



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

CITY OF LAKE GENEVA PLAN COMMISSION
MONDAY, SEPTEMBER 18, 2023 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL

Members:

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

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Access Code: 9746153

AGENDA

1. Meeting called to order by Charlene Klein.
2. Roll Call
3. Approve Minutes of the August 21, 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. Conceptual review of a proposed development by Basso Builders for the property currently located in the Town of Bloomfield Tax Key No. MA56400002
7. Public Hearing and Recommendation for a Conditional Use Permit (CUP) request for an Outdoor Display land use for the property located at **300 Wrigley Dr.**, applicant representative Tammie Carstensen for a proposed request of Harbor Shores in the General Business (GB) zoning district. Tax Key No. ZSR00170
8. Public Hearing and Recommendation for a Conditional Use Permit (CUP) for CDS Investments II LLC. Mason Ln. Lake in The Hills, IL 60156 to Raze and rebuild a New Single-Family home at **1626 Evergreen Ln.** located in the Estate Residential – 1 (ER-1) zoning district tax key no. ZLM00016
9. Public Hearing and Recommendation for a Conditional Use Permit (CUP) request for an Commercial Indoor Lodging land use for the property located at **822 Williams St.**, applicant

Signature Investments, LLC, 4796 E Clayton Rd, Fitchburg, Wisconsin, located in the Central Business (CB) zoning district. Tax Key No. ZA269400002

10. Recommendation on petition for direct annexation by unanimous approval for the property located at N3219 County Highway H in the Town of Geneva, applicant Ron Ammon, Tax Key No. JA54900001
11. Discuss request for an Amendment to the Comprehensive Plan from Wisconsin Power and Light Company to relocate the energy substation
12. Discuss request for an Amendment to the Comprehensive Plan from Lakeside Living LLC., for the property located at 1120 S. Lake Shore Drive
13. Review and recommendation for Common Council to set a public hearing for the requested amendment to the Comprehensive Plan
14. 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, 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

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

Roll Call

Present: Klein, Yunker, Hoiland, Cary, Gibbs
Absent: Marquardt (excused), Feuredi

Approve Minutes of the July 17, 2023 Plan Commission meeting as distributed
Motion by a Hoiland to approve, second by Yunker. No discussion. Motion carried. 5-0
Mayor Klein states that Item #9 was withdrawn from the agenda by the applicant. There will be no public hearing and no action taken by the Plan Commission.

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
Peg Esposito, 124 Darwin Street - Spoke in opposition relative to Item #10 and requested no action to be taken at this time.

Acknowledgment of Correspondence
No Correspondence

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
Commissioner Feuredi joined the meeting at 6:04pm.

Ken Etten, McCormack & Etten Architects, 400 Broad Street, Lake Geneva, WI. & representatives Jason Lohman & John Hazod, presented the application details for a Conditional Use Permit (included on pages 6-51 of the packet) and answered commission member's and city planner's questions.
No public comments.

Motion by Mayor Klein to close public hearing, second by Cary. No discussion. Motion carried. 6-0
City Planner Mich and City Engineer Rausch identified points of the proposed project. Administrator Wallings clarifies this is the final step for approval.
Motion by Hoiland to approve, second by Yunker. No discussion. Motion carried. 6-0.

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

A representative of Lake Geneva Tennis Club presented the proposed Certified Survey Map application details, included on pages 52-93 of the packet.
Administrator Walling confirms that the GDP has been previously approved. The process to get the CSM in line, is for the lot to conform to what the request will be for the PIP.
Motion by Hoiland to approve, second by Cary. No discussion. Motion carried. 6-0.

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

A representative of Lake Geneva Tennis Club presented the proposed existing Precise Implementation Plan amendment details (included on pages 52-93 of the packet) and answered commission member's and city planner's questions.

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

Motion by Hoiland to approve, second by Gibbs. No discussion. Motion carried. 6-0

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

Item #9 was withdrawn from the agenda by the applicant.

No action taken.

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

City Planner Mich presented an overview for an Amendment to the Comprehensive Plan from the Wisconsin Power & Light Company to relocate the energy substation and answered commission member's questions. The applicant will be presenting at a future Common Council Meeting for next steps.

Alliant representative, Greg Ardrey, 4902 N Biltmore Lane, Madison WI., provided details related to relocating the energy substation and answered commission member's questions.

Review and recommendation for Common Council to set a public hearing for the requested amendment to the Comprehensive Plan

City Planner Mich & City Planner Kruesel presented an overview and answered commission member's questions related to a Public Hearing about the requested amendment to the Comprehensive Plan.

Recommendation to continue discussion until the next Plan Commission meeting in September.

Motion by Mayor Klein to continue, second by Hoiland. Motion carried 6-0.

Plan Commission Kick-Off Discussion Regarding Sign Ordinance update (Presentation by Vandewalle & Associates)

City Planner Kruesel presented Plan Commission Kick-Off Discussion regarding sign ordinance update, action items to the Comprehensive Plan and answered commission member's questions.

Adjournment

Motion by Mayor Klein to adjourn, second by Hoiland. Motion carried 6-0. The meeting adjourned at 6:58 p.m.

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: September 18, 2023

Agenda Item #6

Applicant:
Basso Builders, Inc.

Request:
Tax Key No. MA 56400002
Concept Review

Description:

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

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

Staff has reviewed the concept and the applicant has provided revisions in response to staff direction. Staff offers the following additional comments on the concept. Many of these are details that can be addressed in the General Development Plan (GDP) and Precise Implementation Plan (PIP), which are steps 3 and 4 of the Planned Development process.

Staff comments:

- This development should be a connected community with a relationship to the existing homes on Mobile Street and surrounding neighborhood.
- The greenspace and stormwater pond should be designed to be an amenity for residents.
- Ample landscaping and tree replanting will be important to maintain a quality residential environment.
- Guest parking should be redesigned to ensure adequate space is provided for backing out of parking spaces.
- All units should have pedestrian paths connecting to the public sidewalk.
- The interior drive connects Wells Street and Mobile Street through the site and encourages connectivity and establishes a relationship between this project and the rest of the neighborhood. This connection is curved to designed to discourage cut-through traffic by non-residents. It is narrower than a public street which will naturally slow traffic and discourage cut-through traffic. Additional traffic calming measures such as speed humps could be employed as well.

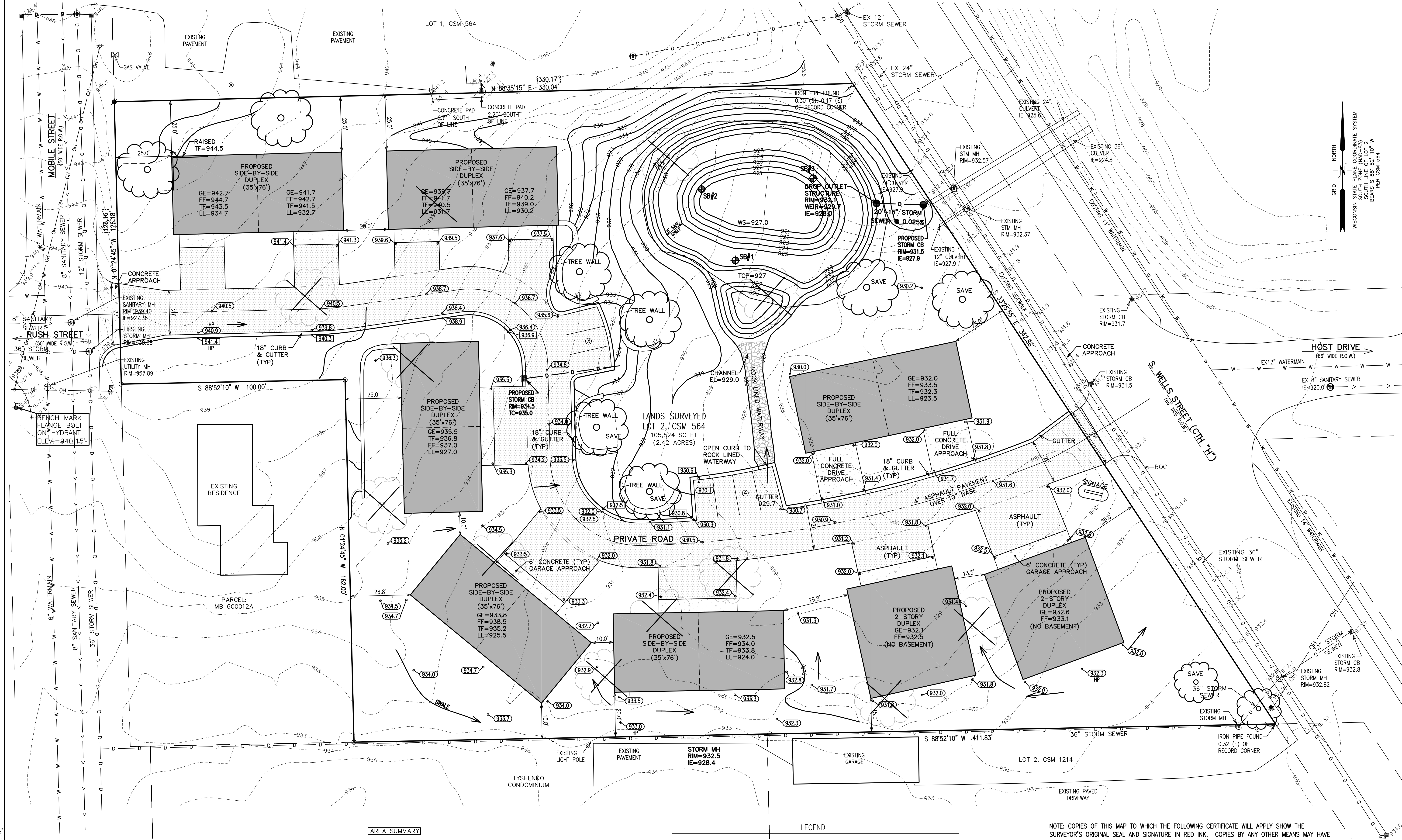
- Quality exterior building materials and architectural design will be expected. Staff would like more information about the building designs, as this will likely influence staff comments on the site design.
- The base zoning district is expected to be Two Family Residential – 6 (TR-6). Most TR-6 requirements are met, but applicant will *likely* need flexibility from the TR-6 zoning district for the following:
 - Residential density (proposing 6.6 dwelling units per acre versus maximum density of 6 dwelling units per acre)
 - Rear yard setbacks (proposing 26.8 feet along southwestern property line versus minimum 30 feet required)
 - Minimum dwelling core dimensions (proposing some units with 35x38 feet minimum dimensions versus minimum 24x40 feet required)
 - Minimum dwelling unit separation (proposing 10 feet in some locations versus minimum 12 feet required)

Following input from the Plan Commission, the applicant will prepare a revised Concept Plan, or Plan Commission feels they are ready, they can submit a General Development Plan (GDP).

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

SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN
LOT 2 OF CERTIFIED SURVEY MAP NO. 564

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



AREA SUMMARY

TOTAL LAND AREA 105,524 S.F. 2.42 ACRES
8 DUPLEX BUILDINGS - 16 RESIDENTIAL UNITS
DENSITY = 6.6 UNITS/ACRE

TOTAL IMPERVIOUS AREAS (BUILDINGS, WALKS, DRIVES, ETC)
POST-CONSTRUCTION IMPERVIOUS: 40,070 SQ. FT. 38.0%
GREENSPACE: 65,454 SQ. FT. 62.0%

ALL UNITS TO HAVE 2 CAR GARAGES WITH 2 PARKING SPOTS
PARKING SPACES OFF PRIVATE ROAD = 7 CARS

LEGEND

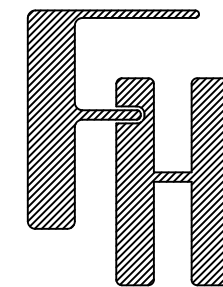
- W — = BURIED WATERMAIN
- S — = STORM SEWER
- S — = SANITARY SEWER
- G — = BURIED GAS LINE
- OH — = OVERHEAD UTILITY WIRES
- XXXX — = EXISTING DECIDUOUS TREE
- XXXX — = EXISTING GROUND ELEVATION
- XXXX — = EXISTING LAND CONTOURS
- = IRON PIPE FOUND 1 3/8" O.D.
- = IRON REBAR SET 3/4" x 18" x 1.13 lbs/ft
- ◆ = BENCHMARK
- ⊙ = UTILITY POLE
- [XXX] = RECORDED AS
- = STORM CATCH BASIN
- ▲ = SURVEY CONTROL POINT
- ⊕ = SOIL BORING

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

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

DATED: 6/01/2023

CHRISTOPHER A. HODGES P.L.S. 2760



PLAT OF SURVEY

SODECP

THE LINK OF LAKE GENEVA
LAKE GENEVA, WI 53147

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

FARRIS, HANSEN & ASSOCIATES, INC.

ENGINEERING - ARCHITECTURE - SURVEYING

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

PHONE: (262) 723-2098 e-mail: office@farris-hansen.com

REVISIONS

08/11/2023 - TS
ADVANCE
8/24/2023 - DHC
ADVANCE SODECP
8/28/2023 - DHC
REVISE ROAD ENTERANCE
TO WELLS ST

PROJECT NO.

10886

DATE

6/01/2023

SHEET NO.

1 OF 1

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: September 18, 2023

Agenda Item #7

Applicant:

Tammie Carstensen
Harbor Cove Condominium Association
300 Wrigley Drive
Lake Geneva, WI 53147

Request:

300 Wrigley Drive
Lake Geneva, WI 53147
Proposed Conditional Use Permit for Group
Development and Outdoor Display

Description:

The applicant is requesting approval of a Conditional Use Permit (CUP) application for the addition of a use to the existing Group Development located at Harbor Shores Hotel at 300 Wrigley Drive. The property is currently zoned General Business (GB) and has been previously approved as a Group Development, which allows for the operation of both the Harbor Shores Hotel as an Indoor Commercial Lodging land use and Gino's East Pizzeria as an Indoor Commercial Entertainment use on the same site. The applicant seeks to add an Outdoor Display land use at the site to allow Lake Geneva Cart Rental to use one parking space in the property's parking lot as a pickup location for his golf cart rental operation.

The addition of the proposed Outdoor Display land use on the site requires a CUP. The proposed land use would consist of the parking of two street-legal golf carts in one striped, designated parking space within the parking lot as depicted on the attached site plan. All golf cart rentals are handled offsite via a website, and there will be no additional space leased by Lake Geneva Cart Rental for their operations at the site. The designated parking spot will only be used as a pickup point for golf cart rentals through their business.

Relationship to Base Zoning Standards:

The proposed CUP is consistent with the previously approved Group Development within the General Business Zoning District. The applicant does not seek any other flexibilities from the zoning ordinance for this project except for the use flexibility to allow for more than one use on the property as per the Group Development Zoning Ordinance regulations.

Staff Review Comments:

General Site Layout, Architecture, and Design – The applicant is not proposing any changes to the existing site layout, building architecture, or building or site design, with the exception that one existing parking space will be used to park two golf carts.

Parking – The Group Development contains 136 parking spaces. Harbor Shores Hotel provides 99 parking spaces in the back parking lot and 22 spaces in their front parking lot. Gino's East Pizzeria provides 15 parking spaces for their use and operation. One parking space from Harbor Shores Hotel's front parking lot will be reserved for the parking of Lake Geneva Cart Rental golf carts.

Aside from the zoning flexibility requested as part of this CUP, all other zoning requirements are met.

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. Lake Geneva Cart Rental will be required to revise the Group Development CUP in the event that they will utilize more parking spaces than the one identified in and approved by this CUP in order to ensure that the Group Development land uses will continue to provide sufficient onsite parking for all operations.

Suggested Motions:

- Approve: I recommend approval of the proposed Conditional Use Permit for *Harbor Cove Condominium Association, 300 Wrigley Drive, Lake Geneva, WI 53147 for the proposed Outdoor Display land use at the property located at 300 Wrigley Drive in the GB Zoning District*, 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 *Harbor Cove Condominium Association, 300 Wrigley Drive, Lake Geneva, WI 53147 for the proposed Outdoor Display land use at the property located at 300 Wrigley Drive in the GB Zoning District*, 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):

300 Wrigley Drive - Parcel # ZHC ZSR 00170
Harbor Cove Condo Plat located in SE 1/4 of section 36,

Name and Address of Current Owner: Harbor Cove Condo Assoc.

300 Wrigley Drive

→ continued

Telephone No. with area code & Email of Current Owner: 262.248.9181

Tammie@harborshoreslg.com

Owner Signature: Tammie Carstensen, CEO

Name and Address of Applicant:

Tammie Carstensen, 300 Wrigley Dr
Lake Geneva, WI 53147

Telephone No. with area code & Email of Applicant: 262.749.8301

Tammie@harborshoreslg.com

Proposed Conditional Use: Allow Lake Geneva Coast Rental
to use property as a pick up location
for his street legal golf carts. Not as a business

Zoning District in which land is located: downtown historic

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

N/A

Short statement describing activities to take place on site:

All rentals are handled off site via
a website. This is simply a centrally
located pick up point for golf cart
rentals.

There is no rent collected or space (office)
leased fr. HS

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

7/11/2023
Date

Tammie Carstensen
Signature of Applicant

Lake Geneva, Wisconsin

Google Street View

Sep 2022 See more dates

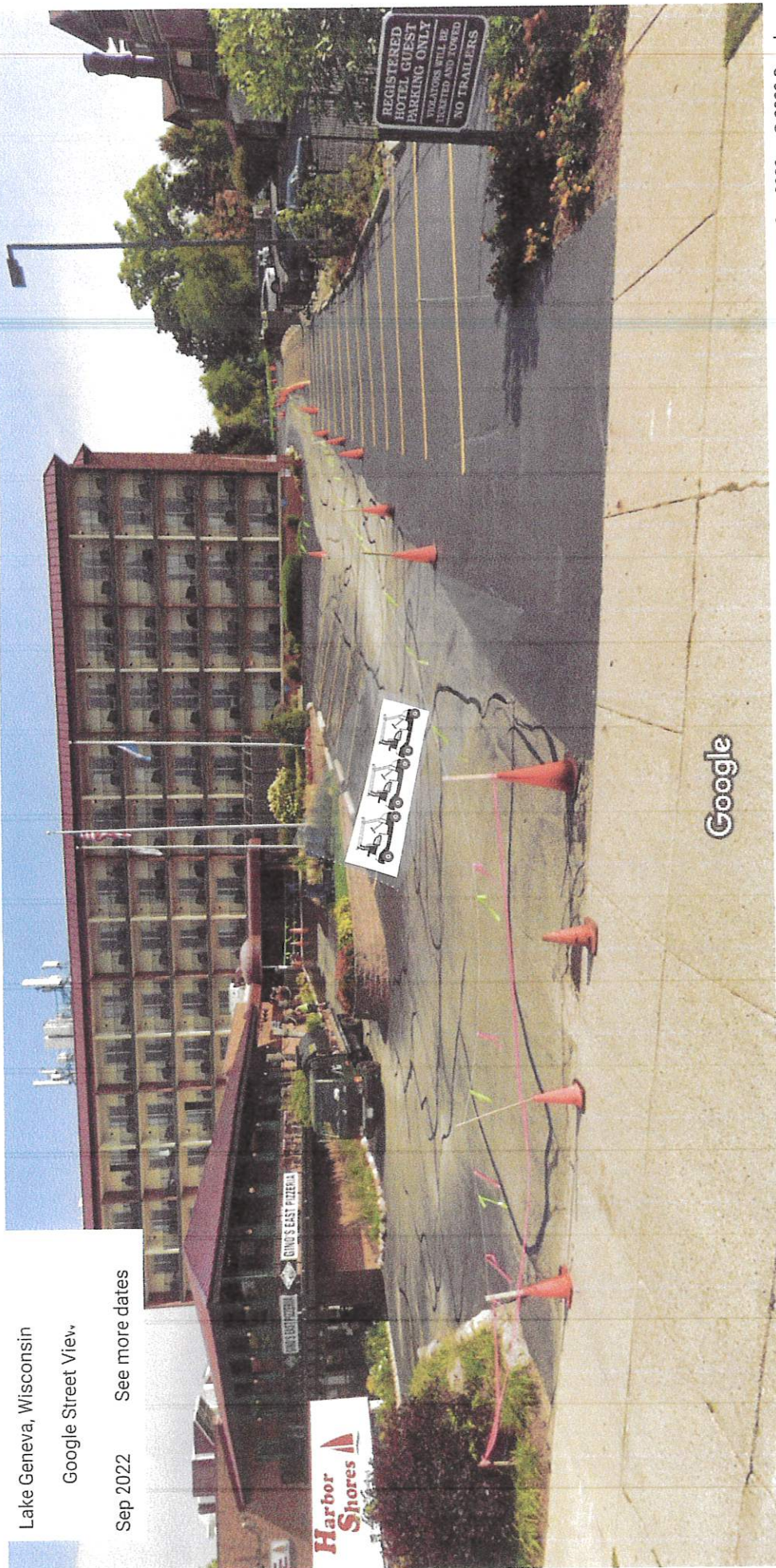


Image capture: Sep 2022 © 2023 Google



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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 300 Winglee Dr
Applicant name Harbor Shores on Lake Geneva
Applicant email Tammie@harborshores Phone Number 262.248.9181
lg.com
Architect/Contractor/Designer Name N/A
Architect/Contractor/Designer Email _____ Phone Number _____
Type of Construction: New N/A Addition _____ Remodel _____
Type of Development: Single-family _____ Multi-family _____ Commercial _____ Industrial _____
Type of Business _____

Engineering

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

- Storm water management provisions provided? YES / NO
 - As-built/certification notification
- Erosion control plan provided? YES / NO
- Wetlands, floodplains, environmental corridors, groundwater Identified. YES / NO
- Utility Plans Provided
 - Watermain
 - Sanitary Sewer
 - Storm Water
- Is a Land Division required? YES / NO
- Access points and dimensions shown? YES / NO
 - WISDOT Right-of-way?
 - County Right-of-way?
- Estimated Traffic impacts N/A
 - 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) on golf carts (Lg cart Rental)
- Exterior lighting plans? YES / NO
- What kind of noise or level of noise will the business have? N/A
- 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 None
- Estimated daily water usage in gallons per day None
- Estimated maximum water flow in gallons per minute None
- Number of bathrooms N/A
- Brief description of process (if Industrial) golf cart pick up location

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

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

Patient 1151		Age	Sex	Ref.
1	10	Male	1	10
2	10	Male	1	10
3	10	Male	1	10
4	10	Male	1	10
5	10	Male	1	10
6	10	Male	1	10
7	10	Male	1	10
8	10	Male	1	10
9	10	Male	1	10
10	10	Male	1	10
11	10	Male	1	10
12	10	Male	1	10
13	10	Male	1	10
14	10	Male	1	10
15	10	Male	1	10
16	10	Male	1	10
17	10	Male	1	10
18	10	Male	1	10
19	10	Male	1	10
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22	10	Male	1	10
23	10	Male	1	10
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26	10	Male	1	10
27	10	Male	1	10
28	10	Male	1	10
29	10	Male	1	10
30	10	Male	1	10
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45	10	Male	1	10
46	10	Male	1	10
47	10	Male	1	10
48	10	Male	1	10
49	10	Male	1	10
50	10	Male	1	10
51	10	Male	1	10
52	10	Male	1	10
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61	10	Male	1	10
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79	10	Male	1	10
80	10	Male	1	10
81	10	Male	1	10
82	10	Male	1	10
83	10	Male	1	10
84	10	Male	1	10
85	10	Male	1	10
86	10	Male	1	10
87	10	Male	1	10
88	10	Male	1	10
89	10	Male	1	10
90	10	Male	1	10

Week 5/16

Author	Year	Country	Sample Size	Age Range	Gender	Occupation	Education	Income	Health Status	Study Design	Findings
1. Smith et al.	1995	USA	1,200	18-65	M/F	Various	High School	\$10,000-\$50,000	Good	Longitudinal	Increased risk of heart disease with high cholesterol and smoking.
2. Jones et al.	1998	UK	800	25-75	M/F	Various	University	£10,000-£50,000	Good	Cross-sectional	Stress and lack of exercise are major risk factors for depression.
3. Brown et al.	2001	Canada	1,500	15-80	M/F	Various	High School	\$15,000-\$60,000	Fair	Longitudinal	Physical activity significantly reduces the risk of chronic diseases.
4. White et al.	2003	Australia	900	30-70	M/F	Various	University	A\$10,000-A\$50,000	Good	Cross-sectional	Mental health issues are closely linked to physical health.
5. Black et al.	2005	Germany	1,100	20-85	M/F	Various	High School	€10,000-€50,000	Fair	Longitudinal	Social support is a key factor in maintaining good health.
6. Green et al.	2007	France	1,300	18-75	M/F	Various	University	€15,000-€60,000	Good	Cross-sectional	Diet and lifestyle changes can improve overall health outcomes.
7. Hall et al.	2009	Sweden	1,000	25-80	M/F	Various	High School	SEK10,000-SEK50,000	Fair	Longitudinal	Work-life balance is crucial for mental well-being.
8. Kim et al.	2011	South Korea	1,400	15-70	M/F	Various	High School	₩10,000-₩50,000	Fair	Cross-sectional	Family structure and cultural values influence health behaviors.
9. Taylor et al.	2013	India	1,600	18-85	M/F	Various	High School	₹10,000-₹50,000	Fair	Longitudinal	Access to healthcare and education is a major determinant of health.
10. Wilson et al.	2015	Japan	1,200	20-75	M/F	Various	University	¥10,000-¥50,000	Good	Cross-sectional	Traditional Japanese diet is associated with lower rates of obesity.

PLANT WITHIN

[illegible]

0. **PLANTING**

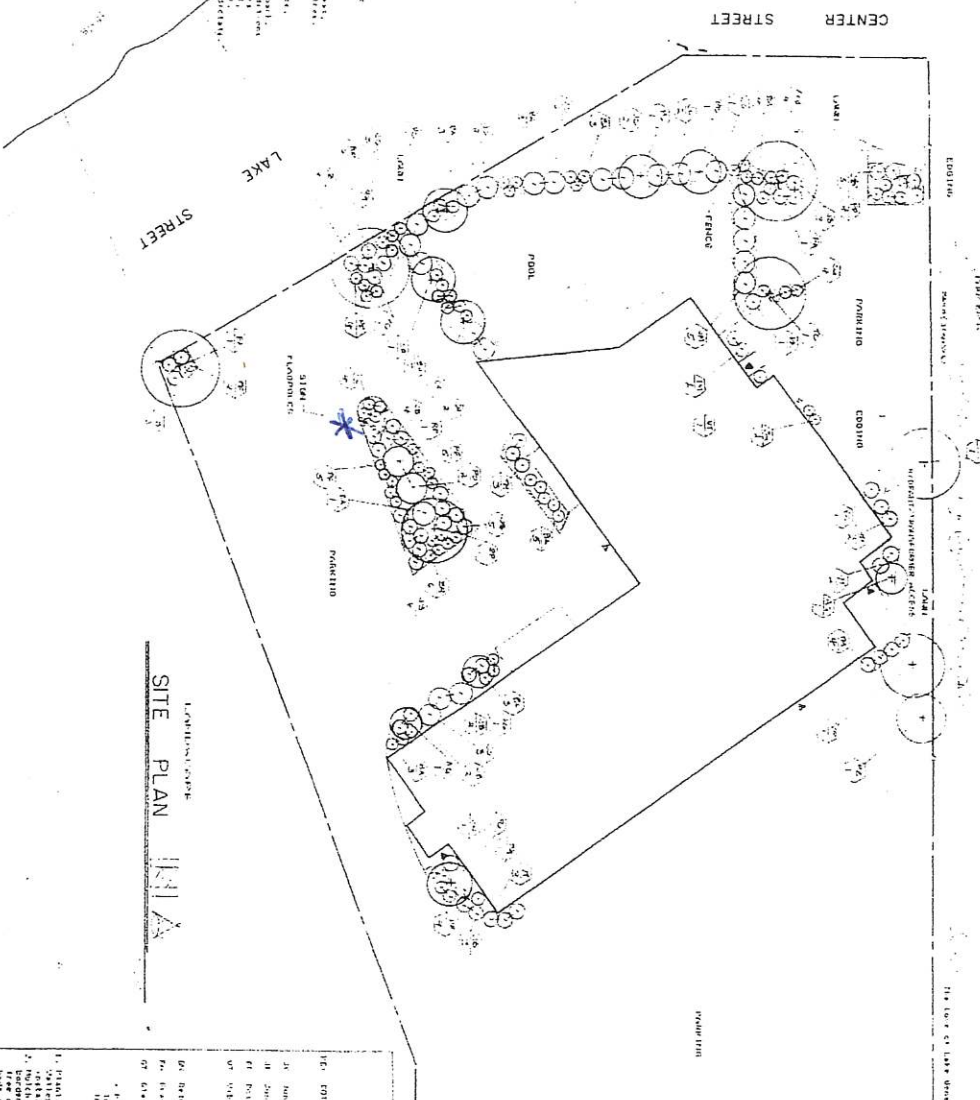
“Ideally, water is not for painting itself, but as the pigmented or stained medium, it can be used in a variety of ways. It can be used to dilute the paint, to create a wash, to create a texture, to create a color, to create a tone, to create a depth, to create a dimension, to create a feeling, to create a mood, to create a story, to create a world, to create a universe, to create a masterpiece.”

• • • • •

LEWIS & CLARK MOUNTAIN

1. **Linear (additive) regression and ANOVA:** Both are used when there is a linear relationship between the dependent variable and the independent variable. ANOVA is used to compare the means of two or more groups, while linear regression is used to estimate the relationship between the variables.
2. **Stepwise and stepwise regression:** These are methods for selecting the best model from a set of candidate models. Stepwise regression is a more general term, while stepwise regression is a specific method.
3. **Adjusted R^2 and adjusted R^2 :** These are measures of the goodness of fit of a regression model. Adjusted R^2 is a more general term, while adjusted R^2 is a specific method.
4. **Adjusted R^2 and adjusted R^2 :** These are measures of the goodness of fit of a regression model. Adjusted R^2 is a more general term, while adjusted R^2 is a specific method.
5. **Adjusted R^2 and adjusted R^2 :** These are measures of the goodness of fit of a regression model. Adjusted R^2 is a more general term, while adjusted R^2 is a specific method.

4. The treated trees, at application, averaged 4 ft. in diameter, 10 ft. in height, and weighed 100 lb. The untreated trees averaged 3 ft. in diameter, 10 ft. in height, and weighed 50 lb. per tree. The trees were cut into 10 ft. sections and were used for the following tests:

[illegible][illegible]

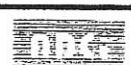
PLANTING DEC 1975

[illegible]

C1.2



Harbor Cove



ARCHITECTURAL DESIGN CONSULTANTS, inc.
245 MUNROE ST. • P.O. BOX 560 • LAKE DELTON, WI 53940 • (608) 254-6161

[illegible]

United States of America
State of Wisconsin

DEPARTMENT OF FINANCIAL INSTITUTIONS

Division of Corporate & Consumer Services



To All to Whom These Presents Shall Come, Greeting:

I, Michelle Y. Knuese, Administrator of the Division of Corporate and Consumer Services, Department of Financial Institutions, do hereby certify that

LAKE GENEVA CART RENTAL, LLC

is a domestic corporation or a domestic limited liability company organized under the laws of this state and that its date of incorporation or organization is June 27, 2022.

I further certify that said corporation or limited liability company has not yet completed its initial report year and, accordingly, has not yet filed an annual report under ss. 180.1622, 180.1921, 181.0214 or 183.0120 Wis. Stats., and that said corporation or limited liability company has not filed articles of dissolution.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal of the Department on June 27, 2022.



EDF/Com/8

To: William J. Knuese, President, Lake Geneva Cart Rental, LLC

William J. Knuese
President
Lake Geneva Cart Rental, LLC

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: September 18, 2023

Agenda Item #8

Applicant:

Lowell Custom Homes
401 Geneva National Avenue
Lake Geneva, WI 53147

Representing:

CDS Investments II LLC
911 Mason Lane
Lake In the Hills, IL 60156

Request:

1626 Evergreen Lane
Proposed Conditional Use Permit to raze the existing house and construct a new house utilizing SR-4 zoning district requirements in the ER-1 zoning district

Description:

The applicant is submitting a proposal for a Conditional Use Permit (CUP) to utilize the Single-Family Residential SR-4 zoning district requirements for the construction of a new single-family home at the property located at 1626 Evergreen Lane. The property is located in the Estate Residential ER-1 zoning district and is seeking use of certain SR-4 zoning standards, as per Section 98-407(3). All surrounding properties are also zoned ER-1.

The property currently contains a single-family residence. Proposed changes include the razing of the existing house and construction of a new 2,086-square-foot single-family residence. The project will include the construction of a new driveway, new front walkway and stoop, and a two-story house featuring a front porch, attached single-car garage, rear patio and screened in porch, and basement. Proposed site improvements include grading and stormwater management, the installation of a new rear concrete patio, additional paved flagstone walkways, and significant landscaping, located within the rear yard of the property. The project will result in a 61% landscaped area across the site, complying with the minimum Landscape Surface Ratio of 60% established for the ER-1 Zoning District.

Staff Review:

The proposed project meets all of the requirements for the ER-1 Zoning District except for several instances for which it seeks the use of the SR-4 Zoning District Standards. These include:

- Maximum building coverage: The proposed building will cover 33% of the lot, exceeding the standards of the ER-1 Zoning District (30%) but complying with the 40% maximum coverage standard of the SR-4 District.
- Side lot line setback: The project proposes a west side lot line setback of 9 feet from the property line and 6 feet on the east side, which does not meet the standards of the ER-1 Zoning District (30 feet) but complies with the minimum side yard setback of 6 feet in the SR-4 District.

- Total side yard setback: The project's proposed side yard setbacks total 15 feet, which does not meet the ER-1 requirement (30 feet total) but complies with the minimum 15 feet total required by the SR-4 District.
- Minimum dwelling unit separation: The project does not meet the minimum 60-foot separation between dwelling units established by the ER-1 Zoning District, but it does meet the minimum 12 feet of separation established by the SR-4 District.

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

Action by the Plan Commission:

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

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

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

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

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

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

Staff Recommendation:

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

Suggested Motions:

- *Approve: I recommend approval of the proposed Conditional Use Permit for Lowell Custom Homes, 401 Geneva National Avenue, Lake Geneva, WI 53147 for the proposed use of the SR-4 zoning standards in the ER-1 Zoning District as per Section 98-407(3) for the construction of a new single-family residence at the property located at 1626 Evergreen Lane in the ER-1 Zoning District, 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 Lowell Custom Homes, 401 Geneva National Avenue, Lake Geneva, WI 53147 for the proposed use of the SR-4 zoning standards in the ER-1 Zoning District as per Section 98-407(3) for the construction of a new single-family residence at the property located at 1626 Evergreen Lane in the ER-1 Zoning District, because [provide rationale for denial, based on substantial evidence].*

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

Memo to the City of Lake Geneva

To: Fred Walling, Zoning Administrator **Date:** August 31, 2023

From: Jacob Breckler – Kapur & Associates
262-758-6024

CC: Dave Nord – City Administrator
Amanda Rotondi – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director
Naomi Rauch, P.E. – Kapur & Associates, Inc.

Subject: 1626 Evergreen Lane – Site Plan and Rain Garden

BACKGROUND AND REQUEST:

A site development plan review was submitted for the construction of a single-family residence with an attached garage at 1626 Evergreen Lane. The proposed construction will result in an approx. 1,130 SF increase in impervious surface. The existing site had approximately 1,430 SF of impervious and the proposed construction results in approximately 2,560 SF impervious. The total lot size is 6,300 SF, totaling 40.6% impervious. In addition, to the new primary residence and attached garage, a rain garden is being proposed to mitigate stormwater runoff.

The following plans were submitted for review:

- SGDECP at 1626 Evergreen Lane, prepared by Farris, Hansen & Associates, One Sheets, dated January 22, 2021; Most recent revision August 22, 2023.

