



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

CITY OF LAKE GENEVA AMENDED PLAN COMMISSION

MONDAY, OCTOBER 16, 2023 - 6:00 PM

COUNCIL CHAMBERS, CITY HALL

Members:

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

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

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

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

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

Access Code: 9746153

AGENDA

1. Meeting called to order by Charlene Klein
2. Roll Call
3. Approve Minutes of the September 18, 2023 Plan Commission meeting as distributed
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes
5. Acknowledgment of Correspondence
6. Downtown Design Review:
 - a. Application by Thomas George 3389 S. Shore Dr. Delavan, for a request to construct a garbage enclosure for Downtown Design Review for 220 Center St. Tax Key No. ZA276000001
 - b. Application by Thomas George 3389 S. Shore Dr. Delavan, for a request to construct a garbage enclosure for Downtown Design Review for 252 Center St. Tax Key No. ZOP00258
 - c. Application by Sarah Dorchester, 2096 Nutmeg Ave, Fairfield, IA. 52556 for a request to install a building sign for Downtown Design Review for the property located at 752 W. Main St. Tax Key No. ZOP00319
7. Review and Recommendation of an Extra Territorial Zoning review of a proposed Certified Survey Map (CSM) for Daniel Schiopu, 3949 N. Oconto Ave. Chicago IL 60634, to create a

lot as identified on the certified survey Job no. 23355 dated 9-15-2023 for Tax Key No. NDE00012

8. Continued - Conceptual review of a proposed development by Basso Builders for the property currently located in the Town of Bloomfield Tax Key No. MA56400002
9. Conceptual review of a proposed development by Continental Properties Company Inc. W134N8675 Executive Pkwy, Menomonee Falls WI 53051 for the property currently located on the northwest corner of Townline Rd. and Edwards Blvd. Tax Key No. ZYUP00198
10. **Review and Recommendation regarding proposed amendments to the City of Lake Geneva Short Term Rental Ordinance; Chapter 98 of the Zoning Code Ordinance**
11. 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, 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

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

Roll Call

Present: Klein, Yunker, Gibbs, Hoiland, Foster-Fueredi, Marquardt, Cary
Absent: None

Approve Minutes of the August 21, 2023 Plan Commission meeting as distributed
Motion by Hoiland to approve, second by Cary. No discussion. Motion carried. 7-0

Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes

Susan Lewis, 1145 Mobile Street, on behalf of herself & the below, spoke in opposition to Item #12

- 1154 Mobile St, Rae Ann Halati; opposition to Item #6
- 1120 Mobile St, Susan Raia; opposition to Item #6
- 1163 Mobile St, John Mueller; opposition to Item #6
- 1170 Mobile St, Laura & Camal Hibbler; opposition to Item #6.
- 1139 Mobile St, Elinor Swenson; opposition to Item #6
- 1140 Mobile St, Jim & Mary Kloster; opposition to Item #6
- 1130 Mobile St, Sandra Ghandehari; opposition to Item #6
- 1150 Mobile St, Rob & Denise Ocker; opposition to Item #6

Bill Henry, Kehoe-Henry & Associates: Spoke supporting Item #12.

Sherri Ames, 603 Center Street: Spoke in opposition to Item #6. #11 & #12.

Jim Gee, 330 S Boulder Ridge Drive, Representative of Geneva Lake Museum: Spoke in opposition to Item #11; stated the museum would like to be included in the discussion/decision on item #11.

Dennis Kulak, 1120 S Lake Shore Drive #23: Spoke in opposition to Item #12.

Bill Elwood, 1120 S Lake Shore Drive #24: Spoke in opposition to Item #12.

Pete Eckardt, 1120 S Lake Shore Drive #20: Spoke in opposition to Item #12.

Larry Happ, 1120 S Lake Shore Drive #13: Spoke in opposition to Item #12.

Kelley Happ, 1120 S Lake Shore Drive #13: Spoke in opposition to Item #12.

Michael Lynch, 1084 LaGrange Drive: Spoke in opposition to Item #12.

Acknowledgment of Correspondence

There were two items of correspondence received, in opposition relative to Item #11. All items were distributed to the members of the Plan Commission.

Conceptual review of a proposed development by Basso Builders for the property currently located in the Town of Bloomfield Tax Key No. MA56400002

City Planner Mich & City Engineer Rausch provided an overview and answered Commission members' questions (included on pages 5-7 of the packet).

Applicant not present. Commission members express the importance of having applicants attending Plan Commission Meetings.

City staff encourage a Concept Review. This is on a piece of land that is not in the City of Lake Geneva. The required next steps would be to be annexed, re-zoning, & site plan review before permits could be issued; this is a non-binding discussion

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

Janine Osborne, representative for Harbor Shores, 300 Wrigley Drive & Mike Seydlitz, W3620 Linnwood Ave, Owner of Lake Geneva Cart Rental, presented the application for Conditional Use Permit (CUP) details and answered Commission members' questions (located on pages 8-16 in the packet). Commission members expressed concern about the proposed location, due to the busy traffic at the Harbor Shoes entrance (only entrance). The Plan Commission asked applicants if the site of the cart rentals could be relocated to the north parking lot on Center Street. Applicant states they cannot commit without approval from the CEO; the parking lot is leased to Gino's East.

Public Hearing: Sherri Ames, 603 Center Street: Spoke in support of an alternative location.
Motion by Mayor Klein to close public hearing, second by Cary. Motion carried 7-0.

The Plan Commission expresses the support of small businesses and partnerships. The proposed intersection is perceived as dangerous.

Motion by Hoiland for denial of the request for CUP located at 300 Wrigley Drive, second by Cary. Motion carried 7-0.

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

Scott Wolfe, 1617 Woodland Drive, representative for CDS Investments, 911 Mason Lane, Lake in the Hills, IL presented an overview and answered Commission members' questions related to a Public Hearing (located on pages 17-33 in the packet).

No Public Comment

Motion by Mayor Klein to close the public hearing, second by Gibbs. No discussion. Motion carried 7-0
Motion by Cary to approve, second by Yunker. No discussion. Motion carried 7-0.

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

A representative for Signature Investments, 4796 E Clayton Road, Fitchburg, WI, presented an overview and answered Commission members' questions related to the Public Hearing application (located on pages 44-61 of the packet).

City Planner Mich provides clarification for Conditional Use vs Short Term Rental.

City Attorney Draper stated this is a group development, meaning two buildings are located on the same parcel.

No Public Comment

Motion by Mayor Klein to close public hearing, second by Hoiland. No discussion. Motion carried. 7-0
Motion by Mayor Klein to approve, second by Hoiland. No discussion. Motion carried. 7-0

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

Ron Amman, 827 Dodge Street, presented an overview and answered Commission members' questions related to the petition for direct annexation of the property located at N\3219 County Highway H in the Town of Geneva (located on pages 62-74 in the packet).

City Mich provides an overview of the application. This is not a "Town Island".

Attorney Draper states require the petitioner to pay 5 years worth of the taxes as a condition of the annexation.

Motion by Hoiland to approve and pay 5 years worth of the Town's taxes and assign temporary zoning of planned office; second by Gibbs . No discussion. Motion carried. 7-0.

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

Jessica Bahr & Greg Audrey, representatives for Wisconsin Power & Light Co., presented the request for an Amendment to the Comprehensive Plan for the proposed property for the relocation of downtown Lake Geneva Electrical Distribution Substation (located on pages 75-96 in the packet) and answered Commission members' questions; general discussion followed between Wisconsin Power & Light Co. representatives and Plan Commission members.

Discuss request for an Amendment to the Comprehensive Plan from Lakeside Living LLC., for the property located at 1120 S. Lake Shore Drive

Steve Greenberg, representative for Lakeside Living, LLC, 937 Tarrant Drive, Fontana, WI, presented the request for an Amendment to the Comprehensive Plan for the property located at 1120 S Lake Shore Drive (located on pages 96-137 in the packet) and answered Commission members' questions; general discussion followed between Lakeside Living representative, Plan Commission members and City Planner.

The applicant has been at the table for over a year now and if City Staff informed them that they needed a Comprehensive Plan Addendum, they would have met the deadline. The City Staff did not realize there was an issue with the Comprehensive Plan not showing Two Family in that location. The City staff identified that they had been missed along the way. The City Planner's recommendation is to allow them to come into this Comprehensive Plan Cycle, to right that wrong. If this was a new project that came today, we would have them go into the next cycle for next year.

Attorney Draper informs members of the Plan Commission that the next step is on the agenda; setting a date for a public hearing for public participation and providing input on whether the Comprehensive Plan should be changed. The only requirement under the statutes is that the City Council conducts a public hearing; it will be conducted jointly with the Plan Commission so they can hear all comments, and what the next step would be for the Plan Commission to make a change to the Comprehensive Plan map and to present an ordinance for the City Council to pass or not pass. The Plan Commission has the duty of changing the Comprehensive Plan and the City Council will determine if it will be approved or disapproved. The City Council cannot make changes to the ordinance. The most the City Council can do is to vote it down or refer back to the Plan Commission.

The reason for the need to change the Comprehensive Plan: There is a provision in the Plan Development Ordinance that states that after the full development of the whole General Development Plan is not done within five years, it expires; then there is a procedure to follow to go through.

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

City Planner Mich provided background and next steps for the recommendation for Common Council to set up a public hearing for this year's Comprehensive Plan amendments. The state lays out a specific process for amending the Comprehensive Plan; part of the requirement involves 30 day notice before the public hearing. A notice in the newspaper is required 30 days prior to the public hearing takes place. The next earliest date to conduct a joint meeting (City Council & Plan Commission) would be Monday, November 13, 2023.

Motion by Mayor Klein to recommend a joint public hearing with the City Council and Plan Commission to be set for November 13, 2023; second by Hoiland. No discussion. Motion carried 7-0.

Adjournment

Motion by Mayor Klein to adjourn, second by Cary. Motion carried 7-0. The meeting adjourned at 8:48p.m.

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: October 16, 2023

Agenda Item: #6a

Applicant:

Thomas George
3389 S. Shore Dr.
Delavan WI 53115

Request:

220 Center St.
Downtown Design Review
exterior garbage enclosure
Central Business (CB) zoning district
Tax Key No. ZA276000001

Description:

The applicant is applying for Downtown Design Review to allow to install garbage enclosures located at 220 Center St. in the Central Business (CB) zoning district, Tax Key No. ZA276000001.

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

Staff Recommendations:

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



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

222 Center St
LAKE Geneva, WI 53147

Name & Address of Current Building Owner:

THOMAS & KATHY GEORGE
3389 SOUTH SHORE DRIVE
Delaan, WI 53115

Telephone Number of Current Building Owner: 805-453-8691 (T) 805-886-5213 (K)

Email Address: thomas@estreet2.com Kathy@estreet2.com

Owner Signature: [Signature] Kathy George

Name & Address of Applicant:

3389 South Shore Drive
Delaan, WI 53115

Telephone Number of Applicant: SAME AS ABOVE

Email Address:

Proposed Design Change:

Garbage Dumpster Enclosure

Zoning District: Business

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

Great Lakes Compimark

ELKHORN, WI

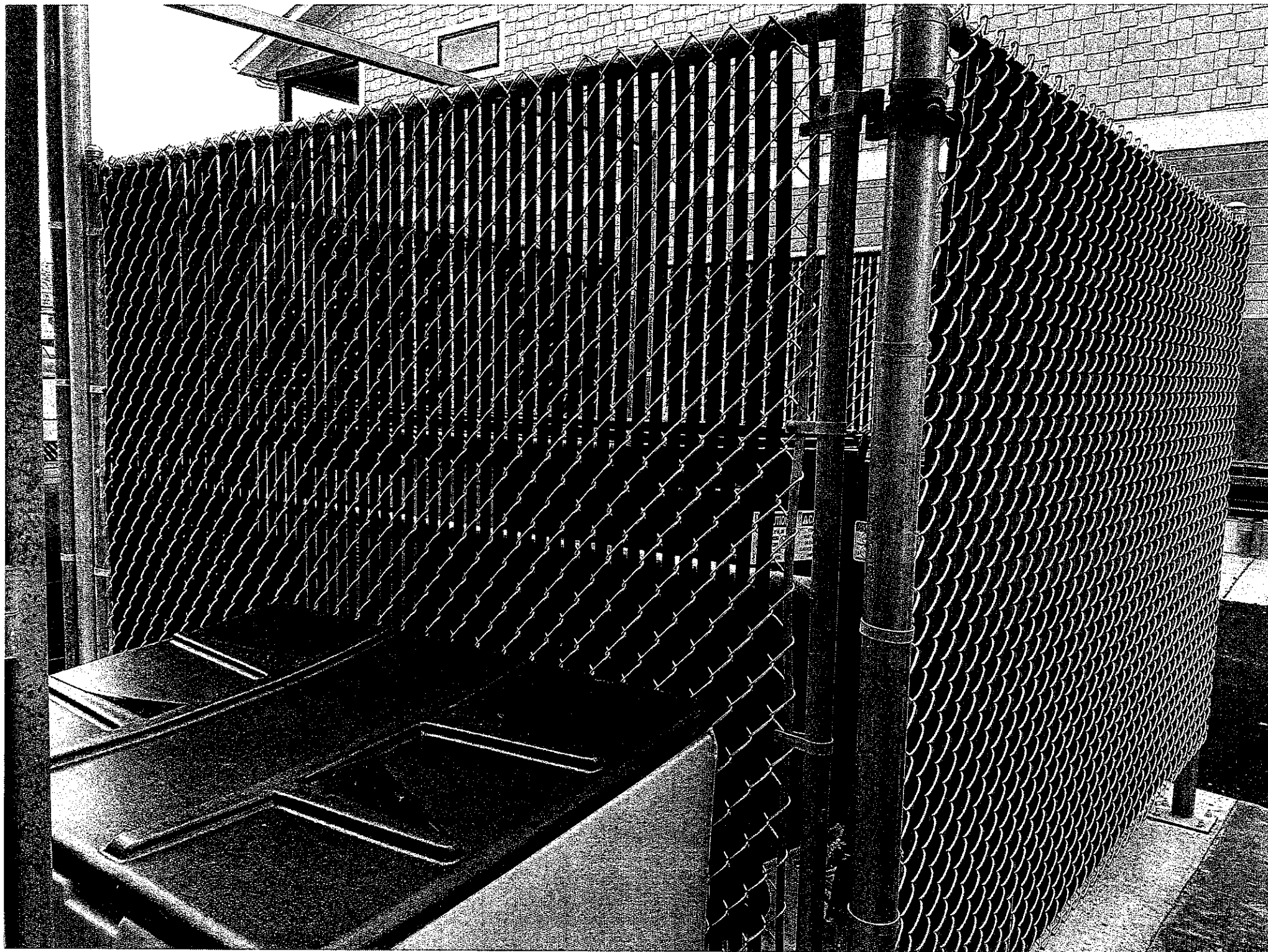
Scott Dahlberg

Description of Project:

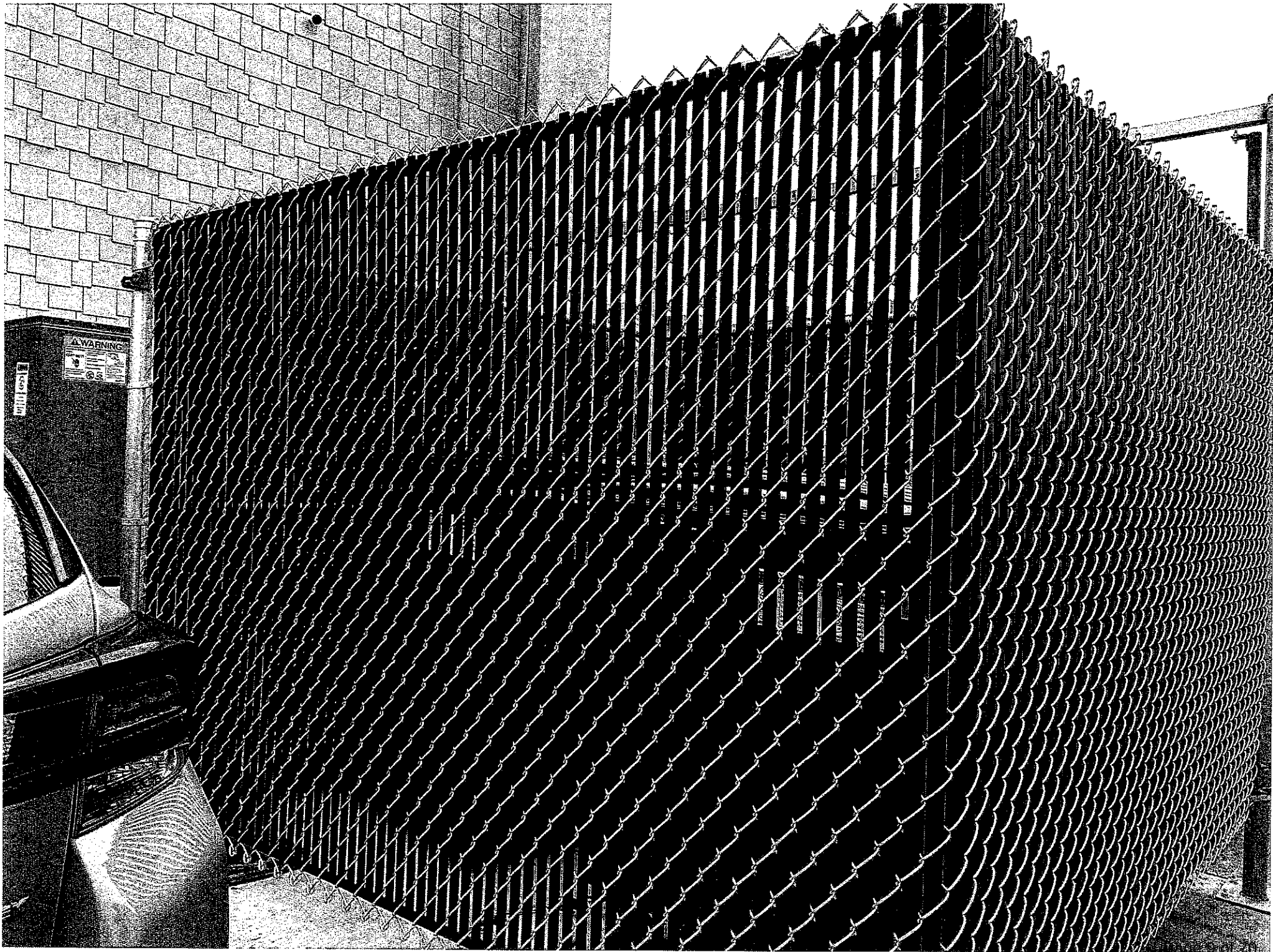
CHAIN LINK / Garbage Dumpster Enclosure
4 stop

