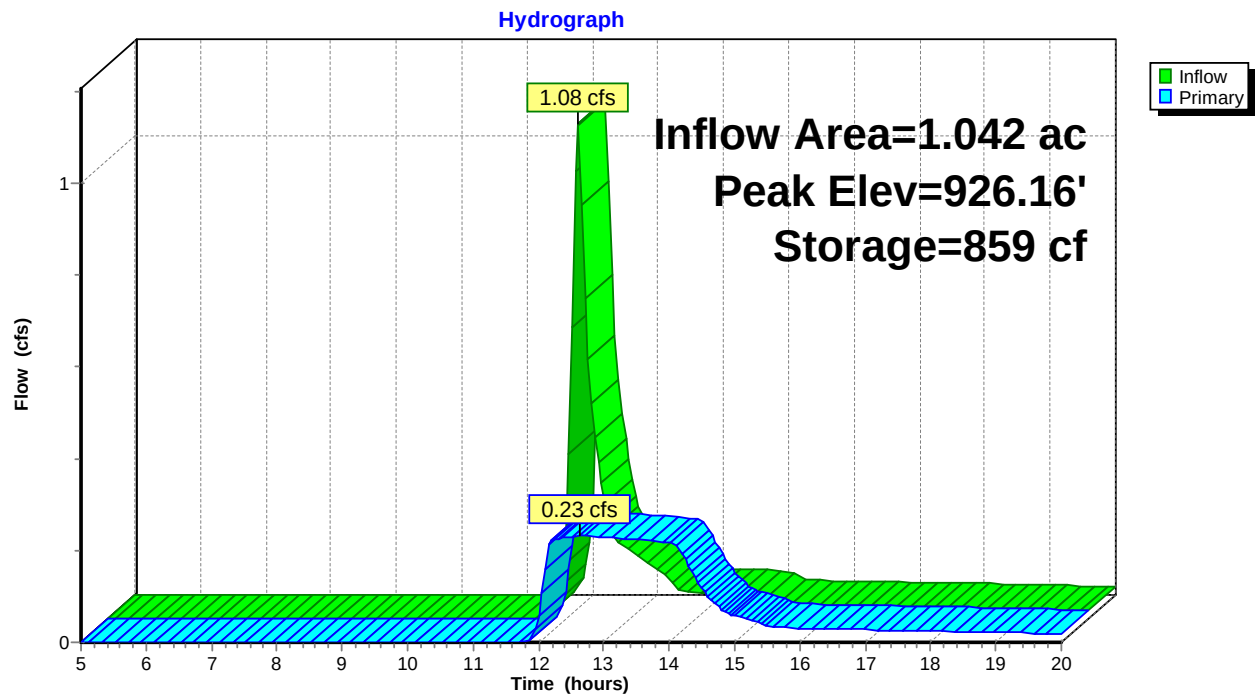
| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Voids<br>(%) | Inc.Store<br>(cubic-feet) | Cum.Store<br>(cubic-feet) |
|---------------------|----------------------|--------------|---------------------------|---------------------------|
| 923.50              | 392                  | 0.0          | 0                         | 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' | <b>8.0" Round Culvert</b> L= 10.0' Ke= 0.500<br>Inlet / Outlet Invert= 923.50' / 923.30' S= 0.0200 '/ Cc= 0.900<br>n= 0.013, Flow Area= 0.35 sf                                                                                                               |
| #2     | Device 1 | 927.60' | <b>3.0' long Sharp-Crested Rectangular Weir</b> 2 End Contraction(s)<br>0.5' Crest Height                                                                                                                                                                     |
| #3     | Primary  | 927.99' | <b>10.0' long x 3.0' breadth Broad-Crested Rectangular Weir</b><br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00<br>2.50 3.00 3.50 4.00 4.50<br>Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68<br>2.72 2.81 2.92 2.97 3.07 3.32 |
| #4     | Device 1 | 923.50' | <b>4.0" Round Culvert</b> L= 144.0' Ke= 0.900<br>Inlet / Outlet Invert= 923.50' / 923.50' S= 0.0000 '/ Cc= 0.900<br>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





**Kapur model check with offsite***MSE 24-hr 3 25-year 24-hour Rainfall=4.80"*

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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&gt;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&gt;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**

**Kapur model check with offsite**

MSE 24-hr 3 25-year 24-hour Rainfall=4.80"