Comments:

Kapur has reviewed the proposed site plan and offers the following comments:

1. It is understood that the existing water service to the property is lead. The builder shall work with the City of Lake Geneva Utility Commission during replacement of the service.
2. The proposed rain garden sizing shall be revised to account for an increase in impervious area of 1,130 SF. This new & existing impervious areas were measured off the proposed site plan.
3. The proposed grading at the NW corner of the property shall be adjusted to minimize off-site drainage towards the retaining wall at the neighboring property.
4. Maintenance of the rain garden shall be in accordance with WDNR Technical Standard 1009 and is the responsibility of the property owner.
5. Silt fence location is provided on the site plan. Silt fence shall be included around the proposed rain garden prior and during construction of the rain garden in addition to the proposed limits on the site plan. The silt fence must be properly installed prior to land disturbance and maintained throughout.



6. A stabilized construction entrance must be utilized to access the site to prevent mud or debris being tracked onto Evergreen Lane. If tracking of construction debris occurs, it shall be cleaned up at the end of each day. Land disturbance shall be kept to a minimum.
7. Restoration of the property shall take place as soon as possible after final grading.

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

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



APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

1626 Evergreen Lane, Lake Geneva, WI 53147 PARCEL - ZLM00016
Lot 4 Block 14 Lake Geneva Manor (TRACT 17) City of Lake Geneva

Name and Address of Current Owner: CDS Investments II LLC

911 Mason Lane, Lake In the Hills, IL 60156

Telephone No. with area code & Email of Current Owner: 630-755-4232

Tome.champakine.com

Owner Signature: _____

Name and Address of Applicant:

Lowell Custom Homes
401 Geneva National Ave S. Lake Geneva, WI 53147

Telephone No. with area code & Email of Applicant: 262-245-9030

Tcauffman@LowellCustomHomes.com

Proposed Conditional Use: SR-4 use in ER-1 zoning district

Zoning District in which land is located: ER-1

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

Architect - Lowell Custom Homes - Lake Geneva WI
Engineer - Farris, Hansen & Associates, INC Contractor -
Lowell Custom Homes.

Short statement describing activities to take place on site:

Remove existing house to build new house in same
location

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

07/17/23
Date

[Signature] (LCH)
Signature of Applicant

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

Water/Sewer Utilities

If an existing structure please circle the following:

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

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

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

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

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

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

____ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

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

↓

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

- ____ Showing all lands for which the conditional use is proposed;
- ____ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
- ____ Map and all its parts are clearly reproducible with a photocopier;
- ____ Map size of 11" by 17" and map scale not less than one inch equals 800 ft;
- ____ All lot dimensions of the subject property provided;
- ____ Graphic scale and north arrow provided.

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

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

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

_____ (e) Written justification for the proposed conditional use:

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

The proposed structure is non-conforming in the ER-1 zoning district but conforms more closely to SR-4 zoning under the Lake Geneva zoning ordinance, with lot: 6,270 SF (Req'd: 9,000 SF) Landscape Ratio: 61:05% (Req'd 60%); side setbacks: 6' + 9' (Req'd: 15' combined)

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

The proposed structure more closely conforms to SR-4 zoning under the Lake Geneva zoning ordinance. Conditional use required to raise building

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

No negative impacts of renovation/addition. Will follow current zoning + architectural requirements. No change in lot size, lakeside setback, public property, or rights-of-way

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?

Lot size is currently non-conforming for ER-1 zoning district. Lot: 6,270 SF (Req'd for ER-1: 4,000 SF). Per policies + standards of the city of Lake Geneva comprehensive plan, proposed structure closely conforms as an SR-4 zoning lot: 6,270 SF (Req'd for SR-4: 9,000 SF); side setbacks 6' + 9' (Req'd for SR-4 15' combined)

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

The improvements, facilities, utilities and services provided by public agencies serving the subject property will remain unchanged. The new house of the subject property will result in a similar footprint to the existing single-family residence.

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?

The proposed structure will be up to all ADA requirements and meet all current zoning and architectural requirements. Note: Final building plans meeting all current zoning and architectural standards will be provided at a later date.

IV. FINAL APPLICATION PACKET INFORMATION

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

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

____ Pre-submittal staff meeting scheduled:

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

____ Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

Date: _____ by: _____

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

Date: _____ by: _____

↓

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

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

____ Land use plan map designation(s);

____ Current land uses present on the subject property;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

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

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

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

Development Review Committee (DRC) Application

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

Applicant Information

Property Address 1626 Evergreen Lane, Lake Geneva, WI 53147
Applicant name CDST Investments II LLC
Applicant email Toni@champakinc.com Phone Number 630-755-4232
Architect/Contractor/Designer Name Lowell Custom Homes, Todd Cauffman
Architect/Contractor/Designer Email Tcauffman@Lowell Phone Number 262-245-9030
Custom Homes, LLC
Type of Construction: New ☒ Addition ☐ Remodel ☐
Type of Development: Single-family ☒ Multi-family ☐ Commercial ☐ Industrial ☐
Type of Business ☐

Engineering

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

- Storm water management provisions provided? YES / NO
 - As-built/certification notification
- Erosion control plan provided? YES / NO
- Wetlands, floodplains, environmental corridors, groundwater Identified. YES / NO
- Utility Plans Provided
 - Watermain
 - Sanitary Sewer
 - Storm Water
- Is a Land Division required? YES / NO
- Access points and dimensions shown? YES / NO
 - WISDOT Right-of-way?
 - County Right-of-way?
- Estimated Traffic Impacts ☐
 - Traffic Study Required YES/NO
 - Traffic Control Plan Required YES/NO
 - Will construction affect street parking or intersections? YES / NO

**1626 Evergreen Lane -
Surrounding Neighbors within 300' of the subject property**

ZLM 00005	WESLEY PETERSON 1601 EVERGREEN LN LAKE GENEVA, WI 53147
ZLM 00008	HAROLD E SCHAFER TRUST 1611 EVERGREEN LN LAKE GENEVA, WI 53147
ZLM 00009	JOSEPH S READ and JENNIFER A READ 9706 RED SKY DR MIDDLETON, WI 53562
ZLM 00010	TONI VOGEL and MICHAEL VOGEL 1629 EVERGREEN LN LAKE GENEVA, WI 53147
ZLM 00013	ANDREW C KERWIN 1616 EVERGREEN LN LAKE GENEVA, WI 53147
ZLM 00014	STEVEN D GARRELS and JENNIFER L GARRELS 1622 EVERGREEN LN LAKE GENEVA, WI 53147
ZLM 00016	CDS INVESTMENTS II LLC 911 MASON LN LAKE IN THE HILLS, IL 60156
ZLM 00017	1630 EVERGREEN LLC 4257 N CLAREMONT AVE CHICAGO, IL 60018
ZLM 00018	DANIEL MCMILLAN TRUST and DEBORAH MCMILLAN TRUST 8621 W 141ST ST ORLAND PARK, IL 60462
ZLM 00019	JEFFREY U HEATON and JENNIFER D HEATON 1641 LAKE SHORE DR LAKE GENEVA, WI 53147
ZLM 00020	LEE ANN MICHELAU TRUST 1633 LAKE SHORE DR LAKE GENEVA, WI 53147
ZLM 00021	JOHN R MARTIN and DONA MARTIN, et al. 12205 RAMBLING RD HOMER GLEN, IL 60491
ZLM 00022	RUTH ANN MONICO 1625 LAKE SHORE DR LAKE GENEVA, WI 53147
ZLM 00023	BLONDA LIVING TRUST 10120 BELDEN AVE MELROSE PARK, IL 60164

ZLM 00024 FRANCIS GREEN TRUST and CATHERINE GREEN TRUST
1615 LAKE SHORE DR
LAKE GENEVA, WI 53147

ZLM 00035 ROBERT HAU TRUST and CHRISTINE HAU TRUST
1614 LAKE SHORE DR
LAKE GENEVA, WI 53147

ZLM 00036 THOMAS DALE LANGER and AUDREY JEANNE LANGER
1598 N WESTERN AVE
LAKE FOREST, IL 60045

ZLM 00037 JAON A BAFFES TRUST
2125 HAGEN LN
FLOSSMOOR, IL 60422-0000

ZLM 00039 LAKESHORE DRIVE LLC
22 DORAL DR
HAWTHORN WOODS, IL 60047

ZLM 00040 MATUSTIK FAMILY LP
ATTN: NANCY COONEY
706 WARWICK DR
CAROL STREAM, IL 60180

ZLM 00045 ABRA PRENTICE WILKIN TRUST
179 E LAKE SHORE DR
CHICAGO, IL 60611-1351

ZLM 00087 LAKE GENEVA MANOR ASSOCIATION
C/O STEVE GARRELS
1620 EVERGREEN LN
LAKE GENEVA, WI 53147

ZLM 00088 KATHERINE CODERRE and BRIAN CODERRE
820 BRUCE AVE
FLOSSMOOR, IL 60422

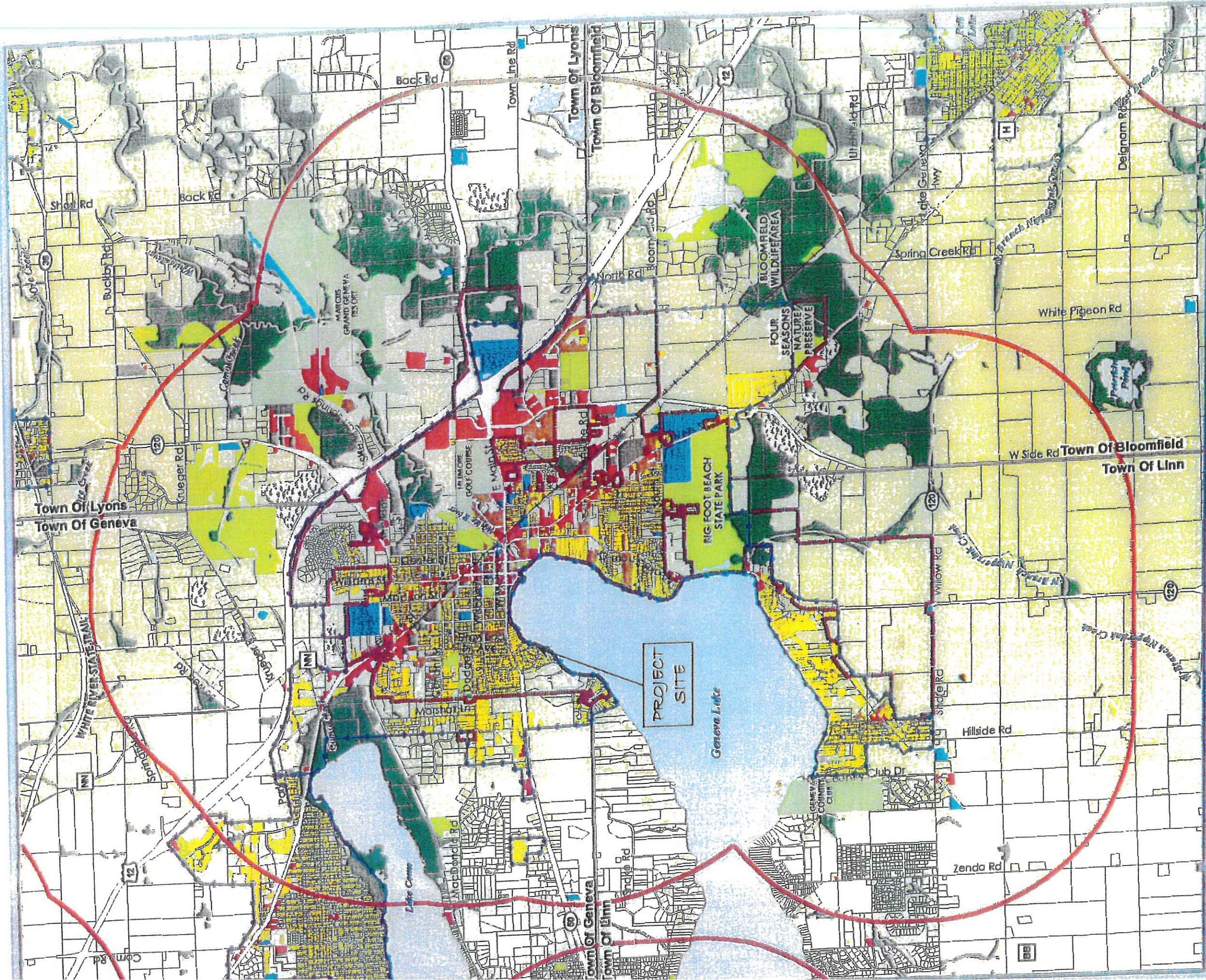
ZLM 00088A DAVID STOUT TRUST and JULIE STOUT TRUST
1600 EVERGREEN LN
LAKE GENEVA, WI 53147

ZLM 00089 MARYA F GIBBONS TRUST
211 S SUNNYSIDE
ELMHURST, IL 60126

ZLM 00089A EESMGS TRUST
1605 LAKE SHORE DR
LAKE GENEVA, WI 53147

ZA277000001 PAUL J LEDERER TRUST and JOANNE K LEDERER TRUST
1632 N LAKE SHORE DR
LAKE GENEVA, WI 5314-72113

ZA277000002 STEFAN HANS HOLTER and DEBORAH LYNN HOLTER
11390 N CREEKSIDE CT
MEQUON, WI 53092



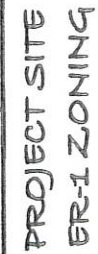
Map 4: Existing Land Use - City of Lake Geneva Comprehensive Plan

City of Lake Geneva Township Boundary Urban Service Area Boundary Extraterritorial Jurisdiction Boundary Parcels Surface Water Abandoned Railroads	Land Use Categories Agricultural, Open Lands, & Vacant Single Family Residential (Unsewered) Single Family Residential (Sewered) Two-Family/Townhouse Residential Multi-Family Residential Commercial Government & Institutional Airport Private Recreation Facilities Public Park & Open Space Industrial Extraction Wetland Right of Way	 Date December 14, 2009 Source: SEWRPC, WDNR, ASSOCIATES INC. Walworth County LIQ, V&A Shading places, tracing charge
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December 10, 2008

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CRISPELL-SNYDER, INC.
PROFESSIONAL CONSULTANTS



GENEVA

LAKE

[illegible]

Primary Environmental Corridor

 City Boundary

 Southern Oregon River

 Damage Vely

 Slivers (1/8" or greater)

 Southern, Pando and Shasta

Woodlands Overlay

Lakeshore Overlay



Legal Landscape

WALWORTH COUNTY, WISCONSIN



Author:

Map Produced on: 7/17/2023

Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011

Walworth County Information Technology Department
Land Information Division

1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001

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





GENERAL NOTES

- DO NOT SCALE PLANS
- CONTRACTORS AND TRADES SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS ON THE JOB AS THEY RELATE TO INFORMATION SHOWN ON THE DRAWINGS, AND SHALL IMMEDIATELY NOTIFY G.C. OF ANY ERRORS OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR SHALL BE RESPONSIBLE FOR SAME.
- ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE BUILDING CODES AND ORDINANCES AND REGULATIONS.
- EXTERIOR DIMENSIONS SHOWN ON PLANS ARE REFERENCED TO THE EXTERIOR FACE OF FOUNDATIONS, EXTERIOR FACE OF MASONRY, AND EXTERIOR FACE OF STUDS AT THE FRAME WALLS. NOTE THAT WALL SHEATHING AT FRAME WALLS WILL EXTEND BEYOND THE EXTERIOR FACE OF FOUNDATION REFER TO WALL SECTIONS.

THE PROJECT IS BEING BUILT WITHIN AN ESTABLISHED NEIGHBORHOOD, WITH NEIGHBORS LIVING ON ONE OR MORE ADJACENT SIDES. AS SUCH THE FOLLOWING REQUIREMENTS MUST BE ADHERED TO BY THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS:

- NO DRIVING THROUGH ROADWAY DITCH ALLOWED
- NO PARKING OR STORAGE OF MATERIALS ON NEIGHBORS PROPERTY
- NO ON-STREET PARKING IN FRONT OF NEIGHBOR'S HOMES ALLOWED
- JOB SITE MUST BE KEPT CLEAN
- ALL TRASH AND DEBRIS MUST BE CONTAINED IN DUMPSTERS
- NO USE OF NEIGHBOR'S WATER OR ELECTRICITY ALLOWED

THE SITE PLAN CONTAINED IN THIS SET OF DRAWINGS SHALL BE CONSIDERED SCHEMATIC ONLY, AND WILL IN FACT BE USED TO COMMENCE THE ARCHITECTURAL APPROVAL AND SITE ENGINEERING PHASES OF THE WORK ONLY.

REFER TO THE SITE ENGINEERED DRAWING AS PREPARED FOR THE OWNER BY A LICENSED ENGINEER FOR MORE EXACT INFORMATION CONCERNING:

- PRECISE BUILDING LOCATION
- TOP OF FOUNDATION ELEVATIONS AND BENCHMARKS
- NORMAL AND HIGH WATER LEVELS
- FINISH GRADING AND CONTOURS
- EROSION CONTROL PROVISIONS
- SEWER AND WATER CONNECTIONS

THE SITE ENGINEERING DRAWING SHALL CONSTITUTE THE OFFICIAL SITE PLAN FOR THIS PROJECT IN THE EYES OF THE MUNICIPALITY HAVING JURISDICTION AND SHALL CONTROL ALL CONDITIONS LISTED ABOVE.

SITE PLAN INFORMATION:
THE SITE PLAN REPRESENTS A COMBINATION OF INFORMATION WITH ALL SITE RELATED INFORMATION COMING FROM THE SITE AND GRADING PLAN PREPARED BY FARRIS, HANSEN AND ASSOCIATES, INC. AND DATED 07-28-2020, WITH ALL HOUSE RELATED INFORMATION BEING SUPERIMPOSED UPON IT BY LOWELL MANAGEMENT.

COMPARE ALL SURVEY POINTS WITH ONE ANOTHER BEFORE CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY.

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

INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM THE OWNER OF THE PROPERTY OR FROM OTHER SOURCES THAT WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT.

SITE NOTES:

- 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, PARK OR DRIVE VEHICLES OR EQUIPMENT, CHANGE EXISTING GRADE, WATER LEVEL OR DRAINAGE PATTERNS, UNLESS SPECIFICALLY PERMITTED TO DO SO BY LOWELL MANAGEMENT. DAMAGED TREES SHALL BE REPLACED BY NEGLIGENT PARTY WITH STOCK OF EQUAL SIZE OR VALUE.
- PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE IN ALL DIRECTIONS. VERIFY GRADES AND RELATIVE FLOOR LEVELS IN FIELD PRIOR TO EXCAVATION AND MAKE ADJUSTMENTS AS REQUIRED TO ENSURE PROPER DRAINAGE.

SURVEY INFORMATION:
AFTER THE FOUNDATION HAS BEEN POURED THE LOCATION TO BE LOCATED AND DRAWN BY A LICENSED WISCONSIN LAND SURVEYOR.

UTILITY NOTE:
THE CONTRACTOR SHALL NOTIFY THE LOCAL UTILITY NOTIFICATION LOCATING SERVICE (DIGGERS HOT-LINE) AT LEAST 48 HOURS BEFORE COMMENCING ANY DIGGING WORK IN AREAS WITH UNDERGROUND UTILITY FACILITIES SO THAT ALL NECESSARY ON-SITE STAKING OR MARKINGS CAN BE ACCOMPLISHED.

- FOUND IRON REBAR STAKE
- Ⓢ FOUND CONCRETE COUNTRY MONUMENT W/BRASS CAP
- LOCATED H.P. GAS
- Ⓢ 12" X 3/4" SOLID STEEL PIN SET
- XXXXX RECORDED AS
- Q HYD - PROPOSED HYDRANT W/6" AUX. VALVE & BOX
- g av - PROPOSED 8" GATE VALVE & BOX
- c.v. - PROPOSED CURB VALVE
- o ca - PROPOSED CLEAN OUT WITH FROST SLEEVE
- ff - PROPOSED FIRST FLOOR ELEVATION
- g.e - PROPOSED GARAGE ENTRY ELEVATION
- w.o. - PROPOSED WALK OUT ELEVATION
- XXXX - EXISTING CONTOURS
- XXXX - PROPOSED CONTOURS
- ⊗ EXISTING TREE TO BE REMOVED
- PROPOSED POST LIGHT

LANDSCAPE SURFACE RATIO

LOT:
6,270 SQ. FT. = .114 ACRES

2086.90 SQ. FT. - NEW HOUSE WITH GARAGE, REAR PATIO, REAR PORCH & FRONT PORCH
16.00 SQ. FT. - GARAGE STOOP
48.16 SQ. FT. - NEW FRONT WALKWAY
284.26 SQ. FT. - NEW DRIVEWAY

TOTAL RATIO 2,435.32/ 6,270 = 0.3884
MINIMUM LANDSCAPE SURFACE RATIO (LSR) REQ'D 40%
PROPOSED LANDSCAPE RATIO (LSR) 61.16% (GREENSPACE)

PROPOSED FLOOR LEVELS:
FIRST FLOOR: 880.50' = 100'-0" ON ARCH'L
T/ FOUNDATION: 880.08' = 99'-5"
GARAGE FLOOR @ DR: 879.50' = 99'-0" ON ARCH'L
LOWER LEVEL: 870.50' = 90'-0" ON ARCH'L
FRONT PORCH: 879.92' = 99'-5"
SCREEN PORCH: 879.92' = 99'-5"
REAR PATIO: 879.92' = 99'-5"



SITE PLAN

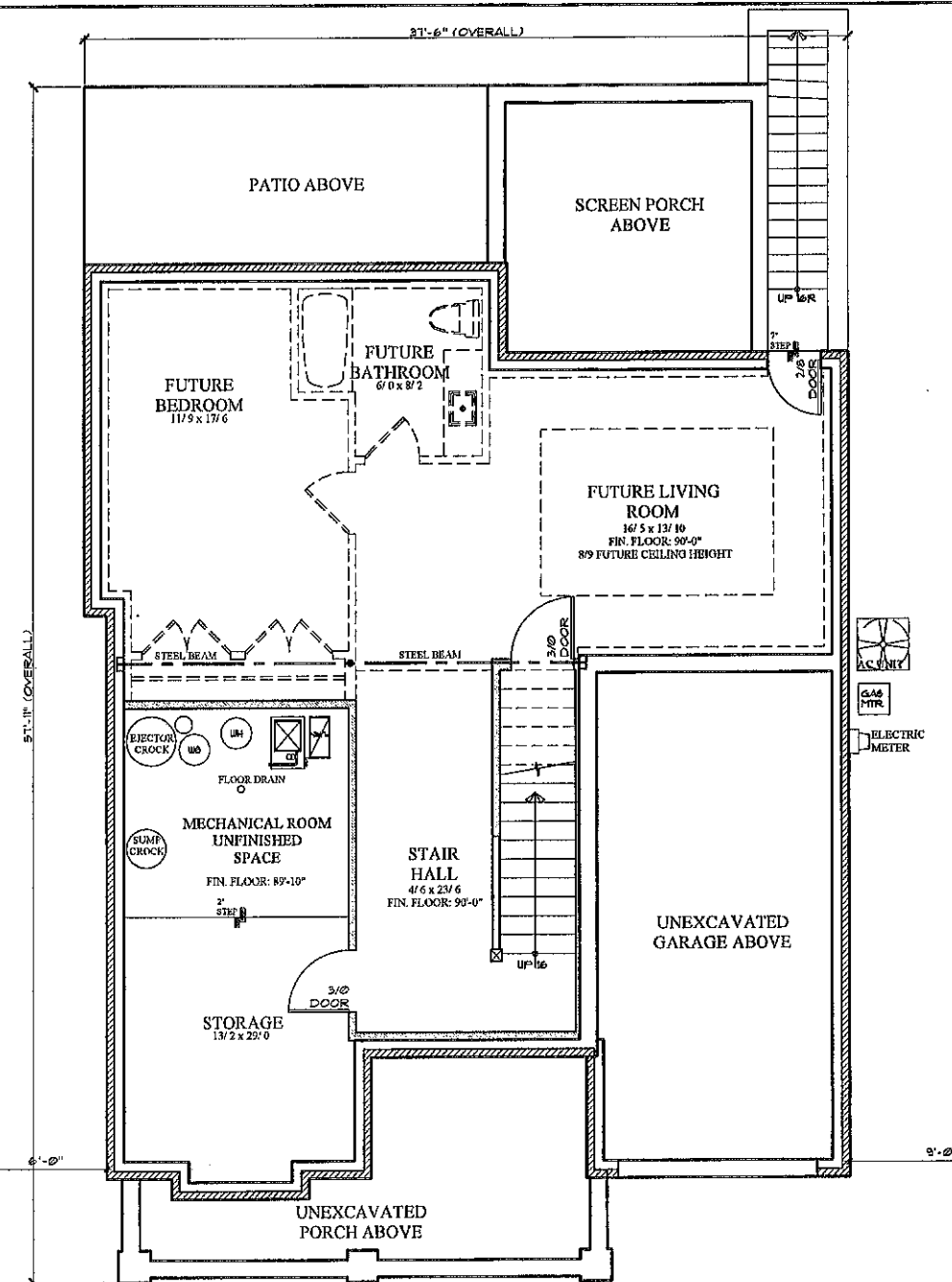
SCALE: 1" = 10'-0"

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PROPERTY LINE



LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"



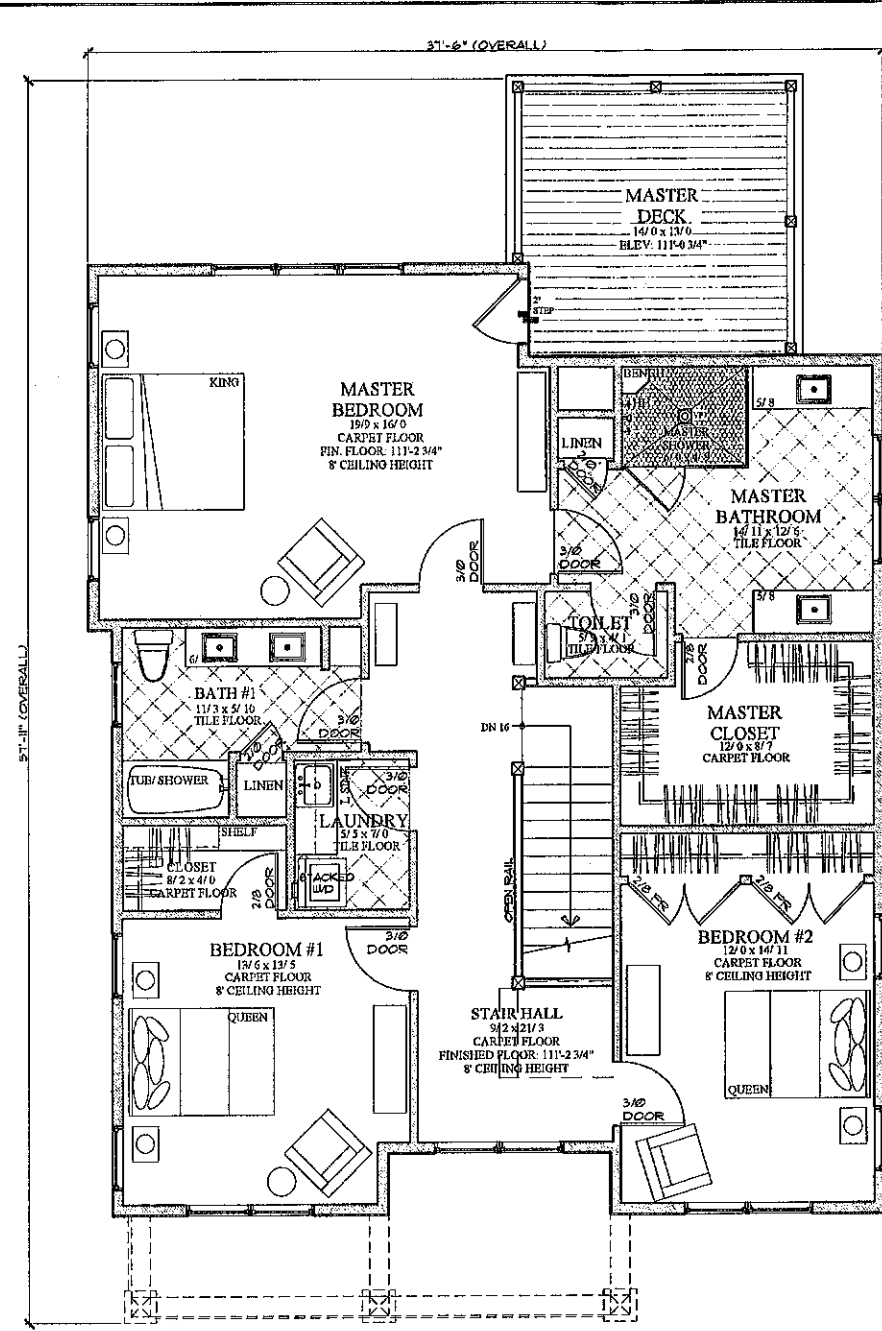
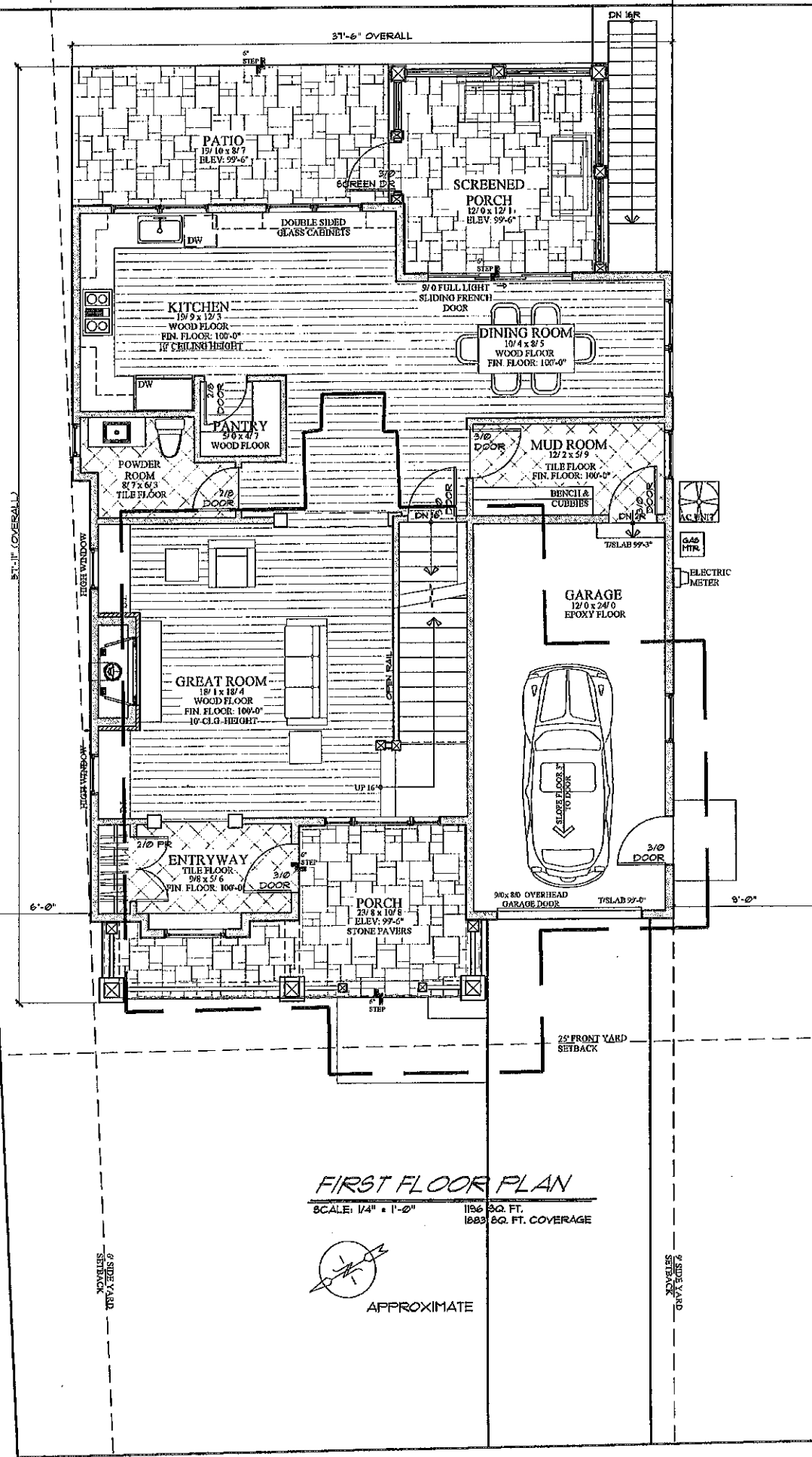
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PH - (262) 245-9030
WWW.LOWELLCUSTOMHOMES.COM



the PECORA RESIDENCE
1626 EVERGREEN LANE GENEVA MANOR
LAKE GENEVA, WI 53147

REVISION 1 06.22.2023
PROJECT NUMBER
DATE 02.23.2023
A-1



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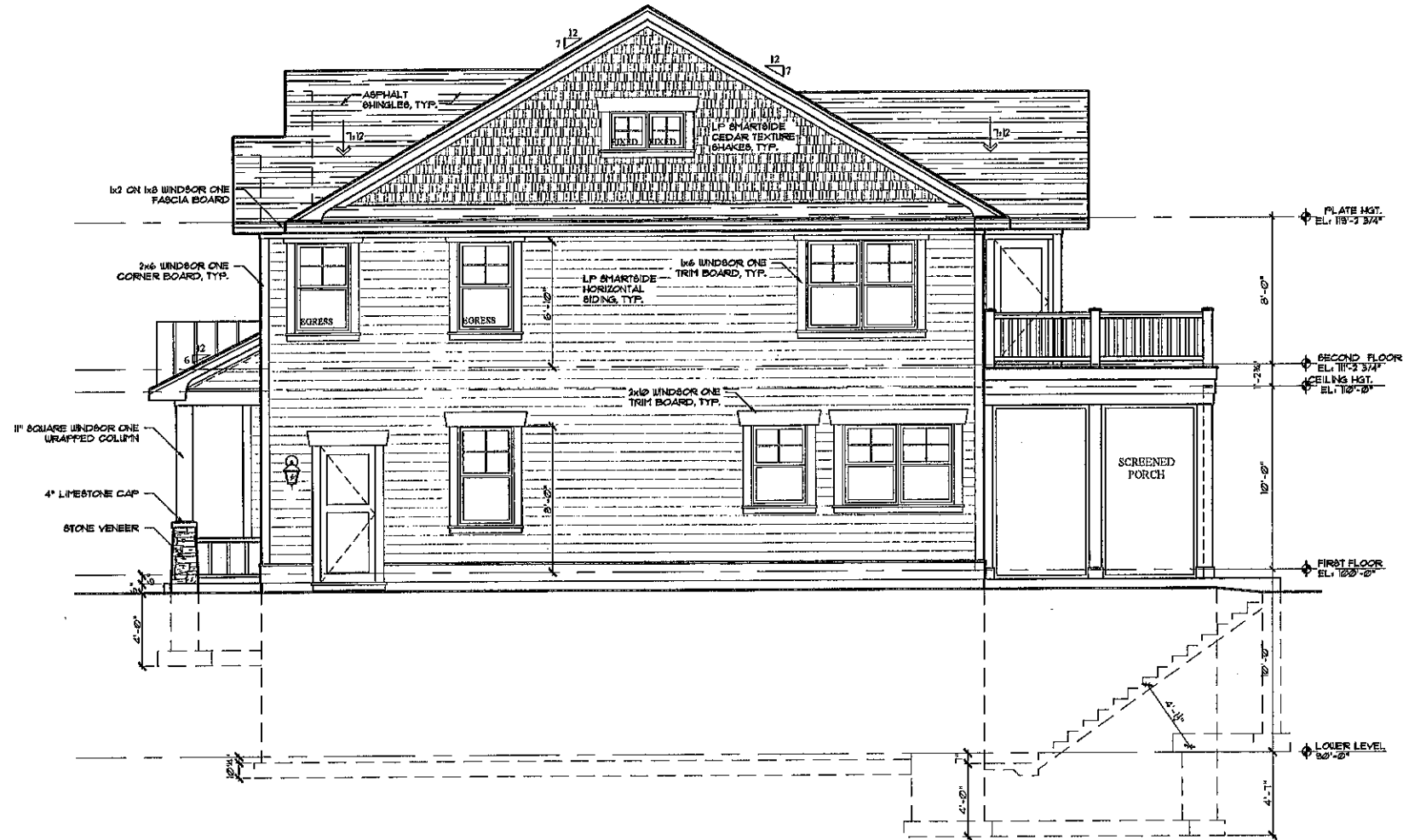
REVISION 1	DATE
06.22.2023	05.25.2023
PROJECT NUMBER	
A-2	