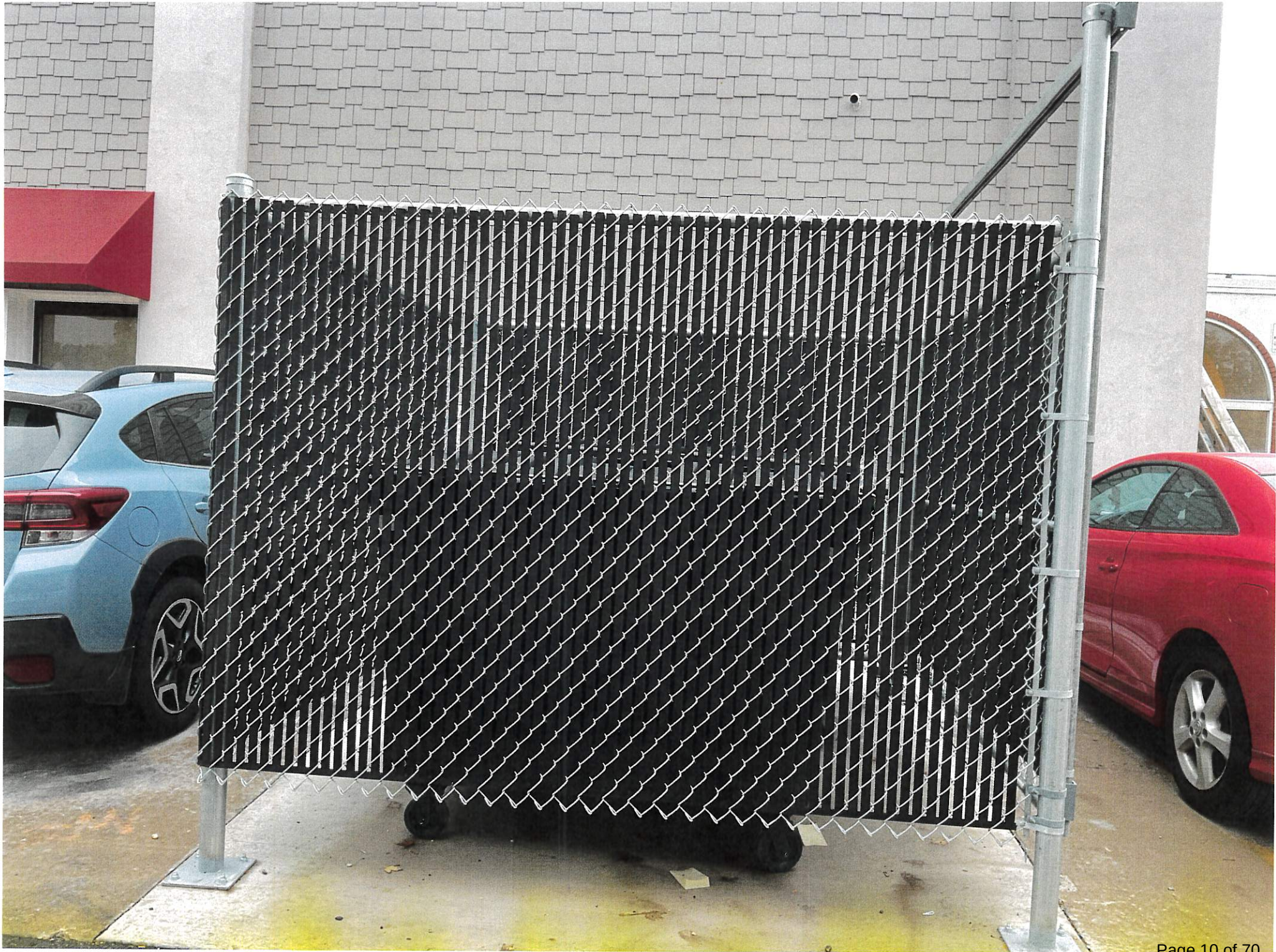
Date: 9/26/23 Signature of Applicant: [Signature]

222 CENTER



222 CENTER







STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: October 16, 2023

Agenda Item: #6b

Applicant:

Thomas George
3389 S. Shore Dr
Delavan WI 53115

Request:

252 Center St.
Downtown Design Review
exterior garbage enclosure
Central Business (CB) zoning district
Tax Key No. ZOP00258

Description:

The applicant is applying for Downtown Design Review to allow to install garbage enclosures located at 220 Center St. in the Central Business (CB) zoning district, Tax Key No. ZOP00258.

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

Staff Recommendations:

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



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

252 CENTER ST
LAKE GENEVA

Name & Address of Current Building Owner:

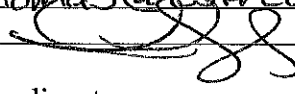
THOMAS + KATHY GEORGE
3389 South Shore DR
DELUAN, WI 53115

Telephone Number of Current Building Owner:

805-453-8691 (T) 805-886-5263 (K)

Email Address: thomas@estreet2.com kathy@estreet2.com

Owner Signature:

 Kathy George

Name & Address of Applicant:

THOMAS GEORGE
AS ABOVE

Telephone Number of Applicant:

Email Address:



Proposed Design Change:

GARBAGE DUMPSTER ENCLOSURE

Zoning District: BUSINESS

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

GREAT LAKES COMPONENTS

ELKHORN, WI

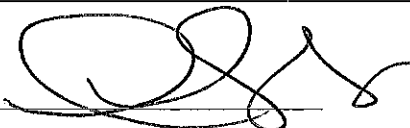
SCOTT DAHLBERG

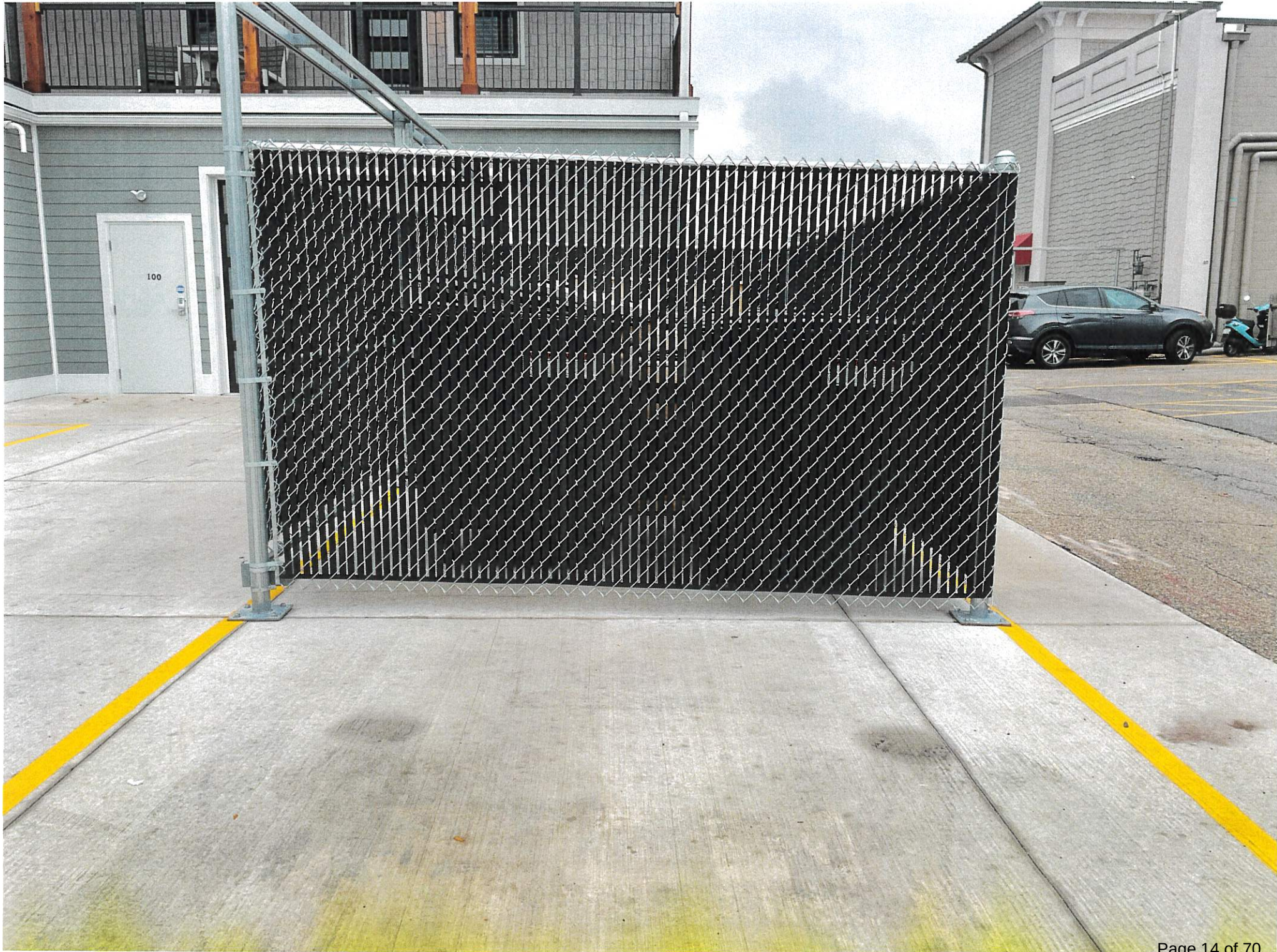
Description of Project:

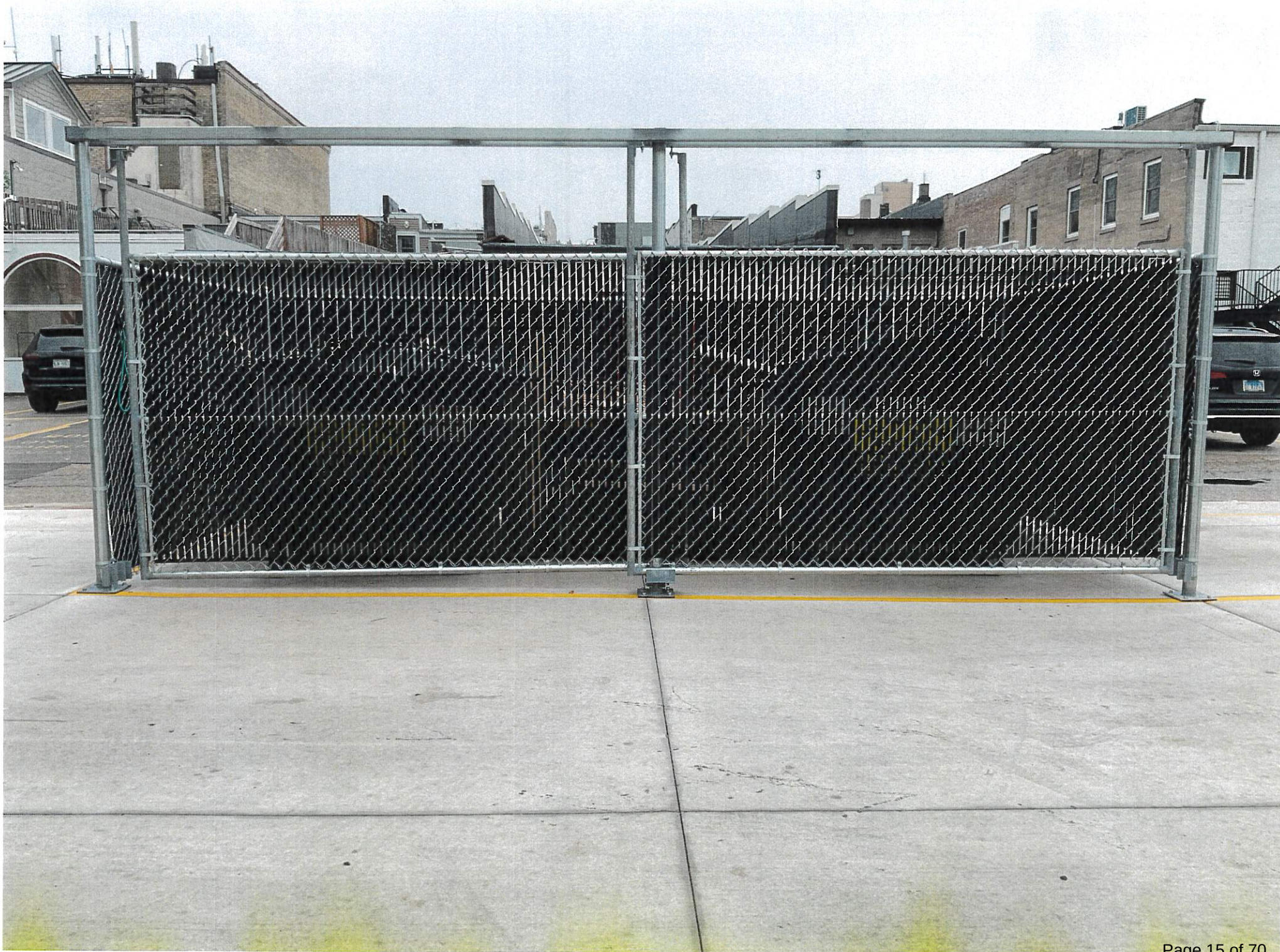
CHAINLINK/STRAP GARBAGE ENCLOSURE.

Date: 9/26/23

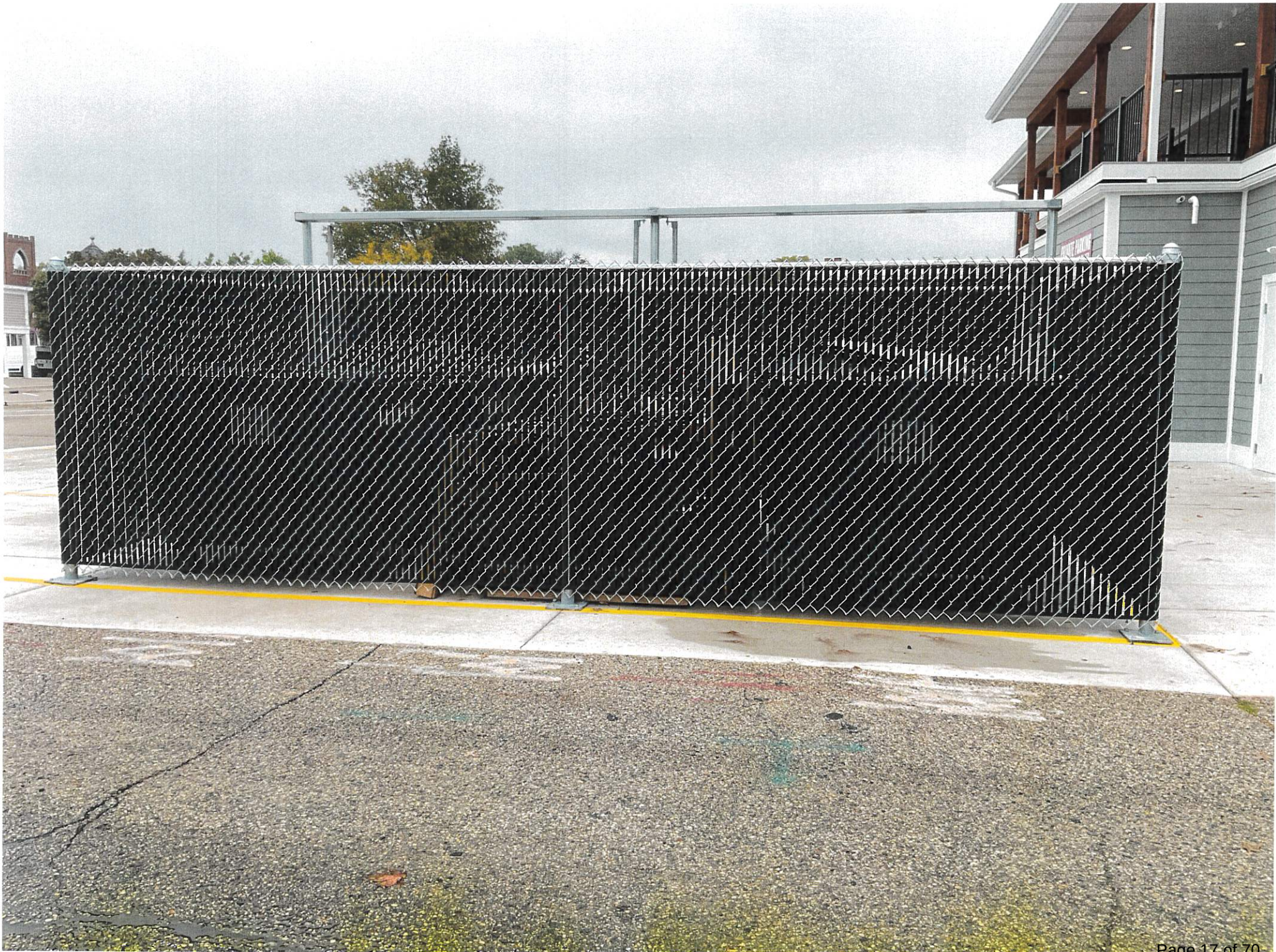
Signature of Applicant:











STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: October 16, 2023

Agenda Item: #6c

Applicant:

Sarah Dorchester
2096 Nutmeg Ave.
Fairfield IA 52556

Request:

752 W. Main St.
Downtown Design Review
Exterior Signage
Central Business (CB) zoning district
Tax Key No. ZOP00319

Description:

The applicant is applying for Downtown Design Review to allow to install a building sign located at 752 W Main St in the Central Business (CB) zoning district, Tax Key No. ZOP00319.

