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

CITY OF LAKE GENEVA PLAN COMMISSION
MONDAY, MAY 20, 2024 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL

Members:

Mayor Todd Krause, Alderperson Peg Esposito, Commissioners: John Gibbs, Doug Skates, Cindy Forster Fueredi, Jeremy Nafziger, and Kyle Cary

CITY HALL WILL BE OPEN TO THE PUBLIC DURING ALL MEETINGS. 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 Todd Krause
2. Roll Call
3. Approve Minutes of the April 15, 2024 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. Recommendation for Pre-Annexation & Development Agreement and Petition of Annexation and Assignment of Temporary Zoning of Single Family Residential – 4 (SR-4) filed by **Bloomfield Holdings, LLC**, for the property located at 875 Townline Road, Tax Key No. No. MB 500003
7. Public Hearing and Recommendation for a Zoning Map Amendment application filed by **RJ Amann Properties LLC**. to assign permanent zoning for the property located at N3219 CTH H, Tax Key No. JA54900001 recommended zoning classification to be Planned Office (PO) zoning district
8. Public Hearing and Recommendation for a Conditional Use Permit (CUP) application filed by Jennifer Klemke, 1020 Lake Geneva Blvd. for a request to allow for a Physical Activity Studio 98-206(4)(t) land use in the Central Business zoning district (CB)for the property located at **431-433 Broad St**. Tax Key No. ZOP00114
9. Public Hearing and Recommendation for a Conditional Use Permit (CUP) application filed by Jennifer Klemke, 1020 Lake Geneva Blvd., for a request to allow for a Commercial Indoor

Lodging 98-206(4)(k) and Group Development 98-208 land use in the Central Business zoning district (CB)for the property located at **431-433 Broad St**. Tax Key No. ZOP00114

10. Public Hearing and Recommendation for a Conditional Use Permit (CUP) for **1614 Lake Shore Dr**. for Christine & Robert Hau, 1614 Lake Shore Dr. Lake Geneva for a proposed new home construction for the property located in the Estate Residential – 1 (ER-1) zoning district Tax Key No. ZLM00035

11. Public Hearing and Recommendation for a General Development Plan by Canyon Development Group 937 Tarrant Dr. Fontana WI 53125 for the property located at **817 N. Knoll Ln**. zoned Planned Development (PD) Tax Key Nos. ZA442700001 & ZA442700002

12. Schedule for the Annual Comprehensive Plan Amendment Cycle (Vandewalle and Associates). No action required.

13. Adjournment.

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

Requests from persons with disabilities, who need assistance in order to participate in this meeting, should be made to the City Clerk's office, in order for appropriate Accommodations.

CITY OF LAKE GENEVA PLAN COMMISSION MINUTES
MONDAY, APRIL 15, 2024 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL

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

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

Roll Call
Present: Klein, Yunker, Hoiland, Foster-Fueredi
Absent: Marquardt, Gibbs (Excused), Cary (Excused)

Approve Minutes of the March 18, 2024 Plan Commission meeting as distributed
Motion by Yunker to approve, second by Hoiland. No discussion. Motion carried. 4-0.

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
Michael Ploch, 200 Interchange North - Community State Bank; Addressed concerns related to Agenda Item #9.
Peg Esposito, 124 Darwin Street; Spoke about the Gateway Ordinance for *all* Gateways into the City.
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Audio/Visual technical difficulty occurred; audio recording interrupted

Acknowledgment of Correspondence
No Correspondence
6:16 p.m. Forster Fueredi attends the meeting in-person (prior remote).

Request for a Site Plan Review for 233 Center St. for the property zoned Central Business (CB) to place a Mural on the South facing wall Tax Key No. ZOP00284. Applicant Melges Property Holdings LLC, 1100 Edwards Blvd. Lake Geneva
Motion by Hoiland to approve, second by Klein. No discussion. Motion carried. 4-0.

Request for a Site Plan Review for 234 Broad St. for the property zoned Central Business (CB) to place a Mural on the North facing wall (facing the alleyway) Tax Key No. ZOP00257. Applicant Richard Herman Properties, W4920 Oakwood Dr. East Troy.
Motion by Hoiland to approve, second by Yunker. No discussion. Motion carried. 4-0.

Request for a Site Plan Review for 858 W. Main St. for the property zoned Central Business (CB) to place a Mural on the West facing wall Tax Key No. ZOP002336 Applicant Paul Pappas, PO Box 701 Lake Geneva.
Motion by Hoiland to approve, second by Klein. No discussion. Motion carried. 4-0.

Public Hearing and Recommendation for a General Development Plan (GDP) of a proposed development by Geneva Square – GS Outlot 3, LL.2737 Central Street, Evanston. IL 60201 for the property currently located on the Geneva Square Property zoned Planned Development (PD) at 80 East Geneva Square Tax Key No. ZYUP00137C1.
Gregory Hughes, Managing Agent for Geneva Square, presented details and answered commission member's/city staff questions related to GDP of a proposed development in Geneva Square (included on pages 31-44 of the packet).

Motion by Klein to close public hearing, second by Hoiland. Motion carried. 4-0.
Motion by Hoiland to approve, second by Yunker. No discussion. Motion carried. 4-0.

Public Hearing and Recommendation to amend the existing Zoning Code section 98-726 regarding Murals.
Peg Esposito, 124 Darwin Street; Expressed concerns about Zoning Code verbiage, "case by case".

Motion by Klein to close public hearing, second by Foster-Fueredi. Motion carried. 4-0.
Motion by Hoiland to approve, second by Yunker. Motion carried. 4-0

Adjournment.
Motion by Yunker to adjourn, second by Hoiland. Motion carried 4-0. The meeting adjourned at 6:47 p.m.

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

TO: Common Council of the City of Lake Geneva,
Walworth County, Wisconsin
c/o Lana Kropf, City Clerk
Lake Geneva City Hall
626 Geneva Street
Lake Geneva, WI 53147

Town Board of the Town of Bloomfield,
Walworth County, Wisconsin
c/o Lori Domino, Town Clerk
Bloomfield Municipal Center
N1100 Town Hall Road
Pell Lake, WI 53157

Municipal Boundary Review
State of Wisconsin Department of Administration
P.O. Box 1645
Madison, WI 53701-1645

THIS PETITION of BLOOMFIELD HOLDINGS, LLC., a Wisconsin limited liability company ("Petitioner"), as the owner of record of all of the real property in the territory sought to be annexed, such territory being more particularly described below, does respectfully state, represent, and show to the City Council as follows:

1. Petitioner, whose address is 875 Townline Rd, Unit 103, Lake Geneva, Wisconsin 53147, is the sole fee simple owner of record of the real property in the territory sought to be annexed, such property being located in Section 5 of the Town of Bloomfield, Walworth County Wisconsin, and more particularly described in the attached **Exhibit A** incorporated herein ("Subject Territory").

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

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

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

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

6. Petitioner is contemporaneously, and as a condition precedent to annexation, seeking City approvals for the Subject Territory to be zoned Single Family Residential (SR-4) Zoning District; as such Petitioner requests the Subject Territory described herein be zoned as Residential (SR-4) Zoning District in accordance with the attached **Exhibit C** incorporated herein.

7. Petitioner requests the City of Lake Geneva adopt an Annexation Ordinance, in substantial conformity with the attached **Exhibit D**, prior to any action by the City.

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

Dated this 3rd day of October, 2023.

BLOOMFIELD HOLDINGS, LLC
a Wisconsin limited liability company

By: _____
Brian C. Pollard, President

This instrument drafted by:
CLAIR, THOMPSON & POLLARD, S.C.
Attorney Charles. W. Pollard IV
617 East Walworth Avenue
Delavan, Wisconsin 53115-0445
Phone: 262-728-9196
E-mail: chadpollard@clairlaw.com

EXHIBIT A
TO PETITION FOR DIRECT ANNEXATION

Legal Description for Subject Territory

Part of the East Half of the Northwest Quarter of Section 5, Township 1 North, Range 18 East of the Fourth Principal Meridian, described as follows: Beginning at the Southwest corner of said East Half of the Northwest Quarter; thence North 02 degrees 35 minutes 12 seconds West along the West line thereof, 2,580.37 feet to the Southerly right-of-way line of Townline Road; thence North 89 degrees 57 minutes 27 seconds East along said right-of-way line, 34.70 feet; thence Southeasterly 402.68 feet along said right-of-way line, being along a curve to the right, having a radius of 738.51 feet, the chord of which bears South 74 degrees 25 minutes 19 seconds East, for a length of 397.71 feet; thence South 58 degrees 48 minutes 05 seconds East along said right-of-way line, 260.29 feet; thence Easterly 647.92 feet along said right-of-way line, being along a curve to the left, having a radius of 898.51 feet, the chord of which bears South 79 degrees 27 minutes 34 seconds East, for a length of 633.97 feet to the Westerly right-of-way line of North Road; thence South 02 degrees 33 minutes 39 seconds East along said West right-of-way line, 113.83 feet; thence South 11 degrees 05 minutes 30 seconds East along said right-of-way line, 202.24 feet; thence South 02 degrees 33 minutes 39 seconds East along said right-of-way line, 250.00 feet; thence North 87 degrees 26 minutes 21 seconds East along a jog in said right-of-way line, 40.00 feet to a point on the East line of said East Half of the Northwest Quarter; thence South 02 degrees 33 minutes 39 seconds East along said East line, 1,500.23 feet to the Northeast corner of lands described in Document No. 1010858 recorded June 8, 2020 in said Walworth County; thence South 89 degrees 56 minutes 37 seconds West along the North line of said lands, 363.35 feet to the Northwest corner of said lands; thence South 02 degrees 33 minutes 39 seconds East along the West line of said lands, 160.15 feet to a point on the South line of said East Half of the Northwest Quarter; thence South 89 degrees 56 minutes 37 seconds West along said South line, 953.23 feet to the Place of Beginning, in Walworth County, State of Wisconsin.

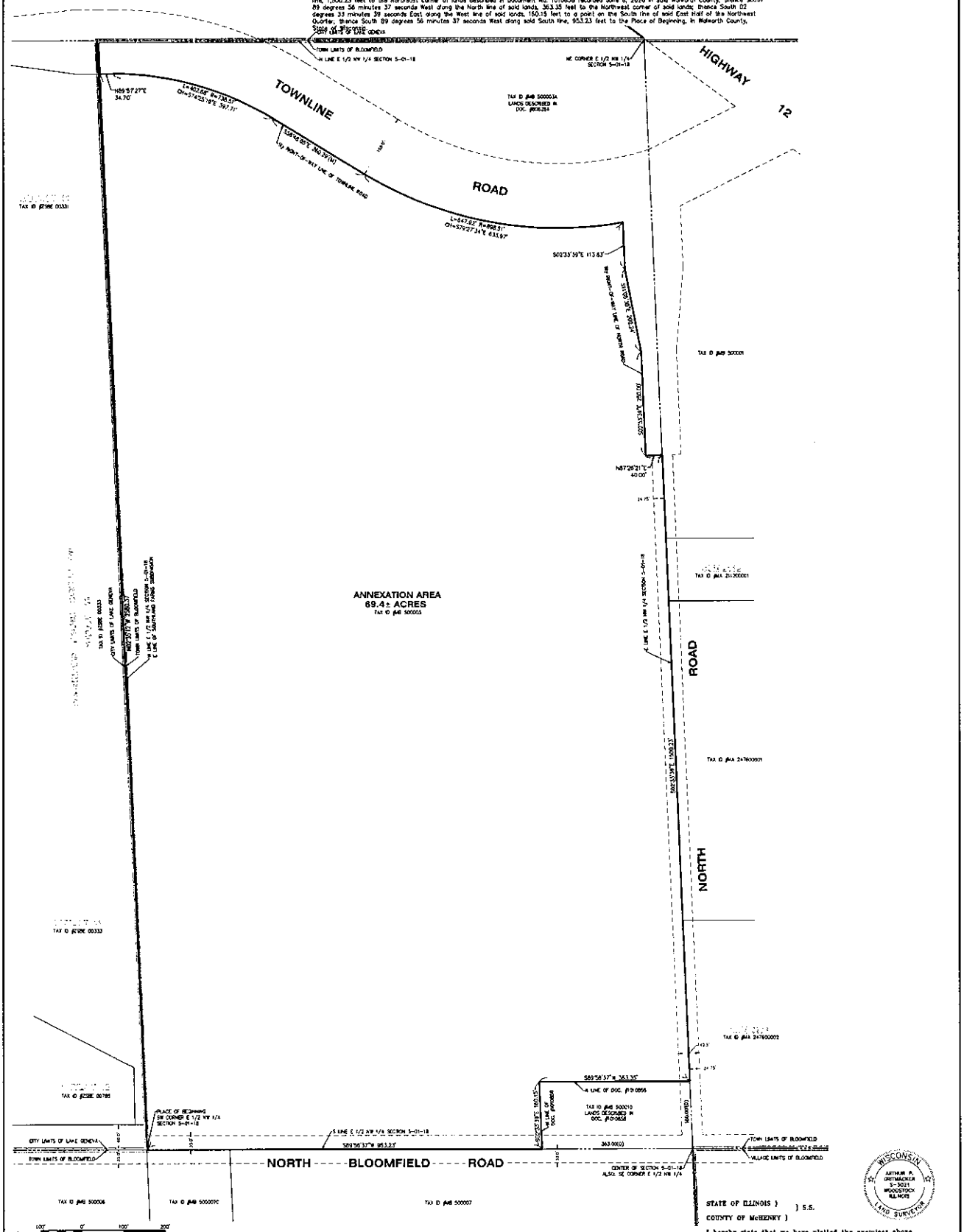
EXHIBIT B
TO PETITION FOR DIRECT ANNEXATION

Scale Map

Vanderstappen Land Surveying, Inc.

PLAT OF ANNEXATION

Part of the East Half of the Northwest Quarter of Section 5, Township 1 North, Range 18 East of the Fourth Principal Meridian, described as follows: Beginning at the Southeast corner of said East Half of the Northwest Quarter; thence North 02 degrees 35 minutes 12 seconds West along the West line thereof, 2,580.37 feet to the Southerly right-of-way line of Townline Road; thence North 89 degrees 57 minutes 27 seconds East along said right-of-way line, 34.70 feet; thence Southeasterly 402.68 feet along said right-of-way line, being along a curve to the right, having a radius of 738.51 feet, the chord of which bears South 74 degrees 25 minutes 19 seconds East, for a length of 397.71 feet; thence South 58 degrees 48 minutes 05 seconds East along said right-of-way line, 260.29 feet; thence Easterly 847.92 feet along said right-of-way line, being along a curve to the left, having a radius of 898.51 feet, the chord of which bears South 79 degrees 27 minutes 34 seconds East, for a length of 833.97 feet to the Westerly right-of-way line of North Road; thence South 02 degrees 33 minutes 39 seconds East along said West right-of-way line, 113.83 feet; thence South 11 degrees 05 minutes 30 seconds East along said right-of-way line, 202.24 feet; thence South 02 degrees 33 minutes 39 seconds East along said right-of-way line, 250.00 feet; thence North 87 degrees 26 minutes 21 seconds East along a jog in said right-of-way line, 40.00 feet to a point on the East line of said East Half of the Northwest Quarter; thence South 02 degrees 33 minutes 39 seconds East along said East line, 1,500.23 feet to the Northeast corner of lands described in Document No. 1010858 recorded June 8, 2020 in said Walworth County; thence South 89 degrees 56 minutes 37 seconds West along the North line of said lands, 363.35 feet to the Northwest corner of said lands; thence South 02 degrees 33 minutes 39 seconds East along the West line of said lands, 160.15 feet to a point on the South line of said East Half of the Northwest Quarter; thence South 89 degrees 56 minutes 37 seconds West along said South line, 953.23 feet to the Place of Beginning, in Walworth County, State of Wisconsin.



CLIENT: FAIRWYN HOMES
DRAWN BY: TVA CHECKED BY: APG
SCALE: 1"=100' SEC. 5 T. 01 R. 18 R
BASIS OF BEARING: ASSUMED
P.I.N.: WB 50003
JOB NO.: 230864 I.D. PAN
FIELDWORK COMP.: BK. PG.
ALL DATIMENS SHOWN IN FEET AND DECIMAL PARTS THEREOF CONVERTED TO IN F.

STATE OF ILLINOIS } S.S.
COUNTY OF McHENRY }

I hereby state that we have platted the premises above described, and that the plat hereon is a true representation of the said description.

This is not a Boundary Survey

Dated at Woodstock, McHenry County, Illinois 9/22 A.D., 2023.

Vanderstappen Land Surveying, Inc.
Design Firm No. 184-002792

By: _____
Wisconsin Registered Land Surveyor No. S3021

WISCONSIN ARTHUR P. GRITMACHER S-3021 WOODSTOCK ILLINOIS LAND SURVEYOR

EXHIBIT C
TO PETITION FOR DIRECT ANNEXATION

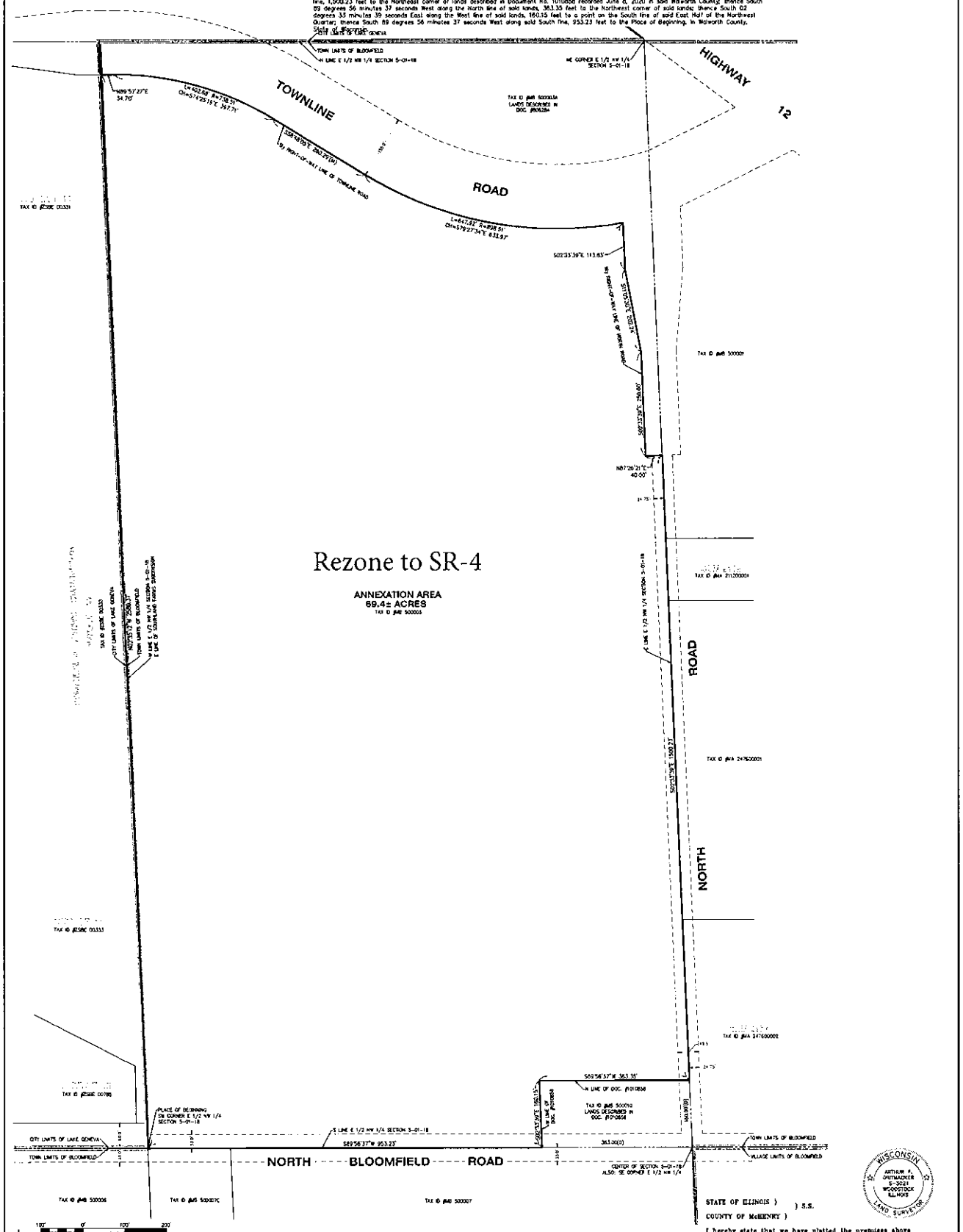
Contemporaneous Zoning Request

Vanderstappen Land Surveying, Inc.

PLAT OF ANNEXATION & REZONE

Part of the East Half of the Northwest Quarter of Section 5, Township 1 North, Range 18 East of the Fourth Principal Meridian, described as follows: Beginning at the Southwest corner of said East Half of the Northwest Quarter; thence North 02 degrees 35 minutes 12 seconds West along the West line thereof, 2,580.37 feet to the Southerly right-of-way line of Townline Road; thence North 89 degrees 57 minutes 27 seconds East along said right-of-way line, 34.70 feet; thence Southeasterly 402.68 feet along said right-of-way line, being along a curve to the right, having a radius of 738.51 feet, the chord of which bears South 74 degrees 25 minutes 19 seconds East, for a length of 397.71 feet; thence South 58 degrees 48 minutes 05 seconds East along said right-of-way line, 260.29 feet; thence Easterly 647.92 feet along said right-of-way line, being along a curve to the left, having a radius of 898.51 feet, the chord of which bears South 79 degrees 27 minutes 34 seconds East, for a length of 633.97 feet to the Westerly right-of-way line of North Road; thence South 02 degrees 33 minutes 39 seconds East along said West right-of-way line, 113.83 feet; thence South 11 degrees 05 minutes 30 seconds East along said right-of-way line, 202.24 feet; thence South 02 degrees 33 minutes 39 seconds East along said right-of-way line, 250.00 feet; thence North 87 degrees 26 minutes 21 seconds East along a jog in said right-of-way line, 40.00 feet to a point on the East line of said East Half of the Northwest Quarter; thence South 02 degrees 33 minutes 39 seconds East along said East line, 1,500.23 feet to the Northeast corner of lands described in Document No. 1010856 recorded June 8, 2020 in said Walworth County; thence South 89 degrees 56 minutes 37 seconds West along the North line of said lands, 363.35 feet to the Northwest corner of said lands; thence South 02 degrees 33 minutes 39 seconds East along the West line of said lands, 160.15 feet to a point on the South line of said East Half of the Northwest Quarter; thence South 89 degrees 56 minutes 37 seconds West along said South line, 953.23 feet to the Place of Beginning, in Walworth County.

State of Illinois



CLIENT: FAIRWIN HOMES
DRAWN BY: TVA CHECKED BY: APG
SCALE: 1"=100' SEC. 5 T. 01 R. 18 E.
BASIS OF BEARING: ASSUMED
P.I.N.: MB-50003
JOB NO.: 230664 I.D. PAN
FIELDWORK COMP.: BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.

STATE OF ILLINOIS)) S.S.
COUNTY OF McHENRY)

I hereby state that we have platted the premises above described, and that the plat hereon is a true representation of the said description.

This is not a Boundary Survey

Dated at Woodstock, McHenry County, Illinois 9/22 A.D., 20 23.

Vanderstappen Land Surveying, Inc.
Design Firm No. 184-002792

By: _____
Wisconsin Registered Land Surveyor No. S3021

WISCONSIN ARTHUR P. GRITMACHER S-3021 WOODSTOCK ILLINOIS LAND SURVEYOR

EXHIBIT D
TO PETITION FOR DIRECT ANNEXATION

Annexation Ordinance

AN ORDINANCE PROVIDING FOR DIRECT ANNEXATION BY UNANIMOUS CONSENT OF ELECTORS AND PROPERTY OWNERS OF TERRITORY LOCATED IN THE TOWN OF BLOOMFIELD, WALWORTH COUNTY, WISCONSIN, TO THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

WHEREAS, BLOOMFIELD HOLDINGS, LLC, a Wisconsin limited liability company ("Petitioner"), has made and filed with the City Clerk of the City of Lake Geneva ("City") a Petition for Direct Annexation by unanimous consent of electors and property owners of territory located in the Town of Bloomfield, Walworth County, Wisconsin, to the City of Lake Geneva, Walworth County, Wisconsin, pursuant to Wis. Stat. § 66.0217(2) ("Annexation Petition"), in the office of the City Clerk for the City of Lake Geneva, Walworth County, Wisconsin, on the ____day of _____, 2023, requesting the annexation to the City of lands described in **Exhibit A** attached hereto and incorporated herein by reference ("Subject Territory"), which such lands are contiguous to the City; and

WHEREAS, it appears by acknowledgment of receipt on file herein that Petitioner has filed a duplicate original of the Annexation Petition, including a legal description and scale map of the Subject Territory, with the Town Clerk of the Town of Bloomfield, Walworth County, Wisconsin, and the State of Wisconsin, Department of Administration, within five (5) days after filing the Annexation Petition with the City Clerk; and

WHEREAS, it further appears that all of the requirements of Wis. Stat. § 66.0217(2) have been fully complied with, and that the State of Wisconsin, Department of Administration, has reviewed the proposed annexation and, by letter, found it to be in the public interest, and said letter has been duly considered and reviewed by the City and/or the City's Counsel; and

WHEREAS, the proposed annexation was referred to the Plan Commission of the City, and said Plan Commission has recommended annexing the Subject Territory to the City; and

WHEREAS, the City Plan Commission has considered the application of a Zoning Map Amendment contemporaneously with the request for annexation to zone the Subject Territory to Single Family Residential-4 (SR-4).

WHEREAS, the City Plan Commission held a Public Hearing thereon pursuant to proper notice given on _____.

WHEREAS, the City Council of the City of Lake Geneva, Walworth County, Wisconsin, makes the following findings with respect to the Subject Territory to be annexed:

a. That the annexation of the Subject Territory proposed to be annexed to the City of Lake Geneva, Walworth County, Wisconsin, is in the best interest of the City.

b. That the annexation of the Subject Territory proposed to be annexed will enable the City to regulate and control development of these lands which are contiguous to the City.

c. That the Subject Territory shall be zoned in the Single Family Residential (SR-4) Zoning District, in accordance with the attached **Exhibit B** incorporated herein;

d. That the annexation of the Subject Territory does not create a Town island under the provisions of Wis. Stat. § 66.0221.

e. That the City is in need of additional lands suitable for single-family residential development.

NOW, THEREFORE, the City Council of the City of Lake Geneva, Walworth County, Wisconsin, does ordain as follows:

1. Those lands comprising the Subject Territory to be annexed, as described in Exhibit A attached hereto and incorporated herein by reference, be, and the same hereby are, annexed to the City of Lake Geneva, Walworth County, Wisconsin.

2. Those lands comprising the Subject Territory shall be zoned Single Family Residential (SR-4) Zoning District pursuant to a contemporaneous Resolution of the Common Council, in accordance with the attached Exhibit B incorporated herein.

3. Those lands comprising the Subject Territory shall be included within Supervisory District 11.

4. This Ordinance, and the annexation hereby effected, shall be in full force and effect from and after its passing and posting.

5. The City Clerk shall immediately, after the final enactment hereof, file such certified copies with all parties as required by State Statute to be so served.

6. All ordinances or parts of ordinances inconsistent with or contravening the provisions of this Ordinance are hereby repealed.

Adopted, passed, and approved by the City Council of the City of Lake Geneva, Walworth County, Wisconsin, this _____ day of _____, 2023.

_____
Charlene Klein, Mayor

ATTEST:

_____
Lana Kropf, City Clerk

1st Reading_____
2nd Reading_____
Adopted_____
Published_____

APPROVED AS TO FORM:

_____
Dan Draper, City Attorney

EXHIBIT A
TO ANNEXATION ORDINANCE

Legal Description for Subject Territory

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EXHIBIT B
TO ANNEXATION ORDINANCE

Contemporaneous Zoning Request

Vanderstappen Land Surveying, Inc.

PLAT OF ANNEXATION & REZONE

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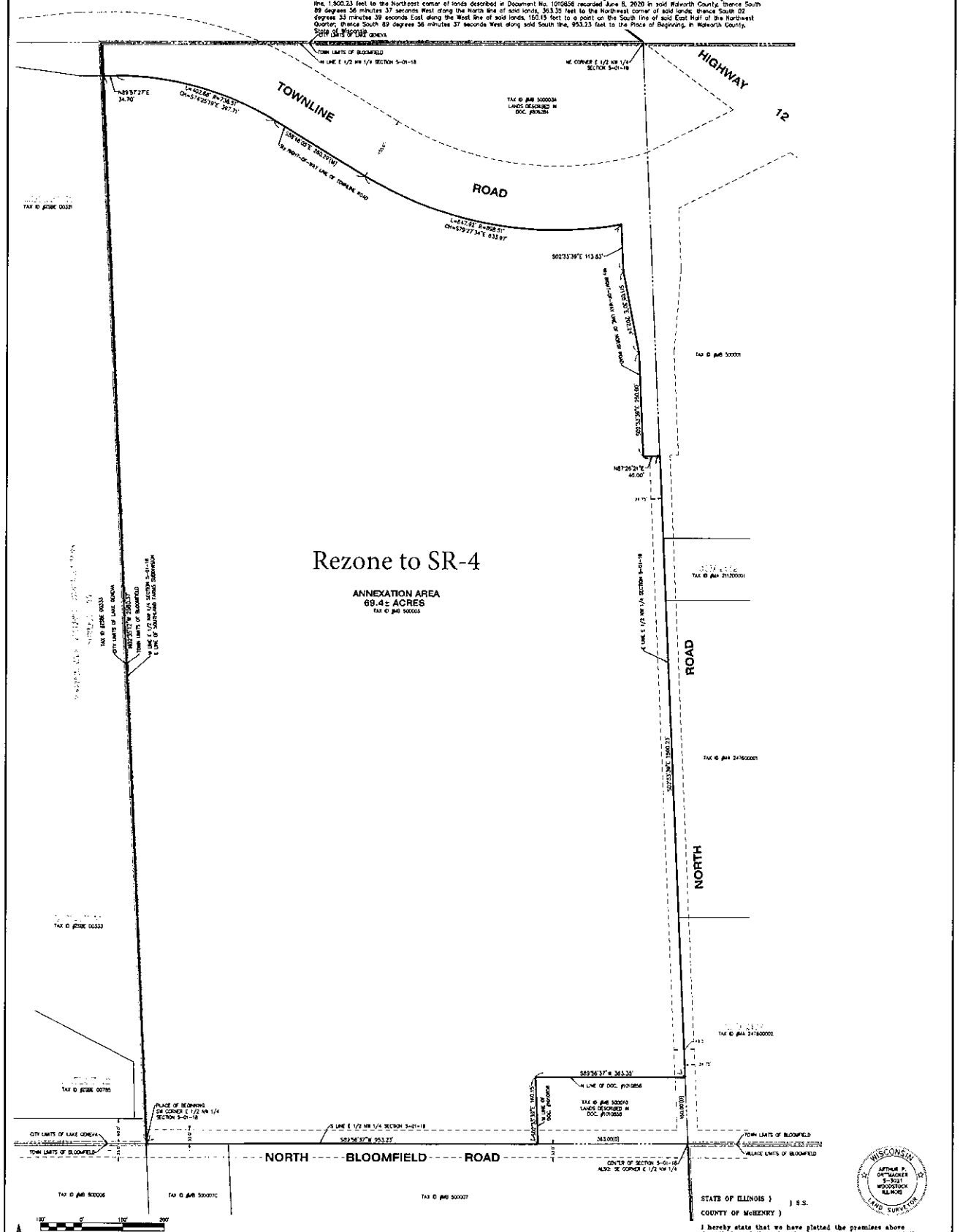

CLIENT: FAIRVIEW HOMES
DRAWN BY: TVA CHECKED BY: APC
SCALE: 1"=100' SEC. 5 T. 01 R. 18 W.
BASIS OF BEARING: ASSUMED
P.I.N.: MB 50003
JOB NO.: 230064 LD. PAN
FIELDWORK COMP.: BK. PG.

STATE OF ILLINOIS)) S.S.
COUNTY OF McHENRY)

I hereby state that we have platted the premises above described, and that the plat hereon is a true representation of the said description.

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Dated at Woodstock, McHenry County, Illinois 9/22 A.D., 20 23.

Vanderstappen Land Surveying, Inc.
Design Firm No. 184-002792

By: _____
Wisconsin Registered Land Surveyor No. S3021

WISCONSIN ARTHUR P. ORTMACHER S-3021 WOODSTOCK ILLINOIS LAND SURVEYOR

PREANNEXATION AND DEVELOPMENT AGREEMENT

THIS PREANNEXATION AND DEVELOPMENT AGREEMENT ("Agreement") is made this ___ day of _____ 2024, between the CITY OF LAKE GENEVA, Walworth County, Wisconsin ("City") BLOOMFIELD HOLDINGS, LLC, a Wisconsin limited liability company ("Owner") and FAIRWYN SB, INC., a Wisconsin corporation ("Developer").

RECITALS

WHEREAS, the City is a Wisconsin municipal corporation, organized and existing pursuant to Wis. Stat. Ch. 62, with authority to enter into this Agreement under its zoning and annexation ordinances, as well as the general home rule authority vested in it under Wisconsin law; and

WHEREAS, the Owner is the owner of certain real property located in the Town of Bloomfield, known as Walworth County Tax Key Parcel No. MB 500003, more particularly described on the attached **Exhibit "A"** incorporated herein ("Symphony Bay Phase 8"); and

WHEREAS, the Developer is the contract purchaser of Symphony Bay Phase 8 and the current developer of the adjacent real property located in the City known as Symphony Bay Subdivision; and

WHEREAS, the Developer has signed and filed with the City the Petition for Direct Annexation by Unanimous Consent of Electors and Property Owners, attached hereto as **"Exhibit B"**, and incorporated herein by reference ("Petition"); and

WHEREAS, the Developer has signed and filed with the City an Application for Zoning Map Amendment, seeking contemporaneous zoning of Symphony Bay Phase 8 under SR-4 Single-Family Residential Zoning District attached hereto as **"Exhibit C"**, and incorporated herein by reference ("Zoning Application"); and

WHEREAS, the Developer shall have the opportunity to seek final zoning of Symphony Bay Phase 8 as SR-4 Single-Family Residential Zoning District contemporaneously with the annexation of Symphony Bay Phase 8; and

WHEREAS, the Developer and City understand that Developer shall seek GDP/PIP approvals in the future for a PUD zoning for Symphony Bay Phase 8 consistent with the engineering, platting, and zoning flexibilities approved for Symphony Bay Subdivision to create a cohesive extension of the existing community; and

WHEREAS, while the precise development of Symphony Bay Phase 8 is unknown at this time, annexation and development are projected to require certain public improvements be planned and constructed to serve Symphony Bay Phase 8; and

WHEREAS, the Developer desires to develop Symphony Bay Phase 8 as a fully-integrated, additional phase of the existing Symphony Bay Subdivision, wherein Symphony Bay Phase 8 shall include approximately one hundred forty (140) single-family lots; and

WHEREAS, Symphony Bay Phase 8 conforms to the City's 2019 Comprehensive Master Plan, as amended, projecting Planned Neighborhood uses for Symphony Bay Phase 8; and

WHEREAS, the annexation and development of Symphony Bay Phase 8 will benefit the City by increasing the tax base of Symphony Bay Phase 8 within the City, extend the corporate limits and jurisdiction of the City, permit the sound planning and development of the Symphony Bay Phase 8 within and under the control of the City, and otherwise promote the general welfare of the City; and

WHEREAS, the City is willing to annex Symphony Bay Phase 8 pursuant to this Agreement; and

NOW, THEREFORE, the City, Bloomfield Holdings, LLC and Fairwyn SB, Inc. agree to the following:

SECTION 1
RESTATEMENT OF RECITALS

SECTION 1.1. **Recitals Incorporated**. The Recitals set forth hereinabove are restated in the text of this Agreement by reference as if set forth in full herein, and as such constitute agreements by and between the parties made part and parcel of this Agreement.

SECTION 2
ANNEXATION OF PROPERTY

SECTION 2.1. Developer has caused the Petition to be signed and filed with the City, and the other appropriate governmental authorities.

SECTION 2.2. The City may adopt, contemporaneously with the execution of this Agreement an annexation ordinance annexing Symphony Bay Phase 8 to the City, substantially in the form attached as Exhibit B to the Petition (Annexation Ordinance).

SECTION 2.3. Upon contemporaneous adoption of the Annexation Ordinance and approval of the Zoning Application, Symphony Bay Phase 8 shall be zoned SR-4 Single-Family Residential Zoning District, and as further set forth in Exhibit C to the Petition and the Annexation Ordinance.

SECTION 2.4. If the City does not adopt the Annexation Ordinance contemporaneously with the execution of this Agreement, as provided, then, in that event, the Petition, Zoning Application, and this Agreement shall be null and void.

SECTION 2.5. If the City adopts the Annexation Ordinance, the City shall promptly thereafter make all filings and perform all other acts required by Wisconsin Statutes to perfect and complete the annexation of Symphony Bay Phase 8.

SECTION 2.6. Upon the completion and perfection of the annexation of Symphony Bay Phase 8 pursuant to the Annexation Ordinance, the City Council shall amend the Official Zoning Map harmonizing the Zoning of the Symphony Bay Phase 8.

SECTION 3
PUBLIC AND PRIVATE IMPROVEMENTS

SECTION 3.1. **Permitted Phasing**. Symphony Bay Phase 8 is designated as single-family development and may be developed in one or more phases ("Phased Development"). It is estimated that it may take up to ten (10) years or more to fully develop, construct, and sell the development. As Symphony Bay Phase 8 proceeds, the Developer will install all necessary infrastructure, including streets, sanitary sewer and related facilities, surface water drainage and

water mains and related facilities (collectively, "Improvements"). All Improvements shall comply with City and state standards, to be reviewed and approved by the City Engineer, as provided below, and then dedicated and conveyed or transferred to the City pursuant to this Agreement. The sequence, order, and pace of the phasing/staging shall remain the sole discretion of the Developer; provided, however, that each phase or portion thereof commenced by the Developer, including the initial phase, shall be a "stand alone" phase or "partial" phase. A "stand alone" phase or "partial" phase means the completed Improvements shall service the subject phase or partial phase in such a manner that the residential dwellings, other structures, and utilities constructed therein are fully serviceable and functional without being dependent upon the timing of the construction or order of any other phase or the balance of the subject phase.

SECTION 3.2. **Contractors**. The Developer shall furnish, or cause to be furnished, all labor and services, material, and work for the construction and completion of the Improvements for the subject phase of Symphony Bay Phase 8. The parties acknowledge and agree that the Developer may have any or all of the Improvements constructed and supplied by various contractors, and the City specifically agrees that the Developer may employ any such general contractor or subcontractor, in its own discretion and of its own choosing.

SECTION 3.3. **Improvements' Compliance with Plans**. The Developer will construct and complete, or cause to be constructed and completed, the Improvements for the subject phase of Symphony Bay Phase 8 in a thorough, workmanlike, and substantial manner in every respect, to the satisfaction and approval of the City Engineer in accordance with accepted industry standards, within the times specified herein and in strict accordance with the instructions and information contained in this Agreement, the performance bond, and the plans and specifications to be reviewed and approved by the City Engineer, all of which documents, when approved, shall be made part of this Agreement and form the Agreement documents as fully as if the same were set forth at length herein. Developer and City acknowledge plans and specifications have not yet been prepared, but anticipate that the plans and specifications will be similar to the existing plans and specifications for Symphony Bay Subdivision. The Developer, however, shall not be considered in default of any of the terms, covenants, and conditions of this Agreement if the Developer fails to perform any of its obligations hereunder and such failure is caused, in whole or in part, by any act of God, weather conditions, strikes, labor shortages, pandemics, fires, casualties, shortages of materials, work stoppages, or other matters beyond the reasonable control of the Developer. In the event that any matters set forth in this section delay the Developer's ability to timely perform its obligations under this Agreement, the date upon which said obligations were to be completed shall be extended for a like number of days. Further Developer may provide temporary improvements for a subject phase to service the subject phase or partial phase in such a manner that the residential dwellings, other structures, and utilities constructed therein are fully serviceable and functional.

SECTION 3.4. **Required Improvements**. The following are the Improvements which will be required by the City for any phase of Symphony Bay Phase 8 which is commenced by the Developer. Until and unless Developer files the surety bond for a phase, as provided in Section 8.4 hereof, and commences development of such phase, it shall have no obligation to install Improvements on the phase or otherwise develop such phase.

A. **Survey Monuments**. The Developer shall install survey monuments, placed in accordance with requirements of Wis. Stat. § 236.15.

B. **Roads, Streets**.

1. After the installation of temporary block corner monuments by the Developer, and establishment of street grades from the plans and standard specifications, the Developer shall grade the right-of-way of all streets of

the subject phase in accordance with the plans and standard specifications reviewed and approved by the City Engineer.

2. The roads and streets described in the plans and specifications shall be dedicated to the City as public streets.

3. After the installation of all utility and storm water management system Improvements, the Developer shall surface all roadways in dedicated streets to the widths as shown on the plans and specifications. Said surfacing shall be done in accordance with the plans and specifications. All public streets of Symphony Bay Phase 8 shall have a street width of twenty-eight feet (28') from back of curb to back of curb. All streets of Symphony Bay Phase 8 shall have, at a minimum, a four-inch (4") blacktop mat (bituminous concrete pavement).

4. No occupancy permit within any phase will be issued until all Improvements are completed within such phase, as well as placement of the first lift of asphalt ("Binder Course"); provided, however, the occupancy permits for residential dwellings shall be issued by the City prior to installation of the final layer of asphaltic pavement. *See* Section 8.2, below.

5. No improvements to E. Townline Road, North Road, or N Bloomfield Road shall be required of the Developer.

6. No traffic signal lights are anticipated for any intersection of a Symphony Bay Phase 8 street, road, or private way with North Road or N Bloomfield Road, or within Symphony Bay Phase 8.

C. **Curb and Gutter**. Symphony Bay Phase 8 is urban in nature and, therefore, curb and gutter installation shall be necessary.

D. **Sidewalks**. The Developer shall install sidewalks in accordance with the plans and specifications. The sidewalks shall be generally located on one side of the street, as depicted on the plans and specifications. The Developer may defer the construction of sidewalks on each lot until the construction of a dwelling unit on each of the lots is completed, thus avoiding unnecessary damage and destruction to the sidewalk, but the sidewalk for each lot shall be completed prior to the issuance of the final occupancy permit therefor, unless winter conditions restrict the sidewalk construction, in which case sidewalks will be installed the following spring.

E. **Sanitary Sewer System**. The Developer shall construct the public sanitary sewer Improvements identified in the plans and specifications to make adequate sanitary sewerage service available to each lot within the subject phase of Symphony Bay Phase 8. The size, type, and installation of all sanitary sewers and laterals to street line (including such lift stations as may be necessary) shall be in accordance with the plans and specifications. Any oversizing costs for installation of facilities greater than that required to service Symphony Bay Phase 8 shall be borne by the City to the extent that the same is an incremental cost, which cost shall include such oversized facilities and their construction and installation. The City shall pay the cost of such oversizing within a reasonable time from its receipt of an invoice for the cost of such oversized facilities, not exceeding ninety (90) days. The Developer agrees that the City will not accept the public sanitary sewer Improvements for any

phase until the same have been installed in accordance with the plans and specifications.

F. **Storm Water Management System**. The Developer shall construct the storm water management system Improvements, which include catch basins and inlets, storm sewers, road ditches and open channels, detention/retention basins, and other water quality components as may be required for the subject phase of Symphony Bay Phase 8 as set forth in the plans and specifications. All such Improvements are to be of adequate size and grade to hydraulically accommodate maximum potential volumes of flow. The type of Improvements required, the design criteria, and the sizes and grades shall be in accordance with the plans and specifications approved by the City, the Utility Commission, and their engineers. The storm water management system Improvements shall be designed to present no hazard to life or property. The size, type, and installation of all storm water drains and sewers proposed to be constructed shall be in accordance with the plans and specifications. The City will not accept any storm water management system Improvements until the same have been installed in accordance with the plans and specifications. The City will not accept any storm water management system Improvements described as Stormwater on the Concept Plan, the maintenance of which shall be the responsibility of the Developer or homeowners association to be formed for portions of Symphony Bay Phase 8 served by such Improvements. If such associations fail to perform such maintenance, the City, upon advance written notice to the associations, shall have the right of access to the storm water management system Improvements shown as Stormwater on the Concept Plan for inspection, public drainage conveyance, and repairs. The City shall have the right to assess the cost of any repairs to the Storm Water Management System as a special assessment against the homeowner's association and place such charges on the real estate property tax bill. If the association is not formed or becomes defunct, the charges will be charged on a pro rata basis against the individual homeowners property and placed on their real estate property tax bill.

G. **Public Water Supply Facilities**. The Developer shall construct public water mains in such a manner as to make adequate water service available to each lot within the subject phase of Symphony Bay Phase 8. The size, type, and installation of all public water mains proposed to be constructed shall be in accordance with the plans and specifications approved by the City, the Utility Commission, and their engineers. One (1) inch (1") polybutylene service shall be installed for each lot to the street line. Any oversizing costs for installation of facilities greater than that required to service Symphony Bay Phase 8 shall be borne by the City to the extent that the same is an incremental cost, which cost shall include such oversized facilities and their construction and installation. The City shall pay the cost of such oversizing within a reasonable time from its receipt of an invoice for the cost of the construction and installation of such oversized facilities, not exceeding ninety (90) days. The Developer agrees that the City will not accept the public water supply Improvements for any phase until such Improvements have been installed in accordance with the plans and specifications.

H. **Other Utilities**.

1. The Developer shall cause electrical power, gas, telephone facilities, and cable television service to be installed in such a manner as to make adequate service available to each lot in Symphony Bay Phase 8. All electrical power, gas, telephone facilities, and cable television service shall be located, where practicable, in underground conduits.

2. Plans and specifications indicating proposed locations of all electrical power, gas, and telephone distribution and transmission lines required to service the subject phase of Symphony Bay Phase 8 shall be reviewed and approved by the City Engineer.

I. **Street Lights**. Street lights and street name sign Improvements for the subject phase of Symphony Bay Phase 8 shall be installed at the Developer's cost and shall conform to City standards. Installation shall be approved by the City Engineer and the Department of Public Works Director. Following installation and approval, such light and street name sign Improvements shall be the property of the City, and the City shall maintain same. Such Improvements shall be located within the right-of-way to be dedicated to the City.

J. **Landscaping**. The Developer shall:

1. Preserve, to the maximum extent possible, existing trees, shrubbery, vines, and grasses not actually lying in public roadways, drainageways, building foundation sites, private driveways, paths, and trails by use of sound conservation practices.

2. Remove and lawfully dispose of all destroyed trees, brush, stumps, shrubs, and other natural growth and all rubbish.

SECTION 4
DEDICATION

SECTION 4.1 **Dedication**. Subject to all of the other provisions of this Agreement, the Developer shall, without charge to the City, upon completion of all of the above-described Improvements for the subject phase of Symphony Bay Phase 8, unconditionally give, grant, convey, and fully dedicate same to the City, its successors and assigns, forever, free and clear of all encumbrances, as provided herein and the related Improvements therefore and any structures, mains, conduits, pipes, lines, and appurtenances which may in any way be a part of or pertain to such Improvements, and together with all necessary easements for access and maintenance thereto.

SECTION 5
PLANS

SECTION 5.1. **Plans on Site**. The engineering plans and specifications for the subject phase of the Development shall be approved by the City Engineer. The Developer shall keep itself supplied with the latest issues of the plans and specifications for the subject phase of Symphony Bay Phase 8, and shall keep one (1) copy thereof at the site of the work, in good order and available to the City Engineer, or his or her inspectors, representatives, or agents. It is anticipated that the engineering plans and specifications will be similar to the underlying Symphony Bay Subdivision.

SECTION 5.2. **Filing Plans**. At least two (2) complete copies of the plans and specifications for the subject phase shall be filed with the City Clerk, together with two (2) sets of the plans and specifications, one (1) set in digital format, of the plans to the City Engineer, all such copies of the plans and specifications shall remain the property of the City.

SECTION 5.3. **City Engineer Instruction**. The City Engineer shall promptly furnish Developer with such additional instructions, by means of drawings, plans or otherwise, as required to proceed

with the work on the subject phase of the Development. All such drawings and additional instructions shall be consistent with this Agreement and reasonably inferable therefrom.

SECTION 5.4. **Conformity with Plans**. All Improvements shall be executed in conformity with such plans and specifications, including additional instructions. The Developer shall cause no work to be performed without proper drawings, plans, and specifications.

SECTION 5.6. **Additional Plans**. If any additional plans or specifications are prepared by the Developer, the cost of same shall be paid for by the Developer. If any additional plans or specifications are prepared by the City Engineer, the Developer shall pay to the City all costs incurred by the City for preparation of said plans and specifications, which costs shall include engineering, legal, administrative, and all other miscellaneous costs. The Developer shall pay to the City all costs incurred by the City Engineer when he or she reviews the plans and specifications that are prepared by, or at the direction of, the Developer for the subject phase of Symphony Bay Phase 8.

SECTION 5.7. **As Built Drawings**. The Developer shall file with the City Engineer a complete set of "AS BUILT DRAWINGS," one (1) set in digital format, for all of the Improvements under this Agreement upon the completion of the subject phase of Symphony Bay Phase 8. The Developer, in its sole discretion, may commission the City Engineer to prepare such drawings, at the Developer's expense.

SECTION 6
CONSTRUCTION AND INSPECTION

SECTION 6.1. **Commencement**. No construction, installation of Improvements shall commence for the subject phase of Symphony Bay Phase 8 until the Developer has made arrangements for inspection and construction staking, and the City Engineer has given written authorization.

SECTION 6.2. **Inspection**. The Developer, prior to any work within the subject phase of Symphony Bay Phase 8, shall make arrangements with the City Engineer to provide for adequate inspection of Improvements during construction. The City Engineer, and/or his or her inspector, shall inspect and approve all work on Improvements to assure that the plans and specifications comply with the laws, ordinances and regulations of the City (collectively, "Code") and any other applicable governmental authority, subject to the provisions of this Agreement. The City Engineer shall approve all work on all Improvements prior to release of the sureties.

SECTION 6.3. **Access**. The City Engineer, his or her inspectors, representatives, or agents, shall, at all times, have unrestricted access to all parts of the work and to other places where or in which the preparation of materials and other integral parts of the public Improvements are being carried on and conducted.

SECTION 6.4. **Assistance**. The Developer shall provide all facilities and assistance requested or required to carry out the work of supervision and inspection by the City Engineer, his or her inspectors, representatives, or agents, for the subject phase of Symphony Bay Phase 8.

SECTION 6.5. **Responsibilities Not Relieved**. Inspection of the Improvements by these authorities or their responsibilities shall in no manner be presumed to relieve, in any degree, the responsibility or obligations of the Developer or to constitute the Developer as an agent of the City.

