



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

CITY OF LAKE GENEVA REGULAR COMMON COUNCIL
TUESDAY, MAY 28, 2024 - 6:30 PM
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members:

Mayor Todd Krause, Council President, Mary Jo Fesenmaier, Council Vice President, Cindy Yager, Alderpersons: Sherri Ames, Peg Esposito, Linda Frame, Joel Hoiland, Ken Howell, and Shari Straube

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)
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AGENDA

1. Mayor Krause call the meeting to order
2. Pledge of Allegiance – Alderperson Fesenmaier
3. Roll Call
4. Awards, Presentations, Proclamations, and Announcements
5. Re-consider business from previous meeting
6. 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 5 minutes
7. Acknowledgement of Correspondence
8. Approve the Regular Council Minutes of May 13, 2024 as prepared and distributed
9. **CONSENT AGENDA**– Any item listed on the consent agenda may be removed at the request of any member of the Council. The request requires no second, is not discussed, and is not voted upon.
 - a. Request from the YMCA for admission waiver for 80 (eighty) Beach Passes for the Summer Youth Swimming Program
 - b. Request for admission fee waiver 20 students and 2 adults on June 3, 2024 for Eastview School's 4th & 5th grade student council members

10. Items removed from the Consent Agenda

- 11.** Discussion/Action regarding the Pre-Annexation and Development Agreement filed by Bloomfield Holdings, LLC, for the property located at 875 Townline Road, Tax Key No. No. MB 500003
- 12.** Discussion/Action regarding **Resolution 24-R45** a resolution authorizing the issuance of permanent zoning for Bloomfield Holdings LLC for permanent zoning of the property located at 875 Townline Road, Tax Key No. No. MB 500003
- 13. First Reading of Ordinance 24-03** and 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

14. Recommendation of the Finance, Licensing, and Regulation Committee- Ald. Howell

- a.** Discussion/Action regarding **Resolution 24-R40** a resolution approving to open custodial account(s) with Pershing Advisor Solutions LLC and engage Ehlers Investment Partners as investment advisor
- b.** Discussion/Action regarding a budget amendment request by the Downtown Business Improvement District (BID) for an increase to the Murals line item offset the expenses for marketing before the reimbursable grants and sponsorship revenues are collected
- c.** Discussion/Acceptance of the pre-paid and regular bills approved by the Finance, License, and Regulation Committee on May 21, 2024

15. Recommendation of the Plan Commission- Ald. Esposito

- a.** Discussion/Action regarding **Resolution 24-R41** a resolution authorizing the issuance of a Permanent Zoning for RJ Amann Properties LLC. N3219 Cty Rd H Lake Geneva for a permanent zoning of the property located at N3219 Cty Rd H Tax Key No. JA54900001
- b.** Discussion/Action regarding **Resolution 24-R42** a resolution authorizing the issuance of a Conditional Use Permit (CUP) for Jennifer Klemke 1020 Lake Geneva Blvd. Lake Geneva for a proposed Physical Activities Studio of the property located in the Central Business (CB) zoning district Tax Key Nos. ZOP00112; ZOP00113; & ZOP00114
- c.** Discussion/Action regarding **Resolution 24-R43** a resolution authorizing the issuance of a Conditional Use Permit (CUP) for Jennifer Klemke 1020 Lake Geneva Blvd. Lake Geneva for a proposed Commercial Indoor Lodging of the property located in the Central Business (CB) zoning district Tax Key Nos. ZOP00112; ZOP00113; & ZOP00114
- d.** Discussion/Action regarding **Resolution 24-R44** a resolution authorizing the issuance of a Conditional Use Permit (CUP) for Christine and Robert Hau 1614 Lake Shore Dr. Lake Geneva for a proposed home renovation to the property located in the Estate Residential – 1 (ER-1) zoning district Tax Key No. ZLM00035
- e.** Discussion/Action regarding 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

16. Adjournment

Requests from persons with disabilities, who need assistance to participate in this meeting or hearing, should be made to the City Clerk's office in advance so the appropriate accommodations can be made.

As a resident of Symphony Bay I am fully **in favor** of the annexation of the Bloomfield property for Phase 8. Your support to vote in favor of this annexation while keeping an eye on the future plans of the development will benefit all of the residents of the city.

Thank you all for your dedication and hard work representing the residents of the city of Lake Geneva.

Patricia Phelan
332 Gallant Dr

Good afternoon Mayor!

I am emailing to express my voice on the annexation of Symphony Bay Phase 8:

- I am strongly IN FAVOR of annexing
Phase 8 to the City of Lake Geneva:

- Imperative that City of Lake Geneva maintains control of Phase 8

Thank you,
Lynn Donnan
207 Cadence Circle
Lake Geneva

Dear Mayor and Alderpersons,

I am writing this email to express my opinion of the annexation.

I am strongly IN FAVOR of the annexation. I feel this is the right move for Lake Geneva.

Thank you,
Brian Dolata
338 Bowling Wy, Lake Geneva, WI 53147

Dear Mayor Krause and Alderpersons Ames, Esposito, Fesenmaier, Frame, Hoiland, Howell, Straube & Yager,

I am writing to you today to say that I am **IN FAVOR** of the Annexation of the property located at 875 Townline Road, Tax Key No. MB 500003.

This property will become a part of Symphony Bay regardless of whether it stays in Bloomfield or is annexed into Lake Geneva. If annexation occurs, both the city and the residents of Symphony Bay will have greater influence as to the size and scope of the project.

My understanding is there will be an increase of use of the city's fire, police and utilities even if the development goes through in Bloomfield. It would be better for the tax revenue to come into the city to offset some of those costs.

Sincerely,
Victoria Ross
301 Cadence Cir

I am for the Annexation of land from Bloomfield to Lake Geneva (Symphony Bay).

Larry Collins
312 Gallant Drive
Lake Geneva, WI.
53147

We are in favor of the annexation. This is an opportunity for the city to benefit from this inevitable expansion, while limiting the potential extent of the expansion and the obligations that would come with it.

Scott and Tracy Kreger
317 Harmony Dr.
Lake Geneva

Please note that my husband and I are both IN FAVOR of the proposed annexation of the Phase 8 parcel at Symphony Bay into the City of Lake Geneva.

Philip and Eileen Votava
412 Beethoven Dr., Lake Geneva, WI

Dear Mayor Krause,

As a resident of Symphony Bay, I support the annexation of Phase 8 to the City of Lake Geneva.

I feel it is vital to bring the governing of this land to Lake Geneva in order to maintain the thoughtful planning and integrity of Symphony Bay specifically and the community of Lake Geneva as a whole.

Thank you for your time,

Regards,

Doris Pintz
202 Maestro Circle
Lake Geneva WI

Mayor of Lake Geneva, Todd Krause

Thank you for coming to speak at the Symphony Bay meeting on 5/10. On Thursday May 23, I emailed to each or the "Alders", for City of Lake Geneva, to state that I'm in favor of the annexation of the development at 875 Townline Rd, into Lake Geneva. I also expressed my hope that each person will vote yes for annexation.

I have been a resident of Lake Geneva at 310 Gallant Drive in Symphony Bay since early 2021 having moved here to be closer to family. I couldn't be happier with the move to Lake Geneva and especially my new community.

I am concerned about the impact on this community of approximately 400 homes in Phase 8 of Symphony Bay Bloomfield, vs approximately 140 homes when annexed to Lake Geneva.

I understand the various questions being asked about the development but it is my hope that the vote for annexation is yes and such questions will continue to be asked and answered promoting the best quality result for all of Lake Geneva.

Thank you,

Mary Ellen Bjorkman

Hello and congrats on your election.

We wanted to be on record as supporting approval of the annexation of Phase 8 into the city of Lake Geneva. We plan on supporting those that support this, in the future.

Frank & Lily Melch
304 Rossini Dr

We, David and Lana Spinner of Symphony Bay, wish to express our desire that the City Council will vote in favor of annexing the property into the City of Lake Geneva.

It not only is a win situation for the residents of Symphony Bay, but also makes sense for the entire city.

Thank you and please **VOTE YES**

I am writing to you concerning the proposed Annexation of Phase 8 Symphony Bay.

I am sorry but due to other commitments I will be unable to attend the meeting on Tuesday May 28, 2024.

I have been a resident of Lake Geneva for 5 years and love Symphony Bay and the City of Lake Geneva. Symphony Bay is exactly what my wife and I decided to relocate: Single family ranch homes, HOA exterior lawn maintenance, snow plowing in the winter and a community of similar minded neighbors.

Now with phase 8 being considered for annexation into the City of Lake Geneva I absolutely support the annexation into the City of Lake Geneva.
he pros far outweigh the cons.

Pros:

Additional revenue for the city down the road.

Control of zoning consistent with existing homes in Symphony Bay

Homes following same design of existing homes

Limited number of homes

Not having to provide emergency services with no revenue generated

Infrastructure in place for development

Phase 8 is in city development plans

Not having additional development in Bloomfield Township south of Bloomfield Road in the near future.

Cons

Might need to provide concessions to developer as an enticement to annex into the city.

I encourage the Council to proceed with the Annexation at this time.

Feel free to contact me if you have any questions.

Thank you for your consideration,

Michael Carlino
306 Cadence Cir.
Lake Geneva, WI 53147

Dear Mayor and Alderperson:

We lived east of here in a Village that ignored the residents wishes when annexing property. The consequence of their decision caused some residents to loose 30% of the equity in their homes. We were one of those residents. When we moved here, I never expected to face the same dilemma. Please consider the effects of your vote on the residents of Symphony Bay. Please vote YES to the annexation and protect our investment. Thank you,

Mary Ellen Pearsall
417 Beethoven Drive
Lake Geneva, WI 53147

I am writing to express my support for the annexation of Symphony Bay Phase 8 into the city of Lake Geneva. This annexation offers several significant benefits to our city, including increased property tax revenue, development fees, and greater control over the planning and development of the area.

- **Property Taxes:** Annexing Symphony Bay Phase 8 will result in increased property tax revenue for Lake Geneva. This additional revenue will help cover the costs of providing essential services, such as infrastructure maintenance, public safety, and community programs, to both current and future residents of the area.
- **Development Fees:** As Symphony Bay Phase 8 undergoes development, Lake Geneva stands to benefit from the collection of development fees. These fees can be reinvested into the city to fund further improvements and enhancements, ensuring continued growth and prosperity for our community.
- **Control Over Development:** By annexing Symphony Bay Phase 8, the Lake Geneva Planning Commission and City Council will gain greater control over how the property is developed. This allows us to ensure that development aligns with our city's long-term vision and comprehensive plan, promoting sustainable growth and preserving the character of our community.

In conclusion, the annexation of Symphony Bay Phase 8 presents a valuable opportunity for Lake Geneva to enhance its revenue streams, exercise greater control over development, and support the continued growth and prosperity of our city. I urge the City Council to support this annexation for the benefit of our community as a whole.

Sincerely,

Jack Klosterman
305 Rossini Dr

Good morning.

I am hoping you consider voting "yes" to annexing the Phase 8 parcel east of Symphony Bay in to Lake Geneva.

Once approved for annexation, then the tougher part for you all will be to thoroughly review the proposed plans that Brian Pollard will have for that parcel. As a Symphony Bay resident, the development of that parcel will need to be controlled for the number of units and to maintain the current esthetic of Symphony Bay. That review by you will be critical in your support of current Lake Geneva residents.

I appreciate your time on this. I really wish this parcel wouldn't end up a part of Symphony Bay at all, but the better scenario would be that it would be part of Lake Geneva.

Thank you!
Judy Derra, 414 Gallant Drive

CITY OF LAKE GENEVA REGULAR COMMON COUNCIL
MONDAY, MAY 13, 2024 - 6:00 PM
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members:

Mayor Todd Krause, Council President, Mary Jo Fesenmaier, Council Vice President, Cindy Yager, Alderpersons: Sherri Ames, Peg Esposito, Linda Frame, Joel Hoiland, Ken Howell, and Shari Straube.

Mayor Krause called the meeting to order at 6:00 p.m.

Pledge of Allegiance

Alderperson Howell led the Council in the Pledge of Allegiance.

Roll Call

Present: Ames, Esposito, Fesenmaier, Frame, Hoiland, Howell, Straube, and Yager.

Absent: None

Awards, Presentations, Proclamations, and Announcements

2024 Poppy Month Proclamation; Mayor Krause read the 2024 Poppy Month Proclamation. Eiley Schultz, junior member of the American Auxiliary Unit 24 in Lake Geneva addressed the Council on the history of the Poppy and how revenues from donations go to assist veterans who need help.

Annual Comprehensive Plan Amendment Process Announcement.

Attorney Draper addressed the Council explaining the purpose of the Annual Comprehensive Plan Amendment process and outlined the upcoming process.

Re-consider business from previous meeting

None

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 5 minutes

Bill Huntress, 1215 Pleasant Street, Lake Geneva spoke against agenda item 13.

Sharon Larson, resident of Symphony Bay, spoke against agenda item 13 and her grievances against the developer involved.

Kathy Ronji, 402 Cadence Circle, Lake Geneva, spoke in favor of agenda item 13 to avoid development under Town of Bloomfield jurisdiction.

Anthony LaPort, resident of Symphony Bay, spoke in favor of agenda item 13 and expressed concern over lack of communication with area residents by the developer.

Judy Derra, 414 Gallant Drive, spoke in support of agenda item 13 to avoid development under Town of Bloomfield jurisdiction.

Bill Meyerhofer, N2394 North Road, Bloomfield Township spoke concerning agenda item 13. Expressing concern over entrances / exists being placed on North Road, and request they be relocated to Bloomfield and /or Townline Road. Also requesting a six-foot-high berm be installed on the east side of the Symphony Bay subdivision along North Road.

Jack Clauserman, 304 Rosini Drive, Lake Geneva spoke in support of agenda item 13.

Tom Hager, 204 Cappella Way, Lake Geneva spoke in support of agenda item 13.

Cheryl Borowiec, 421 Lauren Drive, Lake Geneva spoke in support of agenda item 13.

Pete Peterson, 1601 Evergreen Lane, spoke against agenda item 13 and expressed his support for the dissolution of the Hillmoor Ad hoc committee.

Fred Gahl, 661 S. Lakeshore Drive addressed the Council requesting that the dissolution of the Hillmoor Ad hoc Committee be postponed until August when the committee is set to expire.

Acknowledgement of Correspondence

City Administrator Nord reported the City Clerk received a total of five pieces of correspondence, all related to Symphony Bay Phase 8. The City Clerk has forwarded all correspondence received to the Mayor and City Council.

Approve the Regular Council Minutes of April 22, 2024, as prepared and distributed

Hoiland moved to approve. Second by Frame. No discussion. Motion carried by unanimous voice vote.

CONSENT AGENDA– Any item listed on the consent agenda may be removed at the request of any member of the Council. The request requires no second, is not discussed, and is not voted upon.

Public Event & Street Use/Closure Permit filed by Badger High School for the event of Badger High School Graduation Ceremony to take place on June 9, 2024, from 1:00 p.m. to 2:00 p.m., located on Wells St between South St and Highway 120

Public Event Permit with Street Use filed St. Francis de Sales Parish School for the event of Roadrunner 5K to take place on May 25, 2024, from 8:00 a.m. to Noon, located on various City streets

Motion by Howell to approve the consent agenda. Second by Frame. No discussion. Motion carried by unanimous voice vote.

Items removed from the Consent Agenda.

None.

Discussion/Action regarding Resolution 24-R39 a resolution authorizing the issuance and sale of \$8,960,000 General Obligation Promissory Notes Series 2024A.

Motion by Ames to suspend the rules to allow Joe Murray of Ehlers to address the Council. Second by Hoiland. Motion carried by unanimous voice vote. Mr. Murray stated that six bids were received with an interest rate significantly lower than was expected. As a result, the total amount of the issuance has been reduced from \$8,960,000 to \$8,845,000. This will result in a savings of debt service of over \$1,000,000.

After additional discussion, Motion by Howell to approve Resolution 24-R39 with an amended amount of \$8,845,000. Second by Frame, Motion carried by unanimous roll call vote of 8-0.

Discussion/Action regarding Resolution 24-R38 a resolution dissolving the Hillmoor Ad Hoc Committee

Motion by Frame to approve. Second by Ames Mayor Krause stated his intention to create a permanent, standing committee to address Hillmoor in the next few months. General discussion among the Council members. Mayor Krause stated that Hillmoor will open this coming Saturday at 10am after a brief ceremony with a walking tour afterwards (weather permitting). Motion carried by majority voice vote with Howell voting no.

Discussion/Action regarding referral to the Plan Commission of an Annexation Petition filed by Bloomfield Holdings LLC and Pre-annexation and Development Agreement for a parcel of land identified as Tax key # MB 500003 for recommendation and assignment of temporary zoning

Motion by Hoiland to approve. Second by Frame. Extensive discussion among the Council members. Alder Fesenmaier outlined a list of topics she would like addressed by the Planning Commission. Alder Yager stated topics she would like addressed as well. Attorney Draper stated this is a motion to refer the topic to the Planning Commission and that a public hearing for the property would be held at a later date. Motion carried by unanimous voice vote.

Recommendation of the Finance, Licensing, and Regulation Committee- Ald. Howell

Discussion/Action regarding Resolution 24-R34 a resolution authorizing carryover of Lakefront Fund budget amounts from 2023 to 2024

Motion by Howell to approve. Second by Hoiland. No discussion. Motion carried by unanimous voice vote.

Discussion/Action regarding Resolution 24-R35 a resolution authorizing carryover of General Fund budget amounts from 2023 to 2024

Motion by Howell to approve. Second by Frame. No discussion. Motion carried by unanimous voice vote.

Discussion/Action regarding Resolution 24-R37 a preliminary resolution declaring intent to exercise Special Assessment Powers for the City of Lake Geneva 2024 Street Improvement Project
Motion by Howell to approve. Second by Hoiland. No discussion. Motion carried by unanimous voice vote.

Discussion/Action for approval of the Lagoon Seawall Repairs construction contract to CK Contractors
Motion by Howell to approve. Second by Frame. No discussion. Motion carried by unanimous voice vote.

Discussion/Action regarding the bid approval and recommendation for 2024 Street Paving Program to Wolf Paving Co Inc
Motion by Howell to approve. Second by Straube. No discussion. Motion carried by unanimous voice vote.

Discussion/Action authorizing the City of Lake Geneva Comptroller/Finance Director as the signor to execute the Memorandum of Agreement with the Wisconsin State Historic Preservation Office
Motion by Howell to approve. Second by Yager. No discussion. Motion carried by unanimous voice vote.

Discussion/Action regarding the revised and updated Cemetery Rules and Regulations
Motion by Howell to approve. Second by Frame. No discussion. Motion carried by unanimous voice vote.

Discussion/Action regarding the Veteran's Park Programming Agreement with the Geneva Lakes Family YMCA, Inc
Motion by Howell to approve. Second by Straube. Some discussion among the Council members noting that the Park Board had approved a two-year agreement. Mayor Krause stated that YMCA had been contacted about the change and expressed no issue with a one-year contract. Motion carried by unanimous voice vote.

Discussion/Acceptance of the pre-paid and regular bill reports approved by the Finance, License, and Regulation on May 7, 2024.
Motion by Howell to approve. Second by Ames. No discussion. Motion carried by unanimous voice vote.

Recommendation of Plan Commission- Ald. Esposito

Discussion/Action regarding a General Development Plan (GDP) of a proposed development by Geneva Square – GS Out lot 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

Motion by Hoiland to approve. Second by Esposito. General discussion was held. Hoiland provided an overview of the proposed development. Motion carried by unanimous voice vote.

Motion to go into Closed Session pursuant to Wis. State. 19.85(1)(c) for the purposes of considering employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility regarding: City Clerk

At 7:17 p.m. Motion by Hoiland to go into closed session with the addition of the City Administrator, City Attorney, and the Comptroller. Second by Frame. No discussion. Motion carried by unanimous voice vote.

Motion to return to open session pursuant to Wisconsin Statutes 19.85(2) and take action on any items discussed in closed session

At 7:28 p.m., Motion by Howell to return to open session. Second by Frame. No discussion. Motion carried by unanimous voice vote.