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

Staff Recommendations:

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



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

752 W. Main Street, Lake Geneva

Name & Address of Current Building Owner:

Roger Leathy / Overland Sheepskin Co. Inc.
2096 Nutmeg Ave.
Fairfield, IA 52556

Telephone Number of Current Building Owner: 641-209-7711

Email Address: Roger@Overland.com

Owner Signature: _____

Name & Address of Applicant:

Sarah Dorchester
2096 Nutmeg Ave.
Fairfield, IA 52556

Telephone Number of Applicant: 641-451-1380

Email Address: Sarah@Overland.com

Proposed Design Change:

Replace existing exterior wall mounted and 2 sided
blade signs with new Overland mountain logo signs in
the exact same space and size compliance

Zoning District: Historic District

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

House of Signs / Paul Clukies
285 Warren Ave. Unit 101
Silverthorne, CO 80498
970-668-5232

Description of Project:

See Attached Drawing/Rendering of Signs

Date: 8.16.23

Signature of Applicant: _____

Lake Geneva Proposal = 2 signs

Current existing oval

- wall mounted sign = 38" h x 111" w (area sq ft 23)

- 2 sided blade sign 13" h x 36" w (area sq ft 2.55)



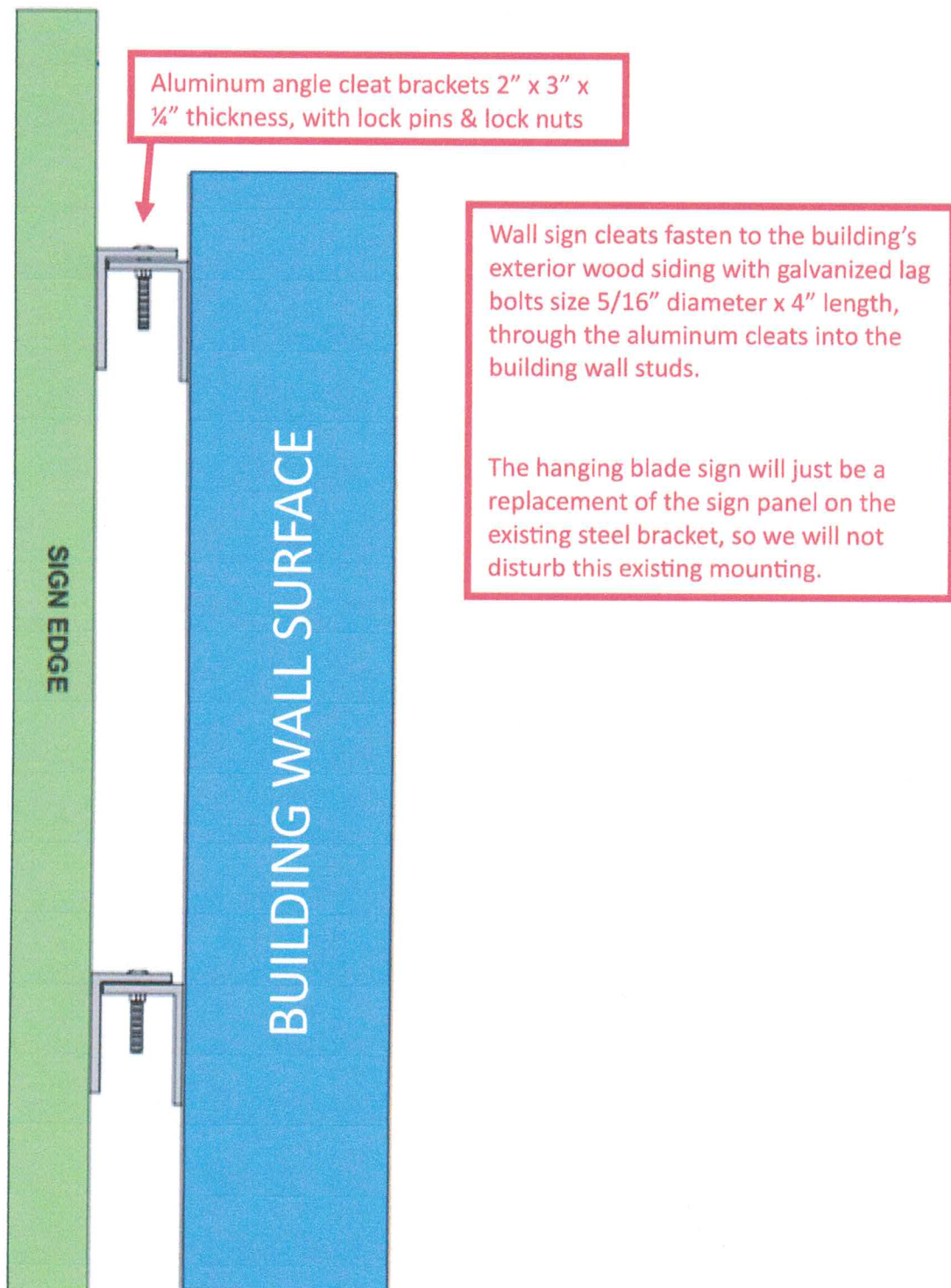
Sign 1

- 1- sided, wall mounted 36" h x 110" w (area sq ft 27.6) with mountain logo, rectangle shape, with texture.
- Mountain top protrudes slightly above sign.
- Sign color Brown. SW Turkish Coffee.
- Raised letters, mountain, ESTABLISHED 1973 and lines – color white / HOS ivory
- 1-piece carving, MDO backer
- Include aluminum cleat (pair) and lower spacer for wall mounting.

Sign 2

- 2-sided blade sign 11.8" h x 36" w (area sq ft 2.95) with mountain logo. Hanging from hooks, rectangle shape, with texture.
- Mountain top protrudes slightly above sign.
- Sign color Brown. SW Turkish Coffee.
- Raised letters, mountain, ESTABLISHED 1973 and lines – color white / HOS ivory
- 1-piece carving, MDO backer
- HDU core with 2 hanging eye hooks.

Will spray paint the gooseneck lights from green to black to match building



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: October 16, 2023

Agenda Item: #7

Applicant:

Daniel Schioppa
3949 N. Oconto
Chicago IL 60634

Request:

ETZ CSM review in the Town of Lyons
creating 1 additional lot from Tax Key No.
NDE00012

Description:

This request is to approve a Certified Survey Map (CSM) by creating 1 buildable lot located in the Town of Lyons at Tax Key No. NDE00012.

This request is to approve the proposed Certified Survey Map Job No. 23355 for the property located on Oak Ln. The land separation will create an additional buildable lot with this request.

The newly created lot will have an area of 65590 square feet (1.5. acres).

This request has already been approved by the Town of Lyons.

The parcel included in this request does not currently have any buildings on the property.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed (CSM)

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

- Provide the Common Council with a *recommendation* regarding the proposed CSM review.

Staff Recommendation on the proposed

1. Staff recommends that the Plan Commission recommend *approval* of the Certified Survey Map (CSM): as submitted, subject to approval Walworth County Land Use Zoning.

Memo to City of Lake Geneva

To: Fred Walling, Zoning Administrator **Date:** September 28, 2023

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

CC: Paul Van Henkelum – Cardinal Engineering LLC
Ryan Cardinal, P.E. – Cardinal Engineering LLC
Dave Nord – City Administrator
Amanda Rotondi – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director
Greg Governatori P.E. – Kapur & Associates, Inc.

Subject: CSM REVIEW – Extraterritorial Parcel NDE 00012 (Town of Lyons)
Outlot 2, Heatheridge Subdivision

BACKGROUND AND REQUEST: We have completed a review of a Certified Survey Map prepared by Paul Van Henkelum of Cardinal Engineering. Our review was conducted to determine compliance with Chapter 236 of the Wisconsin State Statutes, Chapter 66 of the City of Lake Geneva Municipal Code, and good surveying practices. The Certified Survey Map dated September 15th, 2023 was reviewed.

Certified Survey Map Comments:

- ***As per 236.20 (2)(a)*** The exterior boundaries of the land surveyed and divided. (By a solid heavy line)
- ***The name of the Subdivision appears to be “Heatheridge”, one word, at the top of both sheets.***

We recommend approval of the Certified Survey Map subject to above surveyor’s comments.

Although the material has been reviewed, the surveyor is ultimately responsible for the thoroughness and accuracy of the Certified Survey Map with state statutes and municipal city code.

Please contact me if you have any questions or comments pertaining to this project at (262) 758-6011 or gsplinter@kapurinc.com.



City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW



CERTIFIED SURVEY MAP or



SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Daniel Schioppa
3949 N Oconto,
Chicago, IL, 60634

TELEPHONE NUMBER OF CURRENT OWNER: (312)-973-7990

OWNER SIGNATURE: *Daniel Schioppa*

EMAIL ADDRESS: daniel-schioppa@yahoo.com

PROJECT ADDRESS Outlot 1, Heatherridge TAX KEY NUMBER: NDE 00012
Subdivision, Oak Lane, Town of Lyons

NAME AND ADDRESS OF APPLICANT:

Daniel Schioppa
3949 N Oconto,
Chicago, IL, 60634

TELEPHONE NUMBER OF APPLICANT: (312)-973-7990

EMAIL ADDRESS: daniel-schioppa@yahoo.com

NAME AND ADDRESS OF SURVEYOR:

Paul VanHentkum - Cardinal Engineering
1200 LaSalle
Lake Geneva, WI 53147

TELEPHONE NUMBER OF SURVEYOR: (414) 406-3248

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Changing an Outlot to a buildable lot

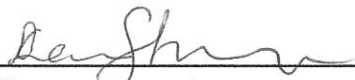
SUBMITTAL CHECKLIST

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

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

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

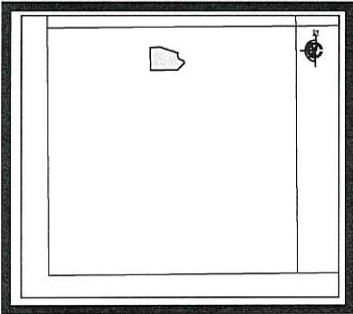
09-15-2023
DATE


SIGNATURE OF APPLICANT

CERTIFIED SURVEY MAP NO. _____

A REPLATTING OF OUTLOT 2 OF HEATHER RIDGE SUBDIVISION, BEING LOCATED IN THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 18 EAST, TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN.

LOCATION MAP



SW 1/4 SEC. 18-2-18
SCALE: 1" = 2,000'

OWNERS/SUBDIVIDERS:
DANIEL SCHIOPU
3949 N OCONTO
CHICAGO, IL 60634

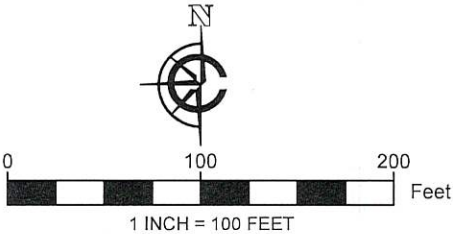
SURVEYOR:
PAUL H. VAN HENKELUM
CARDINAL ENGINEERING LLC
1200 LA SALLE STREET
LAKE GENEVA, WI 53147
262-757-8776

BASIS OF BEARING:
ALL BEARINGS REFER TO
GRID NORTH OF THE
WISCONSIN STATE PLANE
COORDINATE SYSTEM,
SOUTH ZONE. NAD-83.

THE SOUTHERLY LINE OF
THE SW 1/4 OF SECTION 18 IS
ASSUMED TO BEAR
S89°32'21"W.

NOTES:

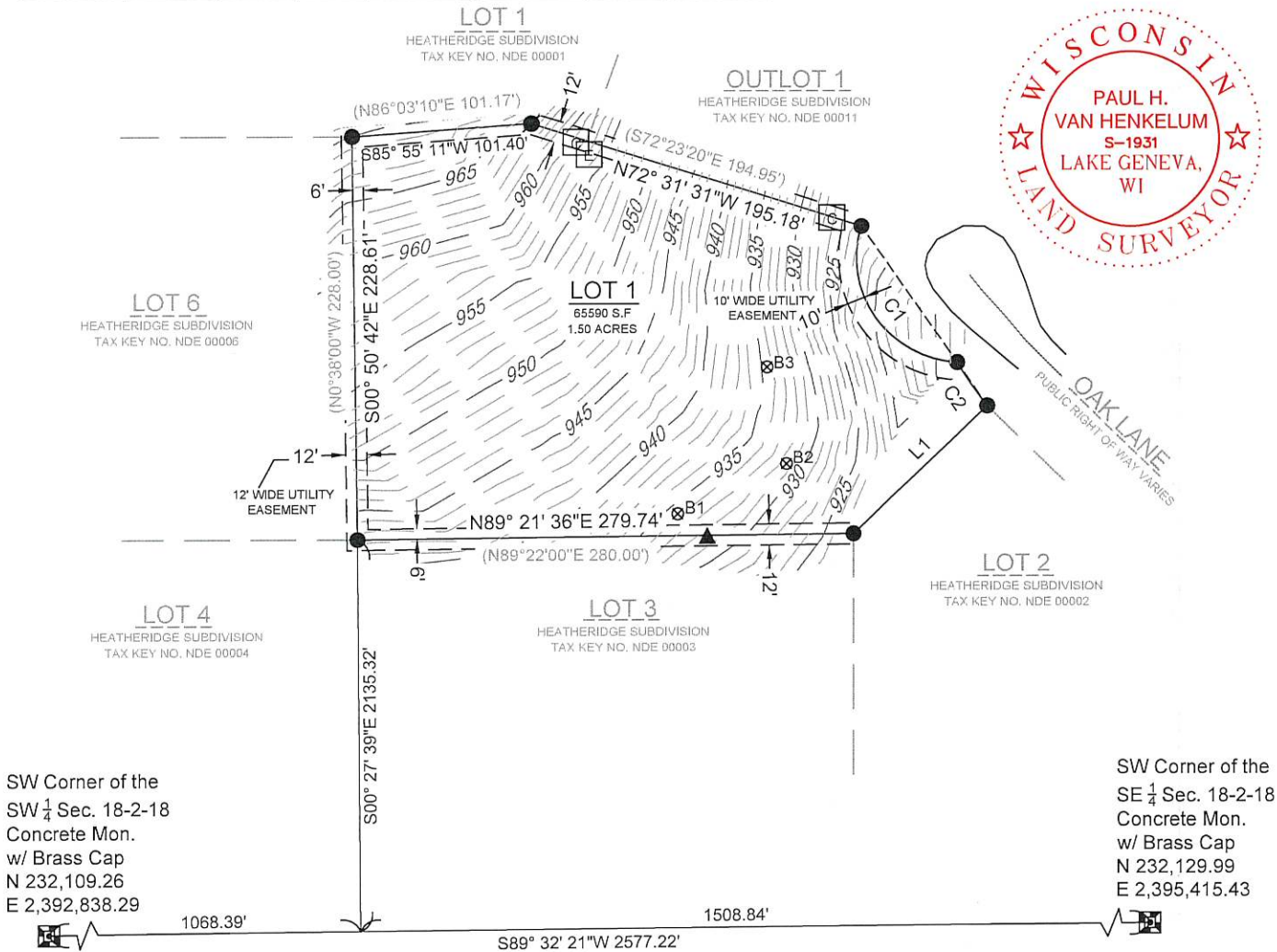
- 1. ZONING: R-1
- 2. NO FURTHER DIVISION OF ANY LOT HEREIN WILL BE ALLOWED WITHIN FIVE YEARS OF THE TOWN APPROVAL DATE SHOWN ON THE CERTIFIED SURVEY MAP. THIS RESTRICTION SHALL BE DEEMED TO RUN WITH THE LAND FOR THE TIME PERIOD SPECIFIED, REGARDLESS OF OWNERSHIP.
- 3. SOIL BORING REFERENCE LOCATIONS BASED UPON ENVIRONMENTAL CONSULTING, LLC. EXHIBIT DATED JUNE 9TH, 2003.
- 4. SOIL TYPES PER WALWORTH COUNTY GIS: CrE2, CeD2



- FOUND 1" IRON PIPE
- FOUND 5/8" IRON ROD
- [C] FOUND COMM. PEDESTAL
- [E] FOUND ELECTRIC PEDESTAL
- [M] FOUND CONC. MONUMENT
- ⊗ SOIL BORING LOCATIONS
- ▲ SOIL BORING REFERENCE BENCH MARK
- (XX) RECORDED AS

LINE TABLE		
LINE NUMBER	LENGTH (FT)	DIRECTION
L1	104.03	N46° 18' 02"E
L1 RECORDED AS	103.80	N46° 41' 10"E

CURVE TABLE							
CURVE NUMBER	LENGTH (FT)	RADIUS (FT)	Δ	CHORD LENGTH	CHORD BEARING	TAN IN	TAN OUT
C1	109.25	60.00	104°19'47"	94.77	S34° 49' 13"E	S17° 20' 41"W	S86° 59' 06"E
C2	29.69	206.00	008°15'24"	29.66	N34° 40' 44"W	N38° 48' 26"W	N30° 33' 02"W
C1 RECORDED AS		60.00	104°19'47"	95.12	S34° 49' 46"E		S87° 15' 59"E
C2 RECORDED AS		206.00	008°15'24"	29.76	N34° 46' 31"W	S38° 55' 02"E	



CARDINAL
PLAN | SURVEY | ENGINEER
1200 LA SALLE ST.
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

Instrument drafted by Paul H. Van Henkelum,
P.L.S.#1931

SHEET 1 OF 2
DATE 09 / 15 / 2023
JOB No. 23355

PLOTTED: 9/15/2023 12:29:45 PM

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: October 16, 2023

Agenda Item #8

Applicant:

Basso Builders, Inc.
405 Skyline Dr.
Lake Geneva WI 53147

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. Each unit contains one one-car garage and one driveway parking space for a total of two parking spaces per unit.

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. As surrounding properties are located within the City of Lake Geneva, annexing this property would remove a “town island.”

The property immediately to the north is zoned Planned Business. The property immediately to the south is zoned Multi-family Residential – 8. Properties across Mobile Street are zoned Single Family Residential – 4. Properties across Wells Street are zoned General Business and Planned Development. The Comprehensive Plan recommends the subject property for Neighborhood Mixed Use. Staff feels that two-family residential is an appropriate transition use between commercial to north and multifamily to the south, and it is consistent with the Neighborhood Mixed Use designation in the Comprehensive Plan.

Staff has reviewed the Concept Plan, and the applicant has provided several rounds of 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.

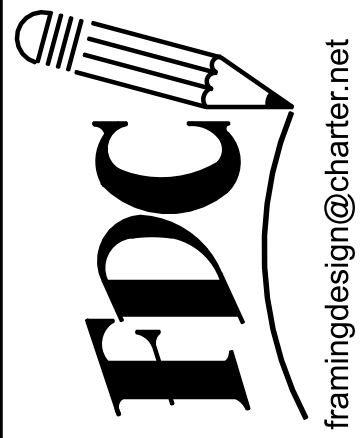
- Ample landscaping and tree replanting will be important to maintain a quality residential environment.
- Guest parking should be designed to ensure adequate space is provided for backing out of parking spaces.
- All units should have pedestrian paths connecting to the public sidewalk.
- The interior 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.
- 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 they can submit a General Development Plan (GDP).