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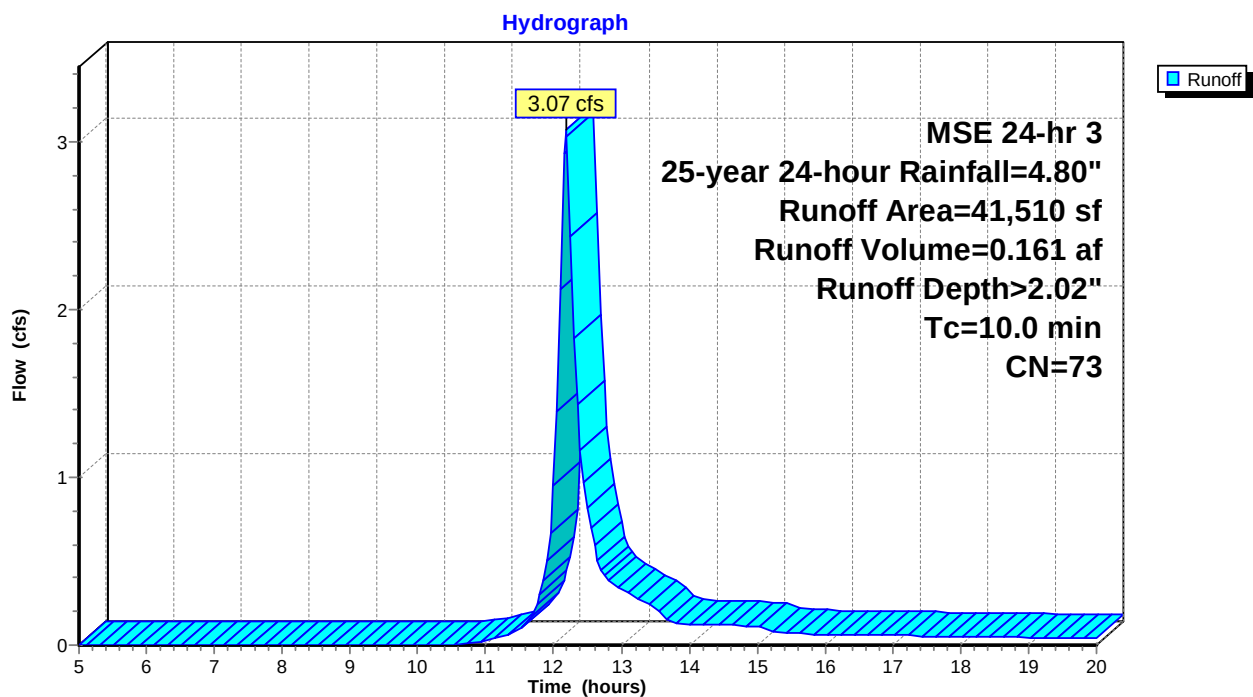
**Summary for Subcatchment 1S: 1S**

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**

## Kapur model check with offsite

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MSE 24-hr 3 25-year 24-hour Rainfall=4.80"

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### Summary for Subcatchment 3S: Offsite from ROW

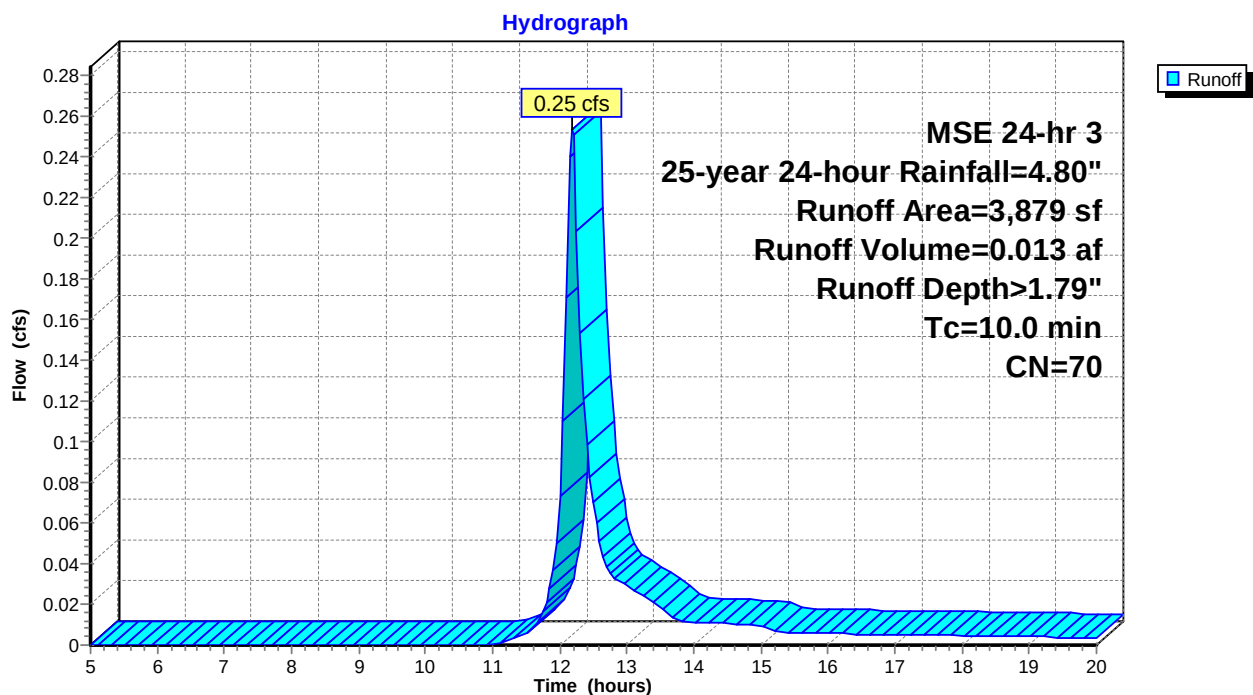
Runoff = 0.25 cfs @ 12.18 hrs, Volume= 0.013 af, Depth> 1.79"  
Routed to Pond 2P : Biofiltration Pond