Adjournment

At 7:29 p.m. Yager moved to adjourn. Second by Howell. No discussion. Motion carried by unanimous voice vote.

David Nord
City Administrator

From: [Harbormaster](#)
To: [Lana Kropf](#); [City Administrator](#); [Laura Pisarcik](#)
Cc: [Vanessa Jahns](#)
Subject: FW: Beach Passes
Date: Monday, April 15, 2024 11:07:29 AM
Attachments: [Outlook-v0zmv4ia.png](#)

This should be added to the May PHL meeting agenda

From: Lyndsay Waymel <Lyndsay.Waymel@glymca.org>
Sent: Monday, April 15, 2024 11:06 AM
To: Harbormaster <harbormaster@cityoflakegeneva.com>
Cc: Jami Golz <jami.golz@glymca.org>
Subject: Beach Passes

Dear Mr. Russell,

On behalf of the Geneva Lakes Family YMCA Traditions Day Camp I would like to request 80 beach passes to enrich the program for campers and staff during the summer again this year. The beach creates a safe and fun way to explore themes of ecosystems, taking care of our natural resources, and an appreciation for the local community. The YMCA takes responsibility for the children in their care and brings a certified lifeguard to watch over the children. All staff are CPR/First Aid certified.

Thank you for your time and consideration.

Sincerely,

LYNDSAY WAYMEL

School Age Child Care and Camp Director

GENEVA LAKES FAMILY YMCA

203 S. Wells Street | Lake Geneva, WI 53147

262.248.6211 x13 | lyndsay.waymel@glymca.org | GenevaLakesYMCA.org



Serving our community for over 140 years

**PREAMNEXATION AND
DEVELOPMENT AGREEMENT**

THIS PREAMNEXATION 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 and shall act in good faith when the Developer seeks 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 shall not exceed 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, that has been previously employed in relation to the construction of Symphony Bay Subdivision. Any new contractor or subcontractor shall be approved by the City Engineer, which approval shall not be unreasonably withheld or delayed.

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. Symphony Bay Phase 8 shall obtain access to N Bloomfield Road and North Road. The access street(s) onto North Road shall not be located within one hundred (100') feet perpendicular to an existing residence adjacent to North Road. No berms, landscaping, or improvements shall be required of the Developer related to access of North Road. No improvements, repair, replacement, or maintenance 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.

I. **Pedestrian Access to Symphony Bay Subdivision.** Developer shall provide for pedestrian access between Symphony Bay Subdivision and Symphony Bay Phase 8 as set forth in accordance with the plans and specifications.

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 all the Improvements for the subject phase to the City, its successors and assigns, forever, free and clear of all encumbrances, as provided herein, and the related Improvements 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. All construction traffic accessing Symphony Bay Phase 8 shall come from Bloomfield Road. The Developer may place signage as necessary, in its sole discretion, to direct construction traffic to be limited to access from Bloomfield Road.

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 within a phase once the final lift has been installed within the phase. 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 any impact fees legally enacted under Wis. Stats. § 66.0617 for each residential unit prior to issuance of a building permit. See also Section 14. **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.

SECTION 14 DEVELOPER CONTRIBUTION TO TRAFFIC SIGNAL

SECTION 14.1. **Traffic Signal Improvements.** It is anticipated that the City will be constructing, installing, and maintaining a traffic signal at the intersection of Townline Road and S Edwards Blvd. The traffic signal will serve the future development as well as other lands adjacent to the development. The Developer shall contribute One Thousand Dollars (\$1,000) per lot to be paid upon approval and recordation of the final plat of Symphony Bay Phase 8 (anticipated \$140,000 lump sum contribution) as the Developer's share of the cost for the anticipated traffic signal.

[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

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 ANNEXATION AND DEVELOPMENT AGREEMENT

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

**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

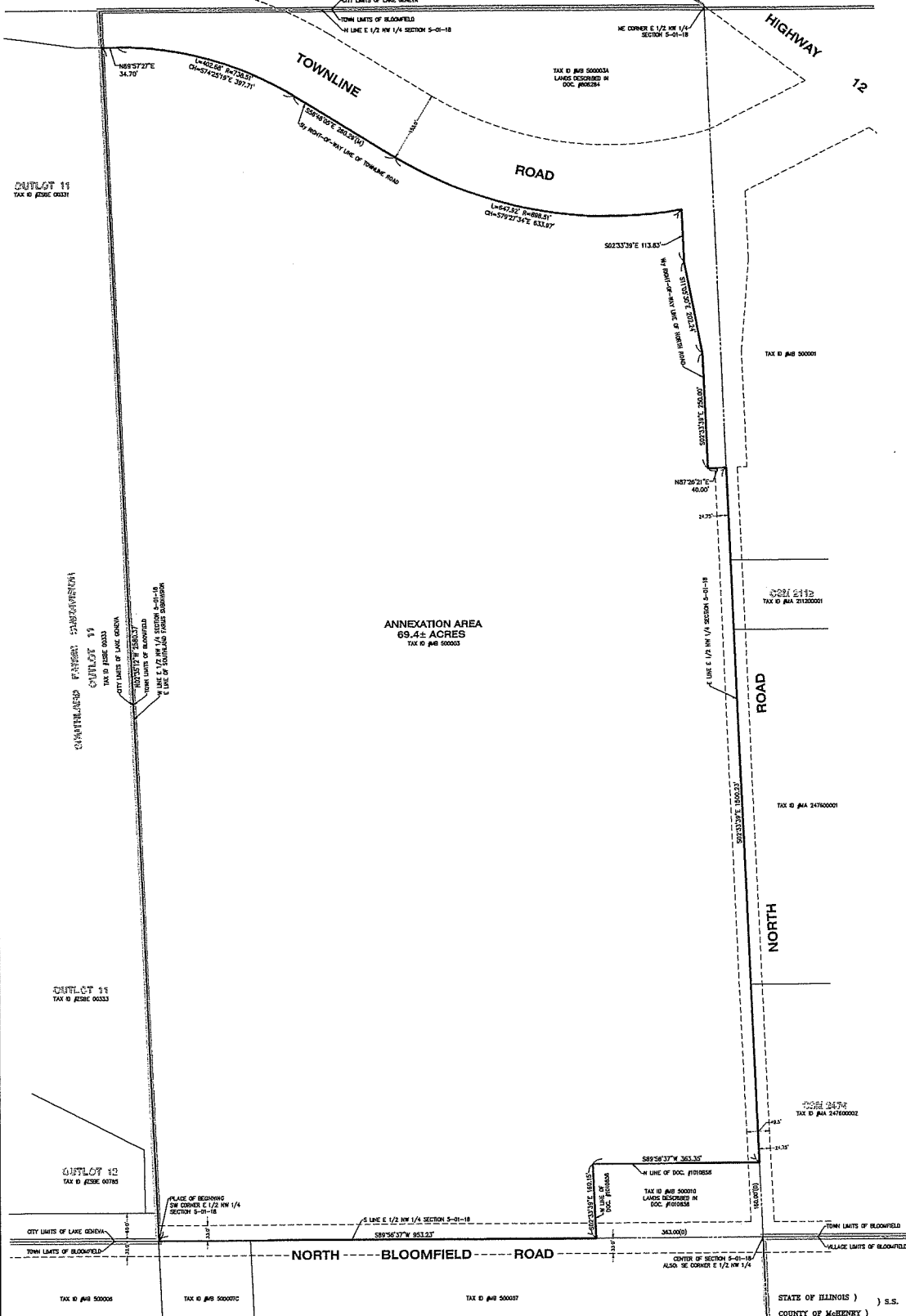


Vanderstappen
Land Surveying, Inc.
www.vanderstappen.com
1314 N. Madison St.
Woodstock, Illinois 60098
ph 815-273-8310 fax 815-273-8314
"Always faithful to the property line"

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 of the Southwest corner of said East Half of the Northwest Quarter; thence North 02 degrees 33 minutes 12 seconds West along the West line thereof, 2,580.37 feet to the Southern right-of-way line of Townline Road; thence North 89 degrees 57 minutes 27 seconds East along said right-of-way line, 24.70 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 547.52 feet along said right-of-way line, being along a curve to the left, having a radius of 695.51 feet, the chord of which bears South 79 degrees 27 minutes 34 seconds East, for a length of 533.97 feet to the Westerly right-of-way line of North Road; thence South 02 degrees 33 minutes 38 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 38 seconds East along said right-of-way line, 250.00 feet; thence North 87 degrees 26 minutes 21 seconds East along a peg 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 Northwest corner of lands described in Document No. 1010858 recorded June 8, 2020 in said Woodworth County, thence South 89 degrees 56 minutes 37 seconds West along the North line of said lands, 363.33 feet to the Northwest corner of said lands; thence South 02 degrees 33 minutes 39 seconds East along the West line of said lands, 166.15 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 Woodworth County.

SHUT OFF OF POWER CONVEY



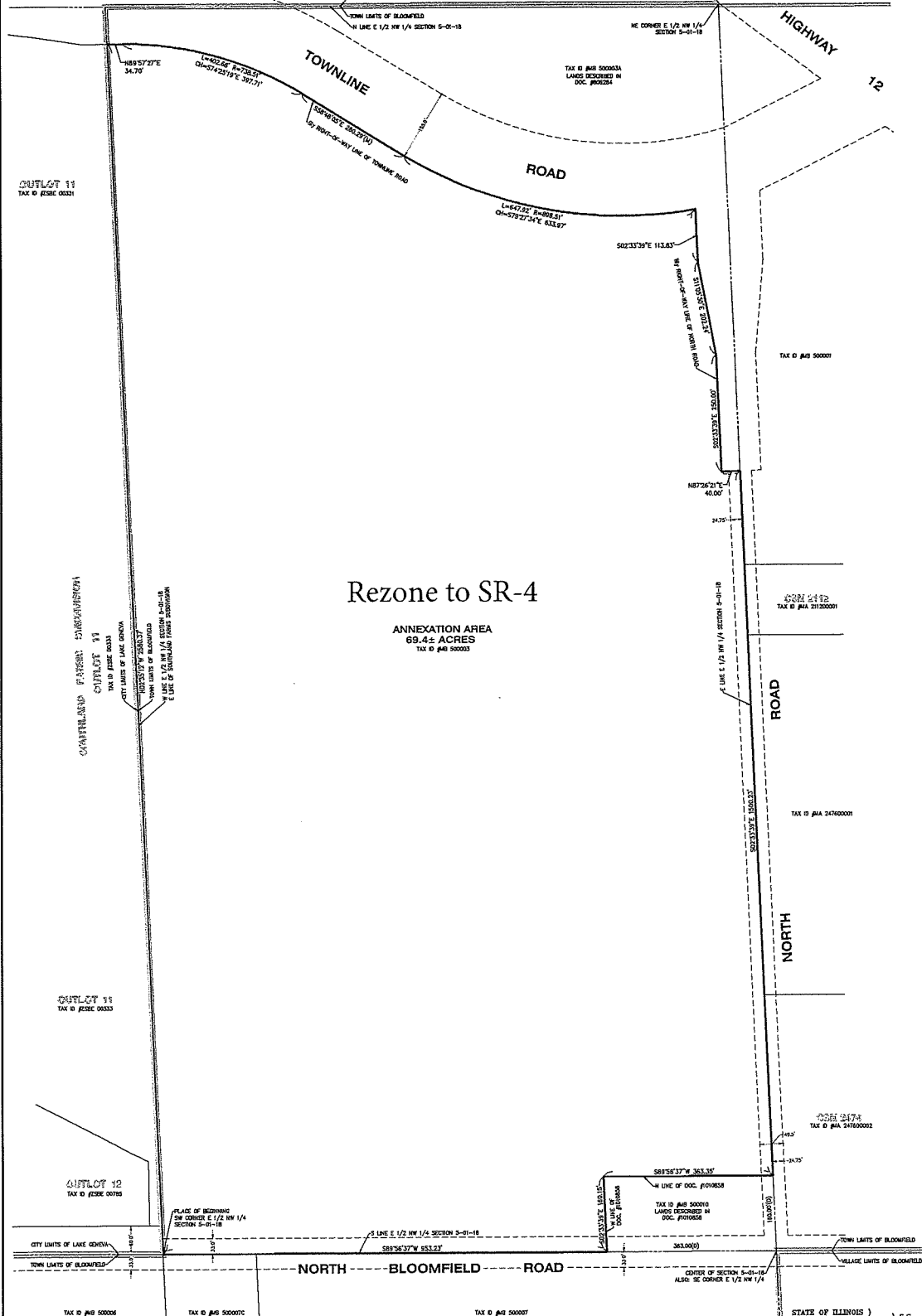
STATE OF ILLINOIS) S.S.
COUNTY OF McHENRY)
I hereby state that we have plotted the premises above described, and that the plat herein is a true representation of the said description.
This is not a Boundary Survey
Dated at Woodstock, McHenry County, Illinois 9/22 A.D., 2023.
Vanderstappen Land Surveying, Inc.
Design Firm No. 184-002792
By: *Arthur J. Oetken*
Wisconsin Registered Land Surveyor No. S3021

EXHIBIT C
TO PETITION FOR DIRECT ANNEXATION

Contemporaneous Zoning Request

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, 2,500.27 feet to the Southern right-of-way line of Township Road; thence North 89 degrees 57 minutes 27 seconds East along said right-of-way line, 34.70 feet; thence Southeasterly 402.88 feet along said right-of-way line, being along a curve to the right, having a radius of 750.51 feet, the chord of which bears South 74 degrees 25 minutes 18 seconds East, for a length of 397.71 feet; thence South 58 degrees 46 minutes 02 seconds East along said right-of-way line, 260.29 feet; thence Easterly 647.82 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 533.97 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, 112.83 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, 303.00 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, 1,500.25 feet to the Northeast corner of lands described in Document No. 1000858 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, 553.23 feet to the Place of Beginning, in McHenry County, Illinois.



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

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: *Arthur P. Huthmacher*
Wisconsin Registered Land Surveyor No. 53021

CLIENT: FAIRWAY HOMES
DRAWN BY: TIA
CHECKED BY: APG
SCALE: 1"=100'
BASIS OF BEARING: ASSUMED
PLAT: ME 50003
JOB NO.: 230864
ID: PAN
FIELDWORK COMP.:
ALL MEASUREMENTS MADE IN FIELD AND RETURNED TO ME:
PARTS THEREOF CORRECTED TO ME:

SCALE 1" = 100'

100' 200' 300' 400' 500'

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

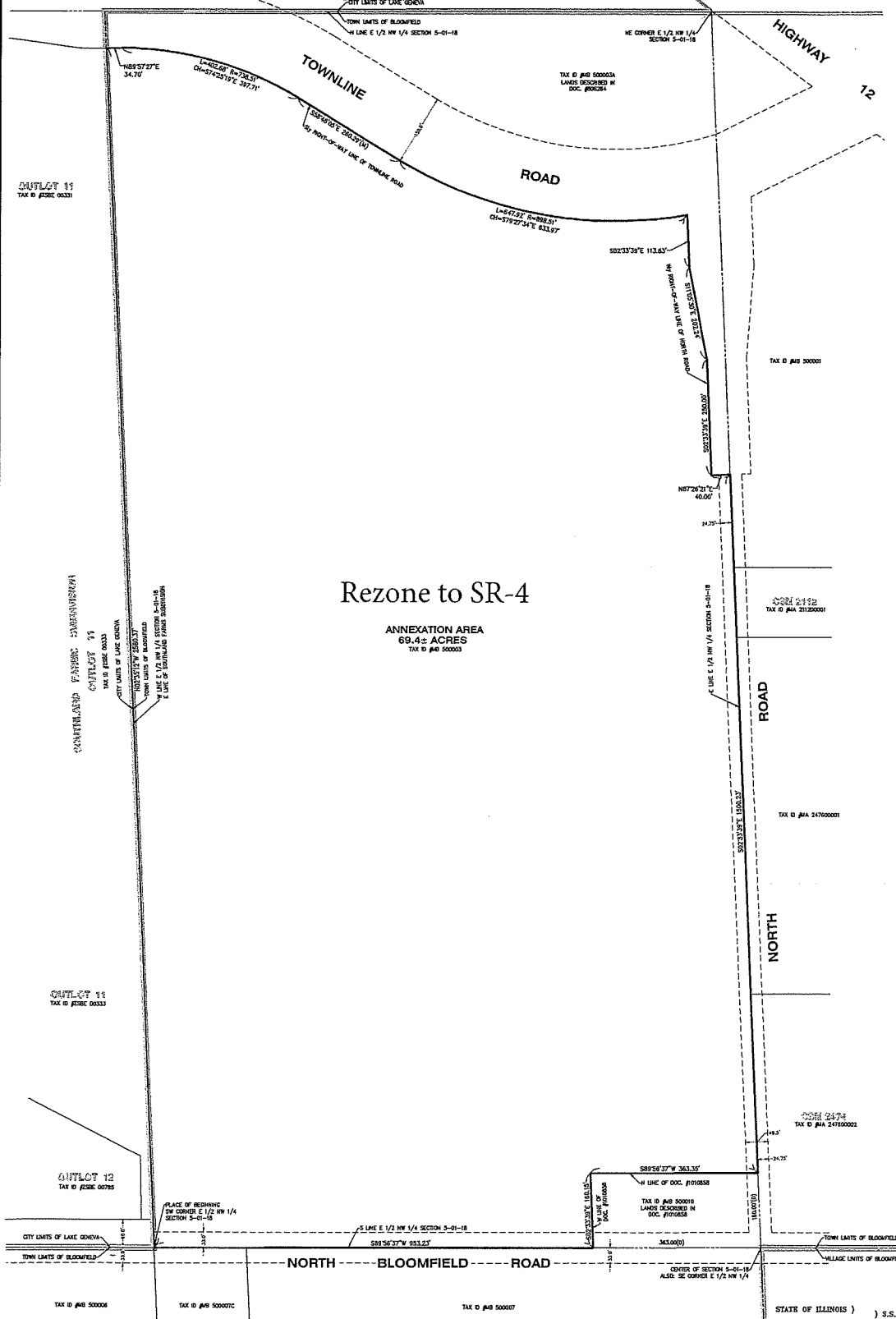
Legal Description for Subject Territory

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 ANNEXATION ORDINANCE
Contemporaneous Zoning Request

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 03 seconds East along said right-of-way line, 250.28 feet; thence Easterly 147.92 feet, along said right-of-way line, being along a curve to the left, having a radius of 883.51 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 right-of-way line, 113.53 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 pg 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, 1,500.33 feet to the Northeast corner of lands described in Document No. 1010859 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 Northeast 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.



Rezone to SR-4

ANNEXATION AREA
69.4± ACRES
TAX ID #48 500003



STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.
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., 2023.
Vanderstappen Land Surveying, Inc.
Design Firm No. 184-005792
By: *Andrew P. Girmacko*
Wisconsin Registered Land Surveyor No. S3021

CLIENT: FAIRWAY HOMES
DRAWN BY: JVA CHECKED BY: APG
SCALE: 1"=100' SEC. 5, T. 1N, R. 18E
BASIS OF BEARING: ASSUMED
P.L.N.: ME 50003
JOB NO.: 230864
FIELDWORK COMP.: EDC, PC
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.
DATE: 9/22/2023

EXHIBIT C
TO ANNEXATION AND DEVELOPMENT AGREEMENT
Zoning Application

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)

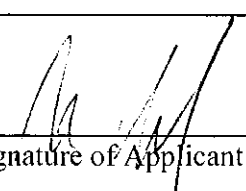
Reason for requesting Proposed Amendment: Establish zoning designation for annexed parcel.

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.

Project: Bloomfield Holdings, LLC, as applicant/petitioner for
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

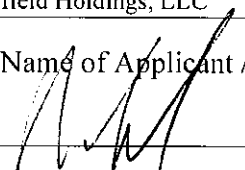
Address: 875 E Townline Rd., STE 103, Lake Geneva, WI 53147

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

Email: brian@fairwyn.com

Dated this 3rd Day of October, 20 23

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.