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



FRONT ELEVATION
SCALE: 1/4" = 1' 0"



405 SKYLINE DR
LAKE GENEVA, WI 53147
262-248-3378
www.bassobuilders.com

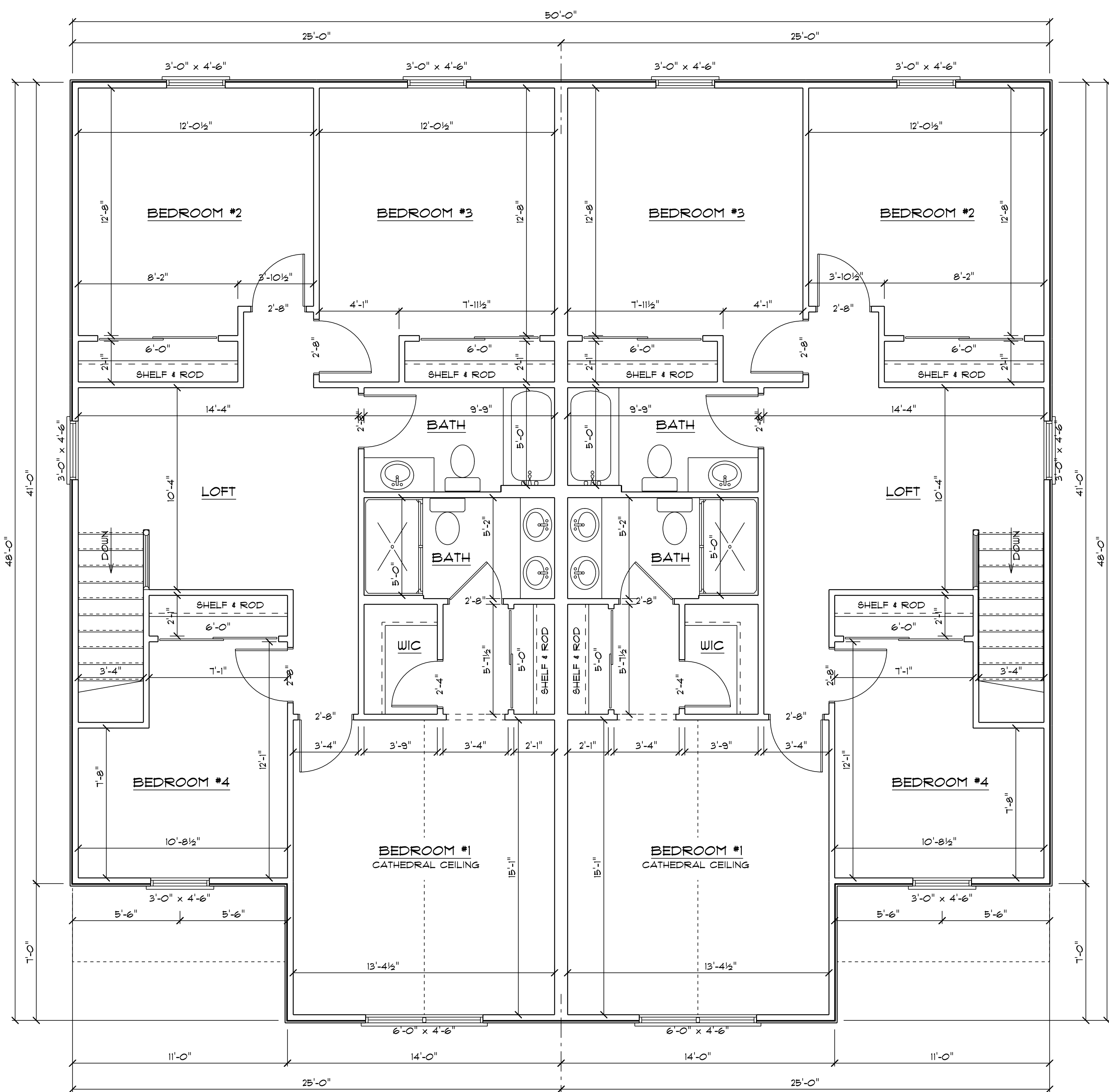


THE LINKS OF LAKE GENEVA
2-STORY DUPLEX
LAKE GENEVA, WI 53147
MAIN & UPPER FLOOR PLAN

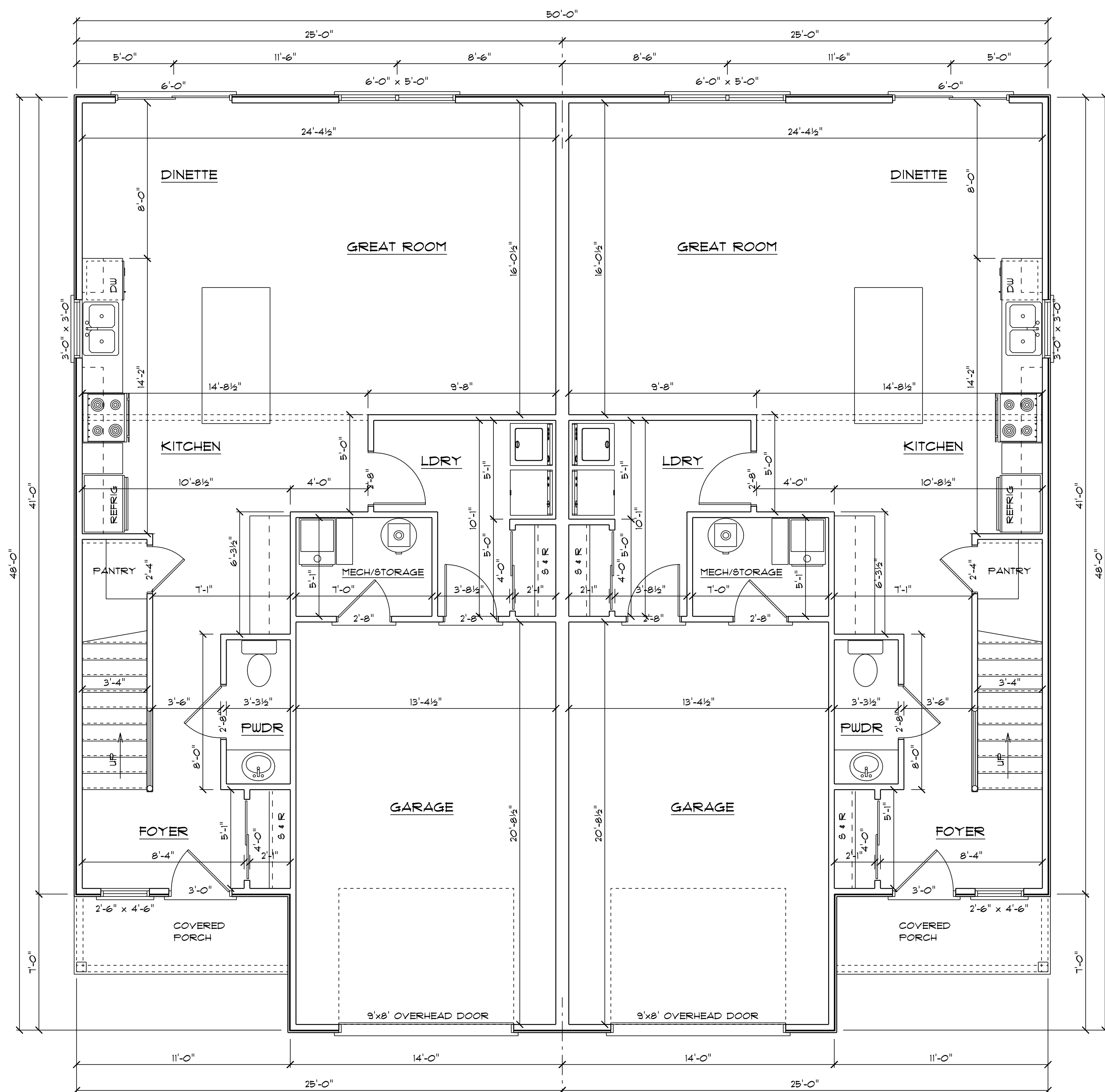
DATE
10-9-23

SHEET NO.

1



UPPER FLOOR PLAN
SCALE: 1/4" = 1' 0"

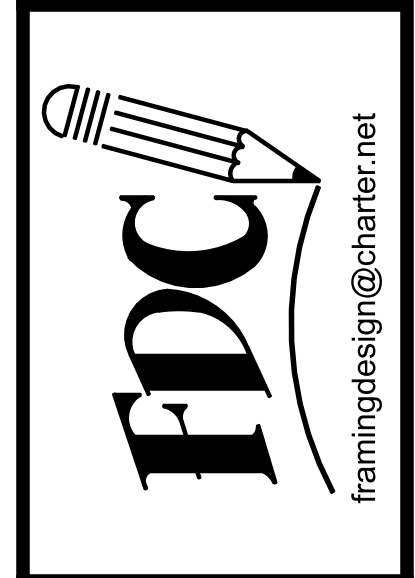


MAIN FLOOR PLAN
SCALE: 1/4" = 1' 0"

MAIN FLOOR	834 sf
UPPER FLOOR	1,123 sf
TOTAL	1,957 sf

BUILDING TOTAL 3,914 sf

NOTES:
ALL DIMENSIONS ARE TO THE FACE OF STUDS
2x4 WALLS TYPICAL (UNLESS NOTED)
(2) 2x12 BEARING HEADERS TYPICAL (UNLESS NOTED)



405 SKYLINE DR
LAKE GENEVA, WI 53147
262-248-3378
www.bassobuilders.com



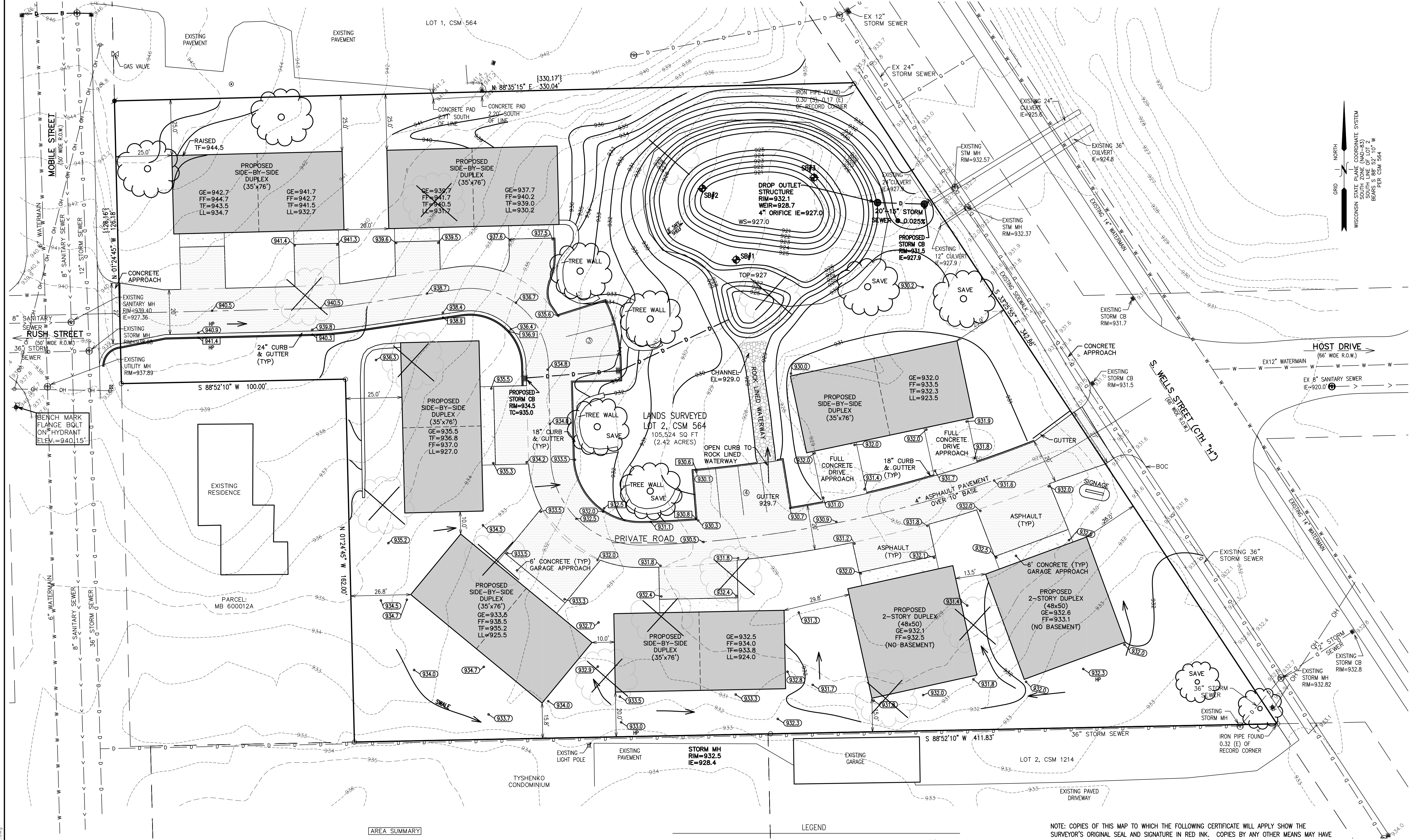
THE LINKS OF LAKE GENEVA
2-STORY DUPLEX
LAKE GENEVA, WI 53147
MAIN & UPPER FLOOR PLAN

DATE
10-9-23

SHEET NO.
2

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

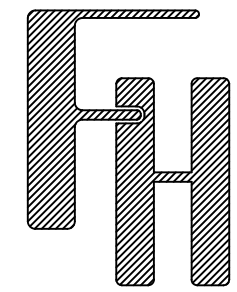
- W — = BURIED WATERMAIN
- S — = STORM SEWER
- S — = SANITARY SEWER
- G — = BURIED GAS LINE
- OH — = OVERHEAD UTILITY WIRES
- X — = EXISTING DECIDUOUS TREE
- XXX — = EXISTING GROUND ELEVATION
- XXX — = EXISTING LAND CONTOURS
- = IRON PIPE FOUND 1 3/8" O.D.
- = IRON REBAR SET 3/4" x 18" x 1.13 lbs/ft
- ◆ = 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



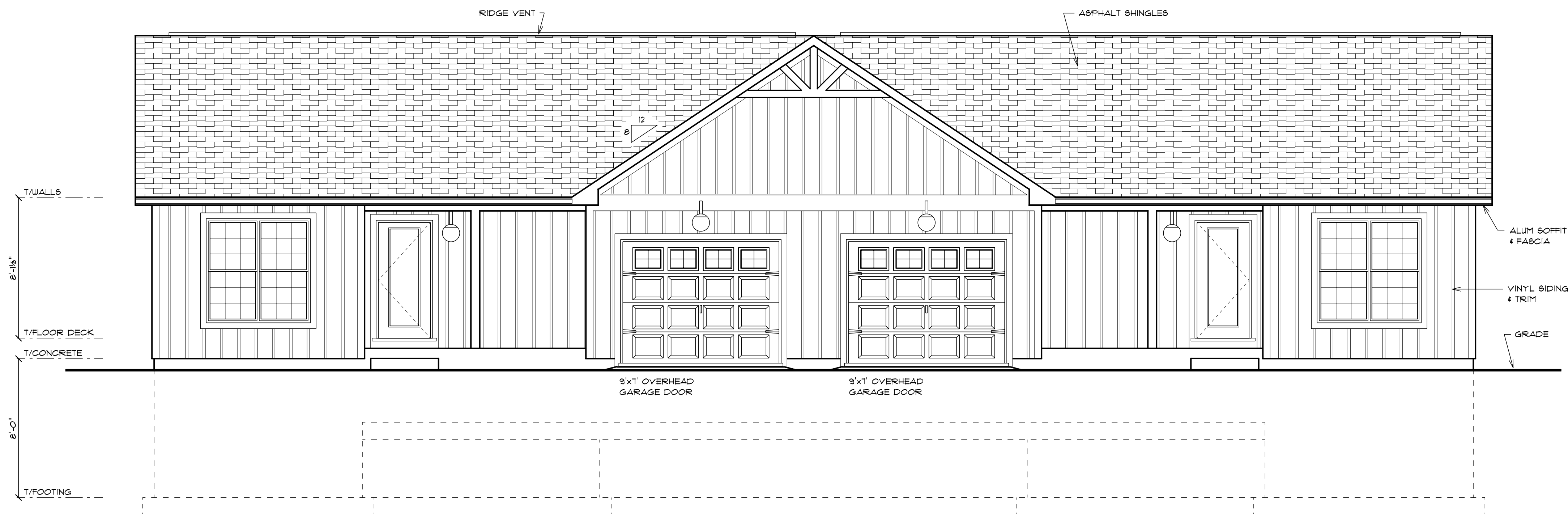
PLAT OF SURVEY
SODECP
THE LINK OF LAKE GENEVA
LAKE GENEVA, WI 53147

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

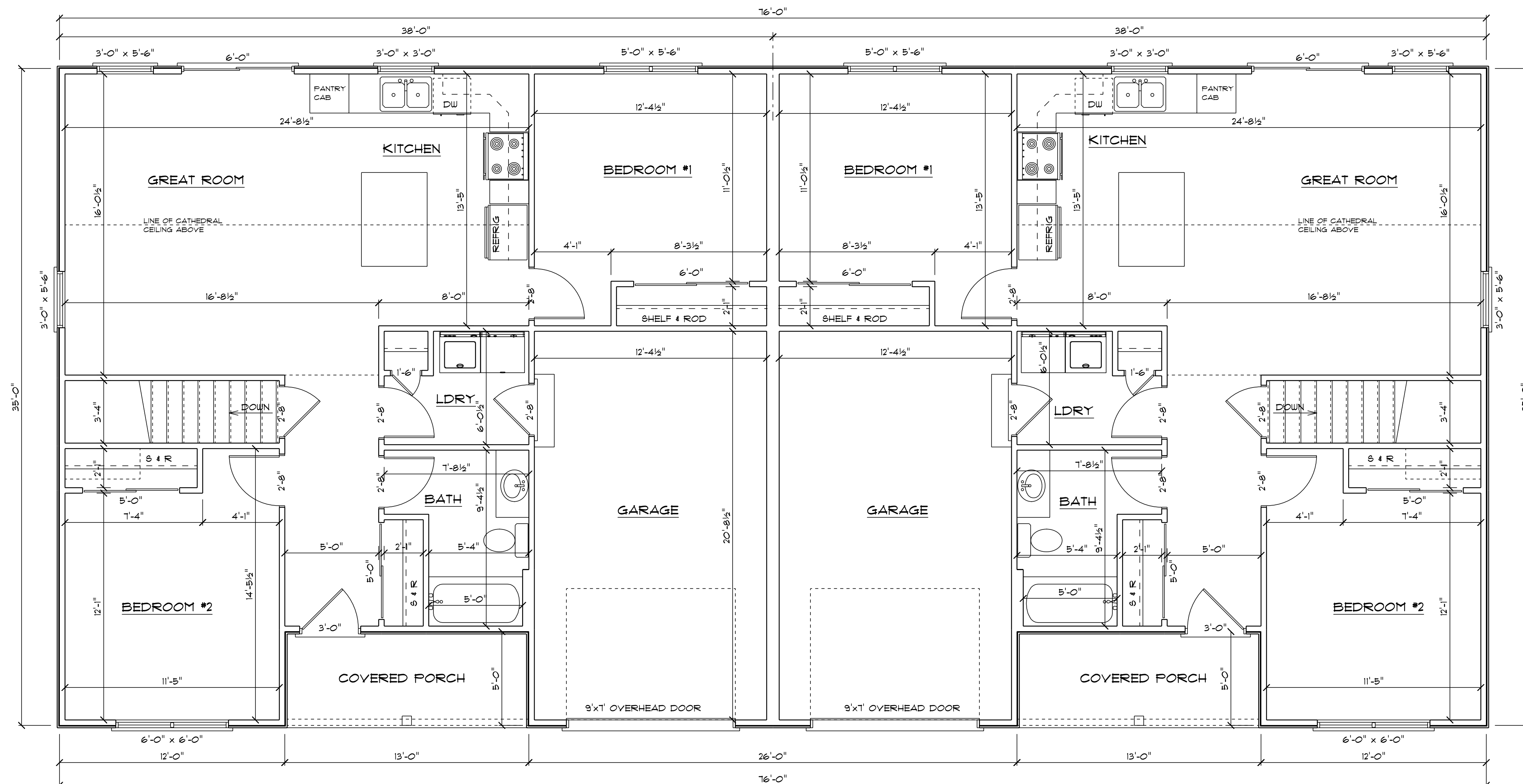
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098 e-mail: office@farris-hansen.com