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<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description           |
|-------------|------------------|------------------|----------------------|-------------------|-----------------------|
| 10.0        |                  |                  |                      |                   | Direct Entry, Minimum |

### Subcatchment 3S: Offsite from ROW



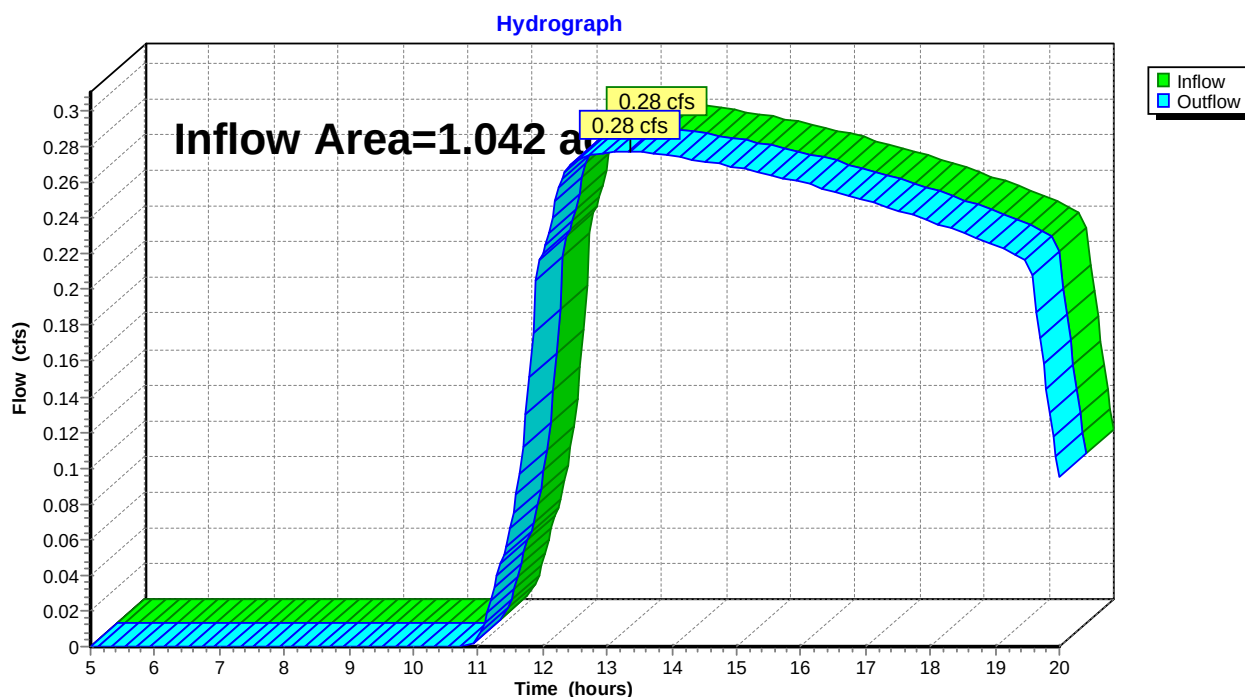


**Summary for Reach 3R: (new Reach)**

[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      | <b>Custom Stage Data (Prismatic)</b> Listed below (Recalc) |