EXTERIOR MASONRY, INTERIOR MASONRY AND PORCHES:
EXTERIOR STONE - CLIMBERLAND (BLEND COLLECTION) - NO RUST 4" LIMESTONE CAP AND SILLS EXTERIOR STONE, GREAT ROOM CHIMNEY
PORCH AND WALKS - UNBLOCK - BRISTOL VALLEY, COPPER RIDGE FRONT PORCH, SCREEN PORCH & PATIO

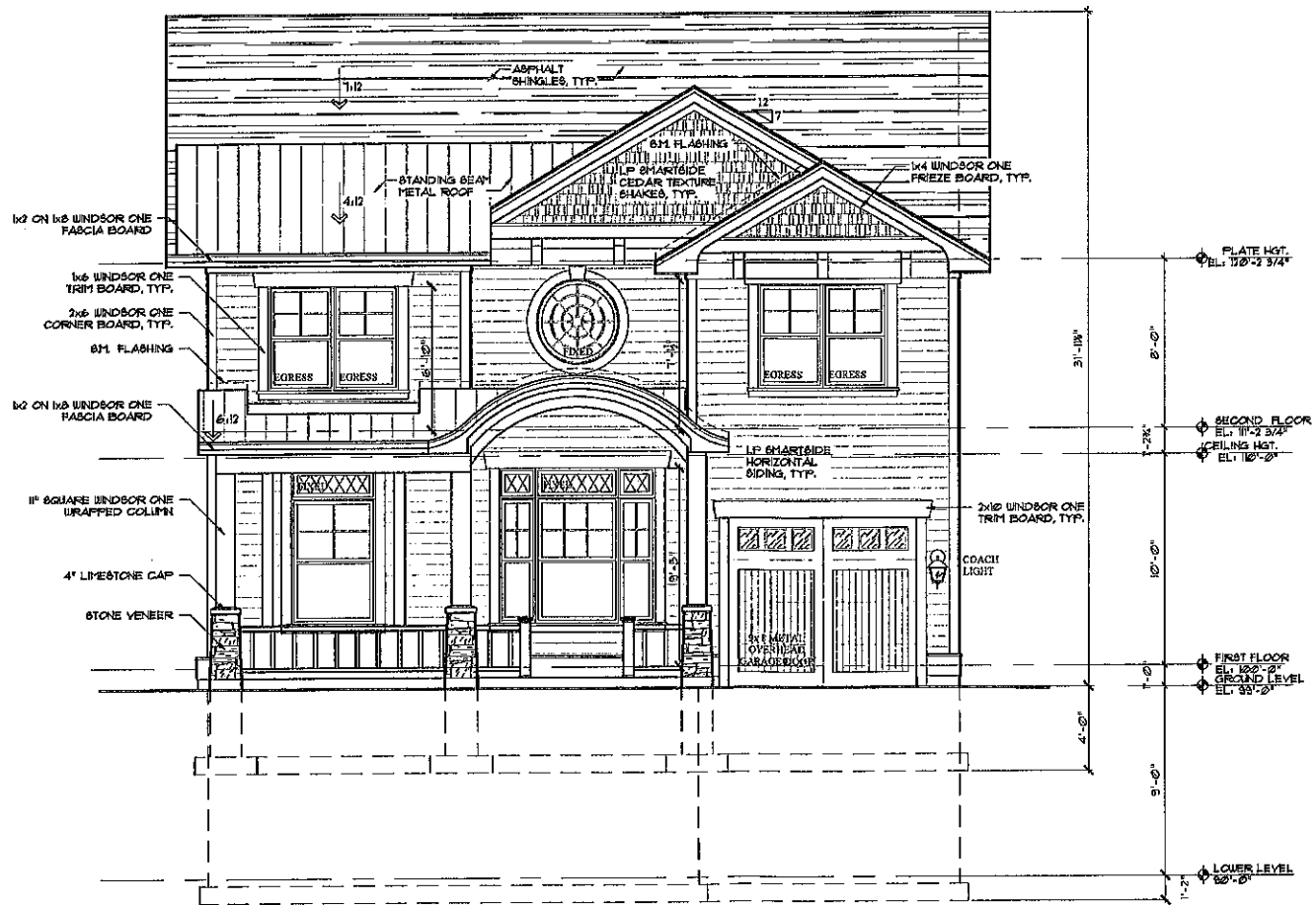
EXTERIOR FINISH NOTES:
WINDOWS & DOORS @ SIDING
WINDOW CASING: JAMBS & SILLS - 1 1/2" 6" WINDSOR ONE TRIM PICTURE FRAME
SIDING: HORIZONTAL SIDING - LP SMARTSIDE SIDING, 1 1/2" EXPOSURE
STONE VENEER: FRONT PORCH COLUMNS PER ELEVATION
PAINTED FRONT ENTRY DOOR
TRIM: 1 1/4" WINDSOR ONE FRIEZE TRIM @ GABLES, 1 1/4" WINDSOR ONE FRIEZE BOARD @ TOP OF WALL UNDER SOFFIT, 2 1/2" WINDSOR ONE CORNER TRIM, 1 1/2" 2" 1/4" WINDSOR ONE FASCIA, 1" PLYWOOD SOFFIT W/ CONT. VENT
STAINED 1 1/2" 6" WOOD CEILING @ FRONT ENTRY AND SCREEN PORCH
1 1/2" WINDSOR ONE WOOD WRAPPED POSTS @ ENTRY PORCH, 1 1/2" and 1 1/2" 6" WINDSOR ONE WRAPPED COLUMNS @ SCREEN PORCH
ROOF: DIMENSIONAL ASPHALT SHINGLES, STANDING SEAM METAL ROOF AS SHOWN

EXTERIOR WINDOW & DOOR NOTES:
1. ALL WINDOWS AND FRENCH DOORS SHALL BE MARVIN ELUVATE SERIES CASSEMENT WINDOWS, AND SLIDING AND HINGED FRENCH DOORS TO ME RIGHT FIBERGLASS EXTERIOR AND PAINTED INTERIOR, 1" LOW E INSULATION GLASS, ARGON FILLED, NO GRILLS, PER PLAN, STANDARD HARDWARE & FINISH TO BE SELECTED BY OWNER, UNLESS OTHERWISE NOTED. ACCESS TO BE FULL SIZE BLACK VINYL COATED BRUSH FIBERGLASS CLOTH IN PAINTED ALUMINUM FRAME, STANDARD COLOR TO BE SELECTED.
2. ALL GLAZING IN WINDOWS AND DOOR UNITS SHALL COMPLY WITH CBC #16 OR #101 SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS, AND OTHER CODES AS APPLICABLE. PROVIDE TAPERED GLASS WHERE SO REQUIRED.

WINDOW FRAMING NOTES:
TOP OF WINDOW R.O. TO MATCH TOP OF EXTERIOR FRENCH DOOR R.O.
6'-10 1/4" OR 8'-0" H.
VERIFY W/ DOOR & WINDOW MANUFACTURER



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



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

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REVISION 1	06.22.2023
PROJECT NUMBER	
DATE	06.19.2023
A-4	

EXTERIOR MASONRY, INTERIOR MASONRY AND PORCHES:

EXTERIOR STONE - CUMBERLAND (BLAND COLLECTION) - NO RUST 4" LIMESTONE CAP AND SILLS EXTERIOR STONE: GREAT ROCK CHIMNEY

PORCH AND WALKS - UNILOCK - BRISTOL VALLEY, COPPER RIDGE FRONT PORCH, SCREEN PORCH & PATIO

EXTERIOR FINISH NOTES:

WINDOWS & DOORS @ SIDING

WINDOW CASING: JAMB & SILL - 1x6 WINDSOR ONE TRIM PICTURE FRAME

SIDING: HORIZONTAL SIDING - LP SHARPSIDE SIDING, 7 1/2" EXPOSURE

STONE VENEER: CHIMNEYS PER PLAN

PAINTED FRONT ENTRY DOOR

TRIM: 1x4 WINDSOR ONE FRIEZE TRIM @ GABLE, 1x4 WINDSOR ONE FRIEZE BOARD @ TOP OF WALL UNDER SOFFIT, 2x6 WINDSOR ONE CORNER TRIM, 1x2 ON LP WINDSOR ONE FASCIA, 1" PLYWOOD SOFFIT W/ CONT. VENT

STAINED 1x6 T&G WOOD CEILING @ FRONT ENTRY AND SCREEN PORCH

11" WINDSOR ONE WOOD WRAPPED POSTS @ ENTRY PORCH, 10" and 10" SQ WINDSOR ONE WRAPPED COLUMNS @ SCREEN PORCH

ROOF: DIMENSIONAL ASPHALT SHINGLES, STANDARD SEAM METAL ROOF AS SHOWN

EXTERIOR WINDOW & DOOR NOTES:

1. ALL WINDOWS AND DOOR UNITS SHALL BE MARVIN ELEVATE SERIES CASEMENT WINDOWS, AND SLIDING AND JINGED FRENCH DOORS TO BE BECOM FIBERGLASS EXTERIOR AND PAINTED INTERIOR, 1" LOW E INSULATING GLASS, ARGON FILLED, NO GRILLES, PER PLAN. STANDARD HARDWARE & FINISH TO BE SELECTED BY OWNER, UNLESS OTHERWISE NOTED. SCREENS TO BE FULL SIZE BLACK VINYL COATED MESH FIBERGLASS CLOTH IN PAINTED ALUMINUM FRAMES. STANDARD COLOR TO BE SELECTED.

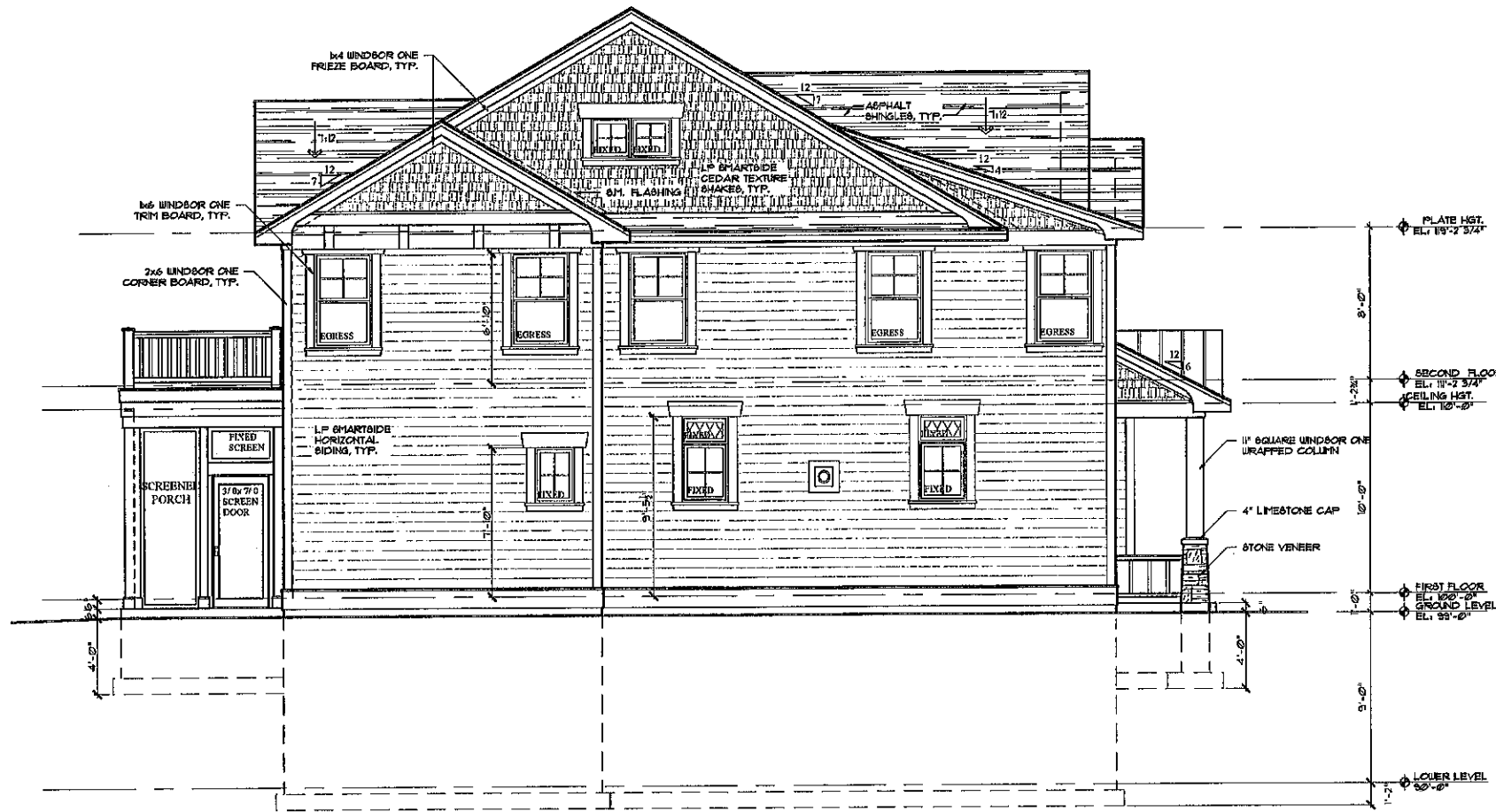
2. ALL GLAZING IN WINDOWS AND DOOR UNITS SHALL COMPLY WITH CBC #16 CFR 191. SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS, AND OTHER CODES AS APPLICABLE. PROVIDE TEMPERED GLASS WHERE SO REQUIRED.

WINDOW FRAMING NOTES:

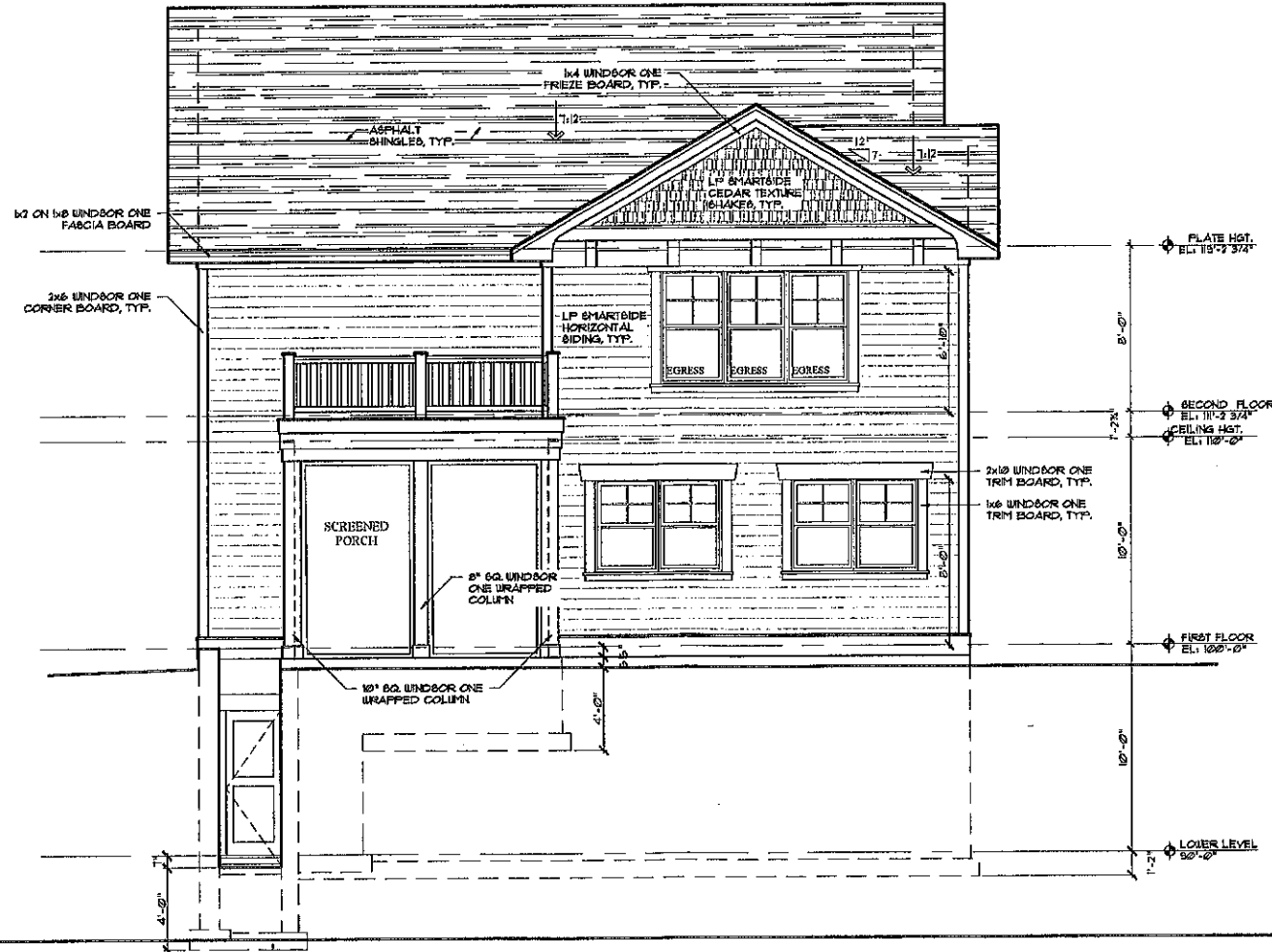
TOP OF WINDOW R.O. TO MATCH TOP OF EXTERIOR FRENCH DOOR R.O.

6'-10" W/ OR 8'-0" W/

VERIFY W/ DOOR & WINDOW MANUFACTURER



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



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

LOWELL CUSTOM HOMES
CUSTOM HOMES - ARCHITECTURAL SERVICES - LAND DEVELOPMENT
P.O. BOX 926 LAKE GENEVA, WI 53147
PH: (262) 245-9030
WWW.LOWELLCUSTOMHOMES.COM



the PECORA RESIDENCE
1626 EVERGREEN LANE GENEVA MANOR
LAKE GENEVA, WI 53147

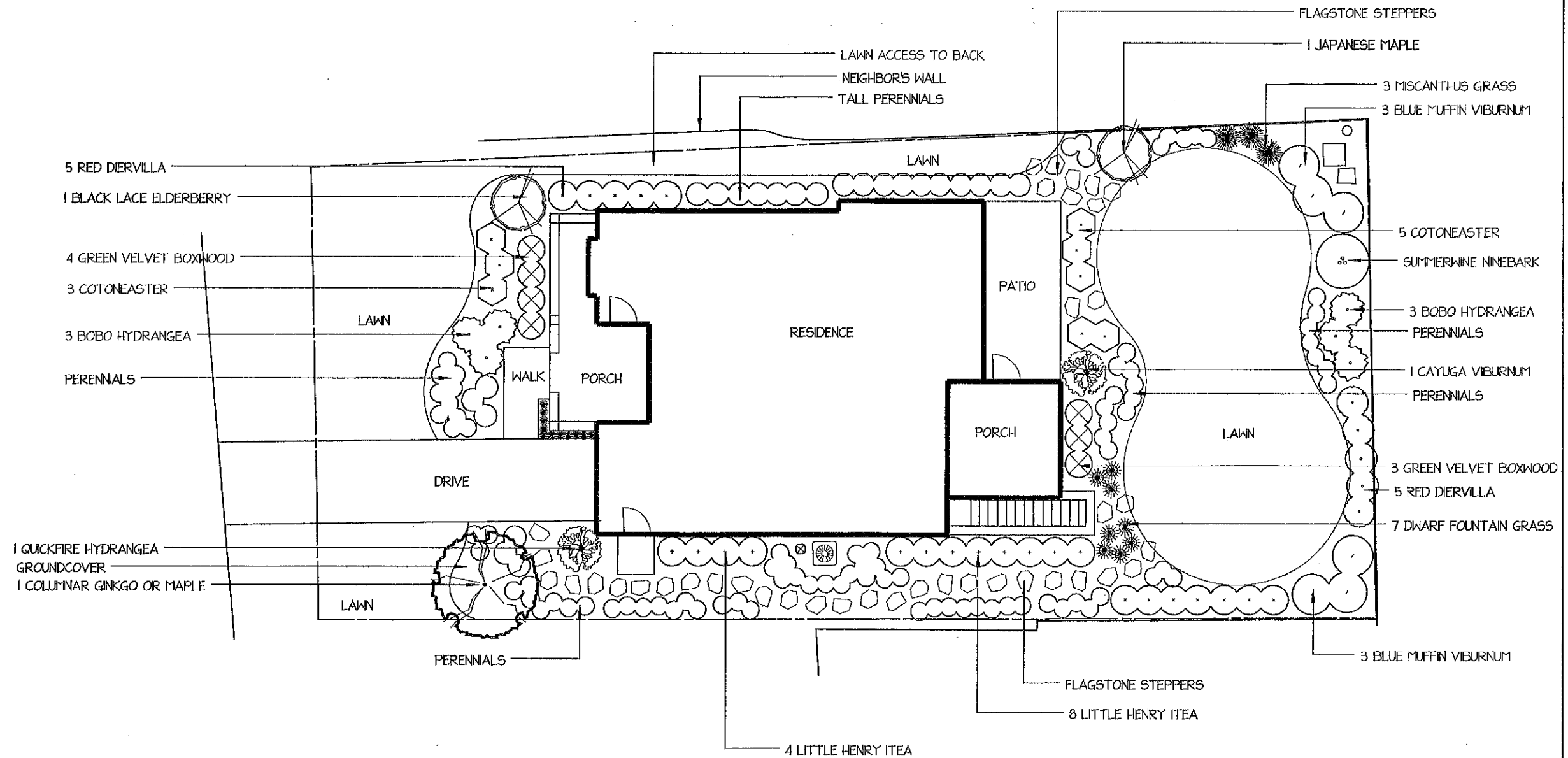
LOWELL CUSTOM HOMES
OWNERSHIP OF DOCUMENTS
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE THE PROPERTY OF LOWELL CUSTOM HOMES AND MAY NOT BE USED IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN THE DESIGN AND CONSTRUCTION OF A STRUCTURE(S) BY LOWELL CUSTOM HOMES THE EXPRESS WRITTEN AUTHORIZATION OF LOWELL CUSTOM HOMES IS REQUIRED FOR ANY OTHER USE
(If this note is not RED this is an unauthorized reproduction)

REVISION 1	06.22.2023
PROJECT NUMBER	
DATE	06.19.2023
A-5	

PECORA RESIDENCE

1626 EVERGREEN LANE
LAKE GENEVA, WI

LANDSCAPE CONCEPT PLAN



SCALE: 1"=8'-0"
PAPER 18X24
DATE: 6-30-23

0 5 10 20
SCALE IN FEET

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LAKE GENEVA
MANOR ASSOCIATION



September 7, 2023

Delivered via Email

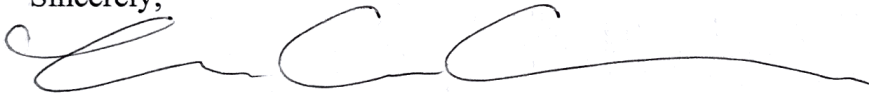
Mr. Fred Walling
Zoning Administrator and Building Inspector
bzadmin@cityoflakegeneva.com

Dear Mr. Fred Walling,

The Lake Geneva Manor Architectural Review Committee (LGMARC) is in receipt of the proposed plans for construction located at 1626 Evergreen Lane, Lake Geneva, WI 53147 presented by Thomas and Denise Pecora. Additionally, the proposed site plans, a comprehensive description of the proposed project, and an estimated timetable of construction have been delivered to neighbors property adjacent and within site of the proposed project location.

LGMARC has no comment to the proposed project presented by Thomas and Denise Pecora subject to the City of Lake Geneva zoning and building code.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eileen Green Scheffler', written in a cursive style.

Eileen Green Scheffler, Chair of the Lake Geneva Manor Architectural Review Committee

cc: The Lake Geneva Manor Association Board
Thomas and Denise Pecora
Scott Lowell

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: September 18, 2023

Agenda Item #9

Applicant:

Signature Investments, LLC
4793 East Clayton Road
Fitchburg, WI 53711

Request:

822 Williams Street
Lake Geneva, WI 53147
Proposed Limited Conditional Use Permit for
Commercial Indoor Lodging and Group
Development

Description:

The applicant is requesting approval of a Limited Conditional Use Permit (CUP) application for the creation of a Group Development located at 822 Williams Street. The property is zoned Central Business (CB). The applicant is proposing a Group Development to allow for the operation of a new Commercial Indoor Lodging land use and the existing Taqueria El Gallo De Oro Mexican restaurant as an Indoor Commercial Entertainment land use on the same site. Within the CB zoning district, Indoor Commercial Entertainment (small-scale) land uses are permitted by right, and Commercial Indoor Lodging land uses are permitted as a conditional use.

The site lies within the Williams Street corridor, along which most parcels in the area are zoned General Business. To the north of the site is an alley, across from which is a parcel zoned Planned Development (PD). The properties immediately adjacent to the south as well as east across Williams Street are zoned General Business (GB). To the west are residential properties zoned Single-Family Residential-4 (SR-4).

The proposed Commercial Indoor Lodging land use would consist of an approximately 1,500-square-foot three-bedroom rental housing unit with four designated parking spaces within the parking lot, as depicted on the submitted site plan. The rental housing unit would be operated as a year-round short-term rental unit and would have the capacity to sleep nine adults.

Taqueria El Gallo De Oro, the existing Indoor Commercial Entertainment land use onsite, contains approximately 25 indoor seats for patrons as well as 20 outdoor seats on the seasonal patio on the south side of the building. The restaurant serves food and alcohol with regular operating hours between 10:00 am – 9:00 pm every day of the week besides Wednesdays.

Staff Review Comments:

General Site Layout, Architecture, and Design – The applicant is not proposing any changes to the existing site layout, building architecture, or building or site design.

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

Parking – The Group Development is located within the CB zoning district, where there are no minimum parking requirements. The applicant indicated that there will be four designated parking spaces for the Commercial Indoor Lodging use. There will be no designated offsite parking spaces for the restaurant. This is in conformance with the CB zoning district.

Bufferyard – The Commercial Indoor Lodging land use requires a bufferyard with screening with 0.60 opacity where the property is located adjacent to residentially-zoned parcels. Because the area between the subject property and the residential lot immediately to the west are already developed, staff recommends that the bufferyard requirement be satisfied through the construction of a six-foot solid fence along the west property line.

Commercial Indoor Lodging use – With the bufferyard requirement met, the proposed use complies with all applicable requirements of Section 98-206(4)(k) pertaining to Commercial Indoor Lodging land uses.

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. The applicant shall maintain a solid fence six feet in height along the western property line.
 - b. After approval, the applicant must apply for City business license.
 - c. After approval, the applicant must apply for and comply with the room tax permit.
 - d. As a Limited Conditional Use, this approval shall be limited to the current property owner. The CUP shall automatically terminate in the event the property is sold.

Suggested Motions:

- Approve: I recommend approval of the proposed Conditional Use Permit for *Signature Investments, LLC, 4793 East Clayton Road, Fitchburg, WI 53711 for the proposed Group Development Commercial Indoor Lodging land use at the property located at 822 Williams Street in the Central Business Zoning District*, 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 *Signature Investments, LLC, 4793 East Clayton Road, Fitchburg, WI 53711 for the proposed Group Development Commercial Indoor Lodging land use at the property located at 822 Williams Street in the Central Business Zoning District*, 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):

822 Williams Street, Lake Geneva, WI 53115 #za269400002

Name and Address of Current Owner: Signature Investments, LLC

4793 east clayton road, Fitchburg, WI 53711

Telephone No. with area code & Email of Current Owner: 608-213-3221

calfano@gmail.com

Owner Signature: _____

Name and Address of Applicant:

signature Investments, LLC

4793 east clayton road, Fitchburg, WI 53711

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

Proposed Conditional Use: Commercial indoor lodging

Zoning District in which land is located: central business

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

n/a

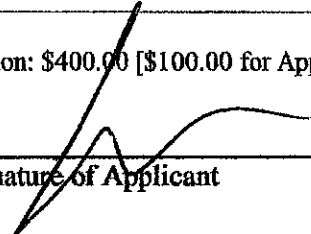
Short statement describing activities to take place on site:

This will be a commercial indoor lodging establishment. The unit will be
a 3bedroom/2bath rental wth 4 parking spaces. The unit will sleep 9

adults

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

08/05/23
Date


Signature of Applicant

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

_____ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

Date: _____ by: _____

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

Date: _____ by: _____

↓

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

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

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

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

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

_____ All lot dimensions of the subject property provided;

_____ Graphic scale and north arrow provided.

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

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

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

_____ (e) Written justification for the proposed conditional use:

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

This property will offer an additional lodging option in an area of businesses in Lake Geneva

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?

Located in an area of businesses this conditional use will assist in bringing visitors from out of town to enjoy restaurants, businesses, and local amenities.

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?

This conditional use will not affect nearby property. The conditional use fits into the neighborhood feel and look. The property is already in rental use during the summer. The conditional use makes additional rental possible in Winter/Spring.

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?

Currently, the property is a short-term rental from May to October. Would like to use as a short-term rental during the off season.

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

The property and usage will not impose an undue burden on services provided by public agencies.

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

Yes, increased tourists in the district will positively affect surrounding businesses.

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: _____



Municipality: CITY OF LAKE GENEVA
Parcel Number: ZA269400002
School District: 2885-LAKE GENEVA J1 SCHOOL DISTRICT
Zoning District:

Owner Name: SIGNATURE INVESTMENTS LLC
Owner Name 2:
Mailing Address: 4793 EAST CLAYTON RD

Land: \$35,300.00
Improvements: \$202,500.00
Total: \$237,800.00
Acres: 0.0800
Fair Market Value: \$243,900.00
Assessment Ratio: 0.9751961530
Mill Rate: 0.0188840890

First Dollar Credit:	\$68.05
Special Assessment:	\$0.00
Delinquent Utility Charge:	\$50.00
Managed Forest Land Taxes:	\$0.00
Total Billed:	\$3,996.99
Net Tax	\$3,946.99

WALWORTH COUNTY \$813.61
LAKE GENEVA J1 SCHOOL DIST \$1081.12
CITY OF LAKE GENEVA \$1233.84
LAKE GENEVA-GENOA CITY UHS \$710.75
GATEWAY TECHNICAL \$175.92

Supervisory District: Nancy Russell (D11)
State Representative: Tyler August (R) (Wisconsin's 32nd Assembly District)
State Senator: Stephen Nass (R) (Wisconsin's 11th Senate District)
US Representative: Bryan Steil (R) (Wisconsin's 1st District)
US Senator: Johnson, Ron

DELINQUENT FIRE \$50.00

<u>Soil Type</u>	<u>Soil Name</u>	<u>Acres</u>
FsA	FOX SILT LOAM, 0 TO 2 PERCENT SLOPES	0.1185

820 WILLIAMS ST LAKE GENEVA
822 WILLIAMS ST LAKE GENEVA

LOT 2 CERTIFIED SURVEY NO. 2694 AS RECORDED IN VOL 13 OF C.S. ON
PAGE 312 WCR. LOCATED IN SE 1/4 SW 1/4 SEC 25 T2N R17E. 3358 SQ FT.
CITY OF LAKE GENEVA OMTS ZRA-19A & ZRA-21 ALSO THAT PT OF LOT 1
FORMERLY DESCRIBED AS THE N 52' OF E 1/2 LOT 22 RICH'S ADDITION.
(#349419)

The information provided in this property information page is not official information. All official tax information is recorded in the Walworth County Treasurer's Office. To verify tax payment/payoff status, contact the Walworth County Treasurer's Office at 262-741-4251.

822 WILLIAMS STREET

UPSCALE SUITE IN DOWNTOWN
LAKE GENEVA





822 Williams St, Lake Geneva, WI 53147

CONCEPT

Dear planning commission members,

We are applying for a conditional use permit for commercial indoor lodging at 822 Williams Street. Attached please find all applicable information about this property including zoning, parking, and floorplans.

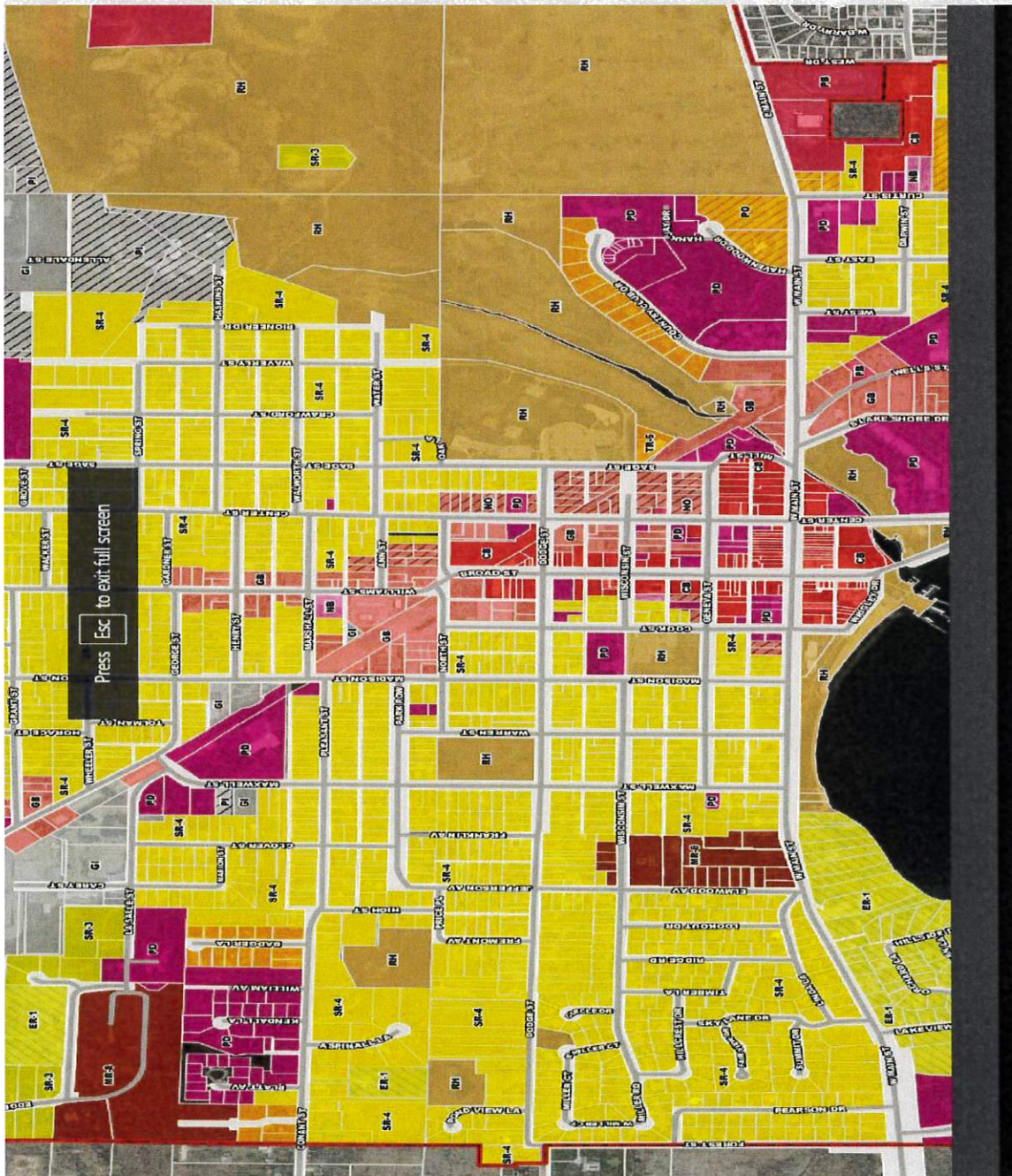
Our plan is to create a fun and unique overnight lodging option in the existing rental unit. Total occupancy for the suite will be 9 guests.