REVISIONS
08/11/2023 - TS ADVANCE
9/24/2023 - DHC ADVANCE SODECP
8/28/2023 - DHC REVISE ROAD ENTERANCE TO WELLS ST
09/14/2023 - TS ADVANCE

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

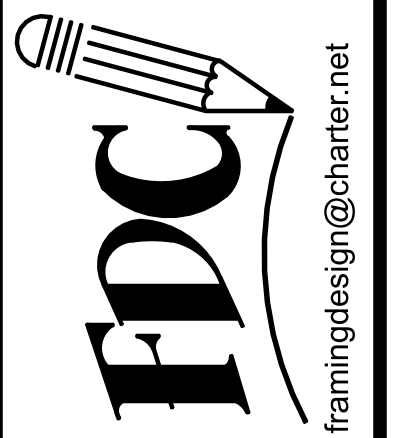


FRONT ELEVATION
SCALE: 1/4" = 1' 0"



MAIN FLOOR PLAN
SCALE: 1/4" = 1' 0"
2,000 sf LIVING (1,000 sf PER UNIT)

NOTES:
ALL DIMENSIONS ARE TO
THE FACE OF STUDS
2x4 WALLS TYPICAL
(UNLESS NOTED)
(2) 2x12 BEARING HEADERS
TYPICAL (UNLESS NOTED)



405 SKYLINE DR
LAKE GENEVA, WI 53147
262-248-3378
www.bassobuilders.com



THE LINKS OF LAKE GENEVA
RANCH DUPLEX
LAKE GENEVA, WI 53147

MAIN FLOOR PLAN & FRONT ELEVATION

DATE
9-20-23

SHEET NO.
1

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: October 16, 2023

Agenda Item #9

Applicant:

Continental Properties
W3167 Wildwood Ln
Lake Geneva WI 53147

Request:

Tax Key No. ZYUP 00198
Concept Review

Description of the Process:

Continental Properties 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 an 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.

Background on the Site:

This property is located at the corner of Edwards Boulevard and Townline Road. A Comprehensive Plan amendment for this property was approved in 2019, which resulted in a highly specific future land use pattern. As amended, the Comprehensive Plan recommends single family development on the west side adjacent to the existing neighborhood, two family development as a transitional use, multi-family development in the central portion of the site, and commercial development along the eastern portion of the site along Edwards Boulevard. This land use pattern is intentional. It arrived through a public meeting and several revisions to the concept and reflects a careful compromise between the developer at the time and Lake Geneva residents. No detailed development plans were submitted to the City immediately following the 2019 Comprehensive Plan Amendment. Two years later, another development group explored development of the property, and a General Development Plan (GDP) was approved in 2021. That development group did not seek further approvals beyond that step. Now, Continental Properties (a third developer) is proposing a new development concept, which would replace the 2021 GDP approval.

Proposed Concept Plan:

The applicant is proposing one 36-unit multi-family building, eight 20-unit multi-family buildings, six two-family buildings, three three-unit townhome buildings, and a clubhouse on Lot B. Lot B will be gated and fenced. They are also proposing 11 single family units on Lot A. This results in **228 total units**, with the following residential unit mix:

- 11 single family units (Lot A)
- 9 townhomes units (Lot B)
- 12 two-family units (Lot B)
- 180 multi-family units (Lot B)

Staff feels that the unit mix is an important feature of the proposed development, as the shift from single family to two family/townhome to multi-family provides for a gentle land use transition. It is also necessary to maintain consistency with the Comprehensive Plan, as Continental Properties' proposed land use pattern is *consistent* with the future land use pattern recommended on the Comprehensive Plan's Future Land Use Map.

Environmental Corridor

An environmental corridor is located on the northern third of the subject property. Environmental corridors are mapped by the Southeast Wisconsin Regional Planning Commission and contain natural resources such as woodlands, wetlands, floodplains, steep slopes, etc. They are protected by the City of Lake Geneva Zoning Ordinance. On this site, the environmental corridor includes mostly woodlands and a wetland area. While a general wetland area is shown on the Concept Plan, an official wetland delineation will need to be conducted to confirm the precise boundary of the wetlands, and the GDP may need to be modified to reflect the wetland boundary. Wetlands are protected from development by state law. On Lot B, the applicant proposes impacting 4.2 of 17.4 acres of the environmental corridor, or about 24%. The applicant will need to do a similar analysis to determine the impact on the environmental corridor for the single family development on Lot A.

Access Points

Primary access to Lot B (multi-family area) will be through Lot C from Edwards Boulevard. A second emergency access point is proposed for Townline Road. Primary access for Lot A (single family area) is proposed at Townline Road and will be aligned with intersection with Cumberland Trail to the south. A traffic impact analysis was conducted as part of a previous development approval. This will need to be updated for this project to confirm the locations of the three access points are safe and sufficient for the anticipated traffic demand. Coordination with WisDOT about the access point on Edwards Boulevard will be required. On the west side of Lot A, **no street connection to Andria Lane** is proposed. A right-of-way between Lots 9 and 10 is reserved for utilities and/or emergency access.

The base zoning district is expected to be a combination of Single Family Residential – 4 (SR-4), Two Family Residential – 6 (TR-6), and Multi-Family Residential – 8 (MR-8). The applicant intends to request zoning flexibility for the following:

- Residential Density (proposing up to 10 dwelling units per acre versus maximum density of 8 dwelling units per acre in the MR-8 zoning district)
- Parking (proposing 1.75 parking spaces per dwelling unit rather than required 2 or 2.5 per dwelling unit plus guest parking)
- Height of Dwelling Unit (proposing 3 stories, or about 42 feet, which would exceed 35-foot maximum building height)
- Height of Accessory Structure (proposing 17 feet, which would exceed 15-foot maximum accessory building height)

The applicant expects to meet other zoning requirements, including Minimum Landscape Surface Ratio (min. 50%) and Maximum Building Coverage (max. 40%).

Staff has reviewed the concept, and the applicant has provided multiple rounds of revisions in response to staff direction. Staff offers the following additional comments on the concept. These 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:

- **Density:** Staff feels the proposed density is reasonable, provided that other objectives continue to be met, including bicycle/pedestrian safety and connectivity, traffic safety, preservation of natural resources, landscape surface area, etc.
- **Parking Counts:** Staff feels that the proposed parking ratio of 1.75 spaces per dwelling unit is reasonable in concept, but the City will need to see specific parking counts for each building/unit. Staff feels that it will be important to maintain 2 parking spaces per single family home in Lot A.
- **Covered Parking:** Some multi-family buildings have a limited amount of attached garage parking, but the majority of the multi-family units rely on surface parking. Staff has recommended additional covered parking options for residents, which the applicant has provided in the form of detached garages. The Plan Commission should provide input on this approach.
- **Planned Development Boundary:** Continental Properties is only interested in developing Lot B. However, the City will need assurances that the single family area will remain viable for single family development. For this reason, staff recommends that both Lot A and Lot B be part of the Planned Development approval. Staff recommends excluding Lot C (commercial area) from this process until a developer comes forward with specific development plans.
- **Gated Community:** This development should be a connected community with a relationship to the surrounding neighborhood and future development. For this reason, staff is not in favor of the fenced and gated development concept on Lot B. This also creates difficulty in providing bicycle and pedestrian connections across and through the site.
- **Single Family:** The submitted “Planned Development Overview” document refers to 22 single family homes, but the Concept Plan depicts 11 single family homes. This will need to be clarified in the GDP step.
- **Signage:** The Concept Plan includes monument signs with reader boards on Townline Road and on Edwards Blvd. Staff would not recommend electronic message board signage such as reader boards for a residential project.
- **Bicycle/Pedestrian Connectivity:** There are existing bicycle paths to the northwest of the subject property, and on Townline Road and Edwards Boulevard. The Concept Plan shows a bike path extending from the northwest side of the site which connects to the cul de sac on Lot A. Staff would prefer to see that path continue as an off-street path south to Townline Road. All units should be internally connected by a sidewalk/pedestrian path network that should be connected to the public sidewalk.
- **Greenspace:** Staff supports adding more opportunities for usable greenspace for residents of Lot B. Ample landscaping will be required, per the requirements of the MR-8 zoning district.
- **Building Design:** Quality exterior building materials and architectural design will be expected in the PIP step. The applicant has provided sample building elevations as part of the Concept Plan submittal. Staff would prefer to see clapboard or stone siding in lieu of flat architectural panels.
- **Traffic Study:** The City will require a Traffic Impact Analysis and to analyze all proposed access points and ensure safety of pedestrian, bicycle, school bus, and motor vehicle travel, turns and stops. The City should coordinate with WisDOT with regards to the Edwards Boulevard access point. This should occur prior to the GDP approval.
- **Wetland Delineation** – This should occur prior to the GDP approval, as it may impact the viability of the road on Lot A and therefore the design of the single family development. The applicant will need to determine the impact on the environmental corridor for both Lots A and B.

- **Utility Connections** – The Applicant should work with City staff to determine utility connections/route prior to the GDP step, as this will influence the design and layout of the development.

Following input from the Plan Commission, the applicant will either prepare a revised Concept Plan or submit a General Development Plan (GDP).

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

October 05, 2023

Via email to bzadmin@cityoflakegeneva.com

Mr. Fred Walling
Building & Zoning Administrator
City of Lake Geneva
626 Geneva St
Lake Geneva, WI 53147

RE: Concept Development Plan Submittal
NWC of Edwards Blvd (120) & E. Townline Rd (Parcel # ZYUP 00198)
Continental 761 Fund LLC (Continental Properties)

Dear Mr. Walling:

Continental 761 Fund LLC respectfully submits materials related to its Concept Development Plan application for property located at the northwest corner of Edwards Boulevard (120) and East Townline Road (Parcel Number ZYUP 00198). This submission includes the following:

- Application for Concept Development Plan
- Authorized Agent Form
- Location Map of Property
- Map of Subject Property
- Written Description of Proposed Planned Development
- Conceptual Development Plan Drawing
- Isolated Natural Resource Area Exhibit
- Colored Elevations

Upon your review of the enclosed submittal materials, we wish to confirm a formal Planning Commission session for discussion, anticipated on October 16, 2023. If you have any questions, do not hesitate to reach out by email at sjohnson@cproperties.com or by cell phone at (262) 227-8291.

Sincerely,

Continental Properties Company Inc., on behalf of Continental 761 Fund LLC



Sara L. Johnson
Vice President of Development

Enclosures

CONCEPT
APPLICATION FOR GENERAL DEVELOPMENT PLAN OR AMENDMENT
City of Lake Geneva

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

Tax Parcel ZYUP 00198

Northwest corner of Edwards Blvd (120) & Townline Road

Name and Address of Current Owner: 120 Properties LLC

W3167 Wildwood Ln, Lake Geneva, WI 53147-3526

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

Owner Signature: see attached "Authorized Agent" form

Name and Address of Applicant:

Continental 761 Fund LLC By: Continental Properties Company, Inc

W134N8675 Executive Parkway Menomonee Falls, WI 53051

Telephone No. with area code & Email of Applicant: (262) 227-8291

sjohnson@cproperties.com

Proposed Use: Single Family Residentail (SR-4), Duplex Residential (TR-6), Multifamily

Residential (MR-8), and Planned Business (PB) with an overall Planned Development district

See attached Concept Plans/ Narrative for additional details

Zoning District in which land is located: Rural Holding (RH)

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

TBD

Short statement describing activities to take place on site:

Planned Development to include Single-Family, Two-Family, Townhome, Multi-Family, and
Commercial components.

CDP, payment N/A

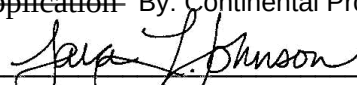
~~GDP fee \$400.00, payable upon filing application~~

09.01.2023

Date

Continental 761 Fund LLC

By: Continental Properties Company, Inc., its manager:


Signature of Applicant

_____ Cost Recovery # _____

Petitioner Name

Project Address

OFFICE USE ONLY

Description of Request _____

Agreement for Services

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

_____, as applicant/petitioner for

Project: _____

Project Address: _____

Parcel No. _____

Name: _____

Address: _____

Cell Phone: (____) - ____ - ____

Phone: (____) - ____ - ____

Email: _____

Dated this _____ Day of _____, 20____

Printed Name of Applicant / Petitioner

Signature of Applicant/Petitioner

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

Section 98-935 Fees:

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

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

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

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

APPLICATION SUBMITTAL REQUIREMENTS

PD STEP 3: GENERAL DEVELOPMENT PLAN (GDP)

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

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

Date: _____ by: _____

↓

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

Date: _____ by: _____

↓

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

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

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

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

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

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

_____ All lot dimensions of the subject property provided;

_____ Graphic scale and north arrow provided.

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

_____ General project themes and images;

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

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

_____ The general treatment of natural features;

_____ The general relationship to nearby properties and public streets;

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

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

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

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

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

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

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

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

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

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

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

Not Included w/ CDP

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

Not Included w/ CDP

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

_____ Project identification signs;

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

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

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

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

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

Development Review Committee (DRC) Application

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

Applicant Information

Property Address _____

Applicant name _____

Applicant email _____ Phone Number _____

Architect/Contractor/Designer Name _____

Architect/Contractor/Designer Email _____ Phone Number _____

Type of Construction: New _____ Addition _____ Remodel _____

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

Type of Business _____

Engineering

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

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

- Estimated Traffic impacts _____
 - Traffic Study Required YES/NO
 - Traffic Control Plan Required YES/NO
 - Will construction affect street parking or intersections? YES / NO

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

Water/Sewer Utilities

If an existing structure please circle the following:

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

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

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

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

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

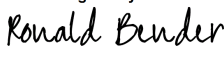
Continental Real Estate Holding LLC, and any of its affiliates (including but not limited to Continental 761 Fund LLC), as agent for the property owner listed below, has approval to submit applications to City of Lake Geneva, Walworth County, State of Wisconsin, or any governmental or quasi-governmental division, bureau, department, board, council, commission, subdivision or similar entity thereof, or any private utility provider for rezoning, site plan, subdivision plat, and other necessary development related approvals and permits.

Submittals shall include, but not be limited to:

- Concept Development Plan (CDP)
- General Development Plan (GDP)
- Precise Implementation Plan (PIP)
- Certified Survey Map (CSM)

DocuSigned by:

Signature of Property Owner

DocuSigned by:

Printed Name of Property Owner

Townline Rd & Edwards Blvd NWC

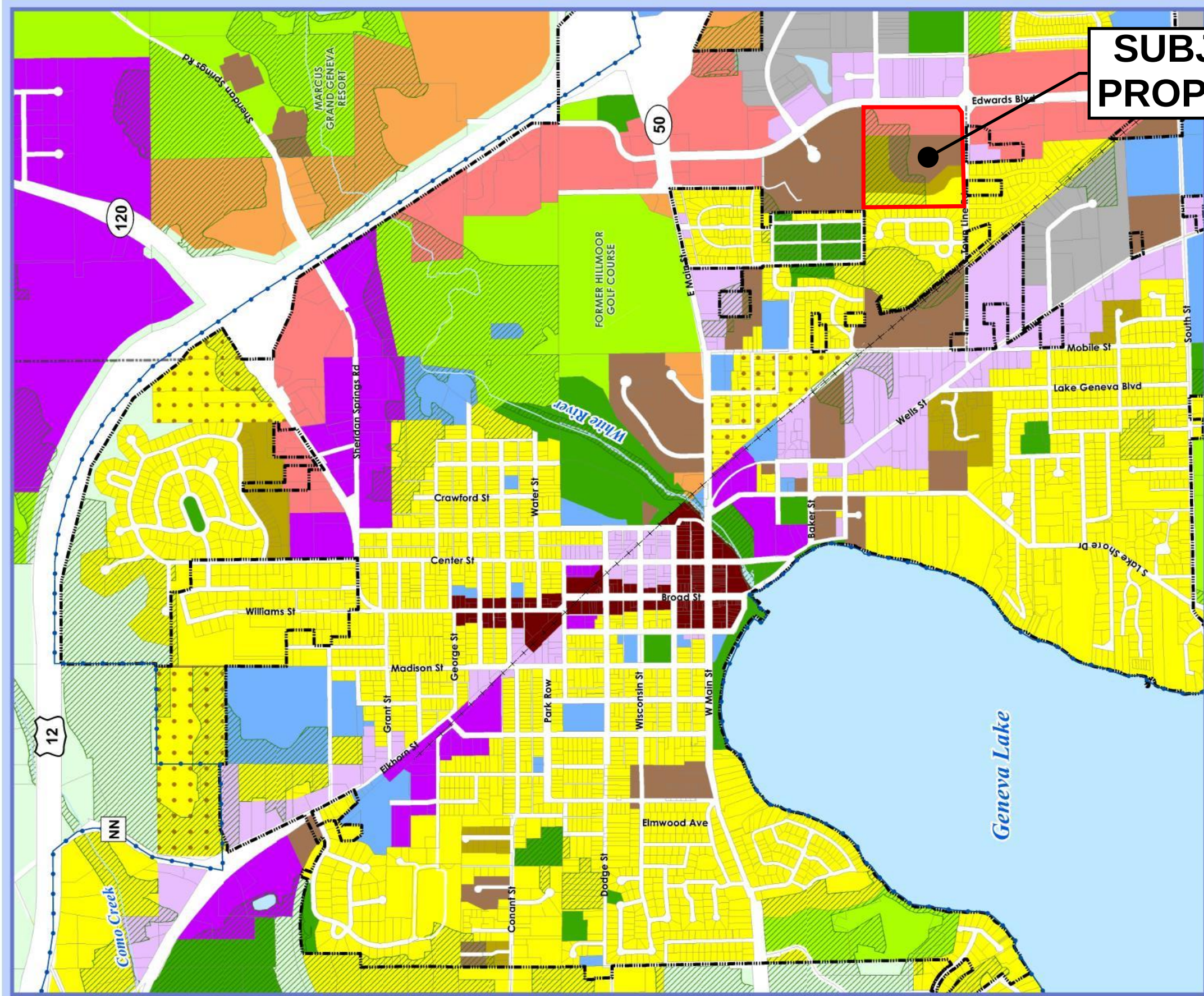
Address of Property

Portion of PIN #ZYUP 00198

Tax Identification #

8/30/2023

Date



**SUBJECT
PROPERTY**

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

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

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

Neighborhood Mixed Use

Planned Office

Planned Business

Central Business District

Planned Mixed Use

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

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

Planned Industrial

General Industrial

Institutional & Community Services

Private Recreation Facilities

Public Park & Recreation

Environmental Corridor

City of Lake Geneva

Other Municipal Boundaries

Urban Service Area Boundary

Parcels

Surface Water

Abandoned Railroad

LEGEND

City of Lake Geneva

Other Municipal Boundaries

Urban Service Area Boundary

Parcels

Surface Water

Abandoned Railroad

Scale

0 0.25 0.5 Miles

North Arrow

N

Source

Source: SFWRPC, Walworth County LIO, WisDNR, V&A

Date: January 8, 2020

Shaping places, shaping change

Logo

VANDEWALLE & ASSOCIATES INC.