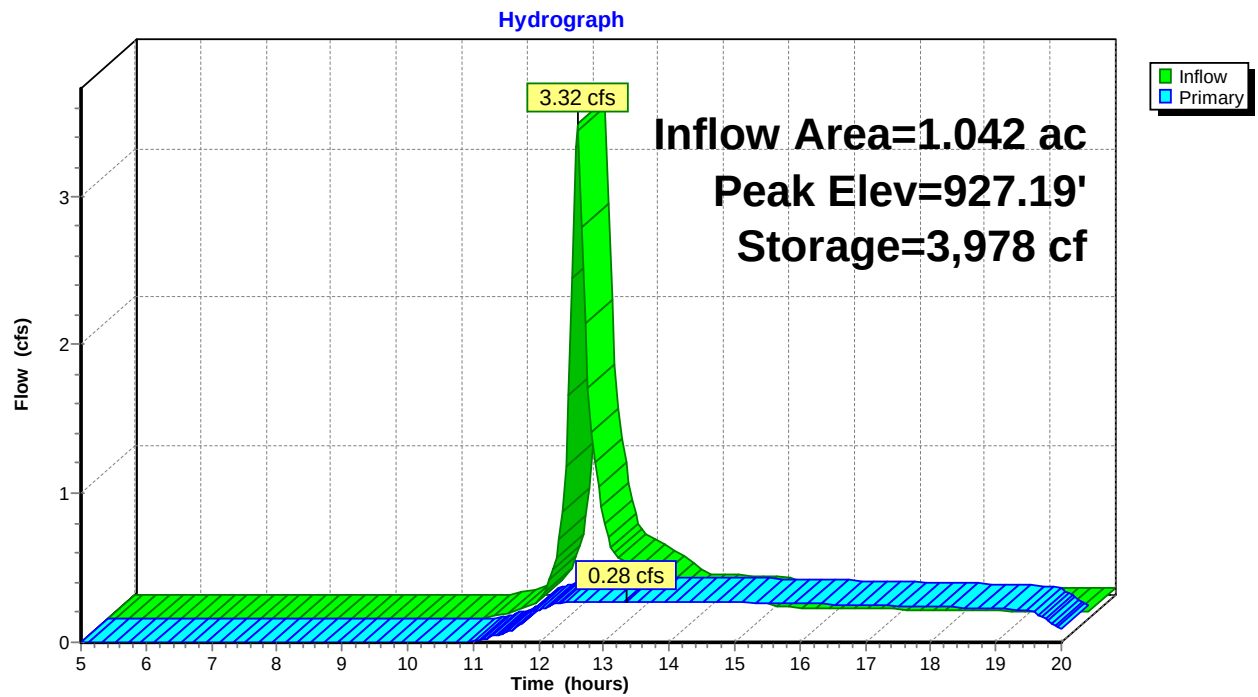
| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Voids<br>(%) | Inc.Store<br>(cubic-feet) | Cum.Store<br>(cubic-feet) |
|---------------------|----------------------|--------------|---------------------------|---------------------------|
| 923.50              | 392                  | 0.0          | 0                         | 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' | <b>8.0" Round Culvert</b> L= 10.0' Ke= 0.500<br>Inlet / Outlet Invert= 923.50' / 923.30' S= 0.0200 '/ Cc= 0.900<br>n= 0.013, Flow Area= 0.35 sf                                                                                                               |
| #2     | Device 1 | 927.60' | <b>3.0' long Sharp-Crested Rectangular Weir</b> 2 End Contraction(s)<br>0.5' Crest Height                                                                                                                                                                     |
| #3     | Primary  | 927.99' | <b>10.0' long x 3.0' breadth Broad-Crested Rectangular Weir</b><br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00<br>2.50 3.00 3.50 4.00 4.50<br>Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68<br>2.72 2.81 2.92 2.97 3.07 3.32 |
| #4     | Device 1 | 923.50' | <b>4.0" Round Culvert</b> L= 144.0' Ke= 0.900<br>Inlet / Outlet Invert= 923.50' / 923.50' S= 0.0000 '/ Cc= 0.900<br>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





**Kapur model check with offsite***MSE 24-hr 3 100-year 24-hour Rainfall=6.22"*

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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&gt;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&gt;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**

**Kapur model check with offsite**

MSE 24-hr 3 100-year 24-hour Rainfall=6.22"