While my hospitality experience stems from the restaurant industry; I have a contract for managing the property with Geneva Lake Vacations. It is clear they have the professional experience with short term lodging in Lake Geneva and will operate this property with the utmost attention and care. I am enthusiastic about the potential to partner with many local businesses on Williams street and stimulate our downtown economy.

Thank you,

Carmelo Alfano

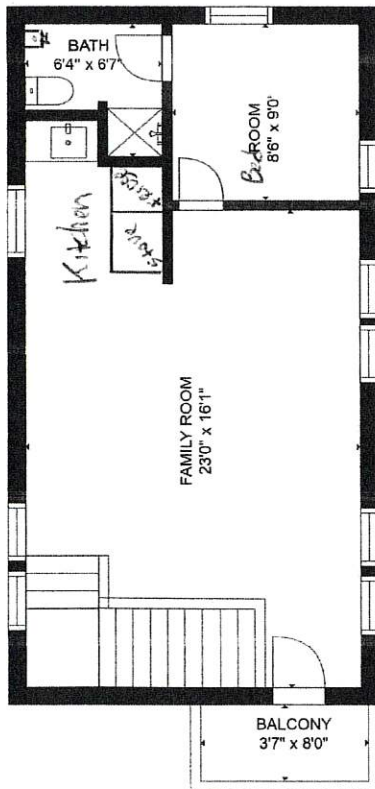
Zoning Map





Current Floorplan

- approx. 1,000 Sq/Ft
- Main level is a 2bed/1bath
- Upper level is a 1bed/1bath
- Sleeping Area 250 sq/ft

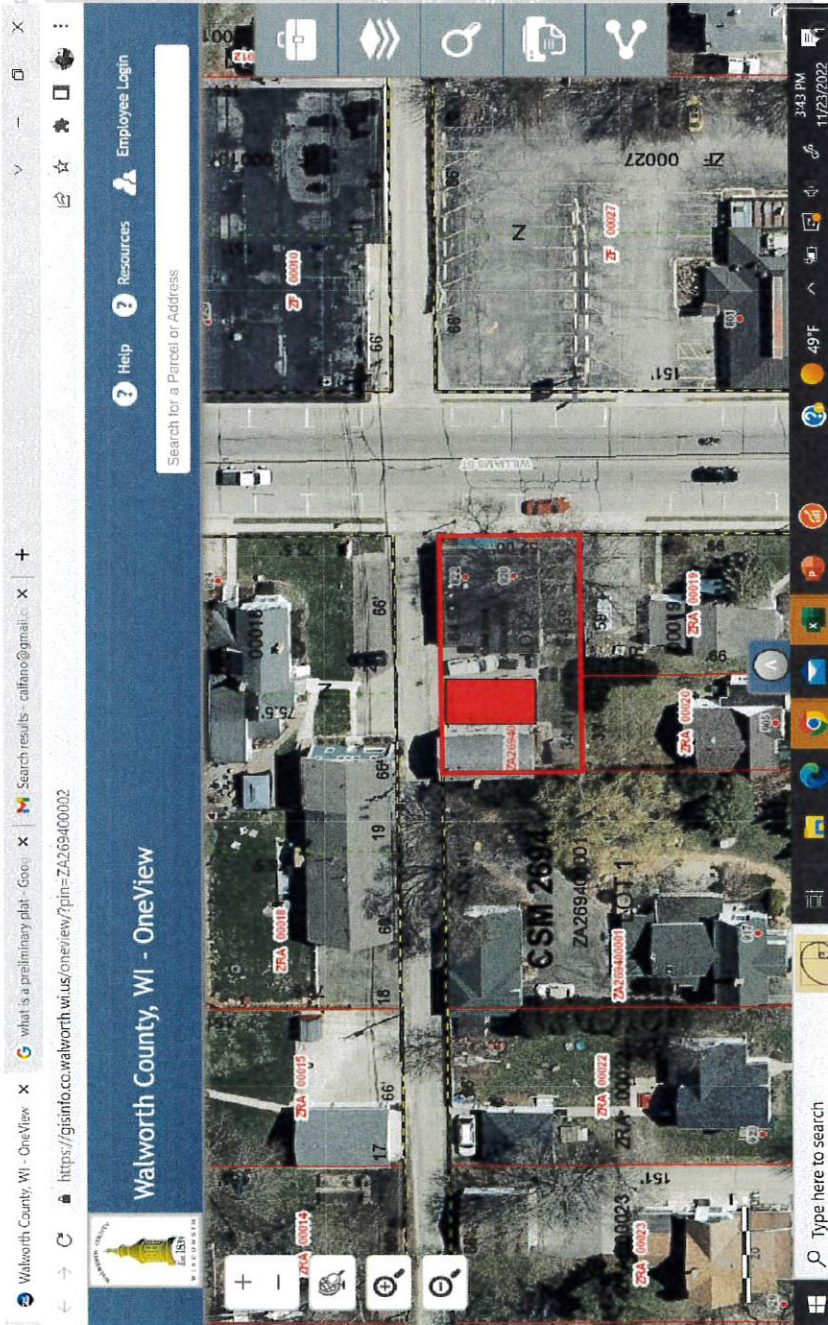


FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 480 sq. ft, FLOOR 2: 513 sq. ft
 EXCLUDED AREAS: BALCONY: 29 sq. ft
 TOTAL: 993 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



PARKING
822 Williams Street
(4 Spaces)



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: September 18, 2023

Agenda Item #10

Current Property Owner:
Ron Amman, RJ Amman Properties

Request:
Direct Annexation by Unanimous Consent

N3219 County Truck Highway H
Lake Geneva, WI 53147

Description:

The property at N3219 CTH H (Elkhorn Road) is located northwest of the City of Lake Geneva, currently within the Town of Geneva. The owner has requested to be annexed into the City. The request is for a single 2.11-acre parcel to be annexed and as such, the petition is by unanimous approval of the single property owner. The proposed annexation is made to be contiguous to the City of Lake Geneva by connecting with property to the east across CTH H. The parcel and general surrounding area is shown in the City's Comprehensive Plan as a potential area for inclusion within the City of Lake Geneva and therefore has a recommended land use of Planned Mixed Use. The current use of the property as office is consistent with the future planned uses in this area.

Action by the Plan Commission:

The Common Council has ultimate authority to approve an annexation by ordinance. An annexation ordinance may temporarily designate the classification of the annexed area for zoning purposes. The proposed temporary zoning classification is required to be referred to and recommended by the Plan Commission. In this case, we recommend using the Planned Office (PO) zoning district which would best match the existing office use occurring at the property and which would be consistent with the future land use recommendation in the Comprehensive Plan.

Staff Recommendation on the proposed Certified Survey Map (CSM):

Staff recommends that the Plan Commission pass a motion to recommend *approval* of the annexation and to *recommend* classification of temporary zoning designation in the PO (Planned Office) zoning district.

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

APPLICATION FOR ZONING MAP AMENDMENT

Name of Applicant: Ron Amann / R.I. Amann Properties LLC

Address of Applicant: N3219 Cty Rd H
Lake Geneva, WI 53147

Telephone No. (262) 248-0261

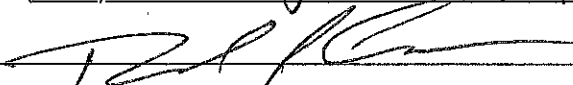
Fax and/or email: () ~~262~~ ron@riamannbuilders.com

Name of Owner: Ron Amann

Address of Owner: N3219 Cty Rd H
Lake Geneva, WI 53147

Telephone No. (262) 749-8341

Fax and/or email: () ron@riamannbuilders.com

Owner Signature: 

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

See attached sheet

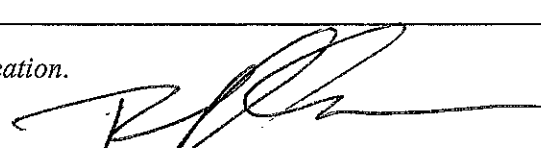
Zoning Classification change from: Walworth County B-2 to City of Lake Geneva NB

Reason for requesting Proposed Amendment: To provide access to
all City Services.

Proposed use of property: Use of 3 unit Office Building and
Proposed Condominium.

Fee of \$400.00 payable upon filing application.

Date 8/17/23


Signature of Applicant

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

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

I.RECORDATION OF ADMINISTRATIVE PROCEDURES

_____ 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: _____

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

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

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

II.APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

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

↓

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

- _____ Showing all lands for which the zoning is proposed to be amended;
- _____ Map and all its parts are clearly reproducible with a photocopier;
- _____ Map size of 11" by 17" and map scale not less than one inch equals 800 ft;
- _____ All lot dimensions of the subject property provided;
- _____ Graphic scale and north arrow provided.

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

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

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

III. JUSTIFICATION OF THE PROPOSED ZONING MAP AMEDMENT

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

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

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

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

FINAL APPLICATION PACKET INFORMATION

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



TO: Common Council of the City of Lake Geneva

FROM: Ron Amann

SUBJECT: Petition for Annexation

The petitioner, Ron Amann (owner of lands), requests that all of the subject lands be annexed by direct annexation by unanimous approval to the City of Lake Geneva, Walworth County Wisconsin. Said lands are described as follows:

A PARCEL OF LAND LOCATED IN THE NW 1/4 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 26 IN TOWNSHIP 2 NORTH, RANGE 17 EAST, IN TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN

MORE PARTICULARLY DESCRIBED AS:

LOT 1 OF CSM 549 AS RECORDED IN DOCUMENT# 701551 AS PER THE WALWORTH COUNTY REGISTER OF DEEDS.

ALSO COMMENCING AT THE NORTHERNMOST CORNER OF LOT 1 OF SAID CSM ALSO BEING THE PLACE OF BEGINNING; THENCE ALONG THE WESTERLY RIGHT OF WAY OF COUNTY TRUNK HIGHWAY H ON A CURVE TO THE RIGHT WITH A CHORD BEARING AND LENGTH OF S40°36'01"E 86.03', WITH AN ARC LENGTH OF 86.03' AND A RADIUS OF 4217.28'; THENCE N82°16'31"E 243.38' TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID HIGHWAY; THENCE N89°44'02"E 36.37' TO THE SOUTHWESTERLY CORNER OF LOT 2 OF CSM 2369 AS RECORDED IN DOCUMENT# 269591 AS PER THE WALWORTH COUNTY REGISTER OF DEEDS; THENCE N25°08'11"W 176.18' ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY TO A POINT THAT IS 26.66' NORTHWESTERLY OF THE NORTHWEST CORNER OF LOT 2 OF SAID CSM ; THENCE S76°21'57"W 314.87' TO THE A POINT ON THE WESTERLY RIGHT OF WAY OF SAID HIGHWAY; THENCE S58°57'14"W 194.25'; THENCE N77°30'39"E 218.91' ALONG THE NORTHERLY LINE OF CSM 549 TO THE PLACE OF BEGINNING.

The population of said lands is 0.

Tax ID: JA 54900001

Parcel Area including R/W: 92,133 Sq-ft / 2.11 Ac

Anexee: Town of Geneva

Annexor: City of Lake Geneva

Owner/Petitioner


Ron Amann

6-13-23
Date



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

Web: <http://doa.wi.gov/municipalboundaryreview>

July 12, 2023

PETITION FILE NO. 14600

LANA KROPF, CLERK
CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI 53147-1914

DEBRA KIRCH, CLERK
TOWN OF GENEVA
N3496 COMO RD
LAKE GENEVA, WI 53147-2617

Subject: AMANN ANNEXATION

The proposed annexation submitted to our office on June 14, 2023, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city..." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the City of Lake Geneva, which is able to provide needed municipal services.

Note: Per s. 66.0217 (1) Wis. Stats. the entire territory to be annexed should be described by metes and bounds commencing from a monumented corner of the 1/4 section in which the territory lies.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14600 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2674>

Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

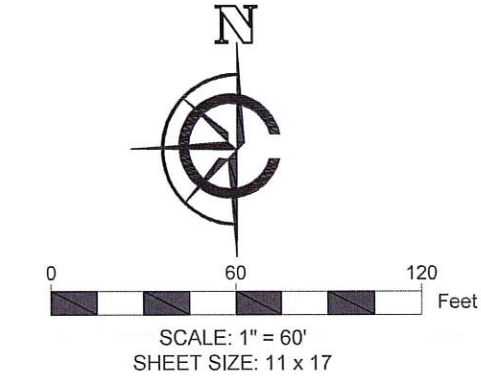
cc: petitioner

ANNEXATION MAP

LEGAL DESCRIPTION OF LANDS TO BE ANNEXED:
A PARCEL OF LAND LOCATED IN THE NW 1/4 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 26 IN TOWNSHIP 2 NORTH, RANGE 17 EAST, IN TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN

MORE PARTICULARLY DESCRIBED AS:
LOT 1 OF CSM 549 AS RECORDED IN DOCUMENT# 701551 AS PER THE WALWORTH COUNTY REGISTER OF DEEDS.

ALSO COMMENCING AT THE NORTHERNMOST CORNER OF LOT 1 OF SAID CSM ALSO BEING THE PLACE OF BEGINNING; THENCE ALONG THE WESTERLY RIGHT OF WAY OF COUNTY TRUNK HIGHWAY H ON A CURVE TO THE RIGHT WITH A CHORD BEARING AND LENGTH OF S40°36'01"E 86.03', WITH AN ARC LENGTH OF 86.03' AND A RADIUS OF 4217.28'; THENCE N82°16'31"E 243.38' TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID HIGHWAY; THENCE N89°44'02"E 36.37' TO THE SOUTHWESTERLY CORNER OF LOT 2 OF CSM 2369 AS RECORDED IN DOCUMENT# 269591 AS PER THE WALWORTH COUNTY REGISTER OF DEEDS; THENCE N25°08'11"W 176.18' ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY TO A POINT THAT IS 26.66' NORTHWESTERLY OF THE NORTHWEST CORNER OF LOT 2 OF SAID CSM; THENCE S76°21'57"W 314.87' TO THE A POINT ON THE WESTERLY RIGHT OF WAY OF SAID HIGHWAY; THENCE S58°57'14"W 194.25'; THENCE N77°30'39"E 218.91' ALONG THE NORTHERLY LINE OF CSM 549 TO THE PLACE OF BEGINNING.



- LEGEND
- FOUND 1" IRON PIPE
 - FOUND IRON ROD
 - RECORDED AS
 - EXISTING MUNICIPAL BOUNDARY

BASIS OF BEARING:
THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NAD-83, SOUTH ZONE.

THE SOUTHEASTERLY LOT LINE OF LOT 1, CSM #549 ASSUMED TO BEAR N50°47' 00"E.

BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:
RON AMANN

PROPERTY ADDRESS:
N3219 CTY TK H
LAKE GENEVA

FIELD WORK COMPLETED ON:
FEBRUARY 3, 2022

FIELD CREW CHIEF:
MIKE MELENZIO

SURVEYOR:
PAUL H. VAN HENKELUM, PLS
CARDINAL ENGINEERING LLC



"I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE MAP IS A TRUE AND CORRECT REPRESENTATION OF ITS EXTERIOR BOUNDARIES AND SHOWS THE SIZE AND LOCATION OF ALL VISIBLE STRUCTURES, APPARENT EASEMENTS AND ENCROACHMENTS, IF ANY.

PAUL H VAN HENKELUM, PLS #1931

DATE



CARDINAL
PLAN | SURVEY | ENGINEER

1200 LA SALLE ST.
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

DATE: 06 / 12 / 2023
SHEET 1 OF 1

JOB No. 23308
JDB

PLOTTED: 6/12/2023 3:22:47 PM

N2319 CTY TK H LAKE GENEVA, WI
CONDOMINIUM PLAT

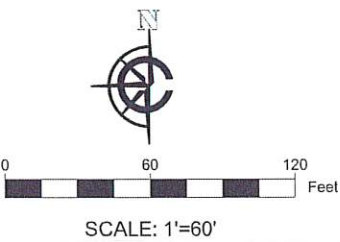
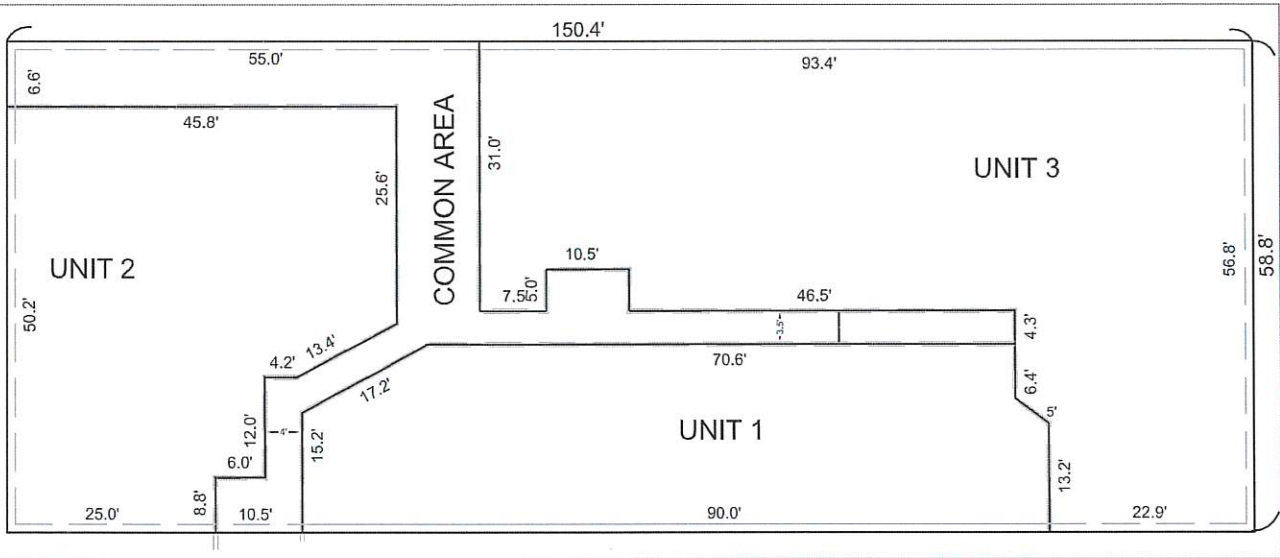


EXHIBIT A:



- LEGEND
- | | | | |
|--|-------------------|--|--------------------|
| | EXISTING BUILDING | | FOUND 1" IRON PIPE |
| | EXISTING ASPHALT | | FOUND IRON ROD |
| | EXISTING CONCRETE | | FOUND FIRE HYDRANT |
| | RECORDED AS | | UTILITY POLE |
| | EXISTING FENCE | | |

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 26 IN TOWNSHIP 2 NORTH, RANGE 17 EAST, IN TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN

MORE PARTICULARLY DESCRIBED AS
LOT 1 CSM #549; AS RECORDED IN DOCUMENT NO. 701551 PER WALWORTH COUNTY REGISTER OF DEEDS; COMMENCING AT NORTH EASTERLY CORNER OF SAID LOT 1 ALSO BEING PLACE OF BEGINNING; THENCE N 41° 50' 22" W ALONG WESTERLY RIGHT OF WAY OF COUNTY TRUNK HIGHWAY H 70.92'; THENCE S 58° 57' 14" W 194.25'; THENCE N 77° 30' 39" E 218.91' TO THE PLACE OF BEGINNING.

BASIS OF BEARING:
THE WISCONSIN STATE PLANE COORDINATE SYSTEM,
NAD-83, SOUTH ZONE.

THE SOUTHEASTERLY LOT LINE OF LOT 1, CSM #549
ASSUMED TO BEAR N50°47'00"E.

BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:
RON AMANN

PROPERTY ADDRESS:
N3219 CTY TK H
LAKE GENEVA

FIELD WORK COMPLETED ON:
FEBRUARY 3, 2022

FIELD CREW CHIEF:
MIKE MELENZIO

SURVEYOR:
PAUL H. VAN HENKELUM, PLS
CARDINAL ENGINEERING LLC

I, PAUL H. VAN HENKELUM REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IMPROVEMENTS TO BE CONSTRUCTED UPON THE PROPERTY AND IT COMPLIES WITH THE MINIMUM STANDARDS FOR PROPERTY SURVEY (A-E7) 7.01 AND CONDO PLAT 703.11

THIS PLAT OF "N2319 CTY TK H LAKE GENEVA, WI CONDOMINIUM PLAT" AS PROPOSED AT THE DATE OF HEREOF, AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT. THE UNDERSIGNED SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE FLOOR PLANS OF THE CONDOMINIUM BUILDINGS AND UNITS CONTAINED IN THE PLAT AND THE APPROXIMATE DIMENSIONS AND FLOOR AREAS THEREOF.

PAUL H. VAN HENKELUM, PLS #1931 DATE



JOB No: 23308
05/22/2023
JDB
PAGE 1 OF 1



PETITION FOR DIRECT ANNEXATION BY UNANIMOUS
CONSENT OF ELECTORS AND PROPERTY OWNERS OF
TERRITORY LOCATED IN THE TOWN OF LYONS
WALWORTH COUNTY, WISCONSIN, TO THE CITY OF LAKE
GENEVA, WALWORTH COUNTY, WISCONSIN
PURSUANT TO WIS. STAT. ' 66.0217(2)

To: Common Council of the City of Lake Geneva,
Walworth County, Wisconsin
c/o Sabrina Waswo, City Clerk
Lake Geneva City Hall
626 Geneva Street
Lake Geneva, Wisconsin 53147

Town Board of the Town of Lyons
Walworth County, Wisconsin
c/o Karla Hill, Town Clerk
1100 Town Hall Road
P.O. Box 337
Lyons, WI 53148

State of Wisconsin Department of Administration
Division of Intergovernmental Relations
Municipal Boundary Review
101 E. Wilson St. – 10th Floor
Madison, WI 53702-0001

THIS PETITION of Avalon Property, LLC as
the owner of record of all of the real property in the territory sought to be annexed, such territory
being more particularly described below, does respectfully state, represent, and show to the
Common Council as follows:

1. Petitioner, whose address is 875 Geneva Parkway is the sole
and only owner of record of the real property in the territory sought to be annexed, such property
being located in Section SE 1/4 of the NE 1/4 of Section 31 Town 2 North, Range 18 East, Lyons Township,
Walworth County, Wisconsin, and more particularly described in the legal description of the property,
attached hereto as Exhibit A and incorporated herein reference.

2. Petitioner respectfully requests all of the Subject Territory be annexed to
the City of Lake Geneva, Walworth County, Wisconsin.

3. Attached hereto, marked Exhibit B and incorporated herein by reference, is a scale map of the Subject Territory, in accordance with the provisions of Wis. Stat. " 66.0217(2) and 66.0217(5).

4. No electors reside in the Subject Territory sought to be annexed hereunder. The current population of the Subject Territory sought to be annexed hereunder is zero (0).

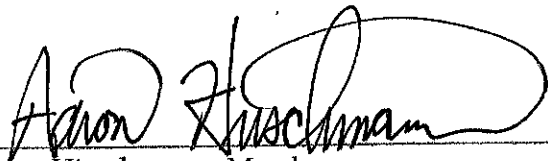
5. Petitioner will cause this Petition, the legal description, and the scale map of the Subject Territory to be annexed to be filed with the City Clerk of the City of Lake Geneva, Walworth County, Wisconsin, the Clerk of the Town of Lyons, Walworth County, Wisconsin, and the State of Wisconsin, Department of Administration, in accordance with the provisions of Wis. Stat. ' 66.0217(2).

6. The petitioner requests the property to be zoned "Planned Industrial Park" pursuant to the City of Lake Geneva Zoning Ordinance.

7. Petitioner requests the City of Lake Geneva adopt an Annexation Ordinance in substantial conformity with Exhibit AC,@ attached hereto and incorporated herein by reference.

8. Petitioner believes this Petition and the Subject Territory sought to be annexed hereunder meet all legal requirements for annexation, and that such annexation is in the public interest.

Dated this 20 day of December. 2021



Aaron Hirschmann, Member
Avalon Property, LLC

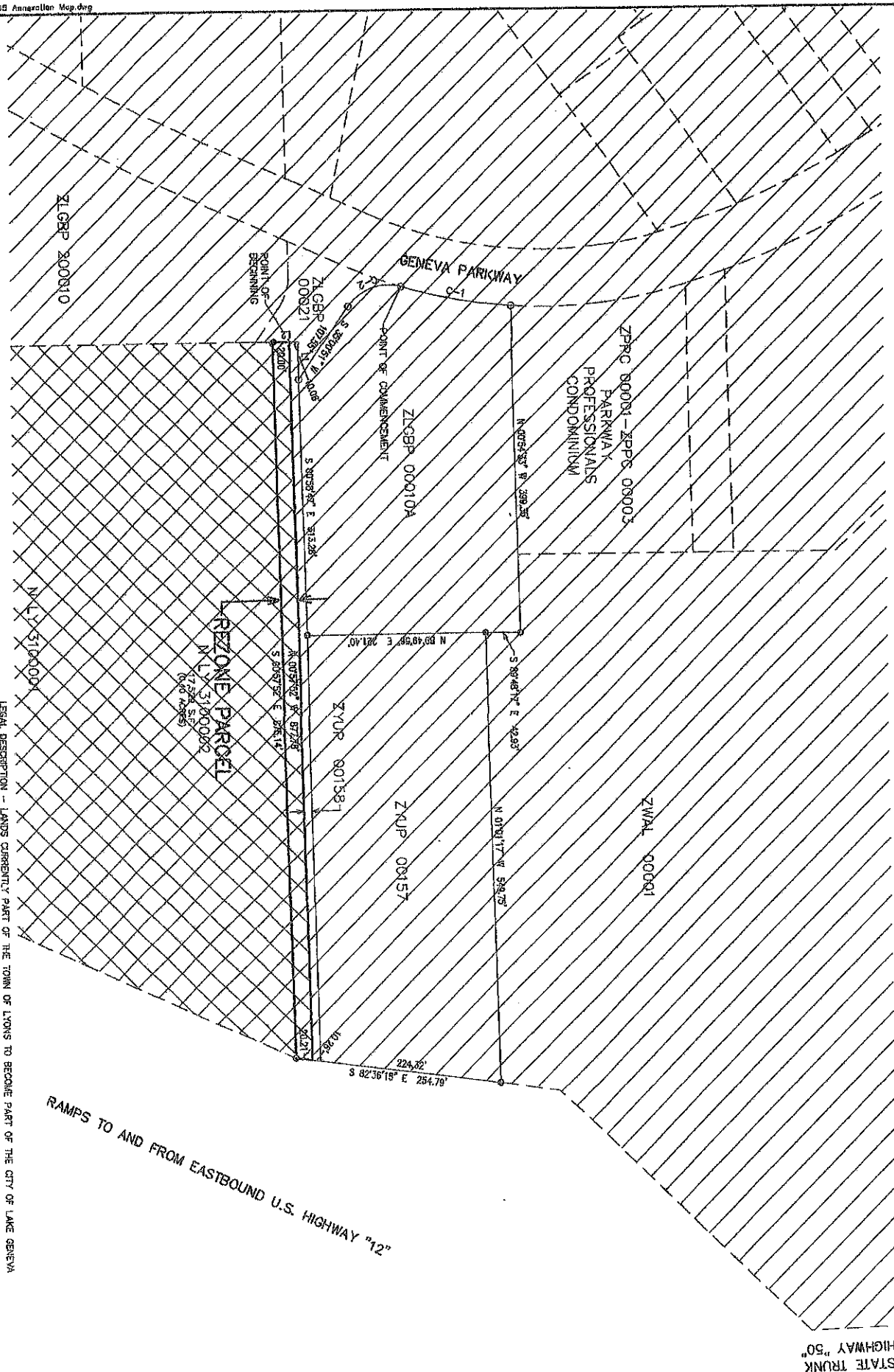
EXHIBIT A

LEGAL DESCRIPTION — LANDS CURRENTLY PART OF THE TOWN OF LYONS TO BECOME PART OF THE CITY OF LAKE GENEVA

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE STAKE FOUND MARKING THE WESTERLY-MOST CORNER OF OUTLOT 2 OF LAKE GENEVA BUSINESS PARK, A SUBDIVISION; THENCE ALONG THE BOUNDARY BETWEEN SAID OUTLOT 2 AND LOT 10 OF SAID SUBDIVISION, 75.29 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET AND A CHORD WHICH BEARS N 70DEG 56MIN 53SEC E, 70.45 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG SAID BOUNDARY, N 35DEG 00MIN 51SEC E, 107.55 FEET TO AN IRON PIPE STAKE; THENCE ALONG THE BOUNDARY OF SAID OUTLOT 2, S 00DEG 58MIN 47SEC E, 45.64 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID OUTLOT 2, N 89DEG 52MIN 09SEC E, 10.06 FEET TO THE POINT OF BEGINNING; THENCE N 00DEG 57MIN 52SEC W, 877.78 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF U.S. HIGHWAY "12"; THENCE ALONG SAID HIGHWAY, S 82DEG 36MIN 15SEC E, 20.21 FEET TO AN IRON REBAR STAKE; THENCE S 00DEG 57MIN 52SEC E, 875.14 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE NORTHERLY BOUNDARY OF SAID OUTLOT 2; THENCE ALONG THE BOUNDARY OF SAID OUTLOT 2, S 89DEG 52MIN 09SEC W, 20.00 FEET TO THE POINT OF BEGINNING.

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 31, TOWN 2 NORTH
RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN



LEGAL DESCRIPTION -- LANDS CURRENTLY PART OF THE TOWN OF LYONS TO BECOME PART OF THE CITY OF LAKE GENEVA

[illegible]

PROJECT NO. 10095	DATE 06/11/2024	SHEET NO. 1 OF 7	REVISIONS FARRIS, HANSEN & ASSOCIATES, INC. ENGINEERING -- ARCHITECTURE -- SURVEYING 7 MIDWAY COURT P.O. BOX 437 ELKHORN, WISCONSIN 53121 OFFICE: (262) 723-2098 FAX: (262) 723-0880	- WORK ORDERED BY - AVALON PROPERTY LLC 875 GENEVA PIKWAY NORTH LAKE GENEVA, WI 53147	ANNEXATION TOWN OF LYONS TO CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN	PREPARED BY CHECKED BY DESIGNED BY
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STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: September 18, 2023

Agenda Item #11

To: City of Lake Geneva
From: Jackie Mich, AICP, City Planning Consultant
Date: September 11, 2023
Re: Introduction to Proposed Amendment to the Comprehensive Plan

Introduction

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

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

Proposed Amendment:

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

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

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

The Comprehensive Plan Amendment is one of several review and approval steps needed to construct the substation. If the Comprehensive Plan Amendment is approved, future steps would involve creating a new lot, rezoning the new lot, removing the Park Overlay Zoning District designation from the new lot, and site plan review and approval. Through the site plan review process, the City will ensure the zoning regulations are met, which include requirements for landscaping and screening of the substation to minimize impacts to surrounding properties.