PLAT OF ANNEXATION & REZONE

Part of the East Half of the Northeast 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 Northeast Quarter; thence North 02 degrees 35 minutes 12 seconds West along the West line thereof, 2500.37 feet to the Southerly right-of-way line of Townline Road; thence North 05 degrees 05 minutes 25 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 26 minutes 19 seconds East, for a length of 307.71 feet; thence South 58 degrees 48 minutes 05 seconds East along said right-of-way line, 260.29 feet; thence Easterly 647.22 feet along said right-of-way line, being along a curve to the left, having a radius of 833.97 feet, the chord of which bears South 79 degrees 27 minutes 34 seconds East, for a length of 833.97 feet to the West line thereof, 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 West along said right-of-way line of North Road; thence South 02 degrees 33 minutes 39 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 Northeast Quarter; thence South 02 degrees 33 minutes 38 seconds East along said East line, 1500.33 feet to the Northeast corner of lands described in Document No. 1010558 recorded June 8, 2020 in said Madison County; thence South 02 degrees 33 minutes 38 seconds East along the North line of said lands, 363.35 feet to the Northeast corner of said lands; thence South 02 degrees 33 minutes 38 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 Northeast Quarter; thence South 89 degrees 56 minutes 37 seconds West along said South line, 953.23 feet to the Place of Beginning, in Madison County.

Rezone to SR-4

ANNEXATION AREA
69.4± ACRES
TAX ID # 500005



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 3/22 A.D., 2023.
Vanderstappen Land Surveying, Inc.
Design Firm No. 184-002792
By: *Arthur P. DeWacker*
Wisconsin Registered Land Surveyor No. 53021

CLIENT: FARMER HOMES
DRAWN BY: TJA CHECKED BY: JEG
SCALE: 1"=100' SEC. 5, T. 1N, R. 18E
DATES OF BEARING: AS SHOWN
P.L.N.: ME 50003
JOB NO.: 200864 L.D. PAN
PUBLISHED COMP. BY: PG
ALL BEARINGS GIVEN IN THIS PLAT BEING TRUE
PARTS HEREOF CORRECTED TO N.T.

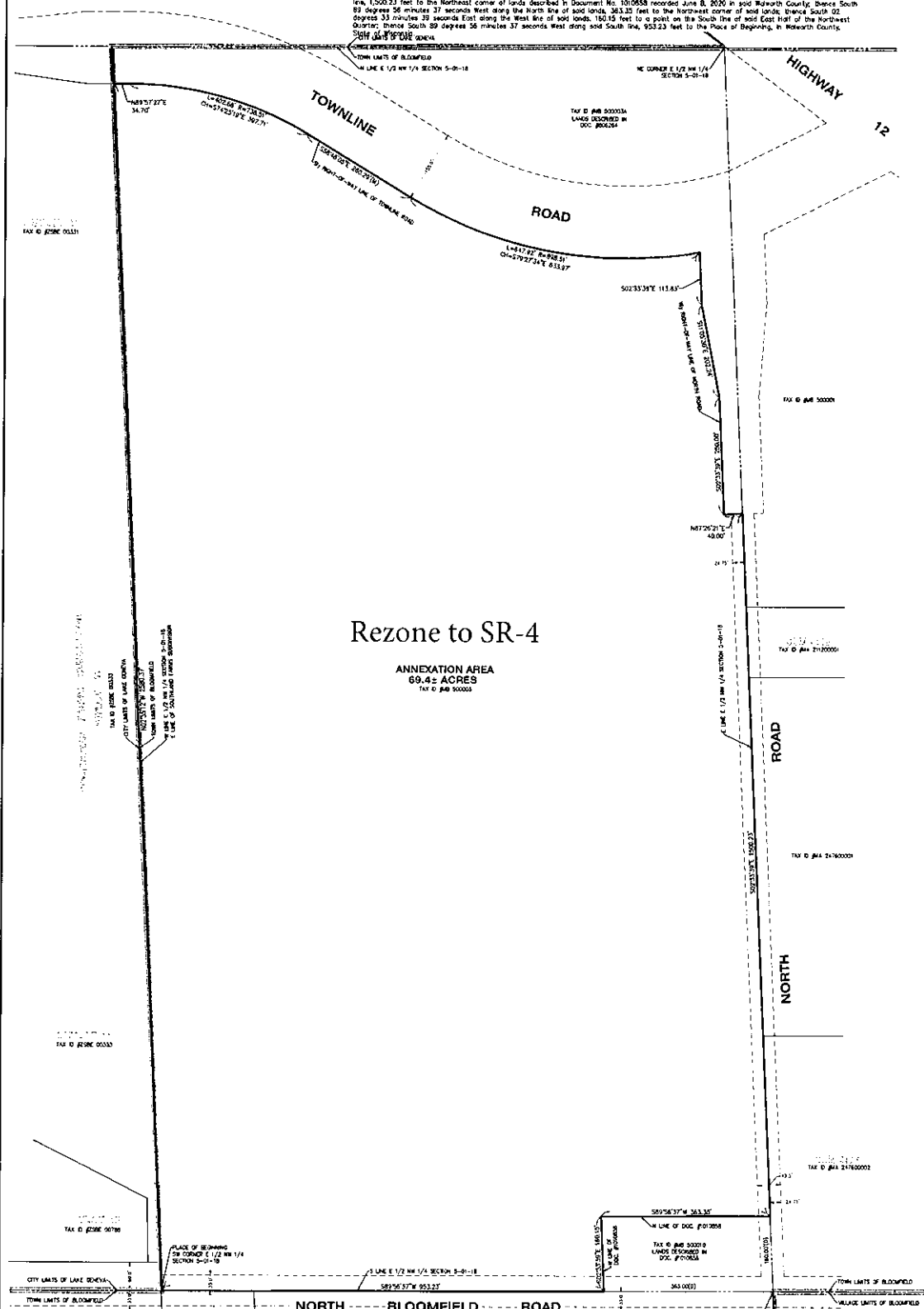


EXHIBIT D
TO ANNEXATION AND DEVELOPMENT AGREEMENT

Monotony Code

MONOTONY CODE LOT RESTRICTIONS

SYMPHONY BAY DEVELOPMENT

Restriction:

- a) The following shall apply to all homes within the Symphony Bay Development

No house shall have the same Configuration that is within two (2) houses on either side or on any of the three houses most directly across the street from the subject house. Additionally, the house directly behind a corner subject house is included in these criteria

No house shall have the same Color Package that is within two (2) houses on either side or on any of the three houses most directly across the street from the subject house. Additionally, the house directly behind a corner subject house is included in these criteria

Definitions:

- a) Configuration – a combination of product type. Elevation, exterior fenestration (siding, stucco, brick or stone), and color package.
- b) Color Package – a combination of siding, stucco, brick, stone, trim/gutter, accent, and roof colors incorporated into the exterior color fenestration of a single home.

Monotony Restrictions



To: City of Lake Geneva Council
From: City Attorney and City Staff
Re.: Symphony Bay Phase 8

This memorandum is being provided to you for informational purposes and to give you advance notice of what is being proposed for what was to be Phase 8 of Symphony Bay.

In the Fall of 2023, the City Council voted not to refer a petition for annexation to the Plan Commission for a recommendation and assignment of temporary zoning. The property is owned by Bloomfield Holdings and was proposed to be Phase 8 of Symphony Bay. This decision has caused the developers of Phase 8 to seek a potential development agreement and annexation into the Village of Bloomfield. This will be accomplished through the exercise of options to purchase land held by the developer, and the annexation of the optioned lands into the Village of Bloomfield which will create a contiguous border with land referred to as Symphony Bay Phase 8. It will also involve the development of a private water and utility system to serve the development and lands in the Village of Bloomfield adjacent to Phase 8 of Symphony Bay.

The initial proposal submitted to Lake Geneva included the following:

- Annexation of the 69.38 acres
- Request for SR-4 Zoning and the request to develop the property identical to the other phases of Symphony Bay; including all urban improvements developed to City's standards.
- Phase 8 would involve the development of, approximately, 140 units.
- Payment of applicable City adopted impact fees.
- Payment of property taxes to the City.

The tentative development with the Village of Bloomfield would include the following:

- Annexation of various parcels up to and including the 69.83-acre site
- A zoning classification that will contain 430 units on the site. (The number of units will be required to justify the development of a private water and sewer utility system.
- Creation of a developer-owned (private) water and sewer utilities

There are no benefits to the City in allowing this property to develop in the Village of Bloomfield:

The development in the Village of Bloomfield will be three times denser than the proposed development of Symphony Bay Phase 8 in Lake Geneva. The housing units will not match the other, existing phases of Symphony Bay. In addition, the City will have no jurisdiction for zoning violations in Symphony Bay Phase 8 if the development is in the Village of Bloomfield.

The impacts of the development will have the same effects on the City of Lake Geneva even though it is developed in the Village of Bloomfield. In other words, the Village of Bloomfield will receive all the benefits of the development without the corresponding impacts.

For instance, because of mutual aid agreements, the City of Lake Geneva will be the overwhelming first responder for Police, Fire, and EMS services without the benefit of receiving real estate taxes or impact fees.

Traffic will impact the City of Lake Geneva roads even though the project is developed in the Village of Bloomfield

The comprehensive planning efforts completed in recent years by the Lake Geneva Utility Commission will be seriously impacted by the presence of private municipal water and sewer services being provided to the development in the Village. Future utility extensions into the southeast area of Lake Geneva's Sewer Service Area will require hopscotch construction around the Village, increasing costs, and ultimately the rates for existing and future City customers. The installation of Village utilities will also weaken the City's ability to carry out development in the manner outlined in the approved Comprehensive Plan.

Summary:

It is staff's recommendation that the development of Symphony Bay Phase 8 be done under the laws and municipal jurisdiction of Lake Geneva. To do otherwise will result in higher costs, and loss of code enforcement authority, higher density, and lost development opportunities in the southern portion of Lake Geneva. It will also result in increased negative impacts on the City of Lake Geneva without the receipt of real estate taxes or impact fees. It will also affect the citizens in the existing Symphony Bay Development by having a project with much larger density than what was originally proposed. Staff believes there is no benefit to be gained by allowing this project to develop under the authority of another municipality or for the site to be served by private utilities.

STAFF REPORT
To Lake Geneva City Council
Meeting Date: May 13, 2024

Re: Symphony Bay Phase 8 Annexation

Description

Annexation is a process whereby jurisdiction over territory in an unincorporated area (town) is transferred from a town to a city or village, typically upon the request of the property owner. Property owners may seek annexation for a variety of reasons, but frequently it is driven by the desire to develop property at urban densities and obtain urban services that are not available in the town such as water and sewer.

The proposed annexation includes approximately 70 acres of land owned by Bloomfield Holdings, LLC, located immediately east of the existing Symphony Bay development on Bloomfield Road.

Comprehensive Plan (Amended 2022)

The subject property is located within the City of Lake Geneva's Urban Service Area and is recommended for future City growth (i.e., annexation by the City of Lake Geneva).

The City's Future Land Use Map (Maps 5a and 5b) in the Comprehensive Plan recommends this area for Planned Neighborhood. The Planned Neighborhood future land use category is intended to provide for a variety of housing choices and a mix of non-residential uses such as parks, schools, religious institutions, and small-scale shopping and service areas. This category enables a mixture of housing types, costs, and densities while maintaining the predominance of single family housing in the community.

The Future Land Use Map also includes an area of Environmental Corridor on the west side of the subject property. Mapped Environmental Corridors indicate the potential for sensitive natural resources such as floodplains, wetlands, steep slopes, wildlife areas, and riparian buffers. Environmental resources within the Environmental Corridor will be protected from development through the City's Natural Resource Overlay Zoning Districts.

The annexation and proposed Single Family Residential – 4 (SR-4) zoning of the subject parcel is consistent with the City's Comprehensive Plan.

Discussion

Under Wisconsin Statutes, direct annexation by unanimous approval is initiated by the electors and property owners. It is the most common type of annexation. This requires that an annexation be contiguous to the City's existing boundaries and will not create a "town island."

When property is annexed into the City, a temporary zoning classification must be assigned until an ordinance approving a zoning map amendment is adopted by the City Council (i.e., permanent zoning). In some cases, the property may retain temporary zoning until the property is ready for development and a permanent zoning classification. Because the subject property is ready for development, Staff recommends assigning temporary zoning and permanent zoning at the same time. Staff recommends Single Family Residential – 4 (SR-4) as both the temporary and permanent zoning classification, consistent with the Comprehensive Plan.

This annexation is a logical extension of the City's municipal boundaries, as it is located within the City's Urban Service Area and is recommended as a future City growth area on the Comprehensive Plan. This is one of the few undeveloped parcels planned for residential growth that is also within the City's Urban Service Area.

In the 2020 Comprehensive Plan Update process, the City took a close look at all areas planned for future residential and decided to eliminate some of these areas, reducing the City's future residential growth area. However, the subject property remained recommended for future residential growth – primarily because it is a logical area for annexation located within the City's Urban Service Area.

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

Symphony Bay - Phase 8 Plus May 2024

Developer Responses:

References to Rec. (Recitals) and Sec. (Sections), unless otherwise indicated, relate to the proposed Preannexation and Development Agreement between City and Developer.

Topic:	Written Explanation of current and future impacts:
Size and quality of housing units	- GDP/PIP Review, except as follows: - REC. 9 - restricted to not exceed 140 lots. - SEC. 12.7 - Monotony Code
Sewer and Water	- GDP/PIP Review, except as follows: - SEC. 3.4.E. and 3.4.G.
Police service	Developer understands Police and Fire to be in favor of Annexation
Fire Department service - MAVIS	Developer understands Police and Fire to be in favor of Annexation
EMS service	Developer understands Police and Fire to be in favor of Annexation
Other Impact Fees	Sec. 12.5 requires Developer to be responsible for any impact fees. No prepayment allowed.
Club House and pool HR Green Capacity Confirmation attached	Wis. Stats. s. 706.22 prohibits municipalities from imposing requirements tied to sale, purchase or occupancy. Sec. 12.14 City is not a Partner of Developer
Population Growth	City Comp Plan = Planned Neighborhood & recommend growth "in undeveloped areas outside of the City limits" efficiently served by City's existing water and sewer."
Sidewalks	Sec. 3.4.D - sidewalks generally on one side for consistent design with Symphony Bay Subdivision
Trail connection	Sec. 3.4.I - Developer to provide pedestrian access between Symphony Bay Phase 8 and Symphony Bay Subdivision
Stop signs	GDP/PIP Review (per Police Department)
Park, open space - previous and current	GDP/PIP Review and City Ordinance 66-97
Clean up roads EVERY night.	City Ordinance 50-10 contains restrictions on leaving debris on any streets, gutter, or sidewalks
Stoplight - Townline	Sec. 14 - Developer contribution of \$1,000 per lot (\$140,000) in anticipation of traffic signal on Townline Rd
Contract and Handbook/binder	Wis. Stats. s. 706.22 prohibits municipalities from imposing requirements tied to sale, purchase or occupancy. Sec. 12.14 City is not a Partner of Developer
HOA control	Wis. Stats. s. 706.22 prohibits municipalities from imposing requirements tied to sale, purchase or occupancy. Sec. 12.14 City is not a Partner of Developer
	Sec. 3.4.F. and Sec. 12.12. HOA responsible for stormwater management improvements
Wetland delineation Wetland Delineation Map Attached	GDP/PIP Review
Environmental corridor	GDP/PIP Review
Subdivision access to Bloomfield Road only	Sec. 3.4.B.5. Symphony Bay Phase 8 restricted access on North Road to eliminate traffic light and noise from existing residents abutting North Road.
Repair/resurface Bloomfield Road	Sec. 3.4.B.5. Developer will not be responsible for improvements, repair, or replacement of Bloomfield Road. City only owns 1/2 of Bloomfield Road.
EXTRAterritorial plat review	Village of Bloomfield to extinguish City ETZ powers pursuant to approved Boundary Agreement

Timing from Mayor: May 13th

May 20th

May 27th



▶ 1391 Corporate Drive | Suite 203
McHenry, IL 60050
Main 815.385.1778 + Fax 713.965.0044
▶ HRGREEN.COM

May 15, 2024

Mr. Brian Pollard
President
Fairwyn Development
875 Townline Road, Suite 103
Lake Geneva, WI 53147

Dear Mr. Pollard

Thank you for your recent inquiry regarding amenity/recreational recommendations for your Symphony Bay active adult community in Lake Geneva, Wisconsin. We understand that your company is considering adding additional acreage and additional homes to the existing community.

As you are aware, our company has worked very closely with the Pulte Group and their Del Webb branded active adult communities, as a national land planner for the past 16 years. Prior to joining HR Green, I worked for the Del Webb Corporation and Pulte Group for 10 years, ending my time there as Director of Community Development for Del Webb.

Del Webb has historically used proven formulas and ratios to properly size their amenity centers. These have been developed over an extended period of time and have been refined through their experiences throughout the U.S. Their amenity center sizing utilizes a ratio of 15-20 SF/rooftop unit to set the sizing guidelines for their recreation centers. These ratios have historically resulted in striking the proper balance between lifestyle offerings for their residents and an affordable HOA fee on a monthly basis. In the case of your community at Symphony Bay, your 428-unit community would use the upper end of that formula range and generally would result in a recommended under-roof square footage of 7700 SF – 8500 SF for your recreation center building(s). Should you add an anticipated 140 Homes to the community, these formulas would result in a recommendation of 9656 SF – 11,360 SF for your recreation center building(s).

HR Green has worked with other developers and builders on planning active adult communities. We have worked with K Hovnanian, Ryland, Eastbrook, and others who have observed very similar sizing criteria, as the Del Webb brand is typically referred to as the "standard" for execution of active adult communities. There is typically an emphasis on fitness/wellness space in the recreation center building(s) and rooms that can be flexed to various uses, such as meetings, cards, or crafts.

The most highly requested outdoor recreational amenity continues to be outdoor trails for walking/running/hiking. Almost all active adult communities in the Midwest at your size offer a resort-style, outdoor pool with an emphasis on the pool deck areas for seating and lounging. Based on the drawings that you have provided me, the pool size and the deck capacity at Symphony Bay is reasonable compared to other active adult communities I have observed throughout the Midwest. Bocce and Pickleball continue to be very popular outdoor recreational amenities, as Pickleball has far surpassed tennis as a highly requested amenity.

We hope that this information helps you as you begin considering the expansion of your community at Symphony Bay. The proximity of Symphony Bay to the recreational amenities surrounding Lake Geneva should place your



community among some of the higher amenitized communities in southern Wisconsin. We wish you continued success with the buildout of the Symphony Bay community.