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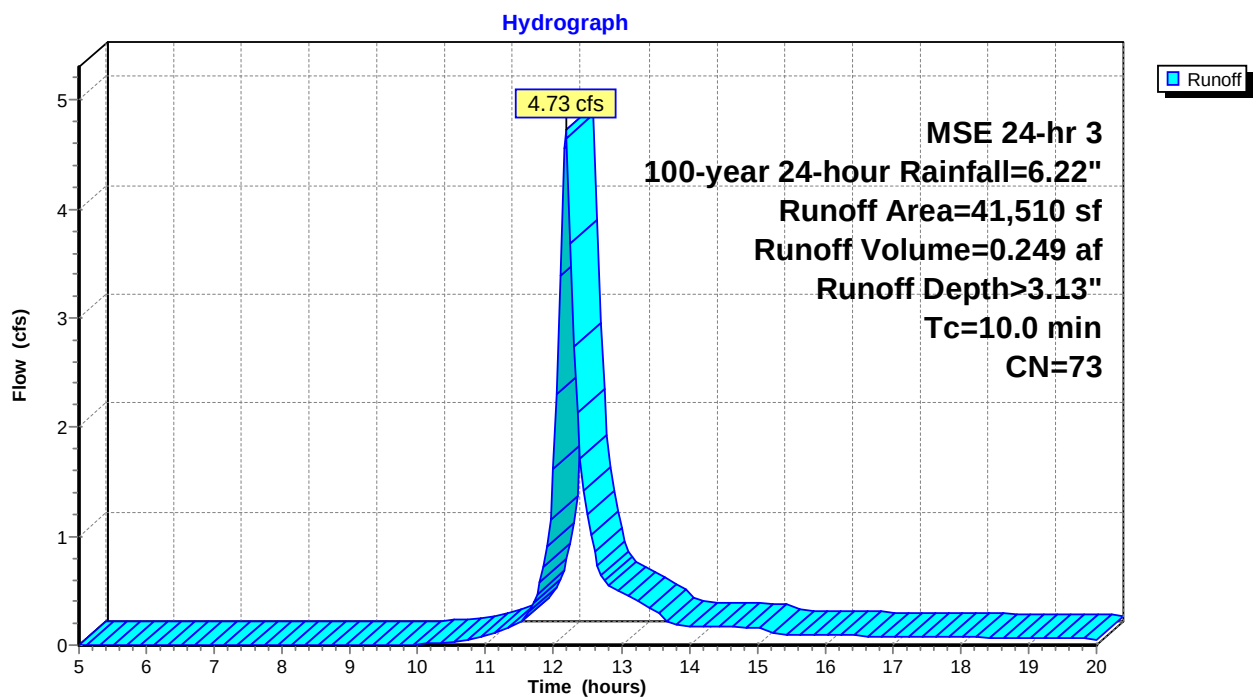
**Summary for Subcatchment 1S: 1S**

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**

# Kapur model check with offsite

MSE 24-hr 3 100-year 24-hour Rainfall=6.22"

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## Summary for Subcatchment 3S: Offsite from ROW

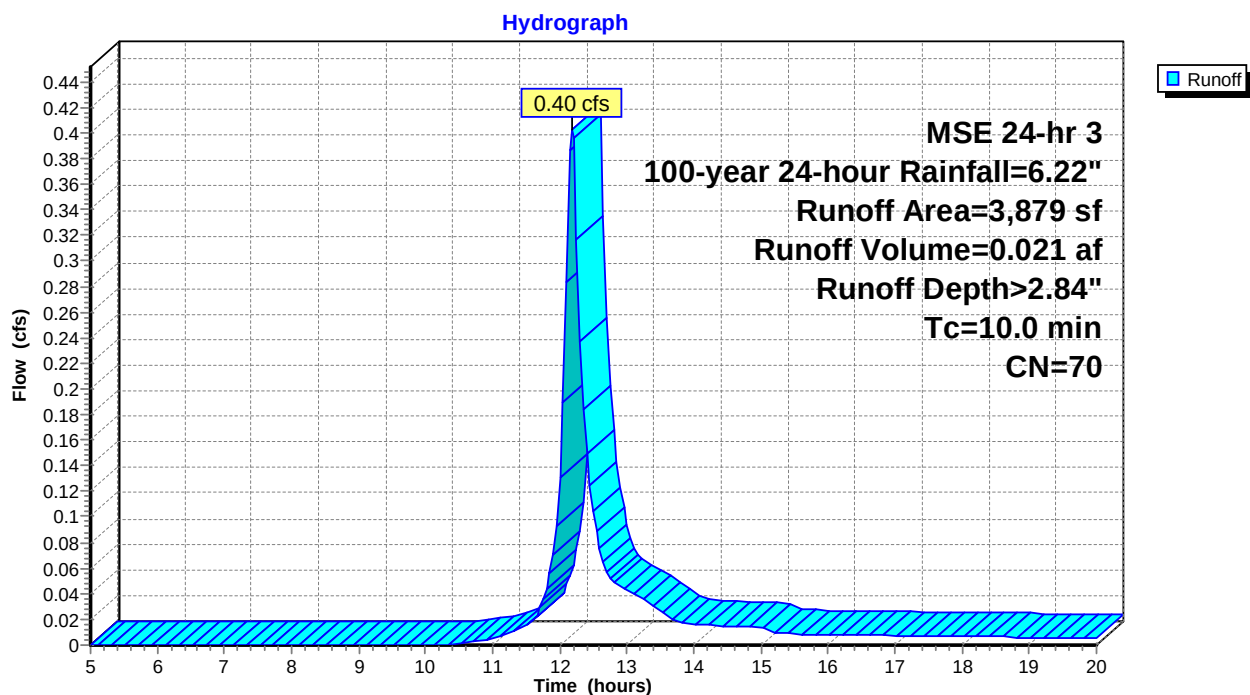
Runoff = 0.40 cfs @ 12.18 hrs, Volume= 0.021 af, Depth> 2.84"  
Routed to Pond 2P : Biofiltration Pond