Excerpt from Comprehensive Plan, pages 92-93

Institutional and Community Services

Description

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

Recommended Zoning

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

Policies and Programs

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

CITY OF LAKE GENEVA

APPLICATION FOR AMENDMENT TO THE COMPREHENSIVE PLAN

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

PART A: AMENDMENT REQUEST

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

Please check all that apply:

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

PART B: CONTACT INFORMATION

APPLICANT:

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

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

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

Name: Jessica Bahr  Digitally signed by Jessica Bahr
DN: cn=Jessica Bahr, o, email=jessicabahr@alliantenergy.com, c=US
Date: 2023.06.27 16:23:09 -0500 Signature: _____

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

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

Parcel Number: ZOP 00003 Address: N/A

BRIEF DESCRIPTION OF THE PROPOSED AMENDMENT REQUEST:

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

CURRENT ZONING:

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

FUTURE PROPOSED USE (be specific)

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

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

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

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

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

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

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

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

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

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

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

Jessica Bahr

Signature of Applicant(s)

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

6/27/2023

Date

REQUESTED COMPREHENSIVE PLAN AMENDMENT FOR:

Part of Parcel ZOP 00003

Subject Property Address(s)

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

Petitioner Name _____

Project Address _____

OFFICE USE ONLY

Description of Request _____

Agreement for Services

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

_____, as applicant/petitioner for

Project: _____

Project Address: _____

Name: _____

Address: _____

Cell Phone: (____) - ____ - ____

Phone: (____) - ____ - ____

Email: _____

Dated this _____ Day of _____, 20____

Printed Name of Applicant / Petitioner_____
Signature of Applicant/Petitioner

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

Section 98-935 Fees:

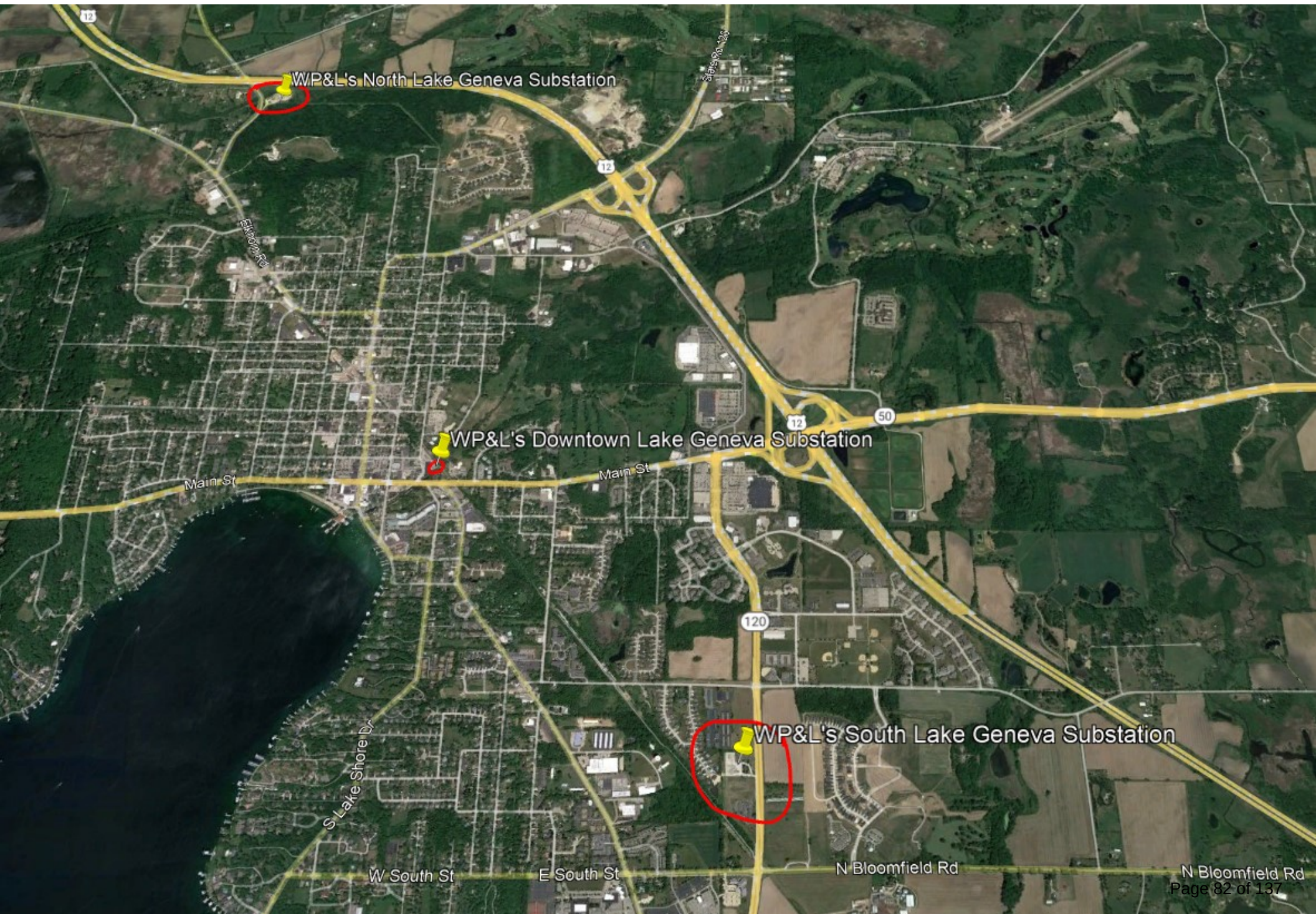
(1) Fees for Procedures or Permits Requested by a Private Party: The fees for the procedures and permits established by this Chapter shall be established by resolution of the Common Council of the City of Lake Geneva

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

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

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

Wisconsin Power & Light Company's Substation Locations



DOWNTOWN LAKE GENEVA SUBSTATION
RELOCATION - EXISTING CONDITIONS

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



LEGEND

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



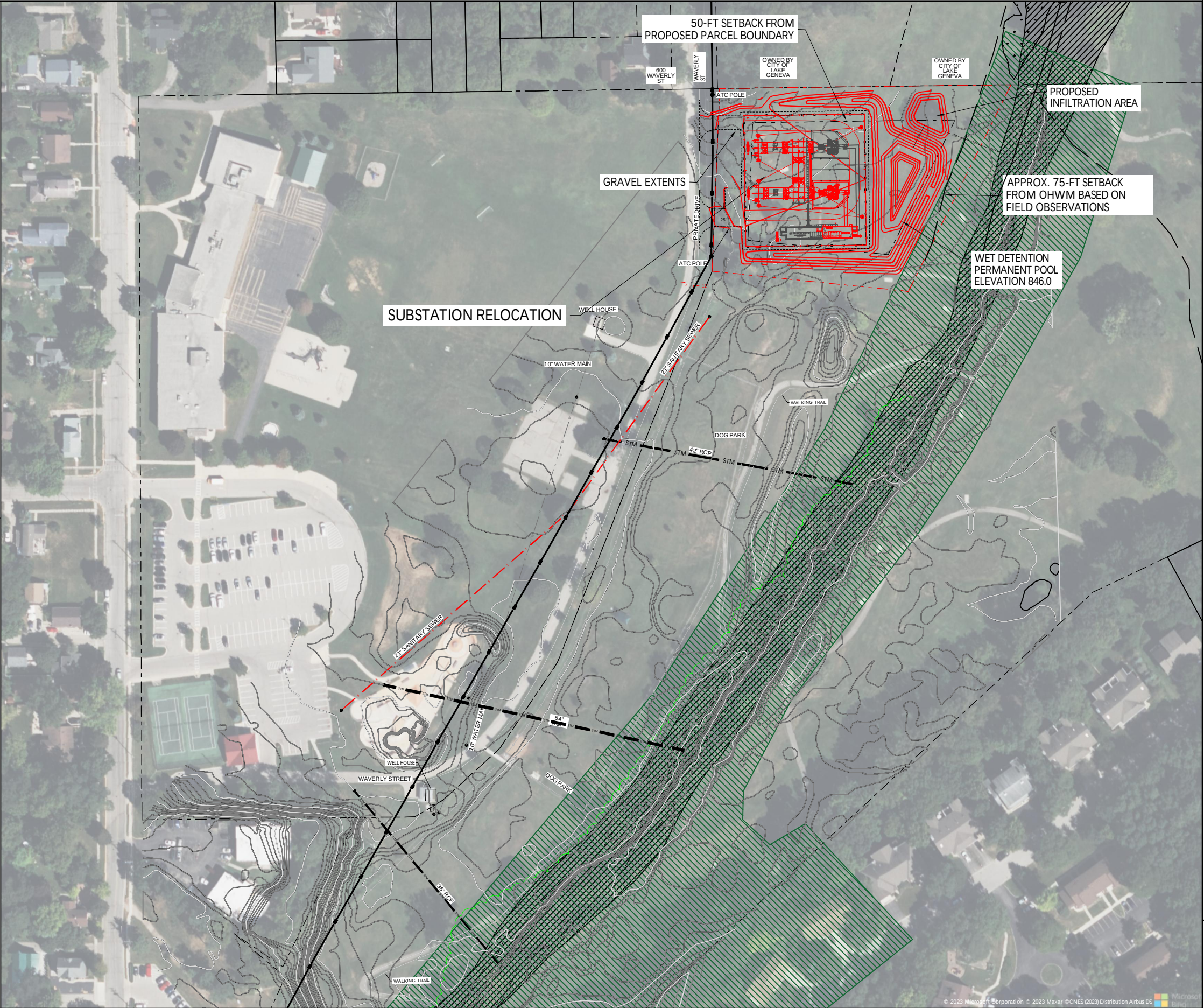
DOWNTOWN LAKE GENEVA SUBSTATION
RELOCATION OVERVIEW

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



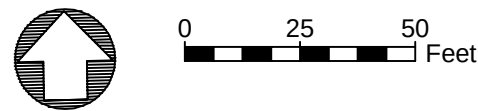
LEGEND

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



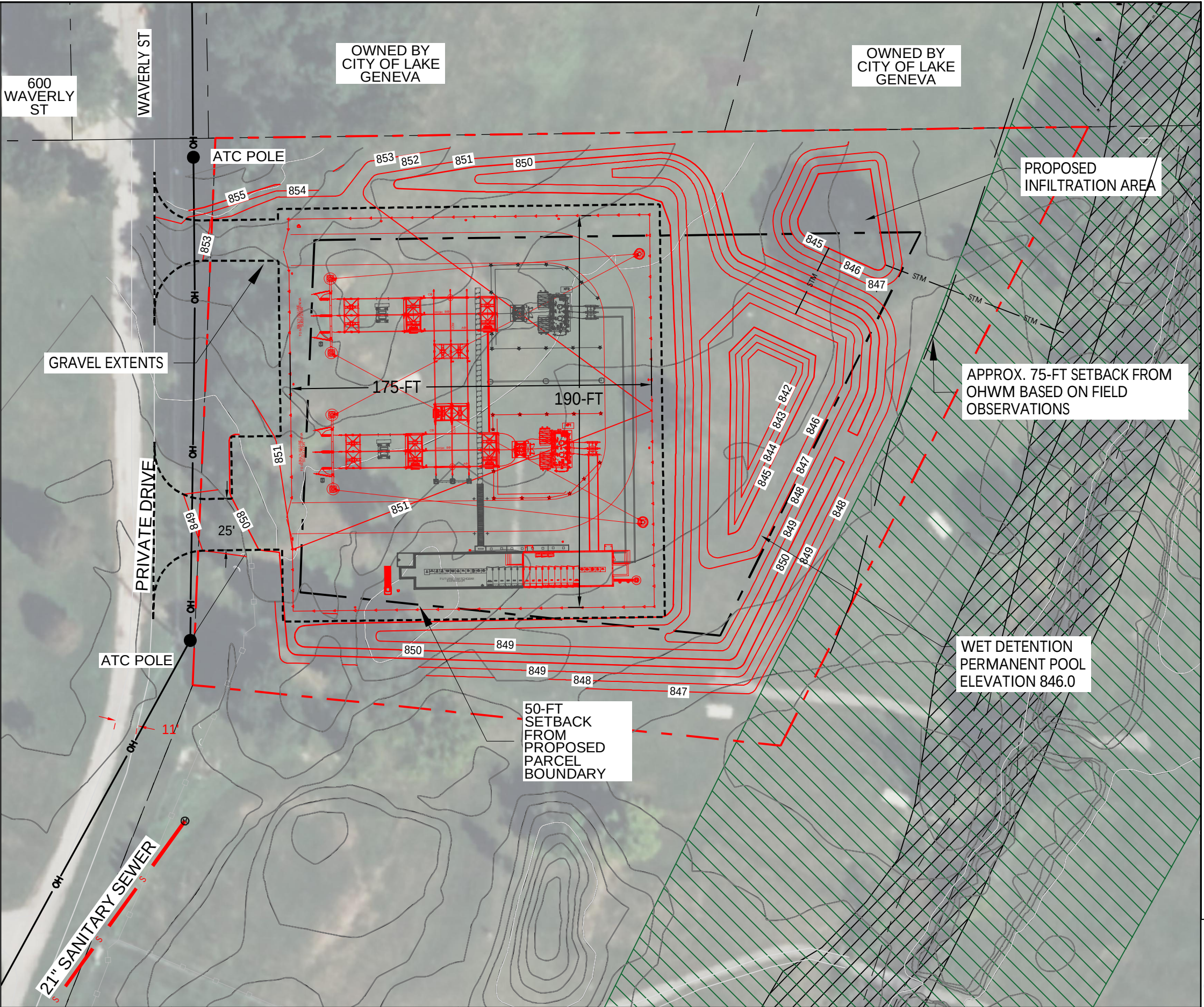
DOWNTOWN LAKE GENEVA SUBSTATION RELOCATION - PRELIMINARY SITE PLAN

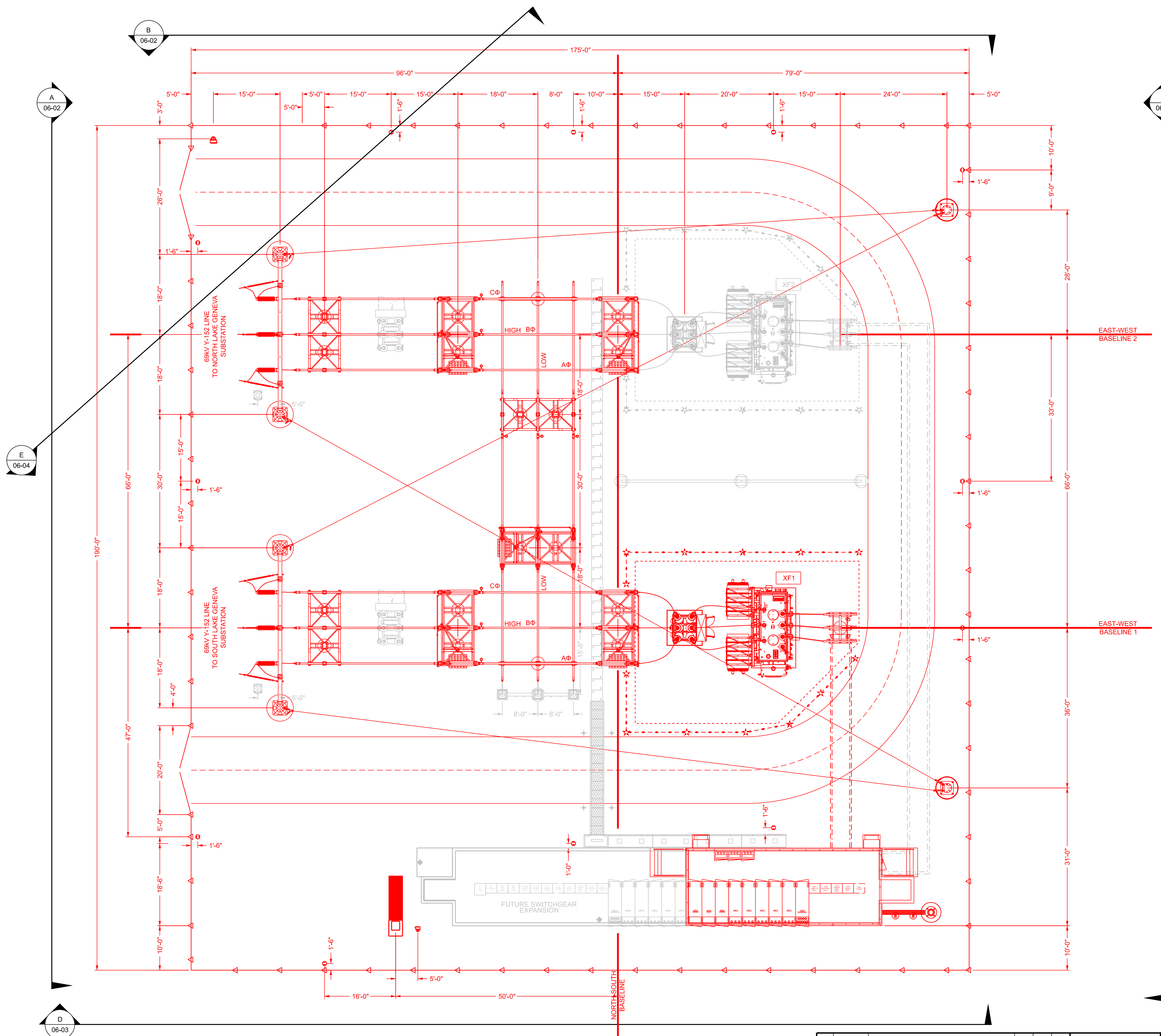
- NOTES:
- 1. GENERAL ARRANGEMENT PROVIDED BY ECI, MAY 5, 2023.
 - 2. SURVEYED UTILITY LOCATIONS PROVIDED BY ALLIANT ENERGY.
 - 3. ELEVATION DATA RETRIEVED FROM WALWORTH COUNTY.
 - 4. ENVIRONMENTAL CORRIDOR BOUNDARY LOCATION IS APPROXIMATED FROM THE CITY OF LAKE GENEVA ZONING MAP.
 - 5. APPROXIMATELY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



LEGEND

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





N

CLASSIFIED:
CONFIDENTIAL PCI
DATE: 05-02-2023

WISCONSIN POWER AND LIGHT COMPANY

DOWNTOWN LAKE GENEVA SUBSTATION LAKE GENEVA, WI
SUBSTATION PLAN VIEW

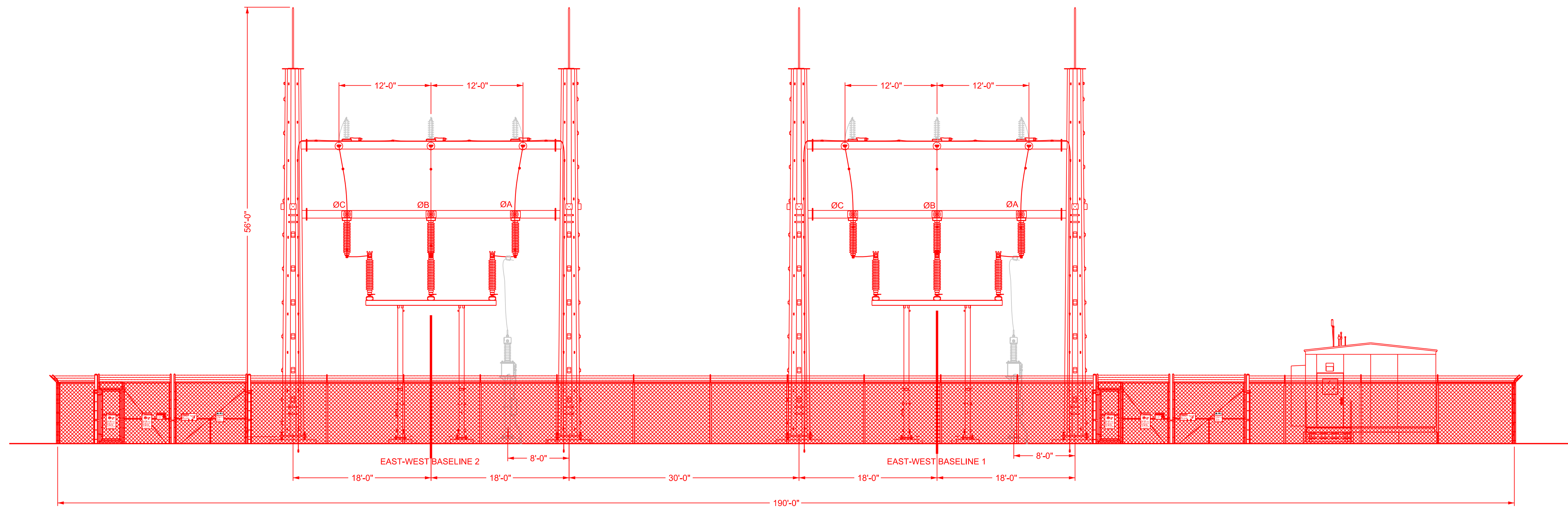


NO.	DATE	REVISION	BY	CHKD	APVD
0	04-20-2023	FOR PERMITTING	ECI-DLH	ECI-RWM	AE-DCH

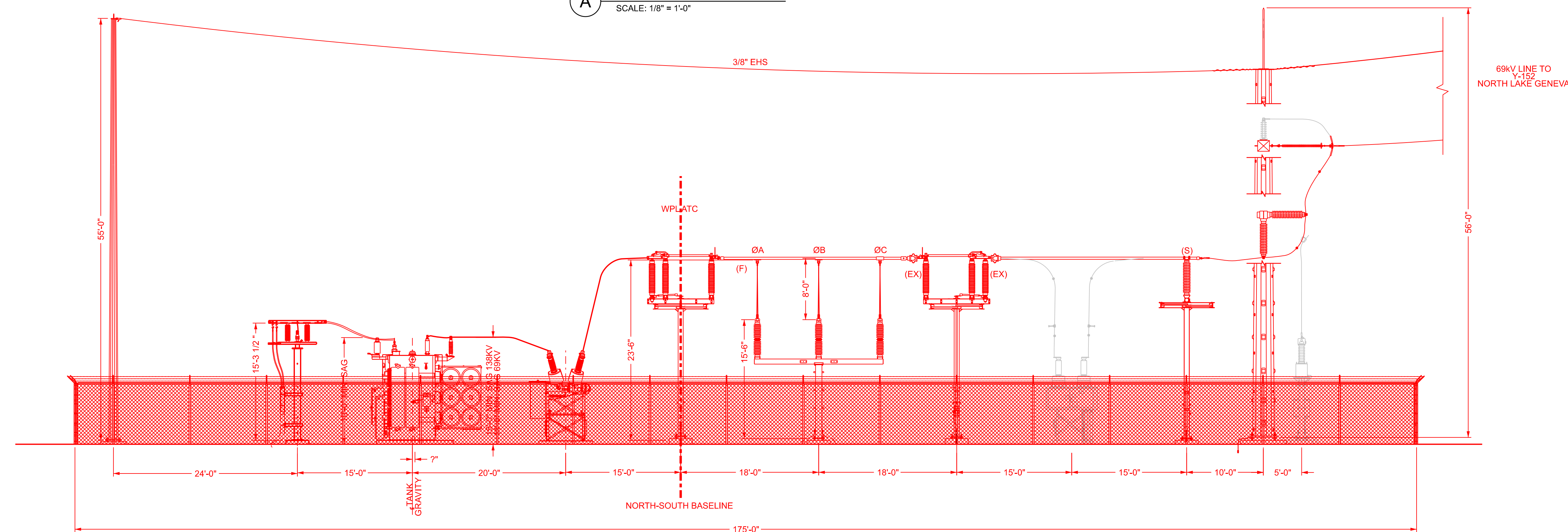
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SCALE: 3/32"=1'-0"

DWG. NO. 16025-06-01



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



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

**CLASSIFIED:
CONFIDENTIAL PCII**
DATE: 05-02-2023

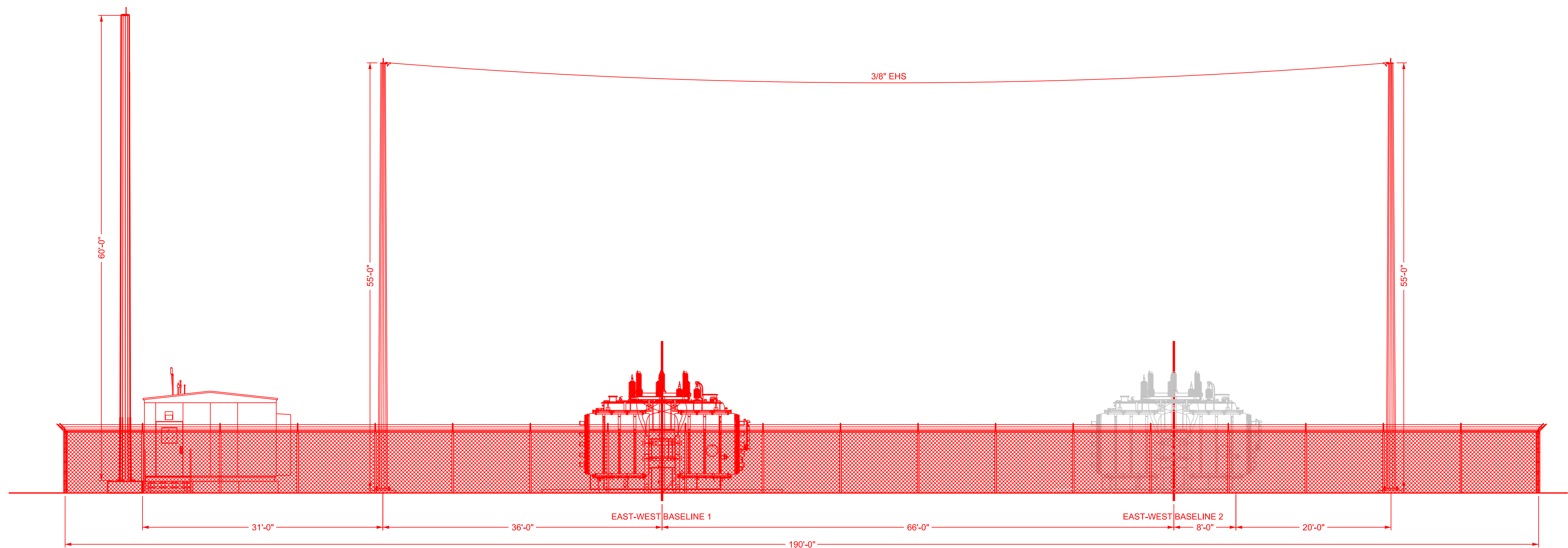
SEED FILE: SGDB-06-02-138
REV: 1 DATE: 10-02-2020

NO.	DATE	REVISION	BY	CHKD	APVD
0	04-20-2023	FOR PERMITTING	ECH-DUH	ECH-RMW	AE-DCH

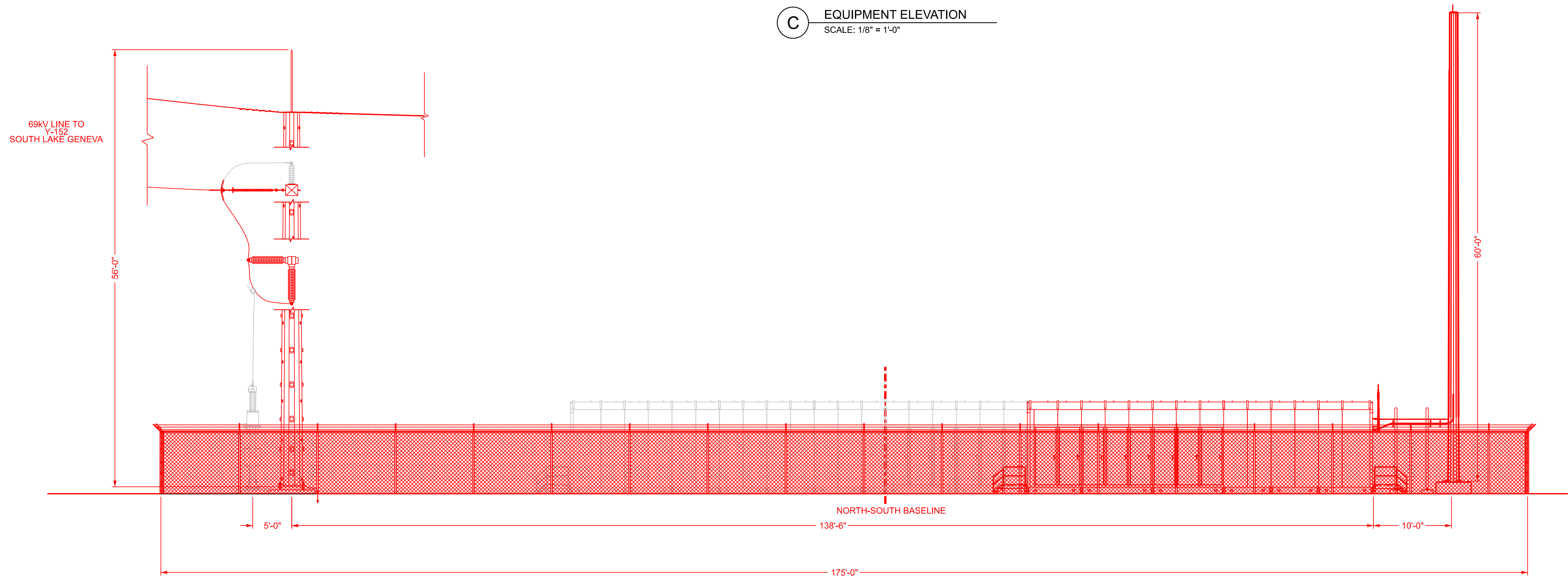
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WISCONSIN POWER AND LIGHT COMPANY
DOWNTOWN LAKE GENEVA SUBSTATION LAKE GENEVA, WI
SUBSTATION ELEVATION VIEWS
SECTIONS A & B
SCALE: 1/8" = 1'-0"
DWG. NO. 16025-06-02



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



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

CLASSIFIED:
CONFIDENTIAL PCII
DATE: 05-02-2023

WISCONSIN POWER AND LIGHT COMPANY

DOWNTOWN LAKE GENEVA SUBSTATION LAKE GENEVA, WI
SUBSTATION ELEVATION VIEWS
SECTIONS C & D

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

DWG. NO.

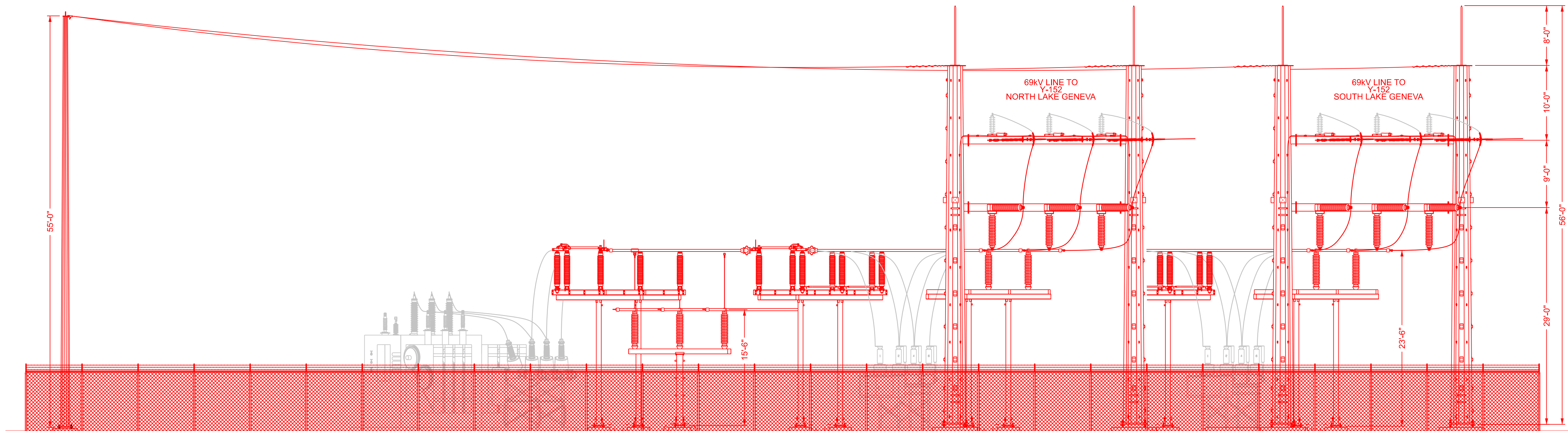
16025-06-03

SEED FILE: SCDB-06-05-138
REV: 0 DATE: 11/27/2019

0	04-20-2023	FOR PERMITTING	ECI-DLH	ECI-RWM	AE-DCH
NO.	DATE	REVISION	BY	CHKD	APP'D

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

CLASSIFIED:
CONFIDENTIAL PCII
DATE: 05-02-2023

0	04-20-2023	FOR PERMITTING	ECI-JSS	ECI-RWM	AE-DCH
NO.	DATE	REVISION	BY	CHKD	APP'D

CONFIDENTIAL

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WISCONSIN POWER AND LIGHT COMPANY
DOWNTOWN LAKE GENEVA SUBSTATION LAKE GENEVA, WI
SUBSTATION ELEVATION VIEW
SECTION E

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

DWG. NO.

16025-06-04

Example Pictures of a Distribution Substation

Exhibit #1



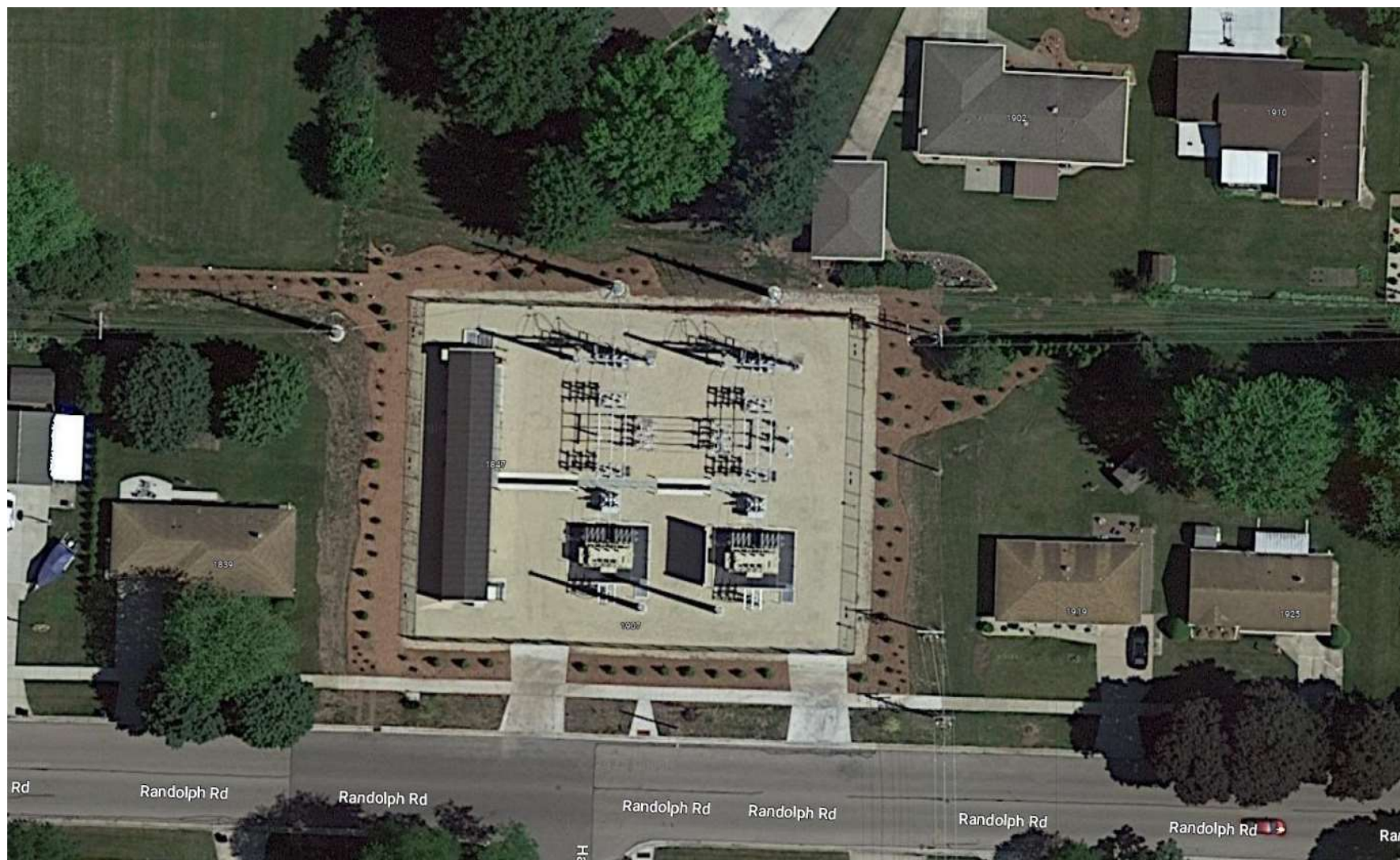
Exhibit #2



Exhibit #3



Exhibit #4



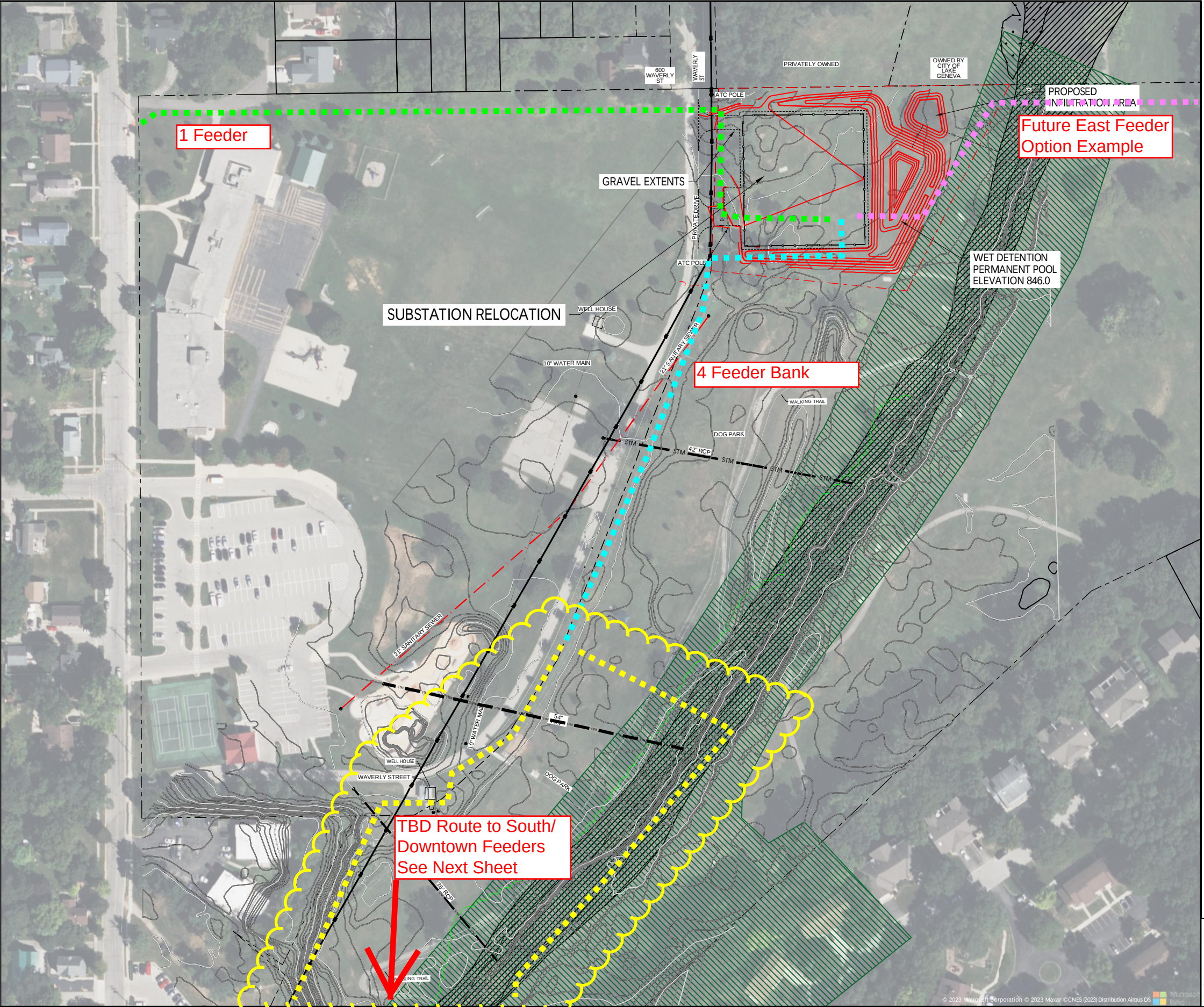
DOWNTOWN LAKE GENEVA SUBSTATION
RELOCATION OVERVIEW

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



LEGEND

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





Wisconsin Power & Light Company's Downtown Lake Geneva Substation

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

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

Relocating the Substation

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

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

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: September 18, 2023

Agenda Item #12

To: City of Lake Geneva
From: Sonja Kruesel, AICP, City Planning Consultant
Date: September 12, 2023
Re: Introduction to Proposed Amendment to the Comprehensive Plan (Lakeside Living, LLC)

Introduction

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

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

Proposed Amendment:

This request involves proposed changes to the Future Land Use Map for an area located at 1120 S Lakeshore Drive. Specifically, Lakeside Living LLC is requesting an amendment to the Future Land Use Map (Maps 5a and 5b) to change the recommended future land use category for tax parcels ZCNS00001 through ZCNS 00004 and ZCNS 00028 through ZCNS 00031 from “Single Family Urban” to “**Two-Family/Townhouse Residential.**” This Comprehensive Plan Amendment has been requested because the applicant is seeking approval of appropriate zoning to allow for development of four duplex structures (8 total units) within the Somerset Condominium.