SECTION 6.6. **Materials Inspection**. No materials of any kind shall be used in the public Improvements for the subject phase of Symphony Bay Phase 8 until it has been inspected and accepted by the City Engineer, or his or her inspector. All rejected materials shall be immediately

removed from Symphony Bay Phase 8. Any materials or workmanship found at any time to be defective shall be replaced or remedied at once, regardless of previous inspection. Inspection of materials shall be promptly made and, where practicable, at the source of supply.

SECTION 6.7. **Request for Inspection**. Whenever the specifications, the instructions of the City Engineer, the Code, or the laws, ordinances, or regulations of any public authority require work to be specifically treated or approved, the Developer's contractor shall give the City Engineer timely notice of its readiness for inspection, and if the inspection is by another authority of the date fixed for such inspection.

SECTION 6.8. **Compliance with Laws**. The Developer and every contractor or person doing or contracting to do any work contemplated by this Agreement shall keep itself fully informed of all national and state laws and the Code in any manner affecting the Improvements for the subject phase of Symphony Bay Phase 8, and shall at all times observe and comply with such national and state laws and the Code regardless of whether such national and state laws and the Code are mentioned herein, and shall indemnify the City, its officers, agents, and employees, against any claim or liability arising from or based on the violation of any national and state laws and the Code.

SECTION 6.9. **Permits.** The Developer shall secure, at its own expense, all necessary certificates and permits from municipal or other public authorities required in connection with the Improvements for the subject phase of Symphony Bay Phase 8, and shall give all notices required by law, ordinance, or regulation and the Code. The Developer shall pay all fees and charges incident to be due for the lawful prosecution of the work contemplated by this Agreement and any extra work performed by the Developer.

SECTION 6.10. **Engineering Fees**. The City shall require that the City Engineer provide the Developer with a written, detailed estimate of the anticipated cost of all engineering inspection of construction, construction staking, and all inspections by the City Engineer, or his or her inspector for the subject phase of Symphony Bay Phase 8, before the commencement of such phase. The Developer shall pay to the City the actual cost billed by the City Engineer for such phase.

SECTION 7
PROTECTION OF WORK, PROPERTY, AND PERSONS

SECTION 7.1. **Safety Precautions**. The Developer shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the work on the subject phase of Symphony Bay Phase 8. The Developer will take all necessary precautions for the safety of, and will provide the necessary protection to prevent damage, injury, or loss to, all employees on the work and other persons who may be affected thereby, all the work and all materials or equipment to be incorporated therein, whether in storage on or off Symphony Bay Phase 8 , and other property at Symphony Bay Phase 8, or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities not designated for removal, relocation, or replacement in the course of construction on the subject phase of Symphony Bay Phase 8.

SECTION 7.2. **No Nuisance**. The Developer shall provide all necessary privy accommodations for the use of its contractors and shall maintain the same in a clean and sanitary condition. The Developer shall not create or permit any nuisance to the public or to residents in the vicinity of the work on the subject phase of Symphony Bay Phase 8.

SECTION 7.3. **Safety Regulation Compliance**. The Developer will comply with all applicable safety laws, ordinances, rules, regulations, orders of any public body having jurisdiction, and the Code. The Developer will erect and maintain, as required by the conditions and progress of the work on the subject phase of Symphony Bay Phase 8, all necessary safeguards for safety and

protection. The Developer will notify owners of adjacent properties when prosecution of the work may affect them. The Developer will remedy all damage, injury, or loss to any property caused, directly or indirectly, in whole or in part, by the Developer's contractors or any subcontractors, or anyone directly or indirectly employed by any of them, or anyone for whose acts any of them be liable.

SECTION 7.4. **Preventing Damage**. In emergencies affecting the safety of persons or the work or property at Symphony Bay Phase 8, or adjacent thereto, the Developer shall immediately act to prevent threatened damage, injury, or loss.

SECTION 8
TIME FOR COMPLETION OF WORK; PERFORMANCE BOND

SECTION 8.1. **Commencement.** It is anticipated that construction of the Improvements for the initial phase of Symphony Bay Phase 8 will commence no later than December 31, 2027. The term of this Agreement ("Term") shall expire on the tenth (10th) anniversary date of commencement of construction of the Improvements; provided, however, that the Developer may seek extension as reasonably necessary to complete Symphony Bay Phase 8.

SECTION 8.2. **Final Lift.** The City acknowledges and agrees that during the construction of each phase, the Developer may, but will not be required to, lay the final layer of asphaltic pavement to avoid damage and account for settling; provided, however, that said final layer shall be constructed no later than (i) twenty-four (24) months from the time the Developer commences the construction of the segment of road within the subject phase, and (ii) upon the issuance of certificates of occupancy for seventy five (75%) percent of the dwelling units within the subject phase. Except that should winter conditions restrict the laying the final layer of asphaltic pavement, then the final lift of asphaltic pavement will be installed the following spring. Prior to the installation of the final layer of asphalt pavement, the Developer shall repair all damaged road base and replace binder course as required by the City Engineer. Developer may start construction of production homes within a phase after the binder course within the phase has been installed. As the road construction continues, after the final layer of pavement is installed, each segment shall be dedicated to the City by the Developer upon its acceptance pursuant to this Agreement. The Developer shall provide seven (7) days written notice to the City Engineer prior to laying the final layer and the City shall make its inspection and accept the dedication without delay.

SECTION 8.3. **Model Homes.** No building permit will be issued to any lot within the subject phase of Symphony Bay Phase 8 until the installation of sanitary sewer, water, electrical power, gas, telephone facilities, cable television service, and a Binder Course of asphalt base on the roadway adjacent to the parcel has been completed. However, the Developer may construct up to four (4) single-family model homes within Symphony Bay Phase 8 before the foregoing Improvements are constructed. The City shall issue building permits to the Developer for such model homes upon the approval of the engineering drawings, the acceptance by the City of a surety bond, and the Developer's filing of appropriate applications therefor, although the roadway and other Improvements located therein have not been constructed or installed. Occupancy, however, will not be granted to the Developer for such model homes until installation of binder course. None of the foregoing shall limit the Developer's right to construct additional model homes in a phase for which the Improvements have been constructed.

SECTION 8.4. **Security.** A surety bond will be filed with the City prior to construction of the subject phase of Symphony Bay Phase 8. The procedure for the filing of the surety bond shall be as follows: A surety bond equal in amount to one hundred twenty percent (120%) percent of the public Improvements for the subject phase of Symphony Bay Phase 8 shall be issued by a financial institution acceptable to the City. Said surety bond may be reduced from time to time by the value

of Improvements for the subject phase of Symphony Bay Phase 8 previously completed and fully paid. The security will be reduced proportionately as each aspect of the construction for the subject phase of Symphony Bay Phase 8 has been completed and paid for. Should additional improvements for the subject phase of Symphony Bay Phase 8 be added or the cost of the intended Improvements for the subject phase of Symphony Bay Phase 8 prove to be larger than originally anticipated, the surety bond shall be immediately supplemented to include any additional amounts or other estimated costs with respect to said Improvements. To secure the Developer's warranty of the public Improvements for the subject phase, the Developer shall maintain a maintenance bond in the amount of twenty (20%) percent of the cost of such Improvements for twelve (12) months after their installation. Any surety must notify the City not less than ten (10) days before the expiration of any bond it has posted with the City.

SECTION 8.5. **Acceptance of Work**. No act of the City, of the City Engineer, or of any representative of either, in inspecting the public Improvements of the subject phase of Symphony Bay Phase 8, or any extension of time for the completion of such Improvements, shall be regarded as an acceptance of such Improvements or any part thereof, or of materials used therein, either wholly or in part. Acceptance shall be evidenced only by the final certificate of the City Engineer. Acceptance of the streets within a Phase shall be made by the City no later than one year after the second lift of asphalt is installed, but the bond reductions shall be made by the City as work has been completed and paid for, as provided herein. The City, at its cost, shall provide snow removal from streets once the binder course has been installed. No waiver of any breach of this Agreement by the City of anyone acting on its behalf shall be held as a waiver of any other subsequent breach thereof. Any remedy provided herein shall be taken and construed as cumulative.

SECTION 8.6. **Breach, Completion**. In the event the Developer fails to complete the public Improvements within the specified time for the subject phase of Symphony Bay Phase 8, commits a breach of any of the other covenants hereunder, or if the Developer becomes insolvent, or is declared bankrupt, or commits any act of bankruptcy or insolvency, or makes an assignment for the benefit of creditors, or from any other cause whatsoever, does not carry on the public Improvements in an acceptable manner, the City shall give notice in writing to the Developer and its surety of such delay, neglect, or default, specifying the same, and if the Developer, within a period of ten (10) days after such notice, does not take action as prescribed in the notice to remedy the delay, neglect or default, as specified by the City in its notice, subject to the provisions of Section 3.3 hereof, then the City shall, upon written certificate from the City Engineer of the fact of such delay, neglect, or default, and the Developer's failure to comply with such notice, have full power and authority to call upon the surety or complete the work in accordance with the terms of this Agreement; or the City may take over the public Improvements for the subject phase of Symphony Bay Phase 8, including any or all materials and equipment on the ground as may be suitable and acceptable, and may complete the public Improvements for the subject phase of Symphony Bay Phase 8, by or on its own account, or may enter into a new agreement with another party for the completion of the public Improvements of the subject phase of Symphony Bay Phase 8, according to the terms and provisions hereof, or use such other methods as, in its opinion, shall be required for such completion of in an acceptable manner. All costs and charges incurred by the City, together with the cost of completing the public Improvements for the subject phase of Symphony Bay Phase 8 under this Agreement, shall be charged to the Developer, and the Developer and its surety shall be liable therefor.

SECTION 9
RISK OF LOSS

SECTION 9.1. **Risk of Loss**. The risk of loss or damage of any kind whatsoever to materials stored on Symphony Bay Phase 8 which are to be incorporated into any phase of Symphony Bay Phase 8, and the risk of damage or destruction to Symphony Bay Phase 8 or any part thereof, at

any time prior to the completion and acceptance of the public Improvements to be performed under this Agreement, is assumed by the Developer.

SECTION 10
DEVELOPER'S INSURANCE

SECTION 10.1. **Insurance**. The Developer shall not commence, or cause to be commenced, work on the subject phase of Symphony Bay Phase 8 under this Agreement until it has obtained all insurance required under this subsection, and such insurance has been approved by the City; nor shall the Developer allow any contractor or subcontractor to commence such Improvements on such phase until all such insurance required of the Developer has been so obtained and approved.

SECTION 10.2. **Workmen Compensation Insurance**. The Developer shall take out and maintain during the life of this Agreement, Workmen Compensation Insurance for all of its employees employed at Symphony Bay Phase 8, and in case any work is sublet, the Developer shall require all contractors and subcontractor to similarly provide Workmen Compensation Insurance for all of their employees, unless such employees are covered by the protection afforded by the Developer. In case any class of employees at Symphony Bay Phase 8 for the subject phase of Symphony Bay Phase 8 are engaged in hazardous work under this Agreement, but are not protected under the Workmen Compensation Statute, the Developer shall provide, and shall cause such contractor and subcontractor to provide, Employer's Liability Insurance for the protection of any employees not otherwise protected.

SECTION 10.3. **Public Liability and Property Damage**. The Developer shall take out and maintain during the Term of this Agreement such public liability and property damage insurance as shall protect the Developer and any contractor or subcontractor performing work covered by this Agreement from claims for damages for personal injury, including accidental death, as well as from claims for property damages, which may arise from operations under this Agreement, whether such operations be by itself or by any contractor or subcontractor, or by anyone directly or indirectly employed by any of them, and the amount of such insurance shall be as follows: Public liability insurance in an amount not less than One Million Dollars ($1,000,000.00) for injuries, including accidental death, to any one (1) person, and subject to the same limit for each person in an amount not less than Two Million Dollars ($2,000,000.00) on account of one (1) accident, and property damage insurance in an amount of not less than Five Hundred thousand Dollars ($500,000.00).

SECTION 10.4. **Contractor Insurance**. The Developer shall require each and every contractor and subcontractor to obtain and maintain similar policies with the same limits stipulated above, including contractor's contingent or protective insurance, if necessary, to protect the Developer from damage claims arising from operations under this Agreement.

SECTION 10.5. **Insurance Covering Special Hazards**. The following special hazards shall be covered by rider or rides to the public liability and/or property damage insurance policy or policies herein before required to be furnished by the Developer, or by separate policies of insurance, in amounts not less than Three Hundred Thousand Dollars ($300,000.00) to cover injury to underground structures such as wires, conduits, pipes and sewers, and explosions of any kind, including blasting, and public liability insurance of Two Hundred Fifty Thousand Dollars ($250,000.00/Five Hundred Thousand Dollars ($500,000.00), with property damage not less than One Hundred Thousand Dollars ($100,000.00) for each and every truck or other motor vehicle used in hauling materials to or from Symphony Bay Phase 8 .

SECTION 10.6. **Proof of Carriage of Insurance**. Prior to commencement of work hereunder, the Developer shall furnish to, and obtain approval from the City Administrator, of certificates of insurance relating to all coverages required hereby and herein, which approval shall not be unreasonably withheld, conditioned or delayed.

SECTION 10.7. **Cancellation of Insurance**. Each policy shall provide that it is noncancelable for a period of thirty (30) days following written notice of intention to cancel given by the insurance carrier via certified mail.

SECTION 10.8. **Endorsements**. The Developer will secure a contractual endorsement covering the hold harmless and indemnity agreements contained in Section 11 hereof.

SECTION 11
HOLD HARMLESS AND INDEMNITY AGREEMENT

SECTION 11.1. **Indemnity.** The Developer agrees to indemnify and hold harmless the City, its agents and employees, from any and all claims of all persons, entities, or the like for damages of any kind relating to injury, death, or property damage arising directly or indirectly out of the Improvements constructed or to be constructed under this Agreement, including extra work, by reason of negligent or wrongful conduct in whole or in part on the part of:

A. The Developer, or any of its servants, employees, personnel, agents, representatives, contractors, or subcontractors, or the agents of said respective parties, or persons performing any work under this Agreement or in connection with any work performed under this Agreement.

B. The Developer hereby warrants that all Improvements required herein will utilize good quality materials and workmanship. The Developer further agrees to warrant all Improvements of the subject phase against any and all defects in material or workmanship for a period of one (1) year from the date of the acceptance of the public dedication thereof.

SECTION 11.2. **Defense**. The Developer agrees to assume the defense of any action filed to which this hold harmless agreement applies, and to pay all costs and reasonable attorney fees incurred in connection therewith, and to pay any final judgments entered in an action to which this hold harmless agreement and indemnification agreement applies. This hold harmless agreement does not apply to any disputes between the City and any other federal, state, or municipal entity or agency.

SECTION 11.3. **Immunity Not Affect**. This indemnity and hold harmless agreement shall be applicable regardless of any provision of immunity provided for by law.

SECTION 11.4. **Certificate of Insurance**. The Developer further agrees that prior to commencement of the public or private Improvements under this Agreement, it will deposit with the City Administrator certificates of insurance relating to the foregoing, together with a contractual indemnify endorsement relating to this hold harmless agreement.

SECTION 12
MISCELLANEOUS

SECTION 12.1. **Complete Agreement, Amendment**. There are no representations, covenants, warranties, promises, agreements, conditions, or undertakings, oral or written, between the City

and the Developer, other than as set forth herein, which is to be read and interpreted in conjunction with this Agreement as to the subject matter hereof. Except as otherwise expressly provided herein, no subsequent alteration, amendment, change, or addition to this Agreement shall be binding upon either party unless made in writing by the City Council and the Developer and signed by them.

SECTION 12.2. **Conflicts with Codes and Ordinances of the City**. Whenever the terms or provisions of this Agreement or any exhibits hereto, including the Final Plats, Site Phasing Plan, GDP or the PIP, conflict with the terms and provisions of any codes or ordinances of the City, the terms and provisions of this Agreement shall prevail and control.

SECTION 12.3. **Cooperation with Permits, Easements**. The City shall cooperate with the Developer in the Developer's endeavors to obtain required permits and approvals from all other governmental or quasi-governmental agencies or boards, whether federal, state, or local, with jurisdiction over any aspect or part of Symphony Bay Phase 8, which support and assistance shall also extend to any public and private utility companies. The City shall also cooperate with the Developer in obtaining all necessary easements and shall grant the Developer access to all City owned rights-of-way to enable the Developer's provision of sanitary sewer, water service, and electrical service to Symphony Bay Phase 8, in accordance with the plans and specifications. City shall process any applications and shall issue such permits within the following time periods after application of such permits are made: Building Permits – 10 days; Occupancy Permits – 10 days; Subdivision – at time of final plat approval.

SECTION 12.4. **Assessment Pending Development**. If allowed by law, Symphony Bay Phase 8 shall be assessed as improved property in only those phases that have been actually improved and developed by the Developer. The remainder of Symphony Bay Phase 8 not so improved or developed shall be assessed as it is actually used. If the provisions of this subsection should conflict with any future change in present state law relating to appropriate methods of assessment, then the provisions of said changed state law shall prevail.

SECTION 12.5. **Impact Fees**. It is understood and acknowledged by the Developer that the City amended, and greatly increased, its impact fees by Ordinance 23-03 adopted June 12, 2023, and effective June 22, 2023 ("Impact Fees"). The Developer shall be responsible for payment of the Impact Fees for each residential unit prior to issuance of a building permit. **No prepayment shall be allowed**.

SECTION 12.6. **Codes and Fees**. City agrees that:

A. Impact fees shall not exclusively apply to Symphony Bay Subdivision and Symphony Bay Phase 8; and

B. Provided it is not contrary to state or federal law, there shall be no requirements made by the City that the residential buildings within Symphony Bay Phase 8 be sprinklered.

SECTION 12.7. **Monotony Code**. Any existing ordinance or ordinance hereinafter enacted or modified which limits, governs or controls architectural style, colors, building materials or placement of homes on lots which may be in conflict with the "Monotony Code Lot Restrictions Symphony Bay Phase 8 (the "Monotony Code") attached hereto as **"Exhibit D"** shall not be applicable to houses built on Symphony Bay Phase 8, and the Monotony Code shall apply to all such homes. Developer may change or modify its Monotony Code within the written consent of the City, which shall not be unreasonably withheld, conditioned or delayed.

SECTION 12.8. **Temporary Certificates of Occupancy**. Temporary certificates of occupancy shall be issued during periods of winter weather for homes when construction has not been completed.

SECTION 12.9. **Sale Trailers**. Developer shall be allowed to place and maintain on any phase trailers for use as a temporary sales office for homes to be constructed within Symphony Bay Phase 8. Such trailers may be used until permanent sale facilities are built by Developer.

SECTION 12.10. **Marketing Improvements**. Developer shall be permitted to install the following improvements to be used for the marketing of homes on Symphony Bay Phase 8 at such locations as may be approved by the City:

a. 10' by 30' sales signs at each N Bloomfield Road and Townline Road;

b. Temporary guest parking areas for potential customers who may come to Symphony Bay Phase 8; and

c. Temporary promotional areas for sales events conducted by Developer within Symphony Bay Phase 8.

SECTION 12.11. **Elevations**. In addition to elevations approved for Symphony Bay Subdivision, Developer may at any time introduce new elevations to be constructed within Symphony Bay Phase 8, for which building facades may be approved administratively by the Building and Zoning Administrator of the City without the need for Developer to obtain any additional approvals. However, moving the garage closer to the street than the porch or living area shall require general development and precise implementation plan approval for such changes.

SECTION 12.12. **Maintenance of Detention Ponds**. The Declaration of Covenants for Symphony Bay Phase 8, which will be recorded against Symphony Bay Phase 8 states that the Homeowner's Association established for Symphony Bay Phase 8 shall be responsible for "Maintenance, repair and replacement of detention and stormwater management areas.

SECTION 12.13. **Severability**. In the event that any provision of this Agreement conflicts with applicable state or federal law, such conflict shall not affect the other provisions of this Agreement which can be given effect without the conflicting provision, and, to this end, the provisions of this Agreement are declared to be severable and the invalidity or partial invalidity or unenforceability of any one (1) provision or portion hereof shall not affect the validity or enforceability of the remaining portions of said provision or any other provisions of this Agreement.

SECTION 12.14. **City Not Partner**. The City does not, in any way or for any purpose, become a partner, employer, principal, agent, or joint venturer of or with the Developer.

SECTION 12.15. **Captions**. This Agreement shall be construed without reference to titles of any sections or subsections hereof, which are inserted only for convenience.

SECTION 12.16. **Binding Agreement, Assignment**. This Agreement, and all of the terms, covenants, and conditions hereof and of the various instruments executed and delivered pursuant hereto, shall be binding upon and inure to the benefit of the parties and their respective successors and assigns. The Developer shall be permitted to assign any and all of its rights hereunder; provided, however, the City shall be notified, in writing, of any such assignment within thirty (30) days before the effective date of such assignment, and such written notice shall include the name, address, and telephone number of the assignee; and, provided further, that such assignment shall not be effective unless and until the assignee satisfies the City that it may succeed to the surety

bond as provided under this Agreement, in such manner and form acceptable to the City Attorney, or assignee provides a new surety bond acceptable to the City.

SECTION 12.17. **Governing Law**. This Agreement shall be construed under the laws of the State of Wisconsin.

SECTION 12.18. **Counterpart Execution**. This Agreement, and all other documents or instruments that may be required by this Agreement, may be executed in several counterparts, each of which shall be deemed an original, but all of which shall constitute one (1) and the same instrument. In addition, this Agreement may contain more than one (1) counterpart of the signature page, and this Agreement may be executed by the affixing of the signatures of each of the signers to one (1) of such counterpart signature pages; all of such counterpart signature pages shall be read as though one (1), and shall have the same force and effect as though all of the signers had signed a single signature page.

SECTION 12.19. **Notices**. Any notice to be given or served upon any party hereto in connection with this Agreement shall be in writing and shall be deemed received (a) on the date delivered if hand delivered by receipted hand delivery and (b) three (3) days after postmark if sent postage prepaid by certified or registered mail, return receipt requested. Notices to the parties shall be sent to their addresses set forth below. Either party, by written notice to the other, may change its address to which notices are to be sent.

If to Developer:	FAIRWYN SB, INC. 875 TOWNLINE RD SUITE 103 LAKE GENEVA, WI 53147
If to Owner:	BLOOMFIELD HOLDINGS, LLC c/o FAIRWYN DEVELOPMENT CORPORATION 875 TOWNLINE RD SUITE 103 LAKE GENEVA, WI 53147
With copy to:	CLAIR, THOMPSON AND POLLARD, S.C. ATTN: CHARLES W. POLLARD 617 E. WALWORTH AVE DELAVAN, WI 53115
If to City:	CITY CLERK'S OFFICE 626 GENEVA STREET LAKE GENEVA, WI 53147
With copy to:	CITY ATTORNEY ATTN: DANIEL S. DRAPER 626 GENEVA STREET LAKE GENEVA, WI 53147

SECTION 13
DEVELOPER RIGHT OF DETACHMENT

SECTION 13.1. **Developer Right to Detach**. Developer and City agree that Developer shall have the right to detach Symphony Bay Phase 8 from the City should Developer, in Developer's sole discretion, be unable to obtain zoning, platting, and other approvals to develop Symphony Bay Phase 8 in a manner acceptable to the Developer. City hereby agrees to effectuate said detachment by deannexation or any other legally permissible procedure for detachment. Upon completion of detachment of Symphony Bay Phase 8, this Preannexation and Development Agreement shall be deemed null and void and the parties shall have no further obligations related to this Agreement.

[*Signature Pages Follow*]

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

CITY OF LAKE GENEVA, a Wisconsin municipal Corporation (The "City")

By: _____
Mayor

Attest: _____
City Clerk

APPROVAL OF COMMON COUNCIL

This Agreement was approved by the Common Council of the City of Lake Geneva by Resolution dated the _____ day of _____, 2024

BLOOMFIELD HOLDINGS, LLC
(The "Owner")

By: _____
Brian C. Pollard
Its:

FAIRWYN SB, INC.
(The "Developer")

By: _____
Brian C. Pollard
Its:

This Document drafted by:
CLAIR, THOMPSON & POLLARD, S.C.
Attorney Charles. W. Pollard IV
617 East Walworth Avenue
Delavan, Wisconsin 53115-0445
E-mail: chadpollard@clairlaw.com

EXHIBIT A
TO ANNEXATION AND DEVELOPMENT AGREEMENT

Legal Description of Symphony Bay Phase 8

EXHIBIT B
TO ANNEXATION AND DEVELOPMENT AGREEMENT

Petition for Direct Annexation by Unanimous Consent of Electors and Property Owners

EXHIBIT C
TO ANNEXATION AND DEVELOPMENT AGREEMENT

Zoning Application

EXHIBIT D
TO ANNEXATION AND DEVELOPMENT AGREEMENT

Monotony Code

APPLICATION FOR ZONING MAP AMENDMENT

Name of Applicant: Bloomfield Holdings, LLC

Address of Applicant: 875 E Townline Rd., STE 103, Lake Geneva, WI 53147

Telephone No. (262) 248-5010

Fax and/or email: (____) brian@fairwyn.com

Name of Owner: Bloomfield Holdings, LLC

Address of Owner: 875 E Townline Rd., STE 103, Lake Geneva, WI 53147

Telephone No. (262) 248-5010

Fax and/or email: (____) brian@fairwyn.com

Owner Signature: _____

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

Zoning Classification change from: C-2/A-2 (Town of Bloomfield) to Single-Family Residential-4 (SR-4)

Reason for requesting Proposed Amendment: Establish zoning designation for annexed parcel.

Proposed use of property: Residential

Fee of $400.00 payable upon filing application.

October 3, 2023
Date

Signature of Applicant

Bloomfield Holdings, LLC | Tax Key No. MB 500003 | Cost Recovery # _____

Petitioner Name | Project Address

OFFICE USE ONLY | Description of Request Zoning Map Amendment

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.

Bloomfield Holdings, LLC, as applicant/petitioner for

Project: Annexation and Zoning Map Amendment of Tax Key No. MB 500003

Project Address: Tax Key No. MB 500003

Parcel No. Tax Key No. MB 500003

Name: Bloomfield Holdings, LLC

Address: 875 E Townline Rd., STE 103, Lake Geneva, WI 53147

Cell Phone: (____) - _____ - _____ Phone: (262) - 248 - 5010

Email: brian@fairwyn.com

Dated this 3rd Day of October, 2023

Bloomfield Holdings, LLC

Printed Name of Applicant / Petitioner

Signature of Applicant/Petitioner

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

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

I.RECORDATION OF ADMINISTRATIVE PROCEDURES

____ **Pre-submittal staff meeting scheduled:**

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

II.APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

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

⇓

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

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

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

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

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

III. JUSTIFICATION OF THE PROPOSED ZONING MAP AMEDMENT

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

_____

_____

_____

_____

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

_____

_____

_____

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

_____

_____

_____

FINAL APPLICATION PACKET INFORMATION

____ Receipt of 1 full scale copy in 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: _____

CITY OF LAKE GENEVA
ZONING MAP AMENDMENT

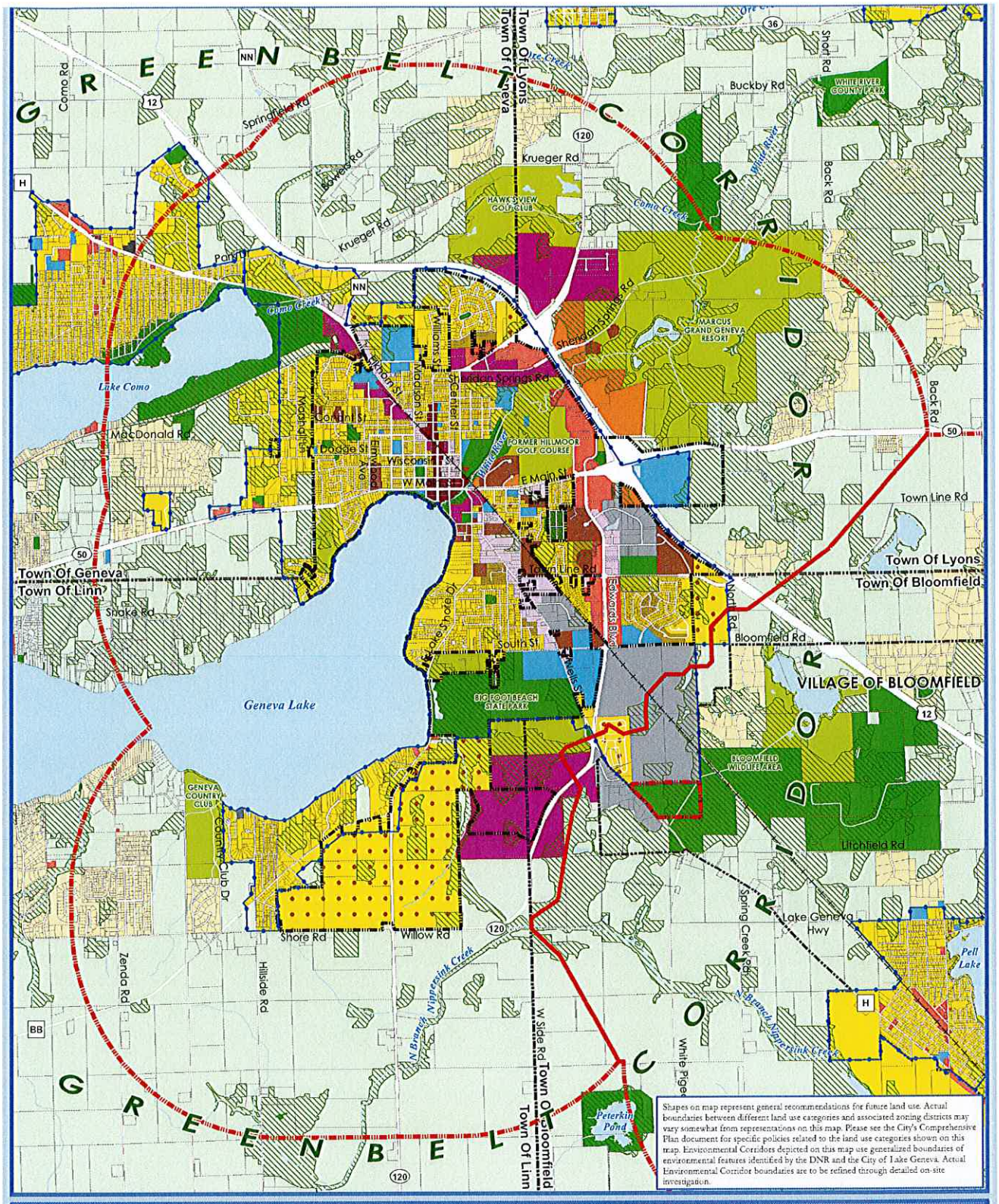
Name: Bloomfield Holdings, LLC
Tax Parcel No.: MB 500003
Existing Zoning: C-2/A-2 (Town of Bloomfield)
Requested Zoning: Single Family Residential-4 (SR-4)

****

The subject property at Walworth County Tax Key No. MB 500003 is located southeast of the City of Lake Geneva, currently within the Town of Bloomfield. We are requesting the entire 69.36 acre property be annexed and rezoned within the City. This petition is being made by unanimous approval of the single property owner. The property is contiguous with the City as it abuts approximately 2,500 feet of the neighboring Symphony Bay Subdivision within the City. The subject property has frontage on Townline Rd. to the north, North Rd. to the east, and N. Bloomfield Rd. to the south.

The parcel is shown in the City's Comprehensive Plan as a potential area for inclusion within the City; and therefore, has a recommended land use of Planned Neighborhood, which includes single family – urban. (See Future Land Use Map attached). The requested zoning of Single Family Residential-4 (SR-4) is consistent with the future planned uses in this area. The requested zoning is also consistent with the surrounding land uses, wherein the neighboring parcels to the west and north are designated on the Comprehensive Plan Future Land Use Map as Single Family Residential – Urban. The subject parcel is not located within a floodplain.

The annexation and approval for final zoning are being sought contemporaneously.



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

Land Use Categories

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

*Each "Planned Neighborhood" may include a mix of:
1. Single Family - Urban (predominate land use)
2. Two-Family/Townhouse
3. Multi-Family Residential
4. Institutional & Community Services
5. Neighborhood Mixed Use
6. Public Park & Recreation

- Neighborhood Mixed Use
- Planned Office
- Planned Business
- Central Business District
- Planned Mixed Use

*Each "Planned Mixed Use Area" may include mix of:
1. Planned Office
2. Multi-Family Residential
3. Institutional & Community Services
4. Planned Business

- Planned Industrial
- General Industrial
- Institutional & Community Services
- Private Recreation Facilities
- Public Park & Recreation
- Environmental Corridor
- Extraterritorial Jurisdiction Boundary
- Other Municipal Boundaries
- City of Lake Geneva
- Urban Service Area Boundary
- Parcels
- Surface Water
- Abandoned Railroad

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

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

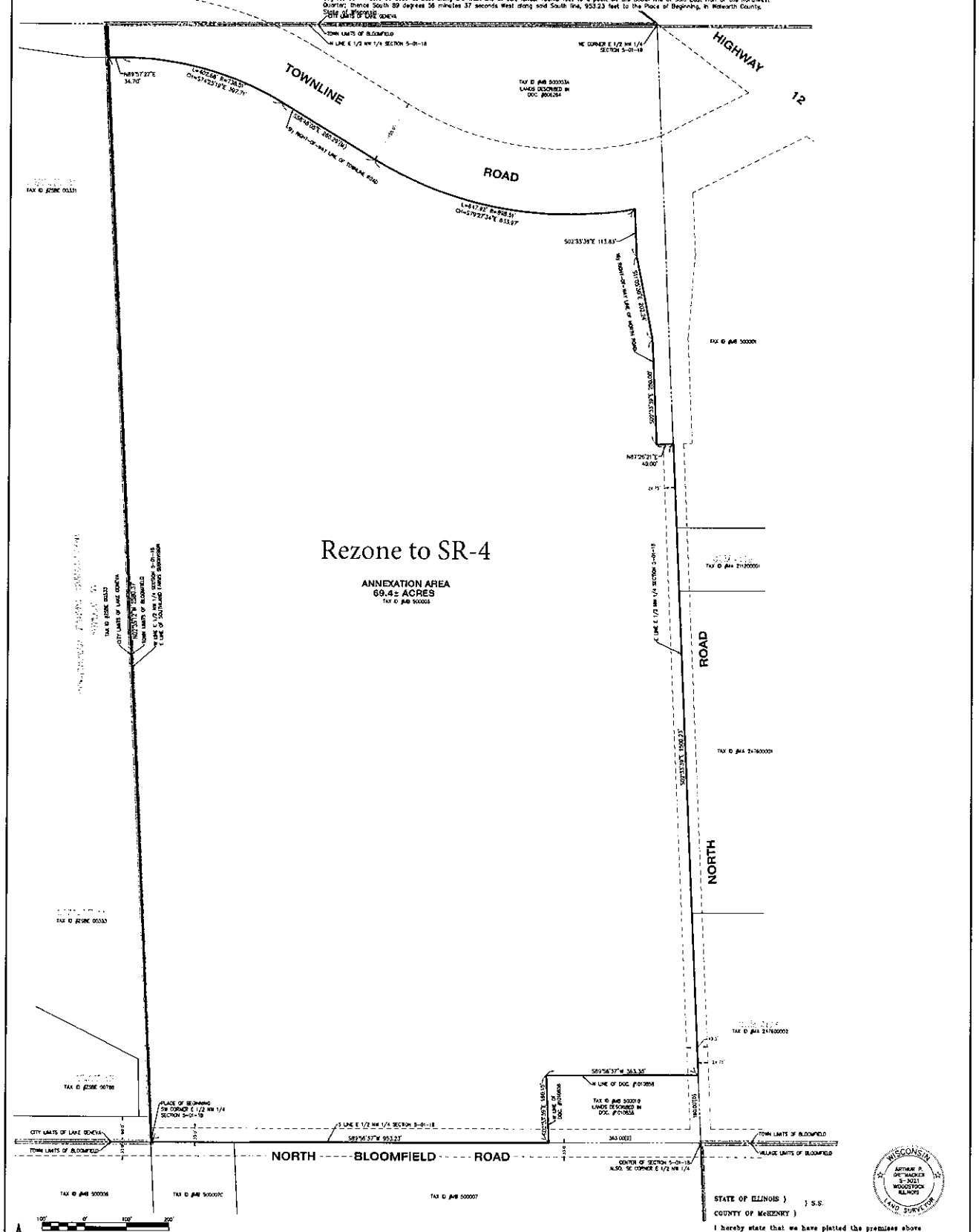
N

0 0.25 0.5 1 Miles

Vanderstappen Land Surveying, Inc.

PLAT OF ANNEXATION & REZONE

Part of the East Half of the Northwest Quarter of Section 5, Township 1 North, Range 18 East of the Fourth Principal Meridian, described as follows: Beginning at the Southwest corner of said East Half of the Northwest Quarter; thence North 02 degrees 35 minutes 12 seconds West along the West line thereof, 2,580.37 feet to the Southerly right-of-way line of Townline Road; thence North 89 degrees 57 minutes 27 seconds East along said right-of-way line, 34.70 feet; thence Southeasterly 402.58 feet along said right-of-way line, being along a curve to the right, having a radius of 738.51 feet, the chord of which bears South 74 degrees 25 minutes 19 seconds East, for a length of 397.71 feet; thence South 58 degrees 48 minutes 05 seconds East along said right-of-way line, 260.29 feet; thence Easterly 647.92 feet along said right-of-way line, being along a curve to the left, having a radius of 898.51 feet, the chord of which bears South 79 degrees 27 minutes 34 seconds East, for a length of 633.97 feet to the Westerly right-of-way line of North Road; thence South 02 degrees 33 minutes 39 seconds East along said West right-of-way line, 113.83 feet; thence South 11 degrees 05 minutes 30 seconds East along said right-of-way line, 202.74 feet; thence South 02 degrees 33 minutes 39 seconds East along said right-of-way line, 250.00 feet; thence North 87 degrees 26 minutes 21 seconds East along a jog in said right-of-way line, 40.00 feet to a point on the East line of said East Half of the Northwest Quarter; thence South 02 degrees 33 minutes 39 seconds East along said East line, 1,500.23 feet to the Northeast corner of lands described in Document No. 1010658 recorded June 8, 2020 in said McHenry County; thence South 89 degrees 56 minutes 37 seconds West along the North line of said lands, 363.35 feet to the Northwest corner of said lands; thence South 02 degrees 33 minutes 39 seconds East along the West line of said lands, 160.15 feet to a point on the South line of said East Half of the Northwest Quarter; thence South 89 degrees 56 minutes 37 seconds West along said South line, 953.23 feet to the Place of Beginning, in McHenry County, Illinois.



CLIENT: FAIRWYN HOMES
DRAWN BY: TVA CHECKED BY: APG
SCALE: 1"=100' SEC. 5 T. 01 N. 18 E.
BASIS OF BEARING: ASSUMED
P.I.N.: MB 50003
JOB NO.: 230864 LD. PAN
FIELDNOTE COMP.: BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.

STATE OF ILLINOIS) } S.S.
COUNTY OF McHENRY)

I hereby state that we have plotted the premises above described, and that the plat hereon is a true representation of the said description.

This is not a Boundary Survey

Dated at Woodstock, McHenry County, Illinois 9/22 A.D., 20 23.

Vanderstappen Land Surveying, Inc.
Design Firm No. 184-002792

By: _____
Wisconsin Registered Land Surveyor No. S3021

WISCONSIN ANTHONY P. GRETMACHER S-3021 WOODSTOCK ILLINOIS LAND SURVEYOR

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: May 20, 2024

Agenda Item #7

Current Property Owner:
Ron Amann, RJ Amann Properties
N3219 County Truck Highway H
Lake Geneva, WI 53147

Request:
Zoning Map Designation (Following Annexation)

Description:

The property at N3219 CTH H (Elkhorn Road) is on the northwest end of the City of Lake Geneva. The owner has recently completed the process of annexing into the City. The parcel and general surrounding area are shown in the City's Comprehensive Plan as a potential area for inclusion within the City of Lake Geneva and therefore has a recommended land use of Planned Mixed Use. The current use of the property as office is consistent with the future planned uses in this area.

Action by the Plan Commission:

During the annexation review process, an annexation ordinance may temporarily designate the classification of the annexed area for zoning purposes. This property has been assigned temporary zoning of Planned Office (PO) zoning district, which best matches the existing office use occurring at the property. The PO Zoning District is also consistent with the future land use recommendation in the Comprehensive Plan.

Any permanent zoning must follow the standard procedures for a zoning map amendment, including a public hearing held by the Plan Commission, noticed by a Class II notice publication. Because only the annexation procedures were followed previously, the applicant must now follow the zoning map amendment steps including the public hearing to formalize the zoning.

Staff Recommendation:

Staff recommends that the Plan Commission pass a motion to recommend *approval* of the use of permanent zoning in the PO (Planned Office) zoning district.

Sonja Kruesel, AICP
City Planning Consultant
Vandewalle & Associates

APPLICATION FOR ZONING MAP AMENDMENT

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

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

Telephone No. (262) 248-0261

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

Name of Owner: Ron Amann

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

Telephone No. (262) 749-8341

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

Owner Signature: [signature]

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

See Attached sheet

Zoning Classification change from: Temporary office to Planned office

Reason for requesting Proposed Amendment: Annexed Building into the City

Proposed use of property: Use of 3 unit office Building and proposed condominium

Fee of $400.00 payable upon filing application.

4/15/24
Date

[signature]
Signature of Applicant

Ron Amann N3219 CTY Rd H 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.

Ron Amann, as applicant/petitioner for

Project: Annexed Bldg into City - Requesting Planned office zoning

Project Address: N3219 CTY Rd H Lake Geneva

Parcel No. JA 54900001

Name: Ron Amann / R.J. Amann Properties LLC

Address: N3219 CTY Rd H
Lake Geneva, WI 53147

Cell Phone: (262) - 749 - 8341 Phone: (262) 248 - 0261

Email: ron@rjamannbuilders.com

Dated this 15 Day of April, 2024

RONALD J. AMANN

Printed Name of Applicant / Petitioner

Signature of Applicant/Petitioner

CARDINAL ENGINEERING

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

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

MORE PARTICULARLY DESCRIBED AS:
LOT 1 OF CERTIFIED SURVEY MAP No. 549 AS RECORDED IN DOCUMENT No. 701551 PER THE WALWORTH COUNTY REGISTER OF DEEDS; ALSO COMMENCING FROM THE NORTH 1/4 CORNER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 17 EAST; THENCE S51°35'49"E 1622.30' TO THE PLACE OF BEGINNING; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF COUNTY TRUNK HIGHWAY H ON A CURVE TO THE RIGHT WITH A CHORD BEARING AND LENGTH OF S40°36'01"E 86.03', WITH AN ARC LENGTH OF 86.03' AND A RADIUS OF 4217.28'; THENCE N82°16'31"E 243.38' TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID HIGHWAY; THENCE N89°44'02"E 36.37' TO THE SOUTHWESTERLY CORNER OF LOT 2 OF CSM 2369 AS RECORDED IN DOCUMENT# 269591 AS PER THE WALWORTH COUNTY REGISTER OF DEEDS; THENCE N25°08'11"W 176.18' ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY TO A POINT THAT IS 26.66' NORTHWESTERLY OF THE NORTHWEST CORNER OF LOT 2 OF SAID CSM; THENCE S76°21'57"W 314.87' TO THE A POINT ON THE WESTERLY RIGHT OF WAY OF SAID HIGHWAY; THENCE S58°57'14"W 194.25'; THENCE N77°30'39"E 218.91' ALONG THE NORTHERLY LINE OF CSM #549 TO THE PLACE OF BEGINNING.

Tax ID: JA 54900001
Population of said lands: 0
Parcel Area (including R/W): 92,133 Sq-ft / 2.11 Ac
Anexee: Town of Geneva
Annexor: City of Lake Geneva

CARDINAL
Plan | Survey | Engineer

RECEIVED
Date: 2-8-24

TO: Common Council of the City of Lake Geneva

FROM: Ron Amann

SUBJECT: Petition for Annexation

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

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

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

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

The population of said lands is 0.
Tax ID: JA 54900001
Parcel Area including R/W: 92,133 Sq-ft / 2.11 Ac
Anexee: Town of Geneva
Annexor: City of Lake Geneva

Owner/Petitioner

Ron Amann

6-13-23
Date

CARDINAL
Plan | Survey | Engineer

Legal Description of Lands to be Annexed

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

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ANNEXATION MAP

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

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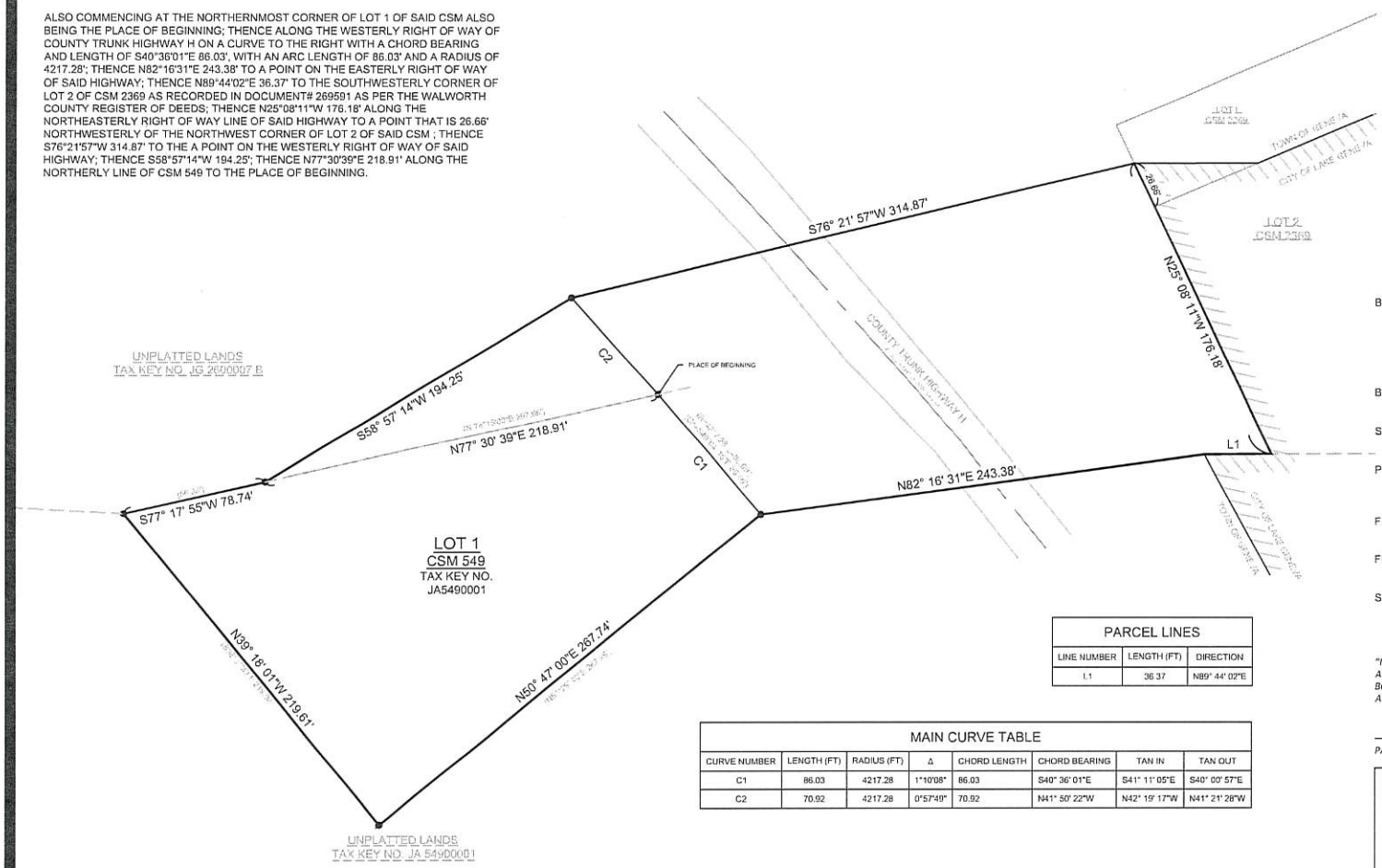
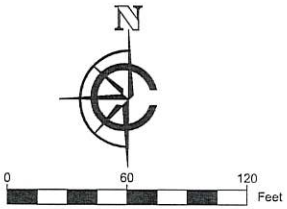




SCALE: 1" = 60'
SHEET SIZE: 11 x 17

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

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

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

BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:
RON AMANN

PROPERTY ADDRESS:
N3219 CTY TK H
LAKE GENEVA

FIELD WORK COMPLETED ON:
FEBRUARY 3 , 2022

FIELD CREW CHIEF:
MIKE MELENZIO

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

WISCONSIN
PAUL H. VAN HENKELUM
S-1931
LAKE GENEVA, WI
LAND SURVEYOR

PARCEL LINES		
LINE NUMBER	LENGTH (FT)	DIRECTION
L1	36.37	N89° 44' 02"E

MAIN CURVE TABLE							
CURVE NUMBER	LENGTH (FT)	RADIUS (FT)	Δ	CHORD LENGTH	CHORD BEARING	TAN IN	TAN OUT
C1	86.03	4217.28	1°10'08"	86.03	S40° 36' 01"E	S41° 11' 05"E	S40° 00' 57"E
C2	70.92	4217.28	0°57'49"	70.92	N41° 50' 22"W	N42° 19' 17"W	N41° 21' 28"W

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

PAUL H VAN HENKELUM, PLS #1931 *DATE*

CARDINAL
PLAN | SURVEY | ENGINEER

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

DATE: 06 / 12 / 2023 JOB No. 23308
SHEET 1 OF 1 JDB

G:\Shared drives\Cardinal Office\Projects\23308- N3219 CTY TK H\DWG\BASE\23308-ANNEXATION.dwg

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

TONY EVERS
GOVERNOR
KATHY BLUMENFELD
SECRETARY
Municipal Boundary Review
PO Box 1645, Madison WI 53701
Voice (608) 264-6102 Fax (608) 264-6104
Email: **wimunicipalboundaryreview@wi.gov**
Web: **http://doa.wi.gov/municipalboundaryreview**

July 12, 2023

PETITION FILE NO. 14600

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

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

Subject: AMANN ANNEXATION

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

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

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

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

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

The petition file is available for viewing at: http://mds.wi.gov/View/Petition?ID=2674
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: May 20, 2024

Agenda Item #8

Applicant:
Jennifer Klemke
1020 Lake Geneva Blvd
Lake Geneva, WI

Request:
431-433 Broad Street
Lake Geneva, WI 53147
Proposed Conditional Use Permit for Physical Activity Studio

Description:

The applicant is requesting approval of two principal nonresidential uses in the same building: a boxing gym on the ground floor and a vacation rental on the upper floor. This staff report pertains to the boxing gym only. Later on the agenda, the City will be asked to consider approval of a Limited Conditional Use Permit for the upper-story vacation rental use and Group Development to allow for both uses in the same building.

The applicant is requesting approval of a Conditional Use Permit (CUP) application for a boxing gym located at 431-433 Broad Street in the Central Business (CB) zoning district. Boxing gyms are classified as a Physical Activity Studio in the zoning ordinance; they are allowed as a conditional use in the CB zoning district.