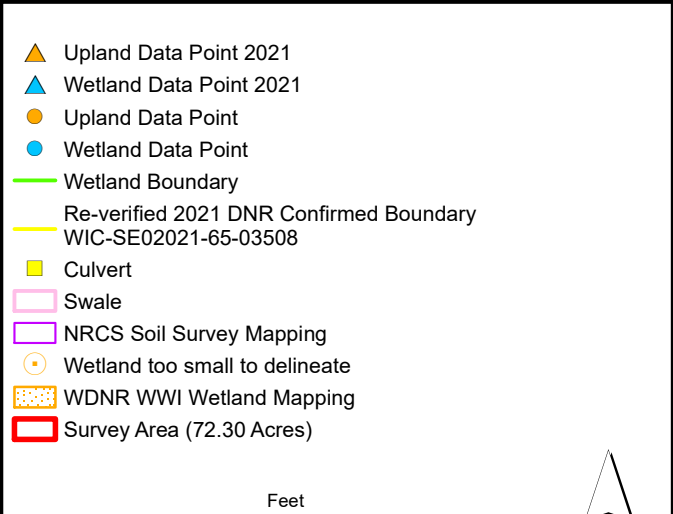
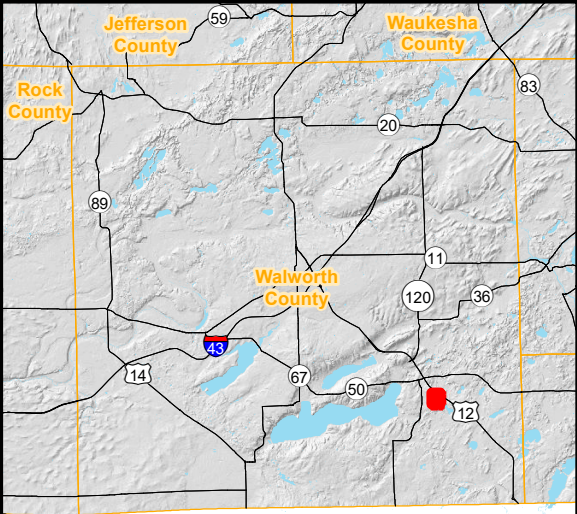
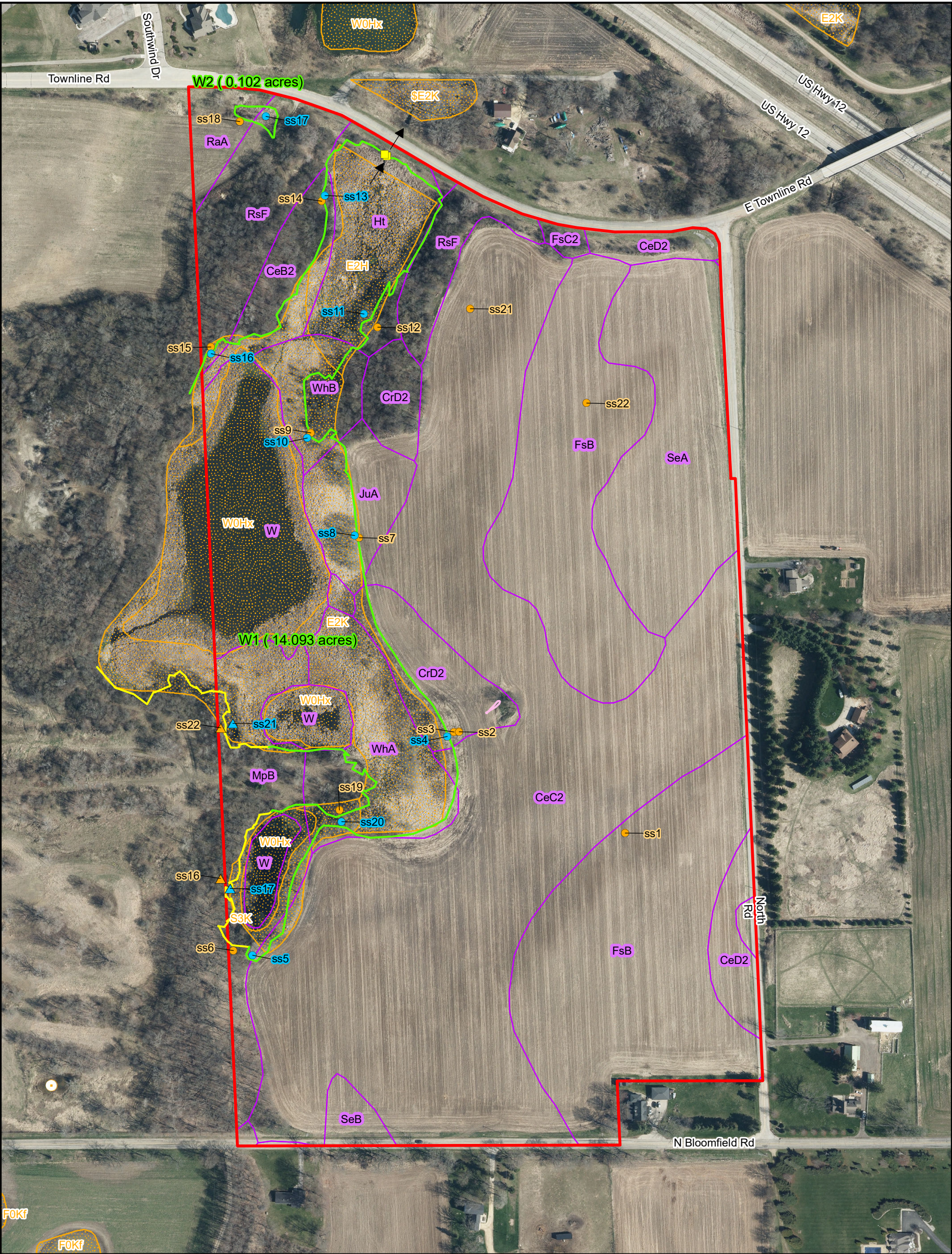
Sincerely,

HR GREEN DEVELOPMENT, LLC.

A handwritten signature in black ink, appearing to read "David Reitz".

David Reitz, PLA
President – Land Development
HR Green Development, LLC

cc:



Symphony Bay Phase 8

Wetland Delineation Results Map



Source:
Wisconsin Wetlands Inventory
NRCS SSURGO Soils Data
WROC Imagery, 2020



MEMORANDUM

To: Administrator Nord

From: John Peters, Fire Chief

Date: 5/16/2024

Re: Calls for Service Question

The City of Lake Geneva Fire Department handles approximately 0.35 calls for service per tax parcel in the City.

Any development in the City will naturally increase our calls for service but is difficult to quantify based on a multitude of factors.

Any development adjacent to our City can also increase our calls for service but the amount may depend on the following factors:

- The effectiveness of fire service being provided.
- Requests for mutual aid.
- EMS level of care.

Please let me know if this is acceptable and I will distribute to the City Administrator.

I have discussed this matter with President Fairbanks and our response is below. Feel free share how you see fit.

Thanks! Ed

The City of Lake Geneva Police Department handles approximately 4.89 calls for service per tax parcel in the City.

Any development in the City will naturally increase our calls for service but is difficult to quantify based on a multitude of factors.

Any development adjacent to our City can also increase our calls for service but the amount may depend on the following factors:

- The effectiveness of police service being provided by the adjacent jurisdiction to that development
- Requests for mutual aid

An increase of Fire/EMS service to any development (City or adjacent via MABAS) will increase our communications center workload for dispatching and handling communications for these types of calls.

In regards to stop signs/stop lights, we recommend following the requirements and/or guidelines set for by the State of Wisconsin.

To: Mayor Krause
From: Tom Earle, DPW Director
Josh Gajewski, Utility Director
Date: May 17, 2024

RE: Public Services to Symphony Bay Phase 8 Annexation Area

As requested, we have drafted this memorandum to provide insight into our understanding of the proposed annexation, the anticipated impact on our department's operations, and information we believe is pertinent for consideration by the City.

The following is our understanding of the current annexation petition that has been submitted:

- The direct annexation of 69.38 acres located between Townline Rd., North Rd., and Bloomfield Rd.
- A request for Planned Development Zoning for approximately 140 residential units utilizing SR-4 zoning standards.
- Use of a Pre-Annexation Development Agreement during the annexation and development processes.

During earlier phases of the Symphony Bay Development, the area included in the annexation petition had been included in conceptual development discussions with both the DPW and Utility, presuming the development would occur within the city. As such, the cumulative impacts that development through the city has on each department have been forecasted.

Services such as curbside leaf and brush collection and snow removal are expected to be two of the most staff-intensive services provided to the development by the DPW. Given the characteristics of new development, it is not anticipated that the impact will be felt immediately and the DPW feels that service can be provided in the immediate future. However, when considering the ongoing development within the city, the long-term outlook is that additional staff may be required to continue the historic levels of service that the DPW provides throughout the city.

Similarly, the Utility has considered providing municipal water and sewer service to Phase 8. In earlier phases of Symphony Bay's infrastructure design, the consideration for future service directly affected utility improvements that were installed in Symphony Bay. The Utility has also completed several evaluations to forecast future demands related to the impacts of growth in the city and determined there is capacity within the existing systems to service the subject area. The Utility will continue planning future improvements and any necessary changes to staffing levels that result from growth within its service area.

A Pre-Annexation Development Agreement was included in recent meeting documents regarding the petition, and whether that document or a similar mechanism is utilized, a detailed scope of the proposed and required public improvements will be a key component to refine. Utilizing the City's existing regulations, planning documents, and review processes to define a complete and thoughtful outlook on the impacts and obligations of all parties involved will be key to the continued success of growth in the city.

As the City Council recently referred this annexation to the Planning Commission, we anticipate the staff review process to commence shortly, and we look forward to working with the various stakeholders to provide input and guide the process through the next steps of review.

MEMORANDUM

TO: Mayor Todd Krause

FROM: City Attorney, Daniel S. Draper

DATE: May 24, 2024

RE: Extraterritorial Plat Review

You have asked me to provide you with an opinion regarding one of the items on the list provided by Alderman Fesenmaier at the Plan Commission meeting on May 20th, 2024. The document was titled Symphony Bay – Phase 8 Plus. The item you requested that I address is “EXTRAterritorial plat review.”

If the property proposed for Symphony Bay Phase 8 is annexed into the Village of Bloomfield, the city has no right to use extraterritorial plat review for any subdivision of land within the Village of Bloomfield. §66.0105, *Wis. Stats.*, states that “The extraterritorial powers granted to cities and villages by statute including ss. 30.745, 62.23(2) and (7a), 66.0415, **236.10** and 254.57, may not be exercised within the corporate limits of another city or village...” §236.10, *Wis. Stats.*, is the state statute that grants cities and villages the right to adopt ordinances for extraterritorial plat review.

Even if the property remains in the Town of Bloomfield, there is little the city can do to prevent any subdivision and development in the town.

In *Lake Delavan Prop. Company v. City of Delavan*, 353 Wis. 2d 173, 853 N.W. 2d 632, 2014 WI APP 35, the Court of Appeals agree with the Walworth County Circuit Court that “The City acted outside its jurisdiction by using the extraterritorial plat approval power to deny a proposed plat based on land use.” The City of Delavan’s extraterritorial plat review ordinance is almost identical to the City of Lake Geneva Extraterritorial Plat Review ordinance. The policy declared in each ordinance is to preserve the rural agricultural viability in the community. The City of Delavan attempted to restrict the density to 1 unit per 35 acres and a minimum lot size of 1 acre as was set forth in their ordinance. The City of Lake Geneva has the same restrictions as well. The court found that the City of Delavan’s use of the ordinance was an attempt to zone or control the land use of the property outside the city. The court said this is an improper use of the extraterritorial plat process and is prohibited by the subdivision statute (Chapter 236). It cannot be done unless the city has adopted an extraterritorial zoning ordinance under §62.23, *Wis. Stats.* The City of Delavan did not have an extraterritorial zoning ordinance, nor does the City of Lake Geneva.

Therefore, any attempt to use the city’s extraterritorial plat review process to control development outside the city’s limits will be deemed invalid.

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of permanent zoning for Bloomfield Holdings LLC for permanent zoning of the property located at 875 Townline Road, Tax Key No. No. MB 500003			
Committee:	Plan Commission to consider on May 28, 2024		
Fiscal Impact:	N/A		
File Number:	24-R45	Date:	May 28, 2024

WHEREAS, the City Plan Commission has considered the application of a Permanent Zoning for Bloomfield Holdings LLC for permanent zoning of the property located at 875 Townline Road, Tax Key No. No. MB 500003,

WHEREAS The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on May 9, 2024 and May 16, 2024,

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator, is hereby authorized, to issue Permanent Zoning for Bloomfield Holdings LLC for permanent zoning of the property located at 875 Townline Road

Tax Key No. No. MB 500003

to include all affirmative findings of fact and note staff recommendations.

Granted by action of the Common Council of the City of Lake Geneva this 28th day of May, 2024.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

Todd Krause, Mayor

Date

Attest:

Lana Kropf, City Clerk

Date

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 _____, 2024, 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 Petitioner, Bloomfield Holdings, LLC shall deposit with the City Clerk an amount equal to five (5) times the amount of Town taxes levied on the annexed territory for the year 2023.; and

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, upon annexation, the Subject Territory shall be temporarily zoned pursuant to Wis. Stat: § 66.0217(8) 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 temporarily zoned pursuant to Wis. Stat. § 66.0217(8) in the Single Family Residential (SR-4) Zoning District, in accordance with the attached Exhibit B incorporated herein.

3. Those lands comprising the Subject Territory shall be included within Supervisory District 10.

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.

7. The Petitioner, Bloomfield Holdings, LLC shall deposit with the City Clerk an amount equal to five (5) times the amount of Town taxes levied on the annexed territory for the year 2023.

Adopted, passed, and approved by the City Council of the City of Lake Geneva, Walworth County, Wisconsin, this _____ day of _____, 2024.

[Signature Page Follows]

Todd Krause, 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

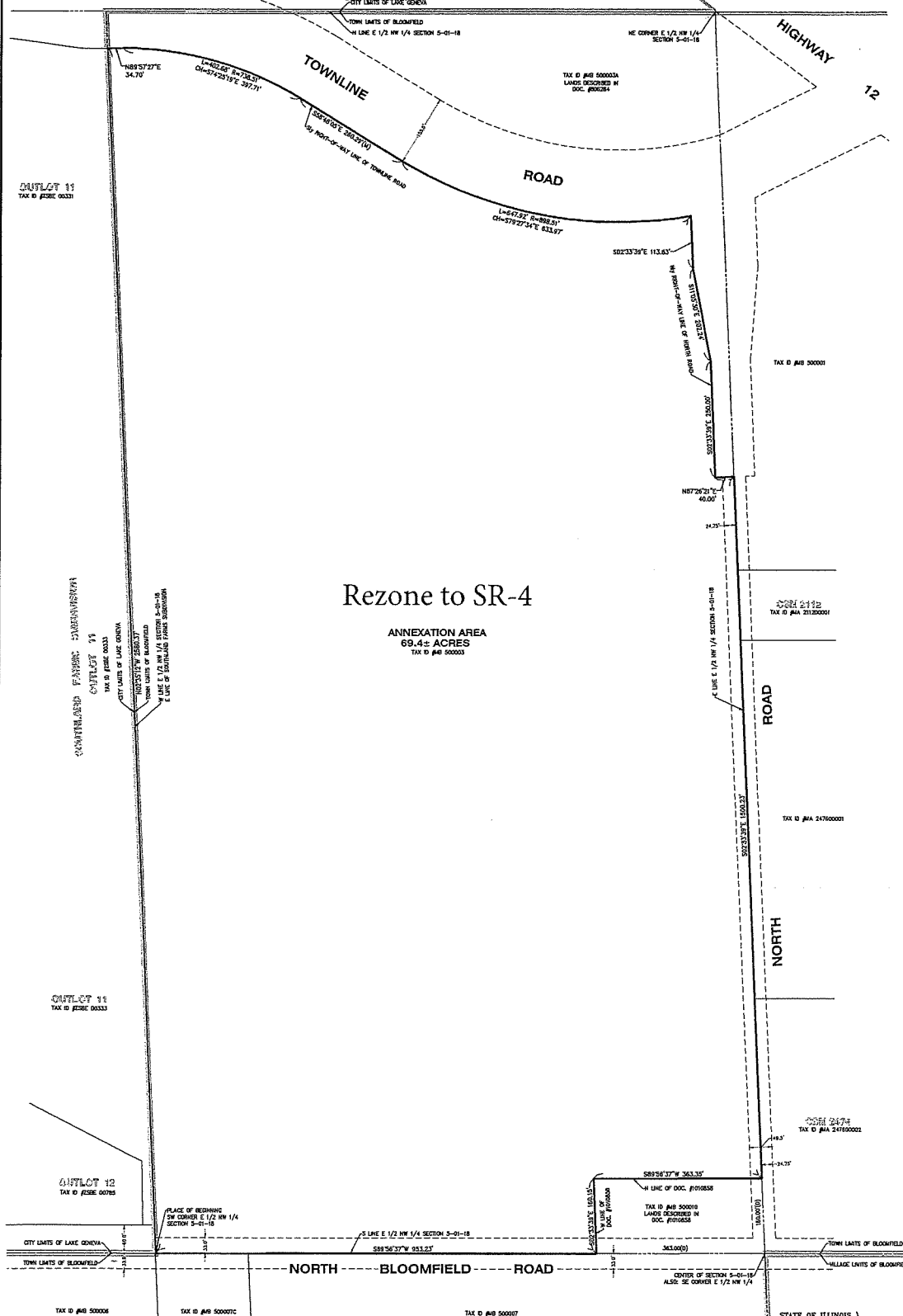
Legal Description for Subject Territory

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: Commencing at the Southwest corner of said Northwest Quarter; thence South 89 degrees 56 minutes 37 seconds East along the South line thereof, 1316.58 feet to the Southwest corner of said East Half of the Northwest Quarter, for the Place of Beginning; 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 ANNEXATION ORDINANCE
Contemporaneous Zoning Request



Part of the East Half of the North 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 North Quarter, thence North 02 degrees 35 minutes 12 seconds West along the West line of said East Half of the North Quarter, 100.00 feet to a point, thence South 88 degrees 01 minutes 30 seconds East along the West line of said East Half of the North Quarter, 34.70 feet; thence Southwesterly 402.61 feet along said sold right-of-way line, being along a curve to the right, having a radius of 70.81 feet, the chord of which bears South 74 degrees 26 minutes 19 seconds East, for a length of 397.71 feet; thence South 58 degrees 46 minutes 30 seconds East along said sold right-of-way line, 100.00 feet to a point, thence North 02 degrees 35 minutes 12 seconds West along the West line, having a radius of 88.81 feet, the chord of which bears South 79 degrees 27 minutes 34 seconds East, for a length of 63.37 feet to the Southeast corner of said East Half of the North Quarter, 100.00 feet to the Southeast corner of said East Half of the North Quarter, thence South 88 degrees 01 minutes 30 seconds East along said sold right-of-way line, 202.24 feet; thence North 02 degrees 35 minutes 12 seconds West along said sold 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, thence North 02 degrees 35 minutes 12 seconds West along the West line of said East Half of the North Quarter, 15.00 feet to the Northeast corner of lands described in Document No. 1010589 recorded June 8, 2020 in said Western County, thence South 88 degrees 01 minutes 30 seconds East along said sold right-of-way line, 100.00 feet to the Southeast corner of said East Half of the North Quarter, thence South 88 degrees 01 minutes 30 seconds East along the West line of said lands, 16.01 feet to a point on the South line of said East Half of the North Quarter, thence South 89 degrees 56 minutes 37 seconds West along said South line, 853.23 feet to the Place of Beginning, in Western County.



STATE OF ILLINOIS)) S.S.
COUNTY OF McHENNEY)

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..