The proposed change would affect only the portions of the Somerset Condominium Plat referred to as Units 1-4 and Units 28-31. The remainder of the Somerset Condominium would remain as “Single Family Urban.”

As the area is recommended for “Single Family Urban” in the Comprehensive Plan, a Plan Amendment would be necessary in order for the City to consider a future rezoning to enable the proposed duplex project to be developed. The applicant is requesting the “Two Family / Townhome Residential” future land use category, which is appropriate future land use category for this purpose. The description of that future land use category is provided below.

The Comprehensive Plan Amendment is one of several review and approval steps needed to construct the duplex project. If the Comprehensive Plan Amendment is approved, future steps would involve creating rezoning the relevant portions of the Condominium Plat and site plan review and approval. Through the site plan review process, the City will ensure the zoning regulations are met.

Lakeside Living, LLC’s Development Request Background

The City Zoning map shows the above referenced property as PD (Planned Development) zoning. The recorded Condominium Declarations indicate that the referenced property was planned for multifamily development. Lakeside Living, LLC asserts that the property was acquired with the expectation that multifamily development was possible due to the Condominium documents and the zoning map identification as Planned Development. Approval of the Condominium Plat goes back to the 1970s and presents a challenging situation due to the amount of time that has passed since development was originally planned for this area. Planned Development zoning has been shown on the map in this area since the mid-1990s.

The City’s Planned Development ordinance details that if all portions of an approved Planned Development General Development Plan (GDP) are not developed within five years, then the Planned Development zoning designation is determined to be expired and is no longer valid. In this case, portions of the Somerset Condominium remain undeveloped for at least five years after the original approval of the Planned Development and after the designation on the zoning map as Planned Development. The Planned Development in this area has therefore expired. The Ordinance then outlines procedures for assigning a standard zoning district that best matches the formerly approved GDP and/or which matches the Comprehensive Plan.

All zoning decisions must be consistent with the Comprehensive Plan. Under the existing “Single Family Urban” land use designation, only single-family zoning is possible. Therefore, the applicant is requesting to change the future land use map to “Two Family/Townhouse Residential” in order to enable use of the two-family zoning district (TR-6) and to reflect the expected development shown within the Condominium Declaration and Condominium Plat.

Excerpt from Comprehensive Plan, pages 84

Two Family /Townhouse Residential **Description**

This designation is primarily intended to allow groupings of attached single family residences with individual entries (e.g., townhouses, rowhouses, condominiums) and duplexes that are or will be served by public sanitary sewer and water systems. Small public and institutional uses—such as parks, schools, churches, and stormwater facilities—may also be built within this designation. Future two-family development is also planned for existing platted infill lots, including all or portions of new

neighborhoods. These areas are particularly appropriate for owner-occupied projects given the surrounding uses.

Recommended Zoning

The City's TR-6 two family zoning district, along with Planned Development zoning, are the most appropriate districts to implement this future land use category.

Policies and Programs

- 1. Minimize the potential for incompatible land uses (e.g. high traffic generators, noisy users, etc.) within or next to Two-Family/Townhouse areas. Where such uses do occur in close proximity, the City should encourage the use of landscape buffers to mitigate the impacts such land uses could have on residential neighborhoods.*
 - 2. Continue to enforce property maintenance codes to maintain the quality of the City's existing residential neighborhoods.*
 - 3. Continue to thoughtfully locate community facilities such as roads, paths, parks, sidewalks, schools, and churches in order to provide convenient access to residential areas.*
 - 4. Plan for interconnected road and open space networks in new residential areas and between individual subdivisions.*
 - 5. Refer to Chapter Eight: Housing and Neighborhood Development for detailed housing recommendations.*
-

Lisle W. Blackbourn†
354 Seymour Court
Elkhorn, WI 53121
lblackbourn@godfreylaw.com
262-723-3220 (office)
262-741-1515 (direct)
262-723-7538 (facsimile)

†*Certified by the National Board of Trial
Advocacy as a Civil Trial Specialist*

September 8, 2023

**VIA EMAIL AND
MESSENGER - HAND DELIVERED**

Fred Walling,
City Zoning Administrator &
Building Inspector
City Hall, City of Lake Geneva, WI
626 Geneva Street
Lake Geneva, WI 53147

**RE: Lakeside Living, LLC Amended Application for Amendment to
Official Zoning Map
Somerset Condominium – Units 1-4 and Units 28-31
Tax Key Nos. ZCNS00001-ZCNS00004 and ZCNS00028-ZCNS00031**

Dear Mr. Walling:

As required by § 98-903(3) of the City of Lake Geneva's Zoning Ordinance, I enclose for filing in the Office of the Zoning Administrator, the original and a courtesy copy of the amended application of Lakeside Living, LLC for an amendment of the City of Lake Geneva's Official Zoning Map for Units 1-4 and Units 28-31, located in the Somerset Condominium. Please review the amended application, approve it as complete and certify acceptance of the complete amended application to the City Clerk. Please notify me at such time as you have certified acceptance of the complete amended application to the City Clerk so that I can provide the Clerk with 20 copies of the certified amended application, as required by the Ordinance.

Fred Walling
September 8, 2023
Page 2

In light of the unique circumstances surrounding this amended application, I respectfully request that you complete the certification process as soon as possible so that this amended application can be placed on the Plan Commission's agenda for action in the 2023 Comprehensive Plan amendment cycle.

Very truly yours,

GODFREY, LEIBSLE,
BLACKBOURN & HOWARTH, S.C.

By: 
Lisle W. Blackbourn

LWB/slm
Enclosure

cc: Daniel S. Draper (via email and U.S. Mail)
Sonja Kruesel, AICP (via email and U.S. Mail)
Mr. Stephen Greenberg (via email)

T:\Lakeside Living\Corresp\2023.09.08 L Walling.docx

**CITY OF LAKE GENEVA AMENDED
APPLICATION FOR AMENDMENT TO THE COMPREHENSIVE PLAN**

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

PART A: AMENDMENT REQUEST

I, Stephen Greenberg of Lakeside Living, LLC, HEREBY REQUEST THE CITY OF LAKE GENEVA PLAN COMMISSION AND COMMON COUNCIL TO HOLD A PUBLIC HEARING ON THE FOLLOWING REQUEST FOR AMENDMENT TO THE LAKE GENEVA COMPREHENSIVE PLAN:

Please check all that apply:

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

PART B: CONTACT INFORMATION

APPLICANT:

Name (Person OR Firm): Lakeside Living, LLC Address: 937 Tarrant Dr, Fontana, WI 53125
Email Address: Steve@cdgrp.net Daytime Telephone: 815-451-2276

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

Name: Stephen Greenberg, managing member Lakeside Living, LLC Signature: Stephen Greenberg, managing member Lakeside Living, LLC

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

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

Parcel Number: ZCNS00001 through ZCNS 00004 Address: 1120 S. Lake Shore Drive, Units 1-4 and Units 28-31, Lake Geneva, WI
and ZCNS 00028 through ZCNS 00031

BRIEF DESCRIPTION OF THE PROPOSED AMENDMENT REQUEST:

Applicant seeks to change the designation for these parcels on the future land use map from single-family residential to two family/townhouse residential.

CURRENT ZONING:

Zoning District: See attached Addendum A.

FUTURE PROPOSED USE (be specific)

See attached Addendum B.

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

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

See attached Addendum C.

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

See attached Addendum C.

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

See attached Addendum C.

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

See attached Addendum C.

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

Applicant requests that the land use category for Parcel Nos. ZCNS00001-ZCNS00004 and Parcel Nos.

ZCNS00028-ZCNS00031 be changed from single family residential to two family/townhouse residential on both map 5a and map 5b of the City's Comprehensive Plan. A marked up version of the proposed map amendment is attached as Addendum D.



Signature of Applicant(s)
Lisle W. Blackburn (1003897)
Attorney for Applicant

9/8/2023

Date

REQUESTED COMPREHENSIVE PLAN AMENDMENT FOR:

1120 S. Lakeshore Drive, Units 1-4 and Units 28-31 of Sommerst Condominium, Lake Geneva, WI

Subject Property Address(s)

NAME OF OWNER(S)	ADDRESS(S):	
Lakeside Living, LLC	937 Tarrant Drive, Fontana, WI 53125	
SUBJECT PROPERTY:	ADDRESS(S):	PARCEL/LOT #
Units 1-4 and Units 28-31 of Somerset	1120 S. Lakeshore Drive, Lake Geneva, WI 53147	ZCNS 00001, ZCNS 00002, ZCNS 00003, ZCNS 00004,
Condominium		ZCNS 00028, ZCNS 00029, ZCNS 00030 and
		ZCNS 00031
PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY: (for Map Amendments only)		
NAME	ADDRESS	PARCEL/LOT #
For property owners within 200 feet of Units 1-4, see attached Addendum E		
For property owners within 200 feet of Units 28-31, see attached Addendum F		

Lakeside Living LLC
By: Stephen Greenber, Member
Petitioner Name

1120 S. Lakeshore Drive, Units 1-4 and
Units 28-31, Lake Geneva, WI
Project Address

Cost Recovery # _____

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.

Lakeside Living LLC, as applicant/petitioner for

Project: Lakeside Living LLC Development of Units 1-4 and Units 28-31 of Somerset Condominium

Project Address: 1120 S. Lakeshore Drive, Lake Geneva, WI 53147

Name: Stephen Greenberg

Address: 937 Tarrant Drive

Fontana, WI 53125

Cell Phone: (815) - 451 - 2276

Phone: () - -

Email: steve@cdgrp.net

Dated this 8th Day of September, 2023

Lakeside Living LLC

Printed Name of Applicant / Petitioner, Lakeside Living, LLC



By: Lisle W. Blackburn (1003897), Attorney for 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.

**ADDENDUM A TO THE LAKESIDE LIVING, LLC APPLICATION FOR
AMENDMENT TO THE FUTURE LAND USE MAP**

CURRENT ZONING:

Zoning District:

Units 1-4 and Units 28-31 are part of the Somerset Condominium. The Somerset Condominium was created by the recording of a Declaration and Plat with the Walworth County Register of Deeds on September 21, 1977. The developer expanded Somerset Condominium by adding Units 25-37 through the recording of a Declaration Addendum and Amended Plat with the Walworth County Register of Deeds on September 25, 1978. Units 1-4 were designated for multiple family buildings in the Somerset's Condominium Declaration. Units 28-31 were also designated for multiple family buildings. Excerpts from the Somerset Condominium Declaration are attached to this Addendum A as Exhibit 1.

According to the City's zoning map, Units 1-4 and Units 28-31 are "currently zoned Planned Development." (See Staff Report to Lake Geneva Plan Commission dated July 17, 2023 at 1.) A copy of the City's current zoning map is attached to this Addendum A as Exhibit 2a. An enlargement of the City's current zoning map showing Units 1-4 and Units 28-31 as multi-family residential is attached to this Addendum A as Exhibit 2b.

The City's current Zoning Ordinance was authored by Michael Slavney of Vandewalle & Associates, the long-time City Planner for the City of Lake Geneva. As confirmed by Mr. Slavney in an April 22, 2020 email to Stephen Greenberg, managing member of the applicant, Lakeside Living, LLC, the Somerset Condominium was approved by the City as a planned unit development before Mr. Slavney 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 Addendum A as Exhibit 3.

In a certification dated November 29, 2021, Fred Walling, Zoning Administrator and Building Inspector for the City of Lake Geneva, verified that these units had a zoning classification of Planned Development. A copy of Mr. Walling's verification for Units 28-31 is attached to this Addendum A as Exhibit 4.

Nevertheless, the City determined that Lakeside Living, LLC would be required to satisfy both Step 3 and Step 4 of Section 98.914, the City's Planned Development Zoning

Ordinance. Although it disagreed with this conclusion, Lakeside Living, LLC filed its General Development Plan Application and Precise Implementation Plan Application for Units 1-4 and for Units 28-31. The City Plan Commission conducted a public hearing on these applications on July 17, 2023.

At the close of the public hearing, the City Attorney recommended that the Plan Commission “table” the Lakeside Living, LLC applications. The City Attorney has apparently concluded that these condominium units no longer hold PD Zoning status, and currently do not have any zoning classification.

On August 15, 2023, for the first time, the City Attorney informed Lakeside Living, LLC that, because the current future land use map designates these condominium units as “single family,” Lakeside Living, LLC must petition for an amendment to the City’s future land use plan to change the designation of these condominium units from single family to two family/townhouse residential.

T:\Lakeside Living\City of Lake Geneva\Comprehensive Plan\Future Land Use Map Application\2023.09.07 - Revised Application\2023 Comprehensive Plan Amendment Packet - Addendum A.docx

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

SOMERSET CONDOMINIUM

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

WITNESSETH, THAT:

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

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

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

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

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

ARTICLE I

LEGAL DESCRIPTION

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

The initial phase of development is described as follows:

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

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

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

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

C E R T I F I C A T E

STATE OF WISCONSIN)
) ss
COUNTY OF WALWORTH)

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

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

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

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

4. That Exhibit "A", pages 170-41, shows the locations of each Unit to be constructed therein; that the plans of the Units shown thereon are to be filed herewith and certified by a Professional Architect.

Executed in the presence of:

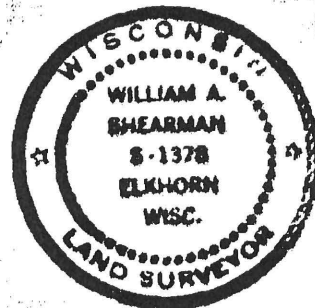
Lois Stoddard
Ronald E. Jmy

Willie C. Shuman
Registered Land Surveyor

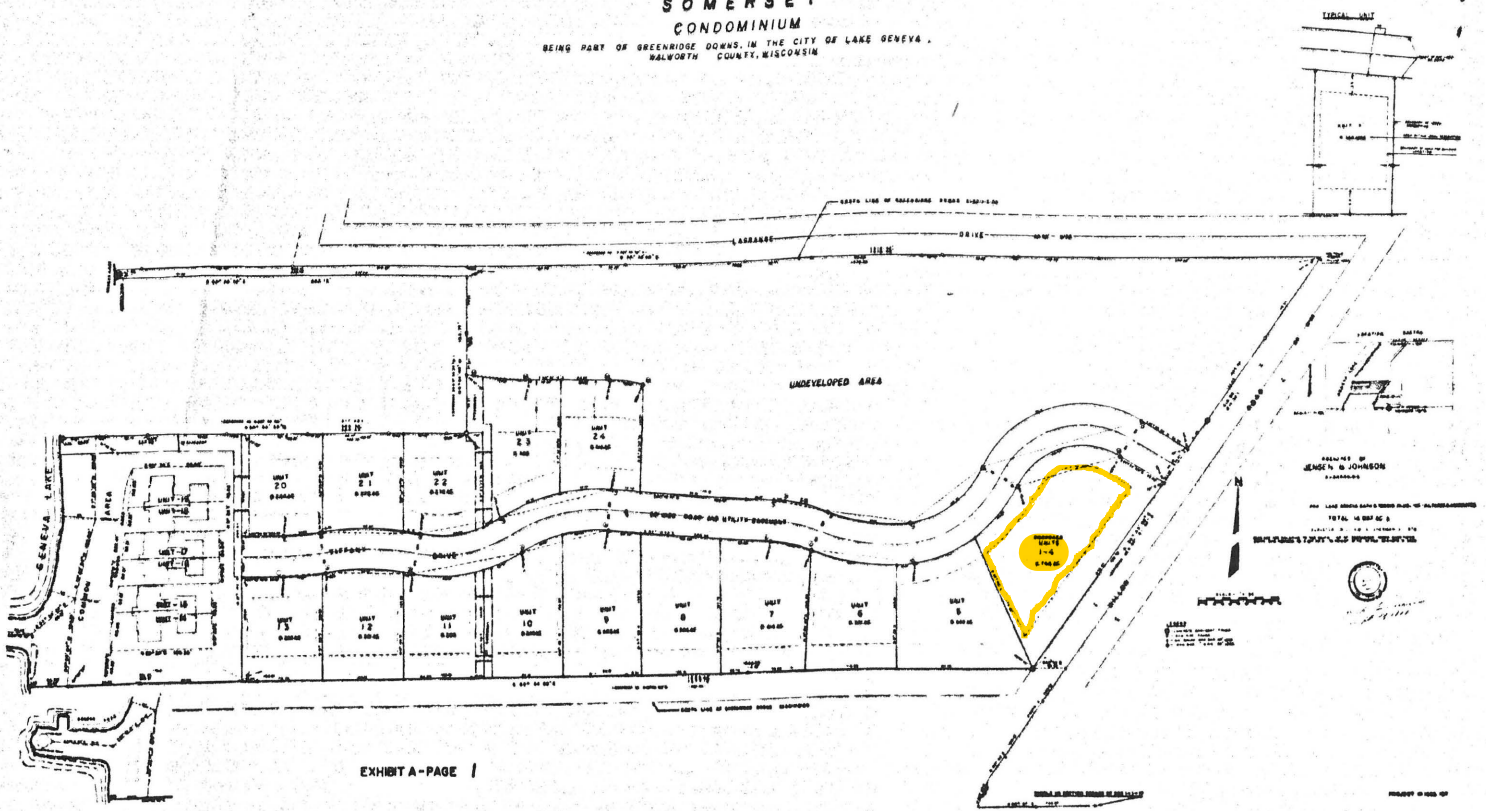
SUBSCRIBED AND SWORN to before me
this 21st day of September, 1977.

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

My Commission expires: July 2 1974



**SOMERSET
CONDOMINIUM**
BEING PART OF GREENWICH DOWNS, IN THE CITY OF LAKE GENEVA,
WALWORTH COUNTY, WISCONSIN



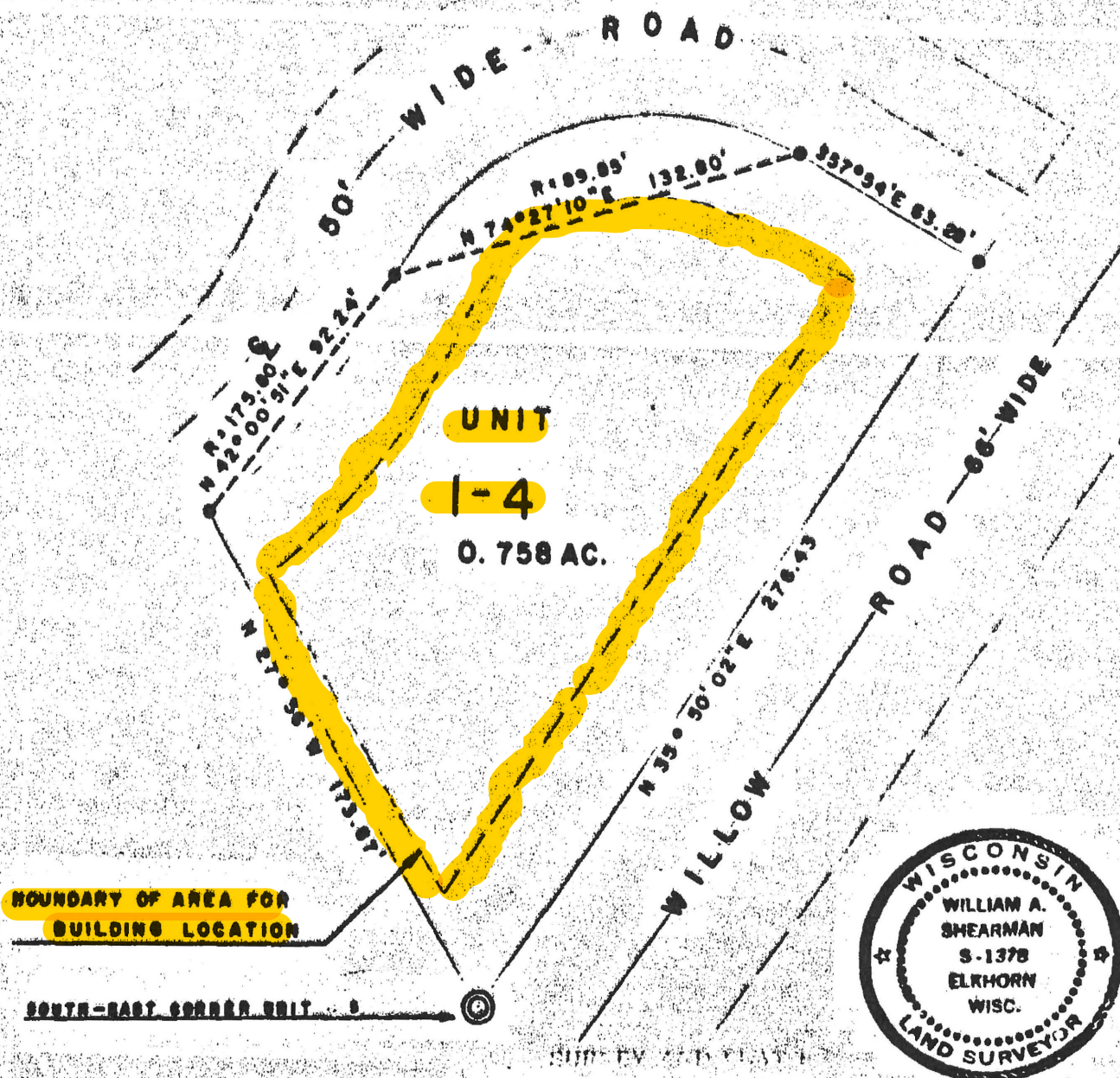
PLAT OF SURVEY

VO. 197 PAGE 385

UNIT 1-4 SOMERSET CONDOMINIUM

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 1, T42N R10W, RANGE 17 EAST, WAUKESHA COUNTY, WISCONSIN, Being a part of Greenridge Downs, in the City of Lake Geneva, described as follows, to-wit:

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



JENSEN & JOHNSON
CIVIL ENGINEERS AND SURVEYORS

Elkhorn, Wisconsin

LEGEND

- 1/8" = 50'
- Concrete Monument

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

Date *Sept 21, 1977* *William A. Shearman*

EXHIBIT A - PAGE 11

Wisconsin Registered Land Surveyor, No. 1378

38926

ADDENDUM I TO EXHIBIT BDECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS,
RESTRICTIONS AND COVENANTS FOR SOMERSET CONDOMINIUM

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

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

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

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

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

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

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

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

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

EXHIBIT B

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

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

The determination of Unit square footage shall be as follows:
Individual Grounds: $\frac{4000 \text{ square footage} \times \text{Individual Grounds Value} \times 1/3}{\$40,000.00}$

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

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

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

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

Note:

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

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

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

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

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

STATE OF WISCONSIN)
) ss.
COUNTY OF WALWORTH)

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

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

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

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

NOTE:

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

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

Executed in the presence of:

Morris Shaw

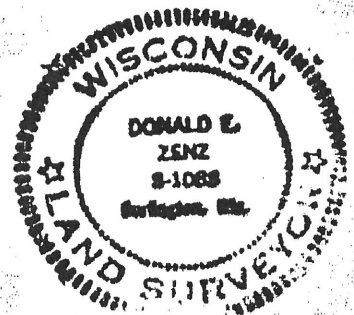
Donald E. Zenz
Registered Land Surveyor
Donald E. Zenz

John Wagner

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

Morris Shaw

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

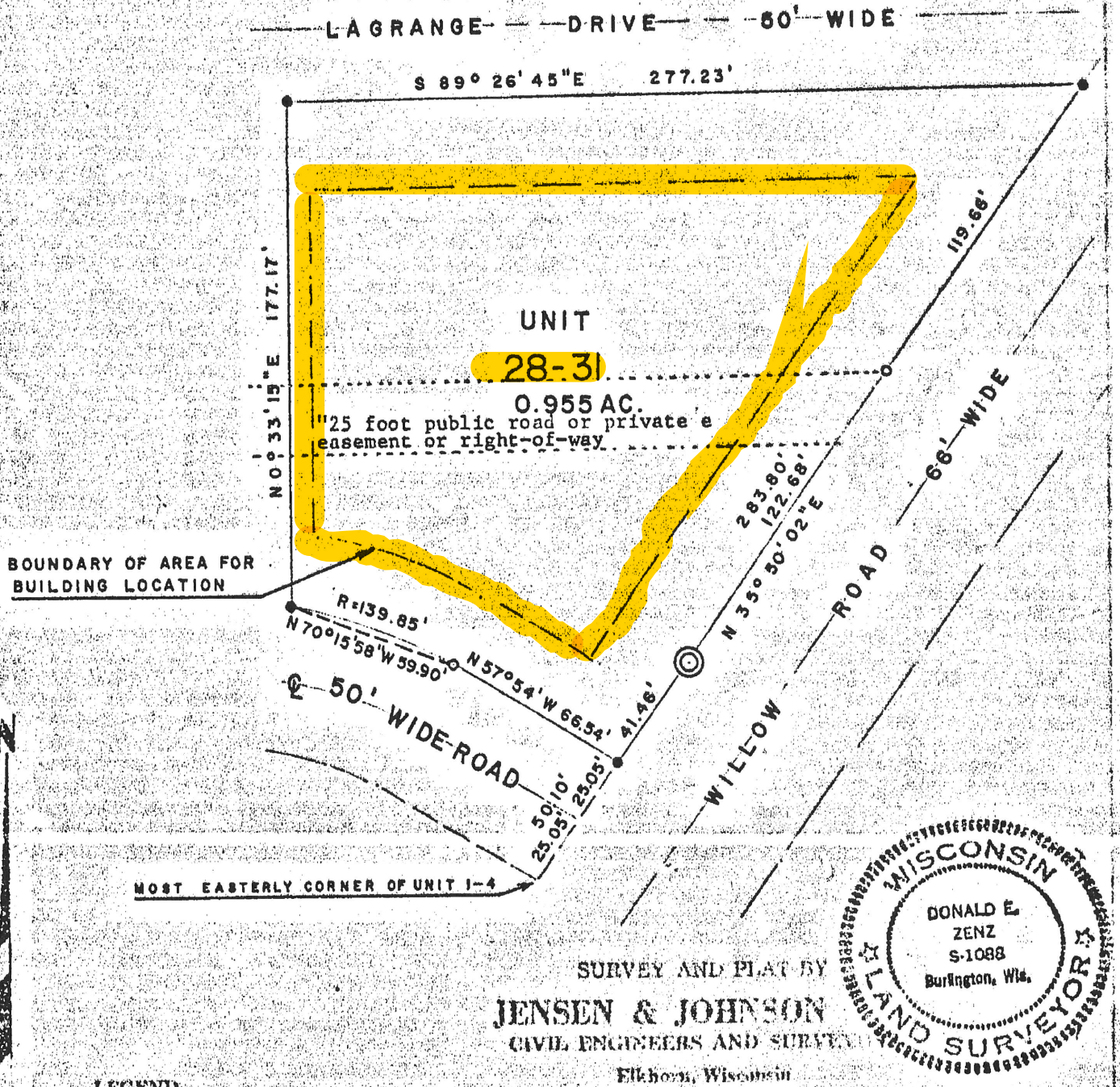


Being a part of Greenridge Downs,
in the City of Lake Geneva,

UNIT 28-31 SOMERSET
CONDOMINIUM

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

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



LEGEND

- = Iron Pipe
- ⊗ = Concrete Monument
- Scale 1" = 50'

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

Date *Sept. 11, 1978*

Donald E. Zenz
DONALD E. ZENZ

EXHIBIT A - PAGE

Wisconsin Registered Land Surveyor, No. S-1088

STATEMENT OF COMPLIANCE

I hereby certify that the within reproduction has been microfilmed on 35 Camera Cards and produced by the 3M Brand 2000 Processor-Camera containing processed silver negative film.
3M Camera Cards, as produced by the 3M Brand 2000 Processor-Camera containing processed silver negative film, conform to the specifications for archival quality as defined in Federal Standards No. 123C entitled "Film Photographic, and Film Photographic, Processed" (For permanent record use).

D. M. K. K.
Louis H. Kettlerham
Register of Deeds

VE 220 REG 191

VE 220 REG 192

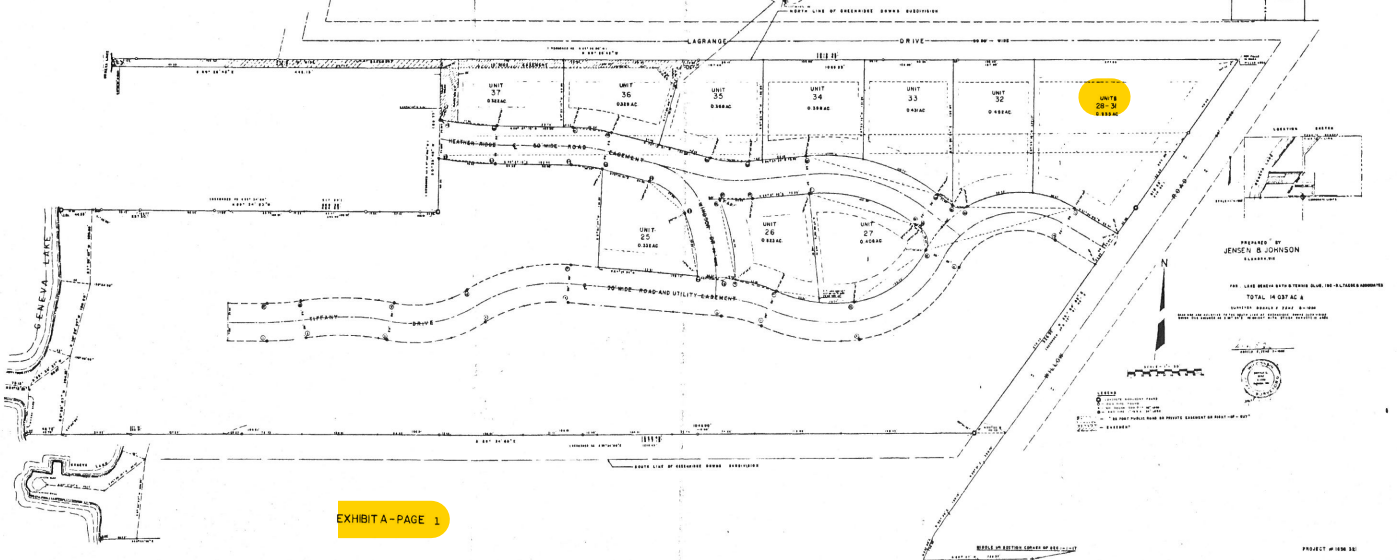
VE 220 REG 193

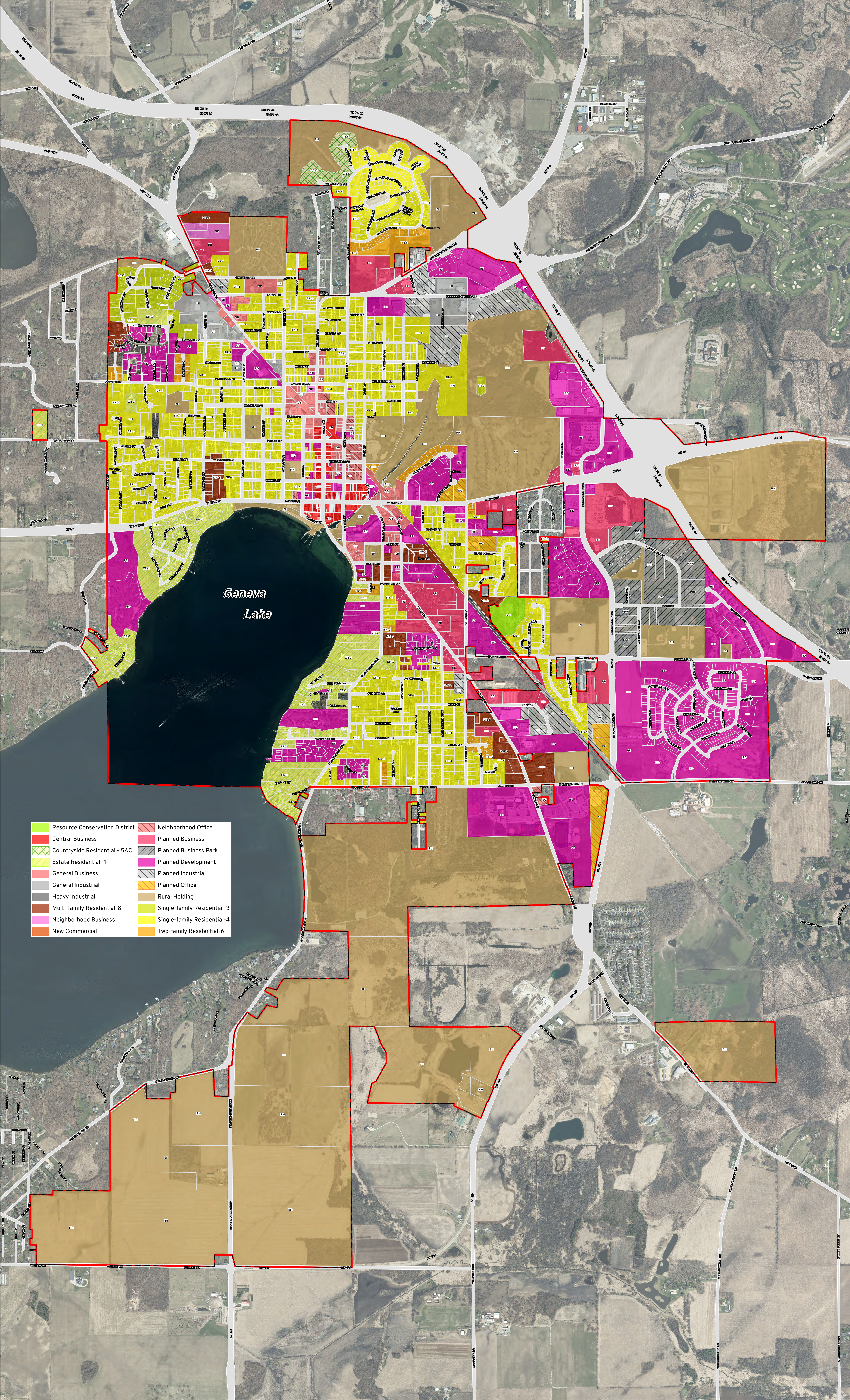
SOMERSET
CONDOMINIUM

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

PHASE - II

NOTE: THE LOTS SHOWN ARE NOT TO BE USED FOR THE PURPOSES OF THE PROJECT. THE LOTS SHOWN ARE NOT TO BE USED FOR THE PURPOSES OF THE PROJECT. THE LOTS SHOWN ARE NOT TO BE USED FOR THE PURPOSES OF THE PROJECT.