Most other properties along Broad Street in this area are also zoned CB. The property to the east (rear) is zoned General Business (GB), and the property to the west across Broad Street is zoned Planned Development.

The proposed boxing gym will include fitness equipment and fitness classes. The gym's hours of operation will be 24/7 with security entries for members only. Staffed hours will be Monday through Friday from 6:00 a.m. to 5:00 p.m., and Saturdays and Sundays from 8:00 a.m. to 3:00 p.m. Those who are not members but who have day passes will have access to the building only during staffed hours. The business will include a smoothie bar and sales of to-go meals, which is a permitted by right land use. The business will have approximately five employees and classes will include up to eight people.

Staff Review Comments:

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

Parking – The Group Development is located within the CB zoning district, where there are no minimum parking requirements. Off-street parking at the rear of the building will be shared with users of the vacation rental proposed for the second floor. This is in conformance with the CB zoning district.

Hours of Operation – Staff has seen this 24/7 model with secured access for members work successfully in many other communities.

Food Sales – Staff notes that these the smoothie bar and to-go meal sales are appropriate as a permitted by right use, but any changes or expansion of food sales beyond what is currently proposed may require further approval from the City.

Action by the Plan Commission:

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

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

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

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

A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:

   1. In general, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

   2. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

   3. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

   4. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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

   6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be one or more of the following:

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

Staff Recommendation:

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

Suggested Motions:

- Approve: I recommend approval of the proposed *Conditional Use Permit for Jennifer Klemke, 1020 Lake Geneva Blvd, Lake Geneva, WI, to allow for a Physical Activity Studio at the property located at 431-433 Broad Street in the Central Business Zoning District,* including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- Deny: I recommend denial of the *Conditional Use Permit for Jennifer Klemke, 1020 Lake Geneva Blvd, Lake Geneva, WI, to allow for a Physical Activity Studio at the property located at 431-433 Broad Street in the Central Business Zoning District,* because [provide rationale for denial, based on substantial evidence].

Jackie Mich, AICP
City Planning Consultant
Vandewalle & Associates

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
431-433 Broad St
Lake Geneva WI 53147

Name and Address of Current Owner: Jennifer Klemke
home) 1020 Lake Geneva Blvd Lake Geneva WI 53147
other Business) Lake Geneva Pie Co: 150 E Geneva Sq, Lake Geneva WI 53147

Telephone No. with area code & Email of Current Owner: Jennifer Klemke
c) 847.274.5495 w) Pie: 262.248.5100 lgpielady@ameritech.net

Owner Signature: Jennifer Klemke

Name and Address of Applicant:
Jennifer Klemke 1020 Lake Geneva Blvd Lake Geneva WI 53147

Telephone No. with area code & Email of Applicant: c) 847.274.5495 - w) 262.248.5100 /Pie
lgpielady@ameritech.net

Proposed Conditional Use: Boxing fitness & healthy meals 2go
Physical Activity Studio 98-206 (4)(t)

Zoning District in which land is located: CB

Names and Addresses of architect, professional engineer and contractor of project:
NONE

Short statement describing activities to take place on site:
Boxing classes, misc fitness classes... yoga
selling smoothies, healthy meals 2go (prepackaged)

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

3/19/2024
Date

Jennifer Klemke
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: Boxing gym

Project Address: 433 Broad St Lake geneva WI 53147

Parcel No. _____

Name: Jennifer Klemke

Address: 1020 Lake Geneva Blvd Lake geneva WI 53147

Cell Phone: (847) - 274 -5495 Phone: (W) (262) - 248 -5100

Email: lgpielady@ameritech.net

Dated this 19 Day of March, 20 24

Jennifer Klemke

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.

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

____ **Pre-submittal staff meeting scheduled:**

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

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

⇓

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

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

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

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

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

____ ____ (e) **Written justification for the proposed conditional use:**

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

   I'm not changing any of the existing building.

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

   It will promote more Revenue for the city. More Foot traffic north of downtown. Promotes more activities. Promotes community

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

   For the most part nothing is effected. The parking, I have parking behind the building for some of my customers, & the rest will have the option to use the street parking. The meters will be used in that area more.

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

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

Yes.. good 2go.

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

Yes.

IV. FINAL APPLICATION PACKET INFORMATION

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

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

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

____ **Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk:** **Date:** _____ **by:** _____

____ **Class 2 Legal Notice sent to official newspaper by City Clerk:** **Date:** _____ **by:** _____

____ **Class 2 Legal Notice published on** _____ **and** _____ **by:** _____

____ **Conditional Use recorded with the County Register of Deeds Office:** **Date:** _____ **by:** _____

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

____ **Pre-submittal staff meeting scheduled:**

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

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

⇓

____ ____ (a) **A <u>written description</u> of the intended use describing in reasonable detail the:**

- ____ Existing zoning district(s) (and proposed zoning district(s) if different);
- ____ Land use plan map designation(s);
- ____ Current land uses present on the subject property;
- ____ Proposed land uses for the subject property (per Section 98-206);
- ____ Projected number of residents, employees, and daily customers;
- ____ Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;
- ____ Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

____ Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 98-701-98-721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials;

____ If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII.";

____ Exterior building and fencing materials (Sections 98-718 and 98-720);

____ Possible future expansion and related implications for points above;

____ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

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

____ ____ (c) **A <u>Property Site Plan</u> drawing which includes:**

____ A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;

____ The date of the original plan and the latest date of revision to the plan;

____ A north arrow and a graphic scale (not smaller than one inch equals 100 feet);

____ A reduction of the drawing at 11" x 17";

____ A legal description of the subject property;

____ All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;

____ All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;

____ All required building setback lines;

____ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;

____ The location and dimension (cross-section and entry throat) of all access points onto public streets;

____ The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;

____ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;

____ The location of all outdoor storage areas and the design of all screening devices;

____ The location, type, height, size and lighting of all signage on the subject property to include a photometric plan;

____ The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property -- including the clear demonstration of compliance with Section 98-707;

____ All engineering requirements for utilities, site designs, etc;

____ The location and type of any permanently protected green space areas;

____ The location of existing and proposed drainage facilities for storm water;

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

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

____ ____ (d) **A <u>Detailed Landscaping Plan</u> of the subject property:**

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

____ ____ (e) **A <u>Grading and Erosion Control Plan</u>:**

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

____ ____ (f) **<u>Elevation Drawings</u> of proposed buildings or remodeling of existing buildings:**

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

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

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

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

Development Review Committee (DRC) Application

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

Applicant Information

Property Address 431-433 Broad St Lake Geneva WI 53147
Applicant name Jennifer Klemke
Applicant email lgpielady@ameritech.net Phone Number _____

Architect/Contractor/Designer Name X
Architect/Contractor/Designer Email X Phone Number X

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_____

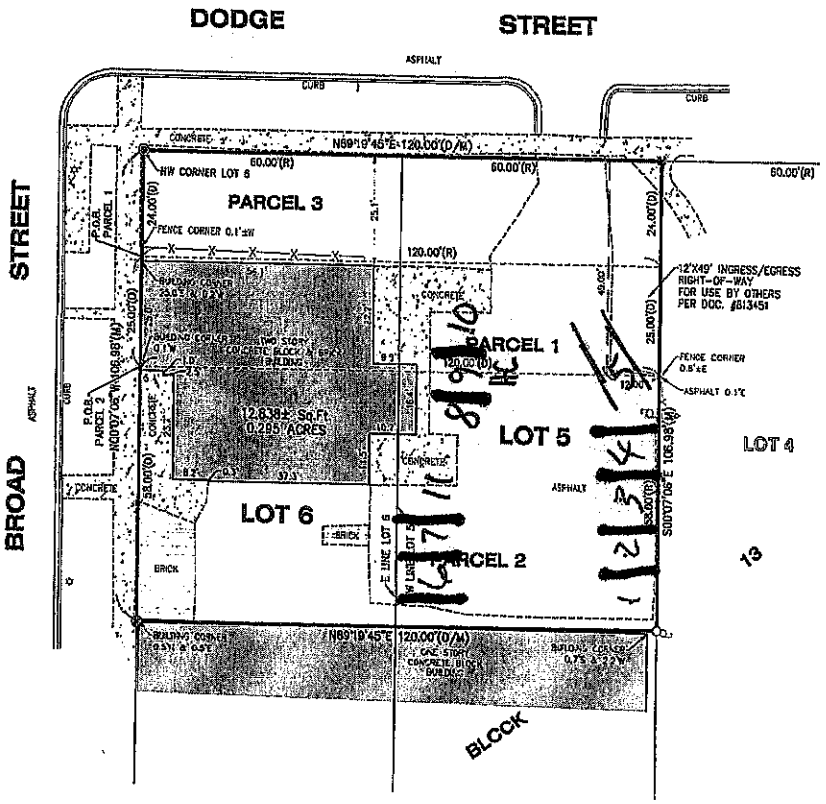
Vanderstappen
Land Surveying, Inc.
www.vanderslnc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

PLAT OF SURVEY

PARCEL 1
A part of Lots 5 and 6, Block 13, City of Lake Geneva, County of Walworth, State of Wisconsin, described as follows: Beginning at a point 24.00 feet South of the Northwest corner of said Lot 6; running thence East parallel with the North line of said Lot, 120.00 feet to the East line of Lot 5; thence South on said East line of said Lot 5, 25.00 feet; thence West 120.00 feet to the line of Lot 6; thence North 25.00 feet to the Place of Beginning.
Also, a right-of-way to be used in common with other entitled to us the same, over and across the East 12.00 feet of the North 24.00 feet of Lot 5.

PARCEL 2
Beginning at a point in the East line of Broad Street, 49.00 feet South of the Northwest corner of Block 13, in the Village of Lake Geneva, now City of Lake Geneva, according to the Plat of said Village on record in the Register of Deeds Office at Elkhorn, Wisconsin, run thence East in a line parallel to the North line of said Block 13, 120.00 feet to the East line of Lot 5 in said Block 13; thence South in the East line of said Lot 5, 58.00 feet; thence West parallel to the North line of said Block 13, 120.00 feet to the East line of said Broad Street; thence North in the East line of said Broad Street, 58.00 feet to the Place of Beginning. Also, a right-of-way to be used in common with other entities to use the same, over and across the East 12.00 feet of the North 49.00 feet of Lot 5.

PARCEL 3
The North 24.00 feet of Lots 5 and 6, Block 13 of the Original Plat of the City of Lake Geneva, Walworth County, Wisconsin.



LEGEND	
	DOWN GUY
	FOUND CROSS
	FOUND IRON BAR
	FOUND IRON PIPE
	LIGHT
	SET CROSS
	SET IRON BAR
	SIGN
	UTILITY POLE
(D)	DEED
(M)	MEASURED
(R)	RECORD

20' 0' 20' 40'
SCALE: 1" = 20'

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

WISCONSIN
TERRY L. VAN ALSTINE
S-2216
WOODSTOCK ILLINOIS
LAND SURVEYOR

In my professional opinion, and based on my observations, 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 all visible structures, and dimensions of all principle buildings thereon, boundary fences, apparent easements, roadways, and visible encroachments, if any. 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.

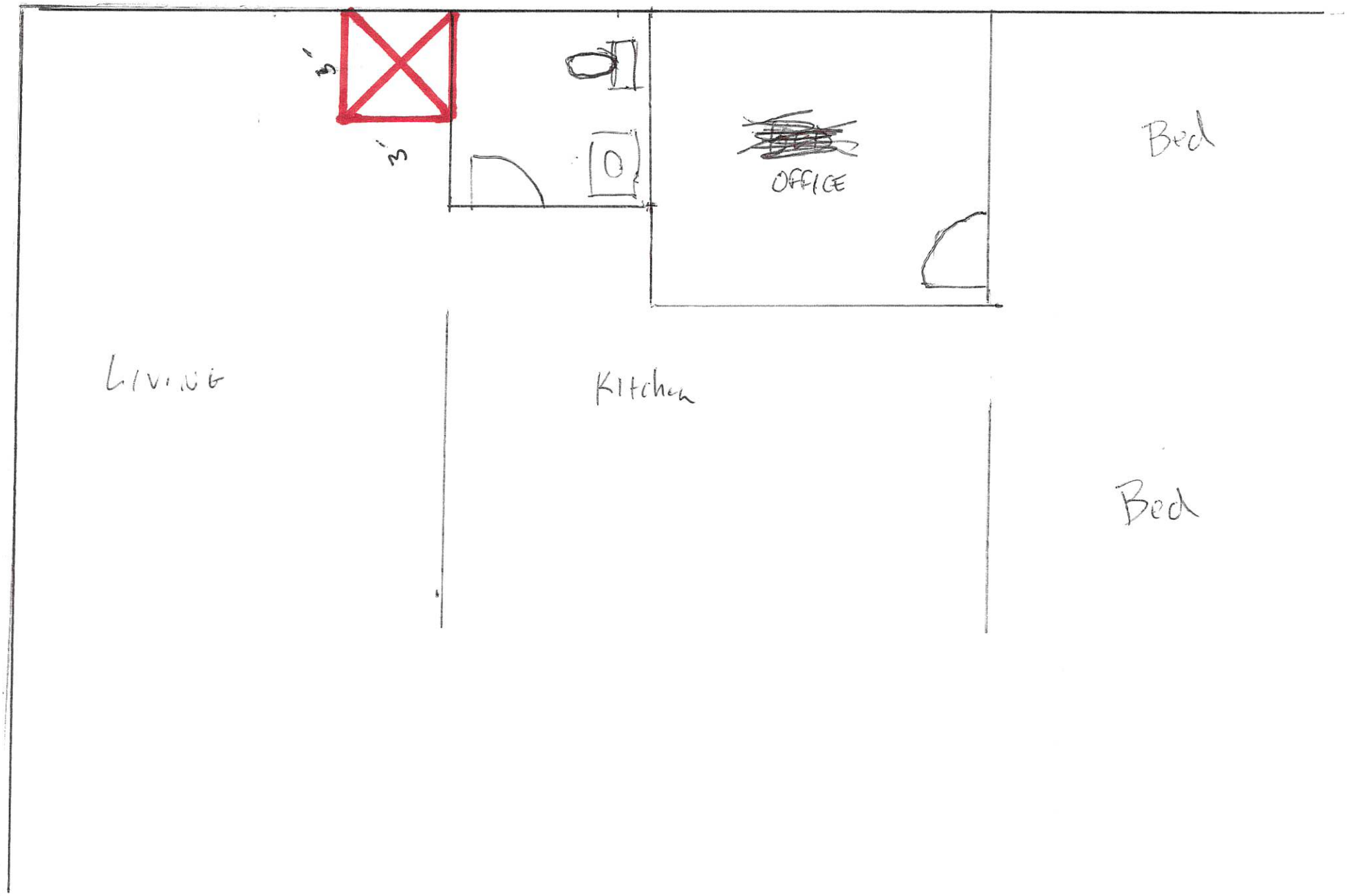
Dated at Woodstock, McHenry County, Illinois 01/26 A.D., 2024.

Vanderstappen Land Surveying, Inc.
Design Firm No. 184-002703

By: _____
Wisconsin Registered Land Surveyor No. S2216

CLIENT: JENNY KLEMKE
DRAWN BY: IPS CHECKED BY: TVA
SCALE: 1"=20' SEC. 36 T. 02 R. 17 E.
BASIS OF BEARING: WI S. ZONE NAD83/2011
P.I.N.: ZOP 00112; ZOP 00114
JOB NO.: 231134 I.D. LSS
FIELDWORK COMP.: 01/22/24 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: ___

N:\PLATS\2023\1000-1199\231134_V-231134\231134-LSS.dwg-Layout1-1/25/2024 3:11 PM


3'
3'
OFFICE
Bed
Living
Kitchen
Bed

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: May 20, 2024

Agenda Item #9

Applicant:
Jennifer Klemke
1020 Lake Geneva Blvd
Lake Geneva, WI

Request:
431-433 Broad Street
Lake Geneva, WI 53147
Proposed Limited Conditional Use Permit for Commercial Indoor Loging & Conditional Use Permit for Group Development

Description:

The applicant is requesting approval of a Conditional Use Permit (CUP) application for vacation rental (Commercial Indoor Lodging) and approval of a Group Development located at 431-433 Broad Street in the Central Business (CB) zoning district.

A Group Development CUP is required to allow for two nonresidential uses within the same building. This Group Development involves a new boxing gym (Physical Activity Studio) on the ground floor and vacation rental (Commercial Indoor Lodging) on the upper floor. Commercial Indoor Lodging land uses are allowed as Limited Conditional Use in the CB zoning district.

The property is zoned Central Business (CB). Most other properties along Broad Street in this area are also zoned CB. The property to the east (rear) is zoned General Business (GB), and the property to the west across Broad Street is zoned Planned Development.

The proposed Commercial Indoor Lodging land use would consist of a two-bedroom vacation rental unit. The unit would be operated as a year-round short-term rental unit and would have the capacity to sleep six adults. While no changes are proposed for the building's exterior, interior changes to unit include the addition of a shower, gas line hookup for stove, and interior painting. The property will be managed by Geneva Lakes Vacations. Parking is provided at the rear of the building.

Staff Review Comments:

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

Limited Conditional Use – As a Limited Conditional Use, this approval for the Commercial Indoor Lodging shall be limited to the current property owner. The CUP for the Commercial Indoor Lodging use shall automatically terminate in the event the property is sold. (The boxing gym, if approved, will be granted a regular Conditional Use Permit, and not be subject to this limitation.)

The proposed vacation rental complies with all applicable requirements of Section 98-206(4)(k) pertaining to Commercial Indoor Lodging land uses.

Parking – The Group Development is located within the CB zoning district, where there are no minimum parking requirements. Off-street parking at the rear of the building will be shared with users of the boxing gym proposed for the first floor. This is in conformance with the CB zoning district.

Group Development – This project includes a Commercial Indoor Lodging land use on the second floor and the Physical Activity Studio (boxing gym) on the first floor. A Group Development is required to allow for two or more nonresidential uses within the same building. The proposed use complies with the zoning requirements for Group Developments.

Action by the Plan Commission:

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

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

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

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

A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:

   1. In general, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

   2. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

   3. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

   4. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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

   6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be one or more of the following:

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

Staff Recommendation:

1. Staff recommends that the Plan Commission recommend approval of the proposed conditional use as submitted, with the findings under A.1-6., above.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.
3. Staff recommends the following *additional condition of approval* be attached:
    a. The approval for the Commercial Indoor Lodging use shall be limited to the current property owner. The CUP for the Commercial Indoor Lodging use shall automatically terminate in the event the property is sold.

Suggested Motions:

- Approve: I recommend approval of the proposed *Limited Conditional Use Permit for Jennifer Klemke, 1020 Lake Geneva Blvd, Lake Geneva, WI, for the proposed Group Development for a Commercial Indoor Lodging and a Physical Activity Studio, at the property located at 431-433 Broad Street in the Central Business Zoning District,* including the affirmative set of findings, and any additional conditions of approval recommended by staff.

- Deny: I recommend denial of the *Limited Conditional Use Permit for Jennifer Klemke, 1020 Lake Geneva Blvd, Lake Geneva, WI, for the proposed Group Development for a Commercial Indoor Lodging use and a Physical Activity Studio use at the property located at 431-433 Broad Street in the Central Business Zoning District,* because [provide rationale for denial, based on substantial evidence].

Jackie Mich, AICP
City Planning Consultant
Vandewalle & Associates

APPLICATION FOR CONDITIONAL USE
City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
431-433 Broad St
Lake Geneva WI 53147

Name and Address of Current Owner: Jennifer Klemke
home) 1020 Lake Geneva Blvd Lake Geneva WI 53147
other Business) Lake Geneva Pie Co: 150 E Geneva Sq. Lake Geneva WI 53147
Telephone No. with area code & Email of Current Owner: Jennifer Klemke
c) 847.274.5495 w) Pie: 262.248.5100 lgpielady@ameritech.net

Owner Signature: Jennifer Klemke

Name and Address of Applicant:
Jennifer Klemke 1020 Lake Geneva Blvd Lake Geneva WI 53147

Telephone No. with area code & Email of Applicant: c) 847.274.5495 - w) 262.248.5100 /Pie
lgpielady@ameritech.net

Proposed Conditional Use: Commercial Indoor Lodging

Zoning District in which land is located: CB

Names and Addresses of architect, professional engineer and contractor of project:
NONE

Short statement describing activities to take place on site:
The upstairs Rentals will have access to the downstairs Activities

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

Date

Signature of Applicant

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

____ **Pre-submittal staff meeting scheduled:**

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

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

⇓

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

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

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

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

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

____ ____ (e) **Written justification for the proposed conditional use:**

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

   Upscale lodging

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

   Walking distance to downtown district & beach.

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

   There is parking on premises parking for customers

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

   Yes

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

yes

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

yes

IV. FINAL APPLICATION PACKET INFORMATION

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

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

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

____ **Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk:** Date: _____ by: _____

____ **Class 2 Legal Notice sent to official newspaper by City Clerk:** Date: _____ by: _____

____ **Class 2 Legal Notice published on _____ and _____** by: _____

____ **Conditional Use recorded with the County Register of Deeds Office:** Date: _____ by: _____

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

____ **Pre-submittal staff meeting scheduled:**

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

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

⇓

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

- ____ Existing zoning district(s) (and proposed zoning district(s) if different);
- ____ Land use plan map designation(s);
- ____ Current land uses present on the subject property;
- ____ Proposed land uses for the subject property (per Section 98-206);
- ____ Projected number of residents, employees, and daily customers;
- ____ Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;
- ____ Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

____ Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 98-701-98-721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials;

____ If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII.";

____ Exterior building and fencing materials (Sections 98-718 and 98-720);

____ Possible future expansion and related implications for points above;

____ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

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

____ ____ (c) **A <u>Property Site Plan</u> drawing which includes:**

____ A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;

____ The date of the original plan and the latest date of revision to the plan;

____ A north arrow and a graphic scale (not smaller than one inch equals 100 feet);

____ A reduction of the drawing at 11" x 17";

____ A legal description of the subject property;

____ All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;

____ All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;

____ All required building setback lines;

____ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;

____ The location and dimension (cross-section and entry throat) of all access points onto public streets;

____ The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;

____ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;

____ The location of all outdoor storage areas and the design of all screening devices;

____ The location, type, height, size and lighting of all signage on the subject property to include a photometric plan;

____ The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property -- including the clear demonstration of compliance with Section 98-707;

____ All engineering requirements for utilities, site designs, etc;

____ The location and type of any permanently protected green space areas;

____ The location of existing and proposed drainage facilities for storm water;

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

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

____ ____ (d) **A <u>Detailed Landscaping Plan</u> of the subject property:**

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

____ ____ (e) **A <u>Grading and Erosion Control Plan</u>:**

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

____ ____ (f) **<u>Elevation Drawings</u> of proposed buildings or remodeling of existing buildings:**

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

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

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

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

Development Review Committee (DRC) Application

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

Applicant Information

Property Address 433 Broad St Lake geneva WI 53147
Applicant name Jennifer Klenke
Applicant email lgpielady@ameritech.net Phone Number 847.274.5495

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:

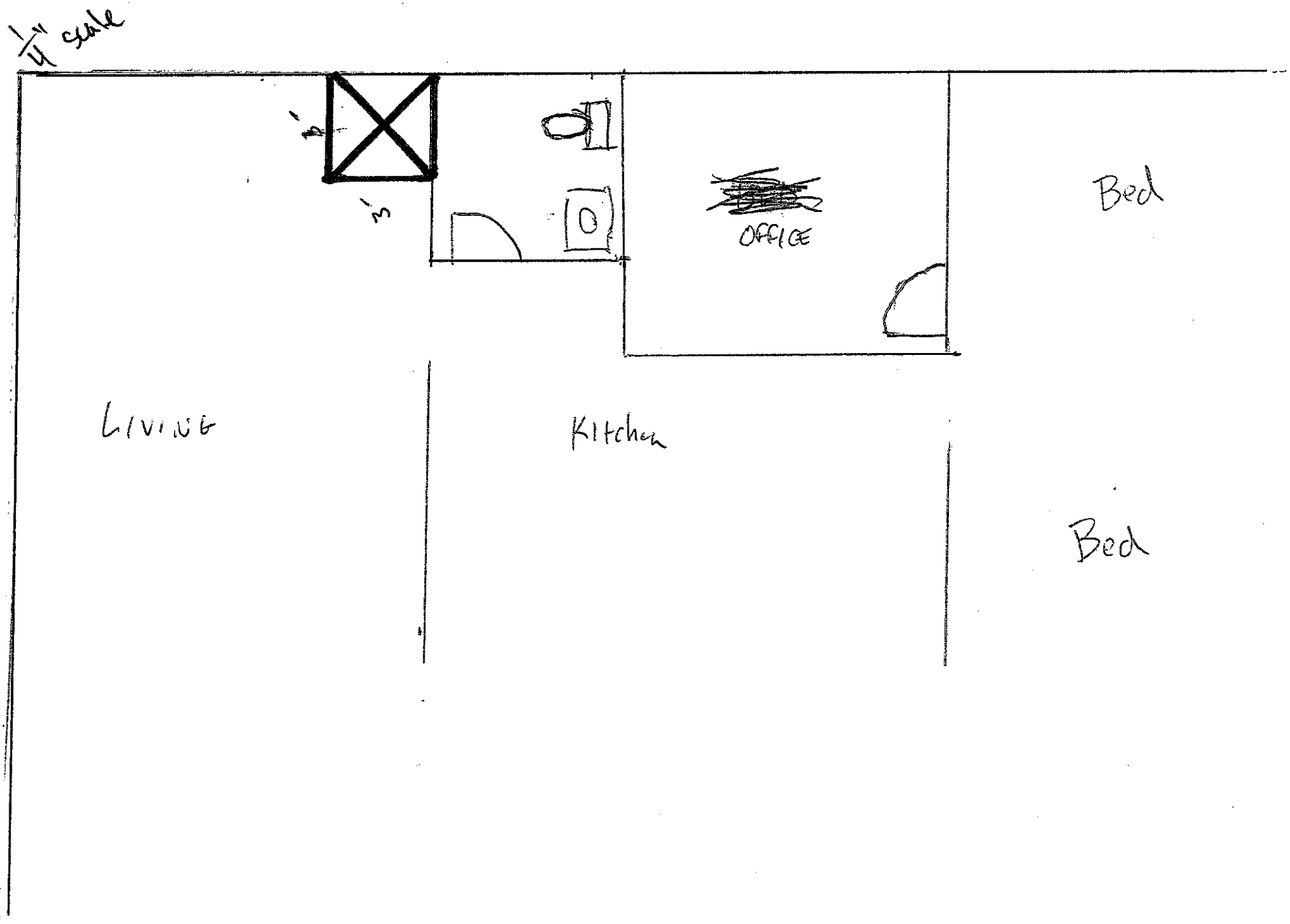
- Will existing sewer & water connections be used? YES / NO
- Will your project require the installation of a grease interceptor? YES / NO

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

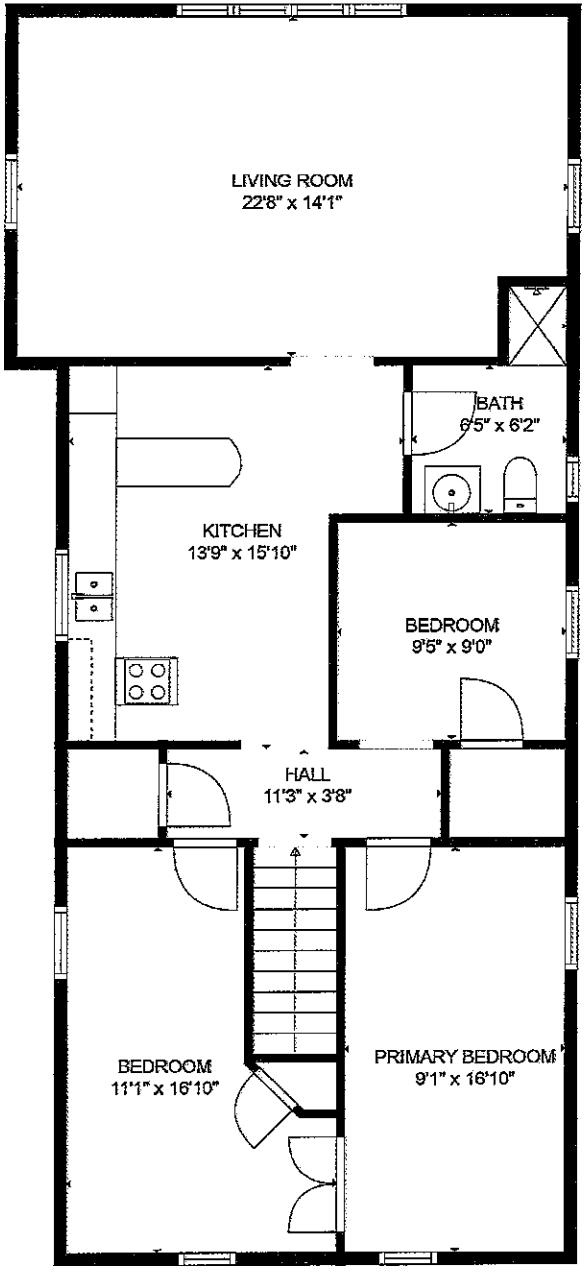
- Water service size requirement_____
- Estimated daily water usage in gallons per day_____
- Estimated maximum water flow in gallons per minute_____
- Number of bathrooms_____
- Brief description of process (if Industrial)_____

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_____


1/4" scale
1'
3'
OFFICE
Bed
Living
Kitchen
Bed

433 Broad St, Lake Geneva, WI 53147



MAIN FLOOR

GROSS INTERNAL AREA
TOTAL: 1209 SQ FT
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Prepared by HapiPhotography.com

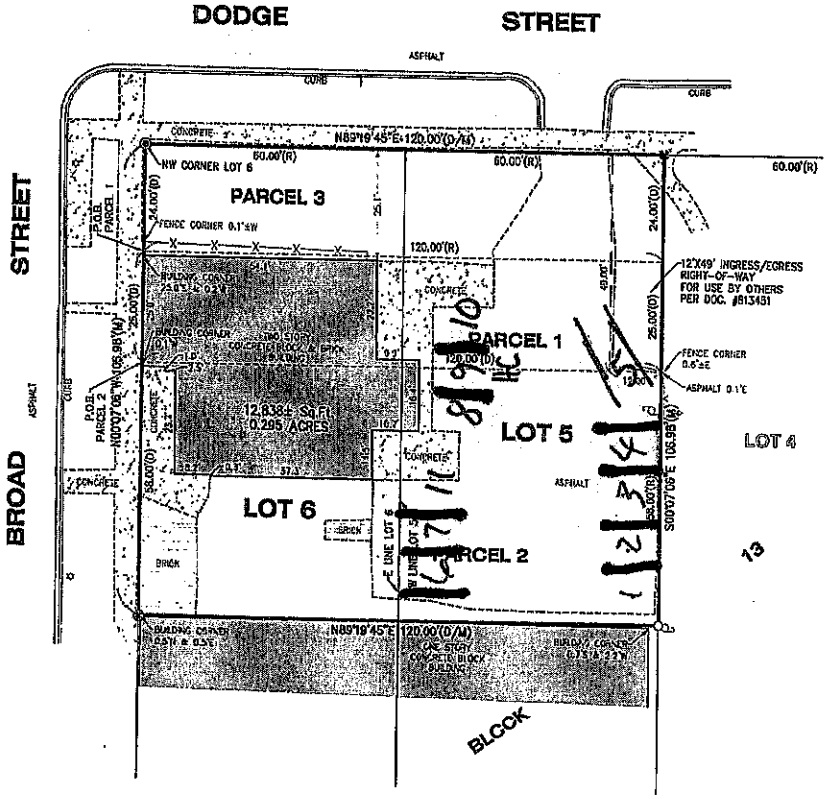
Vanderstappen
Land Surveying, Inc.
www.vanderstappen.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

PLAT OF SURVEY

PARCEL 1
A part of Lots 5 and 6, Block 13, City of Lake Geneva, County of Walworth, State of Wisconsin, described as follows: Beginning at a point 24.00 feet South of the Northwest corner of said Lot 6; running thence East parallel with the North line of said Lot, 120.00 feet to the East line of Lot 5; thence South on said East line of said Lot 5, 25.00 feet; thence West 120.00 feet to the Line of Lot 6; thence North 25.00 feet to the Place of Beginning.
Also, a right-of-way to be used in common with other entitled to us the same, over and across the East 12.00 feet of the North 24.00 feet of Lot 5.

PARCEL 2
Beginning at a point in the East line of Broad Street, 49.00 feet South of the Northwest corner of Block 13, in the Village of Lake Geneva, now City of Lake Geneva, according to the Plat of said Village on record in the Register of Deeds Office at Elkhorn, Wisconsin, run thence East in a line parallel to the North line of said Block 13, 120.00 feet to the East line of Lot 5 in said Block 13; thence South in the East line of said Lot 5, 58.00 feet; thence West parallel to the North line of said Block 13, 120.00 feet to the East line of said Broad Street; thence North in the East line of said Broad Street, 58.00 feet to the Place of Beginning. Also, a right-of-way to be used in common with other entities to use the same, over and across the East 12.00 feet of the North 49.00 feet of Lot 5.

PARCEL 3
The North 24.00 feet of Lots 5 and 6, Block 13 of the Original Plat of the City of Lake Geneva, Walworth County, Wisconsin.



LEGEND	
	DOWN GUY
	FOUND CROSS
	FOUND IRON BAR
	FOUND IRON PIPE
	LIGHT
	SET CROSS
	SET IRON BAR
	SIGN
	UTILITY POLE
(D)	DEED
(M)	MEASURED
(R)	RECORD

20' 0' 20' 40'
SCALE: 1" = 20'

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

WISCONSIN
TERRY L. VAN ALSTINE
S-2216
WOODSTOCK ILLINOIS
LAND SURVEYOR

In my professional opinion, and based on my observations, 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 all visible structures, and dimensions of all principle buildings thereon, boundary fences, apparent easements, roadways, and visible encroachments, if any. 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 at Woodstock, McHenry County, Illinois 01/26 A.D., 20 24.

Vanderstappen Land Surveying, Inc.
Design Firm No. 184-002702

By: _____
Wisconsin Registered Land Surveyor No. S2216

N

CLIENT: JENNY KLEMKE
DRAWN BY: TPS CHECKED BY: TVA
SCALE: 1"=20' SEC. 38 T. 02 R. 17 E.
BASIS OF BEARING: WI S. ZONE NAD83/2011
P.I.N.: ZOP 00112; ZOP 00114
JOB NO.: 231134 I.D. LSS
FIELDWORK COMP.: 01/22/24 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: ___

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: May 20, 2024

Agenda Item 10

Applicant:
Christine and Robert Hau
1614 Lake Shore Dr.

Request:
1614 Lake Shore Drive
Proposed Conditional Use Permit for a new residence utilizing SR-4 Zoning District requirements in the ER-1 Zoning District

Description:
The applicant is submitting a proposal for a Conditional Use Permit (CUP) to utilize the Single-Family Residential SR-4 zoning district requirements to raze the existing single-family home and replace it with a home at the property located at 1614 Lake Shore Drive. The property is located in the Estate Residential ER-1 zoning district and is seeking use of certain SR-4 zoning standards, per Section 98-407(3). All surrounding properties are also zoned ER-1.

The lot is approximately 16,100 square feet. The proposed home is approximately 4,295 square feet. A brick driveway is proposed, which leads to an attached garage at the front of the house. The proposed house includes a concrete patio at the rear of the house, facing the lake, with a second-story wood deck above it. The house design features a gambrel room with multiple gables. Building materials include stone veneer and synthetic shingles. Roof materials include both standing seam metal and cedar shingles. Retaining walls are proposed on the south and west sides of the property.

Staff Review:

This property is located almost entirely within the Lakeshore Overlay Zoning District (Section 98-505). The Lakeshore Overlay Zoning District is applied to all lands within 100 feet of Geneva Lake, and it significantly limits the amount of development that can occur there. Within the overlay, new homes and paved areas cannot be located closer to the lake than they are currently, and no new building coverage, structure coverage, or impervious surface can be added within 100 feet of the lake. The applicant worked with staff to modify the proposed home design in order to meet the requirements.

The proposed project seeks the use of the following SR-4 Zoning District Standards:

- Side lot line setback: The project proposes a side lot line setback of 10 feet 3 inches (south side) and 18 feet 4 inches (north side), which do not meet the standards of the ER-1 Zoning District (30 feet) but complies with the minimum side yard setback of 6 feet and combined 15 feet in the SR-4 District.

- Minimum dwelling unit separation: The project does not meet the minimum 60-foot separation between dwelling units established by the ER-1 Zoning District, but it does meet the minimum 12 feet of separation established by the SR-4 District.

The proposed home is smaller than the existing home and the proposed site plan results in more greenspace than is currently provided. Today, the site does not meet the minimum Landscape Surface Ratio (LSR) of 60%, as it provides only 43.5% landscaped surface area. The proposed site plan results in 60.5% LSR, meeting the minimum LSR requirements. Staff views this as a significant improvement over current conditions and in support of the City's water quality goals.

The applicant has provided documentation of The Manor Subdivision's review and approval, which is needed prior to building permit issuance. The applicant has also dedicated a pedestrian easement for the Geneva Lake Shore Path, as required by the zoning ordinance for lakefront lots.

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

Action by the Plan Commission:

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

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

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

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

A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:

   1. In general, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

   2. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

   3. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

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

B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be one or more of the following:

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

Staff Recommendation:

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

Suggested Motions:

- *Approve*: I recommend approval of the proposed *Conditional Use Permit for Scott Lowell, 401 Geneva Nation Drive South, Lake Geneva, for the proposed use of the SR-4 zoning standards per Section 98-407(3) for a new single-family residence at the property located at 1614 Lake Shore Drive Tax Key No. ZLM 00035 in the ER-1 Zoning District,* including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- *Deny*: I recommend denial of the *Conditional Use Permit for Scott Lowell, 401 Geneva Nation Drive South, Lake Geneva, for the proposed use of the SR-4 zoning standards per Section 98-407(3) for a new single-family residence at the property located at 1614 Lake Shore Drive Tax Key No. ZLM 00035 in the ER-1 Zoning District,* including the dissenting set of findings, and any additional conditions of recommended by staff, because *[provide rationale for denial, based on substantial evidence].*

Jackie Mich, AICP
City Planning Consultant
Vandewalle & Associates

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

1614 Lake Shore Drive
Lake Geneva, WI 53147
(legal description w/parcel # attached)

Name and Address of Current Owner:

Christine and Robert Hau
1614 Lake Shore Drive
Lake Geneva, WI 53147

Telephone No. with area code & Email of Current Owner: bob.hau@icloud.com
(480) 686-5776 (Bob mobile)

Owner Signature: _____

Name and Address of Applicant: Scott Lowell
Lowell Custom Homes
401 Geneva Nation Drive South
Lake Geneva, WI 53147

Telephone No. with area code & Email of Applicant: slowell@lowellcustomhomes.com
(262)245-9030

Proposed Conditional Use: Single-Family on ~16,100 SF lot, utilizing SR-4 zoning bulk requirements

Zoning District in which land is located: ER-1

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

(see Attached)

Short statement describing activities to take place on site:

Activities to remain unchanged from current use - single-family home. Construction activities include demolition of current house, construction of new home, and install of new landscape.

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

2/2/24
Date

Signature of Applicant

Demo and New Construction Single Family home

1614 Lake Shore Drive
Lake Geneva, WI 53147

Parcel: #ZLM 00035

Christine and Robert Hau
1614 Lake Shore Drive
Lake Geneva, WI 53147
480-686-5776
bob.hau@icloud.com

Project Team

General Contractor:
Scott Lowell
Lowell Custom Homes
401 Geneva National Drive S
Lake Geneva, WI 53147
slowell@lowellcustomhomes.com

Architect:
Tim Sheridan
Lowell Custom Homes
401 Geneva National Drive S
Lake Geneva, WI 53147
tsheridan@lowellcustomhomes.com

Civil Engineer:
Batterman
Kristin Belongia
1040 N. Wisconsin Street,
Elkhorn, WI 53121
262.379.2250
kbelongia@rhbatterman.com

Landscape Contractor:
Blake Castleman
B&J Tree and Landscape Service
W2795 Kruger Road
Lake Geneva, WI 53147
blake@bandjtree.com

Demo and New Construction Single Family home

1614 Lake Shore Drive
Lake Geneva, WI 53147

Parcel: #ZLM 00035

Legal Description:

Lots 1 and 2 in Block 18, Lake Geneva Manor Subdivision Tract No. 17, according to the recorded plat thereof. ALSO part of the Community Park as shown on the Plat of Lake Geneva Manor Subdivision Tract No. 17 adjoining Lot 1, in Block 18, Lake Geneva Manor Subdivision Tract No. 17, more particularly described as: Beginning at the Northeast comer of said Lot 1; thence North 31 degrees 18'00" East, 11.00 feet; thence South 57 degrees 40'45" East, 121.02 feet; thence North 62 degrees 52'50" West, 121.32 feet to the place of beginning. EXCEPTING a part of Lot 1, Block 18, Lake Geneva Manor Subdivision Tract No. 17, more particularity described as: Commencing at the Northeast comer of said Lot 1; thence South 62 degrees 52' 50" East, 121.32 feet to the place of beginning; thence South 62 degrees 52' 50" East,12.00 feet to the shore of Geneva Lake; thence South 54 degrees 49'15" West, 1.18 feet; thence North 57 degrees 40'45" West, 11.50 feet to the place of beginning. Said land being in the City of Lake Geneva, County of Walworth, State of Wisconsin.

_____ _____ 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.

Scott Lowell, as applicant/petitioner for

Project: Single-family home new construction

Project Address: 1614 Lake Shore Drive, Lake Geneva, WI 53147

Parcel No. ZLM 00035

Name: Christine and Robert Hau

Address: 1614 Lake Shore Drive, Lake Geneva, WI 53147

Cell Phone: (480) 686-5776 (Bob mobile) Phone: (____) - _____- _____

Email: bob.hau@icloud.com

Dated this 2nd Day of February, 20 24

Scott Lowell

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.

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

____ **Pre-submittal staff meeting scheduled:**

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

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

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

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

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

____ X (e) **Written justification for the proposed conditional use:**

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

   Current setbacks for the property are to be used, per discussion with the Zoning Administrator. The SR-4 Lot Coverage of 40% (all impervious surfaces) is to be followed with the proposed design – the existing structure and surfaces are non-conforming, above the current limits. The proposed project is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan and the Zoning Ordinance, both in general and in this specific case.

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

   See above.

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

   Since the land use is conforming and not a proposed change, the project does not have an adverse impact on nearby properties, the character of the neighborhood, environmental factors, parking public improvements, public property or rights of way. Nor does it adversely affect the health, safety and welfare of the community.

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

   It is consistent with current land uses, intensities and does not impact the environs. Due to its reduction in impervious coverage, it is a benefit to the community.

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

The project should not impact the utilities or services provided by the public agencies. The new construction is to have (1) additional bedroom and (1) additional bathroom than currently installed on the property.

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

The public benefit of the proposed conditional use outweighs any adverse impact.

IV. FINAL APPLICATION PACKET INFORMATION

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

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

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

____ **Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk: Date: _____ by: _____**

____ **Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____**

____ **Class 2 Legal Notice published on _____ and _____ by: _____**

____ **Conditional Use recorded with the County Register of Deeds Office: Date: _____ by: _____**

Demo and New Construction Single Family home

1614 Lake Shore Drive
Lake Geneva, WI 53147

Conditional Use Review Statement:
Part II, (c):

The project at the address shown is a demolition of the existing single-family house and construction of a new, single-family home. The home with attached garage is to be the only structure on the site. The building is to be located within the existing setbacks for the property.

Part II, (e)
This use conforms to the "by right" uses within the ER-1 zone; however, the lot size of ~16,100 sf makes it a legal, non-conforming lot. The intention is to apply SR-4 zoning bulk requirements. No other properties in this subdivision meet the ER-1 zone

Part III
Nos. 1 and 2.:

Current setbacks for the property are to be used, per discussion with the Zoning Administrator. The SR-4 Lot Coverage of 40% (all impervious surfaces) is to be followed with the proposed design – the existing structure and surfaces are non-conforming, above the current limits. The proposed project is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan and the Zoning Ordinance, both in general and in this specific case.

No 3.:

Since the land use is conforming and not a proposed change, the project does not have an adverse impact on nearby properties, the character of the neighborhood, environmental factors, parking public improvements, public property or rights of way. Nor does it adversely affect the health, safety and welfare of the community.

No 4.:

It is consistent with current land uses, intensities and does not impact the environs. Due to its reduction in impervious coverage, it is a benefit to the community.

No 5.:

The project should not impact the utilities or services provided by the public agencies. The new construction is to have (1) additional bedroom and (1) additional bathroom than currently installed on the property.

No 6.:

The public benefit of the proposed conditional use outweighs any adverse impact.

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

____ **Pre-submittal staff meeting scheduled:**

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

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

⇓

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

- X Existing zoning district(s) (and proposed zoning district(s) if different);
- X Land use plan map designation(s);
- X Current land uses present on the subject property;
- X Proposed land uses for the subject property (per Section 98-206);
- X Projected number of residents, employees, and daily customers;
- X Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;
- X Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

___X___ Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 98-701-98-721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials;

___X___ If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII.";

____ Exterior building and fencing materials (Sections 98-718 and 98-720);

____ Possible future expansion and related implications for points above;

____ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

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

____ ___X___ (c) **A <u>Property Site Plan</u> drawing which includes:**

___X___ A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;

___X___ The date of the original plan and the latest date of revision to the plan;

___X___ A north arrow and a graphic scale (not smaller than one inch equals 100 feet);

___X___ A reduction of the drawing at 11" x 17";

___X___ A legal description of the subject property;

___X___ All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;

___X___ All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;

___X___ All required building setback lines;

___X___ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;

____ The location and dimension (cross-section and entry throat) of all access points onto public streets;

___X___ The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;

___X___ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;

____ The location of all outdoor storage areas and the design of all screening devices;

____ The location, type, height, size and lighting of all signage on the subject property to include a photometric plan;

____ The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property -- including the clear demonstration of compliance with Section 98-707;

___X___ All engineering requirements for utilities, site designs, etc;

___X___ The location and type of any permanently protected green space areas;

___X___ The location of existing and proposed drainage facilities for storm water;

__X__ In the legend, data for the subject property on:
- __X__ Lot Area;
- __X__ Floor Area;
- __X__ Floor Area Ratio (b/a);
- __X__ Impervious Surface Area;
- __X__ Impervious Surface Ratio (d/a);
- ____ Building Height. See elevations also.

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

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

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

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

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

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

Demo and New Construction Single Family home

1614 Lake Shore Drive
Lake Geneva, WI 53147

Site Plan Review Statement:
Part II, (a):

The project at the address shown is a demolition of the existing single-family house and construction of a new, single-family home. The home with attached garage is to be the only structure on the site. This use conforms to the “by right” uses within the ER-1 zone; however, the lot size of ~16,100 sf makes it a legal, non-conforming lot. The intention is to apply SR-4 zoning bulk requirements. No other properties in this subdivision meet the ER-1 zone. The building is to be located within the existing setbacks for the property. The home will be used by a family of 10.

The house is a two-story home within the height limitation for the proposed zoning district requirements (35’-0” median of tallest roof to lowest point of the structure). It is to be of synthetic cedar wall shingles and roof shingles, with accent metal roofing. The base of the home is to be stone veneer. Required parking is provided for, and no public nuisances are to be created. The proposed development shall comply with all requirements of Article VII.

The house also meets the HOA height limit of 32’-0” maximum on the street façade.

PLAT OF SURVEY WITH SITE LAYOUT, GRADING, AND EROSION CONTROL PLAN

Legal Description:

Lots 1 and 2 in Block 18, Lake Geneva Manor Subdivision Tract No. 17, according to the recorded plat thereof. ALSO part of the Community Park as shown on the Plat of Lake Geneva Manor Subdivision Tract No. 17 adjoining Lot 1, in Block 18, Lake Geneva Manor Subdivision Tract No. 17, more particularly described as: Beginning at the Northeast comer of said Lot 1; thence North 31 degrees 18'00" East, 11.00 feet; thence South 57 degrees 40'45" East, 121.02 feet; thence North 62 degrees 52'50" West, 121.32 feet to the place of beginning. EXCEPTING a part of Lot 1, Block 18, Lake Geneva Manor Subdivision Tract No. 17, more particularity described as: Commencing at the Northeast comer of said Lot 1; thence South 62 degrees 52' 50" East, 121.32 feet to the place of beginning; thence South 62 degrees 52' 50" East,12.00 feet to the shore of Geneva Lake; thence South 54 degrees 49'15" West, 1.18 feet; thence North 57 degrees 40'45" West, 11.50 feet to the place of beginning. Said land being in the City of Lake Geneva, County of Walworth, State of Wisconsin.

EROSION CONTROL NOTES:

1. EROSION CONTROL FEATURES AS SHOWN IN THE PLANS ARE AT SUGGESTED LOCATIONS. THE ENGINEER MAY MODIFY LOCATIONS AS NEEDED. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL SUCH TIME AS THE ENGINEER DETERMINES THE MEASURE IS NO LONGER NECESSARY.
2. ALL DISTURBED AREAS TO BE RESTORED WITH SEED, FERTILIZER, AND MULCH UNLESS OTHERWISE NOTED. FINAL SEEDING TO BE #40. PROVIDE 2 LBS/1000 SF (0.044 TONS/ACRE). REFERENCE SECTION 630 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
3. MULCHING SHALL CONFORM TO SECTION 627 OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
4. INSTALL SILT FENCING AS SHOWN ON PLANS FOLLOWING COMPLETION OF REMOVALS AND PRIOR TO LAND DISTURBING ACTIVITIES.
5. LOG-TYPE EROSION CONTROL MAY BE SUBSTITUTED FOR SILT FENCE IF THE SITE MEETS THE CRITERIA AND IS INSTALLED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1071.
6. ANY ADDITIONAL CONSTRUCTION ENTRANCES REQUIRED SHALL RECEIVE TRACKING PAD STABILIZATION.
7. FOR WINTER STABILIZATION OF THE SITE, CONTRACTOR TO USE CLASS 1, TYPE B EROSION CONTROL MATTING AND TO TEMPORARILY SEED DISTURBED AREAS WITH WINTER WHEAT OR AGRICULTURAL RYE AT A RATE OF 3 LBS/1000 SF.
8. INLET PROTECTION TYPE D TO BE PROVIDED AT NEAREST DOWNSTREAM STORM SEWER INLET ALONG LAKE SHORE DRIVE.
9. EROSION CONTROL BLANKET SHALL BE INSTALLED ALONG ALL SLOPES THAT ARE STEEPER THAN 4:1 AND AT BOTTOM OF SWALES.