By: *Robert J. Smith*
 Wisconsin Registered Land Surveyor No. S3021



**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

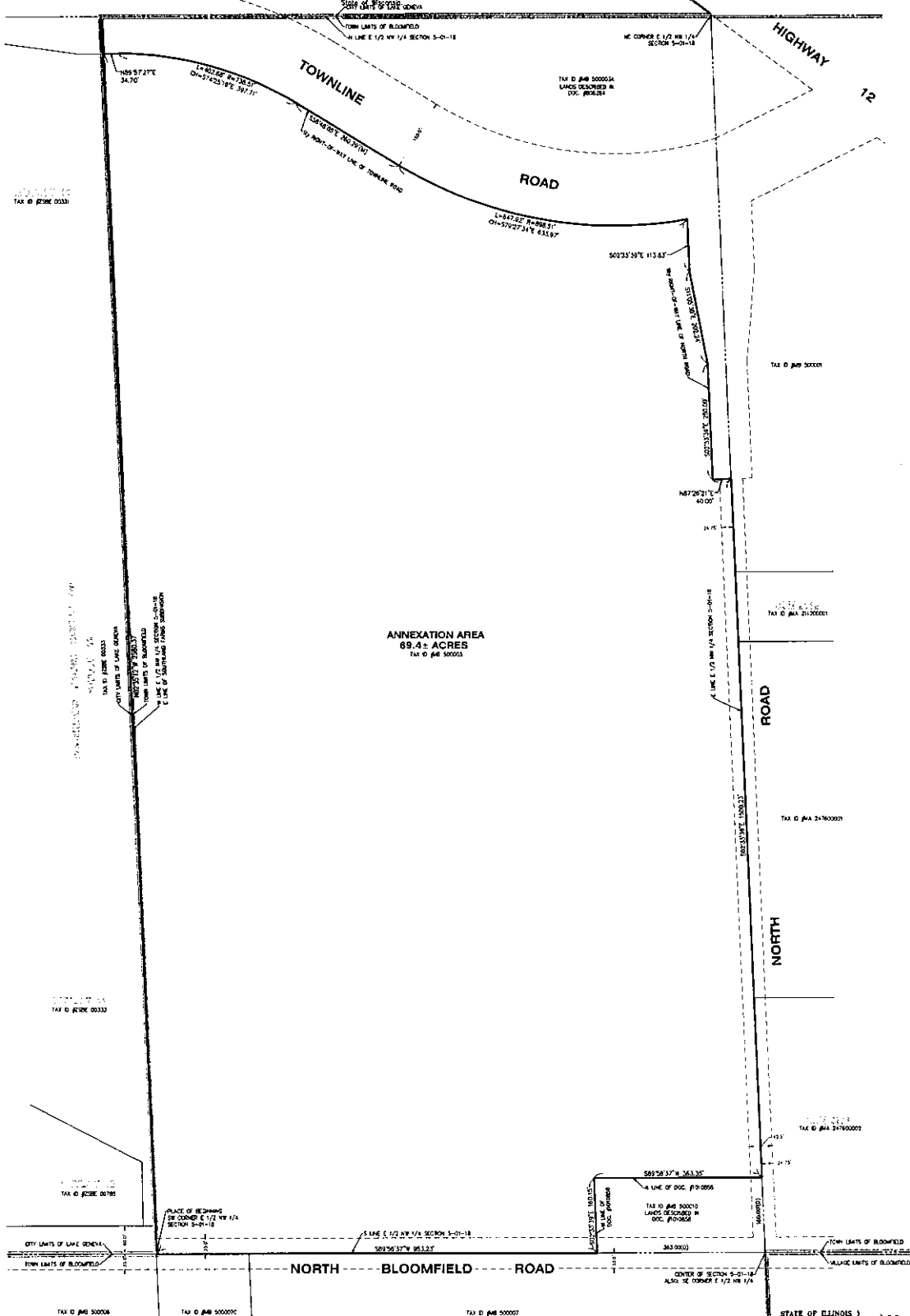
Legal Description for Subject Territory

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

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, 2,560.37 feet to the Southerly right-of-way line of Township 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 758.51 feet, the chord of which bears South 74 degrees 25 minutes 18 seconds East, for a length of 387.71 feet; thence South 58 degrees 48 minutes 05 seconds East along said right-of-way line, 262.28 feet; thence Easterly 847.52 feet along said right-of-way line, being along a curve to the left, having a radius of 858.51 feet, the chord of which bears South 79 degrees 27 minutes 34 seconds East, for a length of 533.97 feet to the Westerly right-of-way line of North Road; thence North 02 degrees 33 minutes 58 seconds East along said 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 35 seconds East along said right-of-way line, 250.09 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 35 seconds East along said East line, 1,500.33 feet to the Northeast corner of lands described in Document No. 1010858 recorded June 8, 2010 in said Woodbury 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 Woodbury County, South Dakota.



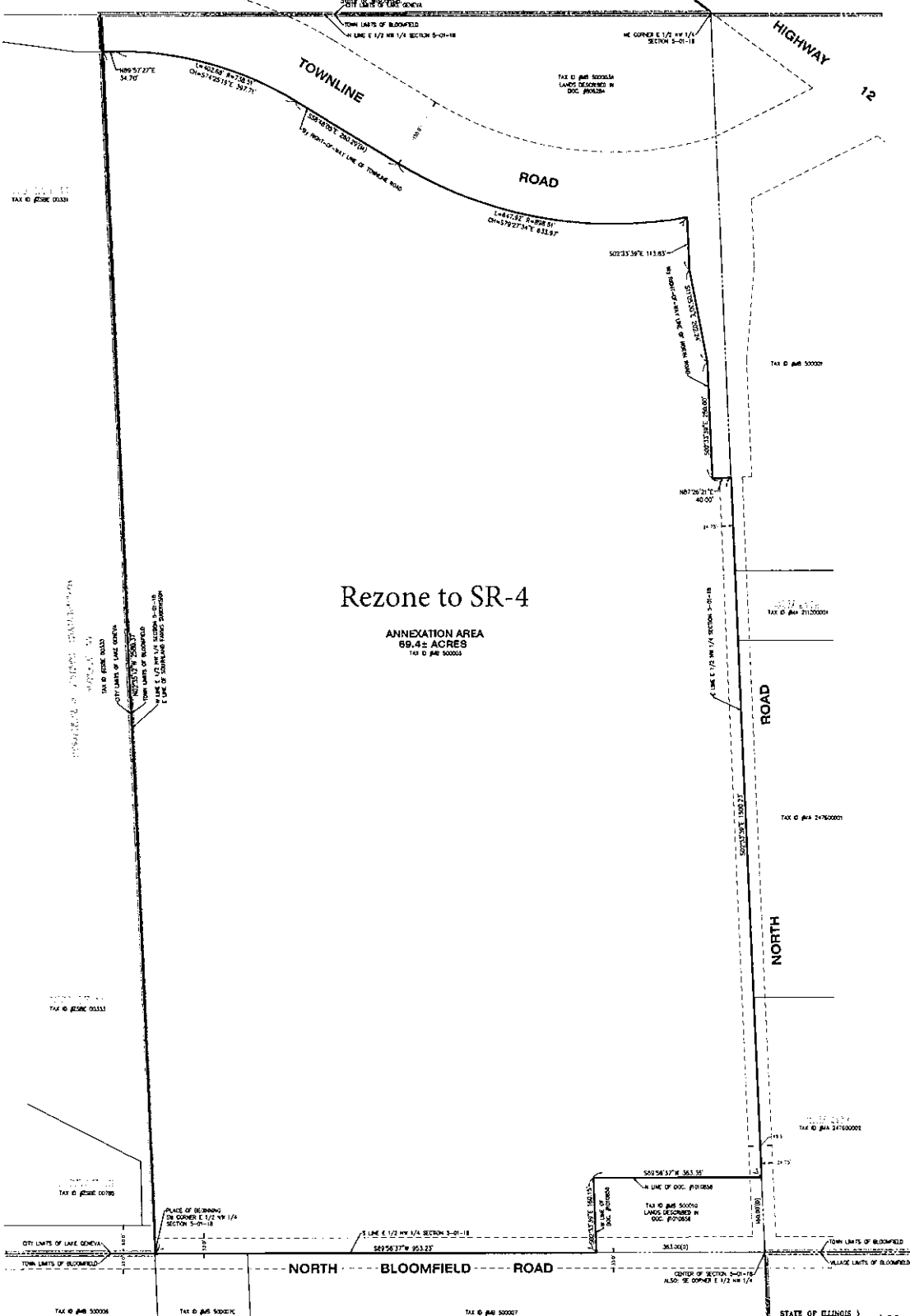
STATE OF ILLINOIS) S.S.
COUNTY OF McHENRY)
I hereby state that we have platted the premises above described, and that the plat hereon is a true representation of the said description.
This is not a Boundary Survey
Dated at Woodstock, McHenry County, Illinois, 9/22 A.D., 20 23.
Vanderstappen Land Surveying, Inc.
Begin Firm No. 384-000792
By: *Robert B. Vanderstappen*
Wisconsin Registered Land Surveyor No. 50021



EXHIBIT C
TO PETITION FOR DIRECT ANNEXATION
Contemporaneous Zoning Request

PLAT OF ANNEXATION & REZONE

Port 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, 2,500.37 feet to the Substantially right-of-way line of Township Road, thence North 89 degrees 57 minutes 27 seconds East along said right-of-way line, 345.70 feet; thence Southwesterly 421.68 feet along said right-of-way line, being along a curve to the right, having a radius of 736.51 feet, the chord of which bears South 74 degrees 25 minutes 18 seconds East, for a length of 397.71 feet; thence South 58 degrees 48 minutes 00 seconds East along said right-of-way line, 250.29 feet; thence Easterly 637.82 feet along said right-of-way line, being along a curve to the left, having a radius of 810.51 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 right-of-way line, 113.53 feet; thence South 11 degrees 00 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 03 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 McHenry County, thence South 03 degrees 56 minutes 37 seconds West along the North line of said lands, 363.35 feet to the Northeast 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 27 seconds West along said South line, 953.23 feet to the Place of Beginning, in McHenry County, State of Illinois.



Rezone to SR-4

ANNEXATION AREA
69.4± ACRES
TAX ID #04 500000

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. 2023.
Vanderstappen Land Surveying, Inc.
Design Firm No. 184-000702

By: *William A. Ostermaier*
Wisconsin Registered Land Surveyor No. 53901



CLIENT: LARSON HOMES
DELIVER BY: DATE: CHECKED BY: APO
SCALE: 1"=100' SPC. 5 T. 1 R. 18 E.
BASIS OF BEARING: ASSUMED
P.L.N.: ME 500003
JOB NO.: 230804 I.D. PAN.
FIELDBOOK COMP.: PG. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
PLATS, RECORDS CORRECTED BY ME.

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:

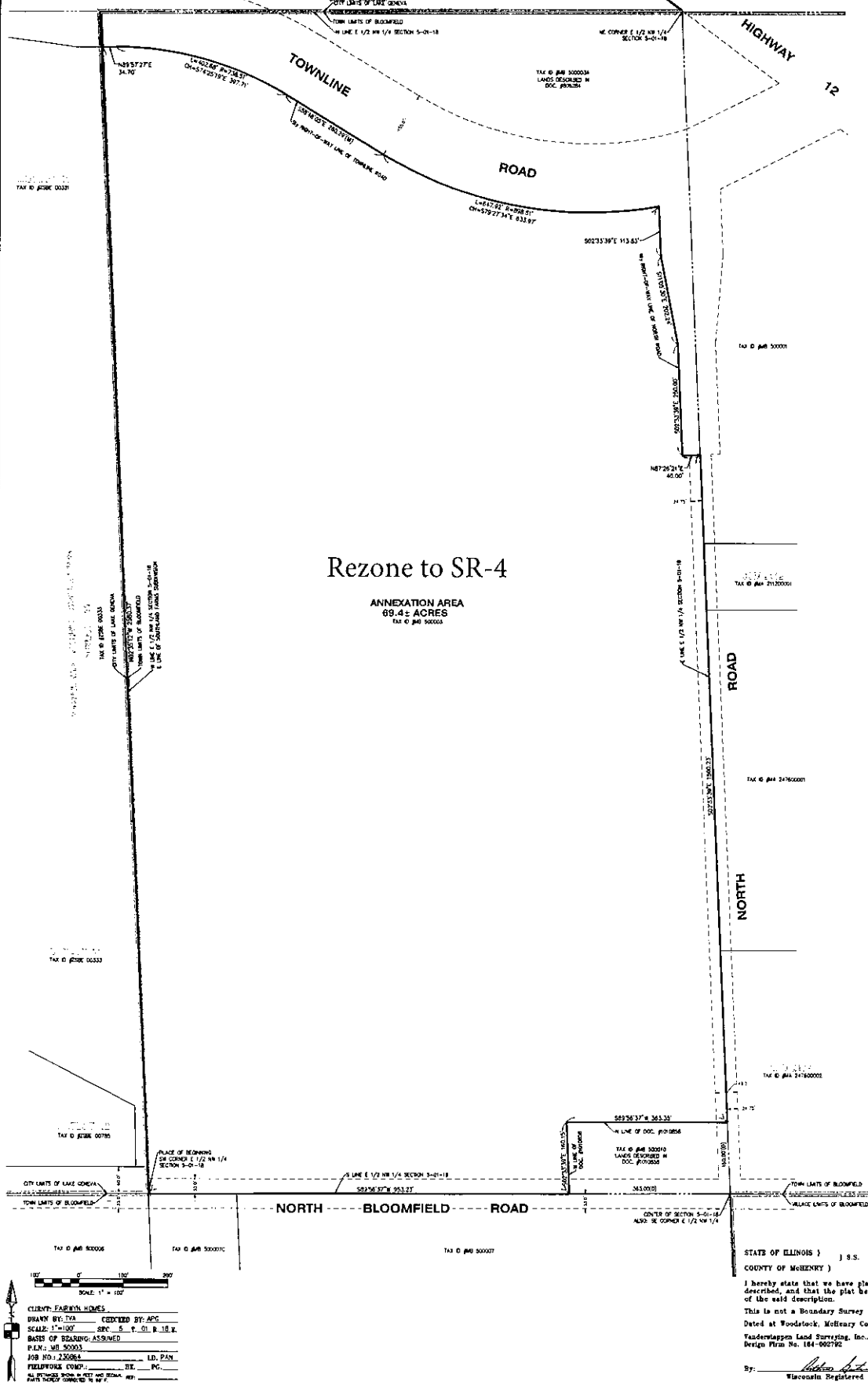
Dan Draper, City Attorney

EXHIBIT A
TO ANNEXATION ORDINANCE

Legal Description for Subject Territory

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 ANNEXATION ORDINANCE
Contemporaneous Zoning Request

[illegible]



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>

May 22, 2024

PETITION FILE NO. 14668

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

LORI DOMINO, CLERK
TOWN OF BLOOMFIELD
PO BOX 704
PELL LAKE, WI 53157-0704

Subject: BLOOMFIELD HOLDINGS LLC ANNEXATION

The proposed annexation submitted to our office on May 02, 2024, 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) (c) Wis. Stats. the metes & bounds description of the territory to be annexed should commence 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 14668 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=2742>

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner

RESOLUTION OF THE COMMON COUNCIL

A resolution approving to open custodial account(s) with Pershing Advisor Solutions LLC and engage Ehlers Investment Partners as investment advisor

Committee: Finance, License, and Regulation Committee to consider on May 21, 2024

Fiscal Impact: N/A

File Number: 24-R40 Date: May 28, 2024

WHEREAS, Ehlers Investment Partners LLC, recommends opening custodial account(s) for investment of City funds; and

WHEREAS, Ehlers Investment Partners LLC, as the City's investment fiduciary will help manage and advise the City on the investment of these funds in accordance with State Statute.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Lake Geneva that it hereby approves engagement of Ehlers Investment Partners LLC to open Pershing Advisor Solutions LLC account(s) to aid the City in the management of investments.

Granted by action of the Common Council of the City of Lake Geneva this 28th day of May, 2024.

Council Action: ☐ Adopted ☐ Failed Vote _____

Mayoral Action: ☐ Accept ☐ Veto

Todd Krause, Mayor Date

Attest:

Lana Kropf, City Clerk Date



Investment Advisory Services:

Lake Geneva, WI

Pioneers in Public Finance: *It's Who We Are.*

80+ Advisors, Analysts,
Consultants & Service
Professionals – all
dedicated to helping our
clients' visions become
reality

100% employee-owned
via ESOP by ALL staff
with 1+ year of service

Over 65 years in business
with fully-staffed offices
in Roseville, Minnesota &
Waukesha, Wisconsin

An independent fiduciary
bound to always place
your best interests above
our own

Your Team: Investment Advisory & Client Service



Brian Reilly, CFA
Investments President
breilly@ehlers-inc.com
651-697-8541



Ryan Miles, CPFIM
Managing Director
rmiles@ehlers-inc.com
651-697-8590



Tami Olszewski, CPFIM
Senior Investment Advisor
tolszewski@ehlers-inc.com
262-796-6189



Jim Groetsch
Investment Advisor
jgroetsch@ehlers-inc.com
651-697-8545



Logan Schwartz
Client Service Advisor
lschwartz@ehlers-inc.com
651-697-8574

Our Approach: *It's How We Work.*

Fiercely Independent. Fully Integrated.



Working as one team for your benefit...

Why Ehlers Investments?

PUBLIC SECTOR FOCUS

- Investment solutions tailored to needs of governmental investors
- Unique insight into best practices – general assets and bond proceeds

FIERCELY INDEPENDENT

- Fiduciary duty to our clients
- Seek out what's best for you

FEE ONLY PRICING

- Transparent AUM fee structure – no commissions or transactional fees
- Hourly or flat-rate fees for other services

FULLY INTEGRATED SERVICES

- Team of collaborative experts to navigate all facets of public finance
- Support your finance team with experts in multiple areas

Delivering Client Value

Time savings for
highest & best use
of staff time

General assets &
bond proceeds
investing +
arbitrage

Easy to use
reporting tools &
generation

Best price
execution on all
transactions

Fiduciary
relationship

Cash flow
forecasting,
banking & treasury
management
consulting

Robust Reporting & Analysis



City
Consolidated

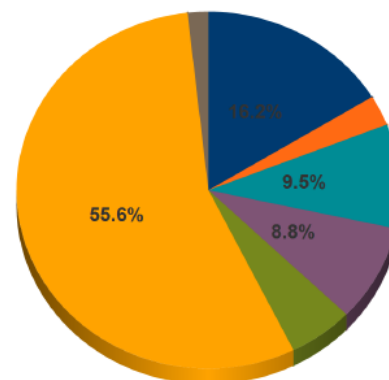
Portfolio Overview

US Dollar
1/31/2023

Weighted Averages

Average Yield	4.61
Average Maturity	1.23
Average Coupon	1.82
Average Duration	1.32
Average Moody	Aa1
Average S&P	AA
Average Fitch	Not Rated

Fixed Income Allocation



Fixed Income Totals

Par Value	11,247,000
Market Value	10,946,806.44
Total Cost	10,881,173.74
Net Gain/Loss	65,632.70
Annual Income	203,015.40

Security Type	Market Value	% Fixed Income	% Assets
MUNICIPAL BONDS (USD)	1,778,576.15	16.2	14.9
GOVERNMENT BONDS (USD)	301,611.46	2.8	2.5
TREASURY BILLS (USD)	1,034,851.21	9.5	8.6
CERTIFICATES OF DEPOSIT (USD)	961,596.79	8.8	8.0
COMMERCIAL PAPER (USD)	596,780.40	5.5	5.0
GOVERNMENT AGENCIES (USD)	6,082,824.43	55.6	50.8
MUNICIPAL BONDS - ZERO CPN (USD)	190,566.00	1.7	1.6
Fixed Income Total	10,946,806.44	100.0	91.5

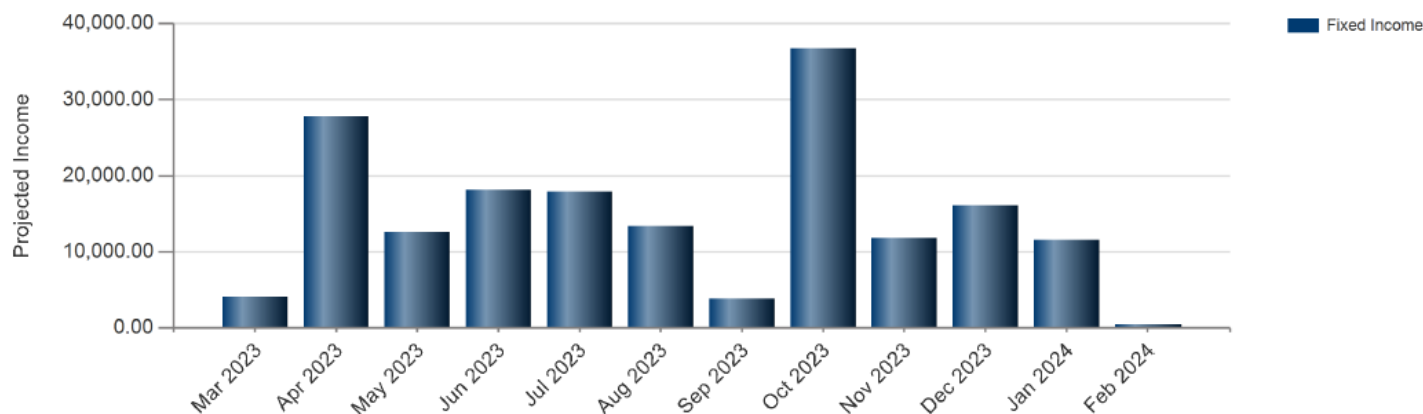
Robust Reporting & Analysis



City
Consolidated

Income Projection

US Dollar
3/1/2023 - 2/8/2024



	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024
Fixed Income	4,096.24	27,823.25	12,589.44	18,182.29	17,872.58	13,337.34	3,823.89	36,688.70	11,775.82	16,080.19	11,530.29	455.75
MUNICIPAL BONDS (USD)	281.60	353.88	7,843.99	1,769.15	9,756.50	914.30	281.60	353.88	7,619.15	1,769.15	9,756.50	455.75
GOVERNMENT BONDS (USD)	0.00	0.00	0.00	0.00	192.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CERTIFICATES OF DEPOSIT (USD)	1,302.14	1,029.79	1,728.58	13,481.58	1,368.58	1,401.79	1,029.79	1,728.58	1,389.79	13,154.79	1,773.79	0.00
GOVERNMENT AGENCIES (USD)	2,512.50	26,439.58	3,016.88	2,931.56	6,555.00	11,021.25	2,512.50	34,606.25	2,766.88	1,156.25	0.00	0.00
Total	4,096.24	27,823.25	12,589.44	18,182.29	17,872.58	13,337.34	3,823.89	36,688.70	11,775.82	16,080.19	11,530.29	455.75
Grand Total	174,255.79											