Resource Conservation District	Neighborhood Office
Central Business	Planned Business
Countryside Residential - 5AC	Planned Business Park
Estate Residential - 1	Planned Development
General Business	Planned Industrial
General Industrial	Planned Office
Heavy Industrial	Rural Holding
Multi-family Residential-8	Single-family Residential-3
Neighborhood Business	Single-family Residential-4
New Commercial	Two-family Residential-6



City of Lake Geneva
Zoning Map on Aerial Background

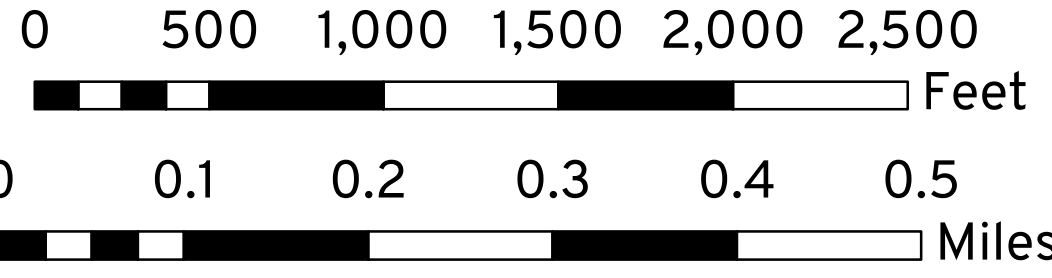
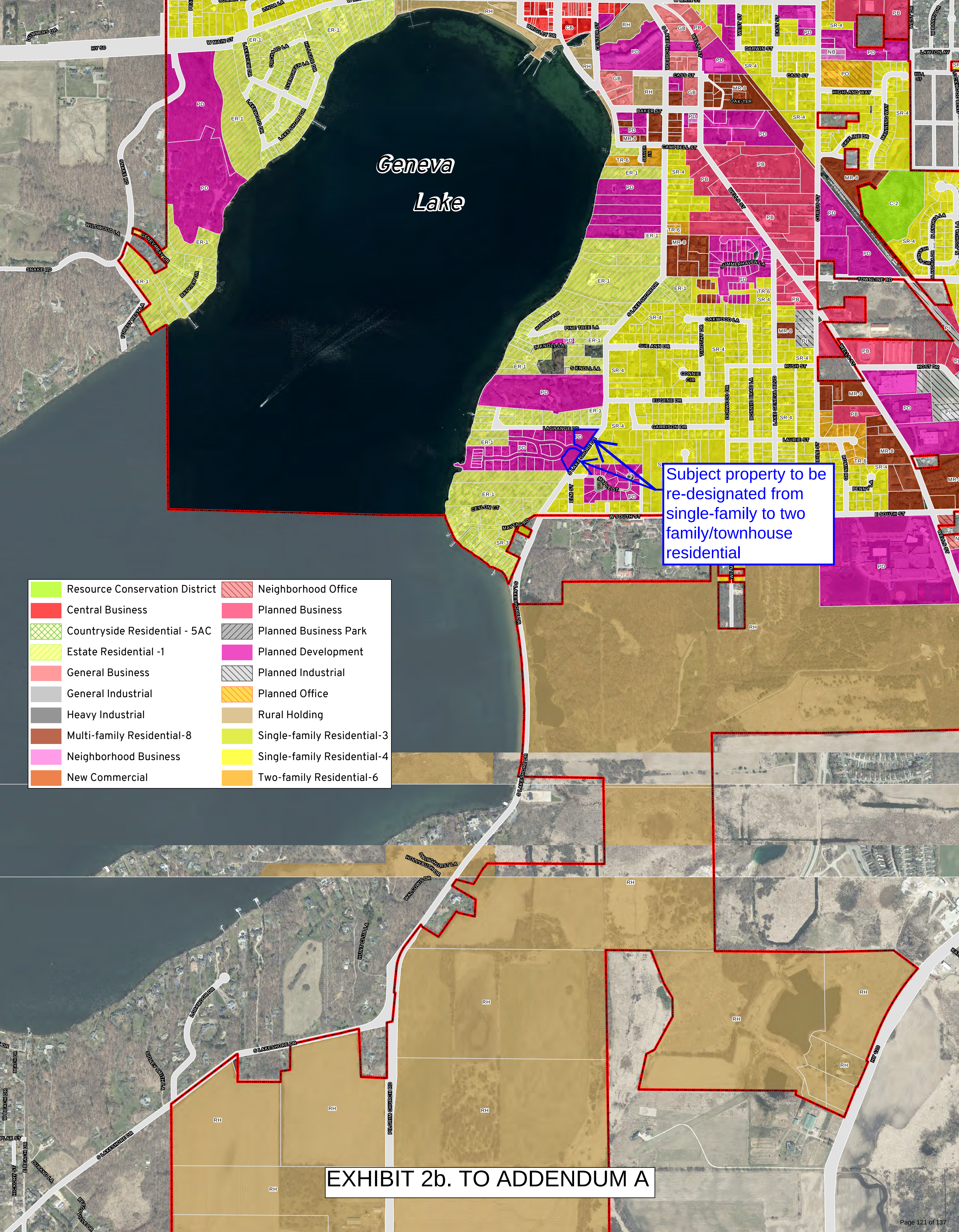


EXHIBIT 2a. TO ADDENDUM A



Geneva
Lake

Subject property to be
re-designated from
single-family to two
family/townhouse
residential

	Resource Conservation District		Neighborhood Office
	Central Business		Planned Business
	Countryside Residential - 5AC		Planned Business Park
	Estate Residential -1		Planned Development
	General Business		Planned Industrial
	General Industrial		Planned Office
	Heavy Industrial		Rural Holding
	Multi-family Residential-8		Single-family Residential-3
	Neighborhood Business		Single-family Residential-4
	New Commercial		Two-family Residential-6

EXHIBIT 2b. TO ADDENDUM A

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,

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

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

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

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

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

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

Let me know if you have any additional questions

Mike

Mike Slavney, FAICP
Principal
Vandewalle & Associates Inc.

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

Hi Mike,

One additional question - Is it normal for an approved platted



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.

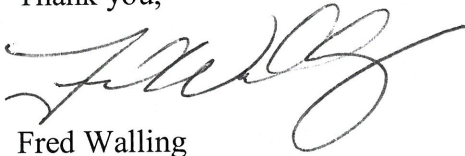
98-105(4) Planned Development Districts

(a) Planned Development (PD_-_) District

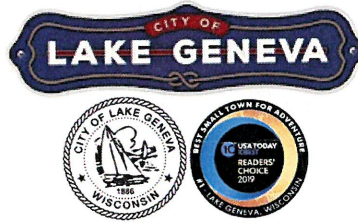
1. **Description and Purpose:** This district is intended to provide more incentives for redevelopment in areas of the community which are experiencing a lack of reinvestment, or which require flexible zoning treatment because of factors which are specific to the site. This district is designed to forward 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 4 TO ADDENDUM A

Thank you,



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



ADDENDUM B TO THE LAKESIDE LIVING, LLC PETITION FOR AMENDMENT TO THE FUTURE LAND USE MAP

FUTURE PROPOSED USE (be specific)

The applicant proposes to develop two-2 unit duplexes on Tax Key Nos. ZCNS 00028-ZCNS 00031, and two-2 unit duplexes on Tax Key Nos. ZCNS 00001-ZCNS 00004 in the Somerset Condominium.

Units 28-31 in the Somerset Condominium are to the north of Tiffany Drive, a private road. Units 1-4 in the Somerset Condominium are to the south of Tiffany Drive.

A proposed General Development and Precise Implementation Plan for Units 1-4 of Somerset Condominium is attached to this Addendum B as Exhibit 1. A proposed General Development and Precise Implementation Plan for Units 28-31 of Somerset Condominium is attached to this Addendum B as Exhibit 2.

City of Lake Geneva staff recommended that the Plan Commission recommend approval of the GDP and PIP applications submitted by Lakeside Living, LLC for Somerset Condominium Units 1-4 and Units 28-31. (See Staff Report to Lake Geneva Plan Commission – meeting date: July 17, 2023 at 3-4).

T:\Lakeside Living\City of Lake Geneva\Comprehensive Plan\2023.08.21 City of Lake Geneva meeting materials\FINAL\2023 Comprehensive Plan Amendment Packet - Addendum B.docx

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

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

LEGEND

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

CONSTRUCTION SEQUENCE

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

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

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

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

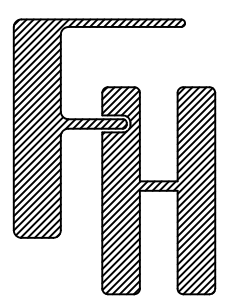
TOTAL LOT AREA=33,190 SQ.FT. (0.76 ACRES)
PROPOSED DRIVES=4,995 SQ.FT. (0.11 ACRES)
PROPOSED BUILDINGS=7,474 SQ.FT. (0.17 ACRES)
TOTAL IMPERVIOUS AREA=12,469 SQ.FT. (0.28 ACRES)
TOTAL GREEN SPACE=20,721 SQ.FT. (0.48 ACRES)
LAND DISTURBANCE AREA=21,700 SQ.FT. (0.50 ACRES)

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.

EXHIBIT 1 TO ADDENDUM B



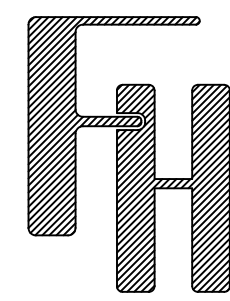
GENERAL DEVELOPMENT &
PRECISE IMPLEMENTATION PLAN

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

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

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

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

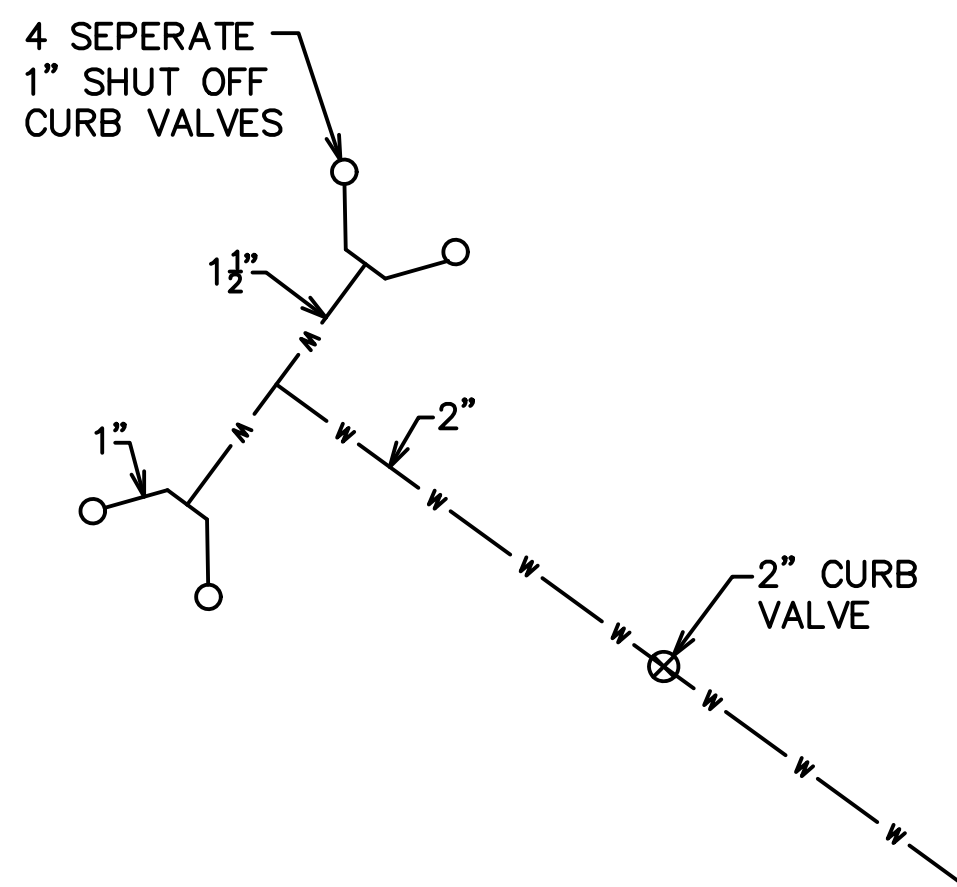
REVISIONS

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

PROJECT NO.
10118

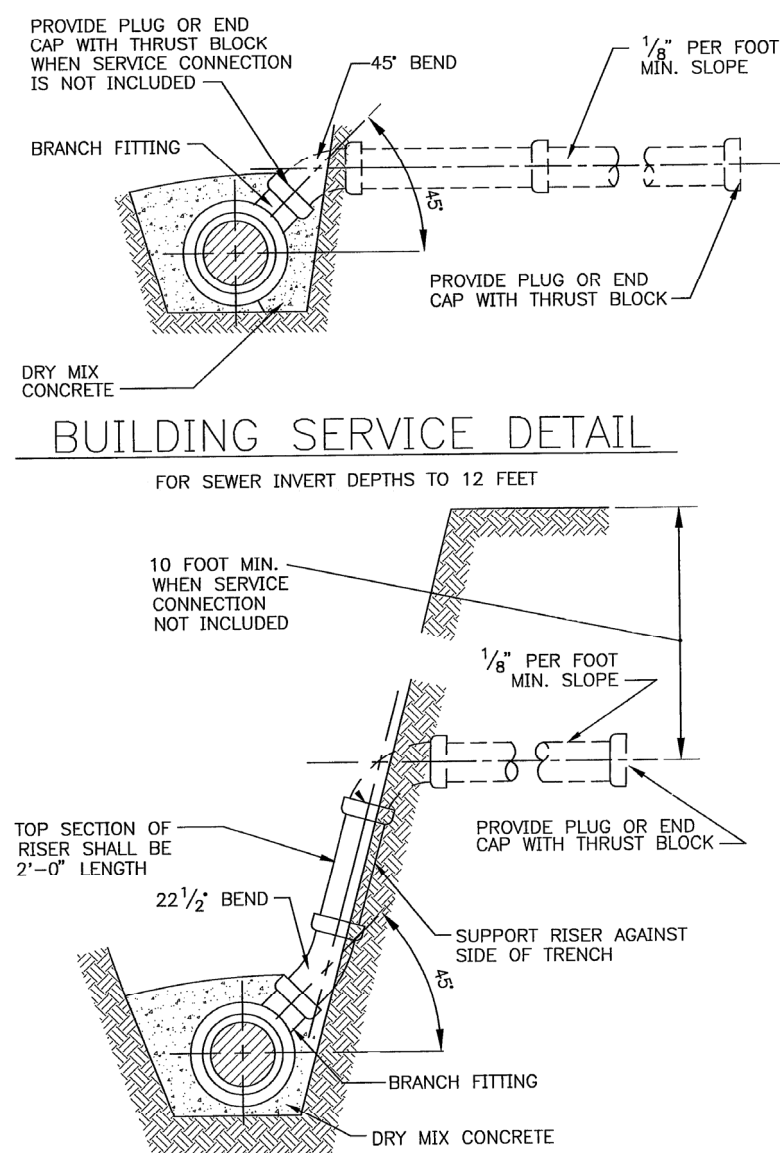
DATE
05/20/2019

SHEET NO.
2 OF 3

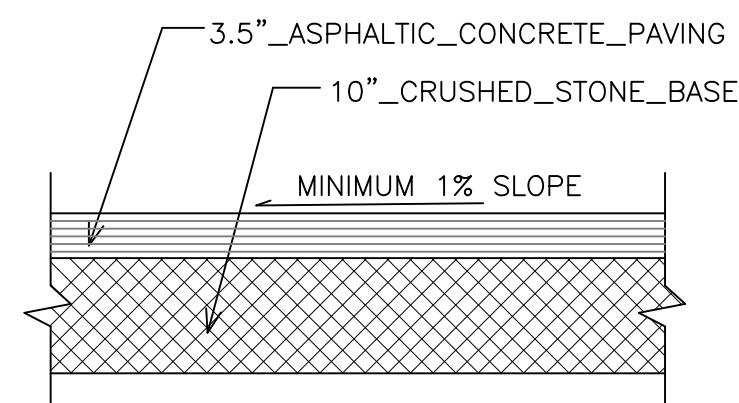


N.T.S.

WATER SERVICE DETAIL

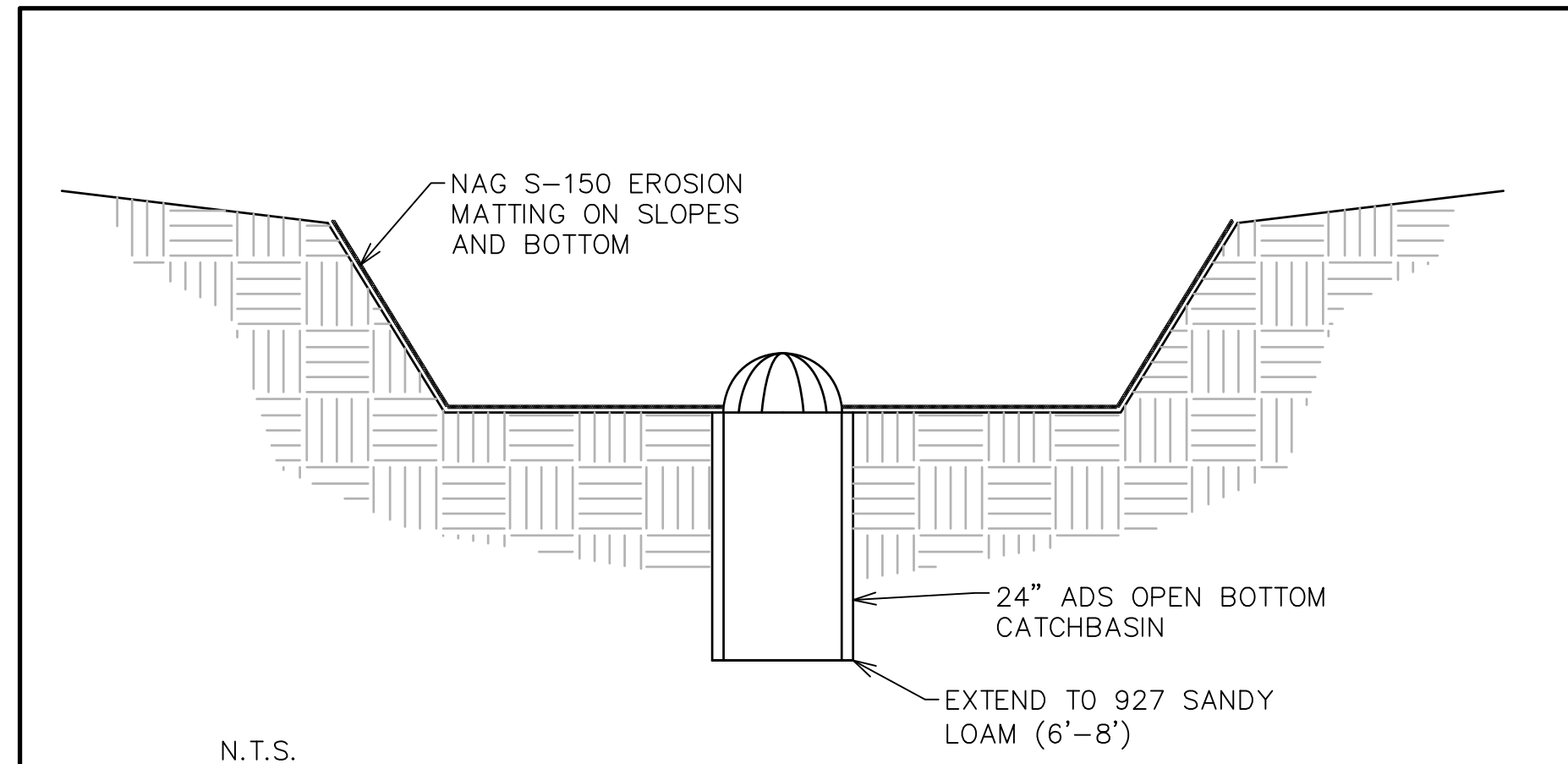


BUILDING SERVICE RISER DETAIL
FOR SEWER INVERT DEPTHS OVER 12 FEET



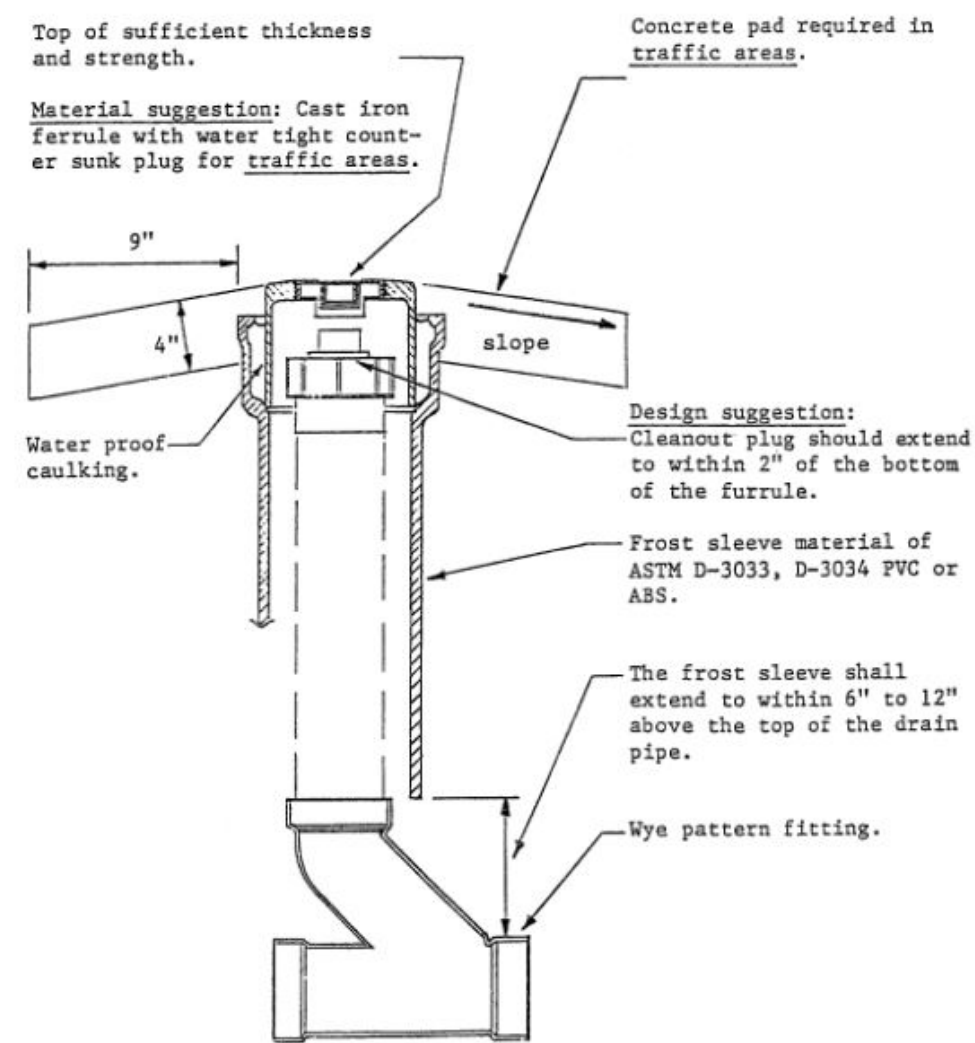
N.T.S.

PAVEMENT SECTION

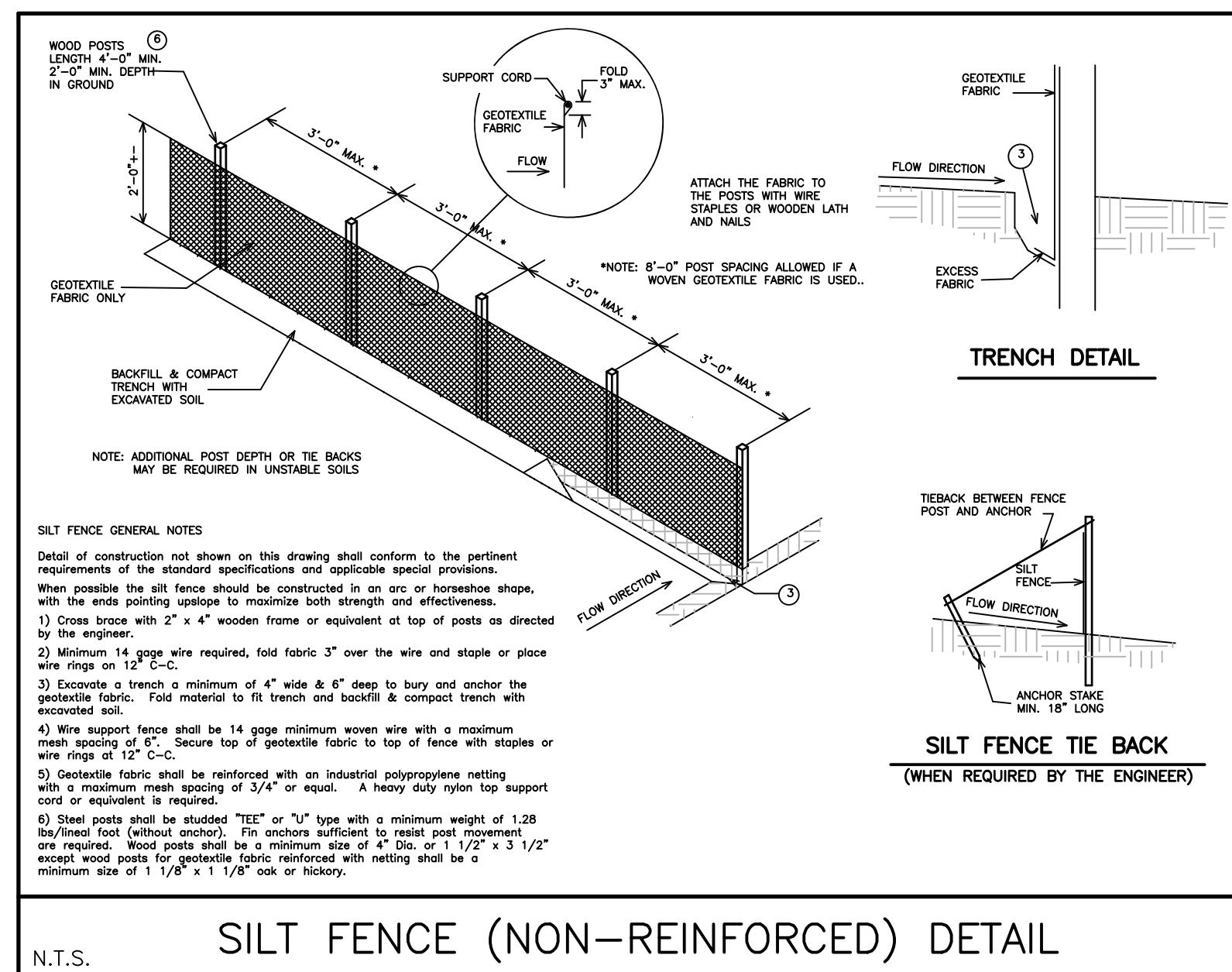


N.T.S.

RAIN GARDEN DETAIL

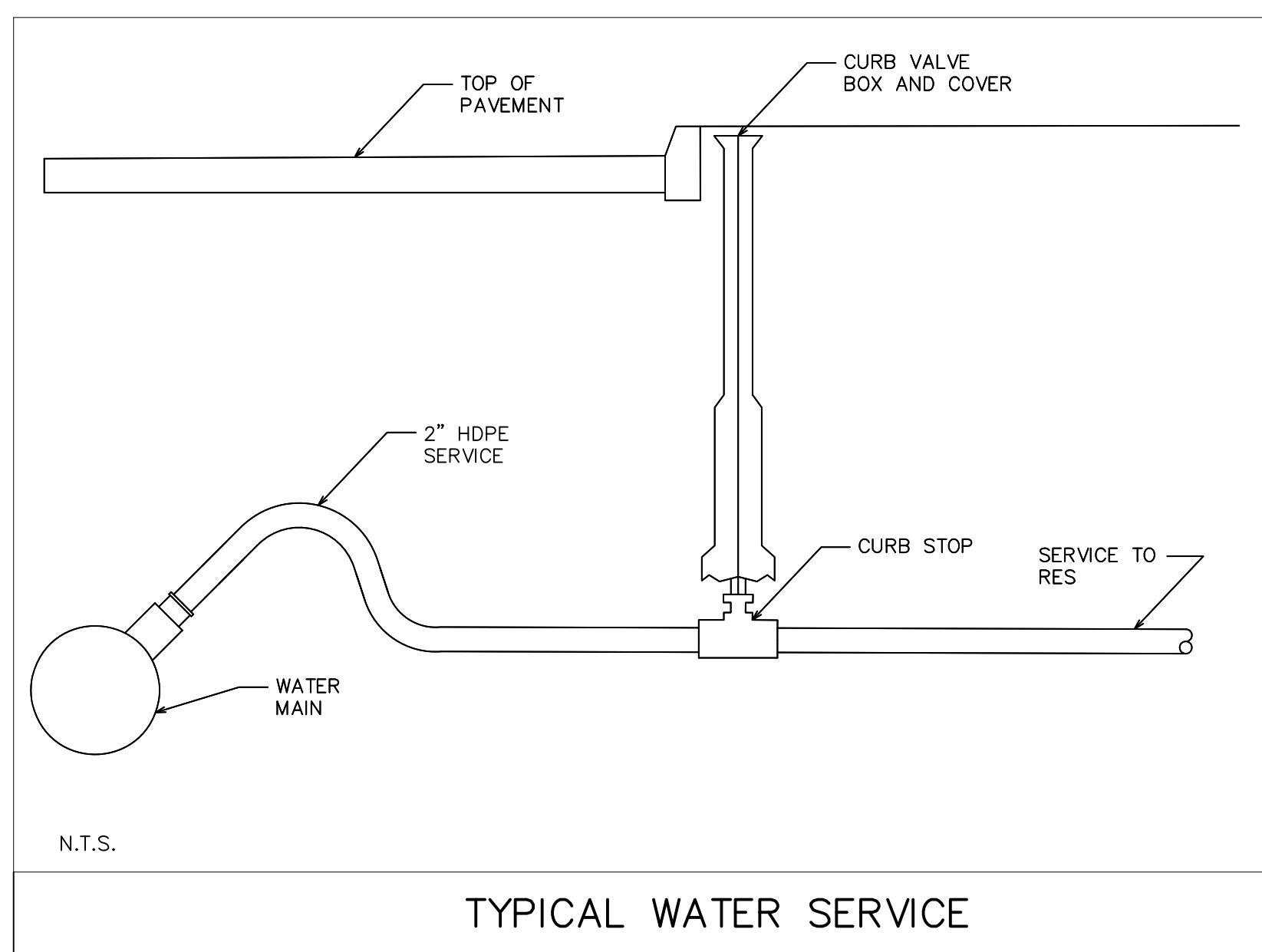


Frost sleeve access covers located in non-traffic areas may be made of ABS or PVC plastic. The connection between the frost sleeve access cover and the frost sleeve may be accomplished with a solvent welded joint, or connected with a Fernco coupling or as shown above. A concrete pad is not required in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



N.T.S.

SILT FENCE (NON-REINFORCED) DETAIL



N.T.S.

TYPICAL WATER SERVICE

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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.

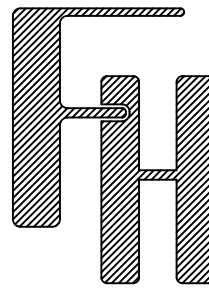
- (1) Install all stops on PVC pipe with double strap service clamps. Furnish saddles for PVC OD pipe.