LOT AREA (GSA):
16,100± SF (0.37 AC)

EXISTING ZONING:
ER-1
(MINIMUM LOT AREA = 40,000 SF)
PROPOSED CONDITIONAL USE TO USE SR-4 RESIDENTIAL BULK STANDARDS

MINIMUM LANDSCAPE SURFACE AREA (LSA):
60%

EXISTING SURFACE AREAS:

HOUSE/GARAGE	5,514± SF (34.2%)
PAVER DRIVE/WALKWAYS	2,750± SF (17.1%)
RETAINING WALLS	286± SF (1.8%)
CONCRETE PATIO	554± SF (3.4%)
TOTAL	9,104± SF (56.5%)
LANDSCAPE AREA	6,996± SF (43.5%)

PROPOSED SURFACE AREAS:

HOUSE/GARAGE	4,295± SF (26.7%)
PAVER DRIVE/FRONT WALK	952± SF (5.9%)
WOODEN DECK STAIRS	50± SF (0.3%)
RETAINING WALLS	167± SF (1.0%)
CONCRETE PATIO	653± SF (4.1%)
PAVER PATIO WALK	193± SF (1.2%)
TOTAL	6,310± SF (39.2%)
LANDSCAPE AREA	9,790± SF (60.8%)

GENERAL NOTES:

1. EXISTING WATER SERVICE IS 1" COPPER AND SHOULD BE VERIFIED FOR FUTURE REUSE IN THE NEW HOME.
2. EXISTING SEWER SERVICE WILL BE REQUIRED TO BE TV INSPECTED FOR CONDITION PRIOR TO REUSE. SERVICE MAY REQUIRE REPLACEMENT IF FOUND TO BE IN POOR CONDITION.

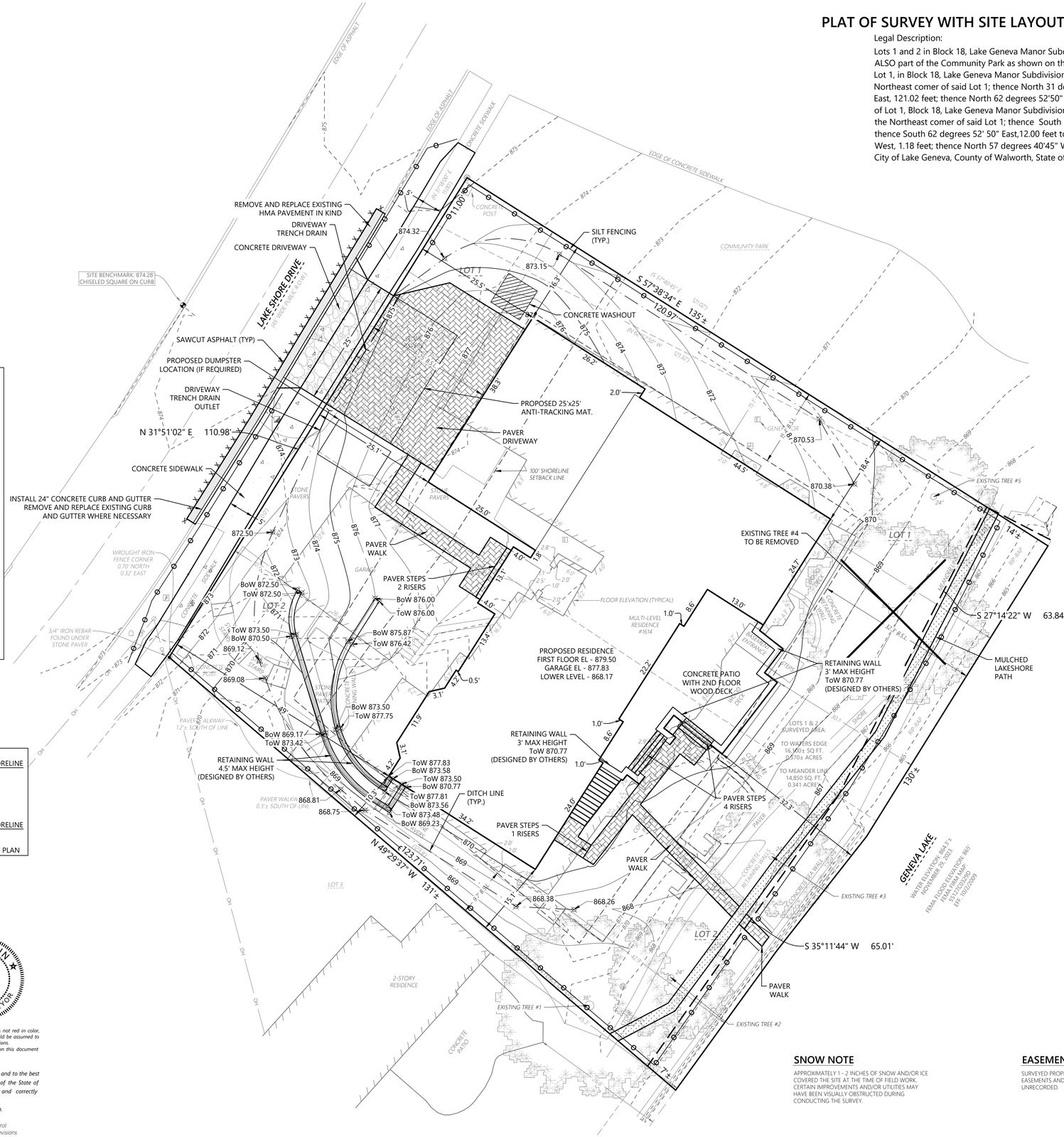
TREES TO BE PRESERVED:

TREE #	SPECIES	SIZE	DISTANCE FROM SHORELINE
1	RED OAK	36"	23.5 FEET
2	MAPLE SUGAR	24"	13.8 FEET
3	MAPLE SUGAR	24"	12.2 FEET
5	WHITE OAK	24"	24.2 FEET

TREES TO BE REMOVED:

TREE #	SPECIES	SIZE	DISTANCE FROM SHORELINE
4	RED OAK	36"	18.9 FEET

* REPLACEMENT TREES TO BE SPECIFIED ON LANDSCAPING PLAN



MONUMENT KEY

- 3/4" Iron Rebar Found
- Iron Pipe Found
- Benchmark
- (XXX.XX) Record Information

LEGEND

- Existing Boundary Line
- Existing Right-of-Way
- Existing Adjacent Property
- Existing Centerline
- Existing Fence
- Existing Overhead Power
- Existing Transformer
- Existing Electric Meter
- Existing Telephone Pedestal
- Existing Utility Pole
- Existing Guy Wire
- Existing Beehive Inlet
- Existing Gas Meter
- Existing Air Conditioner
- Deciduous Tree
- Existing Mailbox
- Spot Grade

REMOVALS NOTE:

1. ENTIRETY OF EXISTING HOUSE, GARAGE, PAVER DRIVE, PAVER WALKWAYS, STAIRS, RETAINING WALLS AND CONCRETE PATIO TO BE REMOVED.

WISCONSIN
KRISTIN J. BELONGIA
S-2943
ELKHORN
WIS.
LAND SURVEYOR

Kristin J Belongia

Kristin J. Belongia, P.L.S.
Wisconsin Professional Land Surveyor S-2943

State of Wisconsin
County of Walworth } ss

If the surveyor's signature is not red in color, the plan is a copy that should be assumed to contain unauthorized alterations.
The certification contained on this document shall not apply to any copies.

I hereby certify that I have supervised the survey of the property described above and to the best my knowledge and belief, the plat drawn hereon complies with Chapter A-E 7 of the State of Wisconsin Administrative Code, Minimum Standards for Property Surveys and correctly represents said survey and its location.
Given under my hand and seal this 8th day of December, 2023 at Beloit, Wisconsin.
Last day of field work November 29th, 2023
Revised this 2nd day of February, 2024 to show site layout, grading, and erosion control
Revised this 4th day of April, 2024 to show site layout, grading, and erosion control revisions
Revised this 24th day of April, 2024 to show site layout, grading and erosion control revisions

SNOW NOTE

APPROXIMATELY 1 - 2 INCHES OF SNOW AND/OR ICE COVERED THE SITE AT THE TIME OF FIELD WORK. CERTAIN IMPROVEMENTS AND/OR UTILITIES MAY HAVE BEEN VISUALLY OBSTRUCTED DURING CONDUCTING THE SURVEY.

EASEMENT NOTE

SURVEYED PROPERTY SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.

Scale: 1" = 10'
0 5 10 20

DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WALWORTH ZONE. THE EAST RIGHT-OF-WAY LINE OF LAKE SHORE DRIVE BEARING N 31° 51' 02" E

VERTICAL DATUM BASED ON NAVD-88 (2012)
GEOID 18 WISCONSIN
STARTING BENCHMARK:
NGS MONUMENT PID: DG4877
PUBLISHED ELEVATION: 1055.7'

2857 Bartelme Drive
Beloit, Wisconsin 53511
608.365.4464

1040 N Wisconsin Street
Elkhorn, Wisconsin 53121
262.379.2250
www.rhbatterman.com

Batterman
engineers surveyors planners

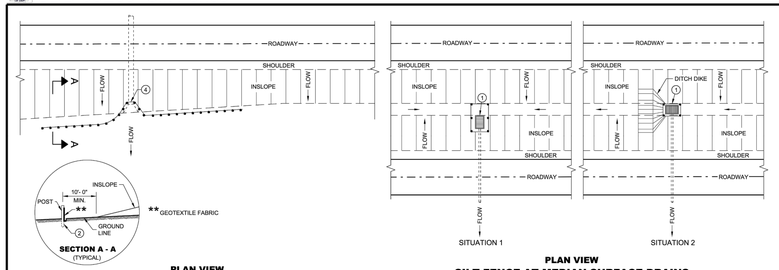
PLAT OF SURVEY WITH SITE LAYOUT, GRADING, AND EROSION CONTROL PLAN
FOR ROBERT AND CHRISTINE HAU
LAKE GENEVA, WISCONSIN

FOR THE EXCLUSIVE USE OF:
Robert Hau and Christine Hau Trust
1614 Lake Shore Drive
Lake Geneva, WI 53147

ORDER NO: 34885
FIELD CREW: BMR
DRAWN BY: BMR
SHEET 1 OF 1

File Name: C:\Users\rjensen\OneDrive\Documents\34885 - Lowell - Hau\Project Files\PDXF.FILE

SDD 08E09 Silt Fence



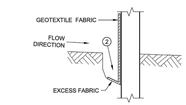
PLAN VIEW
TYPICAL APPLICATION OF SILT FENCE

PLAN VIEW
SILT FENCE AT MEDIAN SURFACE DRAINS

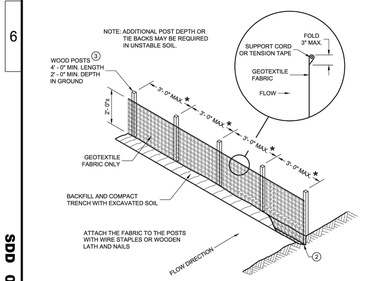
GENERAL NOTES

DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

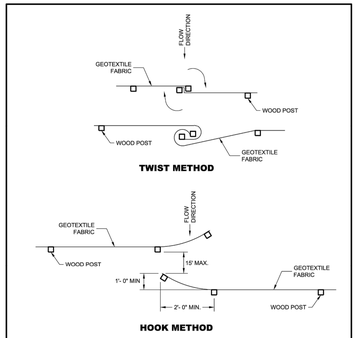
1. HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. FOR MANUAL INSTALLATIONS THE TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/2" X 1 1/2" OF OAK OR HICKORY.
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.



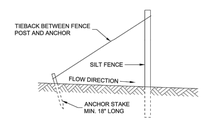
TRENCH DETAIL



SILT FENCE



JOINING TWO LENGTHS OF SILT FENCE 5



SILT FENCE TIE BACK
(WHEN REQUIRED BY THE ENGINEER)

SILT FENCE

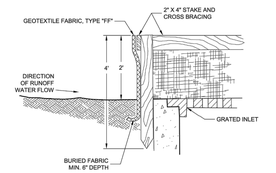
STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

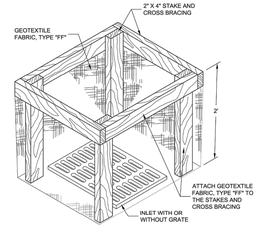
APPROVED
4/29/05 — DATE
/S/ Beth Cannestra — CHIEF ROADWAY DEVELOPMENT ENGINEER
FH8A

6

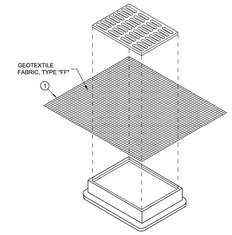
SDD 08E09 - 06

SDD 08E10 Inlet Protection, Types A, B, C and D

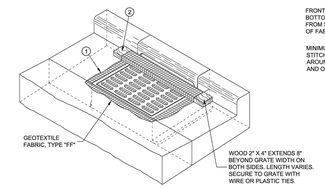




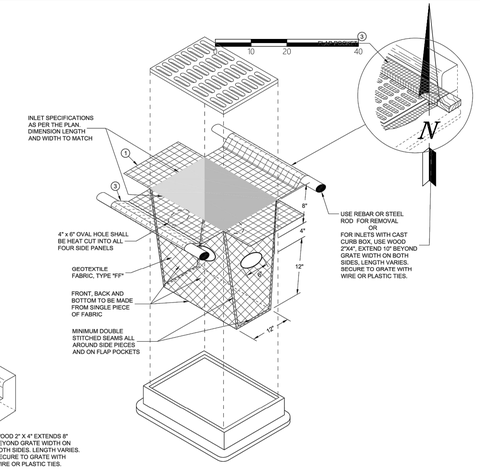
INLET PROTECTION, TYPE "A"



INLET PROTECTION, TYPE "B"
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE "C"
(WITH CURB BOX)



INLET PROTECTION, TYPE "D"
(CAN BE INSTALLED IN ANY INLET WITH OR WITHOUTA CURB BOX AS PER NOTE 2)

GENERAL NOTES

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

TYPES B & C

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

INLET PROTECTION
TYPES A, B, C AND D

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
10/18/02 — DATE
/S/ Beth Cannestra — ROADWAY STANDARDS DEVELOPMENT ENGINEER

6

SDD 08E10 - 02

SDD 08E14 Tracking Pad

GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

TRACKING PAD SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

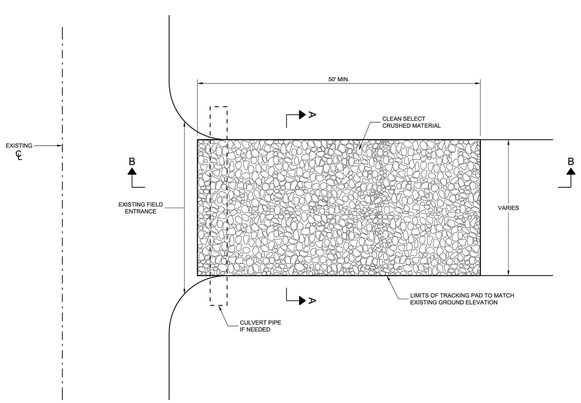
TRACKING PAD TO BE REMOVED AFTER CONSTRUCTION IS COMPLETED.

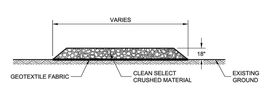
TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT.

SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY, AROUND OR CONVEYED UNDER THE TRACKING PAD.

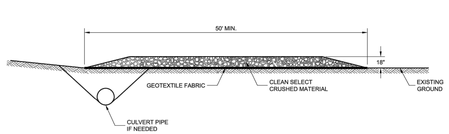
CULVERT PIPE OR OTHER BMP USED TO DIVERT WATER AWAY, AROUND OR UNDER THE TRACKING PAD SHALL BE DESIGNED TO CONVEY THE 2 YEAR - 24 HOUR EVENT.

THE COST OF ADDITIONAL BMP TO DIVERT WATER ARE INCIDENTAL TO THE TRACKING PAD BID ITEM.





SECTION A - A



SECTION B - B

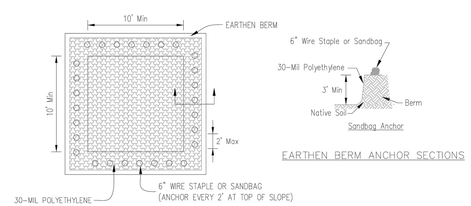
TRACKING PAD

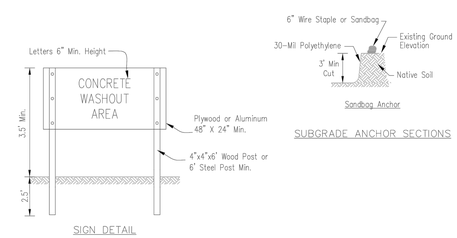
STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
3/24/2011 — DATE
/S/ Jerry H. Zogg — ROADWAY STANDARDS DEVELOPMENT ENGINEER
FH8A

6

SDD 08E14 - 01





NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

TEMPORARY CONCRETE WASHOUT FACILITY - EARTHEN TYPE

Batterman
engineers surveyors planners
www.rhbatterman.com
2867 Bartells Drive, Baraboo, WI 53913, (608) 355-4464
19 N. High Street, Janesville, WI 53548, (608) 743-9350
1040 N. Wisconsin St., Elkhorn, WI 53121, (262) 379-2250

ISSUANCE
CITY SUBMITTAL 2024-04-04

DETAILS

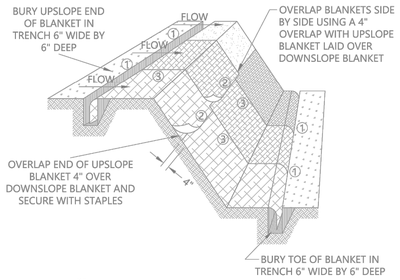
NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

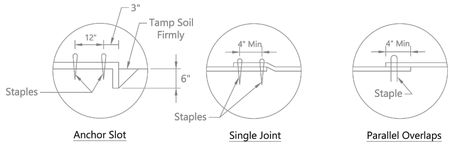
ROBERY & CHRISTINE HAU RESIDENCE
1614 LAKE SHORE DRIVE
CITY OF LAKE GENEVA
WALWORTH COUNTY, WISCONSIN
34885 - SITE LAYOUT.DWG

DESIGNED BY: LC/NJ
DRAWN BY: LC
CHECKED BY: NJ
APPROVED BY: NJ
PROJECT NO: 34885

SHEET NO.
C3.01

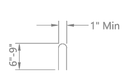
PLOT DATE: 4/24/2024 10:47 AM





Anchor Slot | Single Joint | Parallel Overlaps

DETAIL 1 | DETAIL 2 | DETAIL 3

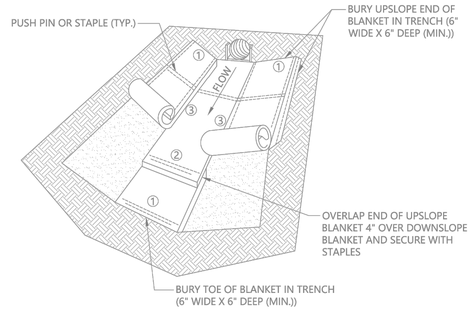


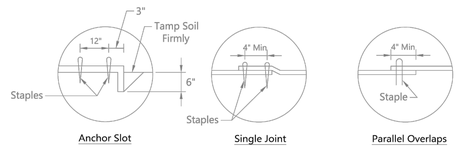
STAPLE DETAIL

PUSH PIN DETAIL

NOTES:

1. Staples shall be placed in a diamond pattern at 2 per s.y. for stiched blankets. Non-stiched shall use 4 staples per s.y. of material. This equates to 200 staples with stiched blanket and 400 stapels of non-stiched blanket per 100 s.y. of material.
2. Staple or push pin length shall be selected based on soil type and conditions. (minimum staple length is 6")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.





Anchor Slot | Single Joint | Parallel Overlaps

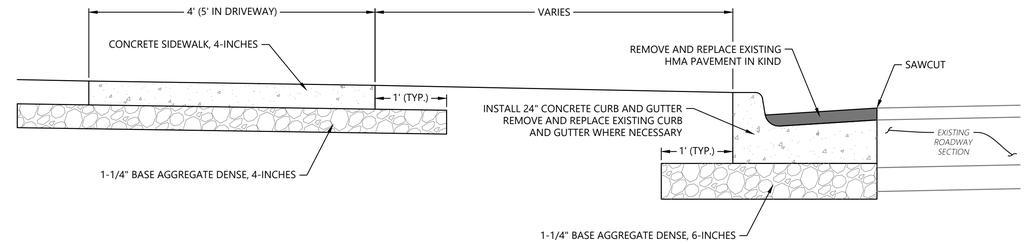
DETAIL 1 | DETAIL 2 | DETAIL 3

STAPLE DETAIL

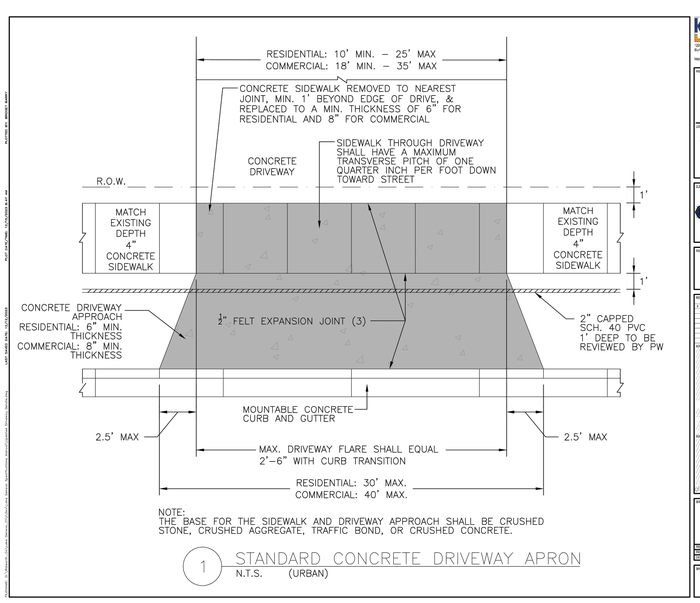
PUSH PIN DETAIL

*Note:

1. For sandy soil conditions, staple or push pin shall be a minimum 8 inches.



CONCRETE CURB & GUTTER AND SIDEWALK INSTALLATION



1 STANDARD CONCRETE DRIVEWAY APRON
N.T.S. (URBAN)

Kapur
120 S Pine Street
Burlington, Wisconsin 53105
262.763.2391

PROJECT: DRIVEWAY APRON STANDARDS
LOCATION: CITY OF LAKE GENEVA, WALWORTH COUNTY
CLIENT: LAKE GENEVA
PHASE: PLANNING
REVISIONS: # | DATE | DESCRIPTION
SUPPLEMENTAL
SEAL
SHT 1 OF 1
SHEET: URBAN CONCRETE DRIVEWAY APRON STANDARD
PROJECT MANAGER: JAL
PLAN DRAWER: JAL
DATE: 06/06/23
SHEET NUMBER: 01

PLOT DATE: 4/24/2024 10:47 AM

Batterman
engineers surveyors planners
www.rhbatterman.com
2867 Barrett's Drive, Racine, WI 53403, (608) 365-4464
19 N. High Street, Janesville, WI 53548, (608) 743-9350
1040 N. Wisconsin St., Elkhorn, WI 53121, (262) 379-2250

ISSUANCE
CITY SUBMITTAL 2024-04-04

DETAILS

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

ROBERY & CHRISTINE HAU RESIDENCE
1614 LAKE SHORE DRIVE
CITY OF LAKE GENEVA
WALWORTH COUNTY, WISCONSIN

34885 - SITE LAYOUT.DWG

DESIGNED BY: LC/NJ
DRAWN BY: LC
CHECKED BY: NJ
APPROVED BY: NJ
PROJECT NO: 34885

SHEET NO.
C3.02

SOUTH (LAKE) ELEVATION

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

EAST ELEVATION

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

LOWELL CUSTOM HOMES

CUSTOM HOMES - ARCHITECTURAL SERVICES - LAND DEVELOPMENT

P.O. BOX 926 LAKE GENEVA, WI 53147

PH - (262) 245-9030

WWW.LOWELLCUSTOMHOMES.COM

The HAU RESIDENCE

1614 LAKE SHORE DRIVE

LAKE GENEVA, WI 53147

LOWELL CUSTOM HOMES

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(If this note is not RED this is an unauthorized reproduction)

PROJECT NUMBER 38-0043

DATE 04/06/2024

A-4

NORTH (STREET) ELEVATION

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

WEST ELEVATION

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

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

The HAU RESIDENCE
1614 LAKE SHORE DRIVE
LAKE GENEVA, WI 53147

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PROJECT NUMBER
98-0043

DATE
04/06/2024

A-5

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

Memo to City of Lake Geneva

To: **Fred Walling, Zoning Administrator** **Date:** **February 26, 2024**

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

CC: **Tim Sheridan – Lowell Custom Homes**
Nicholas Jayne - Batterman
Dave Nord – City Administrator
Amanda Rotondi – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director

Subject: **SITE PLAN REVIEW – 1614 Lake Shore Drive**
Kapur Project No. 24.0167 Phase 06

BACKGROUND AND REQUEST:

A site plan application was submitted for the construction of a new single family residence at 1614 Lake Shore Drive (PIN ZLM 0035). The proposed improvements includes an approximately 4,300 SF single family home, concrete retaining wall, reconstructed driveway access, and realignment of the existing lakeshore path.

The following plan and calculations were submitted for review:

- **Plat of Survey with Site Layout, Grading, and Erosion Control Plan For Robert and Christine Hau** prepared by Batterman, one sheet, dated December 8th 2023 in signature block.

Comments:

We have reviewed the referenced above and offer the following comments:

1. Zoning code Sec 98-702 states, "All curb openings for access drives shall have a maximum width of 25 feet for all residential uses, and 35 feet for all nonresidential uses, as measured at the right-of-way line. Access drives may be flared between the right-of-way line and the roadway up to a maximum of five additional feet". Please see driveway detail attached.
    a. It appears that the northern most ingress/egress will be removed. Details on the reconstruction of the curb in the Right-of-Way must be shown on the construction plans.
    b. A 5-ft wide concrete sidewalk shall be constructed through the driveway to tie into the existing sidewalk.
    c. The City has no concern with pavers in the right-of-way outside of the concrete sidewalk.
2. This development is subject to the post construction stormwater management provisions of the Municipal Code.
    a. Peak release rates for stormwater runoff directly to Geneva Lake are not subject to release rate reduction; however, peak release rate calculations are required for runoff directed to adjacent

properties or Lakeshore Drive. Calculations must demonstrate that the proposed conditions release rates do not exceed existing conditions for rainfall events up to the 100-year 24-hour.

   b. Total Suspended Solids (TSS) removal of 40% is required for reconstruction of the proposed driveway/parking areas. Calculations shall be provided to demonstrate this provision has been met.

3. A retaining wall is proposed along the southwest property line. Clarification on the proposed wall and spot elevations in this area shall be provided to demonstrate stormwater runoff will be directed to the lake not directly to the adjacent property.
4. A note shall be added to the plan indicating appropriately specified inlet protection will be provided at the nearest downstream storm sewer inlet along Lake Shore Drive. Additionally, erosion control blanket shall be installed along the steep slopes on the north side of the structure.
5. Construction and erosion control details shall be added to the plans including, but not limited to, sidewalk and curb replacement details, silt fence and erosion control blanket details, retaining wall detail, etc.
6. Existing water service is 1” copper and should be verified for future reuse in the new home
7. Existing sewer service will be required to be TV inspected for condition prior to reuse. May require replacement if found to be in poor condition. Utility personnel can observe on-site or view via file transfer afterward.
8. An access easement is required for the lake shore path. The easement shall be a minimum of 10-ft centered on the path. Please provide an exhibit with legal description and easement language as required.

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

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

PLAT OF SURVEY WITH SITE LAYOUT, GRADING, AND EROSION CONTROL PLAN

Legal Description:

Lots 1 and 2 in Block 18, Lake Geneva Manor Subdivision Tract No. 17, according to the recorded plat thereof. ALSO part of the Community Park as shown on the Plat of Lake Geneva Manor Subdivision Tract No. 17 adjoining Lot 1, in Block 18, Lake Geneva Manor Subdivision Tract No. 17, more particularly described as: Beginning at the Northeast comer of said Lot 1; thence North 31 degrees 18'00" East, 11.00 feet; thence South 57 degrees 40'45" East, 121.02 feet; thence North 62 degrees 52'50" West, 121.32 feet to the place of beginning. EXCEPTING a part of Lot 1, Block 18, Lake Geneva Manor Subdivision Tract No. 17, more particularity described as: Commencing at the Northeast comer of said Lot 1; thence South 62 degrees 52' 50" East, 121.32 feet to the place of beginning; thence South 62 degrees 52' 50" East,12.00 feet to the shore of Geneva Lake; thence South 54 degrees 49'15" West, 1.18 feet; thence North 57 degrees 40'45" West, 11.50 feet to the place of beginning. Said land being in the City of Lake Geneva, County of Walworth, State of Wisconsin.

EROSION CONTROL NOTES:

1. EROSION CONTROL FEATURES AS SHOWN IN THE PLANS ARE AT SUGGESTED LOCATIONS. THE ENGINEER MAY MODIFY LOCATIONS AS NEEDED. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL SUCH TIME AS THE ENGINEER DETERMINES THE MEASURE IS NO LONGER NECESSARY.
2. ALL DISTURBED AREAS TO BE RESTORED WITH SEED, FERTILIZER, AND MULCH UNLESS OTHERWISE NOTED. FINAL SEEDING TO BE #40. PROVIDE 2 LBS/1000 SF (0.044 TONS/ACRE). REFERENCE SECTION 630 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
3. MULCHING SHALL CONFORM TO SECTION 627 OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
4. INSTALL SILT FENCING AS SHOWN ON PLANS FOLLOWING COMPLETION OF REMOVALS AND PRIOR TO LAND DISTURBING ACTIVITIES.
5. LOG-TYPE EROSION CONTROL MAY BE SUBSTITUTED FOR SILT FENCE IF THE SITE MEETS THE CRITERIA AND IS INSTALLED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1071.
6. ANY ADDITIONAL CONSTRUCTION ENTRANCES REQUIRED SHALL RECEIVE TRACKING PAD STABILIZATION.
7. FOR WINTER STABILIZATION OF THE SITE, CONTRACTOR TO USE CLASS 1, TYPE B EROSION CONTROL MATTING AND TO TEMPORARILY SEED DISTURBED AREAS WITH WINTER WHEAT OR AGRICULTURAL RYE AT A RATE OF 3 LBS/1000 SF.
8. INLET PROTECTION TYPE D TO BE PROVIDED AT NEAREST DOWNSTREAM STORM SEWER INLET ALONG LAKE SHORE DRIVE.
9. EROSION CONTROL BLANKET SHALL BE INSTALLED ALONG ALL SLOPES THAT ARE STEEPER THAN 4:1 AND AT BOTTOM OF SWALES.

LOT AREA (GSA):
16,100± SF (0.37 AC)

EXISTING ZONING:
ER-1
(MINIMUM LOT AREA = 40,000 SF)
PROPOSED CONDITIONAL USE TO USE SR-4 RESIDENTIAL BULK STANDARDS

MINIMUM LANDSCAPE SURFACE AREA (LSA):
60%

EXISTING SURFACE AREAS:

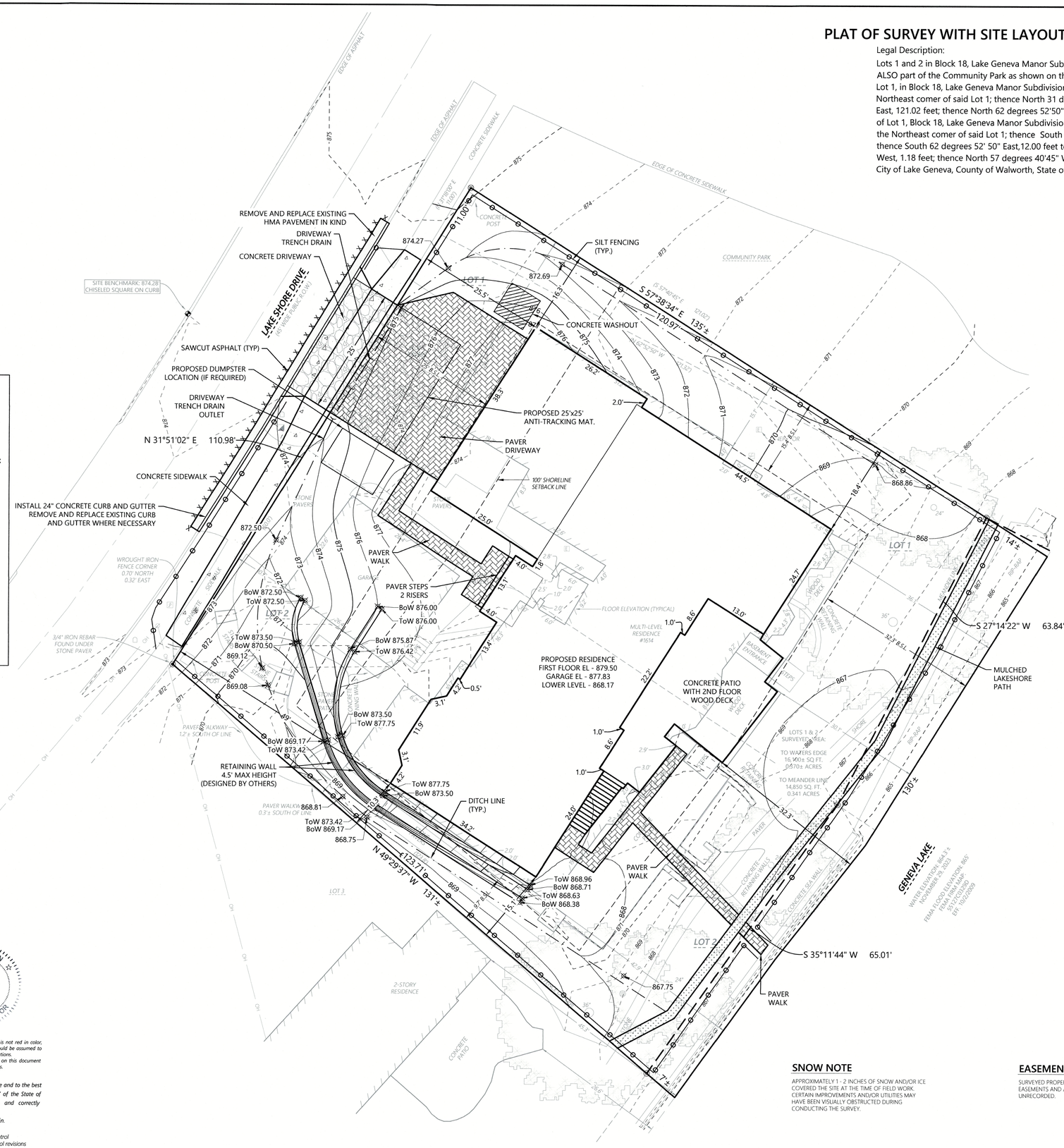
HOUSE/GARAGE	5,514± SF (34.2%)
PAVER DRIVE/WALKWAYS	2,750± SF (17.1%)
RETAINING WALLS	286± SF (1.8%)
CONCRETE PATIO	554± SF (3.4%)
TOTAL	9,104± SF (56.5%)
LANDSCAPE AREA	6,996± SF (43.5%)

PROPOSED SURFACE AREAS:

HOUSE/GARAGE	4,295± SF (26.7%)
PAVER DRIVE/FRONT WALK	952± SF (5.9%)
WOODEN DECK STAIRS	53± SF (0.3%)
RETAINING WALLS	224± SF (1.4%)
CONCRETE PATIO	651± SF (4.0%)
PAVER PATIO WALK	178± SF (1.1%)
TOTAL	6,353± SF (39.5%)
LANDSCAPE AREA	9,747± SF (60.5%)

GENERAL NOTES:

1. EXISTING WATER SERVICE IS 1" COPPER AND SHOULD BE VERIFIED FOR FUTURE REUSE IN THE NEW HOME.
2. EXISTING SEWER SERVICE WILL BE REQUIRED TO BE TV INSPECTED FOR CONDITION PRIOR TO REUSE. SERVICE MAY REQUIRE REPLACEMENT IF FOUND TO BE IN POOR CONDITION.



MONUMENT KEY

- 3/4" Iron Rebar Found
- Iron Pipe Found
- Benchmark
- (XXX.XX) Record Information

LEGEND

- Existing Boundary Line
- Existing Right-of-Way
- Existing Adjacent Property
- Existing Centerline
- Existing Fence
- Existing Overhead Power
- Existing Transformer
- Existing Electric Meter
- Existing Telephone Pedestal
- Existing Utility Pole
- Existing Guy Wire
- Existing Beehive Inlet
- Existing Gas Meter
- Existing Air Conditioner
- Deciduous Tree
- Existing Mailbox
- Spot Grade

REMOVALS NOTE:

1. ENTIRETY OF EXISTING HOUSE, GARAGE, PAVER DRIVE, PAVER WALKWAYS, STAIRS, RETAINING WALLS AND CONCRETE PATIO TO BE REMOVED.

Scale: 1" = 10'

DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT

BEARINGS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WALWORTH ZONE, THE EAST RIGHT-OF-WAY LINE OF LAKE SHORE DRIVE BEARING N 31° 51' 02" E

VERTICAL DATUM BASED ON NAVD-88 (2012)
GEOID 18 WISCONSIN
STARTING BENCHMARK:
NGS MONUMENT PID: DG4877
PUBLISHED ELEVATION: 1055.7'

SNOW NOTE

APPROXIMATELY 1 - 2 INCHES OF SNOW AND/OR ICE COVERED THE SITE AT THE TIME OF FIELD WORK. CERTAIN IMPROVEMENTS AND/OR UTILITIES MAY HAVE BEEN VISUALLY OBSTRUCTED DURING CONDUCTING THE SURVEY.

EASEMENT NOTE

SURVEYED PROPERTY SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.

WISCONSIN
KRISTIN J. BELONGIA
S-2943
ELKHORN
WIS.
LAND SURVEYOR

Kristin J Belongia

Kristin J. Belongia, P.L.S.
Wisconsin Professional Land Surveyor S-2943

State of Wisconsin
County of Walworth } ss

If the surveyor's signature is not red in color, the plan is a copy that should be assumed to contain unauthorized alterations.
The certification contained on this document shall not apply to any copies.

I hereby certify that I have supervised the survey of the property described above and to the best my knowledge and belief, the plat drawn hereon complies with Chapter A-E 7 of the State of Wisconsin Administrative Code, Minimum Standards for Property Surveys and correctly represents said survey and its location.
Given under my hand and seal this 8th day of December, 2023 at Beloit, Wisconsin.
Last day of field work November 29th, 2023
Revised this 2nd day of February, 2024 to show site layout, grading, and erosion control
Revised this 27th day of March, 2024 to show site layout, grading, and erosion control revisions

2857 Bartelle Drive
Beloit, Wisconsin 53511
608.365.4464

1040 N Wisconsin Street
Elkhorn, Wisconsin 53121
262.723.2020

www.rhbatterman.com

Batterman
engineers surveyors planners

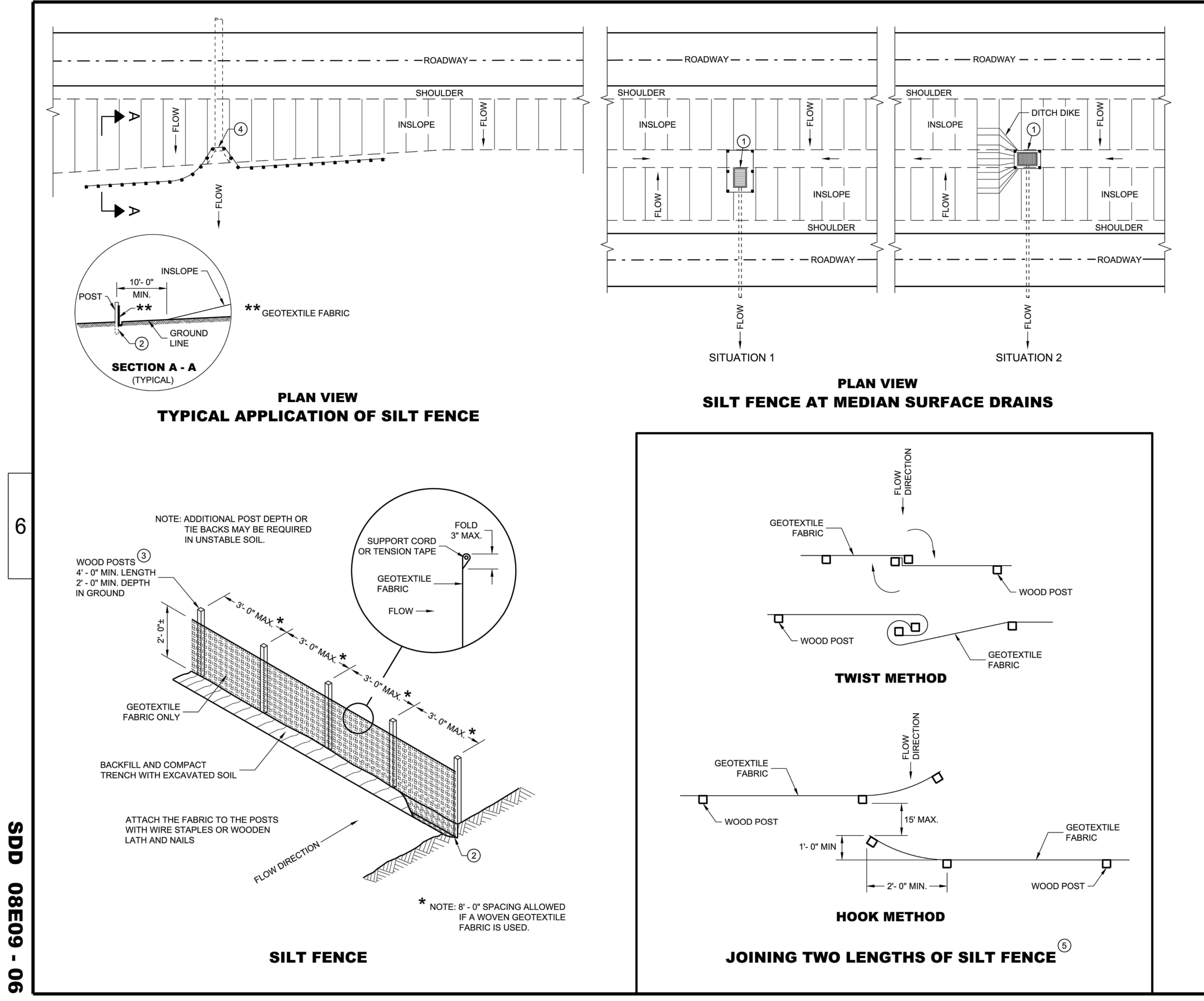
PLAT OF SURVEY WITH SITE LAYOUT, GRADING, AND EROSION CONTROL PLAN
FOR ROBERT AND CHRISTINE HAU
LAKE GENEVA, WISCONSIN

FOR THE EXCLUSIVE USE OF:
Robert Hau and Christine Hau Trust
1614 Lake Shore Drive
Lake Geneva, WI 53147

ORDER NO: 34885
FIELD CREW: BMR
DRAWN BY: BMR
SHEET 1 OF 1

File Name: C:\Users\bmar\OneDrive\Desktop\Batterman\34885 - Lowell - Hau\Project Files\PRINT FILE

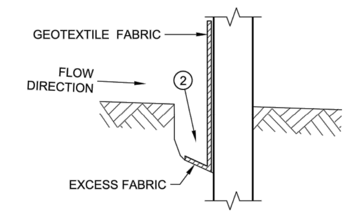
SDD 08E09 Silt Fence



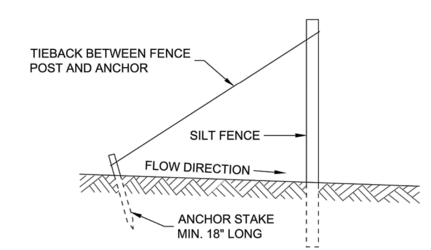
GENERAL NOTES

DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

1. HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. FOR MANUAL INSTALLATIONS THE TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.



TRENCH DETAIL



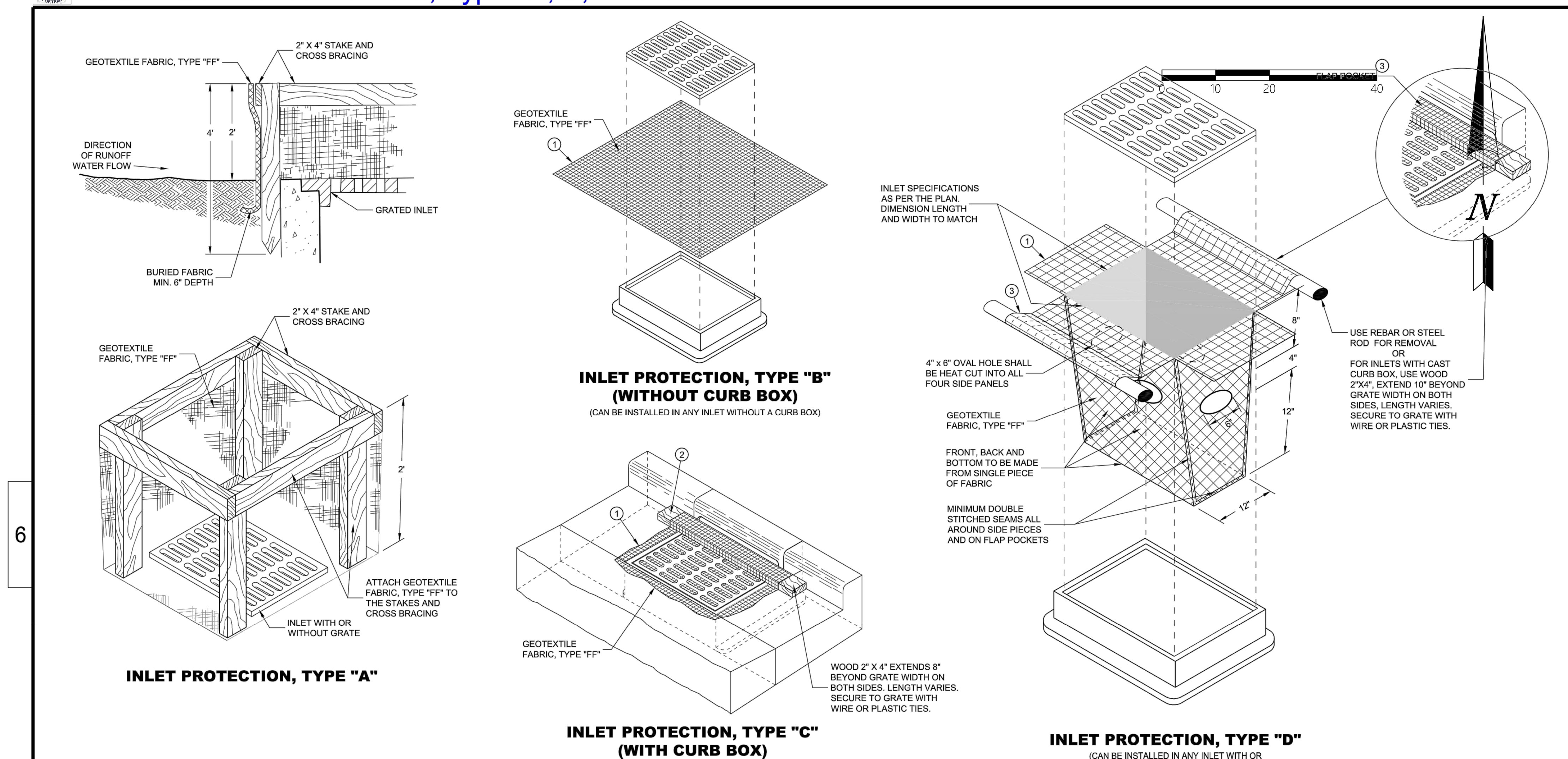
SILT FENCE TIE BACK
(WHEN REQUIRED BY THE ENGINEER)

SILT FENCE
STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION
APPROVED 4/29/05 DATE — /S/ Beth Cannestra, CHIEF ROADWAY DEVELOPMENT ENGINEER
FHWA

SDD 08E09 - 06

6

SDD 08E10 Inlet Protection, Types A, B, C and D



GENERAL NOTES

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

TYPES B & C

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

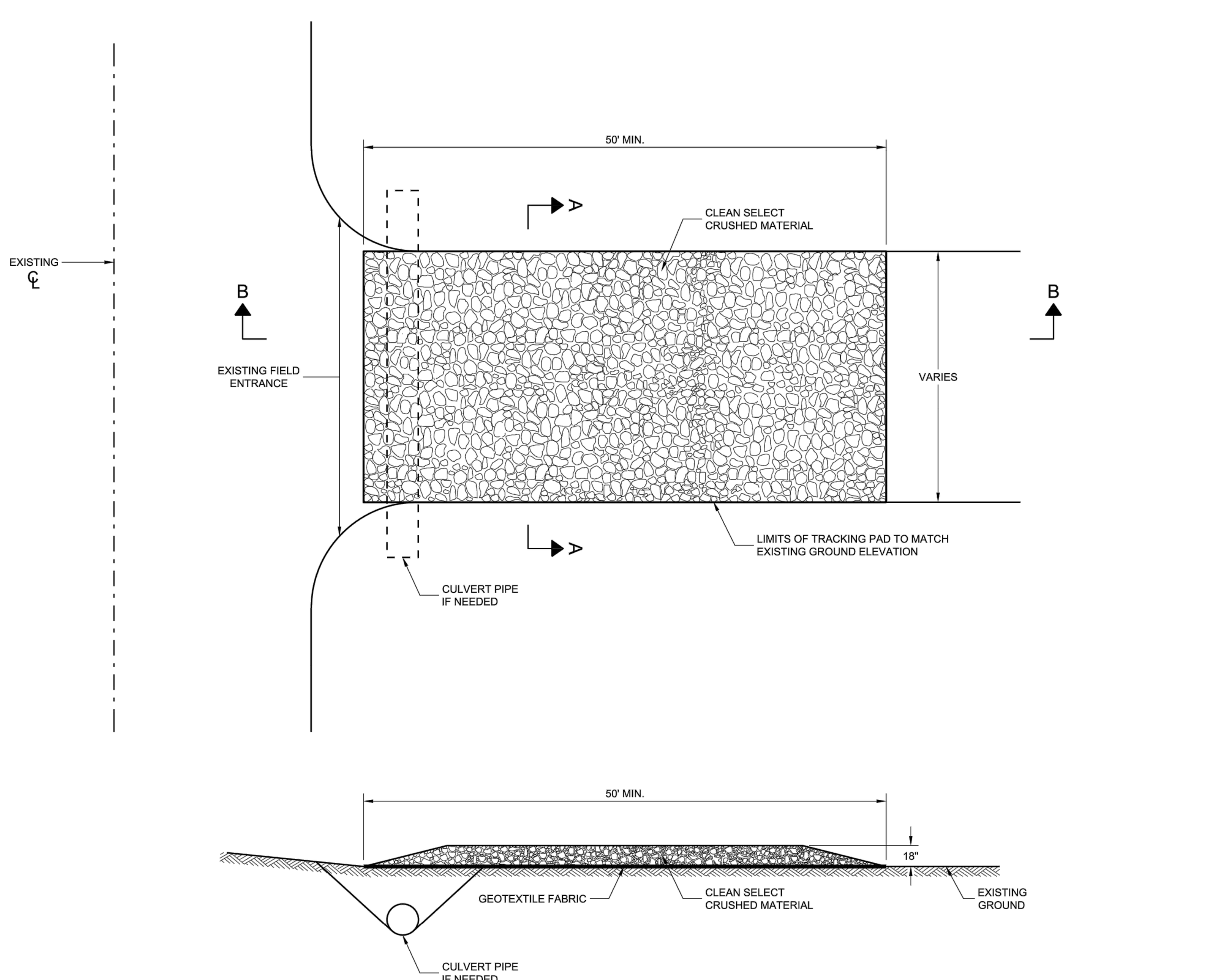
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

INLET PROTECTION TYPES A, B, C AND D
STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION
APPROVED 10/16/02 DATE — /S/ Beth Cannestra, ROADWAY STANDARDS DEVELOPMENT ENGINEER
FHWA

SDD 08E10 - 02

6

SDD 08E14 Tracking Pad



GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

TRACKING PAD SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

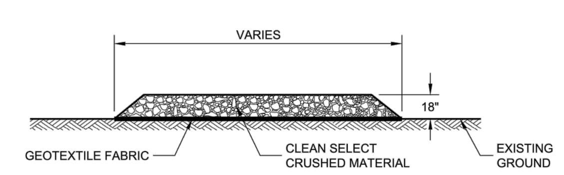
TRACKING PAD TO BE REMOVED AFTER CONSTRUCTION IS COMPLETED.

TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT.

SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY, AROUND OR CONVEYED UNDER THE TRACKING PAD.

CULVERT PIPE OR OTHER BMP USED TO DIVERT WATER AWAY, AROUND OR UNDER THE TRACKING PAD SHALL BE DESIGNED TO CONVEY THE 2 YEAR - 24 HOUR EVENT.

THE COST OF ADDITIONAL BMP TO DIVERT WATER ARE INCIDENTAL TO THE TRACKING PAD BID ITEM.

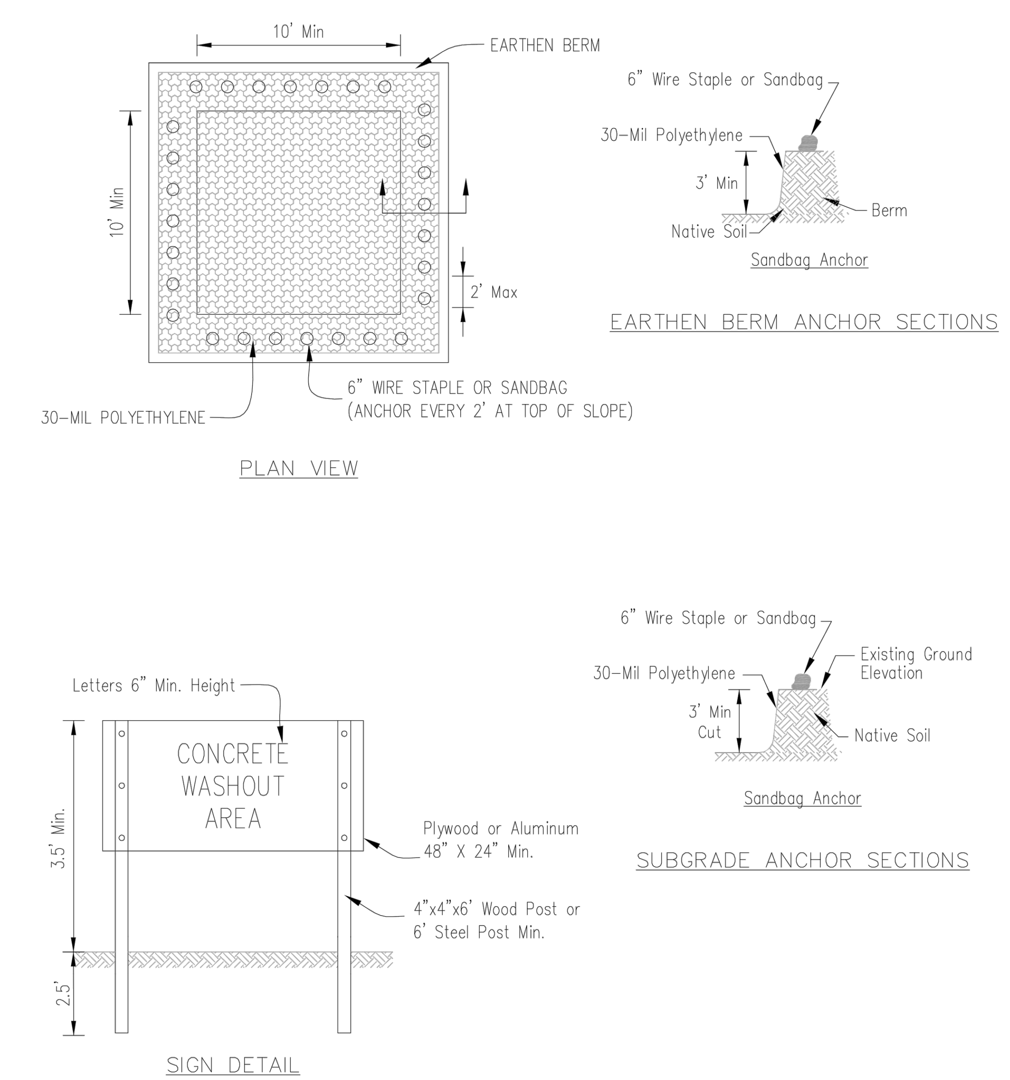


SECTION A - A

TRACKING PAD
STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION
APPROVED 3/24/2011 DATE — /S/ Jerry H. Zogg, ROADWAY STANDARDS DEVELOPMENT ENGINEER
FHWA

SDD 08E14 - 01

6



NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the faciliities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

TEMPORARY CONCRETE WASHOUT FACILITY - EARTHEN TYPE

Batterman
engineers surveyors planners
www.rhbatterman.com
2857 Bartells Drive, Beloit, WI 53511, (608) 365-4464
19 N. High Street, Janesville, WI 53548, (608) 743-9350
1040 N. Wisconsin St., Elkhorn, WI 53121, (262) 379-2250

ISSUANCE
CITY SUBMITTAL 2024-03-27

DETAILS

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

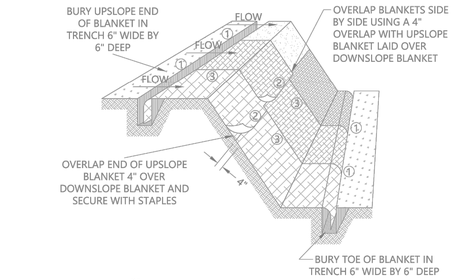
ROBERY & CHRISTINE HAU RESIDENCE
1614 LAKE SHORE DRIVE
CITY OF LAKE GENEVA
WALWORTH COUNTY, WISCONSIN

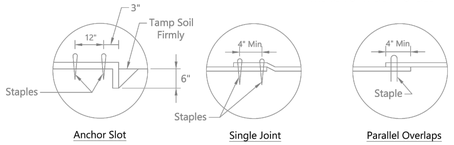
34885 - SITE LAYOUT.DWG

DESIGNED BY: LC/NJ
DRAWN BY: LC
CHECKED BY: NJ
APPROVED BY: NJ
PROJECT NO: 34885

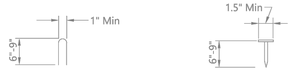
SHEET NO.
C3.01

PLOT DATE: 3/27/2024 11:48 AM





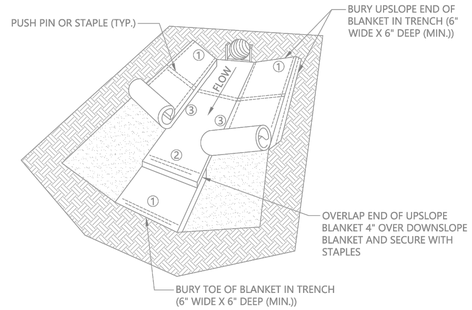
DETAIL 1 DETAIL 2 DETAIL 3

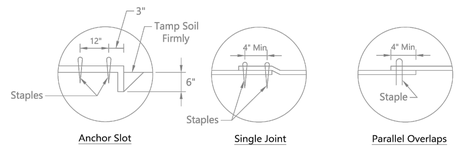


STAPLE DETAIL PUSH PIN DETAIL

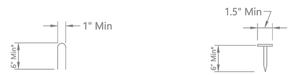
NOTES:

1. Staples shall be placed in a diamond pattern at 2 per s.y. for stiched blankets. Non-stiched shall use 4 staples per s.y. of material. This equates to 200 staples with stiched blanket and 400 stapels of non-stiched blanket per 100 s.y. of material.
2. Staple or push pin length shall be selected based on soil type and conditions. (minimum staple length is 6")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.





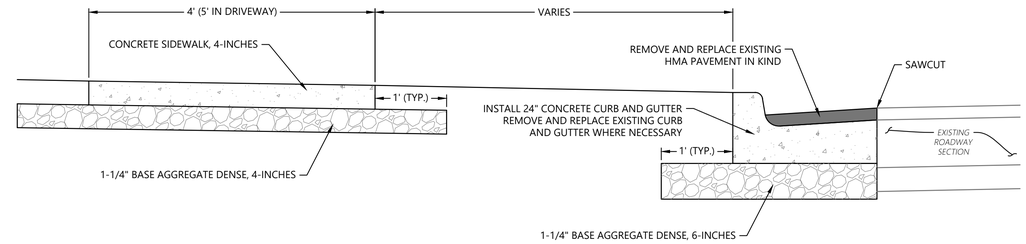
DETAIL 1 DETAIL 2 DETAIL 3



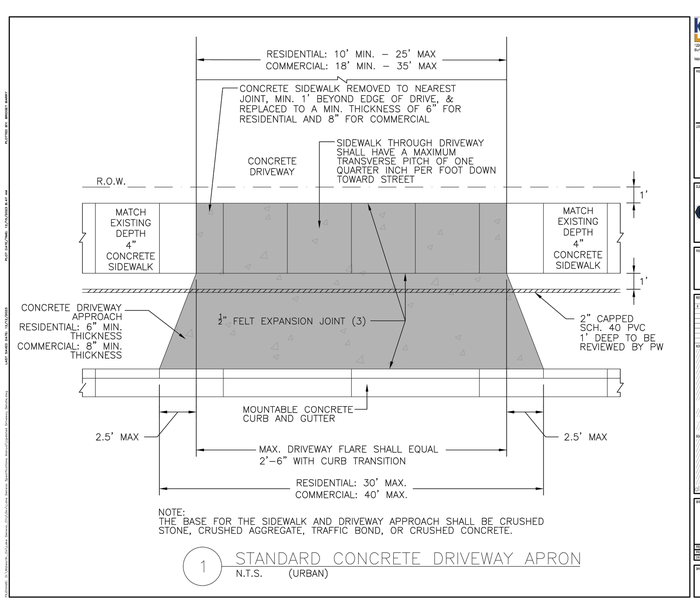
STAPLE DETAIL PUSH PIN DETAIL

*Note:

1. For sandy soil conditions, staple or push pin shall be a minimum 8 inches.



CONCRETE CURB & GUTTER AND SIDEWALK INSTALLATION



1 STANDARD CONCRETE DRIVEWAY APRON
N.T.S. (URBAN)

Kapur
120 S Pine Street
Burlington, Wisconsin 53105
262.763.2391

PROJECT: DRIVEWAY APRON STANDARDS
LOCATION: CITY OF LAKE GENEVA, WALWORTH COUNTY
CLIENT: LAKE GENEVA
PLANNING
REVISIONS
SHEET: URBAN CONCRETE DRIVEWAY APRON STANDARD
SHEET NUMBER 01

Batterman
engineers surveyors planners
www.rhbatterman.com
2867 Barrett's Drive Racine, WI 53403 (608) 365-4464
19 N. High Street Janesville, WI 53548 (608) 743-9350
1040 N. Wisconsin St. Elkhorn, WI 53121 (262) 379-2250

ISSUANCE
CITY SUBMITTAL 2024-03-27

DETAILS

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

ROBERY & CHRISTINE HAU RESIDENCE
1614 LAKE SHORE DRIVE
CITY OF LAKE GENEVA
WALWORTH COUNTY, WISCONSIN
34885 - SITE LAYOUT.DWG

DESIGNED BY: LC/NJ
DRAWN BY: LC
CHECKED BY: NJ
APPROVED BY: NJ
PROJECT NO: 34885

SHEET NO.
C3.02

PLOT DATE: 3/27/2024 11:48 AM

March 27, 2024

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

Re: Site Plan Review Comment Response Letter – Hau Residence – 1614 Lake Shore Drive

Dear Mr. Walling.

Please see below our responses to comments received relating to the Site Plan Review dated February 26, 2024. The City comments are listed below with our responses in red:

COMMENTS

1. Zoning code Sec 98-702 states, "All curb openings for access drives shall have a maximum width of 25 feet for all residential uses, and 35 feet for all nonresidential uses, as measured at the right-of-way line. Access drives may be flared between the right-of-way line and the roadway up to a maximum of five additional feet". Please see driveway detail attached.
    i. Driveway opening has been modified to meet the ordinance and the driveway detail that was received.
    b. It appears that the northern most ingress/egress will be removed. Details on the reconstruction of the curb in the Right-of-Way must be shown on the construction plans.
        i. The plans have been revised to call for the removal and replacement of the curb and gutter in the Right-of-Way and a detail has been provided on sheet C3.02.
    c. A 5-ft wide concrete sidewalk shall be constructed through the driveway to tie into the existing sidewalk.
        i. The plans have been revised to have a 5-ft wide concrete sidewalk through the driveway and then transition to meet the existing 4-ft wide sidewalk.
    d. The City has no concern with pavers in the right-of-way outside of the concrete sidewalk.
        i. Noted.
2. This development is subject to the post construction stormwater management provisions of the Municipal Code.
    a. Peak release rates for stormwater runoff directly to Geneva Lake are not subject to release rate reduction; however, peak release rate calculations are required for runoff directed to adjacent properties or Lakeshore Drive. Calculations must demonstrate that the proposed conditions release rates do not exceed existing conditions for rainfall events up to the 100-year 24-hour.
        i. Runoff from the proposed driveway will be collected by a driveway trench drain which discharges into the swale along the south side of the property. Grading has been revised to collect and direct all stormwater runoff to Geneva Lake.
    b. Total Suspended Solids (TSS) removal of 40% is required for reconstruction of the proposed driveway/parking areas. Calculations shall be provided to demonstrate this provision has been met.
        i. A WinSLAMM model has been performed and shows that we are providing a 64.47% reduction in particulate solids of the proposed driveway and parking areas. A watershed exhibit and WinSLAMM input and output files are included in the stormwater narrative included in this submittal.
3. A retaining wall is proposed along the southwest property line. Clarification on the proposed wall and spot elevations in this area shall be provided to demonstrate stormwater runoff will be directed to the lake not directly to the adjacent property.
    a. Additional information regarding the height, top of wall and bottom of wall elevations have been added to the plans. The proposed grading plan features swales along both the south and north sides of the proposed to direct runoff to the lake and not onto adjacent properties.

4. A note shall be added to the plan indicating appropriately specified inlet protection will be provided at the nearest downstream storm sewer inlet along Lake Shore Drive. Additionally, erosion control blanket shall be installed along the steep slopes on the north side of the structure.
    a. A note has been added to the plan indicating that inlet protection will be provided at the nearest downstream storm sewer inlet along Lake Shore Drive. Additionally, a note has been added requiring that erosion control blanket shall be installed on all slopes greater than 4:1 and along the bottom of the proposed swales.
5. Construction and erosion control details shall be added to the plans including, but not limited to, sidewalk and curb replacement details, silt fence and erosion control blanket details, retaining wall detail, etc.
    a. Construction and erosion control details have been added to the plans. The proposed retaining walls shall be designed by others and details for that construction are not included in this plan.
6. Existing water service is 1" copper and should be verified for future reuse in the new home.
    a. Noted. This note has been added to the plans.
7. Existing sewer service will be required to be TV inspected for condition prior to reuse. May require replacement if found to be in poor condition. Utility personnel can observe on-site or view via file transfer afterward.
    a. Noted. This note has been added to the plans.
8. An access easement is required for the lake shore path. The easement shall be a minimum of 10-feet centered on the path. Please provide an exhibit with legal description and easement language as required.
    a. Noted. Upon general approval of the proposed site plan and lake shore path, an exhibit with legal description and easement language shall be prepared for review and approval.

Should you have any questions or need further information, please contact me at your earliest convenience.

Respectfully,

R.H. BATTERMAN & CO., INC.

Engineers | Surveyors | Planners

Nicholas Jayne, P.E., CFM

Design Project Manager

Cc Naomi Rauch, P.E. – Kapur, Inc.

March 27, 2024

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

Re: Stormwater Performance Narrative – 1614 Lake Shore Drive

INTRODUCTION

At the request of the City of Lake Geneva (City), R.H. Batterman has performed stormwater analyses for both stormwater runoff peak release rates and for Total Suspended Solids (TSS) removal for the residential improvements at 1614 Lake Shore Drive. The results of our analyses are described in detail below.

PEAK RELEASE RATES

As noted in the comment review letter we received for this development, peak release rates for stormwater runoff directly to Geneva Lake are not subject to release rate reduction, however, peak release rate calculations are required for runoff directed to adjacent properties or to Lakeshore Drive. The proposed grading plan has been revised to collect and direct all stormwater runoff away from adjacent properties and Lakeshore Drive. A driveway trench drain is proposed at the property line to collect any stormwater runoff from the driveway and discharges into a swale that wraps around the front of the property toward the south which will ultimately discharge stormwater runoff toward Geneva Lake. Additionally, another swale has been proposed along the north side of the property to prevent stormwater runoff from discharging onto the adjacent park property and directs the stormwater runoff back to Geneva Lake. With the addition of the two swales and the driveway trench drain, no stormwater runoff should discharge to either of the adjacent properties or Lakeshore Drive. A stormwater drainage exhibit showing the site watersheds and land uses is attached to this narrative as well as a HydroCAD report which documents the discharge through the proposed swales into Geneva Lake. The HydroCAD report shows that each swale has sufficient capacity to handle the tributary stormwater runoff and prevents water from discharging onto neighboring properties.

WATER QUALITY REQUIREMENTS

As noted in the comment review letter we received for this development, the site is required to remove up to 40% of total suspended solids from the proposed driveway and parking areas. In order to meet this requirement, the stormwater runoff from the proposed driveway and parking areas will discharge into swales along the north and south sides of the property. These swales will provide water quality treatment prior to ultimately discharging into Geneva Lake. As part of this analysis, we have prepared a WinSLAMM model of the site and the results of the model show that the proposed swales will remove 64.47% of total suspended solids from the proposed driveway and parking areas, thus meeting this requirement. The WinSLAMM input and output files are attached to this narrative.

CONCLUSION

As described in the narrative above and shown in the attachments to this narrative, the proposed residential improvements at 1614 Lake Shore Drive meet the stormwater performance requirements for both peak discharge and water quality.

Should you have any questions or need further information, please contact me at your earliest convenience.

Respectfully,

R.H. BATTERMAN & CO., INC.
Engineers | Surveyors | Planners

Nicholas Jayne, P.E., CFM
Design Project Manager

Cc Naomi Rauch, P.E. – Kapur, Inc.

PR-1			PR-2			PR-3		
Land Use	Area (SF)	Area (AC)	Land Use	Area (SF)	Area (AC)	Land Use	Area (SF)	Area (AC)
Driveway	374	0.009	Driveway	428	0.010	Driveway		0.000
Grass	3,029	0.070	Grass	1,177	0.027	Grass	4,391	0.101
Roof	1,847	0.042	Roof	608	0.014	Roof	1,836	0.042
Sidewalk	297	0.007	Sidewalk		0.000	Sidewalk	882	0.020
Total	5,547	0.127	Total	2,213	0.051	Total	7,109	0.163

PLOT DATE: 3/27/2024 7:41 AM

2857 Bartells Drive
Beloit, WI 53511
(608) 365-4464

19 N. High Street
Janesville, WI 53548
(608) 743-9350

1040 N. Wisconsin St.
Elkhorn, WI 53121
(262) 379-2250

Batterman
engineers surveyors planners
www.rhbatterman.com

ISSUANCE

CITY SUBMITTAL	2024-03-27
-	-
-	-
-	-
-	-
-	-

STORM WATER DRAINAGE EXHIBIT

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

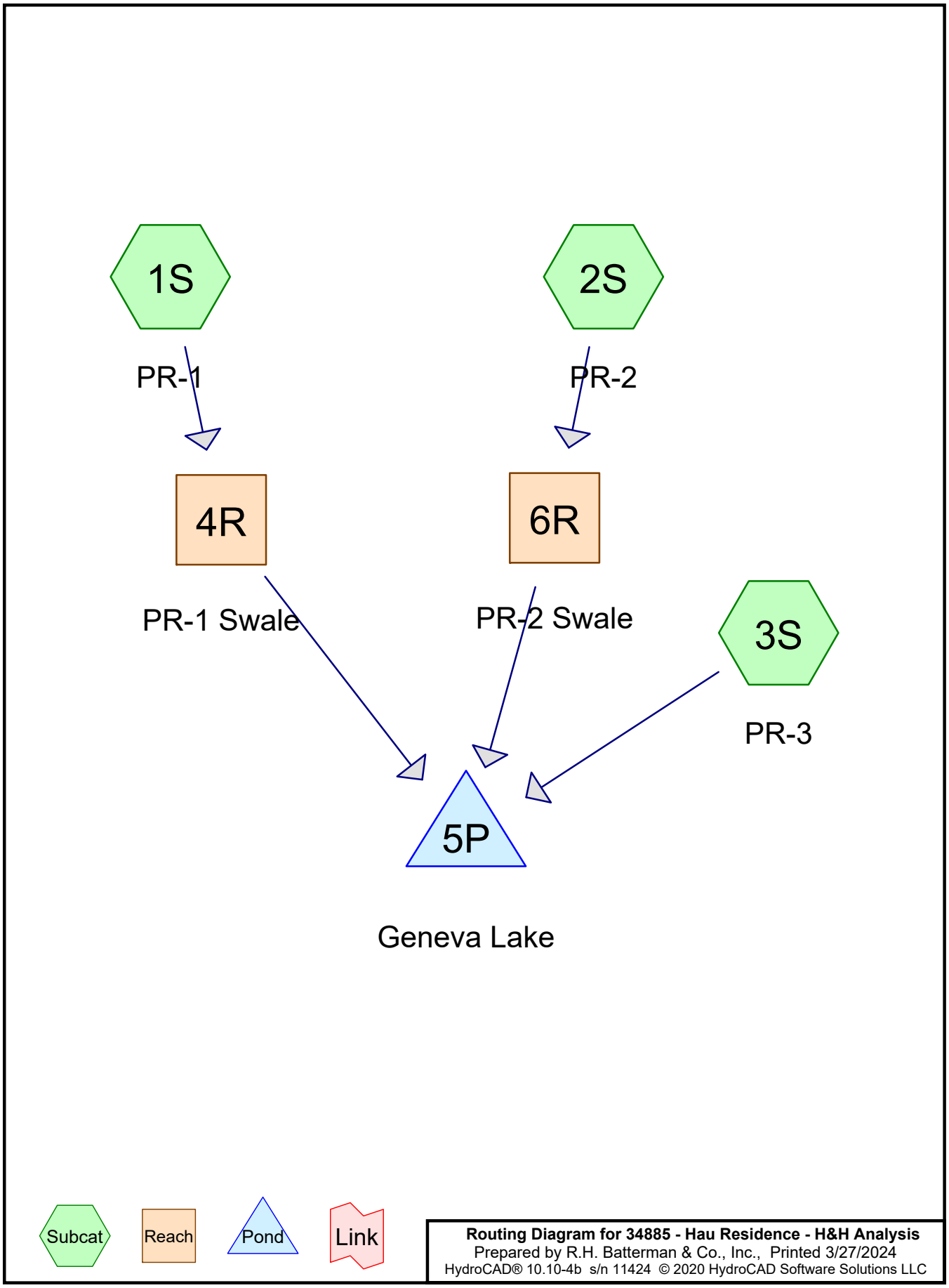
ROBERY & CHRISTINE HAU RESIDENCE
1614 LAKE SHORE DRIVE
CITY OF LAKE GENEVA
WALWORTH COUNTY, WISCONSIN

34885 - STORM WATER.DWG

DESIGNED BY:	LC/NJ
DRAWN BY:	LC
CHECKED BY:	NJ
APPROVED BY:	NJ
PROJECT NO:	34885

SHEET NO.

SW1


1S
2S
PR-1
PR-2
4R
6R
PR-1 Swale
PR-2 Swale
3S
PR-3
5P
Geneva Lake
Subcat
Reach
Pond
Link
Routing Diagram for 34885 - Hau Residence - H&H Analysis
Prepared by R.H. Batterman & Co., Inc., Printed 3/27/2024
HydroCAD® 10.10-4b s/n 11424 © 2020 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-year	MSE 24-hr	3	Default	24.00	1	2.42	2
2	2-year	MSE 24-hr	3	Default	24.00	1	2.78	2
3	10-year	MSE 24-hr	3	Default	24.00	1	3.97	2
4	100-year	MSE 24-hr	3	Default	24.00	1	6.21	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.197	61	>75% Grass cover, Good, HSG B (1S, 2S, 3S)
0.018	98	Paved parking, HSG B (1S, 2S)
0.027	98	Unconnected pavement, HSG B (1S, 3S)
0.099	98	Unconnected roofs, HSG B (1S, 2S, 3S)
0.341	**77**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.341	HSG B	1S, 2S, 3S
0.000	HSG C	
0.000	HSG D	
0.000	Other	
0.341		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.197	0.000	0.000	0.000	0.197	>75% Grass cover, Good	1S, 2S, 3S
0.000	0.018	0.000	0.000	0.000	0.018	Paved parking	1S, 2S
0.000	0.027	0.000	0.000	0.000	0.027	Unconnected pavement	1S, 3S
0.000	0.099	0.000	0.000	0.000	0.099	Unconnected roofs	1S, 2S, 3S
0.000	**0.341**	**0.000**	**0.000**	**0.000**	**0.341**	**TOTAL AREA**	

Time span=5.00-36.00 hrs, dt=0.05 hrs, 621 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: PR-1 Runoff Area=5,544 sf 45.36% Impervious Runoff Depth=0.74"
Tc=5.0 min CN=78 Runoff=0.17 cfs 0.008 af

Subcatchment 2S: PR-2 Runoff Area=2,213 sf 46.81% Impervious Runoff Depth=0.74"
Tc=5.0 min CN=78 Runoff=0.07 cfs 0.003 af

Subcatchment 3S: PR-3 Runoff Area=7,109 sf 38.23% Impervious Runoff Depth=0.60"
Tc=5.0 min CN=75 Runoff=0.17 cfs 0.008 af

Reach 4R: PR-1 Swale Avg. Flow Depth=0.18' Max Vel=1.80 fps Inflow=0.17 cfs 0.008 af
n=0.035 L=125.0' S=0.0497 '/' Capacity=2.72 cfs Outflow=0.16 cfs 0.008 af

Reach 6R: PR-2 Swale Avg. Flow Depth=0.12' Max Vel=1.49 fps Inflow=0.07 cfs 0.003 af
n=0.035 L=110.0' S=0.0550 '/' Capacity=18.17 cfs Outflow=0.06 cfs 0.003 af

Pond 5P: Geneva Lake Inflow=0.39 cfs 0.019 af
Primary=0.39 cfs 0.019 af

Total Runoff Area = 0.341 ac Runoff Volume = 0.019 af Average Runoff Depth = 0.67"
57.83% Pervious = 0.197 ac 42.17% Impervious = 0.144 ac

Summary for Subcatchment 1S: PR-1

[49] Hint: Tc<2dt may require smaller dt

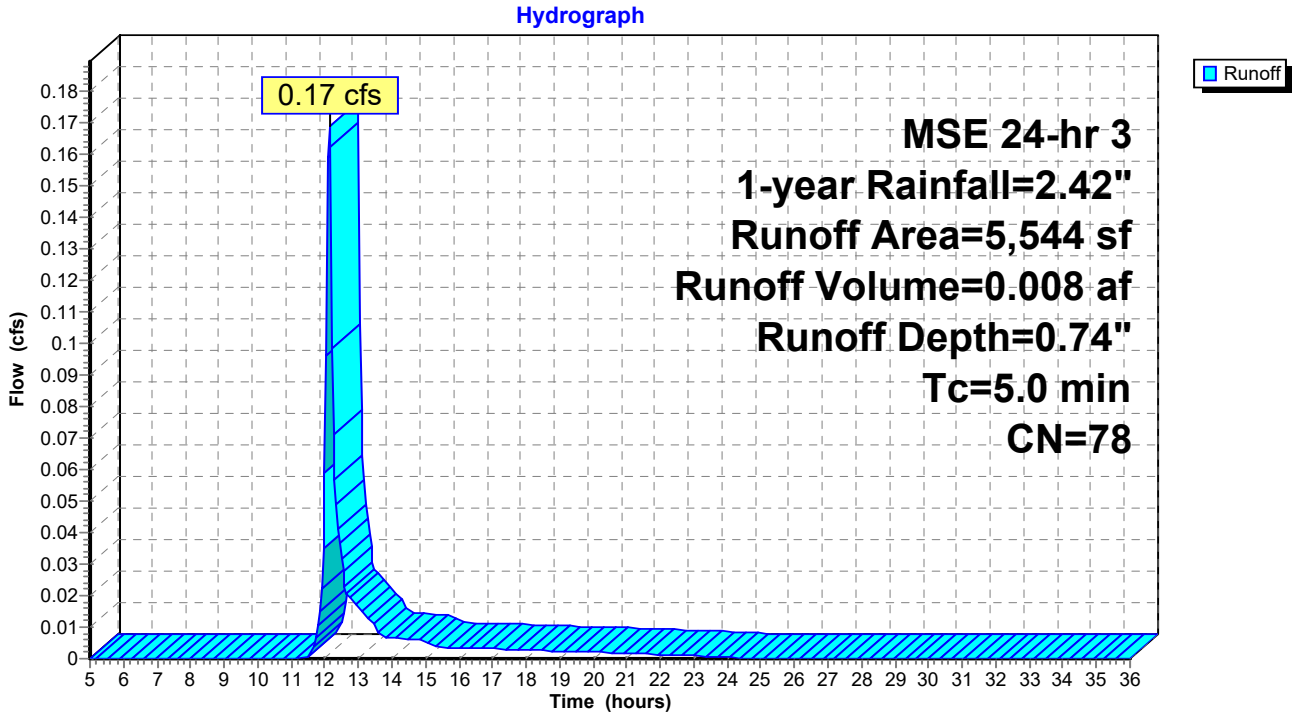
Runoff = 0.17 cfs @ 12.13 hrs, Volume= 0.008 af, Depth= 0.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-year Rainfall=2.42"

Area (sf)	CN	Description
371	98	Paved parking, HSG B
3,029	61	>75% Grass cover, Good, HSG B
1,847	98	Unconnected roofs, HSG B
297	98	Unconnected pavement, HSG B
5,544	78	Weighted Average
3,029		54.64% Pervious Area
2,515		45.36% Impervious Area
2,144		85.25% Unconnected

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

Subcatchment 1S: PR-1



Summary for Subcatchment 2S: PR-2

[49] Hint: Tc<2dt may require smaller dt

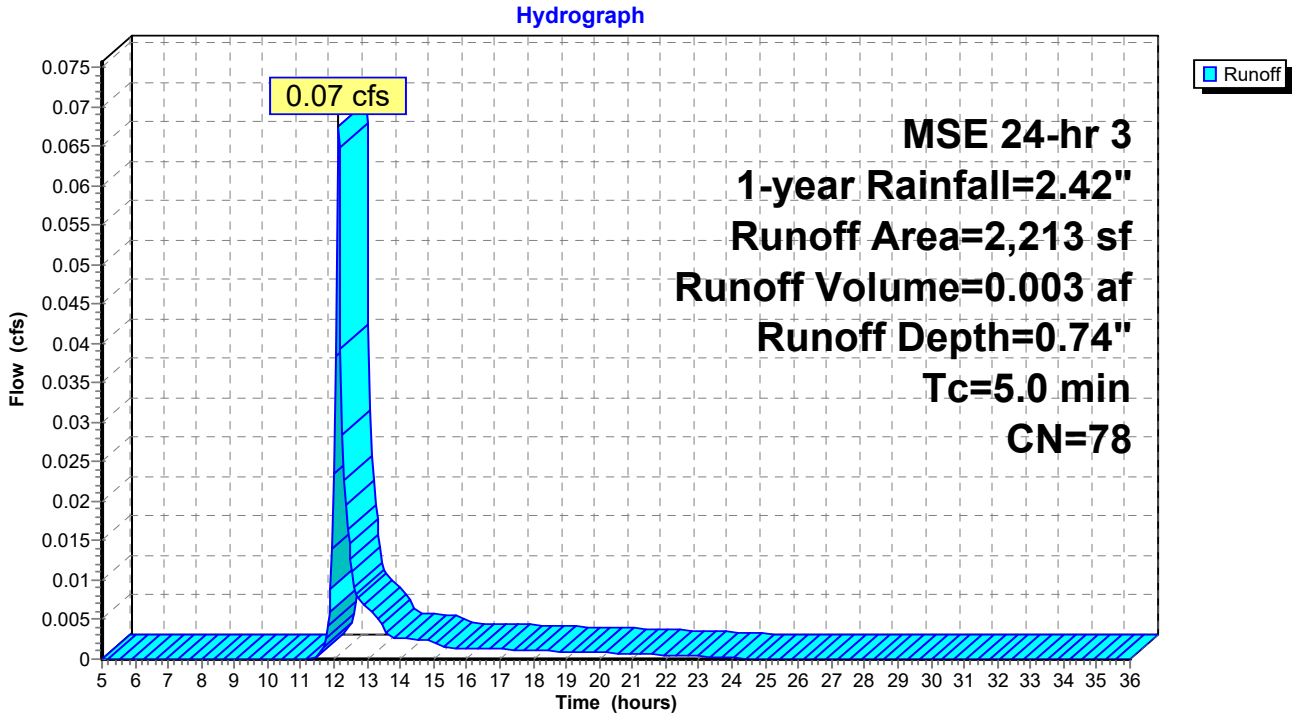
Runoff = 0.07 cfs @ 12.13 hrs, Volume= 0.003 af, Depth= 0.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-year Rainfall=2.42"

Area (sf)	CN	Description
428	98	Paved parking, HSG B
1,177	61	>75% Grass cover, Good, HSG B
608	98	Unconnected roofs, HSG B
2,213	78	Weighted Average
1,177		53.19% Pervious Area
1,036		46.81% Impervious Area
608		58.69% Unconnected

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

Subcatchment 2S: PR-2



Summary for Subcatchment 3S: PR-3

[49] Hint: Tc<2dt may require smaller dt

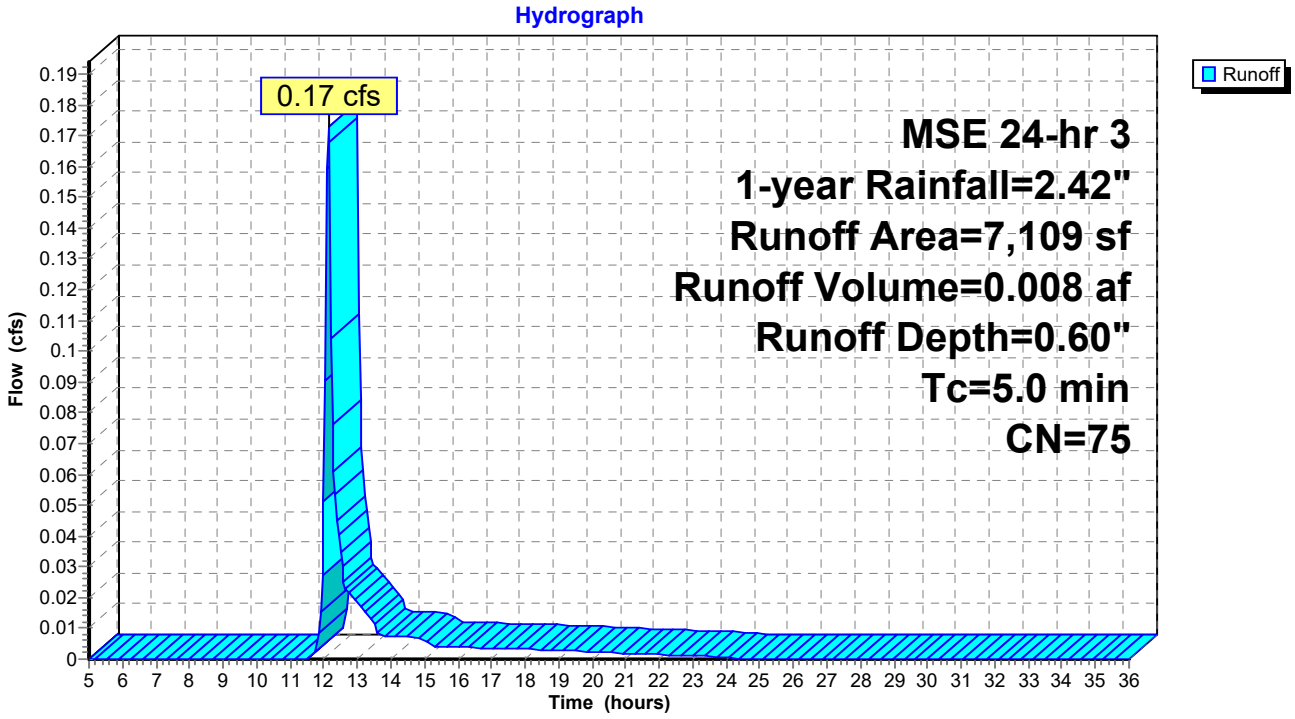
Runoff = 0.17 cfs @ 12.13 hrs, Volume= 0.008 af, Depth= 0.60"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-year Rainfall=2.42"

Area (sf)	CN	Description
4,391	61	>75% Grass cover, Good, HSG B
1,836	98	Unconnected roofs, HSG B
882	98	Unconnected pavement, HSG B
7,109	75	Weighted Average
4,391		61.77% Pervious Area
2,718		38.23% Impervious Area
2,718		100.00% Unconnected

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

Subcatchment 3S: PR-3



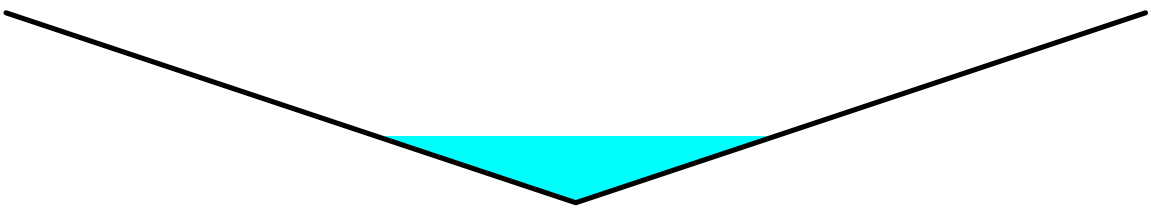
Summary for Reach 4R: PR-1 Swale

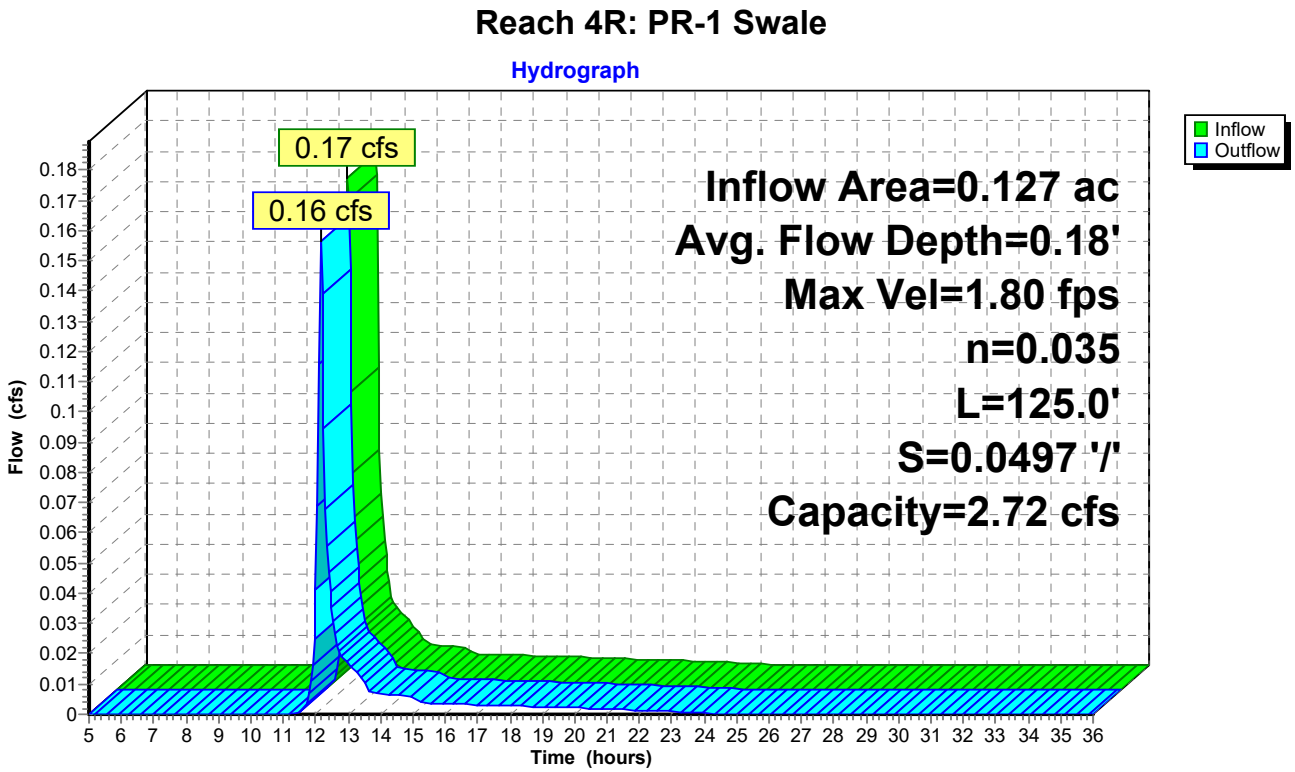
Inflow Area = 0.127 ac, 45.36% Impervious, Inflow Depth = 0.74" for 1-year event
Inflow = 0.17 cfs @ 12.13 hrs, Volume= 0.008 af
Outflow = 0.16 cfs @ 12.16 hrs, Volume= 0.008 af, Atten= 7%, Lag= 2.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.80 fps, Min. Travel Time= 1.2 min
Avg. Velocity = 0.69 fps, Avg. Travel Time= 3.0 min

Peak Storage= 12 cf @ 12.14 hrs
Average Depth at Peak Storage= 0.18' , Surface Width= 1.05'
Bank-Full Depth= 0.50' Flow Area= 0.8 sf, Capacity= 2.72 cfs

0.00' x 0.50' deep channel, n= 0.035
Side Slope Z-value= 3.0 '/' Top Width= 3.00'
Length= 125.0' Slope= 0.0497 '/'
Inlet Invert= 874.59', Outlet Invert= 868.38'





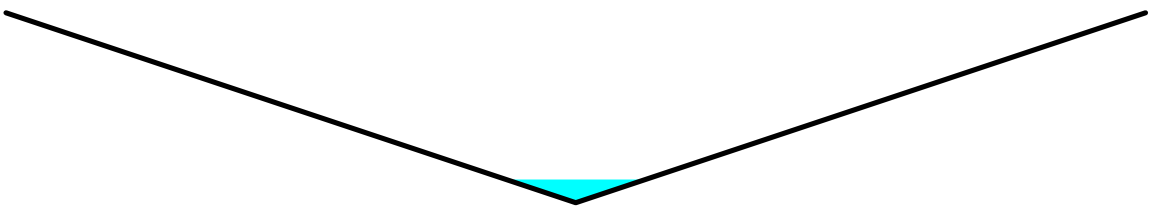
Summary for Reach 6R: PR-2 Swale

Inflow Area = 0.051 ac, 46.81% Impervious, Inflow Depth = 0.74" for 1-year event
Inflow = 0.07 cfs @ 12.13 hrs, Volume= 0.003 af
Outflow = 0.06 cfs @ 12.16 hrs, Volume= 0.003 af, Atten= 8%, Lag= 2.1 min

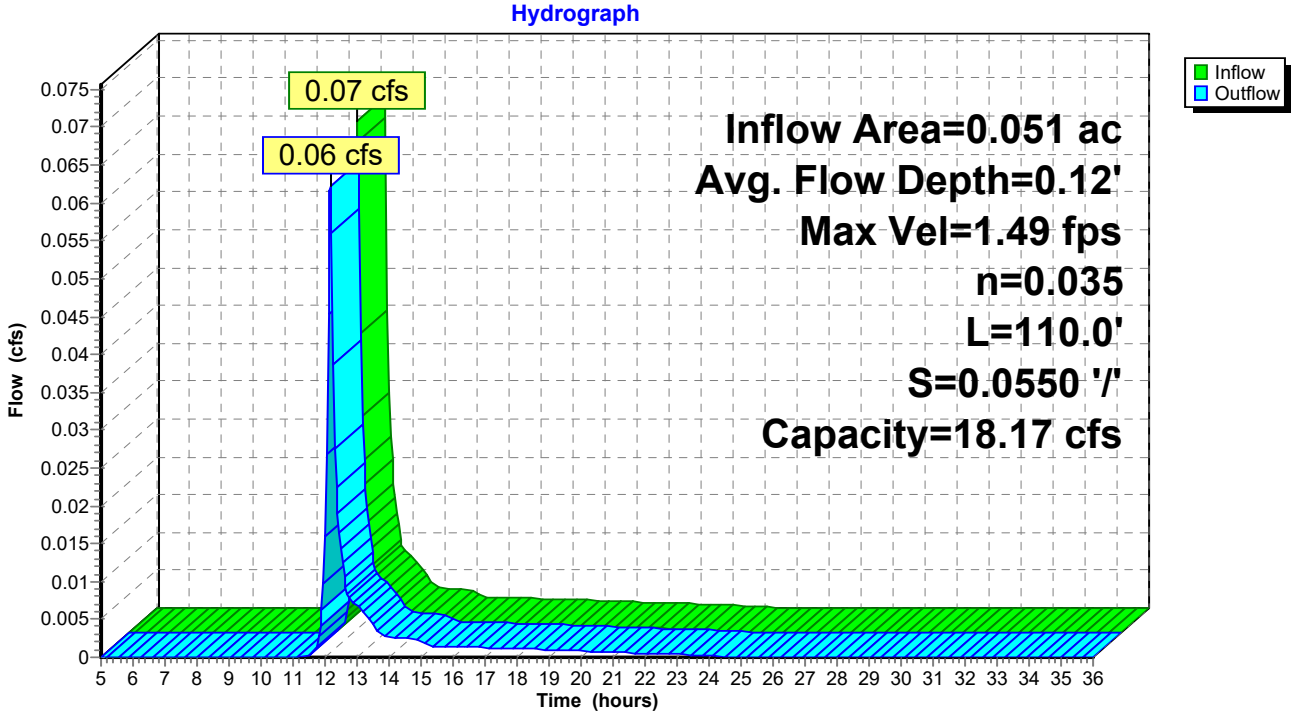
Routing by Stor-Ind+Trans method, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.49 fps, Min. Travel Time= 1.2 min
Avg. Velocity = 0.58 fps, Avg. Travel Time= 3.1 min

Peak Storage= 5 cf @ 12.15 hrs
Average Depth at Peak Storage= 0.12' , Surface Width= 0.73'
Bank-Full Depth= 1.00' Flow Area= 3.0 sf, Capacity= 18.17 cfs

0.00' x 1.00' deep channel, n= 0.035
Side Slope Z-value= 3.0 '/' Top Width= 6.00'
Length= 110.0' Slope= 0.0550 '/'
Inlet Invert= 874.91', Outlet Invert= 868.86'



Reach 6R: PR-2 Swale



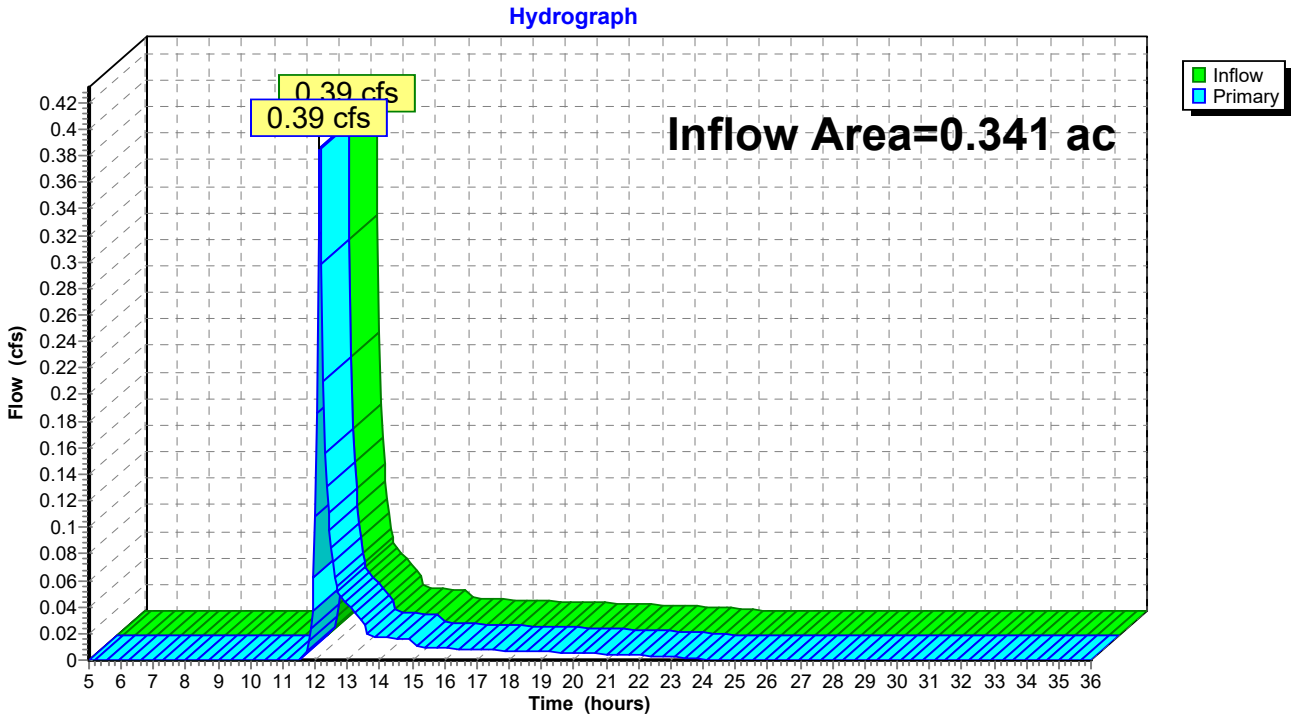
Summary for Pond 5P: Geneva Lake

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

Inflow Area = 0.341 ac, 42.17% Impervious, Inflow Depth = 0.67" for 1-year event
Inflow = 0.39 cfs @ 12.15 hrs, Volume= 0.019 af
Primary = 0.39 cfs @ 12.15 hrs, Volume= 0.019 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs

Pond 5P: Geneva Lake



Time span=5.00-36.00 hrs, dt=0.05 hrs, 621 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: PR-1 Runoff Area=5,544 sf 45.36% Impervious Runoff Depth=0.97"
Tc=5.0 min CN=78 Runoff=0.23 cfs 0.010 af

Subcatchment 2S: PR-2 Runoff Area=2,213 sf 46.81% Impervious Runoff Depth=0.97"
Tc=5.0 min CN=78 Runoff=0.09 cfs 0.004 af

Subcatchment 3S: PR-3 Runoff Area=7,109 sf 38.23% Impervious Runoff Depth=0.82"
Tc=5.0 min CN=75 Runoff=0.24 cfs 0.011 af

Reach 4R: PR-1 Swale Avg. Flow Depth=0.20' Max Vel=1.94 fps Inflow=0.23 cfs 0.010 af
n=0.035 L=125.0' S=0.0497 '/' Capacity=2.72 cfs Outflow=0.21 cfs 0.010 af

Reach 6R: PR-2 Swale Avg. Flow Depth=0.14' Max Vel=1.60 fps Inflow=0.09 cfs 0.004 af
n=0.035 L=110.0' S=0.0550 '/' Capacity=18.17 cfs Outflow=0.08 cfs 0.004 af

Pond 5P: Geneva Lake Inflow=0.53 cfs 0.026 af
Primary=0.53 cfs 0.026 af

Total Runoff Area = 0.341 ac Runoff Volume = 0.026 af Average Runoff Depth = 0.90"
57.83% Pervious = 0.197 ac 42.17% Impervious = 0.144 ac

Summary for Subcatchment 1S: PR-1

[49] Hint: Tc<2dt may require smaller dt

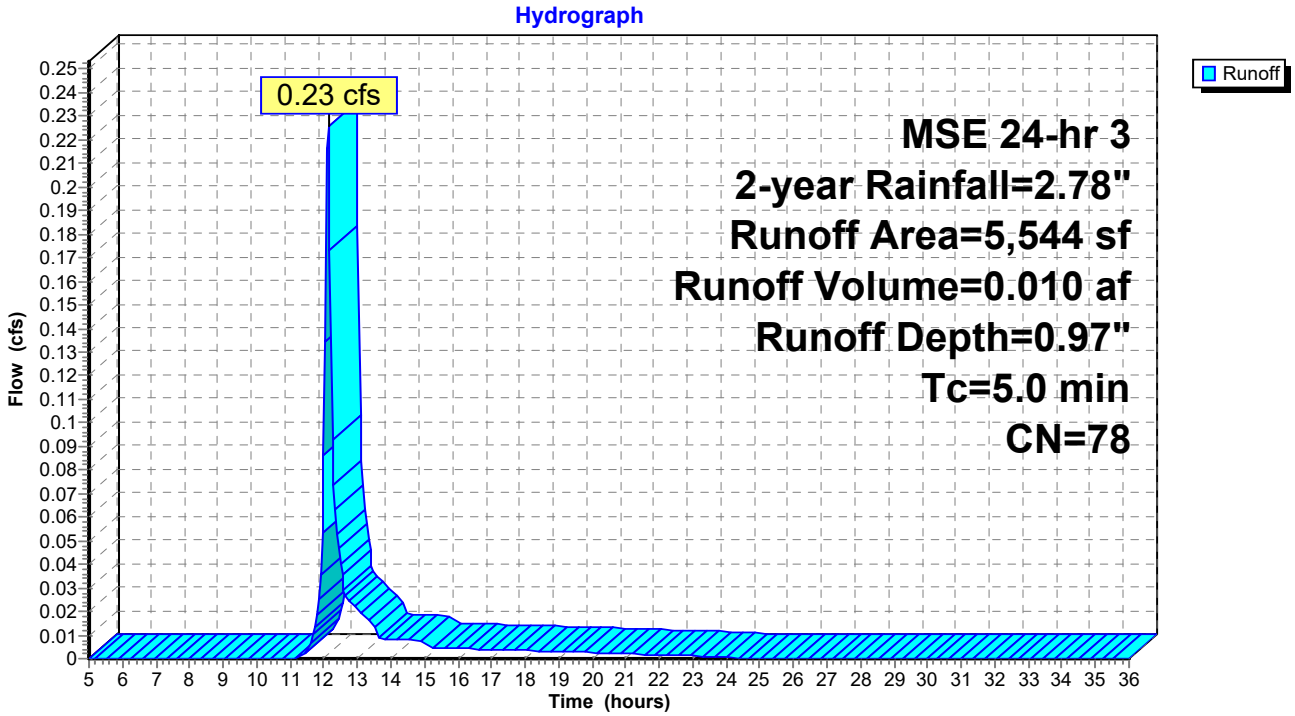
Runoff = 0.23 cfs @ 12.12 hrs, Volume= 0.010 af, Depth= 0.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-year Rainfall=2.78"

Area (sf)	CN	Description
371	98	Paved parking, HSG B
3,029	61	>75% Grass cover, Good, HSG B
1,847	98	Unconnected roofs, HSG B
297	98	Unconnected pavement, HSG B
5,544	78	Weighted Average
3,029		54.64% Pervious Area
2,515		45.36% Impervious Area
2,144		85.25% Unconnected

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

Subcatchment 1S: PR-1



Summary for Subcatchment 2S: PR-2

[49] Hint: Tc<2dt may require smaller dt

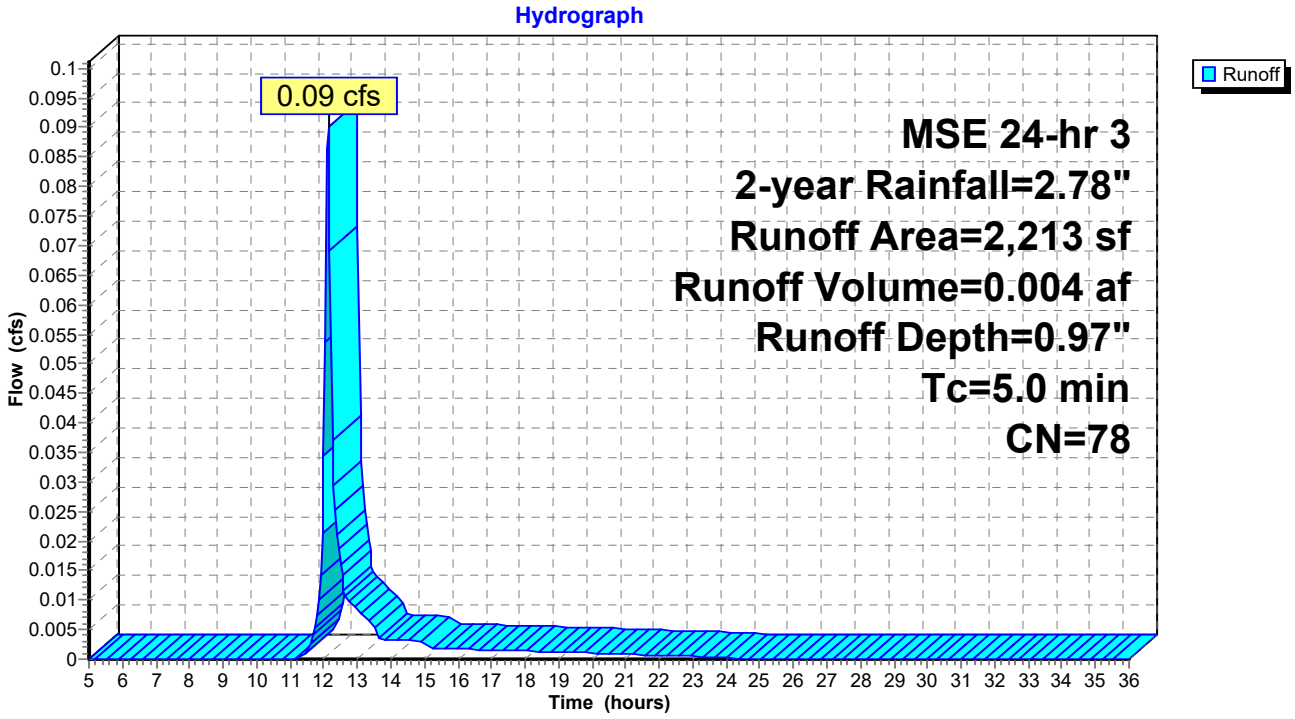
Runoff = 0.09 cfs @ 12.12 hrs, Volume= 0.004 af, Depth= 0.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-year Rainfall=2.78"

Area (sf)	CN	Description
428	98	Paved parking, HSG B
1,177	61	>75% Grass cover, Good, HSG B
608	98	Unconnected roofs, HSG B
2,213	78	Weighted Average
1,177		53.19% Pervious Area
1,036		46.81% Impervious Area
608		58.69% Unconnected

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

Subcatchment 2S: PR-2



Summary for Subcatchment 3S: PR-3

[49] Hint: Tc<2dt may require smaller dt

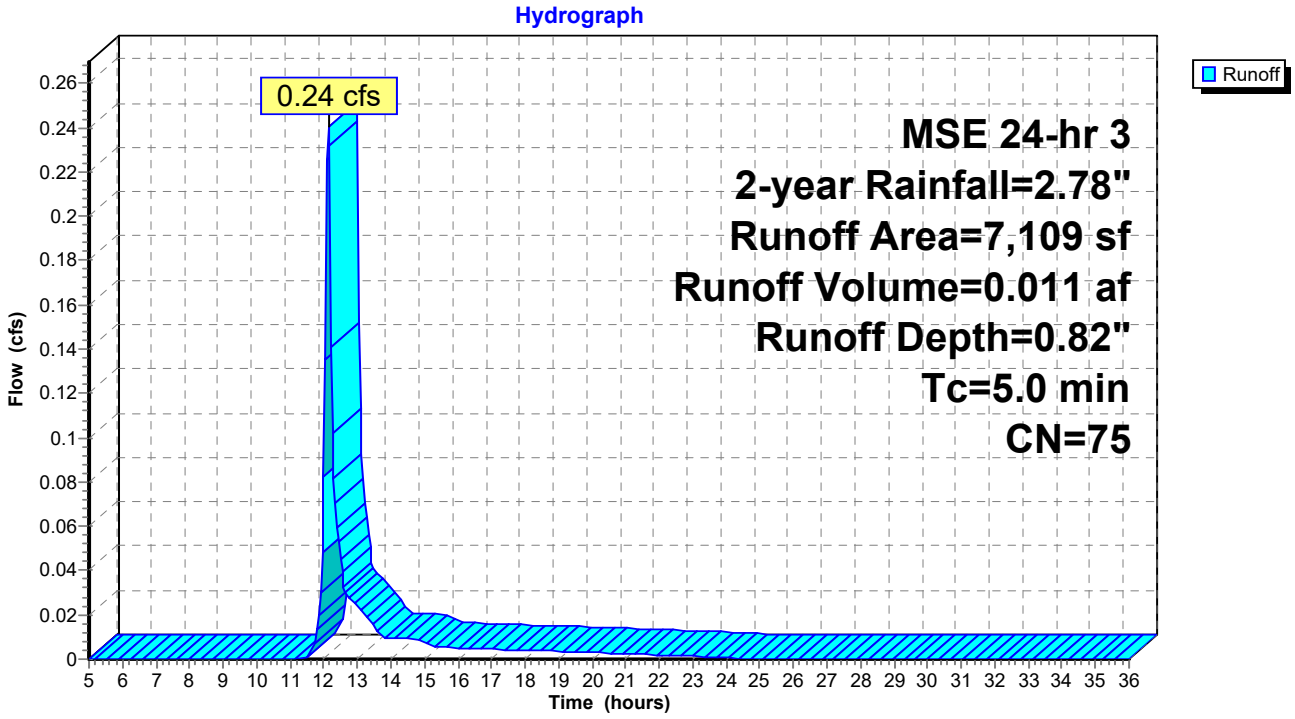
Runoff = 0.24 cfs @ 12.13 hrs, Volume= 0.011 af, Depth= 0.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-year Rainfall=2.78"

Area (sf)	CN	Description
4,391	61	>75% Grass cover, Good, HSG B
1,836	98	Unconnected roofs, HSG B
882	98	Unconnected pavement, HSG B
7,109	75	Weighted Average
4,391		61.77% Pervious Area
2,718		38.23% Impervious Area
2,718		100.00% Unconnected

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

Subcatchment 3S: PR-3



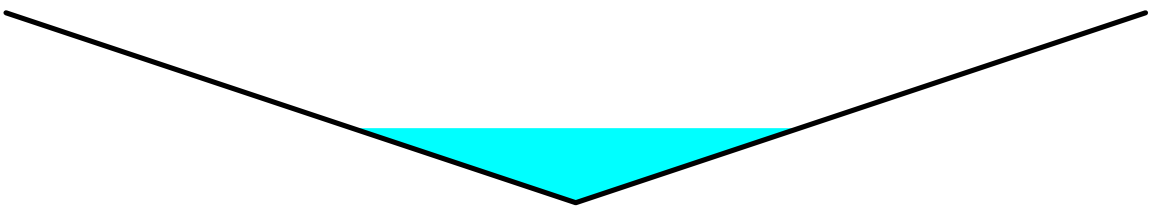
Summary for Reach 4R: PR-1 Swale

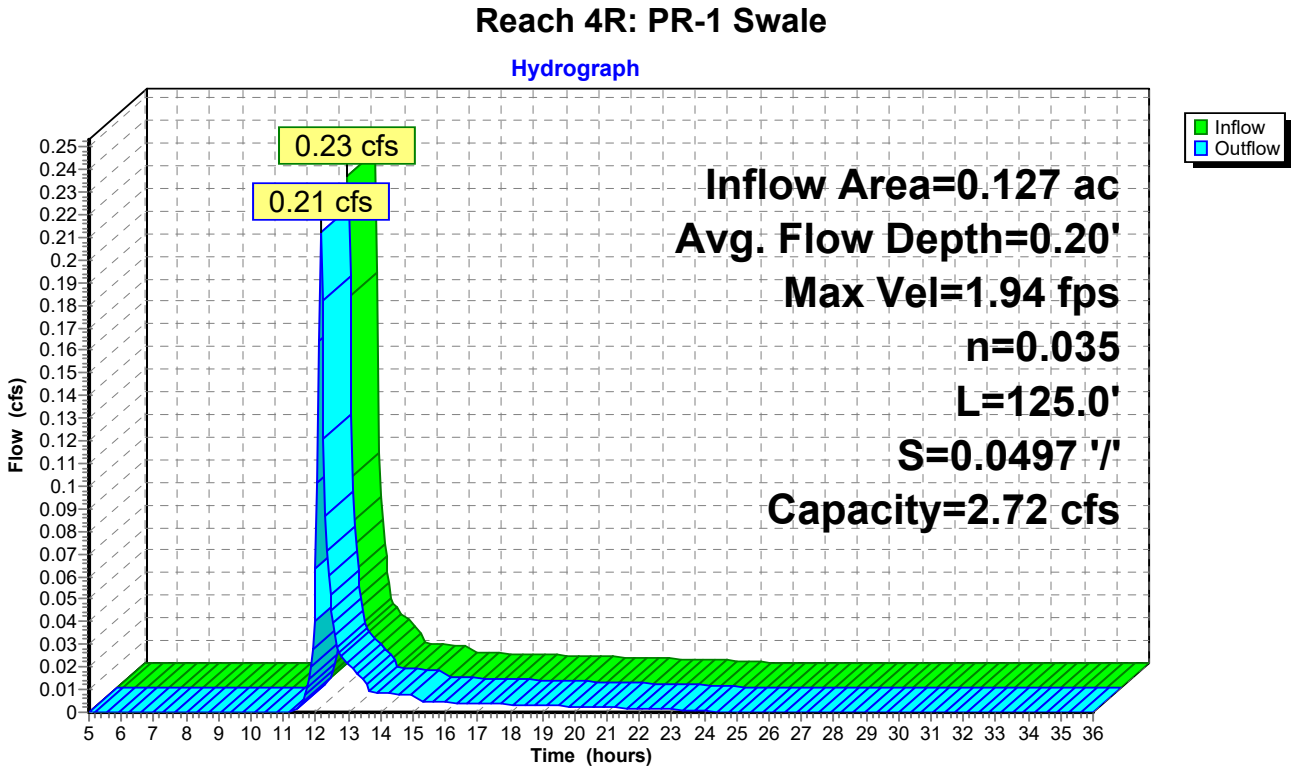
Inflow Area = 0.127 ac, 45.36% Impervious, Inflow Depth = 0.97" for 2-year event
Inflow = 0.23 cfs @ 12.12 hrs, Volume= 0.010 af
Outflow = 0.21 cfs @ 12.16 hrs, Volume= 0.010 af, Atten= 6%, Lag= 1.8 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.94 fps, Min. Travel Time= 1.1 min
Avg. Velocity = 0.73 fps, Avg. Travel Time= 2.9 min

Peak Storage= 14 cf @ 12.14 hrs
Average Depth at Peak Storage= 0.20' , Surface Width= 1.18'
Bank-Full Depth= 0.50' Flow Area= 0.8 sf, Capacity= 2.72 cfs

0.00' x 0.50' deep channel, n= 0.035
Side Slope Z-value= 3.0 '/' Top Width= 3.00'
Length= 125.0' Slope= 0.0497 '/'
Inlet Invert= 874.59', Outlet Invert= 868.38'





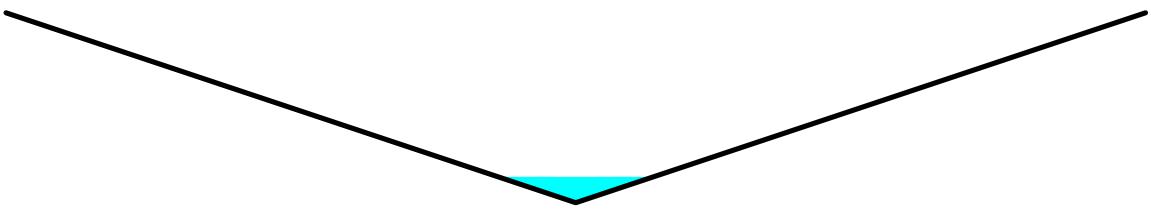
Summary for Reach 6R: PR-2 Swale

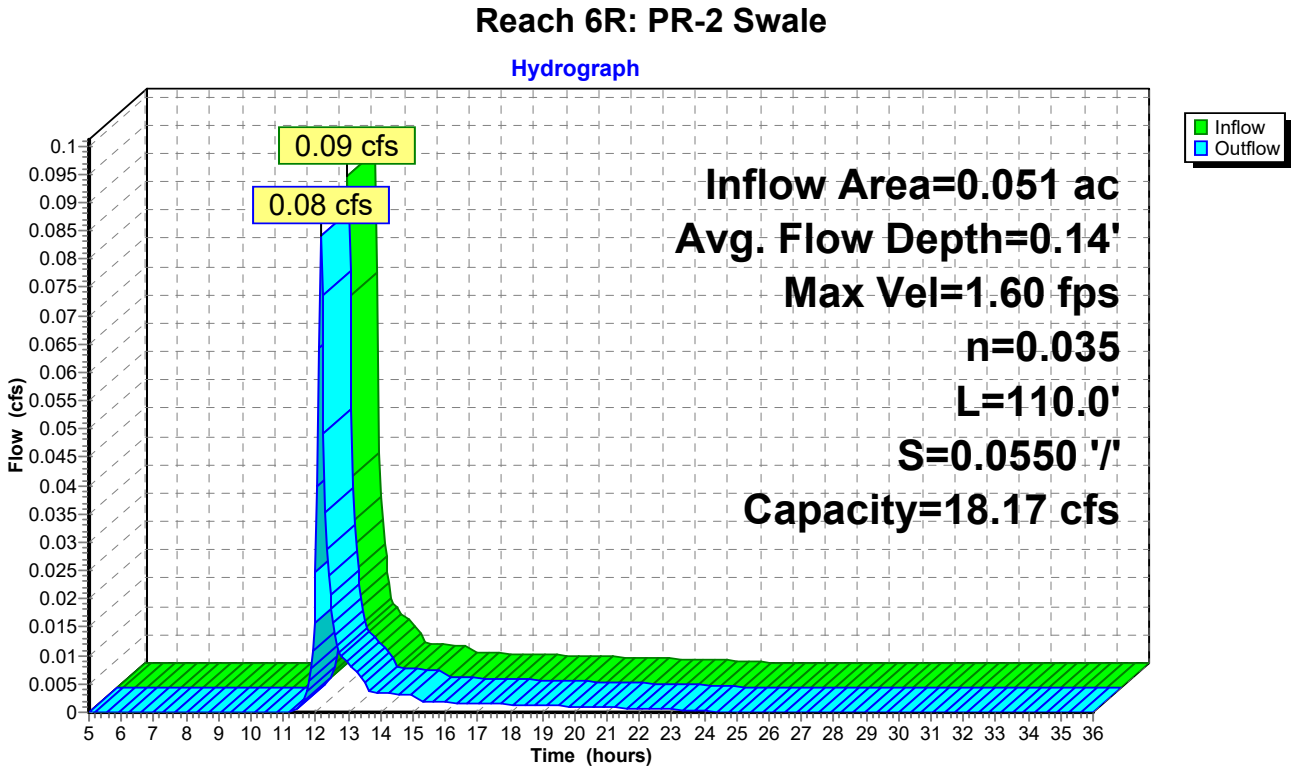
Inflow Area = 0.051 ac, 46.81% Impervious, Inflow Depth = 0.97" for 2-year event
Inflow = 0.09 cfs @ 12.12 hrs, Volume= 0.004 af
Outflow = 0.08 cfs @ 12.16 hrs, Volume= 0.004 af, Atten= 7%, Lag= 2.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.60 fps, Min. Travel Time= 1.1 min
Avg. Velocity = 0.62 fps, Avg. Travel Time= 3.0 min

Peak Storage= 6 cf @ 12.14 hrs
Average Depth at Peak Storage= 0.14' , Surface Width= 0.82'
Bank-Full Depth= 1.00' Flow Area= 3.0 sf, Capacity= 18.17 cfs

0.00' x 1.00' deep channel, n= 0.035
Side Slope Z-value= 3.0 '/' Top Width= 6.00'
Length= 110.0' Slope= 0.0550 '/'
Inlet Invert= 874.91', Outlet Invert= 868.86'





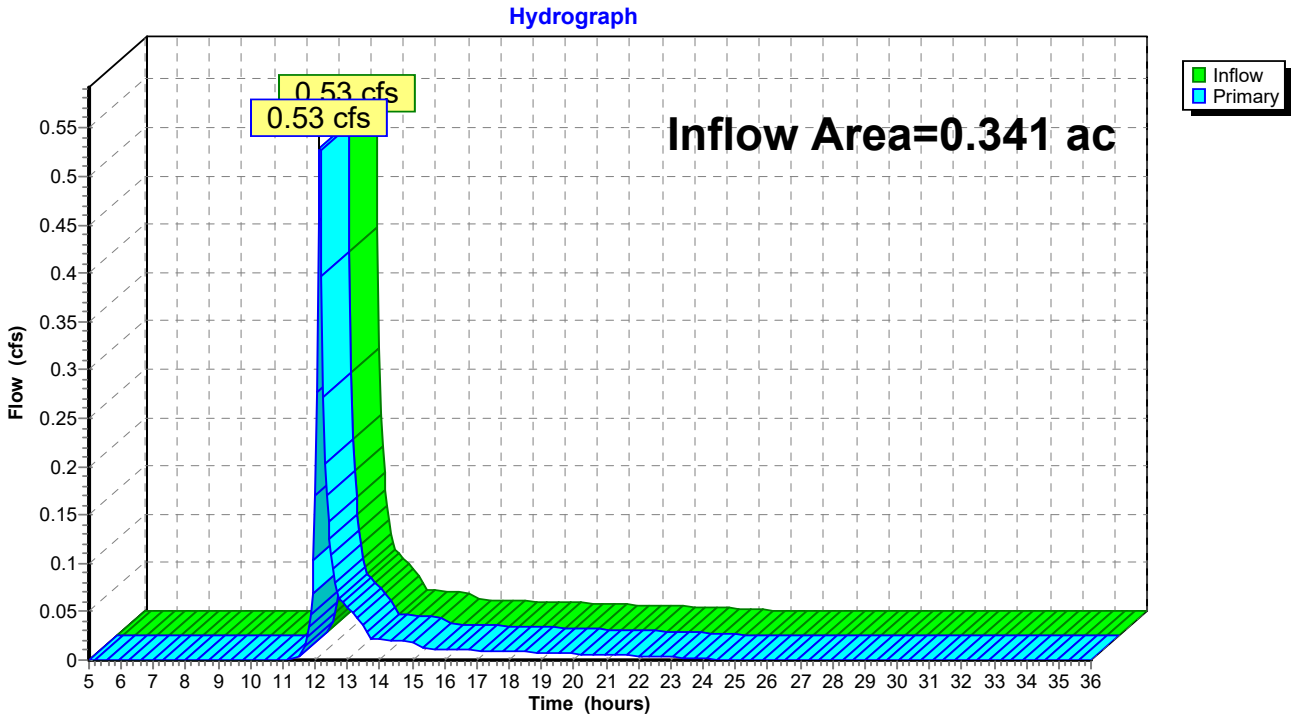
Summary for Pond 5P: Geneva Lake

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

Inflow Area = 0.341 ac, 42.17% Impervious, Inflow Depth = 0.90" for 2-year event
Inflow = 0.53 cfs @ 12.14 hrs, Volume= 0.026 af
Primary = 0.53 cfs @ 12.14 hrs, Volume= 0.026 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs

Pond 5P: Geneva Lake



Time span=5.00-36.00 hrs, dt=0.05 hrs, 621 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: PR-1 Runoff Area=5,544 sf 45.36% Impervious Runoff Depth=1.86"
Tc=5.0 min CN=78 Runoff=0.44 cfs 0.020 af

Subcatchment 2S: PR-2 Runoff Area=2,213 sf 46.81% Impervious Runoff Depth=1.86"
Tc=5.0 min CN=78 Runoff=0.17 cfs 0.008 af

Subcatchment 3S: PR-3 Runoff Area=7,109 sf 38.23% Impervious Runoff Depth=1.64"
Tc=5.0 min CN=75 Runoff=0.49 cfs 0.022 af

Reach 4R: PR-1 Swale Avg. Flow Depth=0.25' Max Vel=2.28 fps Inflow=0.44 cfs 0.020 af
n=0.035 L=125.0' S=0.0497 '/' Capacity=2.72 cfs Outflow=0.41 cfs 0.020 af

Reach 6R: PR-2 Swale Avg. Flow Depth=0.17' Max Vel=1.89 fps Inflow=0.17 cfs 0.008 af
n=0.035 L=110.0' S=0.0550 '/' Capacity=18.17 cfs Outflow=0.16 cfs 0.008 af

Pond 5P: Geneva Lake Inflow=1.06 cfs 0.050 af
Primary=1.06 cfs 0.050 af

Total Runoff Area = 0.341 ac Runoff Volume = 0.050 af Average Runoff Depth = 1.76"
57.83% Pervious = 0.197 ac 42.17% Impervious = 0.144 ac

Summary for Subcatchment 1S: PR-1

[49] Hint: Tc<2dt may require smaller dt

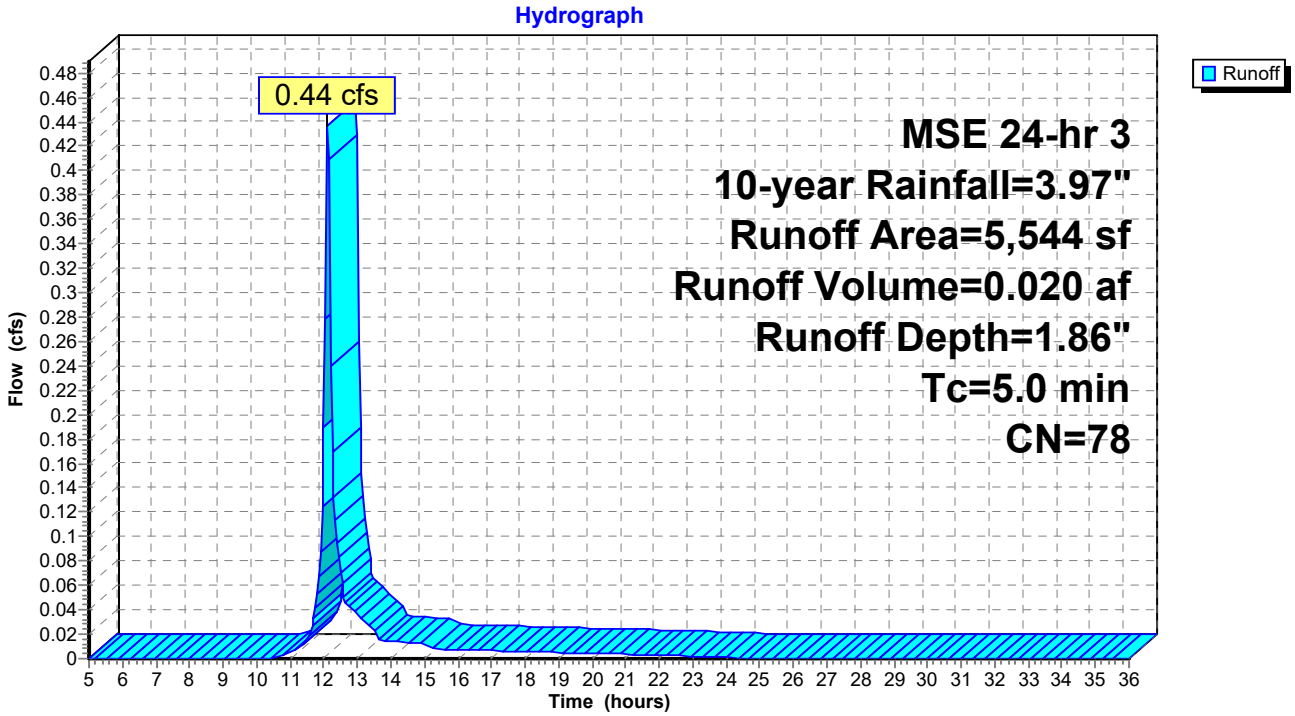
Runoff = 0.44 cfs @ 12.12 hrs, Volume= 0.020 af, Depth= 1.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-year Rainfall=3.97"

Area (sf)	CN	Description
371	98	Paved parking, HSG B
3,029	61	>75% Grass cover, Good, HSG B
1,847	98	Unconnected roofs, HSG B
297	98	Unconnected pavement, HSG B
5,544	78	Weighted Average
3,029		54.64% Pervious Area
2,515		45.36% Impervious Area
2,144		85.25% Unconnected

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

Subcatchment 1S: PR-1



Summary for Subcatchment 2S: PR-2

[49] Hint: Tc<2dt may require smaller dt

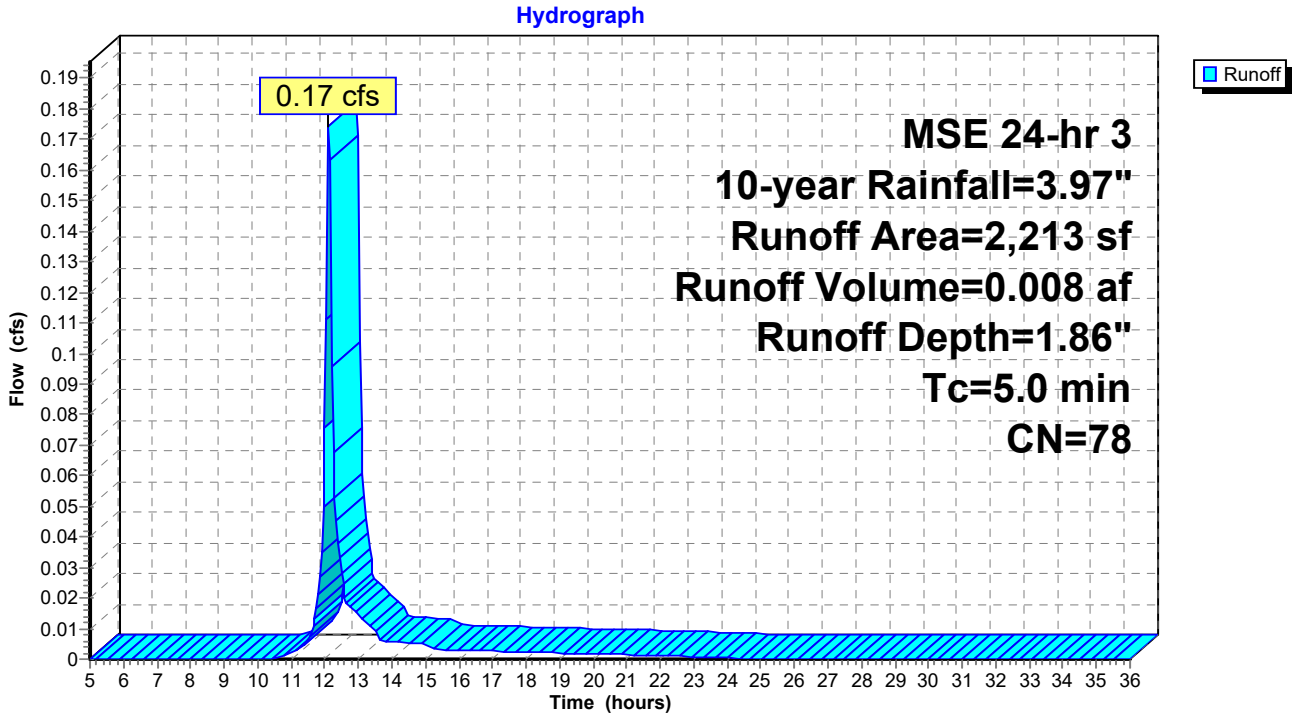
Runoff = 0.17 cfs @ 12.12 hrs, Volume= 0.008 af, Depth= 1.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-year Rainfall=3.97"

Area (sf)	CN	Description
428	98	Paved parking, HSG B
1,177	61	>75% Grass cover, Good, HSG B
608	98	Unconnected roofs, HSG B
2,213	78	Weighted Average
1,177		53.19% Pervious Area
1,036		46.81% Impervious Area
608		58.69% Unconnected

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

Subcatchment 2S: PR-2



Summary for Subcatchment 3S: PR-3

[49] Hint: Tc<2dt may require smaller dt

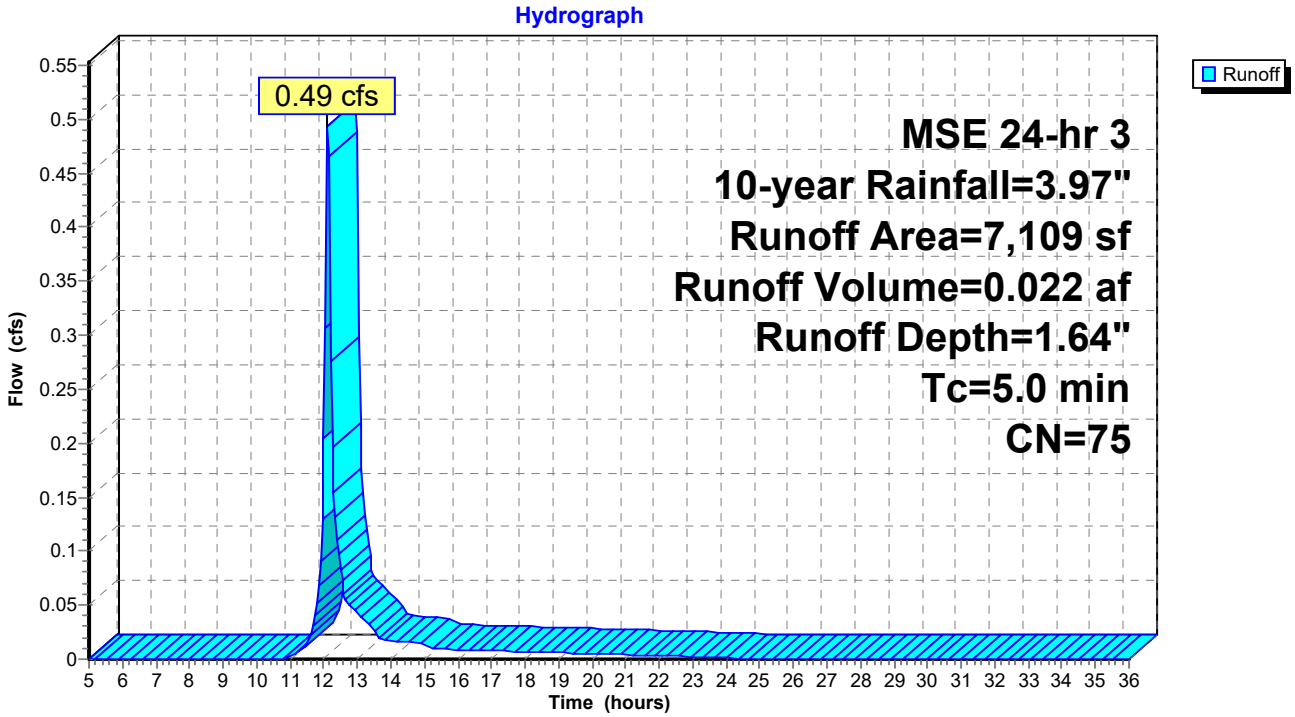
Runoff = 0.49 cfs @ 12.12 hrs, Volume= 0.022 af, Depth= 1.64"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-year Rainfall=3.97"

Area (sf)	CN	Description
4,391	61	>75% Grass cover, Good, HSG B
1,836	98	Unconnected roofs, HSG B
882	98	Unconnected pavement, HSG B
7,109	75	Weighted Average
4,391		61.77% Pervious Area
2,718		38.23% Impervious Area
2,718		100.00% Unconnected

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

Subcatchment 3S: PR-3



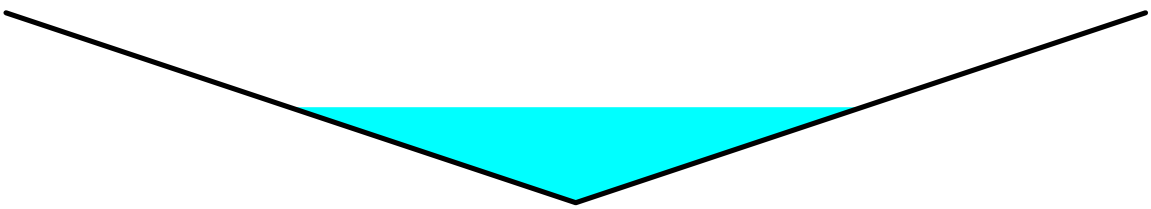
Summary for Reach 4R: PR-1 Swale

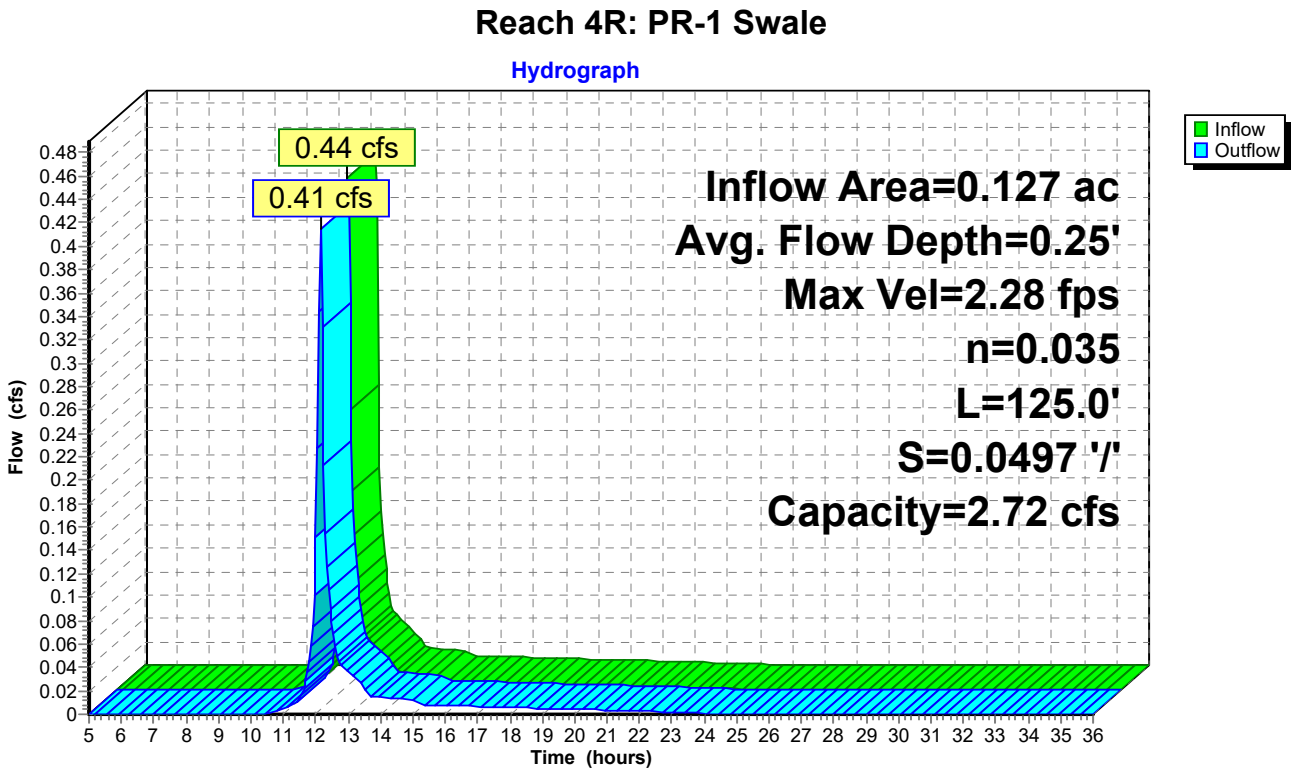
Inflow Area = 0.127 ac, 45.36% Impervious, Inflow Depth = 1.86" for 10-year event
Inflow = 0.44 cfs @ 12.12 hrs, Volume= 0.020 af
Outflow = 0.41 cfs @ 12.15 hrs, Volume= 0.020 af, Atten= 5%, Lag= 1.6 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
Max. Velocity= 2.28 fps, Min. Travel Time= 0.9 min
Avg. Velocity = 0.83 fps, Avg. Travel Time= 2.5 min

Peak Storage= 24 cf @ 12.14 hrs
Average Depth at Peak Storage= 0.25' , Surface Width= 1.51'
Bank-Full Depth= 0.50' Flow Area= 0.8 sf, Capacity= 2.72 cfs

0.00' x 0.50' deep channel, n= 0.035
Side Slope Z-value= 3.0 '/' Top Width= 3.00'
Length= 125.0' Slope= 0.0497 '/'
Inlet Invert= 874.59', Outlet Invert= 868.38'





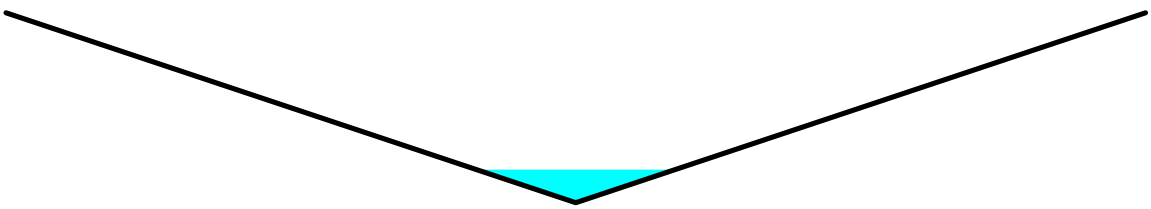
Summary for Reach 6R: PR-2 Swale

Inflow Area = 0.051 ac, 46.81% Impervious, Inflow Depth = 1.86" for 10-year event
Inflow = 0.17 cfs @ 12.12 hrs, Volume= 0.008 af
Outflow = 0.16 cfs @ 12.15 hrs, Volume= 0.008 af, Atten= 5%, Lag= 1.7 min

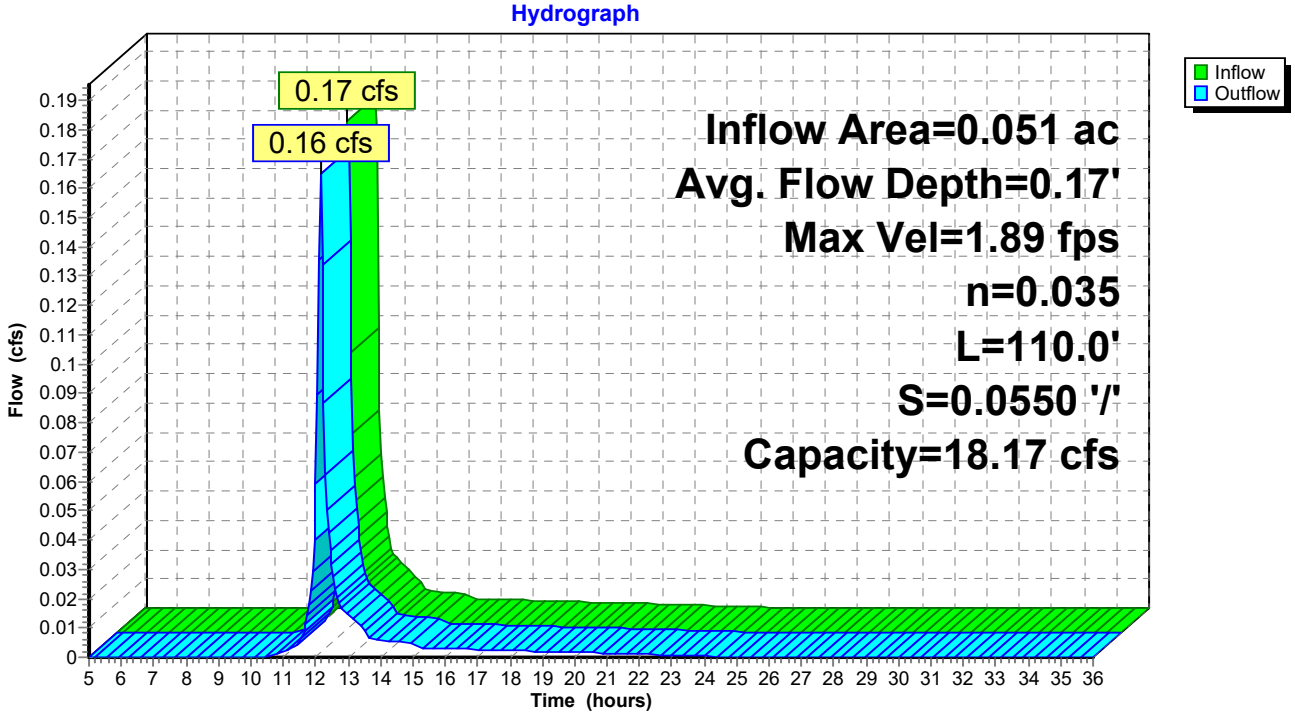
Routing by Stor-Ind+Trans method, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.89 fps, Min. Travel Time= 1.0 min
Avg. Velocity = 0.69 fps, Avg. Travel Time= 2.6 min

Peak Storage= 10 cf @ 12.14 hrs
Average Depth at Peak Storage= 0.17' , Surface Width= 1.05'
Bank-Full Depth= 1.00' Flow Area= 3.0 sf, Capacity= 18.17 cfs

0.00' x 1.00' deep channel, n= 0.035
Side Slope Z-value= 3.0 '/' Top Width= 6.00'
Length= 110.0' Slope= 0.0550 '/'
Inlet Invert= 874.91', Outlet Invert= 868.86'



Reach 6R: PR-2 Swale



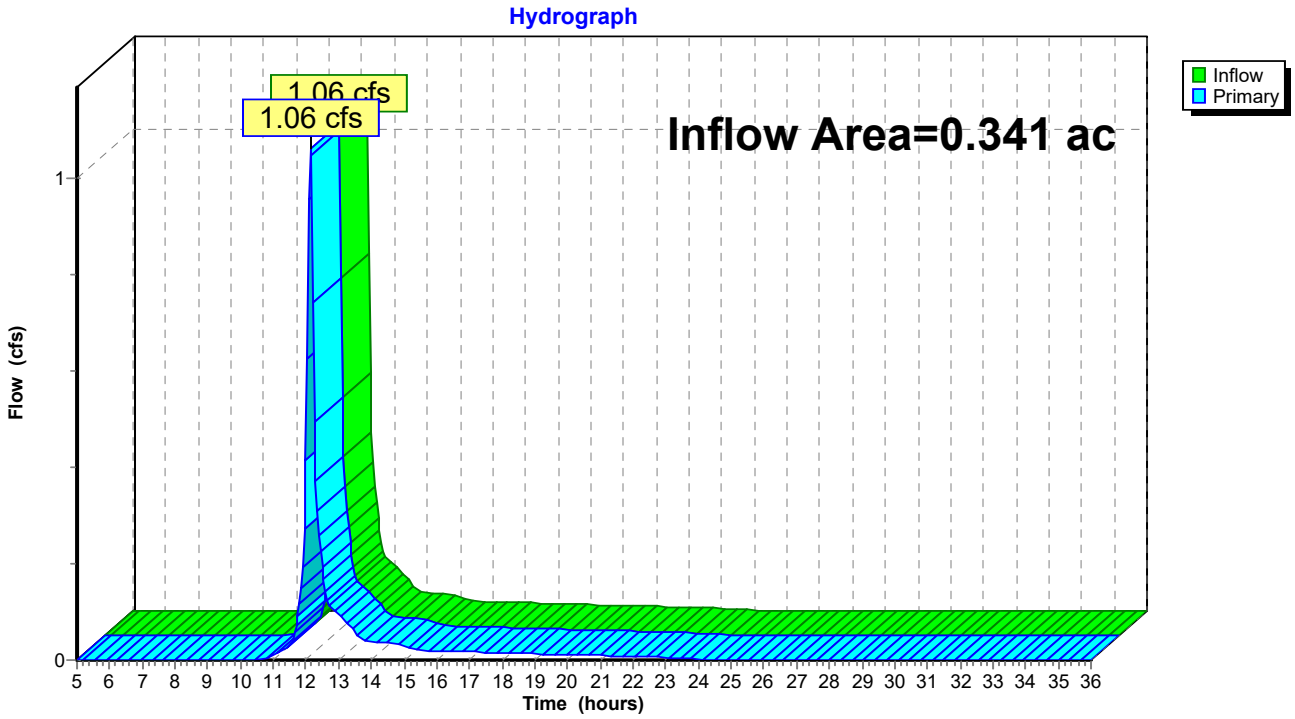
Summary for Pond 5P: Geneva Lake

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

Inflow Area = 0.341 ac, 42.17% Impervious, Inflow Depth = 1.76" for 10-year event
Inflow = 1.06 cfs @ 12.14 hrs, Volume= 0.050 af
Primary = 1.06 cfs @ 12.14 hrs, Volume= 0.050 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs

Pond 5P: Geneva Lake



Time span=5.00-36.00 hrs, dt=0.05 hrs, 621 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: PR-1 Runoff Area=5,544 sf 45.36% Impervious Runoff Depth=3.77"
Tc=5.0 min CN=78 Runoff=0.87 cfs 0.040 af

Subcatchment 2S: PR-2 Runoff Area=2,213 sf 46.81% Impervious Runoff Depth=3.77"
Tc=5.0 min CN=78 Runoff=0.35 cfs 0.016 af

Subcatchment 3S: PR-3 Runoff Area=7,109 sf 38.23% Impervious Runoff Depth=3.46"
Tc=5.0 min CN=75 Runoff=1.04 cfs 0.047 af

Reach 4R: PR-1 Swale Avg. Flow Depth=0.33' Max Vel=2.70 fps Inflow=0.87 cfs 0.040 af
n=0.035 L=125.0' S=0.0497 '/' Capacity=2.72 cfs Outflow=0.83 cfs 0.040 af

Reach 6R: PR-2 Swale Avg. Flow Depth=0.23' Max Vel=2.23 fps Inflow=0.35 cfs 0.016 af
n=0.035 L=110.0' S=0.0550 '/' Capacity=18.17 cfs Outflow=0.33 cfs 0.016 af

Pond 5P: Geneva Lake Inflow=2.17 cfs 0.103 af
Primary=2.17 cfs 0.103 af

Total Runoff Area = 0.341 ac Runoff Volume = 0.103 af Average Runoff Depth = 3.62"
57.83% Pervious = 0.197 ac 42.17% Impervious = 0.144 ac

Summary for Subcatchment 1S: PR-1

[49] Hint: Tc<2dt may require smaller dt

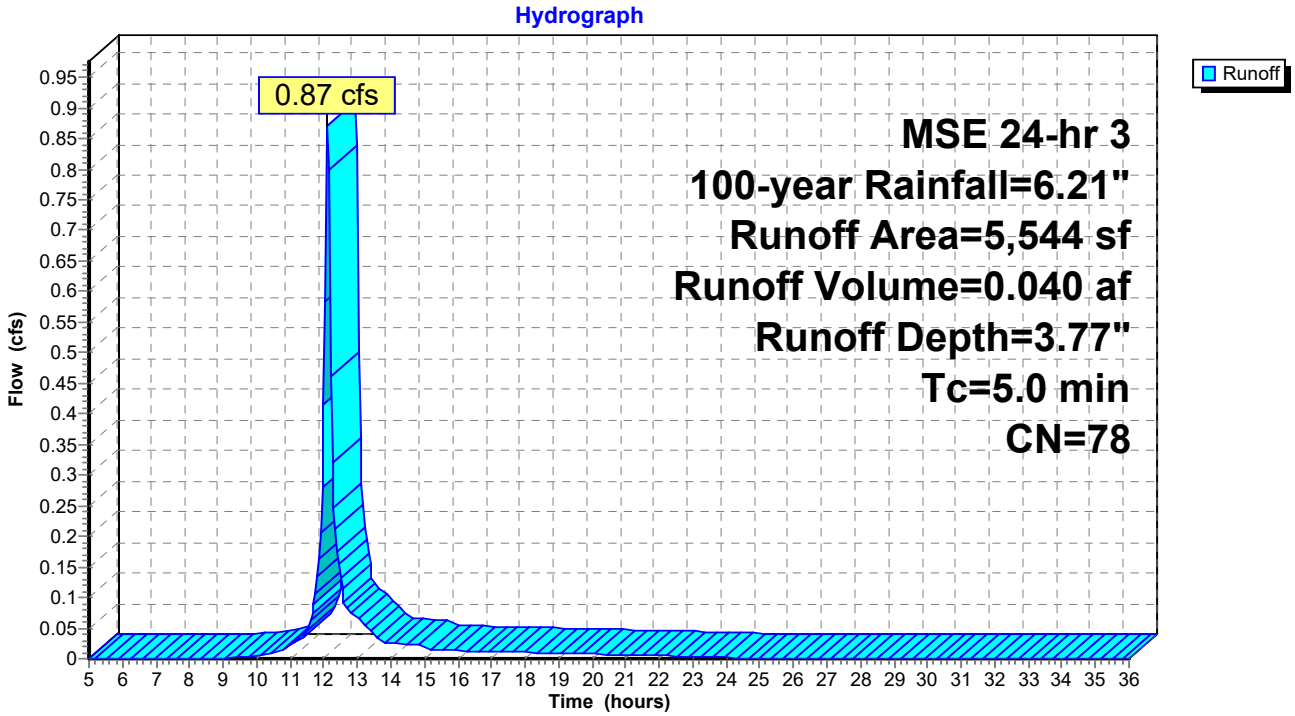
Runoff = 0.87 cfs @ 12.12 hrs, Volume= 0.040 af, Depth= 3.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-year Rainfall=6.21"

Area (sf)	CN	Description
371	98	Paved parking, HSG B
3,029	61	>75% Grass cover, Good, HSG B
1,847	98	Unconnected roofs, HSG B
297	98	Unconnected pavement, HSG B
5,544	78	Weighted Average
3,029		54.64% Pervious Area
2,515		45.36% Impervious Area
2,144		85.25% Unconnected

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

Subcatchment 1S: PR-1



Summary for Subcatchment 2S: PR-2

[49] Hint: Tc<2dt may require smaller dt

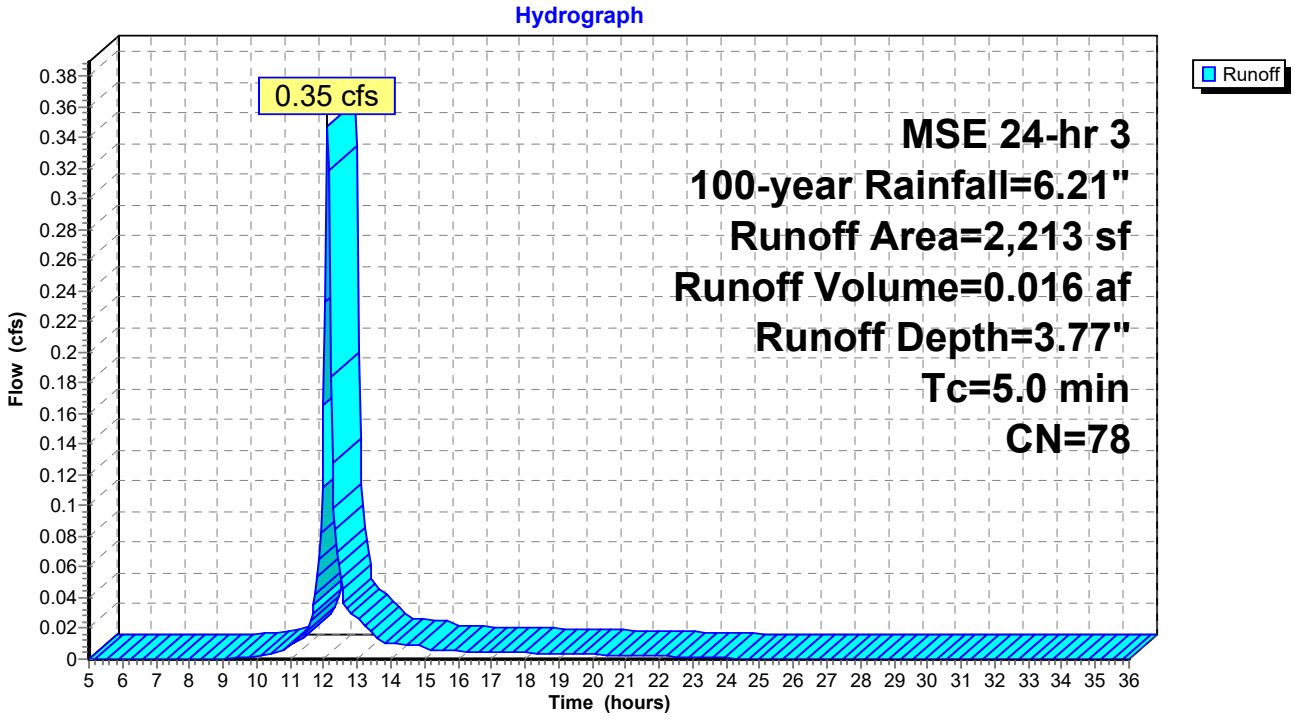
Runoff = 0.35 cfs @ 12.12 hrs, Volume= 0.016 af, Depth= 3.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-year Rainfall=6.21"

Area (sf)	CN	Description
428	98	Paved parking, HSG B
1,177	61	>75% Grass cover, Good, HSG B
608	98	Unconnected roofs, HSG B
2,213	78	Weighted Average
1,177		53.19% Pervious Area
1,036		46.81% Impervious Area
608		58.69% Unconnected

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

Subcatchment 2S: PR-2



Summary for Subcatchment 3S: PR-3

[49] Hint: Tc<2dt may require smaller dt

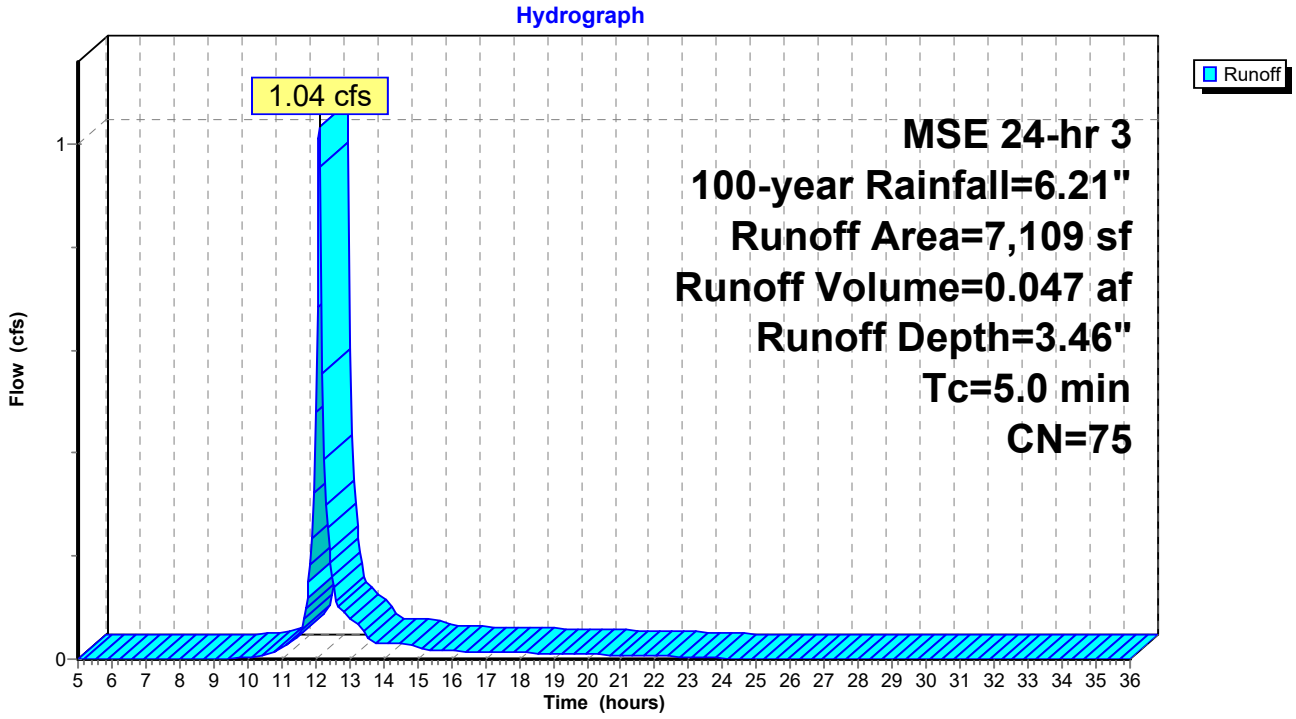
Runoff = 1.04 cfs @ 12.12 hrs, Volume= 0.047 af, Depth= 3.46"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-year Rainfall=6.21"

Area (sf)	CN	Description
4,391	61	>75% Grass cover, Good, HSG B
1,836	98	Unconnected roofs, HSG B
882	98	Unconnected pavement, HSG B
7,109	75	Weighted Average
4,391		61.77% Pervious Area
2,718		38.23% Impervious Area
2,718		100.00% Unconnected

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

Subcatchment 3S: PR-3



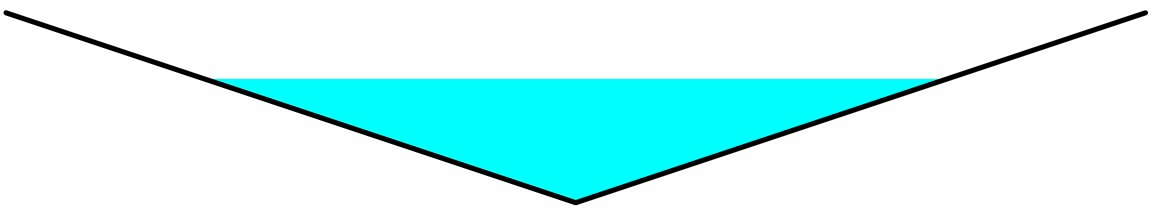
Summary for Reach 4R: PR-1 Swale

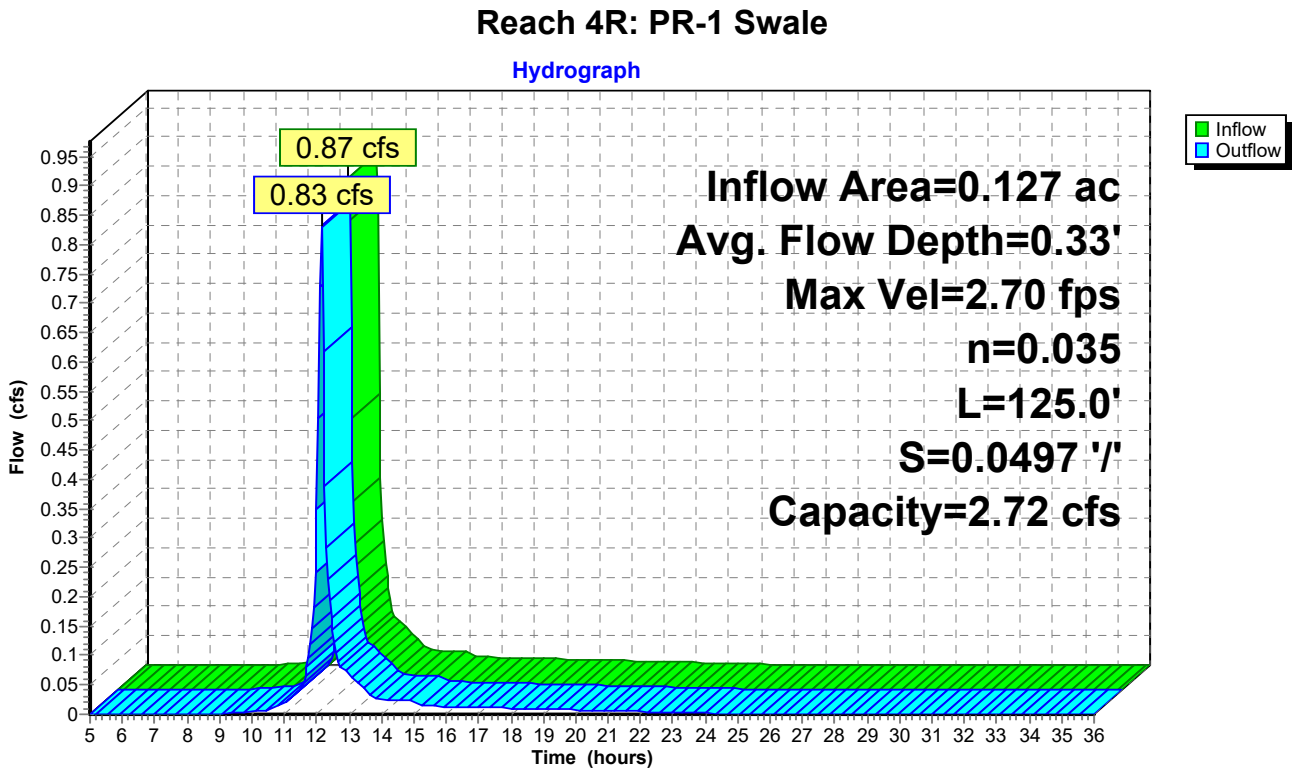
Inflow Area = 0.127 ac, 45.36% Impervious, Inflow Depth = 3.77" for 100-year event
Inflow = 0.87 cfs @ 12.12 hrs, Volume= 0.040 af
Outflow = 0.83 cfs @ 12.14 hrs, Volume= 0.040 af, Atten= 4%, Lag= 1.5 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
Max. Velocity= 2.70 fps, Min. Travel Time= 0.8 min
Avg. Velocity = 0.94 fps, Avg. Travel Time= 2.2 min

Peak Storage= 40 cf @ 12.13 hrs
Average Depth at Peak Storage= 0.33' , Surface Width= 1.96'
Bank-Full Depth= 0.50' Flow Area= 0.8 sf, Capacity= 2.72 cfs

0.00' x 0.50' deep channel, n= 0.035
Side Slope Z-value= 3.0 '/' Top Width= 3.00'
Length= 125.0' Slope= 0.0497 '/'
Inlet Invert= 874.59', Outlet Invert= 868.38'





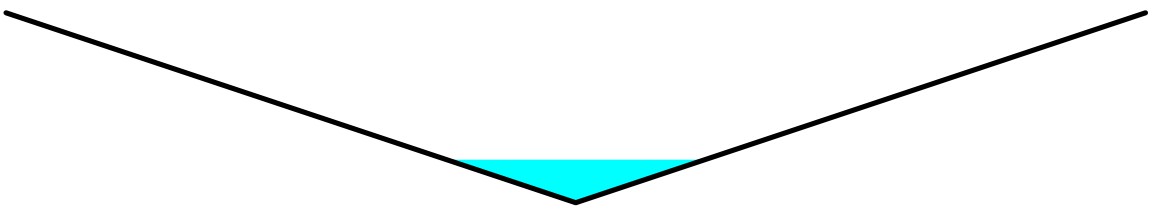
Summary for Reach 6R: PR-2 Swale

Inflow Area = 0.051 ac, 46.81% Impervious, Inflow Depth = 3.77" for 100-year event
Inflow = 0.35 cfs @ 12.12 hrs, Volume= 0.016 af
Outflow = 0.33 cfs @ 12.14 hrs, Volume= 0.016 af, Atten= 5%, Lag= 1.5 min

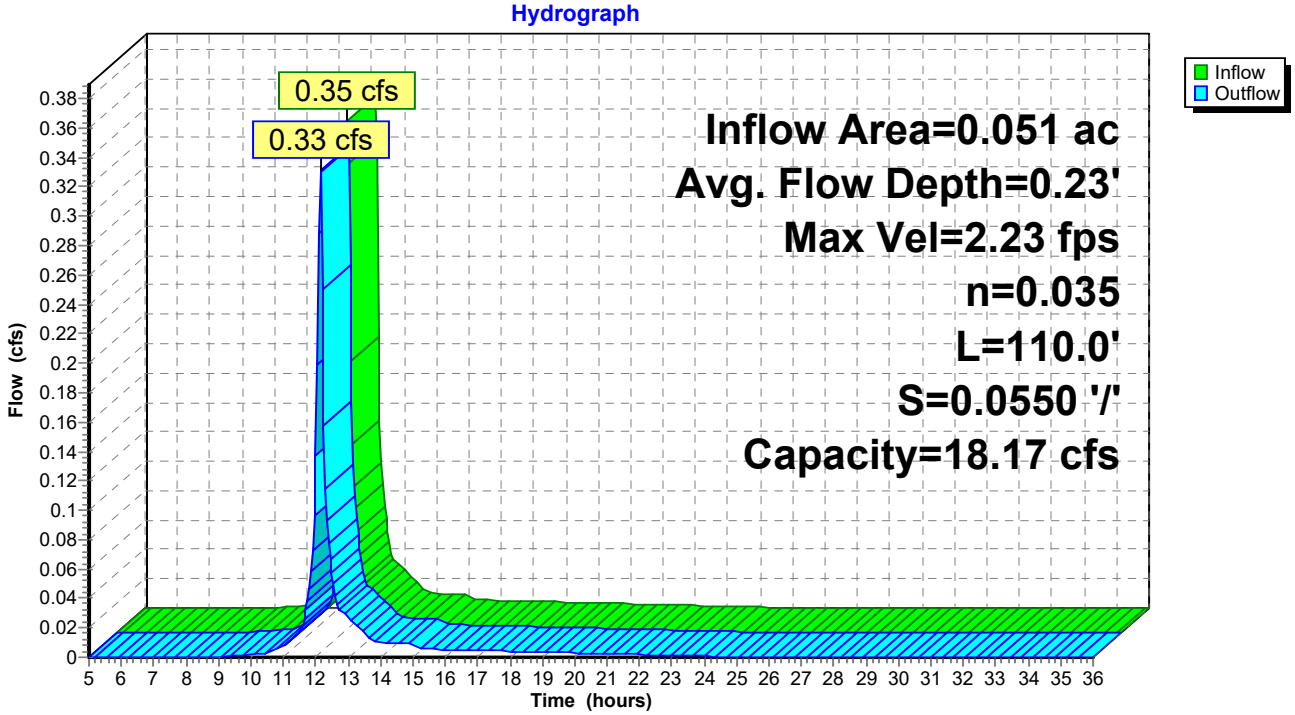
Routing by Stor-Ind+Trans method, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
Max. Velocity= 2.23 fps, Min. Travel Time= 0.8 min
Avg. Velocity = 0.79 fps, Avg. Travel Time= 2.3 min

Peak Storage= 17 cf @ 12.13 hrs
Average Depth at Peak Storage= 0.23' , Surface Width= 1.36'
Bank-Full Depth= 1.00' Flow Area= 3.0 sf, Capacity= 18.17 cfs

0.00' x 1.00' deep channel, n= 0.035
Side Slope Z-value= 3.0 '/' Top Width= 6.00'
Length= 110.0' Slope= 0.0550 '/'
Inlet Invert= 874.91', Outlet Invert= 868.86'



Reach 6R: PR-2 Swale



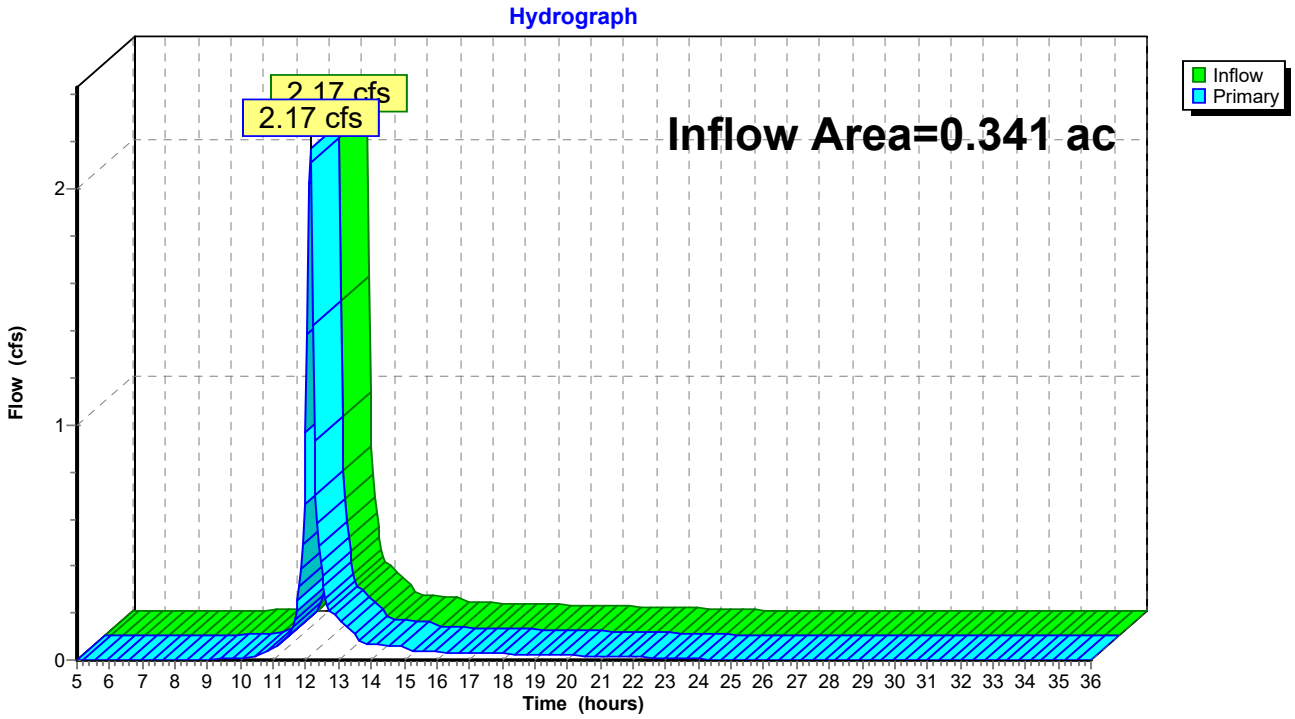
Summary for Pond 5P: Geneva Lake

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

Inflow Area = 0.341 ac, 42.17% Impervious, Inflow Depth = 3.62" for 100-year event
Inflow = 2.17 cfs @ 12.13 hrs, Volume= 0.103 af
Primary = 2.17 cfs @ 12.13 hrs, Volume= 0.103 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs

Pond 5P: Geneva Lake



34885 - Hau Residence - H&H Analysis
Prepared by R.H. Batterman & Co., Inc.
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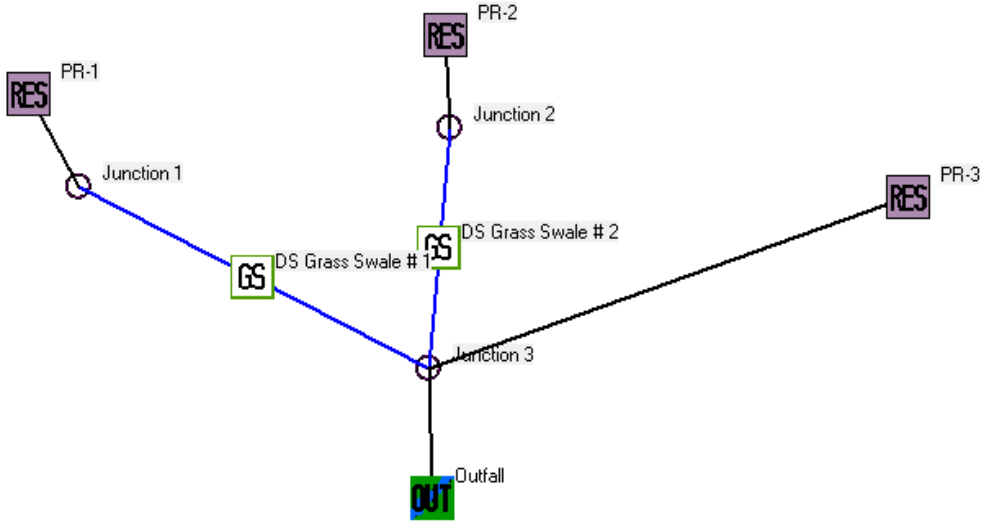
5 Ground Covers (all nodes)

1-year Event
6 Node Listing
7 Subcat 1S: PR-1
8 Subcat 2S: PR-2
9 Subcat 3S: PR-3
10 Reach 4R: PR-1 Swale
11 Reach 6R: PR-2 Swale
12 Pond 5P: Geneva Lake

2-year Event
13 Node Listing
14 Subcat 1S: PR-1
15 Subcat 2S: PR-2
16 Subcat 3S: PR-3
17 Reach 4R: PR-1 Swale
18 Reach 6R: PR-2 Swale
19 Pond 5P: Geneva Lake

10-year Event
20 Node Listing
21 Subcat 1S: PR-1
22 Subcat 2S: PR-2
23 Subcat 3S: PR-3
24 Reach 4R: PR-1 Swale
25 Reach 6R: PR-2 Swale
26 Pond 5P: Geneva Lake

100-year Event
27 Node Listing
28 Subcat 1S: PR-1
29 Subcat 2S: PR-2
30 Subcat 3S: PR-3
31 Reach 4R: PR-1 Swale
32 Reach 6R: PR-2 Swale
33 Pond 5P: Geneva Lake


PR-2
RES
PR-1
RES
Junction 2
Junction 1
PR-3
RES
DS Grass Swale # 2
GS
DS Grass Swale # 1
GS
Junction 3
Outfall
OUT

```
Data file name:  J:\34800-34899\34885 - Lowell - Hau\DESIGN\STORMWATER\WINSLAMM\34885 - Hau Residence - Water Quality Analysis.mdb
WinSLAMM Version 10.4.1
Rain file name:  C:\WinSLAMM Files\Rain Files\WisReg - Milwaukee WI 1969.RAN
Particulate Solids Concentration file name:  C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name:  C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name:  C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name:  C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name:  C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name:  C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name:  C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name:  C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance:  False
Pollutant Relative Concentration file name:  C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File:  C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction
calculations
Seed for random number generator:  -42
Study period starting date:  01/05/69       Study period ending date:  12/31/69
Start of Winter Season:  12/02              End of Winter Season:  03/12
Date:  03-27-2024                           Time:  14:06:07
Site information:

LU# 1 - Residential:  PR-1     Total area (ac):  0.128
     1 - Roofs 1:  0.042 ac.    Pitched    Disconnected    Normal Silty    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
OD-CP#5
     25 - Driveways 1:  0.009 ac.    Disconnected    Normal Silty    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     31 - Sidewalks 1:  0.007 ac.    Disconnected    Normal Silty    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz    OD-CP#6
     45 - Large Landscaped Areas 1:  0.070 ac.    Normal Silty    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz    OD-CP#7


LU# 2 - Residential:  PR-2     Total area (ac):  0.051
     1 - Roofs 1:  0.014 ac.    Pitched    Disconnected    Normal Silty    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
OD-CP#3
     25 - Driveways 1:  0.010 ac.    Disconnected    Normal Silty    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     45 - Large Landscaped Areas 1:  0.027 ac.    Normal Silty    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz    OD-CP#4


LU# 3 - Residential:  PR-3     Total area (ac):  0.163
     1 - Roofs 1:  0.042 ac.    Pitched    Disconnected    Normal Silty    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
OD-CP#8
     31 - Sidewalks 1:  0.020 ac.    Disconnected    Normal Silty    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz    OD-CP#9
     45 - Large Landscaped Areas 1:  0.101 ac.    Normal Silty    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz    OD-CP#10



      Control Practice 1:  Grass Swale CP# 1 (DS) - DS Grass Swale # 1
         Total drainage area (acres)= 0.128
         Fraction of drainage area served by swales (ac) = 1.00
         Swale density (ft/ac) = 976.56
         Total swale length (ft) = 125
         Average swale length to outlet (ft)= 125
         Typical bottom width (ft) = 1.0
         Typical swale side slope (_H:1V) = 4.0
         Typical longitudinal slope (ft.H/ft.V) = 0.050
         Swale retardance factor:  D
         Typical grass height (in) = 4.0
         Swale dynamic infiltration rate (in/hr)= 0.150
         Typical swale depth (ft) for cost analysis (optional) = 0.0
         Particle size distribution file name: Not needed - calculated by program
         Use total swale length instead of swale density for infiltration calculations:  True


      Control Practice 2:  Grass Swale CP# 2 (DS) - DS Grass Swale # 2
         Total drainage area (acres)= 0.051
         Fraction of drainage area served by swales (ac) = 1.00
         Swale density (ft/ac) = 2156.86
         Total swale length (ft) = 110
         Average swale length to outlet (ft)= 110
         Typical bottom width (ft) = 1.0
         Typical swale side slope (_H:1V) = 4.0
         Typical longitudinal slope (ft.H/ft.V) = 0.055
         Swale retardance factor:  D
         Typical grass height (in) = 4.0
         Swale dynamic infiltration rate (in/hr)= 0.150
         Typical swale depth (ft) for cost analysis (optional) = 0.0
         Particle size distribution file name: Not needed - calculated by program
         Use total swale length instead of swale density for infiltration calculations:  True
```

```
Control Practice 3:  Other Device CP# 1 (SA) - SA Device, LU# 2 ,SA# 1
   Fraction of drainage area served by device (ac) = 1.00
   Particulate Concentration reduction fraction = 1.00
   Filterable Concentration reduction fraction = 1.00
   Runoff volume reduction fraction = 0


Control Practice 4:  Other Device CP# 2 (SA) - SA Device, LU# 2 ,SA# 45
   Fraction of drainage area served by device (ac) = 1.00
   Particulate Concentration reduction fraction = 1.00
   Filterable Concentration reduction fraction = 1.00
   Runoff volume reduction fraction = 0


Control Practice 5:  Other Device CP# 3 (SA) - SA Device, LU# 1 ,SA# 1
   Fraction of drainage area served by device (ac) = 1.00
   Particulate Concentration reduction fraction = 1.00
   Filterable Concentration reduction fraction = 1.00
   Runoff volume reduction fraction = 0


Control Practice 6:  Other Device CP# 4 (SA) - SA Device, LU# 1 ,SA# 31
   Fraction of drainage area served by device (ac) = 1.00
   Particulate Concentration reduction fraction = 1.00
   Filterable Concentration reduction fraction = 1.00
   Runoff volume reduction fraction = 0


Control Practice 7:  Other Device CP# 5 (SA) - SA Device, LU# 1 ,SA# 45
   Fraction of drainage area served by device (ac) = 1.00
   Particulate Concentration reduction fraction = 1.00
   Filterable Concentration reduction fraction = 1.00
   Runoff volume reduction fraction = 0


Control Practice 8:  Other Device CP# 6 (SA) - SA Device, LU# 3 ,SA# 1
   Fraction of drainage area served by device (ac) = 1.00
   Particulate Concentration reduction fraction = 1.00
   Filterable Concentration reduction fraction = 1.00
   Runoff volume reduction fraction = 0


Control Practice 9:  Other Device CP# 7 (SA) - SA Device, LU# 3 ,SA# 31
   Fraction of drainage area served by device (ac) = 1.00
   Particulate Concentration reduction fraction = 1.00
   Filterable Concentration reduction fraction = 1.00
   Runoff volume reduction fraction = 0


Control Practice 10:  Other Device CP# 8 (SA) - SA Device, LU# 3 ,SA# 45
   Fraction of drainage area served by device (ac) = 1.00
   Particulate Concentration reduction fraction = 1.00
   Filterable Concentration reduction fraction = 1.00
   Runoff volume reduction fraction = 0
```

SLAMM for Windows Version 10.4.1
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Data file name: J:\34800-34899\34885 - Lowell - Hau\DESIGN\STORMWATER\WINSLAMM\34885 - Hau Residence - Water Quality Analysis.mdb
Data file description:
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Milwaukee WI 1969.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Start of Winter Season: 12/02 End of Winter Season: 03/12
Model Run Start Date: 01/05/69 Model Run End Date: 12/31/69
Date of run: 03-27-2024 Time of run: 14:05:01
Total Area Modeled (acres): 0.342
Years in Model Run: 0.99

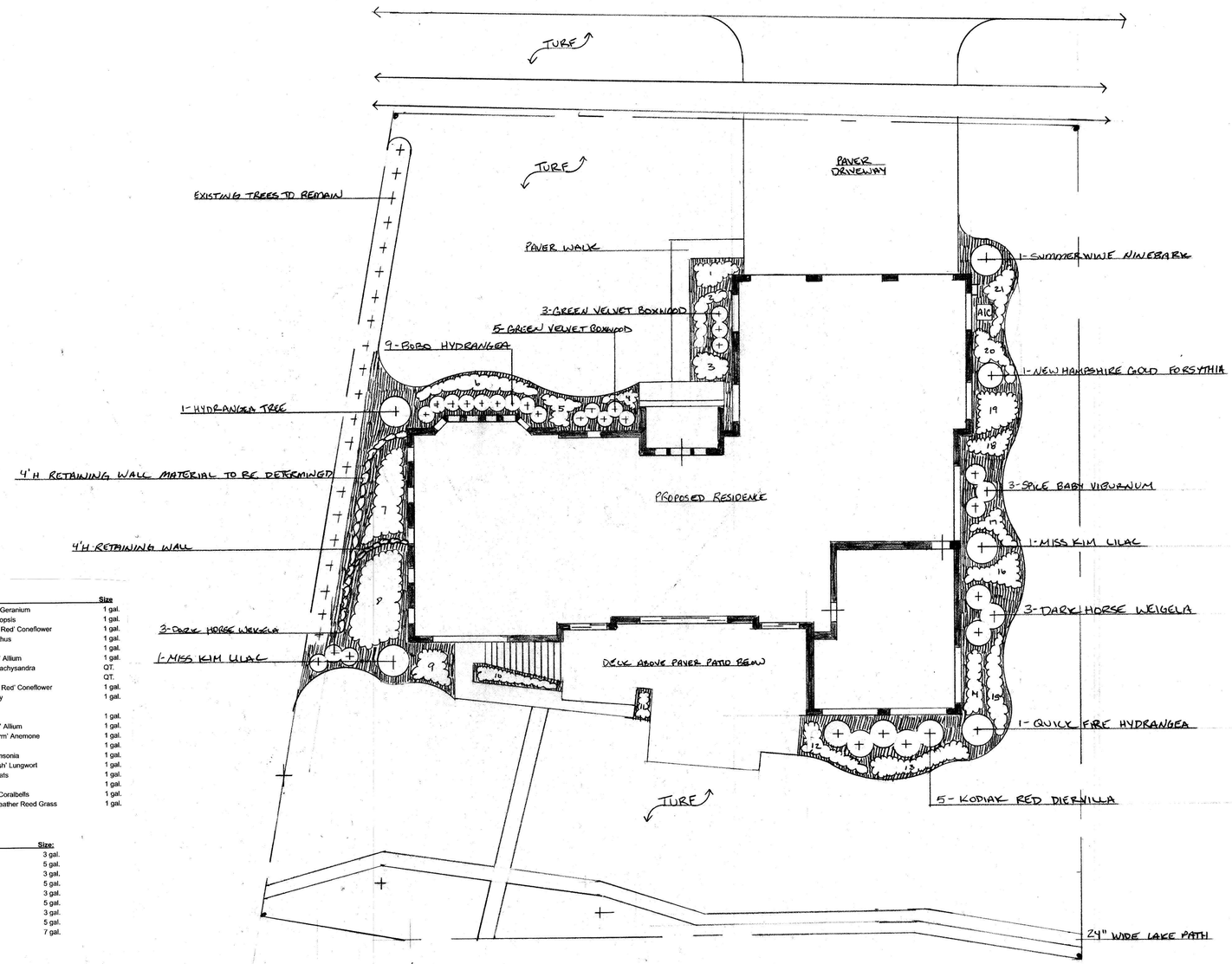
	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	1820	-	8.556	0.9720	-
Outfall Total with Controls:	1295	28.85%	4.274	0.3454	64.47%
Annualized Total After Outfall Controls:	1313			0.3502	

HAU RESIDENCE

1614 LAKESHORE DRIVE LAKE GENEVA WI 53147

NOTES AND SPECIFICATIONS

1. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH CITY, VILLAGE OR OTHER LOCAL LANDSCAPING OR CONSTRUCTION SPECIFICATIONS
2. ALL INDIVIDUAL TREES TO RECEIVE 3" CLEAN DOUBLE SHREDDED HARDWOOD MULCH IN A 5' DIAMETER MOW RING
3. ALL PLANTING BEDS TO RECEIVE 3" MIN. DOUBLE SHREDDED HARDWOOD MULCH.
4. ALL PLANTING BEDS TO BE SHOVELED EDGE.
5. ALL PLANT MATERIAL TO BE SPECIMEN QUALITY AND MEET THE AMERICAN STANDARDS OF NURSERY STOCK, WHICH IS PUBLISHED BY THE ANA (AMERICAN ASSOCIATION OF NURSERYMEN)
6. ALL PLANTS (UNLESS OTHERWISE SPECIFIED) ARE TO BE BALLED & BURLAPPED OR APPROVED CONTAINER STOCK
7. ALL TREE,SHRUB, BACK FILL TO MIX TO BE:
   4 PARTS CLEAN PULVERIZED TOPSOIL
   1 PART MUSHROOM COMPOST
8. ALL PERENNIAL PLANTING MIX TO BE:
   3 PARTS CLEAN PULVERIZED TOPSOIL
   1 PART MUSHROOM COMPOST
   1 PART SAND
   40 # / 100 SF GYPSUM
   (TILL 2" OF THIS MIX IN 6-8" DEEP)
9. CONTRACTOR TO SUBMIT IN WRITING TO PROPERTY OWNERS, A ONE YEAR-100% - PLANT GUARANTEE TO COMMENCE ON THE DAY OF PROJECT COMPLETION
10. CONTRACTOR RESPONSIBLE FOR CALLING DIGGERS HOTLINE 1-800-242-8511 TO LOCATE ALL UTILITIES PRIOR TO STARTING PROJECT
11. CONTRACTOR RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS REQUIRED FOR PROJECT INSTALLATION
12. CONTRACTOR TO ADJUST PLANTINGS FOR UNDERGROUND UTILITIES, ESCAPE WINDOWS, CONDENSER UNITS, UTILITY METERS AND OVERHEAD UTILITY LINES



Perennial Plant List:

#	Quantity:	Name:	Size
1.	7-	'Bevan's Variety' Geranium	1 gal.
2.	7-	'Jethro Tull' Coreopsis	1 gal.
3.	6-	'Sombrero Salsa Red' Coneflower	1 gal.
4.	5-	'Fire Witch' Dianthus	1 gal.
5.	7-	'Becky' Daisy	1 gal.
6.	13-	'Summer Beauty' Allium	1 gal.
7.	9 Flats-	'Green Carpet' Pachysandra	QT.
8.	11 Flats-	'Ghost' Lamium	QT.
9.	7-	'Sombrero Salsa Red' Coneflower	1 gal.
10.	9-	'Daisy May' Daisy	1 gal.
11.		Annuals	
12.	9-	'Blue Hill' Salvia	1 gal.
13.	12-	'Summer Beauty' Allium	1 gal.
14.	8-	'September Charm' Anemone	1 gal.
15.	10-	'Kobold' Liatris	1 gal.
16.	9-	'Storm Cloud' Amsonia	1 gal.
17.	7-	'Raspberry Splash' Lungwort	1 gal.
18.	6-	Northern Sea Oats	1 gal.
19.	8-	'Fanal' Astilbe	1 gal.
20.	9-	'Midnight Rose' Coralbells	1 gal.
21.	9-	'Karl Foerster' Feather Reed Grass	1 gal.

Tree and Shrub Plant List:

Quantity:	Name:	Size:
5-	'Kodiak Red' Diervilla	3 gal.
2-	'Miss Kim' Lilac	5 gal.
6-	'Dark Horse' Weigela	3 gal.
8-	'Green Velvet' Boxwood	5 gal.
9-	'Bobo' Hydrangea	3 gal.
1-	'Summer Wine' Weigela	5 gal.
3-	'Spice Baby' Viburnum	3 gal.
1-	'New Hampshire Gold' Forsythia	5 gal.
1-	'Quick Fire' Hydrangea Tree Form	7 gal.

B & J Tree & Landscape Service, Inc.

Landscape Design & Installation
W2795 Krueger Road - Lake Geneva WI 53147
Member of Arborist Association,
Landscape Contractor Association &
Unilock Authorized Contractor
(262)248-3653 - Fax (262)248-0340
Design By: Blake Castleman

Scale: 1" = 10 Feet
Date: 3/19/2024

SOUTH (LAKE) ELEVATION

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

WEST ELEVATION

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

LOWELL CUSTOM HOMES

CUSTOM HOMES - ARCHITECTURAL SERVICES - LAND DEVELOPMENT

P.O. BOX 926 LAKE GENEVA, WI 53147

PH - (262) 245-9030

WWW.LOWELLCUSTOMHOMES.COM

The HAU RESIDENCE

1614 LAKE SHORE DRIVE

LAKE GENEVA, WI 53147

LOWELL CUSTOM HOMES

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PROJECT NUMBER
0000

DATE
03/30/2024

A-4

NORTH (FRONT) ELEVATION

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

EAST ELEVATION

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

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

The HAU RESIDENCE
1614 LAKE SHORE DRIVE
LAKE GENEVA, WI 53147

PROJECT NUMBER
0000

DATE
03/30/2024

A-5

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EASEMENT LEGAL DESCRIPTION

PART OF LOTS 1 & 2, BLOCK 18, LAKE GENEVA MANOR SUBDIVISION TRACT No.17, BEING PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35, T. 2 N., R. 17 E., OF THE 4TH P.M., CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

LEGAL DESCRIPTION FOR PEDESTRIAN INGRESS/EGRESS EASEMENT

Part of Lots 1 and 2 of Block 18 of Lake Geneva Manor Subdivision Tract No. 17, located in part of the Northeast 1/4 of the Southeast 1/4 of Section 35, T. 2 N., R. 17 E., of the 4th P.M., City of Lake Geneva, Walworth County, Wisconsin, described as follows:

Commencing at the Northwest corner of Lot 2, Block 18 of Lake Geneva Manor Subdivision Tract No. 17, located in part of the Northeast 1/4 of the Southeast 1/4 of Section 35, T. 2 N., R. 17 E.; thence South 49°29'37" East along the West line of aforesaid Lot 2 a distance of 110.03 feet to the point of beginning; thence North 62°07'43" East a distance of 12.79 feet; thence North 36°23'25" East a distance of 34.00 feet; thence North 38°15'58" East a distance of 33.58 feet; thence North 27°02'44" East a distance of 48.37 feet; thence South 57°38'34" East a distance of 10.00 feet; thence South 27°09'00" West a distance of 49.80 feet; thence South 38°22'15" West a distance of 33.58 feet; thence South 36°29'42" West a distance of 34.00 feet; thence South 62°13'59" West a distance of 12.79 feet; thence North 49°29'37" West a distance of 10.00 feet to the point of beginning.

Total pedestrian ingress/egress easement contains 1,286 square feet (0.030 acres), more or less.

ORDER NO: 34885

DATE: April 10, 2024
DRAWN BY: BMR
SHEET 1 OF 2

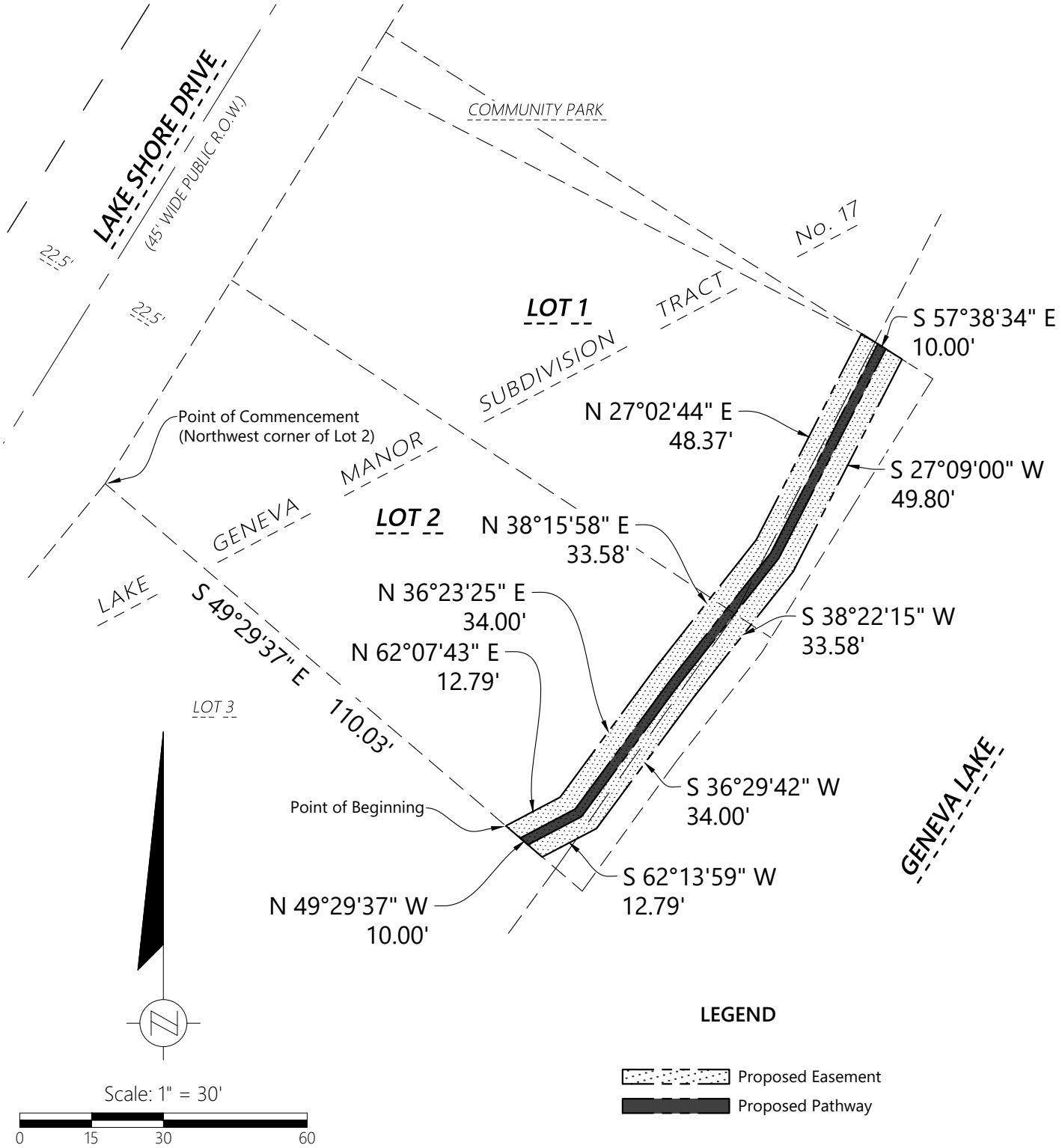
EXHIBIT A

Batterman
engineers surveyors planners
BELOIT | ELKHORN | JANESVILLE
2857 S. Bartells Dr., Beloit, WI 53511
608.365.4464 | www.rhbatterman.com

File Name: J:\34800-34899\34885 - Lowell - Hau\SURVEY\RHB DRAWING FILES

SHORE PATH EASEMENT

PART OF LOTS 1 & 2, BLOCK 18, LAKE GENEVA MANOR SUBDIVISION TRACT No.17, BEING PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35, T. 2 N., R. 17 E., OF THE 4TH P.M., CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.



ORDER NO: 34885

DATE: April 10, 2024
DRAWN BY: BMR
SHEET 2 OF 2

EXHIBIT A

Batterman
engineers surveyors planners
2857 Bartells Drive
Beloit, Wisconsin 53511
608.365.4464
1040 N Wisconsin Street
Elkhorn, Wisconsin 53121
262.379.2250

File Name: J:\34800-34899\34885 - Lowell - Hau\SURVEY\RHB DRAWING FILES

PATHWAY EASEMENT

Document Number

Document Title

Recording Area

Name and Return Address

R.H. BATTERMAN & CO., INC.
2857 BARTELLS DRIVE
BELOIT, WI 53511

Parcel Identification Numbers

GRANTORS, **ROBERT HAU AND CHRISTINE HAU TRUST**
The undersigned grantors, for good and valuable consideration to him paid by the city of Lake Geneva ("Grantee"), with its municipal office at 626 Geneva Street. Lake Geneva, WI 53147, the receipt, and sufficiency of which are hereby acknowledged, conveys, and warrants to grantee, its successors and assign a perpetual easement, in through, upon and over a strip of land ten (10) feet in width and for their own purposes to construct, inspect, maintain, replace, repair, reconstruct, alter, relocate, and remove a pedestrian path.