Our Process: *Seamless Client Transition*



Investment Policy

Review & Update
Recommend Best Practices



Cash Forecast

Identify Core & Liquid Funds
Monthly Investment Cash
Forecast



Investment Plan

Establish Portfolio
Recommendations
Produce Predictable Income



Banking & Treasury Management

Analyze Current
Recommendations for Updates

Our Client Experience: *Investments Administration*

Money Movement

Access funds
via ACH or
wire

Disbursements
to pre-
approved
vendors

Ease of Access

Withdrawals
made via client
portal

Direct contact
with Ehlers
Investments
Team

Reporting Suite

Clients
maintain
access to
reports

Reporting
solutions
tailored to
governing
bodies

Proposed Portfolio & Reporting Solution

- Comprehensive reporting solution for all investable funds with monthly cash flows and ease of reporting for month-end accounting entries. *Online access with customizable access rights by role or responsibility*
- Invest specific funds in state permissible investments following parameters established by Village policy
- Monitor for arbitrage compliance

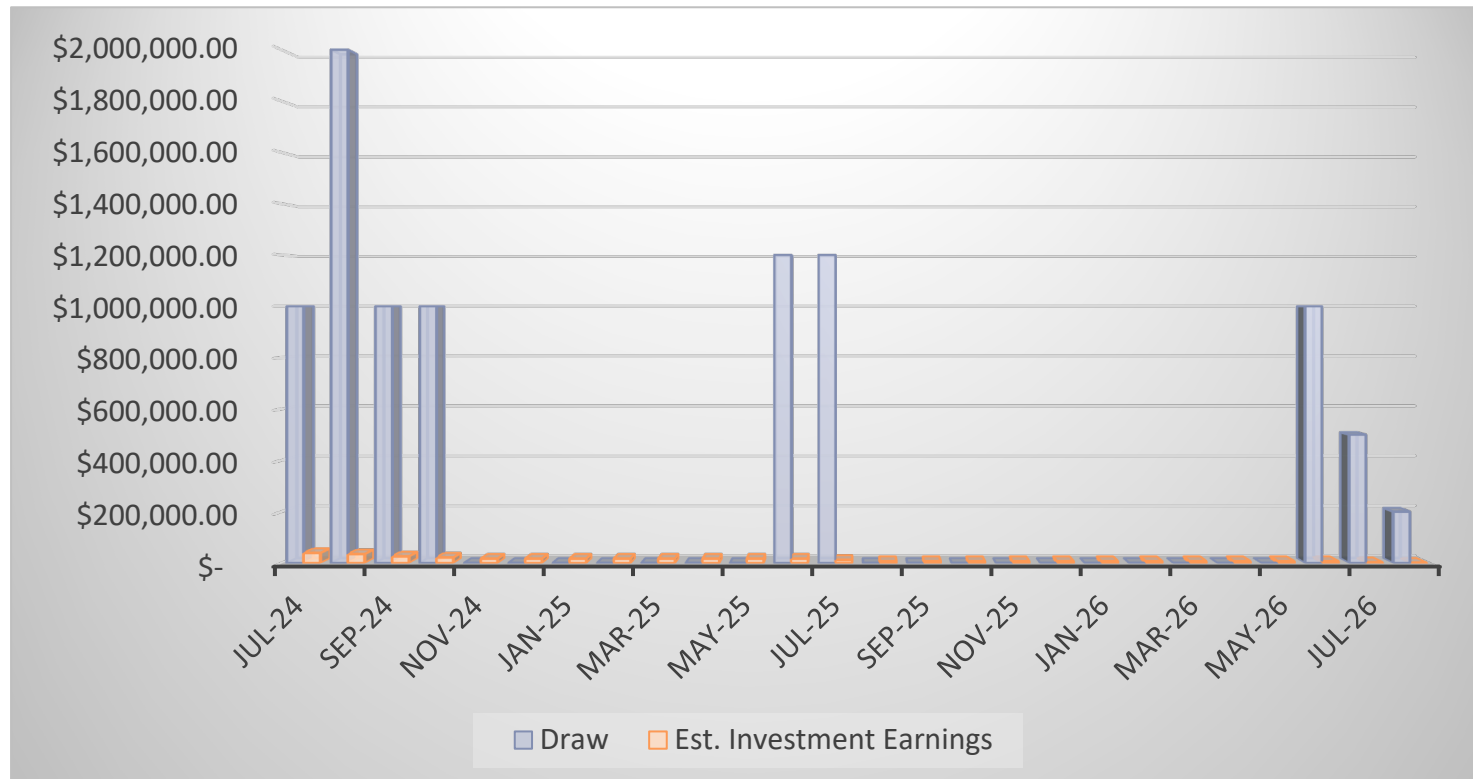
Competitive Pricing and In-Depth Market Analysis

- Ehlers is your resource for investment guidance and expertise- an extension of your team
- Engagement with regional banks and credit unions in addition to our nationwide network of broker dealers to seek competitive pricing and yield for our clients- best price execution and broad array of investment options

Portfolio Projection: \$9.1M

Income Estimate: \$375,000

Fee Estimate: \$17,000



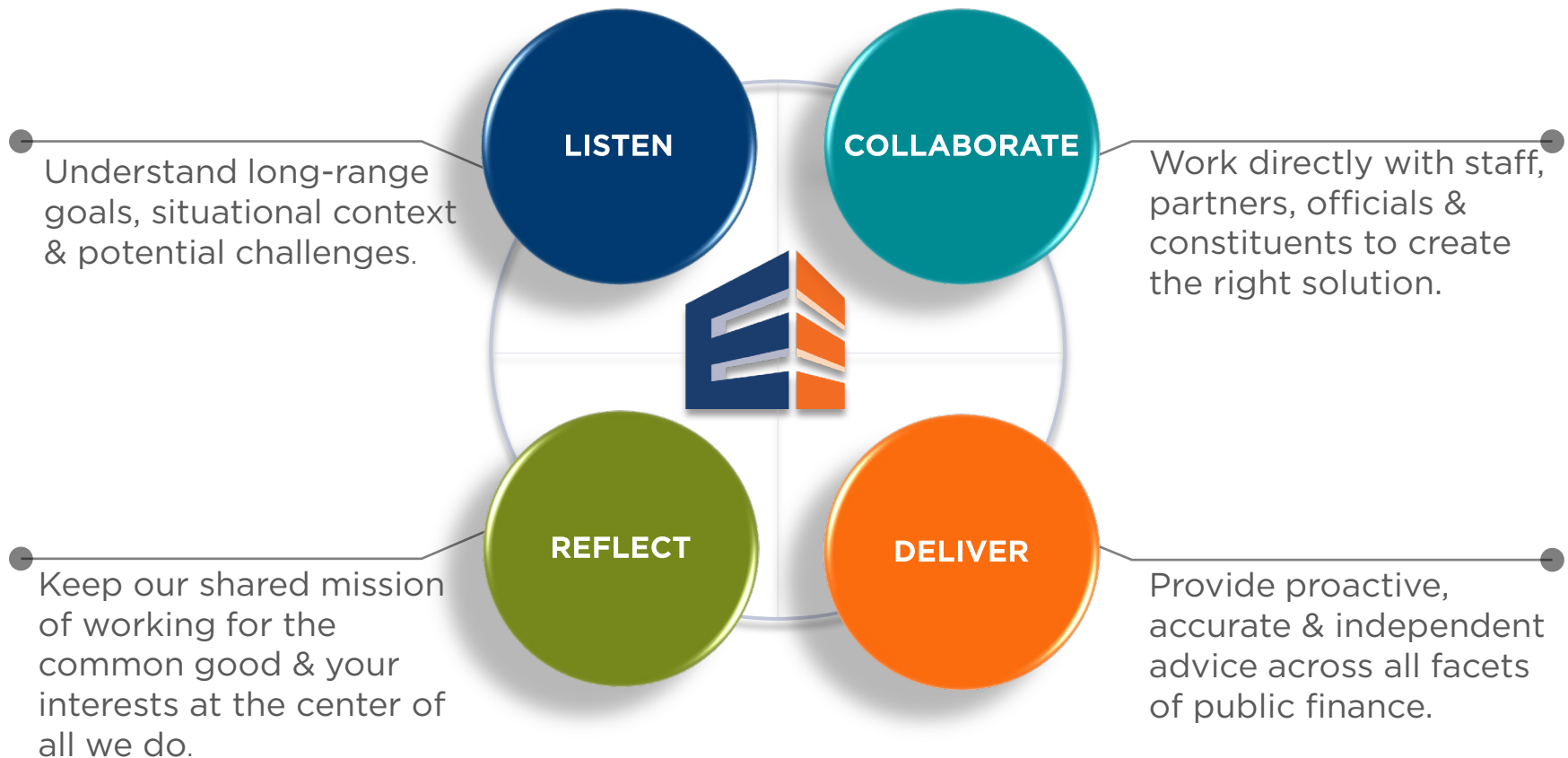
Projected income based on currently available investment yields- subject to change. Income and fee projections could increase or decrease, depending on the pace of actual expenditures and reinvestments. Estimate assumes draws between 6/2024-8/2026.

Ehlers' Investment Fees

- Transparent fees based on average monthly assets under management
 - ✓ Includes all finance committee or council meetings & travel expenses
 - ✓ Includes cash flow forecasting and strategy planning
 - ✓ All terms memorialized in Investment Advisory Agreement
 - ✓ Can establish flat fee structures for specific scopes of work
- We charge NO other investment management, check writing, ACH or wire fees. And No investment mark-ups

**Investment advisory fee:
Approximately .20% annually**

Consider Ehlers: *We Are Client Value Defined.*



2024 Budget Amended 5.1

REVENUE		
BID Assessment	\$	230,000.00
INCOME		
WINE WALK	\$	35,000.00
OKTOBERFEST	\$	20,000.00
GRANTS	\$	30,000.00
BEAUTIFICATION SPONSORSHIP	\$	15,000.00
TOTAL INCOME (GROSS)	\$	100,000.00
EXPENDITURES		
GENERAL		
STAFF	\$	75,000.00
CITY CHARGES	\$	1,000.00
SOFTWARE/OFFICE SUPPLIES	\$	5,000.00
ACCOUNTING	\$	3,000.00
AUDIT	\$	1,500.00
GENERAL TOTAL	\$	85,500.00
GENERAL MARKETING		
WEBSITE/SOCIAL MEDIA/MARKETING	\$	24,000.00
MARKET STUDY	\$	12,500.00
MARKETING TOTAL	\$	36,500.00
BEAUTIFICATION		
HANGING PLANTERS	\$	20,000.00
WINTER/HOLIDAY/LIGHTS/PARK	\$	52,720.00
LAKE FRONT BRIDGE	\$	1,500.00
MURALS	\$	96,386.00
FLOWER WATER/CLEAN UP	\$	20,000.00
MISC BEAUTIFICATION & LABOR	\$	15,000.00
BEAUTIFICATION TOTAL	\$	205,606.00
EVENTS & DONATIONS		
OKTOBERFEST	\$	40,000.00
XMAS TREE LIGHTING/COCOA CRAWL	\$	5,000.00
WINE WALKS	\$	25,000.00
MURALS IN MOTION (Event Expenses)	\$	
ANNUAL MEETING & BUSINESS TO BUSINESS	\$	5,000.00
EVENT TOTALS	\$	75,000.00
BALANCE		
TOTAL EXPENDITURES	\$	402,606.00
BID ASSESSMENT	\$	230,000.00
ESTIMATED INCOME	\$	100,000.00
FUND BALANCE (RESERVES)	\$	96,386.00
TOTALS	\$	426,386.00
LESS EXPENDITURES	\$	402,606.00
BALANCE/CONTINGENCY	\$	23,780.00

Commented [AB1]: Beautification Sponsorship: Already reached 10k over budget

Commented [AB2]: Moved Murals from reserve to Beautification; originally budgeted 60k, adding 36,386 to budget to cover reimbursable grant costs

Commented [AB3]: Removed Bike Racks for 2024, purchases will be made 2025 after bikeability study concludes.

Commented [AB4]: Reminder, moved murals to beautification; also banners are absorbed into general marketing costs at this time so no need for reserve designation.



Lake Geneva Business Improvement District
Board of Directors Meeting
Wednesday, May 1, 2024 | 9:00 AM
Harbor Shores of Lake Geneva

MINUTES

1. Call to Order – 9:00AM
2. Roll Call – Janine Osborne, Alethea Salgado, Angela Carlson, Anthony Silvestri, Laura Thompson, Elizabeth Tumas, Sherri Ames, Alexandria Binanti virtually. Spyro Condos excused absence.
3. Approval of Minutes from last meeting – Anthony Silvestri Motions. Angela Carlson Seconds.
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 3 minutes.
 - i. Elizabeth Tumas discusses Murals in Motion promotion and Mr Lake Geneva pageant
 - ii. Roger Wolf with JAYNE discusses Music on Broad Street from 1:30-3:30 every Saturday during the summer.
 - iii. Geneva Shore Report Comments on security for placer.ai if the BID considers purchase
5. City News and Mayor Krause Update
 - i. May 18th at 10am – Hillmoor walking trails will be open to the public
 - ii. Continued discussion and partnership with upcoming construction
 - iii. Interested in business visits in the future with BID
6. Appearance of VISIT Lake Geneva – Presented by Deanna Goodwin
 - i. Recap of Restaurant Week
 - ii. Partner Meeting Reminder
 - iii. Discussion of Concerts in the Park and other events
 - iv. Delivers marketing metrics and options of future data with placer.ai currently looking at 15% website traffic increase this month.
7. Treasurer Report – Anthony Silvestri delivers report regarding accounts.
 - i. 11000 Town Bank-Cking 14,006.53 11001 Town Bank-MoneyMkt 214,064.53
 - ii. Total Bank Accounts \$228,071.06
 - iii. Utilized \$125,227.39 of budget so far with \$117,882.58 left of the budget able to be used.
 - iv. Expenses paid in April after last board meeting: Dustin Check Request: \$2000
Sabrina Check Request: \$750 Alexandria Binanti Reimbursement for Wood and Temu
Purchase: 3077.99 +110.17 =3188.16
 - a. Balance Sheet
 - b. Budget vs Actuals

c. Pay Bills – Motion to be made regarding email from comptroller titled: 2023 palpable errors for reimbursement of \$711.01 for Steve Hamilton LLC to be issued for property 812 Geneva Street. Elizabeth Tumas Motions, Anthony Silvestri Seconds. Discussion: Laura Thompson asks about process of assessment collection for future. All Approved.

May Bill Totals: 12,598.06

Plus Check Requests to be made by May 6,2024 to be issued for Murals in Motion artists' second payment equaling \$21,450.00.

Chart of Account #	Name of Expense/Detail	Invoice Number	Total
56004	Alexandria Binanti Salary	#022	\$6,250.00
56014	Alexandria Binanti - office supply bid phone	#022	\$87.26
56035	Alexandria Binanti – Menards	#022	\$44.21
56031	Alexandria Binanti – Facebook Ads	#022	\$75.00
56041	Alexandria Binanti – Amazon	#022	\$202.52
56041	Alexandria Binanti – Amazon	#022	\$189.87
56041	Alexandria Binanti – Sams Club	#022	\$338.62
56020	Alexandria Binanti - Adobe	#022	\$10.54
56015	Alexandria Binanti – Legal Zoom	#022	\$15.99
56015	City of Lake Geneva	#1136	\$319.61
56020	Alethea Salgado – Marketing & Additional Graphic Design/Print	#10524	\$1,250.00
56031	Alethea Salgado – Amazon	#10524	\$38.59
56018	Alethea Salgado – Amazon	#10524	\$23.20
56031	Alethea Salgado - Temu	#10524	\$102.80
56041	Alethea Salgado – Best Bargains	#10524	\$45.68
56041	Alethea Salgado - Walgreens	#10524	\$33.74
56015	Alethea Salgado - USPS	#10524	\$27.20
56015	Alethea Salgado – Library	#10524	\$1.20
56015	Alethea Salgado - USPS	#10524	\$81.60
56026	The Bottle Shop	N/A	\$1,793.76
56003	Mike Cary - Watering Contract	N/A	\$1,666.67

8. Executive Director's Report

a. Post Event Analysis Spring Wine Walk - 375 tickets sold. 349 attended. About 100 tickets less sold than year prior with probable cause due to event date change. Post event feedback for guests went out with positive ratings. Business feedback is being collected and doodle poll sent out to determine if date will be for April or May next year. Net revenue after expenses sits at about \$6,300 and fall wine walk is set for November 3rd.

b. Murals in Motion Update – Approximately \$47,000 has been raised in sponsorship and grants. Also have a pending 10,000 grant for the program to be awarded in June. All

marketing is deployed. Logistic planning all up to date. Request rsvp of board to the welcome dinner.

c. Music on Street Proposal Update – applied for event permit with intention on feasibility of expanding the music on Broad to other streets next summer.

d. Main Street Accreditation Review Sign Up – June 7 11am – Anthony, Janine, Alethea, & Beth will present with Alexandria.

e. Update on beautification costs for flowers and decorations for 2025 in consideration of potential increased BID boundaries – Treasure Hut examined spring/summer plantings and holiday décor at about 22,000 increase. With additional beautification costs of watering, fall needs, labor, & misc materials estimate would be about \$30,000 increase need in assessment. Additional budget quotes will be ready in June for consideration around marketing, event, and support salary expenses for boundary increase.

9. Comments from the Board of Directors – Sherri Aimes gave new city email and phone number for communications. Discusses BID notes to present at council meetings, and willing to be present and involved at BID events.

10. New Business:

a. Discussion/Approval of Budget Adjustment for Murals – Alexandria Binanti discussed adjusting the former reserve budget to be moved into the beautification category under Murals and increasing budget to 96,386.00 (anticipating about \$38,000 in reimbursements from awarded grants). Also removed the bike rack expenses for 2024 as BID will not have expenses for that until 2025 most likely. Anthony Silvestri Motions to approve budget amendment to be presented to FLR and City Council. Angela Carlson, Seconds. All Approved.

b. Discussion/Approval of Marketing Purchase for Placer.ai software – Discussion of partnership with Tourism Commission for a \$5,000 investment. Motion to pursue partnership with Tourism Commission for purchase. Anthony Silvestri motions. Angela Carlson seconds, all approved.