CONTINENTAL PROPERTIES

W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

ON BEHALF OF
CONTINENTAL 761 FUND LLC

PROJECT INFORMATION

SPRINGS AT LAKE GENEVA

STATE 120 & E. TOWNLINE RD - NWC | LAKE GENEVA, WI

CONTINENTAL 761 FUND LLC

SHEET INFORMATION

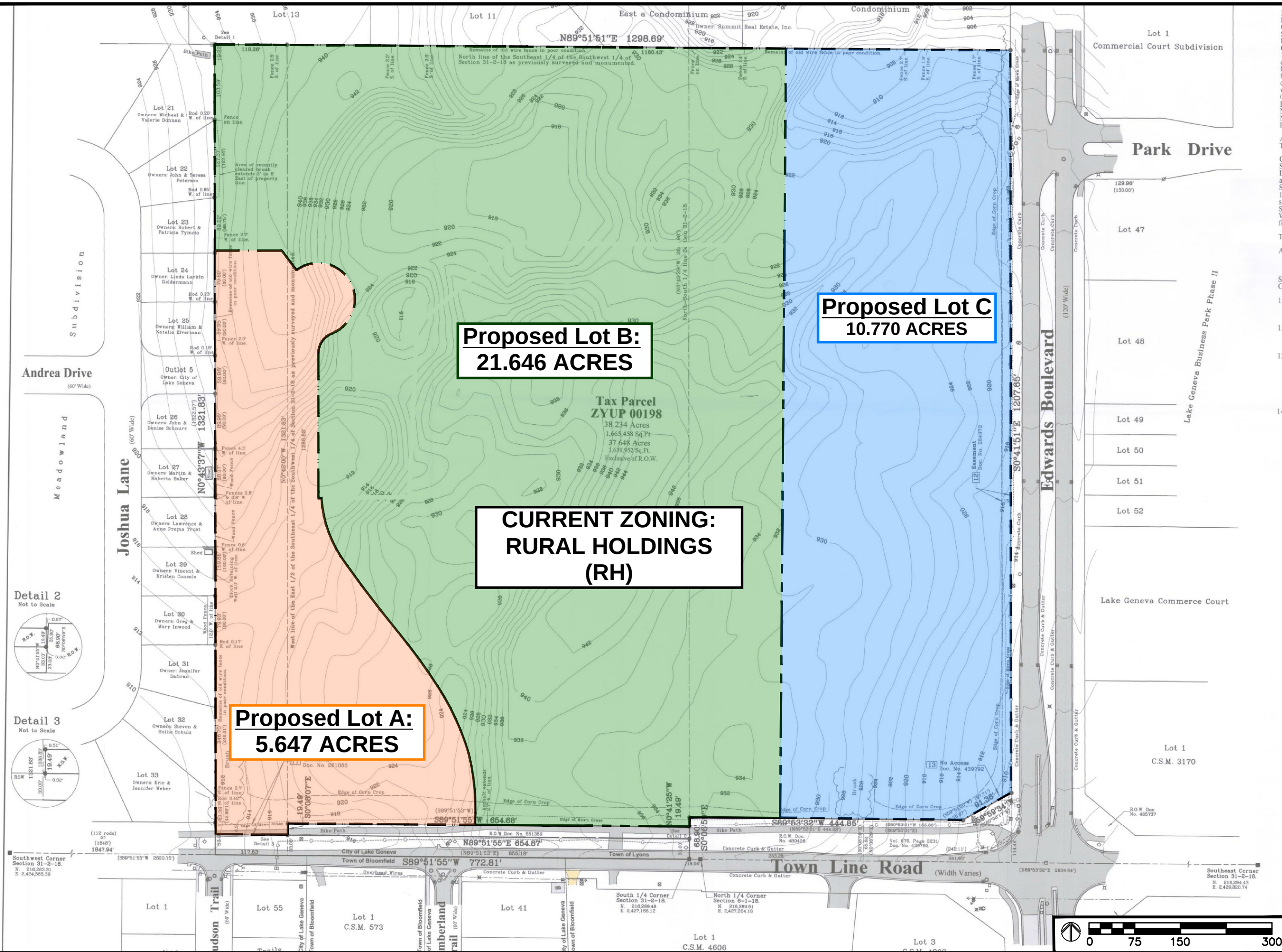
LOCATION MAP OF PROPERTY

DRAWN DATE: 08/16/2023
DRAWN BY: BMW

SHEET NUMBER

A-1

Page 47 of 70



CONTINENTAL
PROPERTIES

W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

ON BEHALF OF
CONTINENTAL 761 FUND LLC

PROJECT INFORMATION

PLANNED DEVELOPMENT
STATE 120 & E. TOWNLINE RD - NWC | LAKE GENEVA, WI

CONTINENTAL 761 FUND LLC

SHEET INFORMATION

MAP OF PROPERTY

DRAWN DATE: 08/16/2023
DRAWN BY: BMW

SHEET NUMBER

A-2

PLANNED DEVELOPMENT- OVERVIEW

INTRODUCTION

Continental 761 Fund LLC ("Continental"), in conjunction with 120 Properties LLC, is submitting a Concept Development Plan ("CDP") to the City of Lake Geneva ("City") for approximately 38.53 acres of land located at the northwest corner of Townline and Edwards Blvd (120)- Tax Key No. ZYUP00198 (the "Property"). A Planned Development is proposed on the Property, to include approximately 5.6 acres of single-family ("Lot A"), 21.6 acres of multifamily development ("Lot B"), and 10.7 acres for commercial development ("Lot C").

ZONING & LAND USE

The Property is currently classified in a Rural Holding ("RH") zoning district. The Future Land Use Plan designation is a combination of Single-Family Residential- Urban, Two-Family/Townhouse Residential, Multi-Family Residential, and Planned Business. Continental and 120 Properties LLC's enclosed concept site plan is in harmony with the City's Comprehensive Plan and Future Land Use Map for the subject property. Continental is proposing that the zoning for the lot be amended to Planned Development, allowing for a mixture of housing types and commercial users aligned with the City's vision.

The Comprehensive Plan identifies the following as its primary goal for Housing and Neighborhood development:

“(To) support a variety of housing types and quality neighborhoods to promote
a desirable living environment for all residents”

Continental's CDP aligns closely with this overarching City housing goal; the proposed development contemplates the creation of newly-constructed residential homes in an arrangement of single-family detached, two-family attached, townhome, and garden-style multifamily structures across a thoughtfully-programmed site layout.

As part of Continental's planning process, special care was taken to contemplate pedestrian connectivity to the City's larger trail and sidewalk network. The single-family component would provide a direct connection to the trail system to the site's north. Multiple pedestrian connection points are contemplated from the multifamily development to existing infrastructure. Furthermore, our conceptual multifamily architecture employs high-quality materials which are compatible with the surrounding neighborhood character and commensurate with the quality of comparable residential communities in the City. Multiple onsite amenities outlined in the subsequent pages have been programmed to serve the needs of residents and foster an intrinsic sense of community.

In addition to being inconsistent with the Future Land Use Plan, the RH zoning district at this location is not compatible with the current surrounding uses. To the north of the site is a PD-zoned, high-density combination of multifamily residential (The Ridges of Geneva East; approximately 216 units) and owner-occupied townhome units (The Oaks of Geneva East, approximately 63 units) across roughly 31 acres. The combined density of these northerly communities is roughly 15.5 du/acre, significantly higher in density than Continental's proposal.

To the west of the Property is a single-family subdivision (SR-4 zoning designation). Continental's plan contemplates adherence to single-family zoning requirements (SR-4) within Lot A, which would insulate the existing single-family subdivision from both the higher-intensity multifamily uses on Lot B and commercial uses within Lot C respectively. Furthermore, Continental has programmed a combined shared access drive for both the Lot B and Lot C improvements along Edwards Blvd., directing vehicular traffic along that same roadway.

PLANNED DEVELOPMENT RATIONALE

The proposed development has been strategically designed to protect and preserve existing natural resources on the Property's north side. The multifamily tract specifically has been designed with a heightened density as a direct result of the preservation efforts elsewhere on the Property.

PROPOSED CONCEPT PLAN

Lot A

The roughly 5.6 acre Lot A, to be retained by 120 Properties LLC, is planned to consist of single-family lots, not to exceed 4 lots per acre. The proposed land use on Lot A is complementary in nature to the adjacent single-family subdivision to its west. The lots and improvements would be accessed via a curb cut along E. Townline Road; a private road would provide for vehicular circulation throughout Lot A. A 60-foot right-of-way has been programmed between conceptual single-family lots 9 and 10, in the event that the City of Lake Geneva requires emergency access at that location.

The architecture of the single-family homes within Lot A would be consistent with the character of surrounding single-family homes, and would employ high-quality materials including vinyl lap siding and stone/brick or stone/brick veneer accents along certain facades. Homes may consist of two-, three- or four-bedroom floorplans with attached garages, subject to additional housing demand analysis. No cross-access is planned between Lot A and Lot B.

Lot B

Conceptually, Lot B improvements (on approximately 21.6 acres of land) would consist of a newly-constructed, gated and fenced multifamily community. Included are a combination of multifamily homes across two- and three-story buildings, with each building containing between twenty and thirty-six homes. Additionally, the plan includes both two-family and townhome structures that will consist of a mix of one, two, and three-bedroom homes, some with attached garages. Lot B will have a maximum of 217 homes, for an overall maximum density of 10.0 du/acre. Increased density within Lot B allows for a significant amount of wooded preservation as natural greenspace.

Two-story buildings would feature direct, private access into each home. Three-story buildings provide residents with options for direct entry on the first floor, and limited shared stairwell access for second- and third-floor homes. A number of detached garage bays may be constructed pending further research on market demand for covered parking. Along the western boundary of Lot B, two-family and townhome units provide residents with individual, private access to their homes.

Exterior siding materials would consist of durable vinyl siding applications of both lap and board and batten installation. A selective application of simulated brick or stone wainscot would be used to further articulate building facades and add visual interest to the improvements. Each residential home within Lot B would feature modern, thoughtfully designed floorplans across studio, one-bedroom, two-bedroom, and three-bedroom floorplans, with large windows that deliver ample natural light to resident living areas.

The community would include a variety of amenities including both natural as well as programmed green space, a resident car care center, a fenced pet playground, pet wash station, grilling areas, and a resident clubhouse containing an outdoor swimming pool, 24-hour fitness center, and resident work/socialization space. Continental's in-house leasing & maintenance team members would be onsite including a full-time Property Manager & Leasing Agent and a full-time Maintenance Supervisor available 24/7. Lot B's primary access point is programmed along Edwards Blvd, with an additional emergency access provisioned off Townline. Based on preliminary finished floor heights for the multifamily buildings on Lot B, sanitary sewer and water appear to be feasible, and would connect to existing City infrastructure in Townline Rd. and/or Edwards Blvd. Additional discussions shall be conducted post- concept phase with public works representatives to further evaluate utility connections and service routes.

Lot C

The roughly 10.7-acre Lot C would be retained by 120 Properties LLC; 120 Properties LLC or its successor/assigned would develop the Planned Business-designated lands. Lot C would be bisected through easement by a shared driveway providing access to both Lot B and Lot C, which Continental would construct along with Lot B improvements. Taking into consideration Lot C's land area, and subject to further retail market demand analysis, potential future users on Lot C could include freestanding restaurants with or without drive-thrus, multi-tenant neighborhood retail centers, or medium-box retailers. High vehicle traffic counts (13,000+ VPD) and an existing agglomeration of retail uses along the Edwards Blvd. corridor further support siting retail uses on the Property's eastern edge. Given that retail site planning is driven largely by user-specific needs and economics which vary widely from user to user, no conceptual Lot C site plan or layout is included as part of this DRC submission. 120 Properties LLC (or a future developer, as the case may be) will work in concert with the City of Lake Geneva to ensure positive development outcomes on Lot C.

DENSITY & INTENSITY

Residential density calculations are as follows:

Lot	Maximum # of Dwelling Units	Acreage	Dwelling Units/Acre
Lot A	22	5.647	3.9
Lot B	217	21.646	10.0
Lot C	N/A	10.770	N/A
Overall Residential (Lots A/B)	Up to 239	27.293	8.8

Relief is requested to the maximum gross density of 8 du/acre within Lot B; density within Lot B is requested at a maximum of 10 du/acre. Comprehensively evaluating Lots A and B, the overall proposed maximum residential density is 8.8 du/acre. The Planned Development will comply with the following density and intensity requirements:

- Minimum Zoning District Area: 18,000 square feet
- Minimum Landscape Surface Ratio: 50%
- Maximum Building Coverage: 40%
- Maximum Accessory Building Coverage: 10%

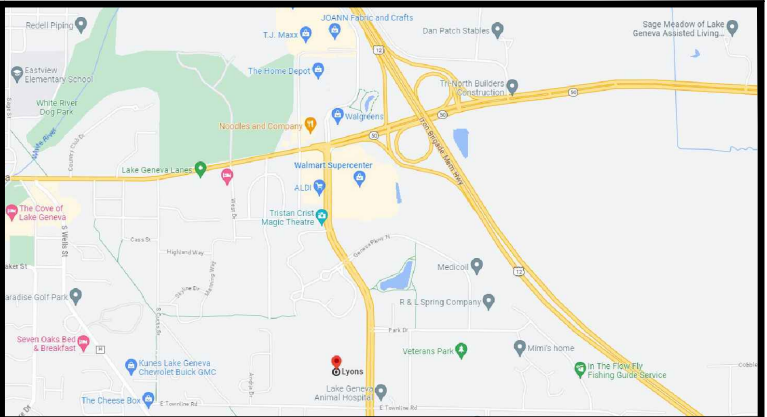
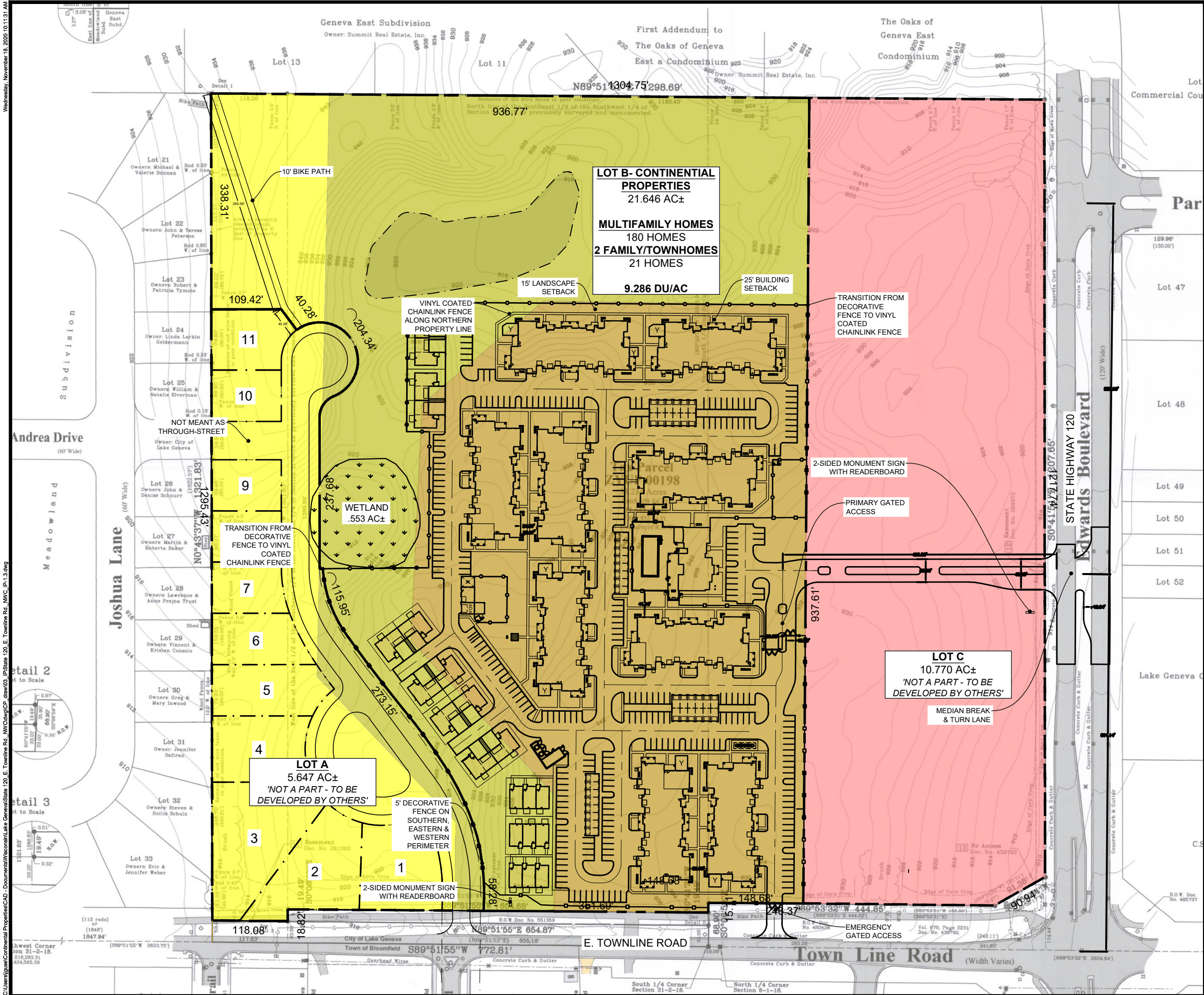
BULK REGULATIONS

Continental respectfully requests exemptions/ relief on the following bulk regulations:

- Minimum Number of Off-Street Parking Spaces
 - Resident data evaluated by Continental supports a lesser number of overall parking stalls per home. Continental has recognized a ratio of 1.75 stalls per home to serve the needs of its residents and guests, and is requesting approval for 1.75 stalls per home within Lot B.
- Maximum Height of Dwelling Unit: 35’
 - 2-story residential structures within Lot B shall comply with the maximum height. Continental requests relief in consideration of its 3-story building design, as shown on the attached elevations.
- Maximum Height of Accessory Structure: 15’
 - Detached garage structures proposed within Lot B reflect a maximum height of 17’. Relief is requested to accommodate the nominal change in structure height.