Agrees not the erect any additional permanent structures within the pedestrian easement.

GRANTEE, CITY OF LAKE GENEVA

Shall replace or repair in good workmanlike manner all tile irrigation systems or fences damaged during the maintenance, reconstruction, or removal of the pedestrian path. All damages associated with the maintenance, reconstruction or removal of the pedestrian path shall be paid by the grantee.

Dated: _____ Signed:_____

State of Wisconsin, County of Walworth

Grantor signed and sworn before me on _____

_____
Notary Public, Walworth County, WI

Print Name: _____

Title: _____

Date Commission Expires: _____

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: May 20, 2024

Agenda Item 11

Applicant:
Canyon Development Group
937 Tarrant Dr.
Fontana, WI 53125

Request:
817 N Knoll Lane
Tax Key Nos. ZA442700001 & ZA442700002
Planned Development - GDP

Description:

The applicant is requesting approval of a new General Development Plan (GDP) for the property at 817 N Knoll Lane. The subject property includes two nonconforming lots. One lot contains a single family home, and the other is undeveloped. Neither lot is accessed by a public street; rather they are accessed by Knoll Lane, which is a private street. This road is not paved and is essentially a gravel driveway.

The subject property is currently zoned Planned Development (PD). That PD was approved in 2011 and granted approval of the construction of one house on each of the two lots. A condition of that approval was that if the second house were to be constructed, the property owner would need to improve Knoll Lane to City standards. The first house was constructed and still stands today. The second house was never constructed, and so Knoll Lane has not been improved to City standards.

Today, the applicant proposes a new PD to replace the 2011 approval. The applicant proposes to demolish the existing home and build one new home on the two lots.

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

Relationship to Base Zoning Standards:

All Planned Developments must identify any flexibilities being requested from the base zoning standards in the most comparable regular zoning district. In this instance, the Estate Residential – 1 (ER-1) Zoning District is that comparison zoning district. The project is requesting the following flexibilities:

- Allow for development of two lots with a combined 21,133 square feet (versus minimum lot size of 40,000 square feet)
- Allow a front yard setback of 20 feet (versus 25 feet required)
- Allow a rear yard setback of 15.9 feet (versus 30 feet required)
- Allow for interior/shared lot line setback of 0 feet (versus 30 feet required for side setbacks) and allow for the building to be built over the shared lot line

Staff Review Comments:

General Site Layout – The proposed home will be approximately 2,400 square feet. The home will include a screened porch on the west side and a concrete patio and a small dog run on the north side. The property will be accessed by a new driveway from Knoll Lane. Ample greenspace is provided to the east and west of the house. The proposed Landscape Surface Ratio is 78% of the combined site. A retaining wall is proposed along the northern property line. Building elevations and details about the retaining wall and other site features will be provided in the Precise Implementation Plan (PIP) step.

Planning staff notes that combining the two lots would trigger the need to improve Knoll Lane and dedicate it as a public street, per City code. This would involve acquiring additional right-of-way and the installation of pavement, curb, and gutter. City staff feels that this is not necessary or desirable in this case, as only one home will be constructed and the amount of development on the site will not be increased over current conditions. For this reason, the two lots will not be combined, and the proposed house will straddle the shared lot line between the two lots, as recommended by planning staff. The applicant has requested zoning flexibility to allow the house to be built over the lot line. (If desired, the applicant can combine the two tax parcels into a single tax parcel in order to have one tax bill.)

Proposed setbacks are similar to those approved in the 2011 Planned Development, and Staff feels these setbacks are reasonable and appropriate for the unique shape of the lot. Aside from the requested zoning flexibilities identified on page 1 of this memo, all other zoning requirements are met.

Staff Recommendation:

Procedural steps require a recommendation by the Plan Commission to the Common Council on the proposed Zoning Map Amendment. Staff recommends approval of the submitted Planned Development GDP request with the following findings of fact and conditions of approval:

Findings of Fact:

1. The proposed GDP furthers the purposes of the Zoning Ordinance as outlined in Section 98-005.

2. One or more of the following factors have arisen that are not properly addressed on the current Official Zoning Map.

    - The designation of the Official Zoning Map should be brought into conformity with the Comprehensive Plan.
    - A mistake was made in mapping on the Official Zoning Map.
    - Factors have changed, making the subject property more appropriate for the proposed GDP zoning.
    - Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.

3. The proposed GDP amendment to the Official Zoning Map maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
    - *Staff notes that the proposed GDP maintains the desired consistency of land uses, land use intensities, and land use impacts by enabling the existing single family home to be razed and replaced. As the proposed GDP requests approval for only one single family*

home, the site will be less intensely developed than what is currently approved by the 2011 Planned Development.

Conditions of Approval:

None

Staff Recommendation:

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

Suggested Motions:

- *Approve*: I recommend approval of the *General Development Plan for Canyon Development Group, 937 Tarrant Dr., Fontana, WI 53125 for a proposed single family home in the Planned Development zoning district, Tax Key Nos. ZA442700001 & ZA442700002,* including the staff-recommended finding of facts, and any additional conditions of approval recommended by staff.

- *Deny*: I recommend denial of the *General Development Plan for General Development Plan for Canyon Development Group, 937 Tarrant Dr., Fontana, WI 53125 for a proposed single family home in the Planned Development zoning district, Tax Key Nos. ZA442700001 & ZA442700002,* because *[provide rationale for denial]*.

Jackie Mich, AICP
City Planning Consultant
Vandewalle & Associates

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

Memo to City of Lake Geneva

To: **Fred Walling, Zoning Administrator** **Date:** **April 22, 2024**

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

CC: **Bryan and Mary Durkin**
Tim Lynch – Lynch and Associates
Dave Nord – City Administrator
Amanda Rotondi – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director

Subject: **GDP RECOMMENDED APPROVAL – 817 N. Knoll**
Kapur Project No. 24.0167 Phase 02

BACKGROUND AND REQUEST:

A **GDP** application was submitted by **Bryan and Mary Durkin** for the construction of **a single family residence** at **817 N. Knoll Lane (PIN ZA442700001 & ZA442700002)]**. The proposed structure is 3,068 SF with concrete patio, stoop, and driveway resulting in 4,686 SF of impervious surface. The total lot area is 21,133 SF.

The following plan and calculations were submitted for review:

- **Site Improvement Plans for 817 N. Knoll Road**, prepared by **Lynch and Associates**, **one sheet**, dated 02-26-2024, plot date of 04-03-2024.

Comments:

Kapur recommends approval of the GDP application for 817 N. Knoll Road based on the information reviewed above. This approval is subject to the following conditions:

1. The proposed development is proposing less than 1 acre of land disturbance and therefore the stormwater management provisions of the Municipal Code do not apply. Additionally, the proposed development proposes to reduce impervious surface when compared to the existing conditions.
2. Detailed construction plans shall be provided for Precise Implementation Plan (PIP) review and approval.
3. City Mapping indicates an existing watermain is located along the north side of the private drive. The location of the watermain must be included on the PIP site plan and a utility easement is required to ensure proper access for any future maintenance.

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

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

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

APPLICATION TO INITIATE PLANNED DEVELOPMENT PROCESS

City of Lake Geneva

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

817 N Knoll Lane

CURRENT OWNER: Manju Goyal
TAX ID: ZA442700001

West Lot: Lot 1, Certified Survey Map No.: 4427, being a part of the Northeast ¼ of the Northwest ¼ of Section 1, Township 1 North, Range 17 East, located in the City of Lake Geneva, Walworth County, Wisconsin.

East Lot: Lot 2, Certified Survey Map No.: 4427, being a part of the Northeast ¼ of the Northwest ¼ of Section 1, Township 1 North, Range 17 East, located in the City of Lake Geneva, Walworth County, Wisconsin.

Name and Address of Current Owner: Natvan Goyal 817 N Knoll Lane

Telephone No. with area code & Email of Current Owner: 312-961-0905

Owner Signature: _____

Name and Address of Applicant:
Bryan and Mary Durkin - 736 Pine Tree Lake Geneva

Telephone No. with area code & Email of Applicant: 312-340-7955 / greenpiano1960@gmail.com

Proposed Use: PUD - single family Residence

Zoning District in which land is located: ER-1

Names and Addresses of architect, professional engineer and contractor of project:
Midwest Design Group Lynch Engineering
Canyon Development Group

Short statement describing activities to take place on site:
Remove existing structure and rebuild using the PUD as approved by the Planning Commission in 2011.

3/13/24
Date

Stephen Greenberg, Pres
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.

Canyon Development, as applicant/petitioner for

Project: Durkin Residence

Project Address: 817 N Knoll Lane

Parcel No. ZA442700001

Name: Canyon Development

Address: 937 Tarrant Dr

Fontana, WI 53125

Cell Phone: (815) - 451 - 2276 Phone: (____) - _____- _____

Email: Steve@cdgrp.net

Dated this 13th Day of March, 2024

Stephen Greenberg

Printed Name of Applicant / Petitioner

Stephen Greenberg, Pres

Signature of Applicant/Petitioner

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

Section 98-935 Fees:

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

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

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

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

Development Review Committee (DRC) Application

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

Applicant Information

Property Address _____
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_____

Zoning Flexibilities

1. **Land Use Exemptions:** under standard zoning, the minimum lot size for a single-family residence is 40,000 square feet. The two lots at 817 N. Knoll Road are substandard, with the total area of the lots adding up to 21,133 square feet. This General Development Plan proposes that the minimum lot area be waived so that a single-family residence can be built on these two lots.

2. **Building Setbacks:** Under standard zoning for ER-1 zoning districts, the building setbacks would be as follow:

   - Front Yard Setback: 25 feet
   - Side Yard Setback: 30 feet
   - Rear Yard Setback: 30 feet

   Per the attached General Development Plan, the proposed setbacks are as follows:

   - Front Yard Setback: 20 feet
   - Side Yard Setback: 0 feet
   - Rear Yard Setback: 15.9 feet

   Due to the substandard size of the lot, the standard setbacks do not allow for a reasonable buildable area on the lot. Reducing the setback and allowing the building to be built straddling the lot line leaves room for an “estate”-style home.

Project Narrative – 817 N. Knoll Road

Canyon Development has proposed the replacement of the current structure at 817 N Knoll Road with a new single-family residence. While the lot was originally zoned as Estate Residential (ER-1), it was transitioned to Planned Development (PD) zoning in September 2011 to accommodate buildings on substandard lots with limited buildable areas. Despite this change, the property remains subject to ER-1 zoning regulations with exceptions for lot area and minimum setbacks.

The proposal suggests constructing the new residence on the lot line between the two parcels without merging them, resulting in a combined area of 21,133 square feet. The proposed setbacks are as follows:

Front/Street Yard: 20 feet

Rear Yard: 15.9 feet

Interior/Shared Lot Line: 0 feet

The development is expected to meet all other ER-1 zoning requirements established in 2011. The impervious area, including a concrete patio, screen porch, and concrete stoop, totals 4,651 square feet. Additionally, a stone retaining wall with a maximum height of just over three feet is proposed. These features result in a Landscape Surface Ratio of 78.0%, surpassing the 60% minimum outlined in the code. The proposed residence has a footprint of 3,068 square feet, resulting in a building coverage of 14.5%, well below the maximum allowance of 30%.

By adhering to all zoning requirements, Canyon Development aims to minimize the impact of the proposed residence on neighboring properties and adjacent streets. Furthermore, the development is expected to have minimal effects on surrounding natural features, including waterways, wetlands, floodplains, and wooded areas.

In terms of alignment with the City’s Master Plan, the proposed residence seamlessly integrates with the Comprehensive Plan Map, which designates the lot for residential use. A single-family residence fulfills this requirement, and the proposed setback and lot area exemptions will allow for a larger home, enhancing the neighborhood's "estate feel." Overall, these changes ensure that the home closely aligns with the code's vision for estate zoning without negatively impacting the surrounding area.

February 29, 2024

PLAT OF SURVEY

Survey No. 24.6009.1

LOCATION: 817 N Knoll Lane, Lake Geneva, Wisconsin
PREPARED FOR: Steve Greenberg
PROPERTY DESCRIPTION: As Surveyed

West Lot: Lot 1, Certified Survey Map No.: 4427, being a part of the Northeast ¼ of the Northwest ¼ of Section 1, Township 1 North, Range 17 East, located in the City of Lake Geneva, Walworth County, Wisconsin.

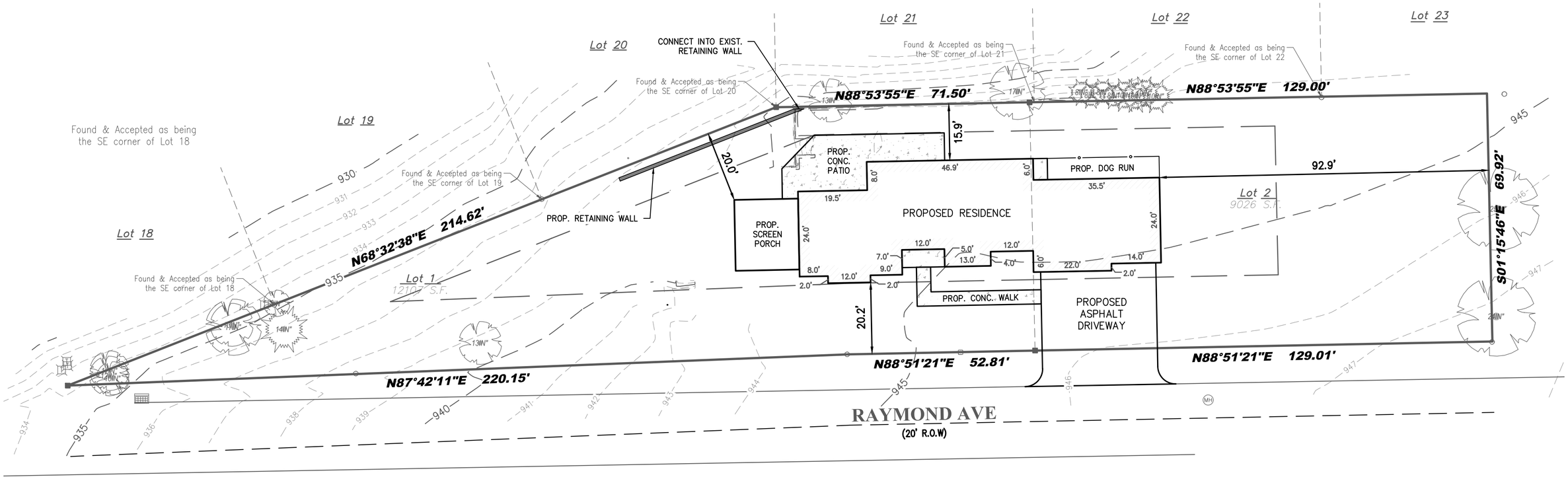
East Lot: Lot 2, Certified Survey Map No.: 4427, being a part of the Northeast ¼ of the Northwest ¼ of Section 1, Township 1 North, Range 17 East, located in the City of Lake Geneva, Walworth County, Wisconsin.

CURRENT OWNER: Manju Goyal
TAX ID: ZA442700001

Legend:

- Found Iron Rod
- Found 1" Iron Pipe
- Telephone Pedestal
- Utility Manhole
- Storm Inlet – Curb
- Set ¾" Iron Rod

SCALE: 1" = 20'



LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

WISCONSIN
RICK R HILLMANN
S-3005
NEW BERLIN
WI
LAND SURVEYOR

I certify that I have surveyed the above-described property and in my professional opinion this map is a true representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.

Rick R. Hillmann, Professional Land Surveyor, S-3005

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February 29, 2024
Revised Site Plan: April 24, 2024

PLAT OF SURVEY

Survey No. 24.6009.1

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PREPARED FOR: Steve Greenberg
PROPERTY DESCRIPTION: As Surveyed

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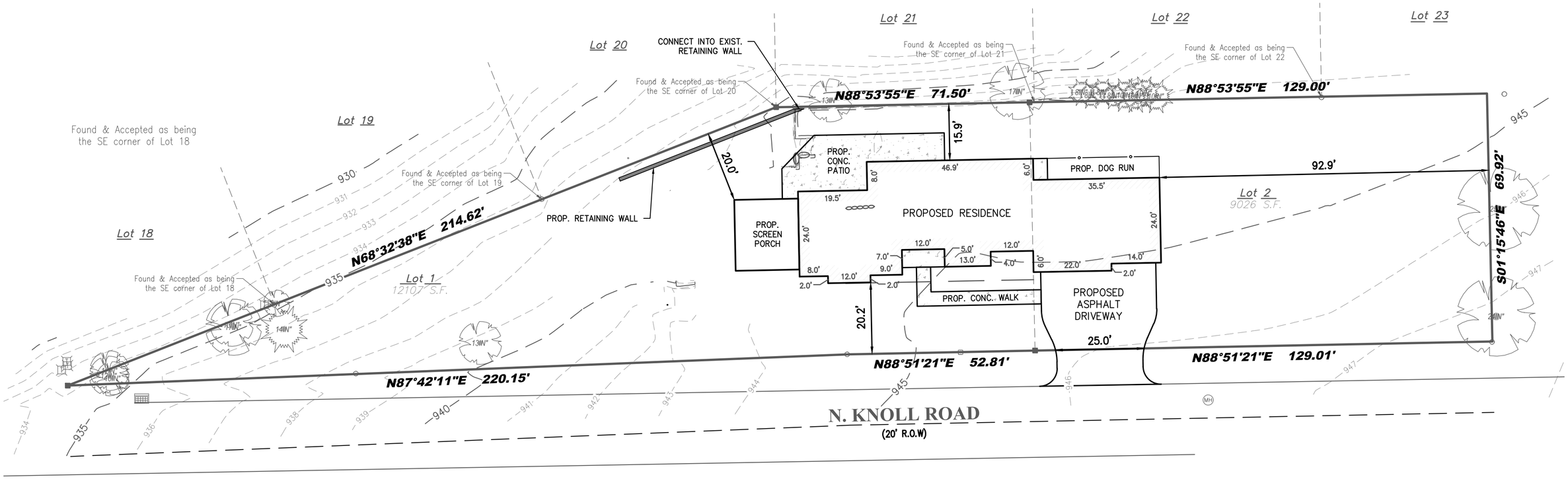

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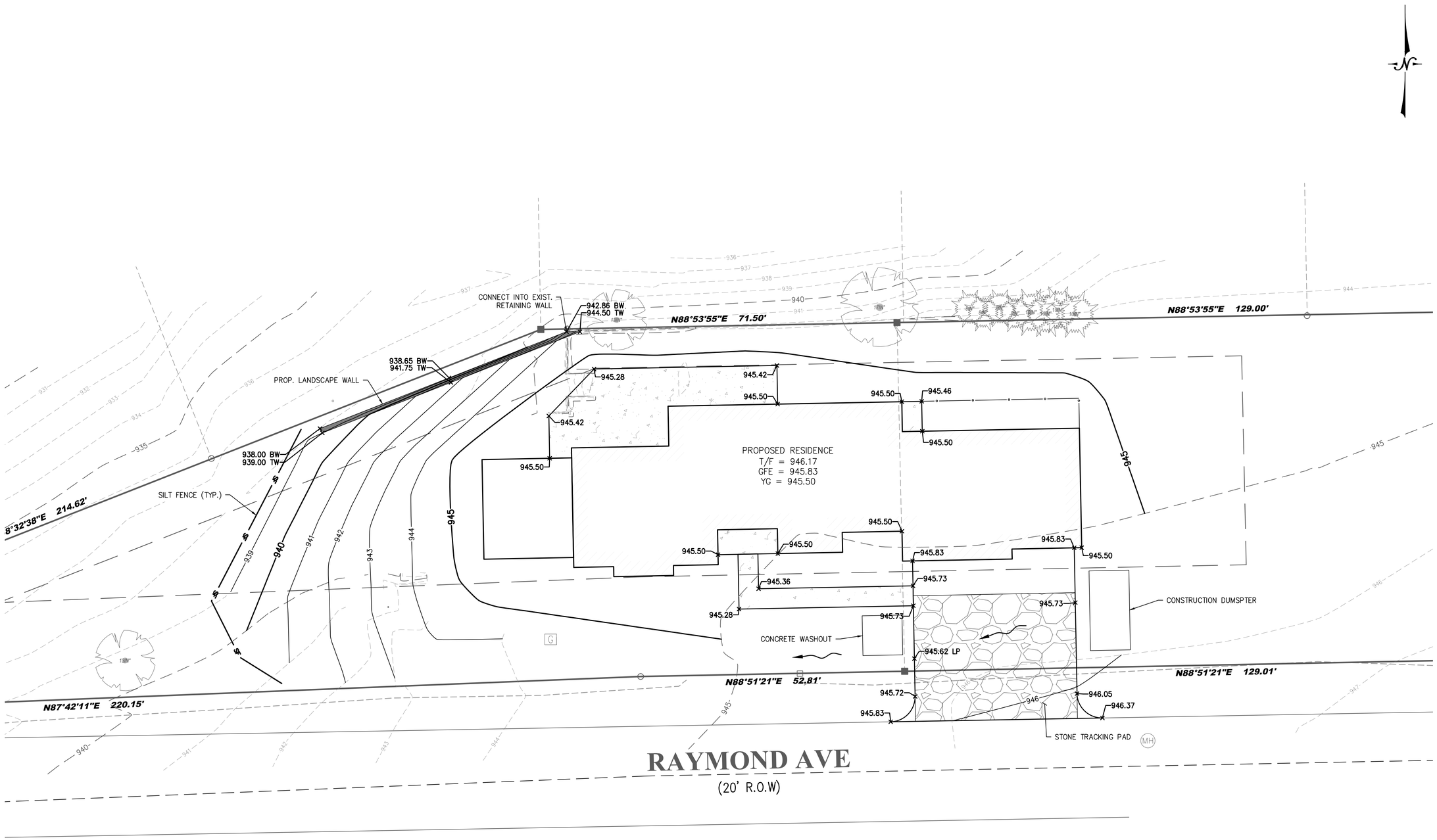

SITE IMPROVEMENT PLANS FOR
817 N. KNOLL ROAD
LAKE GENEVA, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

GRADING & EROSION CONTROL PLAN

NO.	REVISIONS	BY	DATE

ISSUED FOR REVIEW

PLAN DATE 02.26.24
DESIGNED BY TCL

0 10'
SCALE

PROJECT NO.
24.6009.01

SHEET NO.
C200

FILENAME: P:\Shared\1 - Projects\2024\24.6009 - Canyon Development\24.6009.01 - Goyal Residence - 817 N. Knoll Ln - Lk Geneva\CAD\Sheets\24.6009.01 GP.dwg

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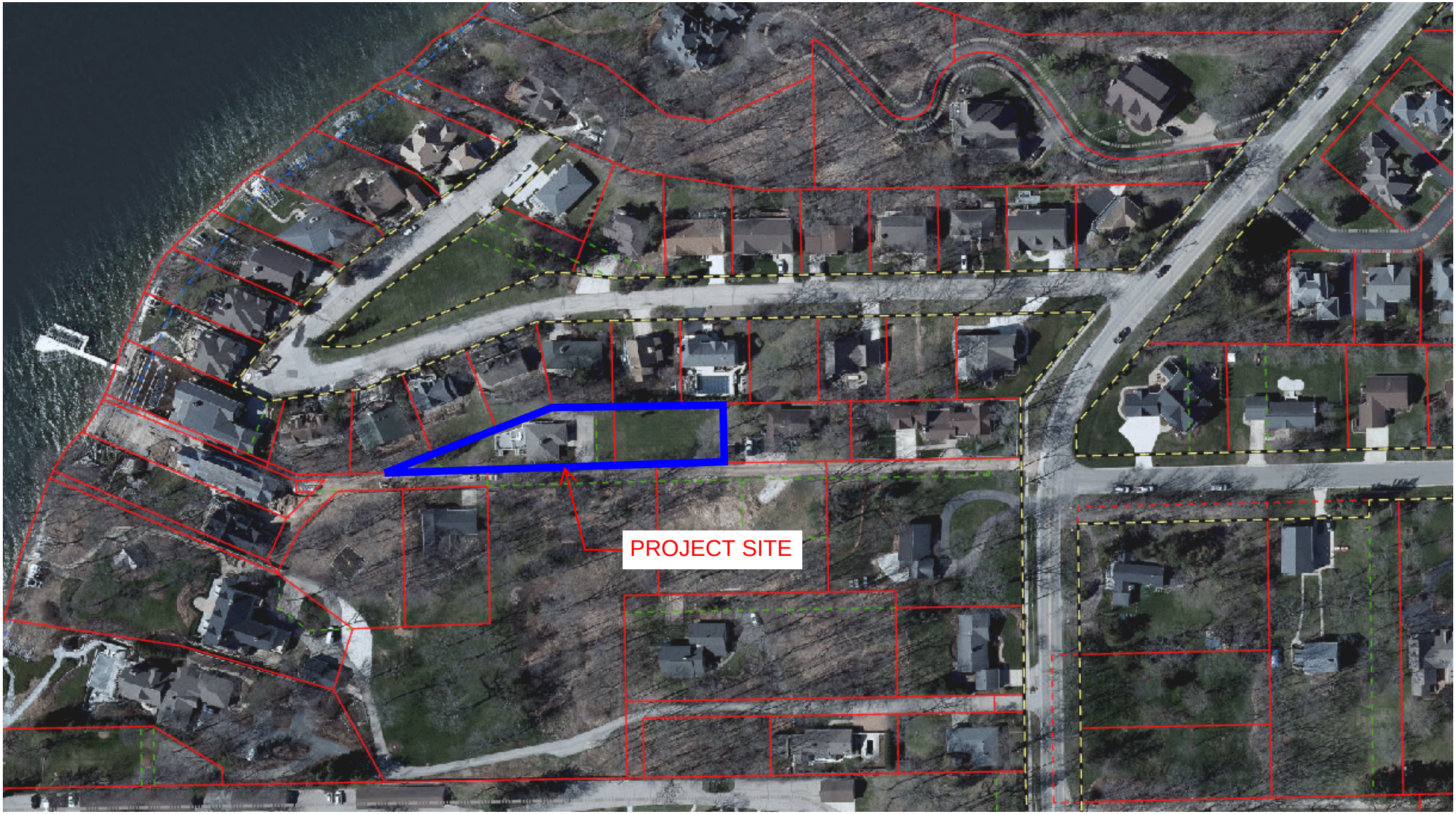
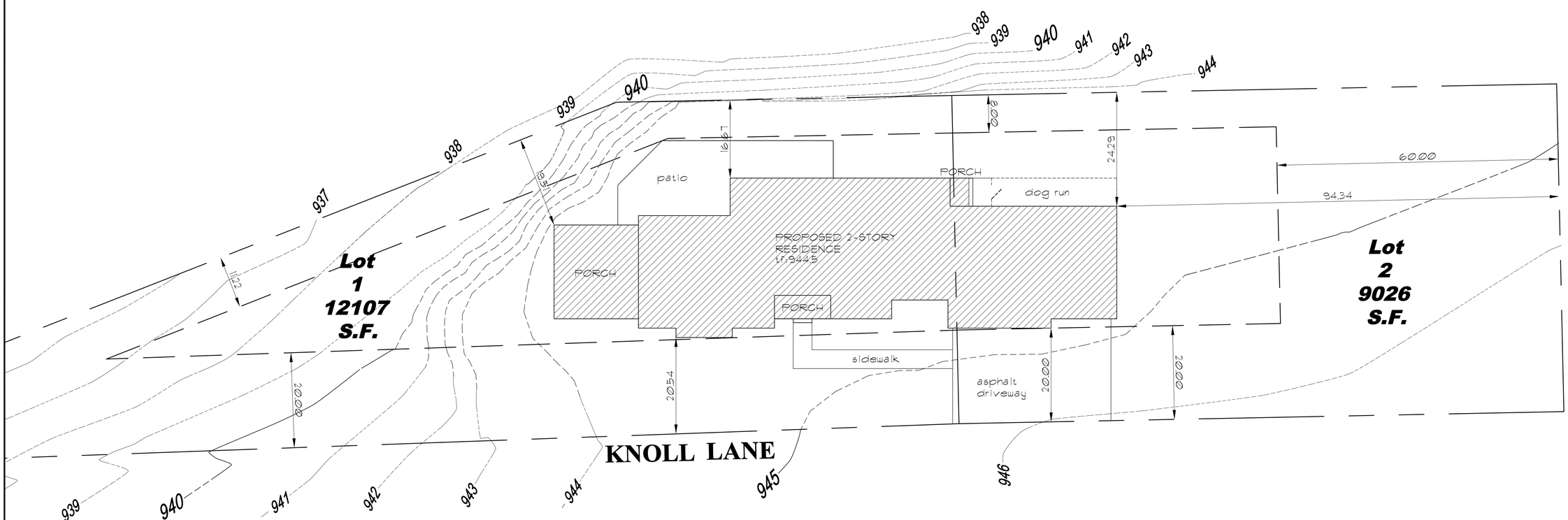

PROJECT SITE



SITE PLAN

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

MIDWEST DESIGN GROUP

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

CANYON DEVELOPMENT GROUP
937 TARRANT DR.
FONTANA WI.

NEW SINGLE FAMILY RESIDENCE FOR:
THE DURKIN RESIDENCE
817 N. KNOLL ROAD
LAKE GENEVA WI 53147

DATE	REV#	DESCRIPTION OF REVISION
2-20-24	1	PRELIMINARY PLANS FOR REVIEW
2-29-24	2	PROGRESS SET FOR REVIEW

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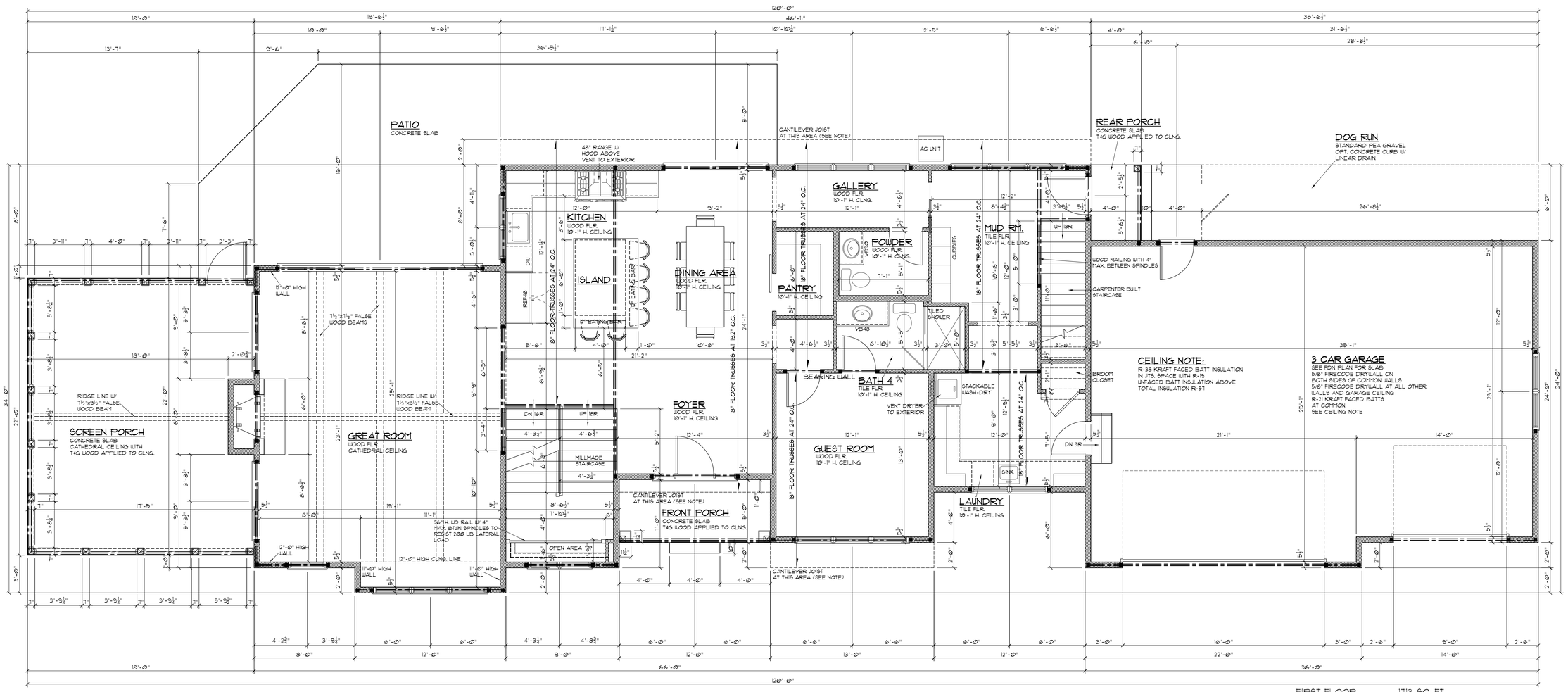

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" 10'-1" HIGH CEILING

FIRST FLOOR:	1713 SQ. FT.
SECOND FLOOR:	1277 SQ. FT.
TOTAL:	2990 SQ. FT.
BUNK ROOM:	470 SQ. FT.
GARAGE:	898 SQ. FT.
FRONT PORCH:	60 SQ. FT.
SCREEN PORCH:	360 SQ. FT.
REAR PORCH:	24 SQ. FT.

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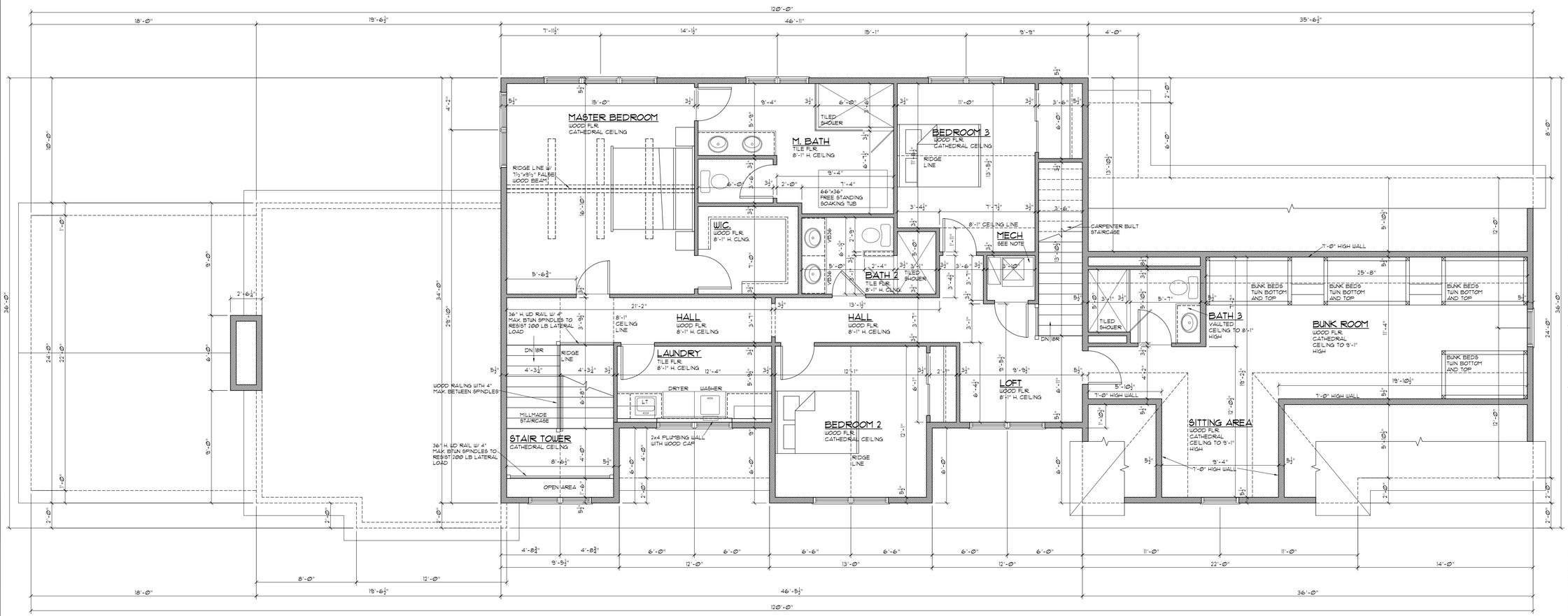

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" 8'-1" HIGH CEILING

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931 TARRANT DR.
FONTANA WI.

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2-20-24	1	PRELIMINARY PLANS FOR REVIEW
2-23-24	2	PROGRESS SET FOR REVIEW

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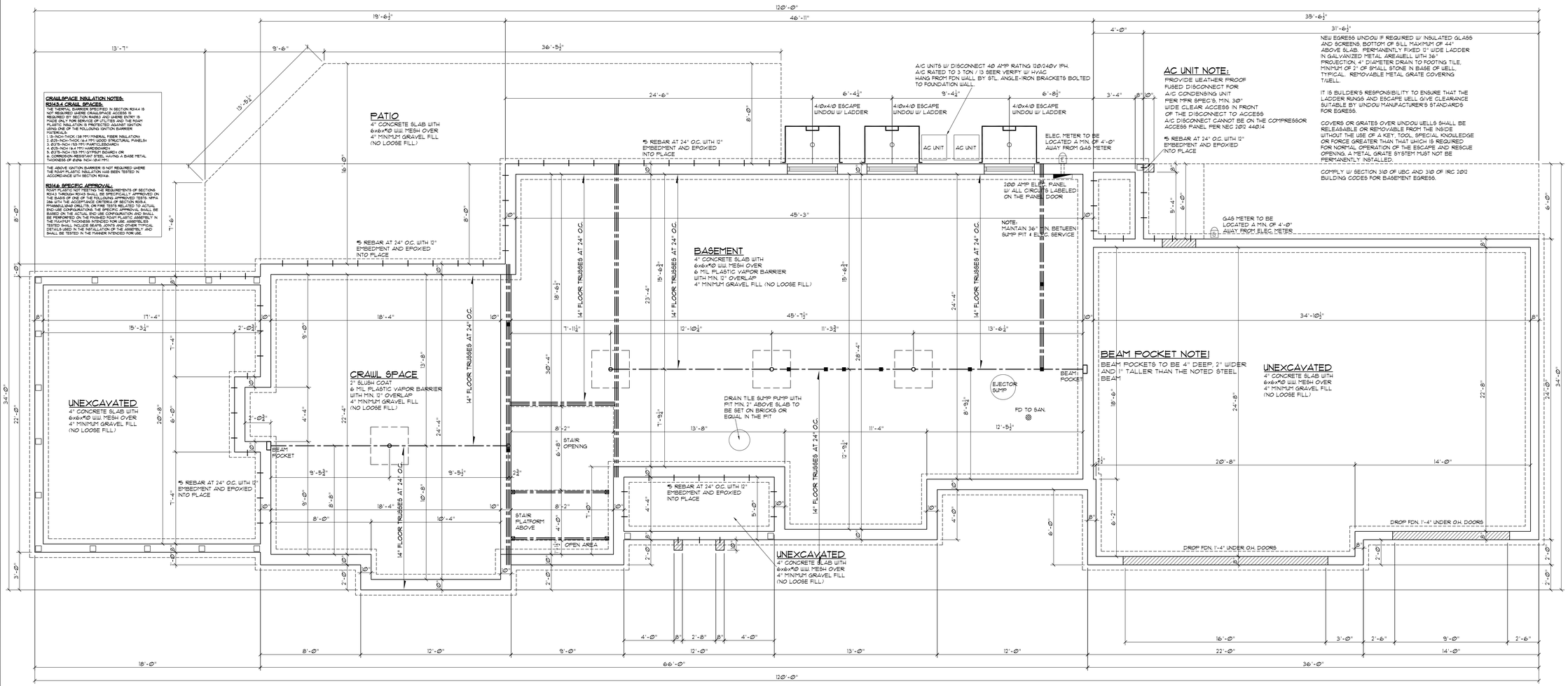

BASEMENT & FOUNDATION PLAN

SCALE: 1/4" = 1'-0" 9'-0" CONCRETE POUR

MIDWEST DESIGN GROUP

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FRONT ELEVATION

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

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CANYON DEVELOPMENT GROUP

931 TARRANT DR.
FONTANA WI.

NEW SINGLE FAMILY RESIDENCE FOR:

THE DURKIN RESIDENCE

817 N. KNOLL ROAD
LAKE GENEVA WI 53147

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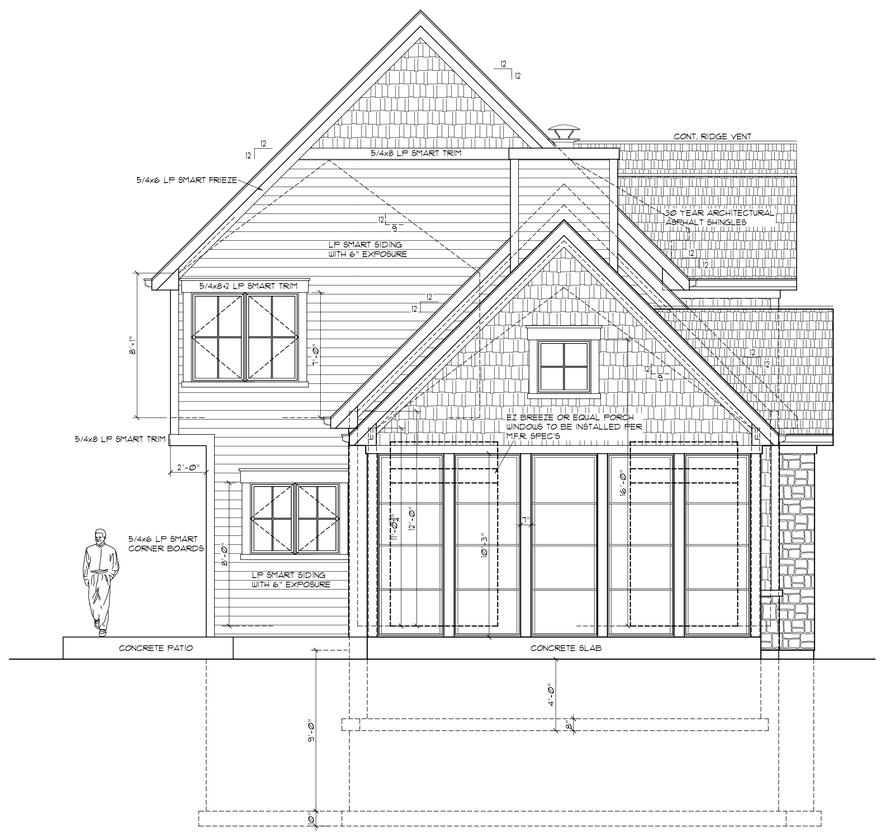
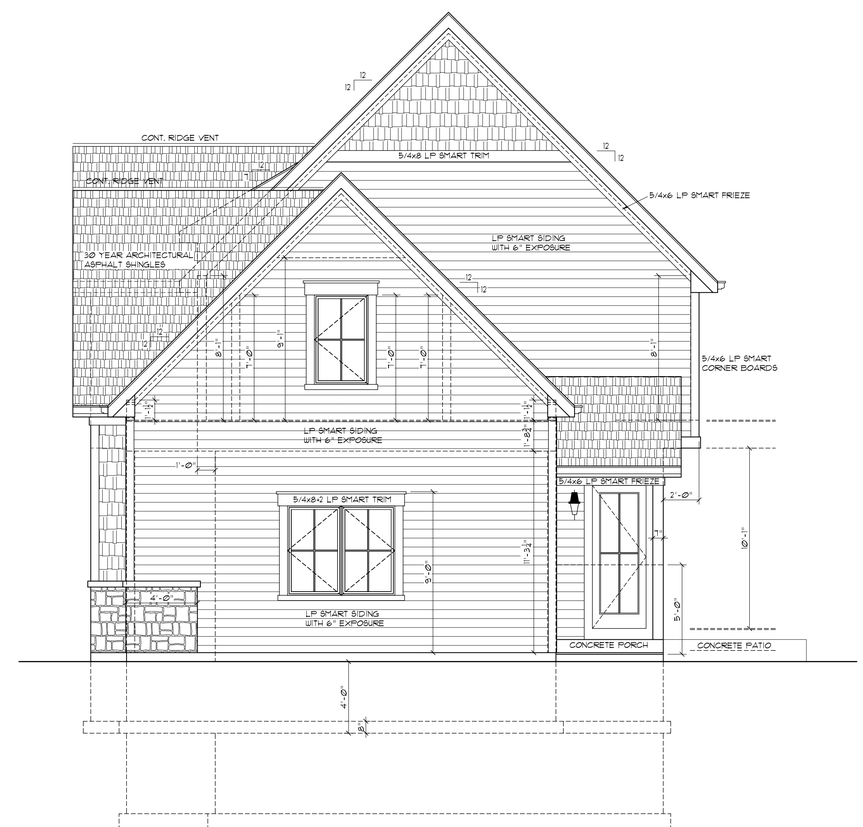


LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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

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REAR ELEVATION

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

MIDWEST DESIGN GROUP

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

CANYON DEVELOPMENT GROUP
931 TARRANT DR.
FONTANA WI.

NEW SINGLE FAMILY RESIDENCE FOR:
THE DURKIN RESIDENCE
817 N. KNOLL ROAD
LAKE GENEVA WI 53147

DATE	REV#	DESCRIPTION OF REVISION
2-20-24	1	PRELIMINARY PLANS FOR REVIEW
2-29-24	2	PROGRESS SET FOR REVIEW

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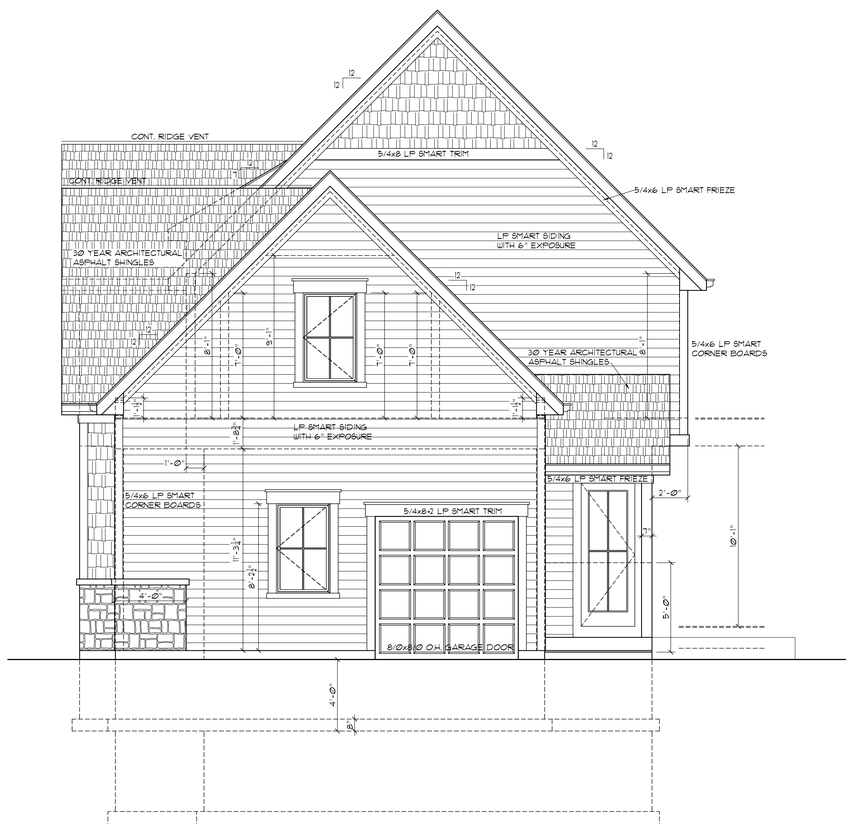
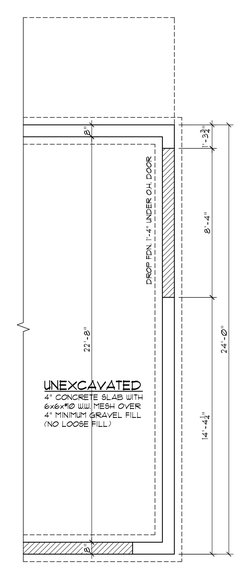
A6

X-DURKIN.DWG



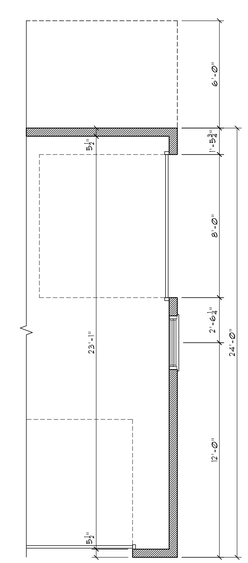
RIGHT ELEVATION W/ OPT. O.H.D.

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



GARAGE FDN.
W/ OPT. 8'-0" OHD.

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



GARAGE W/ OPT.
8'-0" OHD.

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

MIDWEST DESIGN GROUP

DESIGNERS
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VANDEWALLE & ASSOCIATES INC.

To: City of Lake Geneva

From: Jackie Mich, AICP, and Sonja Kruesel, AICP, City Planners

Date: April 15, 2024

Re: Annual Comprehensive Plan Amendment Process

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

Several Wisconsin communities use an annual plan review and amendment process cycle to ensure these evaluations and adjustments are handled in a predictable and efficient manner. The City Clerk will accept applications for Plan amendments from **May 14 through June 30, 2024**. Applications will be reviewed by the Plan Commission at its July and August meetings. Applicants may adjust their applications to respond to Plan Commission concerns, and all revised applications must be finalized by **August 26, 2024.**

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

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

During the meeting:

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

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

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

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Shaping places, shaping change

City of Lake Geneva
2024 Annual Comprehensive Plan Amendment Process

Activity	May	June	July	August	Sept.	Oct.
City Announces the Opening of the Plan Amendment Process	May 13					
City Clerk Accepts Plan Amendment Applications	May 14 through June 30th					
Plan Commission Recommends Adoption of the Public Participation Plan		**June 17**				
Common Council Adopts Public Participation Plan		**June 24**				
Plan Commission Reviews Plan Amendment Applications			**July 15**	**August 19**		
Plan Commission Recommends Setting Public Hearing and Amendment Approvals by Council						
Council Sets Public Hearing date (applications frozen)				**August 26**		
City Clerk Distributes Requested Plan Amendments to Surrounding and Overlapping Jurisdictions				August 28		
Public Review Period (Newspaper publishes Thursday, 8/29)					Aug. 29 – Oct. 14	
Committee of the Whole review of Amendment requests					**September** (date TBD)	
Joint Meeting: 1. Council Holds Public Hearing 2. Plan Commission Adopts Resolution Recommending Plan Amendments						**Oct. 14**
Council Adopts Ordinance on Recommended Plan Amendments						**October 28**
City Clerk Distributes Amended Plan to Surrounding and Overlapping Jurisdictions						After Adoption