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<br>(min) | Length<br>(feet) | Slope<br>(ft/ft) | Velocity<br>(ft/sec) | Capacity<br>(cfs) | Description           |
|-------------|------------------|------------------|----------------------|-------------------|-----------------------|
| 10.0        |                  |                  |                      |                   | Direct Entry, Minimum |

## Subcatchment 3S: Offsite from ROW





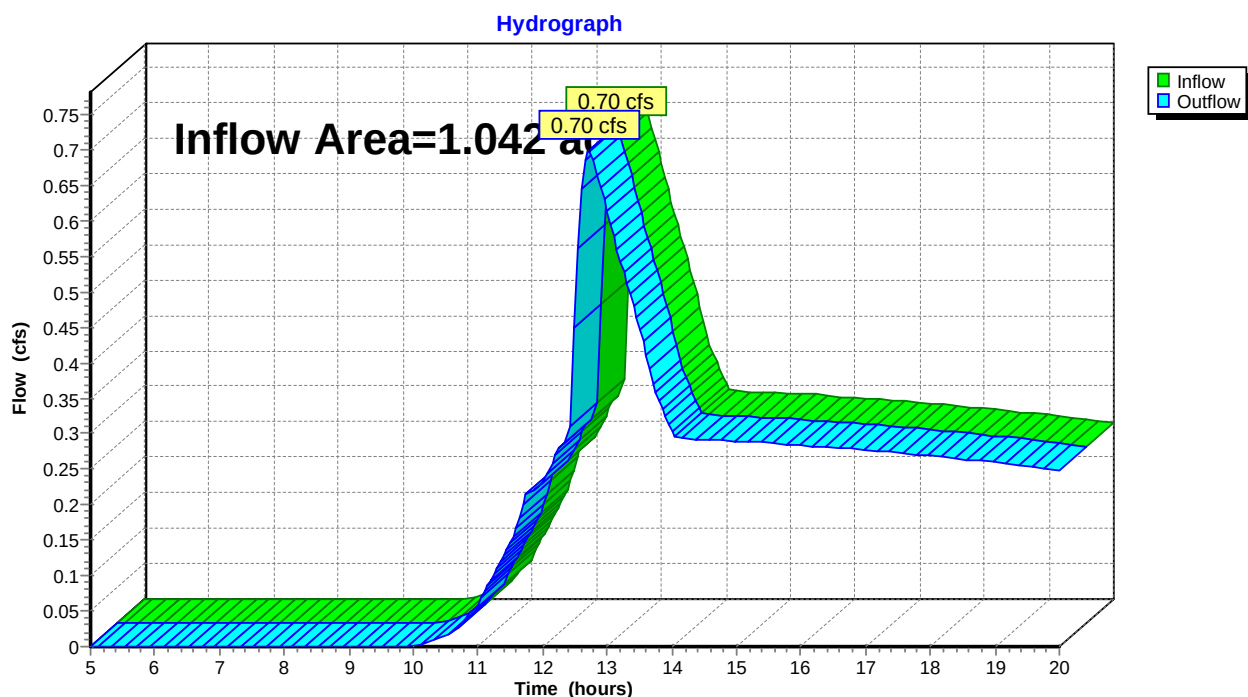
### Summary for Reach 3R: (new Reach)

[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      | <b>Custom Stage Data (Prismatic)</b> Listed below (Recalc) |