11. Adjourn – 9:57AM - Laura Thompson motions, Janine Osborne seconds. All approved.

Report Criteria:

Report type: Summary

Check.Type = {<>} "Adjustment"

Bank.Bank account = "43257"

[Report].Invoice GL Account = {<>} 61

[Report].Invoice GL Account = {<>} 62

Invoice.Batch = "05092024","05102024","05152024","05172024"

Check Issue Date	Check Number	Vendor Number	Payee	Amount
05/09/2024	85605	4973	US BANK	4,229.52
05/10/2024	85663	2046	ALLIANT ENERGY/WPL	21,900.29
05/10/2024	85664	7066	CERNIGLIA, JOE	920.00
05/10/2024	85665	6263	CHARTER COMMUNICATIONS	99.99
05/10/2024	85666	7065	ENGSTROM, LARRY	920.00
05/10/2024	85667	6778	GOEPPINGER, ELIZABETH	250.00
05/10/2024	85668	7068	HANSEN, MARK	920.00
05/10/2024	85669	7064	MOLLER-GUNDERSON, MARK	44.98
05/10/2024	85670	3001	SECURIAN FINANCIAL GROUP INC	3,179.20
05/10/2024	85671	7067	SPRUCE, CHERYL	920.00
05/10/2024	85672	2657	THE STARK AGENCY INC	3,286.25
05/10/2024	85673	5042	WALLING, FRED	392.14
05/10/2024	85674	6796	WILMOT HIGH SCHOOL	757.16
05/15/2024	85675	2108	AT&T LONG DISTANCE	340.32
05/15/2024	85676	12	BUSTOS, ANNA	1,000.00
05/15/2024	85677	14	COLLINS, EMILY	960.00
05/15/2024	85678	6513	GENEVA LAKES WOMEN'S ASSOCIATION	1,000.00
05/15/2024	85679	2561	GENEVA ON LINE	78.00
05/15/2024	85680	15	PLAPP, MEGAN	920.00
05/15/2024	85681	5071	WE ENERGIES	282.33
05/15/2024	85682	13	WISNIEWSKI, MOLLY	1,000.00
05/17/2024	85692	3495	CITY OF LAKE GENEVA	218.00
05/17/2024	85693	4582	CITY OF LAKE GENEVA BID	1,626.70

Grand Totals:

45,244.88

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
11-00-00-21100	62.47	26,568.18-	26,505.71-
11-00-00-21340	2,934.05	.00	2,934.05
11-00-00-24210	191.84	.00	191.84
11-10-00-51330	221.82	.00	221.82
11-16-10-52210	2.10	.00	2.10
11-16-10-52220	3,222.19	.00	3,222.19
11-21-00-51380	422.54	.00	422.54
11-21-00-52210	93.85	.00	93.85
11-21-00-52220	55.30	.00	55.30
11-21-00-53160	21.49	.00	21.49
11-21-00-53310	525.39	62.47-	462.92
11-21-00-53610	142.12	.00	142.12
11-21-00-53800	208.57	.00	208.57

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
11-21-00-53990	152.75	.00	152.75
11-21-00-54100	2,689.13	.00	2,689.13
11-21-00-54110	130.00	.00	130.00
11-22-00-52210	165.60	.00	165.60
11-22-00-52220	1,330.33	.00	1,330.33
11-22-00-52240	9.79	.00	9.79
11-22-00-53510	44.98	.00	44.98
11-24-00-53300	227.13	.00	227.13
11-24-00-53310	165.01	.00	165.01
11-29-00-52220	52.00	.00	52.00
11-32-10-52210	161.77	.00	161.77
11-32-10-52220	862.99	.00	862.99
11-34-10-52220	422.99	.00	422.99
11-34-10-52230	9,943.01	.00	9,943.01
11-51-10-52220	593.03	.00	593.03
11-52-00-52220	654.21	.00	654.21
11-52-00-52240	54.12	.00	54.12
11-52-00-59220	125.74	.00	125.74
11-52-01-52220	742.34	.00	742.34
40-00-00-21100	362.84	12,370.14-	12,007.30-
40-52-10-46770	3,488.16	.00	3,488.16
40-54-10-52220	225.64	.00	225.64
40-55-10-23530	6,000.00	.00	6,000.00
40-55-10-46740	.00	362.84-	362.84-
40-55-30-52220	2,656.34	.00	2,656.34
42-00-00-21100	.00	3,286.25-	3,286.25-
42-34-50-52160	3,286.25	.00	3,286.25
48-00-00-21100	.00	27.24-	27.24-
48-00-00-52210	27.24	.00	27.24
61-00-00-21100	.00	10.73-	10.73-
61-00-00-92630	10.73	.00	10.73
62-00-00-21100	.00	12.74-	12.74-
62-00-00-92100	.14	.00	.14
62-00-00-92630	12.60	.00	12.60
89-00-00-21100	.00	1,844.70-	1,844.70-
89-00-00-24700	1,626.70	.00	1,626.70
89-00-00-24800	218.00	.00	218.00
99-00-00-21100	.00	1,550.21-	1,550.21-
99-00-00-52210	67.61	.00	67.61
99-00-00-52220	1,232.60	.00	1,232.60
99-00-00-54150	250.00	.00	250.00
Grand Totals:	46,095.50	46,095.50-	.00

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Report type: Summary

Check.Type = {<>} "Adjustment"

Bank.Bank account = "43257"

[Report].Invoice GL Account = {<>} 61

[Report].Invoice GL Account = {<>} 62

Invoice.Batch = "05092024","05102024","05152024","05172024"

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "05222024","05222024A","05082024"

Invoice Detail.GL account (2 Characters) = {<>} "61"

Invoice Detail.GL account (2 Characters) = {<>} "62"

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
A+ GRAPHICS & PRINTING				
43901	05/07/2024	HILLMOOR SIGNS	11-62-01-53400 HILLMOOR OPERATING SUPPLIES	37.10
Total A+ GRAPHICS & PRINTING:				37.10
ASSOCIATED APPRAISAL CONSULTANTS INC				
174105	05/01/2024	MAY 2024 ASSESSMENT SVC	11-15-40-52100 ASSESSOR CONTRACTED SERVICES	3,541.67
Total ASSOCIATED APPRAISAL CONSULTANTS INC:				3,541.67
AURORA HEALTH CARE				
553343	04/28/2024	EMP DRUG TESTING	11-32-10-52050 DRUG AND MEDICAL TESTING	248.00
Total AURORA HEALTH CARE:				248.00
BEARINGS INC SOUTH				
601863	04/29/2024	BEARING	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	229.44
Total BEARINGS INC SOUTH:				229.44
BREEZY HILL NURSERY				
INV/2024/1140	05/06/2024	LANDSCAPE MAINT-BI MONTHL	42-34-50-52200 PARKING LOT PLANTING/MAINT	5,069.66
Total BREEZY HILL NURSERY:				5,069.66
CITY ELECTRIC SUPPLY-MA				
LKG/094947	05/09/2024	PREMIUM PVC TAPE	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	6.00
Total CITY ELECTRIC SUPPLY-MA:				6.00
CIVICPLUS LLC				
293881	02/29/2024	VIRTUAL WEBSITE TRAINING	11-14-30-53820 LICENSE/SUPPORT EXPENSE	2,500.00
Total CIVICPLUS LLC:				2,500.00
CONSERV FS INC				
146027457	02/22/2024	40.400 GAL PETROLEUM GAS	48-00-00-52240 CEM GAS HEAT EXP	72.68
146027481	02/23/2024	396.300 GAL PETROLEUM GAS	48-00-00-52240 CEM GAS HEAT EXP	712.94
146027901	03/28/2024	159.700 GL PETROLEUM GAS	48-00-00-52240 CEM GAS HEAT EXP	287.30
99161922	03/31/2024	FINANCE CHARGE	48-00-00-52240 CEM GAS HEAT EXP	14.14
Total CONSERV FS INC:				1,087.06
DEKIND COMPUTER CONSULTANTS				
38801	05/01/2024	IT SERVICES-JUN 2024	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	7,561.00
38896	04/30/2024	PRINTER-MAYOR'S OFFICE	11-14-10-53990 MAYOR MISC EXPENSE	469.84
38972	05/06/2024	ANTI-VIRUS SOFTWARE	11-15-10-54500 COMPUTER IT SVC & EQUIPMENT	2,547.45
39005	05/10/2024	PLAN COMMISSION TABLET	11-69-30-53100 PLAN COMMISSION OFFICE SUPPL	315.86

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total DEKIND COMPUTER CONSULTANTS:				10,894.15
DEL'S SERVICE				
DELAPR2024	05/01/2024	GASOLINE	11-32-10-53410 VEHICLE-FUEL & OIL	1,996.23
DELAPR2024	05/01/2024	GASOLINE	42-34-50-53410 VEHICLE SUPPLIES-FUEL	90.00
Total DEL'S SERVICE:				2,086.23
DOWN TO EARTH				
8354	05/01/2024	MINI EXCAVATOR, QUAD AXEL	11-32-15-54500 STORM SEWER MAINTENANCE	2,385.00
Total DOWN TO EARTH:				2,385.00
DUNN LUMBER				
1670943	03/21/2024	DURACEL BATTERY/DOWEL	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	48.77
1681425	04/04/2024	ULTA COVER 2X GLOSS/HEAT	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	62.92
1690134	04/15/2024	SKID RENTAL	11-32-13-52200 FORESTRY SERVICES	412.50
1703355	04/29/2024	RAIN GUAGE	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	8.99
1707355	05/02/2024	FOGGER/ AA 30 PCK	11-52-00-53500 BLDG MAINT SUPPLIES-PARKS	41.97
1707905	05/03/2024	BAR & CHAIN OIL	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	56.76
1713039	05/08/2024	TOILET GASKET	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	6.49
1714025	05/09/2024	EYE BOLT	11-32-13-54300 TREE & BRUSH OPER SUPPLIES	37.98
1717695	05/14/2024	NUTS & BOLTS	40-54-10-53520 BEACH MAINTENANCE SUPPLIES	9.66
179776	05/14/2024	TOILET GASKET-REFUND	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	6.49
8658405	05/08/2024	TOILET GASKET	11-16-10-53500 CITY HALL BLDG MAINT SUPPLIES	6.49
Total DUNN LUMBER:				686.04
FAIRWYN SB INC				
1750 STONE	05/06/2024	DEVELOPER PYMT-1750 STON	11-00-00-23540 DEVELOPER DEPOSITS	3,500.00
Total FAIRWYN SB INC:				3,500.00
GAGE MARINE CORP				
235238	05/07/2024	SWIM PIER REPAIR	40-52-10-52640 BUOYS & BOAT STALLS-REPAIRS	8,585.55
235240	05/07/2024	LAUNCH PIER REPAIRS	40-52-10-52640 BUOYS & BOAT STALLS-REPAIRS	5,490.73
235242	05/07/2024	WEST PIER REPAIRS	40-52-10-52640 BUOYS & BOAT STALLS-REPAIRS	23,874.43
Total GAGE MARINE CORP:				37,950.71
GALLITZ GRADING INC				
14305	05/10/2024	GRAVEL	11-32-10-53700 ROAD MAINTENANCE SUPPLIES	800.00
Total GALLITZ GRADING INC:				800.00
GRAINGER				
9100757211	04/26/2024	HVAC FILTERS	11-51-10-52400 MUSEUM-MAINTENANCE & REPAIRS	133.68
9103531118	04/30/2023	PRESSURE ASSIST FLUSHING	11-52-00-53500 BLDG MAINT SUPPLIES-PARKS	175.30
Total GRAINGER:				308.98
HEYER TRUE VALUE				
372944	04/16/2024	ECHO TRIMMER, PUSH MOWE	11-52-00-53400 PARKS OPERATING SUPPLIES	1,005.94
Total HEYER TRUE VALUE:				1,005.94

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
HYDRA-SEAL INC				
77756	05/02/2024	MACHINING & WELDING MATE	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	1,569.08
Total HYDRA-SEAL INC:				1,569.08
INGRAM LIBRARY SERVICES				
81463569	04/15/2024	ADULT BOOKS - CREDIT	99-00-00-54100 LIBRARY ADULT MATERIALS	17.49-
Multiple042024	05/02/2024	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	566.37
Multiple042024	05/02/2024	ADULT NON PRINT	99-00-00-54140 LIBRARY NONPRINT MATERIALS	47.67
Multiple042024	05/02/2024	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	382.99
multiple050620	05/06/2024	ADULT BOOKS	99-00-00-54100 LIBRARY ADULT MATERIALS	201.18
multiple050620	05/06/2024	ADULT NONPRINT	99-00-00-54140 LIBRARY NONPRINT MATERIALS	22.40
multiple050620	05/06/2024	YOUTH BOOKS	99-00-00-54110 LIBRARY YOUTH MATERIALS	90.29
Total INGRAM LIBRARY SERVICES:				1,293.41
ITU ABSORBTECH INC				
8333273	05/10/2024	MAT SERVICE-RIV	40-55-10-53600 UPPER RIVIERA MAINTENANCE	79.54
Total ITU ABSORBTECH INC:				79.54
JJ KELLER & ASSOCIATES				
9109001258	04/24/2024	FEDERAL,STATE POSTERS	11-16-10-53100 CITY HALL OFFICE SUPPLIES	147.53
9109003222	04/25/2024	SHIPPING-FED/STATE POSTER	11-16-10-53100 CITY HALL OFFICE SUPPLIES	9.95
Total JJ KELLER & ASSOCIATES:				157.48
LAKE GENEVA UTILITY				
1750 STONE	04/15/2024	1750 STONE MILL CIR	45-00-00-24520 WATER IMPACT FEES	2,530.00
1750 STONE	04/15/2024	1750 STONE MILL CIR	45-00-00-24530 SEWER IMPACT FEES	4,103.00
Total LAKE GENEVA UTILITY:				6,633.00
MIDWEST DOOR COMPANY				
4570	05/01/2024	DPW BLDG MULTI CODE REMO	11-32-10-53400 OPERATING SUPPLIES-STREET DEPT	280.00
4571	05/01/2024	ROLLING STEEL DOOR	40-54-10-53620 BEACH MAINTENANCE SERVICE COS	105.00
Total MIDWEST DOOR COMPANY:				385.00
MILLENIUM				
24-109937-1	05/08/2024	FIBERGLASS, HAND HELD ASS	11-52-00-53520 GROUNDS MAINT SUPPLIES	467.00
Total MILLENIUM:				467.00
ODP BUSINESS SOLUTIONS LLC				
361313762001	05/01/2024	TONER CARTRIDGE-TREASUR	11-15-10-53100 ACCTG OFFICE SUPPLIES	68.42
361313762001	05/01/2024	CORRECTION TAPE	11-16-10-53100 CITY HALL OFFICE SUPPLIES	13.09
Total ODP BUSINESS SOLUTIONS LLC:				81.51
OFFICE PRO INC				
690172-0	05/13/2024	LINERS	11-52-00-53520 GROUNDS MAINT SUPPLIES	2,200.00
Total OFFICE PRO INC:				2,200.00
PATS SERVICES INC				
A-266513	05/10/2024	PORT A POTTY OAK HILL - APRI	48-00-00-52260 CEM WATER/SEWER EXP	270.00

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total PATS SERVICES INC:				270.00
POMP'S TIRE SERVICE INC				
60336438	05/03/2024	TIRE REPLACEMENT	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	247.50
60336664	05/07/2024	DISMOUNT TIRE REPAIR/REPL	11-32-10-52500 ST DEPT EQUIPMENT REPAIRS	684.00
Total POMP'S TIRE SERVICE INC:				931.50
PREMISTAR-WISCONSIN				
SI2232498	01/26/2024	HVAC MAINTENANCE CONTRA	99-00-00-53600 LIBRARY BLDG MAINT SERVICES	943.00
Total PREMISTAR-WISCONSIN:				943.00
QUADIENT LEASING USA INC.				
Q1326698	05/07/2024	POSTAGE METER LSE MAR/JU	11-16-10-55310 CH OFFICE EQUIPMENT CONTRACTS	898.20
Total QUADIENT LEASING USA INC.:				898.20
SHERWIN WILLIAMS				
9373-5	05/13/2024	5 GAL PAINT	40-55-30-52640 PIER REPAIRS	241.25
Total SHERWIN WILLIAMS:				241.25
SMARTSIGN				
CMP-30750	05/10/2024	HILLMOORE SIGNS	11-62-01-53400 HILLMOOR OPERATING SUPPLIES	75.15
Total SMARTSIGN:				75.15
STATE OF WISCONSIN				
64-246 04/24	05/02/2024	COURT FINES-APR 2024	11-12-00-24240 COURT FINES-STATE	3,873.29
Total STATE OF WISCONSIN:				3,873.29
SYSTEMS DESIGN				
25357	04/29/2024	SPRING START UP	11-16-10-52400 CITY HALL BUILDING REPAIRS	252.28
Total SYSTEMS DESIGN:				252.28
TAPCO INC				
I778284	05/07/2024	LEGACY 9-WIRE	11-34-10-52600 REPAIRS-TRAFFIC SIGNALS,ETC	20.91
Total TAPCO INC:				20.91
THE RIDGE HOTEL				
04302024	04/30/2024	LIBRARY PROGRAM	99-00-00-54150 LIBRARY PROGRAMS	260.40
Total THE RIDGE HOTEL:				260.40
THE STARK AGENCY INC				
25917	03/29/2024	COLLECTION FEES-MAR	42-34-50-52160 CALE CC AND COLLEC FEES	1,440.50
26247	04/30/2024	COLLECTION FEES-APR	42-34-50-52160 CALE CC AND COLLEC FEES	2,404.00
Total THE STARK AGENCY INC:				3,844.50
ULINE INC				
177630079	05/01/2024	4 STEP LADDER	11-32-10-53450 SAFETY GRANT EXPENDITURES	727.90

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
Total ULINE INC:				727.90
UNIQUE MANAGEMENT SERVICES INC				
6126009	05/01/2024	COLLECTION FEES-APR	99-00-00-55110 CIRCULATION SUPPLIES & SERVICE	41.20
Total UNIQUE MANAGEMENT SERVICES INC:				41.20
VERMEER WISCONSIN INC				
20281061	05/09/2024	WATER PUMP-CHIPPER	11-32-13-54200 TREE & BRUSH-REPAIR	524.99
Total VERMEER WISCONSIN INC:				524.99
WALWORTH COUNTY TREASURER				
64-246 04/24	05/02/2024	COURT FINES-APR 2024	11-12-00-24200 COURT FINES-COUNTY	1,567.44
Total WALWORTH COUNTY TREASURER:				1,567.44
WI DEPT OF NATURAL RESOURCES				
265110230-202	05/03/2024	2024 WDNR ENVIRONMENTAL	11-32-14-54300 COMPOSTING OPERATING SUPPLIES	165.00
Total WI DEPT OF NATURAL RESOURCES:				165.00
WI DEPT OF TRANSPORTATION				
395-00003493	05/01/2024	MAIN/HWY 50-RD IMPROVE	43-32-10-17010 STREET IMP PROGRAM	10,830.70
395000034932	05/01/2024	MAIN/HWY 50-RD IMPROVE	43-32-10-17010 STREET IMP PROGRAM	7,947.81
Total WI DEPT OF TRANSPORTATION:				18,778.51
WISCONN VALLEY MEDIA GROUP				
142076	03/27/2024	LN- AD FOR BIDS- 2024 STREET	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	140.08
142444	04/10/2024	LN- PH MURAL ORD	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	41.74
142445	04/10/2024	LN- PH 80 GENEVA SQUARE	11-10-00-53150 PUBLICATION FEES REIMBURSABLE	47.78
142768	04/17/2024	LN- AD FOR BIDS- 2024 CRACK	11-10-00-53140 OFFICIAL PUBLICATIONS & NOTICE	82.48
Total WISCONN VALLEY MEDIA GROUP:				312.08
YMCA				
1/1/2024	01/01/2024	BIMONTHLY PMT JAN/FEB	11-70-00-57600 YMCA-YOUTH ATHLETIC PROGRAM	10,300.00
3/1/2024	03/01/2024	BIMONTHLY PMT MAR/APR	11-70-00-57600 YMCA-YOUTH ATHLETIC PROGRAM	10,300.00
5/1/2024	05/01/2024	BIMONTHLY PMT MAY/JUNE	11-70-00-57600 YMCA-YOUTH ATHLETIC PROGRAM	10,300.00
Total YMCA:				30,900.00
Grand Totals:				149,829.60

Invoice Number	Invoice Date	Description	GL Account and Title	Net Invoice Amount
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Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Invoice.Batch = "05222024","05222024A","05082024"

Invoice Detail.GL account (2 Characters) = {<>} "61"

Invoice Detail.GL account (2 Characters) = {<>} "62"

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Permanent Zoning for RJ Amann Properties LLC. N3219 Cty Rd H Lake Geneva for a permanent zoning of the property located at N3219 Cty Rd H Tax Key No. JA54900001			
Committee:	Plan Commission approved May 20, 2024		
Fiscal Impact:	N/A		
File Number:	24-R41	Date:	May 28, 2024

WHEREAS The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on May 9, 2024.