ADDITIONAL REQUESTS

- The City of Lake Geneva’s definition of apartment states “no more than 16 dwelling units, and no fewer than three, may be located in a building. The proposed PUD requests flexibility in apartment structures up to 36 homes per building.



VICINITY MAP
SCALE: NTS

CONTINENTAL PROPERTIES
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

ON BEHALF OF
CONTINENTAL 761 FUND LLC

PROJECT INFORMATION

PLANNED DEVELOPMENT
STATE 120 & E. TOWNLINE RD - NWC | LAKE GENEVA, WI
CONTINENTAL 761 FUND LLC

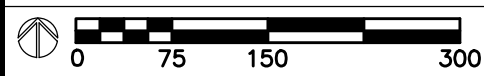
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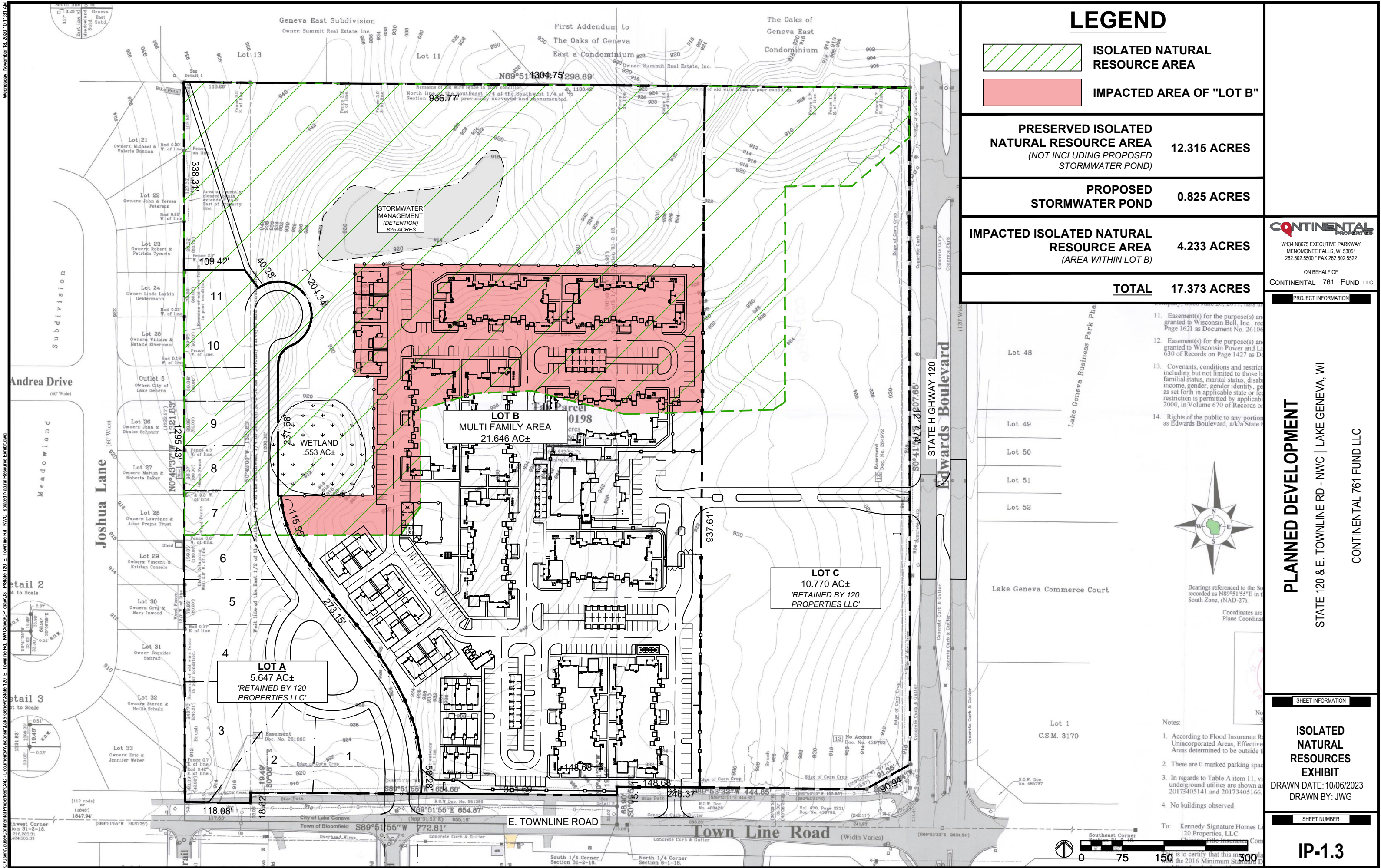
SITE PLAN

DRAWN DATE: 09/20/2023
DRAWN BY: BMW

SHEET NUMBER

IP-1.2



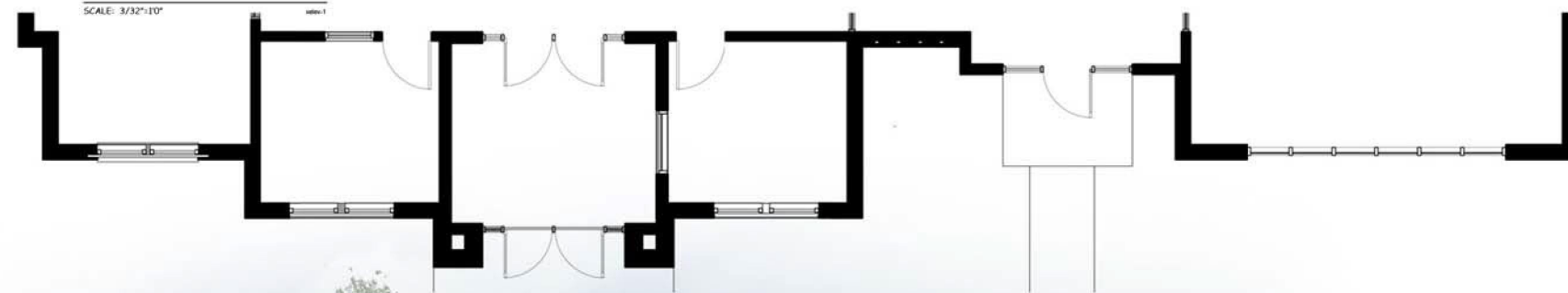


STATE 120 & E. TOWNLINE RD - NWC | LAKE GENEVA, WI

CONTINENTAL 761 FUND LLC



Front Elevation



Right Side Elevation



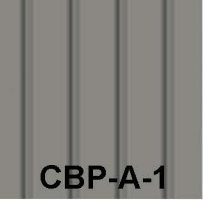
CLUBHOUSE

4340 SQ FT

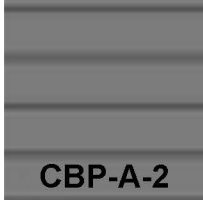
ASPHALT SHINGLES



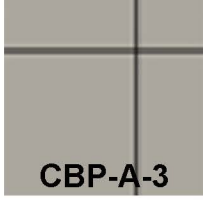
BOARD & BATTEN



LAP PANEL



FLAT PANEL



STONE VENEER



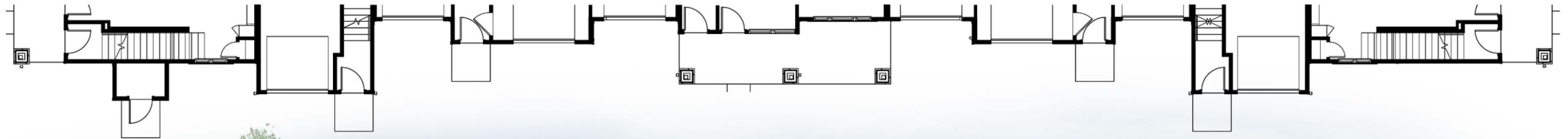
DOOR COLOR



Front Elevation

SCALE: 1/16"=1'-0" XREF: 1

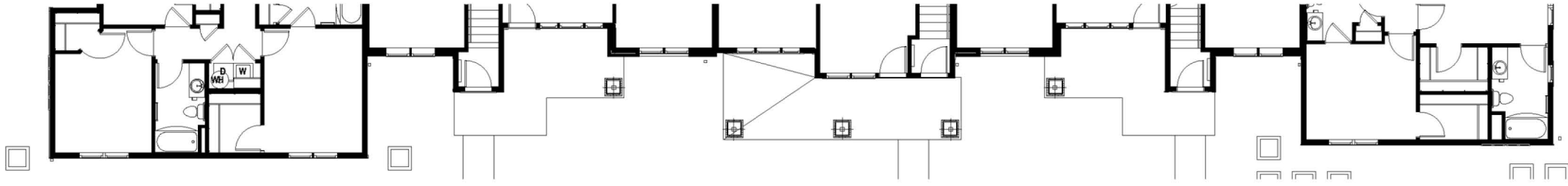
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Rear Elevation

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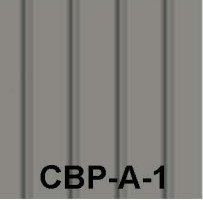
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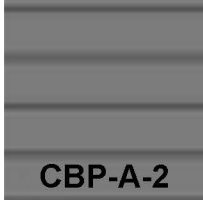
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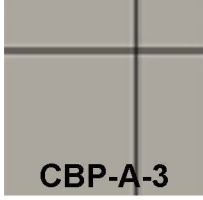
BOARD & BATTEN



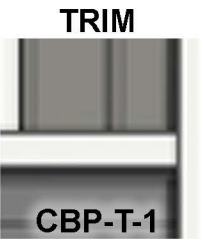
LAP PANEL



FLAT PANEL



STONE VENEER

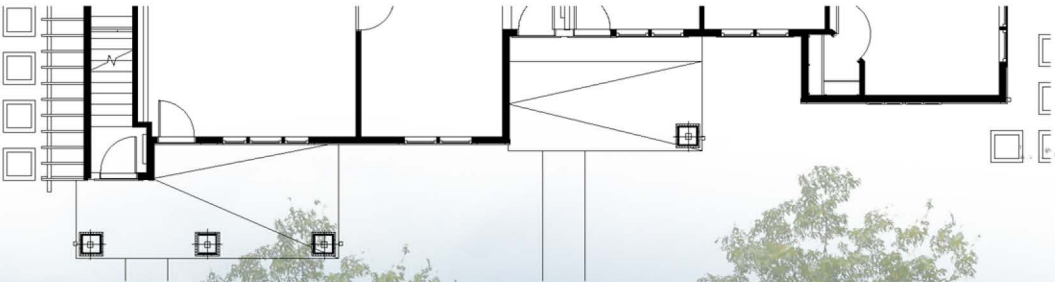


DOOR COLOR



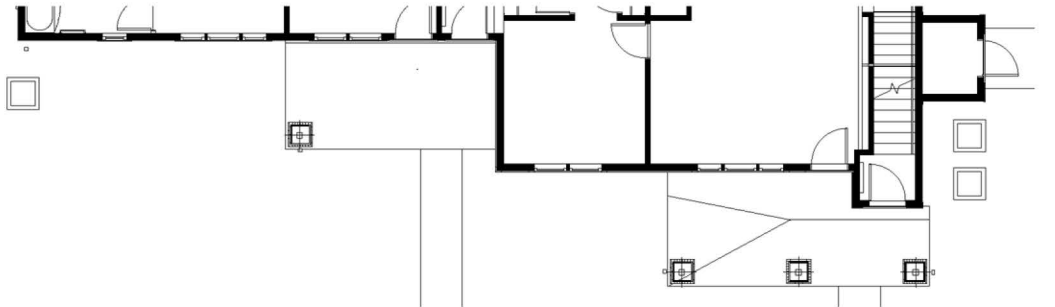
Right Elevation

SCALE: 1/16"=10' x elev. 1



Left Elevation

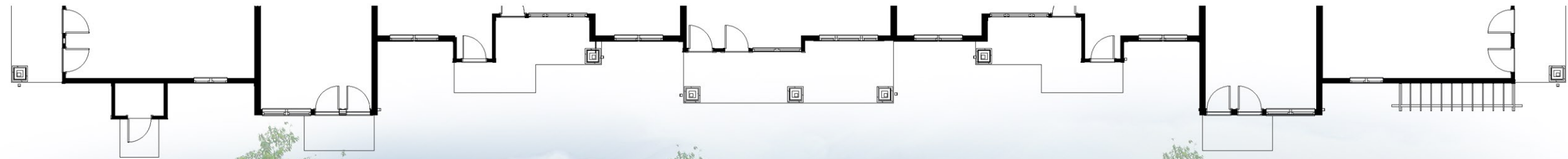
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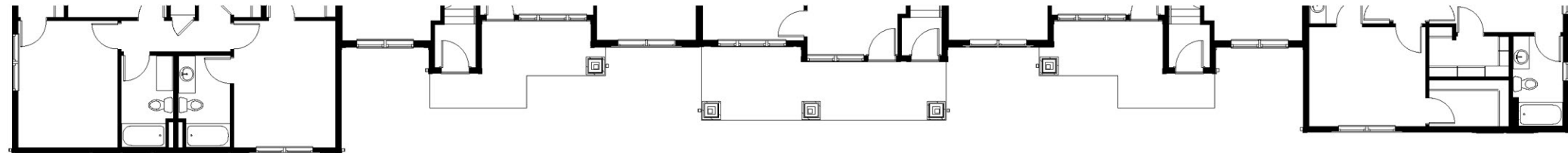
Front Elevation

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Rear Elevation

SCALE: 1/16"=1'0" xref=1

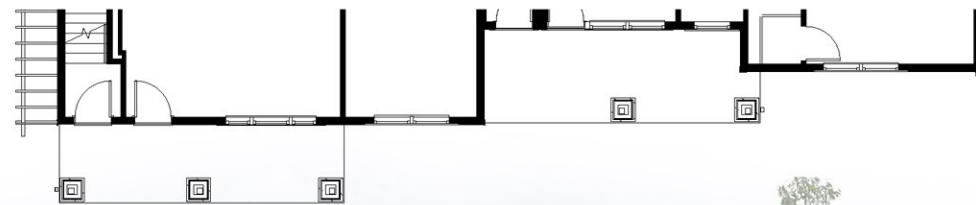


BUILDING G24
09-15-2017



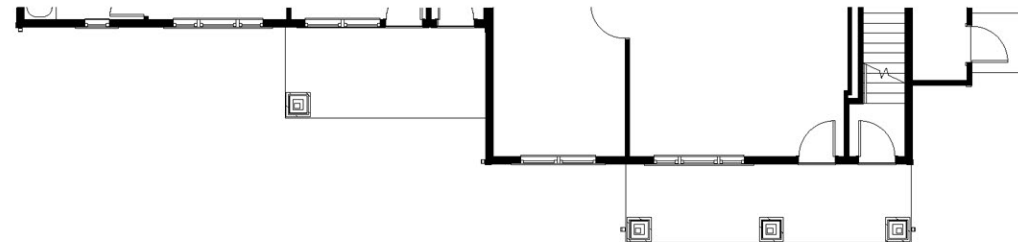
Right Elevation

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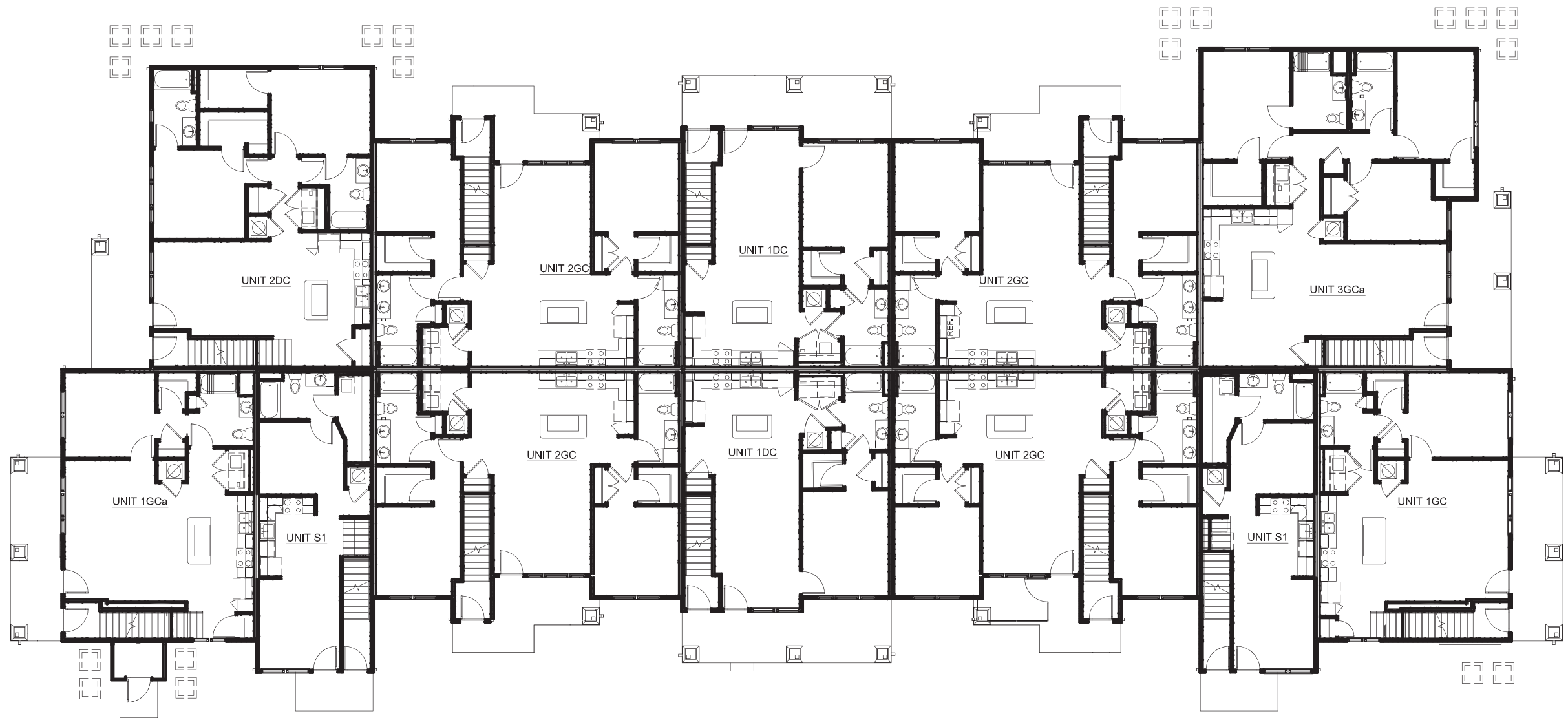