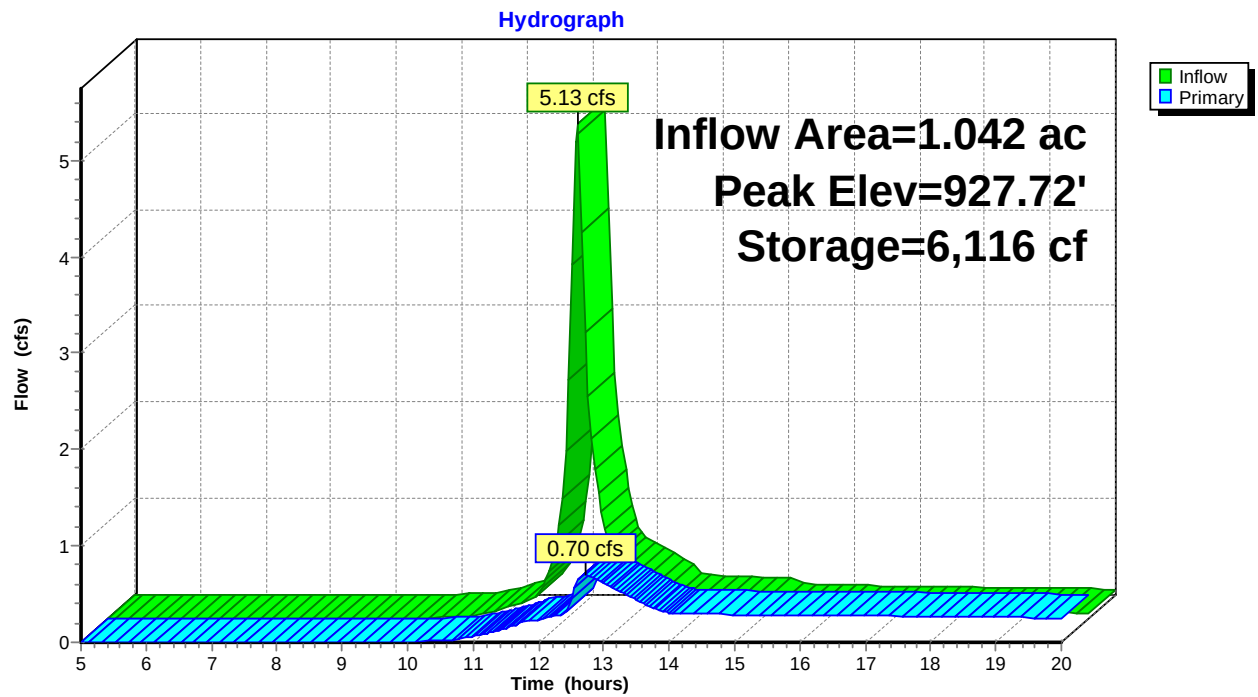
| Elevation<br>(feet) | Surf.Area<br>(sq-ft) | Voids<br>(%) | Inc.Store<br>(cubic-feet) | Cum.Store<br>(cubic-feet) |
|---------------------|----------------------|--------------|---------------------------|---------------------------|
| 923.50              | 392                  | 0.0          | 0                         | 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' | <b>8.0" Round Culvert</b> L= 10.0' Ke= 0.500<br>Inlet / Outlet Invert= 923.50' / 923.30' S= 0.0200 '/ Cc= 0.900<br>n= 0.013, Flow Area= 0.35 sf                                                                                                               |
| #2     | Device 1 | 927.60' | <b>3.0' long Sharp-Crested Rectangular Weir</b> 2 End Contraction(s)<br>0.5' Crest Height                                                                                                                                                                     |
| #3     | Primary  | 927.99' | <b>10.0' long x 3.0' breadth Broad-Crested Rectangular Weir</b><br>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00<br>2.50 3.00 3.50 4.00 4.50<br>Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68<br>2.72 2.81 2.92 2.97 3.07 3.32 |
| #4     | Device 1 | 923.50' | <b>4.0" Round Culvert</b> L= 144.0' Ke= 0.900<br>Inlet / Outlet Invert= 923.50' / 923.50' S= 0.0000 '/ Cc= 0.900<br>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