- 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

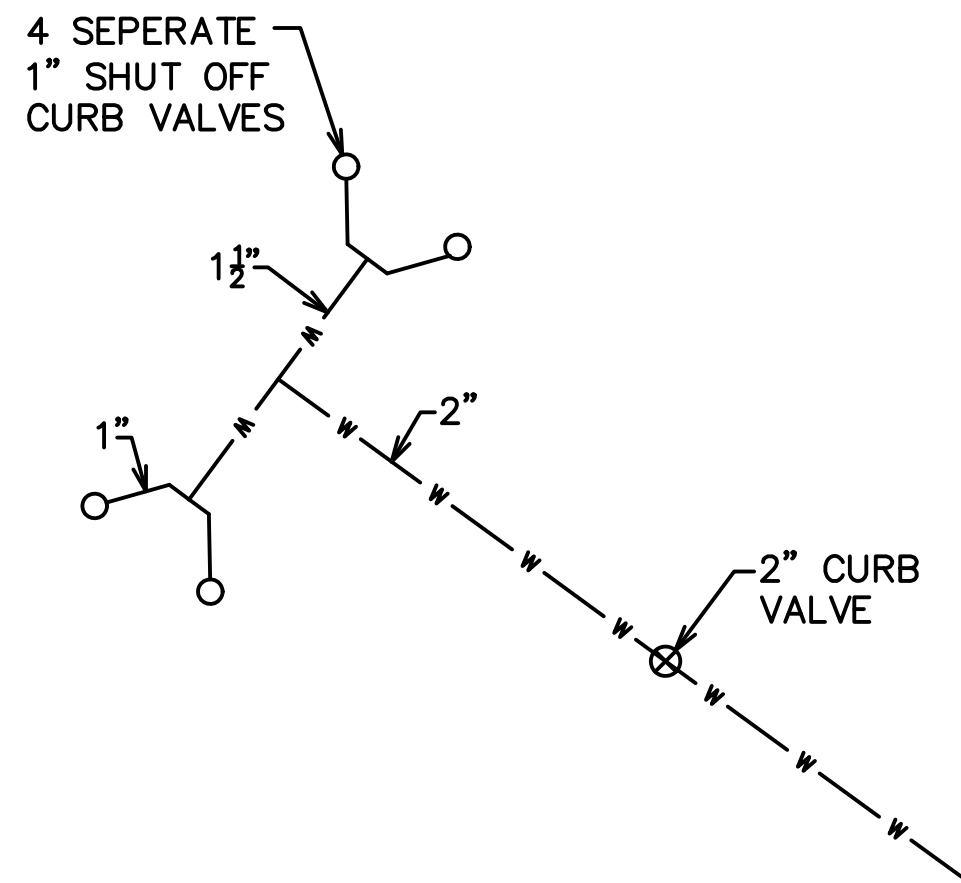
LOCATED IN PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 1,
TOWN 1 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA,
WALWORTH COUNTY, WISCONSIN

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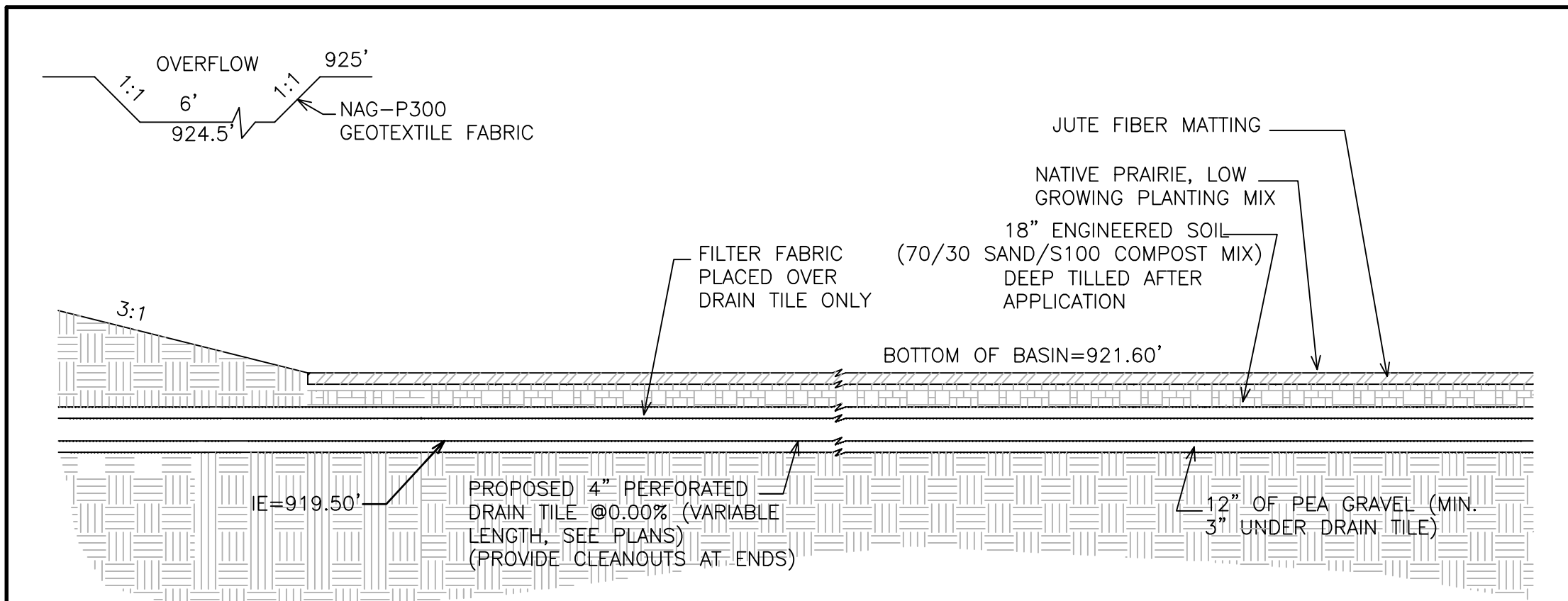
PROJECT NO. 10119
DATE 5/20/2019
SHEET NO. 1 OF 3

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

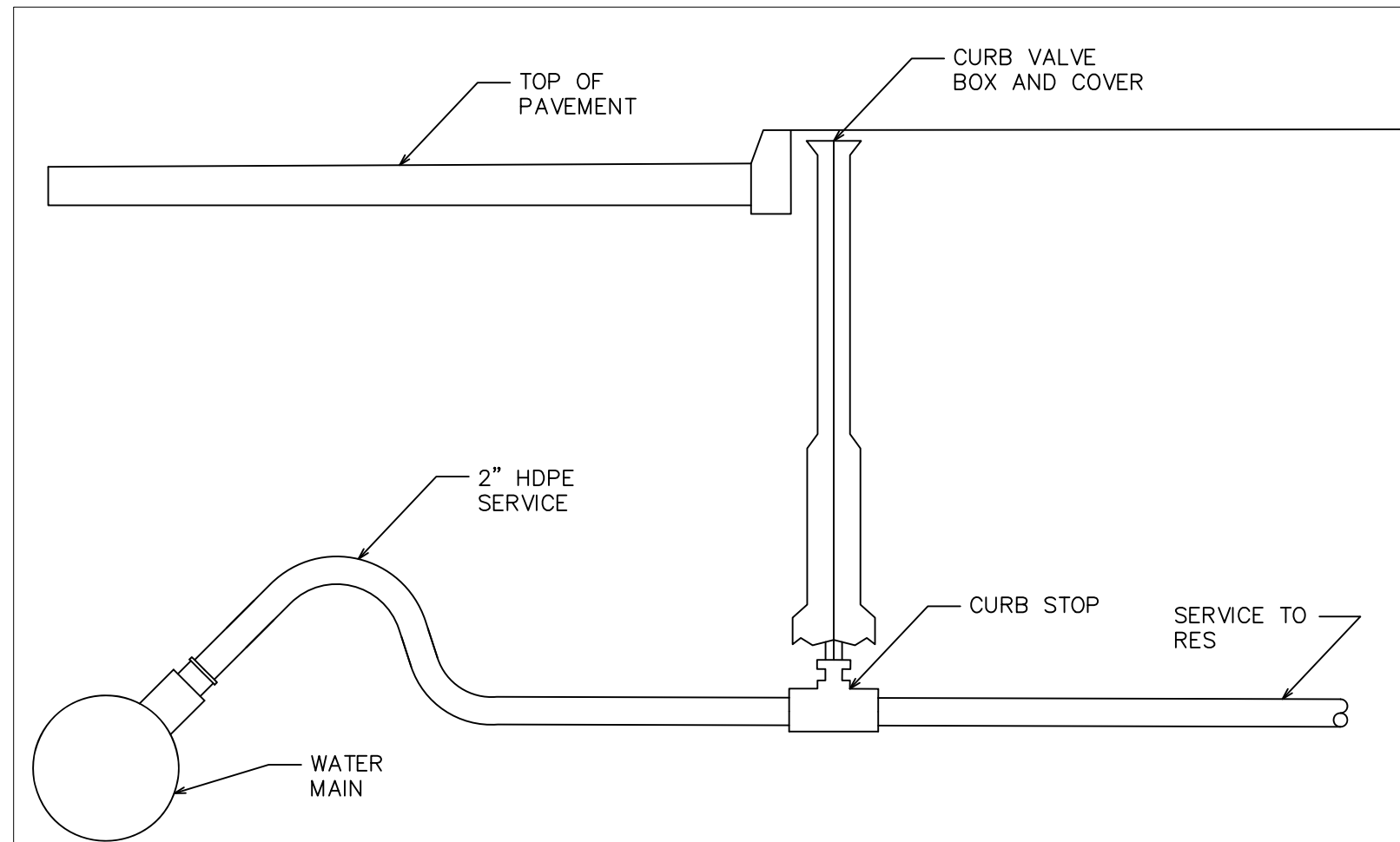
EXHIBIT 2 TO ADDENDUM B



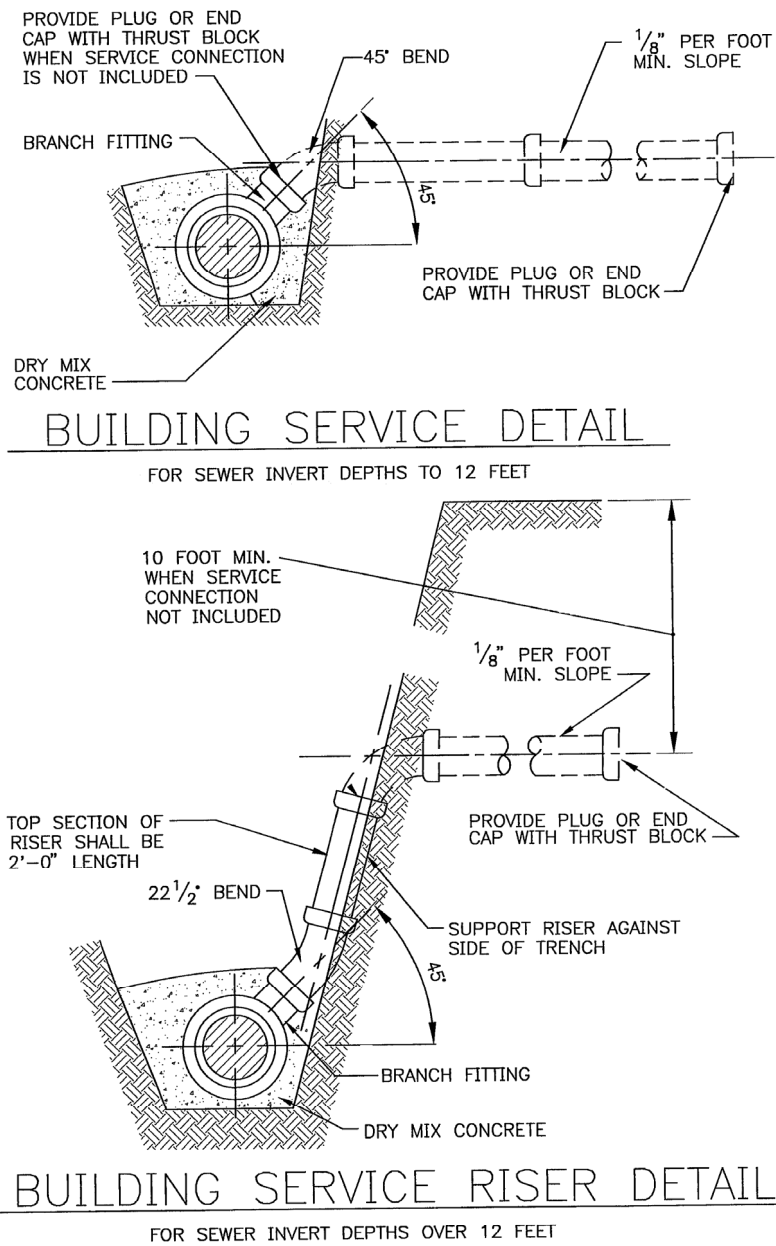
WATER SERVICE DETAIL



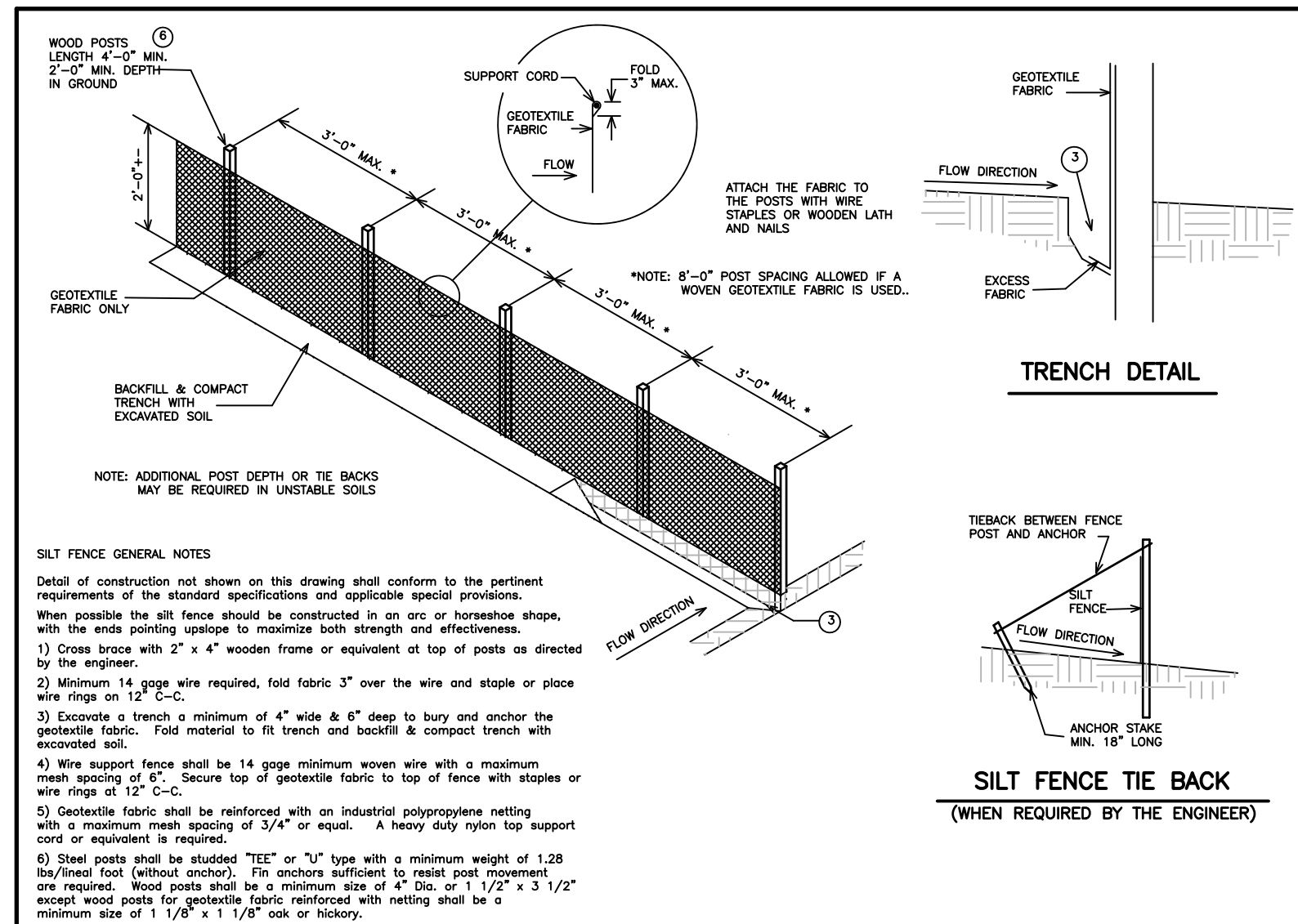
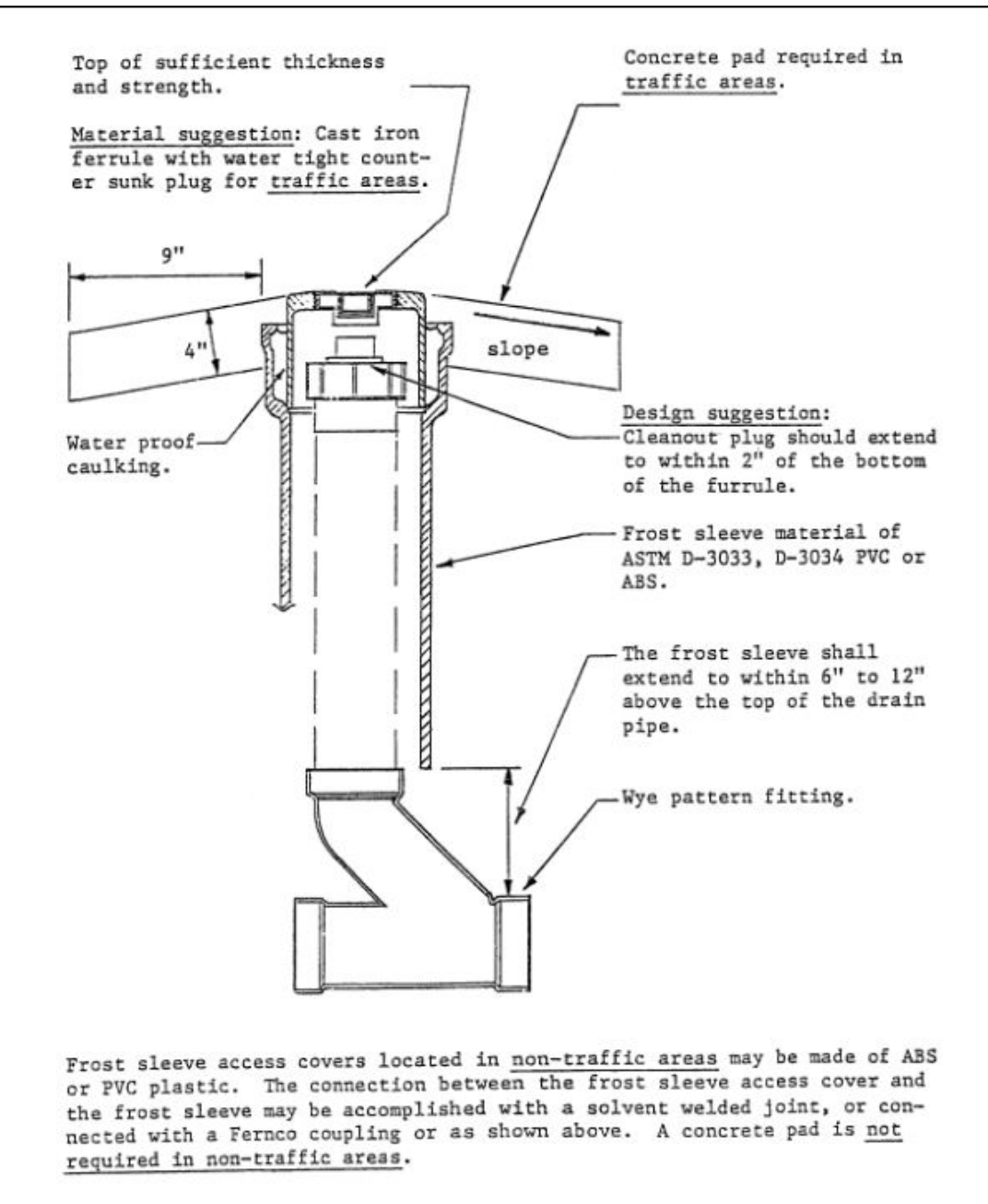
CROSS SECTION - BIOFILTRATION BASIN



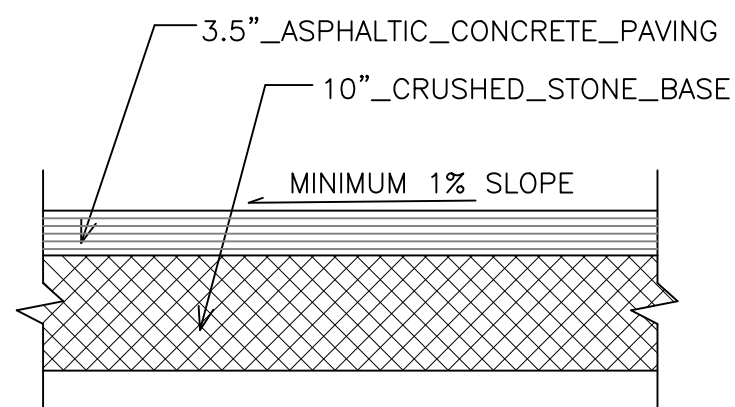
TYPICAL WATER SERVICE



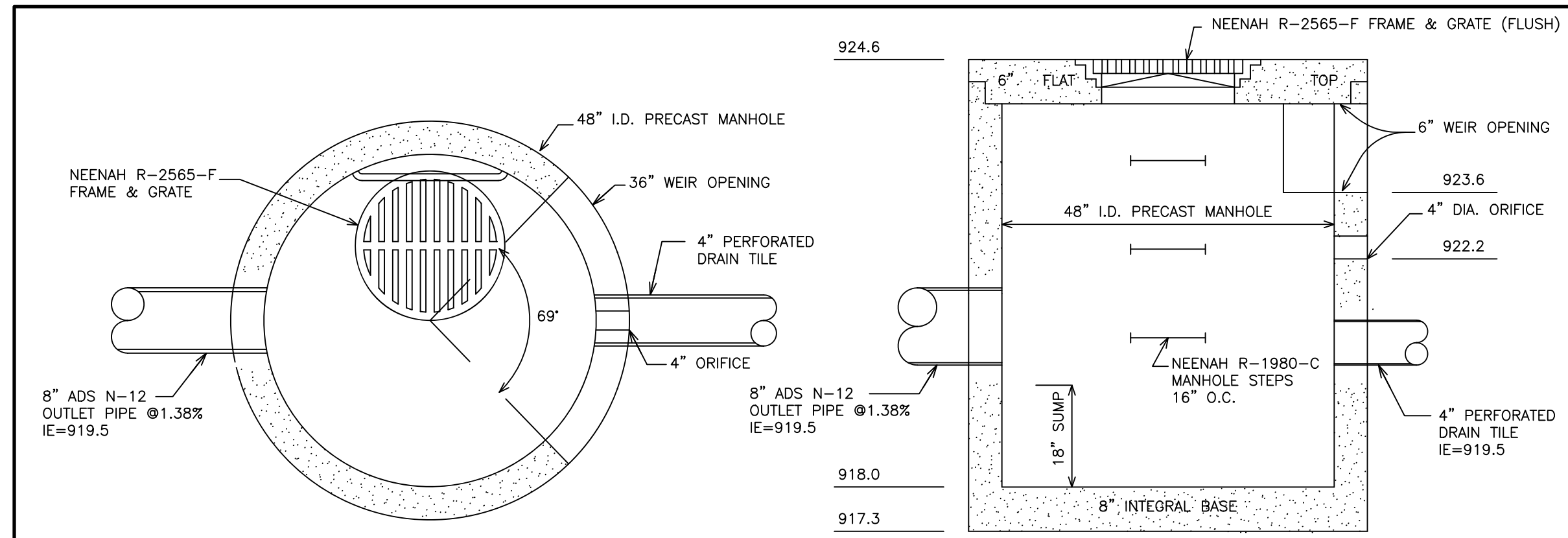
BUILDING SERVICE RISER DETAIL



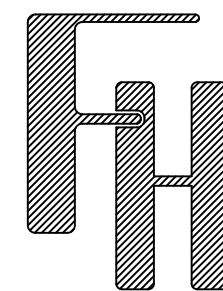
SILT FENCE (NON-REINFORCED) DETAIL



PAVEMENT SECTION



DROP OUTLET STRUCTURE DETAIL



GENERAL DEVELOPMENT &
PRECISE IMPLEMENTATION PLAN
CONSTRUCTION DETAILS

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

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

REVISIONS	
04/29/2020 - TS ADVANCEMENT	10/29/2019 - LB ADD SOIL BORINGS
05/06/2020 - TS ADD DETAILS	12/16/2019 - LK ADD FIELD WORK
5/20/2020 - TS ADD EROSION CONTROL	1/2/2020 - LK ADD NOTES
10/31/2022 - TS ADVANCE	2/6/2020 - LK ADVANCEMENT
11/02/2022 - TS ADVANCE	2/19/2020 - TS ADD DETAILS
11/16/2022 - TS ADVANCE	2/21/2020 - TS ADVANCEMENT
11/21/2022 - TS ADVANCE	3/13/2020 - TS ADD SEWER AND WATER LATERALS

PROJECT NO. 10119
DATE 05/20/2019
SHEET NO. 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 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.)

- 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.

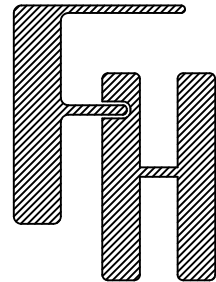
- Install all stops on PVC pipe with double strap service clamps. Furnish saddles for PVC OD pipe.

- 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 —
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ENGINEERING — ARCHITECTURE — SURVEYING

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REVISIONS

10/31/2022
ADVANCE

PROJECT NO.
10119

DATE
05/07/2020

SHEET NO.
3 OF 3

ADDENDUM C TO THE LAKESIDE LIVING, LLC APPLICATION FOR AMENDMENT TO THE FUTURE LAND USE MAP

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

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

Population trends and forecasts for the City of Lake Geneva are discussed on page 13 of the Comprehensive Plan. Between 2000 and 2017, the City experienced a 9% increase in population. The City is growing faster than the City of Delavan, the Village of Williams Bay and the State of Wisconsin. “These trends demonstrate the pressure facing the City of Lake Geneva and its environs to accommodate future growth and to provide adequate land and infrastructure capacity to serve future populations.” The Lakeside Living duplex projects will provide affordable multi-family housing to meet the growing population needs of the City.

In recommending approval of the Lakeside Living, LLC GDP applications for Units 1-4 and Units 28-31, City staff wrote “Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.” (See Staff Report to Lake Geneva Plan Commission – meeting date: July 17, 2023 at 3.)

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

As part of preparing the Comprehensive Plan, the City held neighborhood vision workshops on July 30 and 31, 2019. The results of those neighborhood vision workshops are described on pages 19-20 of the Comprehensive Plan. Participants valued “a variety of housing stock” and identified the need to “maintain diversity in housing stock” as a goal and direction for the future of the City. Development of Units 1-4 and Units 28-31 as multi-family duplexes will increase the “variety of housing stock” available in the City and will help achieve the goal of “maintaining diversity in housing stock.”

In recommending approval of the Lakeside Living, LLC GDP applications for Units 1-4 and Units 28-31, City staff made the following findings of fact:

The proposed GDP furthers the purposes of the Zoning Ordinance as outlined in Section 98-005. (See Staff Report to Lake Geneva Plan Commission – meeting date: July 17, 2023 at 3.) City staff also found that the proposed GDP amendments “maintain the desired consistency of land

uses, land use intensities, and land use impacts as it relates to the environs of the subject property.”

(Emphasis in original) (*Id.*)

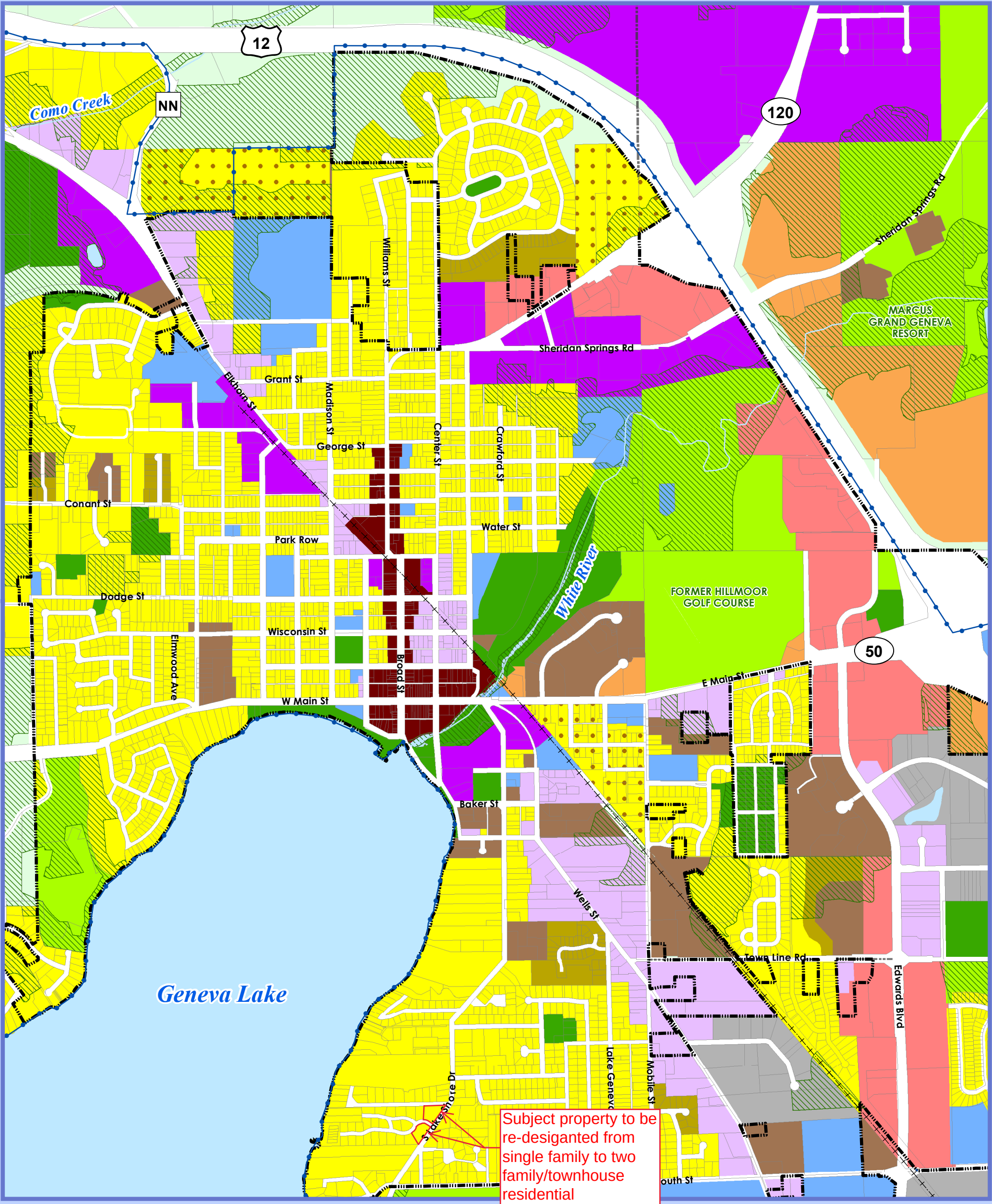
3. As it affects the amendment request, what circumstances have changed or what new information is now available since the original adoption of the City’s Comprehensive Plan, or in the case of a previously requested amendment, what circumstances have changed since the last amendment process?

Units 1-4 and Units 28-31 of the Somerset Condominium have always been designated on the Somerset Condominium plat for multi-family development. These condominium units are also designated on the City’s current zoning map for multi-family development. City staff acknowledges that **“a mistake was made on the Official Zoning Map”** when these units were redesignated for development as single family. (See Staff Report to Lake Geneva Plan Commission – meeting date: July 17, 2023 at 3.)

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

The City’s future land use goals, objectives and policies are described on pages 77-78 of the Comprehensive Plan. The City’s goal is to “promote a future development pattern that contains a sustainable mix of land uses to serve the needs of a diverse city population and business community.” The City’s objectives include the promotion of a mix of housing types. The City’s policies include actively promoting infill development and re-development where opportunities exist as a means to improve neighborhood conditions and make use of existing infrastructure investments. The City also seeks to prioritize development in areas with existing utilities and sewer service. Approval of the proposed multi-family development of Units 1-4 and Units 28-31 will help the City achieve these goals.

T:\Lakeside Living\City of Lake Geneva\Comprehensive Plan\2023.08.21 City of Lake Geneva meeting materials\FINAL\2023 Comprehensive Plan Amendment Packet - Addendum C.docx



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

Land Use Categories

- Agricultural & Rural
- Single Family Residential - Exurban
- Single Family Residential - Urban
- Two-Family/Townhouse Residential
- Multi-Family Residential
- Planned Neighborhood
- Neighborhood Mixed Use
- Planned Office
- Planned Business

- Central Business District
- Planned Mixed Use
- Planned Industrial
- General Industrial
- Institutional & Community Services
- Private Recreation Facilities
- Public Park & Recreation
- Environmental Corridor

- City of Lake Geneva
- Other Municipal Boundaries
- Urban Service Area Boundary
- Parcels
- Surface Water
- Abandoned Railroad



0 0.25 0.5 Miles

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

Addendum D to the Lakeside Living, LLC
Application for Amendment to the Future
Land Use Map

PROPERTY OWNERS WITHIN 200 FEET OF SOMERSET CONDOMINIUM - UNITS 1-4

BASILIOS MANOUSOS TRUST
THEODORA MANOUSOS TRUST
7916 W BRYN MAWR AVE
CHICAGO, IL 60631-3100

DANIEL FERGUSON LIFE INS TRUST
535 KINGSTOWN RD
NAPLES, FL 34102-0200

LAKESIDE LIVING LLC
937 TARRANT DR
FONTANA, WI 53125-2500

LAKESIDE LIVING LLC
937 TARRANT DR
FONTANA, WI 53125-2500

LAKESIDE LIVING LLC
937 TARRANT DR
FONTANA, WI 53125-2500

LAKESIDE LIVING LLC
937 TARRANT DR
FONTANA, WI 53125-2500

ROBERT WISDOM
LISA WISDOM
480 S STONE RIDGE DR
LAKE GENEVA, WI 53147-4700

LAUREEN KELLY TRUST
2118 COTTAGE LN
DARIEN, IL 60561-6100

KYLE STOKIEN TRUST
ERIN TRUE TRUST
2433 SIMPSON ST
EVANSTON, IL 60201-0100

TRUNKETT TRUST
3936 BORDEAUX DR
NORTHBROOK, IL 60062-6200

LAKESIDE LIVING LLC
937 TARRANT DR
FONTANA, WI 53125-2500

LAKESIDE LIVING LLC
937 TARRANT DR
FONTANA, WI 53125-2500

LAKESIDE LIVING LLC
937 TARRANT DR
FONTANA, WI 53125-2500

LAKESIDE LIVING LLC
937 TARRANT DR
FONTANA, WI 53125-2500

MICHAEL J MCNULTY
TERESA M MCNULTY
1120 S LAKESHORE DR #32
LAKE GENEVA, WI 53147-4700

BRIAN J JAHNS
1120 S LAKE SHORE DR #33
LAKE GENEVA, WI 53147-4700

DAVID G ERICKSON
JUDY A ERICKSON
1120 S LAKE SHORE DR #34
LAKE GENEVA, WI 53147-4700

WEILHEIM LLC
1929 RIDGEWOOD LN E
GLENVIEW, IL 60025

GONZALO R DAVILA JR
PATRICIA A DAVILA
1155 S LAKE SHORE DR
LAKE GENEVA, WI 53147

GONZALO R DAVILA JR
PATRICIA A DAVILA
1155 S LAKESHORE DR
LAKE GENEVA, WI 53147

JACK KAYE
1111 S LAKESHORE DR
LAKE GENEVA, WI 53147

OTTO F SCHEINER
MARGARET J SCHEINER
ATTN: JEFF SCHEINER
122 COMMONS DR
PALOS PARK, IL 60464-0600

DAVGO PROPERTIES INC
1155 S LAKESHORE DR
LAKE GENEVA, WI 53147

JEFFREY S BOIVIN
JESSICA A BOIVIN
1175 S LAKE SHORE DR
LAKE GENEVA, WI 53147-4700

Addendum E to the Lakeside Living, LLC Application for Amendment to the Future Land Use Map

PROPERTY OWNERS WITHIN 200 FEET OF SOMERSET CONDOMINIUM - UNITS 28-31

BASILIOS MANOUSOS TRUST
THEODORA MANOUSOS TRUST
7916 W BRYN MAWR AVE
CHICAGO, IL 60631-3100

BASILIOS MANOUSOS TRUST
THEODORA MANOUSOS TRUST
7916 W BRYN MAWR AVE
CHICAGO, IL 60631-3100

MARY JO FESENMAIER
1085 S LAKESHORE DR
LAKE GENEVA, WI 53147-4700

LUKE PFEIFER
MONICA PFEIFER
1091 S LAKE SHORE DR
LAKE GENEVA, WI 53147-4700

LUKE PFEIFER
MONICA PFEIFER
1091 S LAKE SHORE DR
LAKE GENEVA, WI 53147-4700

LAKESIDE LIVING LLC
937 TARRANT DR
FONTANA, WI 53125-2500

LAKESIDE LIVING LLC
937 TARRANT DR
FONTANA, WI 53125-2500

LAKESIDE LIVING LLC
937 TARRANT DR
FONTANA, WI 53125-2500

LAKESIDE LIVING LLC
937 TARRANT DR
FONTANA, WI 53125-2500

TRUNKETT TRUST
3936 BORDEAUX DR
NORTHBROOK, IL 60062-6200

LAKESIDE LIVING LLC
937 TARRANT DR
FONTANA, WI 53125-2500

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937 TARRANT DR
FONTANA, WI 53125-2500

MICHAEL J MCNULTY
TERESA M MCNULTY
1120 S LAKESHORE DR #32
LAKE GENEVA, WI 53147-4700

BRIAN J JAHNS
1120 S LAKE SHORE DR #33
LAKE GENEVA, WI 53147-4700

FRANCIS T MORAN
805 LAGRANGE DR
LAKE GENEVA, WI 53147

VLAD EYDELMAN TRUST
OLGA EYDELMAN TRUST
1640 PFINGSTEN RD
NORTHBROOK, IL 60062-6200

CYNTHIA RENEE COX
479A N LAKESHORE DR
FONTANA, WI 53125-2200

ROMAN FRIDMAN
YELENA FRIDMAN
4305 EXETER LN
NORTHBROOK, IL 60062-6200

DANIEL F BLESSING
PAMELA M BLESSING
711 LA GRANGE DR
LAKE GENEVA, WI 53147-4700

CAROL FEDERIGHI TRUST
1001 S BROADWAY AVE
PARK RIDGE, IL 60068-6800

THOMAS C KOENIG
BARBARA A KOENIG
715 LAGRANGE DR
LAKE GENEVA, WI 53147-4700

GONZALO R DAVILA JR
PATRICIA A DAVILA
1155 S LAKE SHORE DR
LAKE GENEVA, WI 53147

JACK KAYE
1111 S LAKESHORE DR
LAKE GENEVA, WI 53147

OTTO F SCHEINER
MARGARET J SCHEINER
ATTN: JEFF SCHEINER
122 COMMONS DR
PALOS PARK, IL 60464-0600

DAVGO PROPERTIES INC
1155 S LAKESHORE DR
LAKE GENEVA, WI 53147

Addendum F to the Lakeside Living, LLC Application for Amendment to the Future Land Use Map