Left Elevation

SCALE: 1/16"=10' xref=1



BUILDING G24
09-15-2017



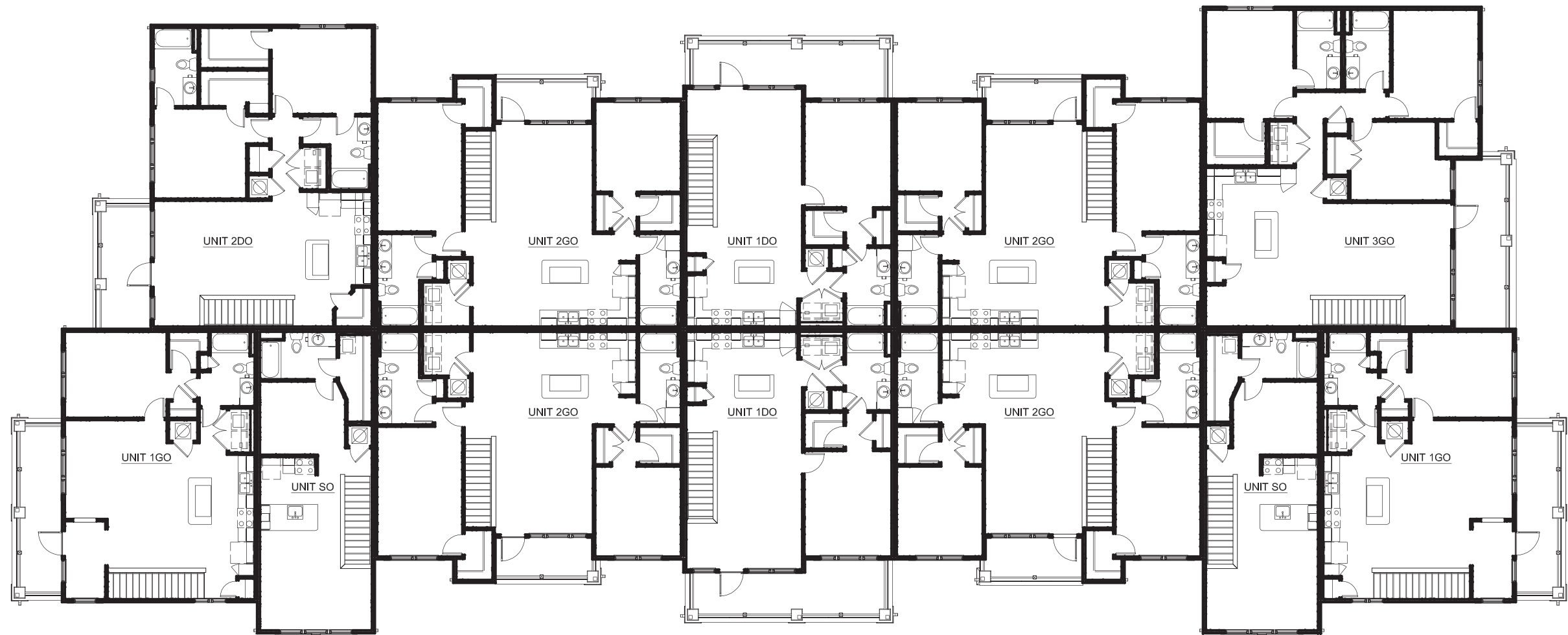
First Floor Plan

SCALE: 1/16"=1'0"

xelev-1

G24 FLOOR PLAN

10-09-2017



Second Floor Plan
SCALE: 1/16"=1'0" xelev-1

G24 FLOOR PLAN
 10-09-2017

ASPHALT SHINGLES



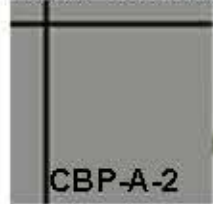
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BOARD & BATTEN



CBP-A-1

FLAT PANEL



CBP-A-2

FLAT PANEL



CBP-A-3

STONE VENEER



MS-B-3

TRIM



CBP-T-1

DOOR COLOR

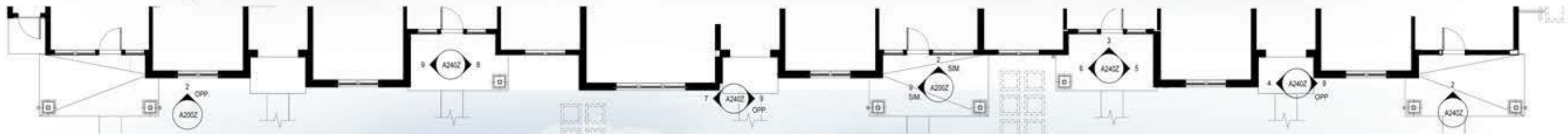


PT-A-1



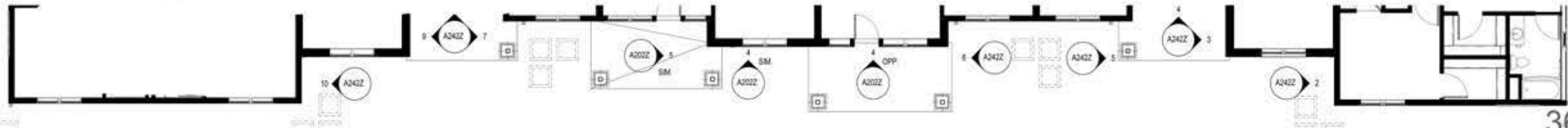
Front Elevation

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



Rear Elevation

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



36 UNIT BUILDING

ASPHALT SHINGLES



BOARD & BATTEN



FLAT PANEL



FLAT PANEL



STONE VENEER



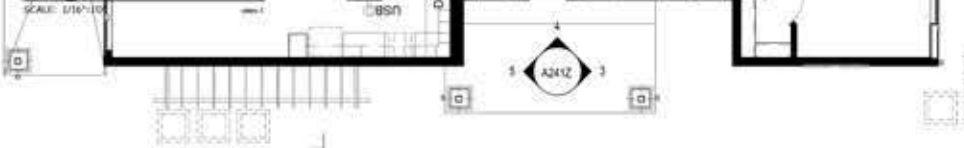
DOOR COLOR



Left Elevation



Right Elevation



36 UNIT BUILDING

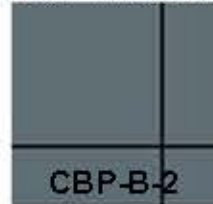
ASPHALT SHINGLES



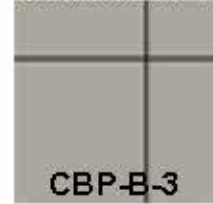
BOARD & BATTEN



LAP PANEL



FLAT PANEL



STONE VENEER



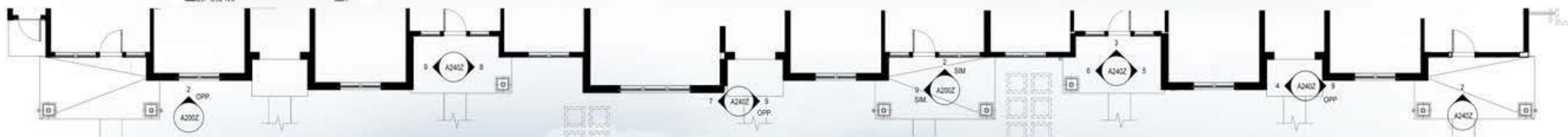
TRIM



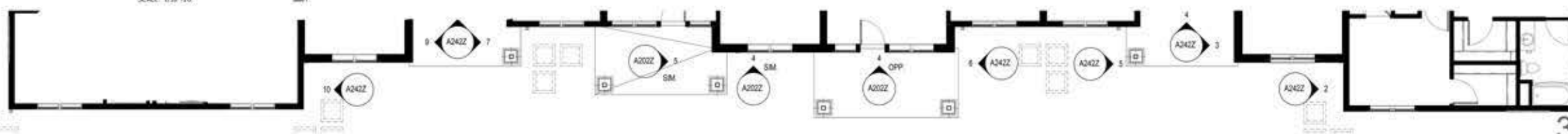
DOOR COLOR



Front Elevation



Rear Elevation



36 UNIT BUILDING

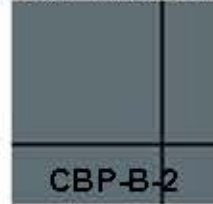
ASPHALT SHINGLES



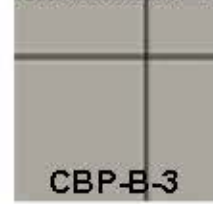
BOARD & BATTEN



LAP PANEL



FLAT PANEL



STONE VENEER



DOOR COLOR



Left Elevation



Right Elevation



36 UNIT BUILDING

Article 2. Land Use Regulations

Sec. 98-206. Detailed land use descriptions and regulations.

(y) Short-term rental.

Description: Includes all lodging places and tourist cabins and cottages, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists and transients for more than six but fewer than 29 consecutive days. It does not include private boardinghouses or rooming houses not accommodating tourists or transients, or bed-and-breakfast establishments regulated under ACTP 73.[Ord. No. 19-16]

1. Permitted by right: all zoning districts where "residential dwellings" are permitted, as that term is defined in § 66.1014, Wis. Stats.

[Ord. No. 19-16]

a. Land use requirement. A short-term rental shall only be located as an accessory land use within zoning districts that allow residential dwellings, as that term is defined in § 66.1014, Wis. Stats.

b. Annual city license required. Short-term rentals shall operate only during the valid period of an annual City of Lake Geneva short-term rental license (hereinafter "annual license") for each consecutive 365-day period. If the short-term rental is transferred or there is any change of ownership of the short-term rental during the valid period of an annual license, the license may only be assumed by the transferee for the remaining period of the license. Operating a short-term rental without a current version of a valid annual license shall be considered a violation of this chapter, and subject to the penalties of Section 98-936. The following information shall be provided on an annual basis, prior to issuance of said annual license:

i. Completed City of Lake Geneva short-term rental application, which includes the property owner's name, address, and phone number; the designated operator's name, address, and phone number; and the period of operation of up to 180 days in a 365-day period, which must be consecutive;

ii. A current floor plan for the short-term rental, at a minimum scale of one inch equals four feet, and site plan of the property at a minimum scale of one inch equals 10 feet showing on-site parking spaces and trash storage areas;

iii. General Building Code inspection by City, and submittal of official Building Code inspection report with no outstanding compliance orders remaining;

iv. Proof of valid property and liability insurance for the dwelling unit; ^[5]

^[5]Editor's Note: Former Subsection b.iv, requiring a Fire Code inspection and report, was repealed 3-28-2022 by Ord. No. 22-02. This ordinance also redesignated former Subsection (8)(y)1bv through x as Subsection (8)(y)1biv through viii, respectively.

v. State of Wisconsin tourist rental house license;

vi. City of Lake Geneva room tax permit;

vii. City of Lake Geneva general business license; ^[6]

[\[6\]](#) *Editor's Note: Former Subsection (8)(y)1bvii, requiring a seller's permit, was repealed 3-28-2022 by Ord. No. 22-02. This ordinance also redesignated former Subsection (8)(y)1bv through x as Subsection (8)(y)1biv through viii, respectively.*

[viii.](#) Payment of an administrative fee, set by City Council resolution, to cover the costs to the City of administering the above.

The City of Lake Geneva short-term rental license shall be issued with the completion of the above requirements and compliance with the City's Room Tax Ordinance. [\[7\]](#) [\[7\]](#) *Editor's Note: See Ch. [70](#), Taxation, Art. [III](#).*

[c.](#) Property management requirements. Each short-term rental shall be managed consistent with the following requirements:

[i.](#) The total number of days of operation within any 365-day period of an annual license shall not exceed 180 consecutive days. This period of short-term rental operation shall be specified by the property owner in the required Lake Geneva short-term rental application.

[ii.](#) The minimum rental period shall be a minimum of seven consecutive days by any one party.

[iii.](#) The maximum rental period within a 365-day period of an annual license shall be no more than 180 consecutive days.

[iv.](#) Similar facilities in which single-family detached homes are available for less than seven days, more than 180 days, or throughout the year, are a different land use that falls within the indoor commercial lodging land use category.

[v.](#) The maximum number of occupants shall not exceed the total number licensed by the State of Wisconsin or two per bedroom plus two additional occupants, whichever is less.

[vi.](#) The short-term rental shall be operated by the property owner or by a property manager explicitly designated in the valid Lake Geneva short-term rental application as the "designated operator."

[vii.](#) The property owner's and the designated operator's names, addresses, and twenty-four-hour phone numbers shall be provided in the City of Lake Geneva short-term rental application and shall be updated within 24 hours upon any change in the property manager or the property manager contact information.

[viii.](#) The designated operator must reside within or have their business located within 25 miles of the short-term rental parcel.

[ix.](#) The designated operator must be available by phone 24 hours, seven days a week, during the period of operation designated in the Lake Geneva short-term rental application.

[x.](#) Each short-term rental [owner/operator](#) shall provide and maintain a guest register [for each short-term rental](#) and shall require all guests to register their true names and addresses before allowing occupancy. The guest register shall be kept intact and available [on site](#) by the designated operator for inspection by representatives of the City for at least one year from the day of the conclusion of the period of operation.

xi. Each short-term rental owner/operator shall submit a quarterly report containing the following
Items maintain the following written business record for each rental of the for each short-term rental:

a the-The true names and addresses of any person renting the property,

b the-The dates of the-each rental period-stay for all guests in the previous quarter (which must be a minimum of seven consecutive days),

and-c the-The monetary amount or consideration paid for the rental. The business record shall be kept intact and available by the designated operator for inspection by representatives of the City for at least one year from the day of the conclusion of the period of operation.

d A list of all websites and places the Short-Term Rental has been advertised in the previous quarter

e The amount of room tax paid to the City by the owner operator and/or the online rental market place on the owner/ operators behalf.

Reporting will be due on the following Schedule:

Quarter 1: April 30th (for Jan, Feb, Mar)

Quarter 2: July 31st (for Apr, May, Jun)

Quarter 3: October 31st (for Jul, Aug, Sep)

Quarter 4: January 31st (for Oct, Nov, Dec)

Failure to submit the required reports will be considered a violation of this chapter and shall be subject to all applicable penalties up to and including revocation of their short-term rental license.

xii. Short-term rental license and emergency contact information must be posted in a conspicuous area within the property at all time.

d. Property operational requirements. Each short-term rental shall be operated per the following requirements:

i. The "Requirements For Short-Term Rental Guests" form provided by the City of Lake Geneva to summarize City requirements for short-term rental, and the site plan for the subject property clearly depicting guest parking spaces and the rear yard, shall be posted on the inside of the front door of each short-term rental throughout its period of operation.

ii. Parking requirements:

a. A minimum of two off-street parking spaces shall be provided on the subject property for each short-term rental. If the short-term rental provides three or more bedrooms, an additional on-site parking space is required for each additional bedroom over two, plus one space for each employee on the largest shift, if applicable.

b. All guest parking for vehicles and trailers shall be within a parking space designated on the site plan, on an area paved with concrete or asphalt.

c. All guest vehicles and trailers may only park on-site. Street parking for guests is not permitted.

d. No parking is permitted on gravel, lawn, or planter bed areas.

iii. Site appearance requirements:

a. Aside from a changing mix of guests and their vehicles, there shall be no evidence of the property being used as a short-term rental visible on the exterior of the subject property.

b. No exterior sign age related to the short-term rental is permitted, other than the property address.

c. No outdoor storage related to the short-term rental land use is permitted, except for typical residential recreational equipment, seating, and outdoor cooking facilities which are permitted only within the rear yard.

d. No recreational vehicle, camper, tent, or other temporary lodging arrangement shall be permitted to accommodate guests. iv.

Neighborhood impact requirements:

a. No outdoor activity shall occur between the hours of ~~10:00~~ p.m. and 7:00 a.m. M-F and 9 PM to 8AM S-S

b. At all times, no noise, lighting, odor or other impacts from the subject property shall be detectable at the property line at levels exceeding the requirements of Article 7 of this chapter.

c. No vehicular traffic shall be generated by the short-term rental at levels exceeding those typical for a detached single-family dwelling unit.

v. Short-term rental advertising:

a. No outdoor advertising is allowed on the subject property.

b. The short-term rental shall not be advertised for availability in any form of media unless the required City of Lake Geneva short-term rental license has been issued.

e. Access and inspections.

i. The City shall be authorized at all reasonable times upon reasonable notice to the owner, and with either the owner's consent or a special inspection warrant under § 66.0119, Wis. Stats., except in cases of emergency where no special inspection warrant is required, and as provided in § 66.0119(2), Wis. Stats., to enter and examine any building, structure, or premises, for the purpose of ensuring compliance with this chapter. If the owner declines to consent to an inspection without a warrant, the City may not conduct an inspection under this section without first obtaining a special inspection warrant under § 66.0119, Wis. Stats., except in cases of emergency where no special inspection warrant is required, and as provided in § 66.0119(2), Wis. Stats. The owner, agent or occupant of any such premises who refuses to permit, or prevents or interferes with any entry into or upon the premises by any such inspector with a special inspection warrant or in cases of emergency where no inspection

warrant is required and as provided in § 66.0119(2), Wis. Stats., shall be in violation of this section. It is not a violation of this section to refuse to grant voluntary consent to an inspection.

[ii.](#) The City has adopted the Knox-Box[®] key box system providing for the installation of miniature vaults that are placed upon the exterior buildings, gateposts or other applicable locations. Contained within the vault are the keys that will allow access to the short-term rental in emergency situations.

[iii.](#) Designated operators and owners are encouraged, but not required to install the Knox-Box[®] Systems on their short-term rentals. Designated operators and owners of short-term rentals acknowledge that the City shall not be obligated for damages occurring to short-term rentals in the event emergency access to a short-term rental is required and there is no Knox-Box[®] System installed on the property.

[f.](#) Penalties and license revocation.

[i.](#) Violations of the requirements for short-term rental, the provisions of the short-term rental license, and all other of this subsection (8)(y) are subject to separate daily fines per Section 98-936. Citations for violations of this chapter will be issued to, and will be the responsibility of, the property owner.

[ii.](#) The annual short-term rental license may be revoked for more than two violations of the requirements specific to the short-term rental, the license, or the remainder of this chapter. Short-term rental operators found noncompliant with the terms of this subsection (8)(y) shall be considered in violation and shall be subject to all applicable penalties up to and including revocation of their short-term rental license