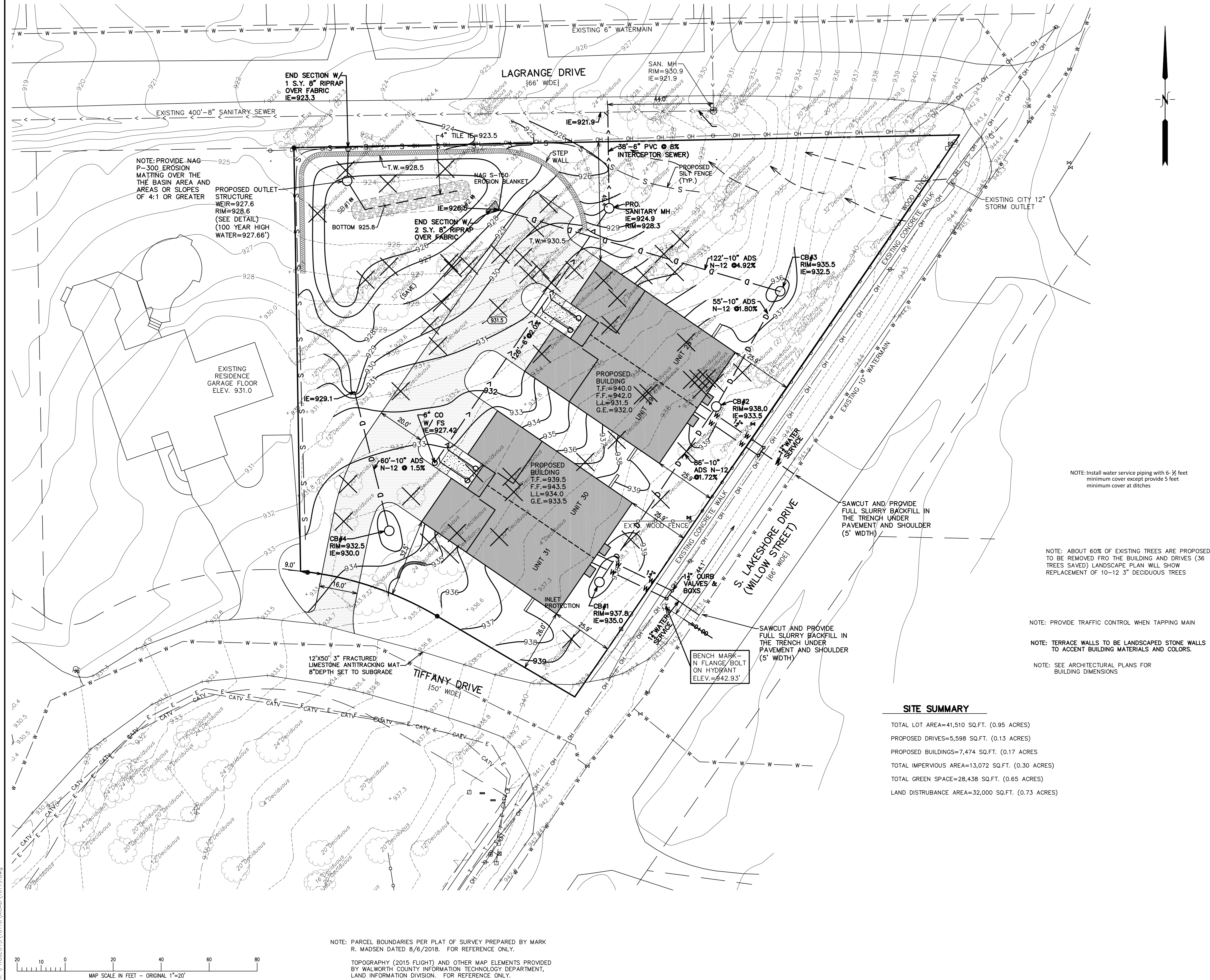




SITE, GRADING, DRAINAGE, & EROSION CONTROL PLAN  
UNITS 28 THROUGH 31 OF SOMERSET CONDOMINIUM

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



CONSTRUCTION SEQUENCE

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

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

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

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

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

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

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

LEGEND

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

SOIL TEST BORINGS

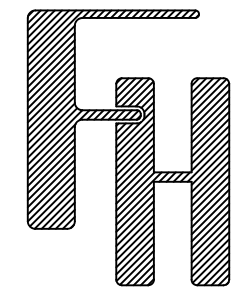
- SB#1 - 10" TOPSOIL  
30" REDDISH BROWN CLAY W/COBBLES (COARSE)  
42" GRAVELLY SILT LOAM (WATER SEEPS 0.3 IN/HR)  
48" GRAVELLY SILT SAND (WATER SEEPS 0.5 IN/HR)
- SB#2 - 12" TOPSOIL  
27" REDDISH BROWN CLAY W/COBBLES  
48" GRAVELLY SILT LOAM (WATER SEEPS 0.3 IN/HR)  
42" GRAVELLY SILT SAND (WATER SEEPS 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 DISTURBANCE 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<br>ADVANCEMENT           | 10/29/2019 - LB<br>ADD SOIL BORINGS               |
| 5/20/2020 - TS<br>ADD EROSION<br>CONTROL | 12/16/2019 - LK<br>ADD FIELD WORK                 |
| 08/25/2022 - TS                          | 1/2/2020 - LK<br>ADD NOTES                        |
| 09/12/2022 - TS<br>ADVANCE               | 2/6/2020 - LK<br>ADVANCEMENT                      |
| 11/02/2022 - TS<br>ADVANCE               | 2/19/2020 - TS<br>ADD DETAILS                     |
| 11/16/2022 - TS<br>ADVANCE               | 2/21/20 - TS<br>ADVANCEMENT                       |
| 11/21/2022 - TS<br>ADVANCE               |                                                   |
| 12/29/2022 - TS<br>ADVANCE               |                                                   |
| 01/12/2023 - TS<br>REVISE SERVICES       | 3/13/2020 - TS<br>ADD SEWER AND WATER<br>LATERALS |
| 03/15/2023 - TS<br>ADVANCE               |                                                   |
| 04/04/2023 - TS<br>ADVANCE               |                                                   |
| 06/19/2023 - TS<br>ADVANCE               |                                                   |

PROJECT NO.

10119

DATE

05/20/2019

SHEET NO.

1 OF 3