Tax Key No. JA54900001.,

Granted by action of the Common Council of the City of Lake Geneva this 28th day of May, 2024.

Mayoral Action: ☐ **Accept** ☐ **Veto**

Attest:

Date _____

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@rjammannbuilders.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@rjammannbuilders.com

Owner Signature: 

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

See Attached Sheet

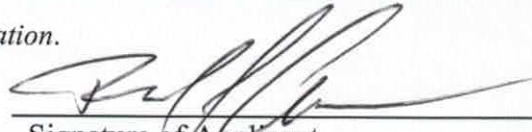
Zoning Classification change from: Temporary office to Planned office

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 of Applicant

Ron Amann N3219 City 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.

Project: Ron Amann, as applicant/petitioner for
Annexed Bldg into City - Requesting Planned Office
Project Address: N3219 City Rd H Lake Geneva zoning
Parcel No. JA 54900001
Name: Ron Amann / R.J. Amann Properties LLC
Address: N3219 City Rd H
Lake Geneva, WI 53147
Cell Phone: (262) 749-8341 Phone: (262) 248-0261
Email: ron@rjannbuilders.com
Dated this 15 Day of April, 2024
Ronald J. Amann
Printed Name of Applicant / Petitioner
[Signature]
Signature of Applicant/Petitioner



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

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.

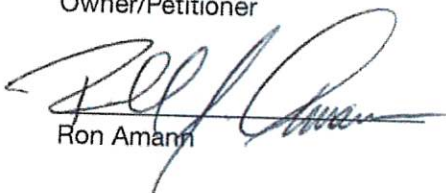
Tax ID: JA 54900001

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



Legal Description of Lands to be Annexed

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

MORE PARTICULARLY DESCRIBED AS:

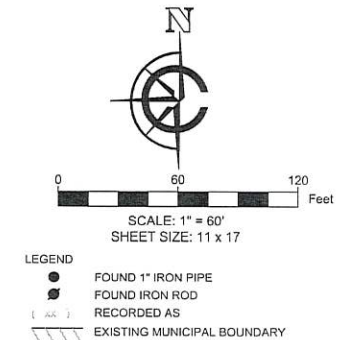
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LEGAL DESCRIPTION OF LANDS TO BE ANNEXED:
A PARCEL OF LAND LOCATED IN THE NW 1/4 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 26 IN TOWNSHIP 2 NORTH, RANGE 17 EAST, IN TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN

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

ALSO COMMENCING 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 RECORDS; THENCE S76°21'57"W 314.87' TO THE POINT 1.16' ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY; THENCE A POINT THAT IS 26.66' NORTHEASTERLY 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.



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



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

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° 07' 57"
C2	70.92	4217.28	0°57'49"	70.92	N41° 50' 22"W	N42° 19' 17"W N41° 21' 28"

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

PAUL H VAN HENKELUM, PLS #1931

DATE _____



CARDINAL
PLAN | SURVEY | ENGINEER

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

DATE: 06 / 12 / 2023
SHEET 1 OF 1

JOB No. 23308
JDB



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

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Conditional Use Permit (CUP) for Jennifer Klemke 1020 Lake Geneva Blvd. Lake Geneva for a proposed Physical Activities Studio of the property located in the Central Business (CB) zoning district Tax Key Nos. ZOP00112; ZOP00113; & ZOP00114			
Committee:	Plan Commission approved May 20, 2024		
Fiscal Impact:	N/A		
File Number:	24-R42	Date:	May 28, 2024

WHEREAS, the City Plan Commission has considered the application of a Conditional Use Permit (CUP) for Jennifer Klemke 1020 Lake Geneva Blvd. Lake Geneva for a proposed Physical Activities Studio of the property located in the Central Business (CB) zoning district Tax Key Nos. ZOP00112; ZOP00113; & ZOP00114.

WHEREAS The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on May 9, 2024.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator, is hereby authorized, to issue a Conditional Use Permit (CUP) for Jennifer Klemke 1020 Lake Geneva Blvd. Lake Geneva for a proposed Physical Activities Studio 31of the property located in the Central Business (CB) zoning district.

Tax Key Nos. ZOP00112; ZOP00113; & ZOP00114.,
to include all affirmative findings of fact and note staff recommendations.

Granted by action of the Common Council of the City of Lake Geneva this 28th day of May, 2024.

Council Action: ☐ Adopted ☐ Failed Vote _____

Mayoral Action: ☐ Accept ☐ Veto

Todd Krause, Mayor

Date

Attest:

Lana Kropf, City Clerk

Date

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 Pk 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)(+)

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: ^{WI} (262) - 248 - 5100

Email: lgpie lady@ameritech.net

Dated this 19 Day of March, 20 24

Jennifer Klemke

Printed Name of Applicant / Petitioner

Jenny Klemke

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 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?

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 affected. 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 2 go.

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

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

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

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

Date: _____ **by:** _____

↓

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

Date: _____ **by:** _____

↓

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

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

____ Land use plan map designation(s);

____ Current land uses present on the subject property;

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

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

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

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

- _____ Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 98-701-98-721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials;
 - _____ If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII.";
 - _____ Exterior building and fencing materials (Sections 98-718 and 98-720);
 - _____ Possible future expansion and related implications for points above;
 - _____ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.
- _____ (b) A **Small Location Map** at 11" x 17" showing the subject property, all properties within 300 feet, and illustrating its relationship to the nearest street intersection. (A photocopy of the pertinent section of the City's Official Zoning Map with the subject property clearly indicated shall suffice to meet this requirement.)
- _____ (c) A **Property Site Plan** drawing which includes:
- _____ A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;
 - _____ The date of the original plan and the latest date of revision to the plan;
 - _____ A north arrow and a graphic scale (not smaller than one inch equals 100 feet);
 - _____ A reduction of the drawing at 11" x 17";
 - _____ A legal description of the subject property;
 - _____ All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;
 - _____ All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;
 - _____ All required building setback lines;
 - _____ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;
 - _____ The location and dimension (cross-section and entry throat) of all access points onto public streets;
 - _____ The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;
 - _____ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;
 - _____ The location of all outdoor storage areas and the design of all screening devices;
 - _____ The location, type, height, size and lighting of all signage on the subject property to include a photometric plan;
 - _____ The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property -- including the clear demonstration of compliance with Section 98-707;
 - _____ All engineering requirements for utilities, site designs, etc;
 - _____ The location and type of any permanently protected green space areas;
 - _____ The location of existing and proposed drainage facilities for storm water;

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

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

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

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

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

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

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

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

____ Receipt of 1 full scale copy in blue line or black line
of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

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

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

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 jgpielady@ameritech.net Phone Number _____

Architect/Contractor/Designer Name X
Architect/Contractor/Designer Email _____ 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.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

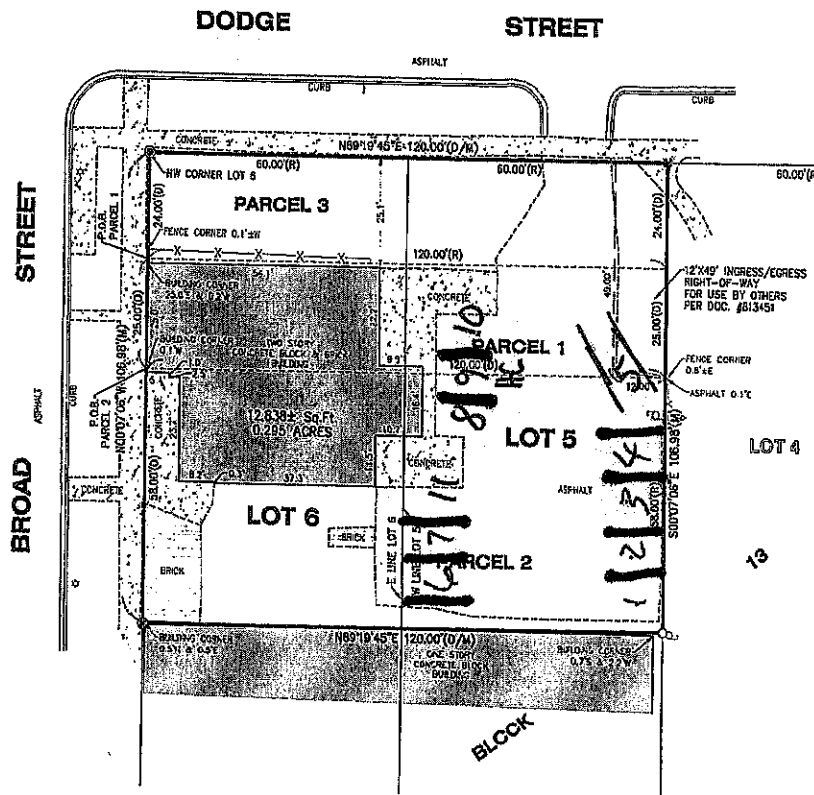
A part of Lots 5 and 6, Block 13, City of Lake Geneva, County of Walworth, State of Wisconsin, described as follows: Beginning at a point 24.00 feet South of the Northwest corner of said Lot 6; running thence East parallel with the North line of said Lot 5, 120.00 feet to the East line of Lot 5; thence South with the North 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

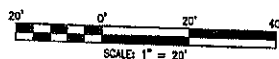
Beginning at a point in the East line of Broad Street, 49.00 feet South of the Northwest corner of Block 13, in the Village of Lake Geneva, now City of Lake Geneva, according to the Plat of said Village on record in the Register of Deeds Office at Elkhorn, Wisconsin, run thence East in a line parallel 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 entitled 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.



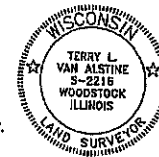
LEGEND	
+	DOWN GUY
✱	FOUND CROSS
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊙	LIGHT
⊕	SET CROSS
⊗	SET IRON BAR
+	SIGN
⊕	UTILITY POLE
(D)	DEED
(M)	MEASURED
(R)	RECORD



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 line 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)
COUNTY OF McHENRY) S.S.



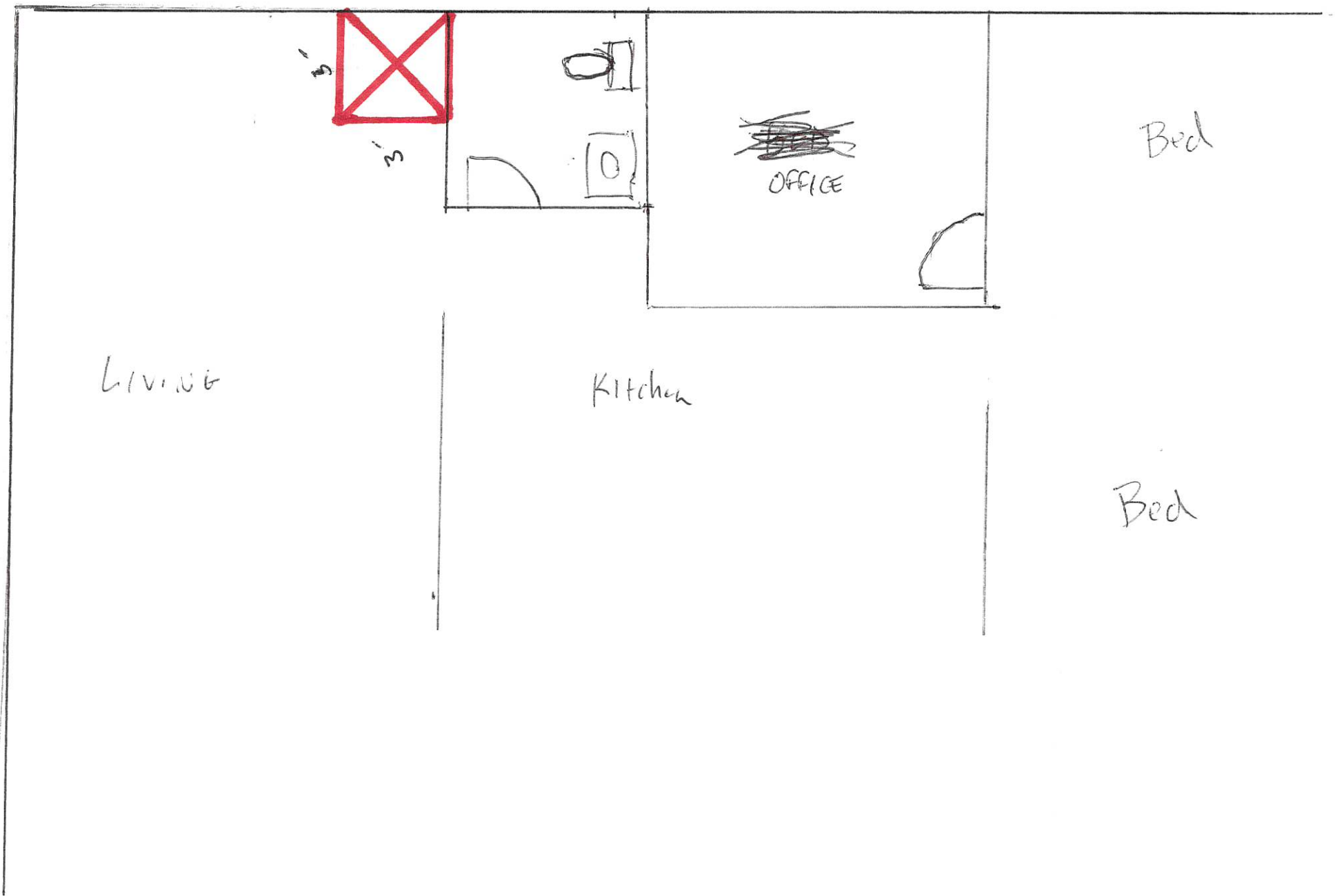
In my professional opinion, and based on my observations, I hereby certify that the above described property has been surveyed under my direction and that the above map is a true representation thereof and shows the size and location of all visible structures, and dimensions of all principle buildings thereon, boundary fences, apparent easements, roadways, and present 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 01/25 A.D., 2024.

Vanderstappen Land Surveying, Inc.
Design Firm No. 184-002762

By:
Wisconsin Registered Land Surveyor No. 82216

CLIENT: JENNY KLENKE
DRAWN BY: JPS CHECKED BY: IVA
SCALE: 1"=20' SEC. 36 T. 02 R. 17 E.
BASIS OF BEARING: W. S. ZONE NAD83/2011
P.L.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.



RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Conditional Use Permit (CUP) for Jennifer Klemke 1020 Lake Geneva Blvd. Lake Geneva for a proposed Commercial Indoor Lodging of the property located in the Central Business (CB) zoning district Tax Key Nos. ZOP00112; ZOP00113; & ZOP00114			
Committee:	Plan Commission approved May 20, 2024		
Fiscal Impact:	N/A		
File Number:	24-R43	Date:	May 28, 2024

WHEREAS, the City Plan Commission has considered the application of a Conditional Use Permit (CUP) for Jennifer Klemke 1020 Lake Geneva Blvd. Lake Geneva for a proposed Commercial Indoor Lodging of the property located in the Central Business (CB) zoning district Tax Key Nos. ZOP00112; ZOP00113; & ZOP00114.

WHEREAS The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on May 9, 2024.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator, is hereby authorized, to issue a Conditional Use Permit (CUP) for Jennifer Klemke 1020 Lake Geneva Blvd. Lake Geneva for a proposed Commercial Indoor Lodging of the property located in the Central Business (CB) zoning district.

Tax Key Nos. ZOP00112; ZOP00113; & ZOP00114.,
to include all affirmative findings of fact and note staff recommendations.

Granted by action of the Common Council of the City of Lake Geneva this 28th day of May, 2024.

Council Action: ☐ Adopted ☐ Failed Vote _____

Mayoral Action: ☐ Accept ☐ Veto

Todd Krause, Mayor

Date

Attest:

Lana Kropf, City Clerk

Date

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 Logging & 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 Pk 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)**

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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 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?

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

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

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

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

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

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

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

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

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

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

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

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

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

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

Development Review Committee (DRC) Application

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

Applicant Information

Property Address 433 Broad St Lake Geneva WI 53147
Applicant name Jennifer Klenke
Applicant email jgpielady@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

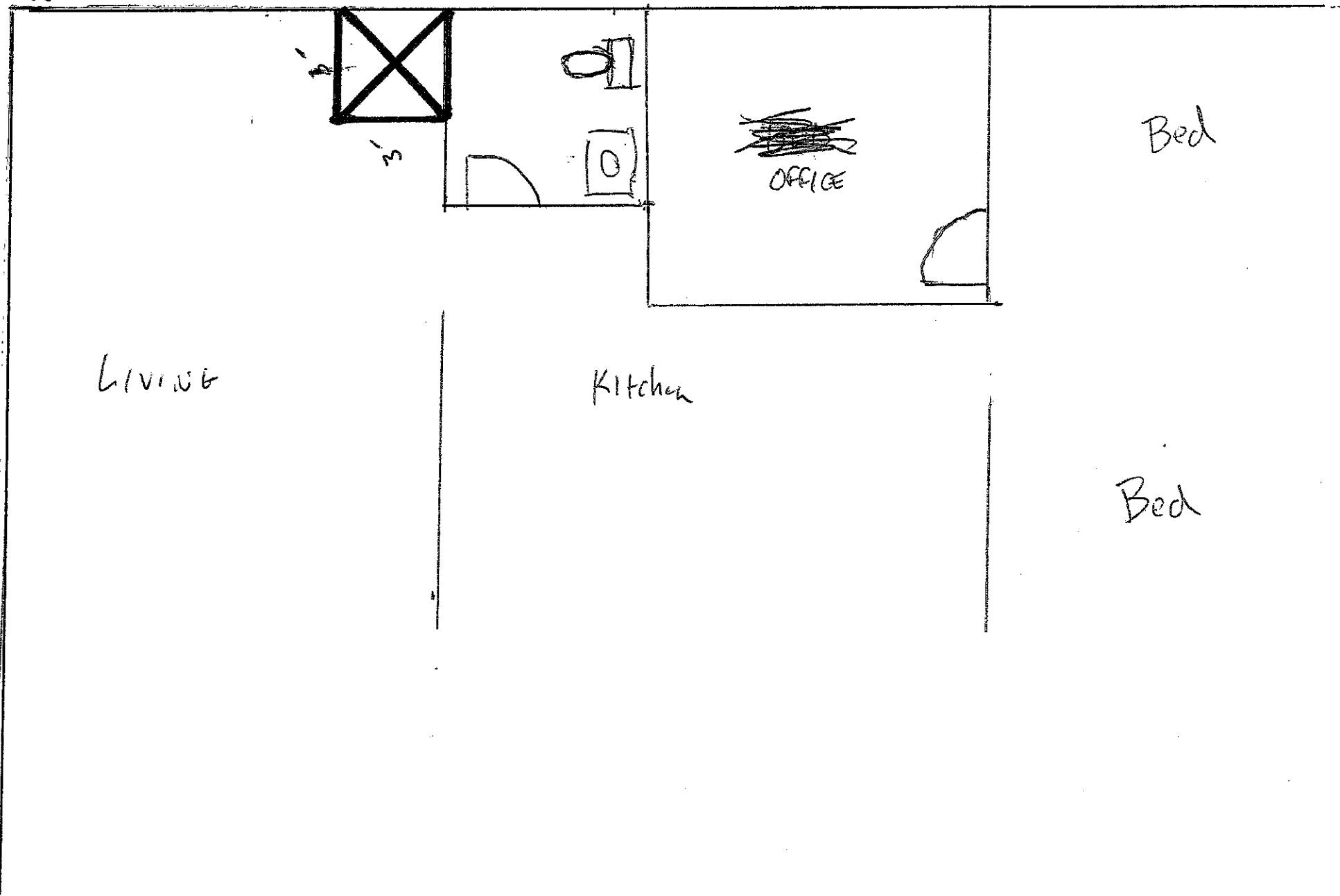
If the development is Commercial or Industrial, please provide the following:

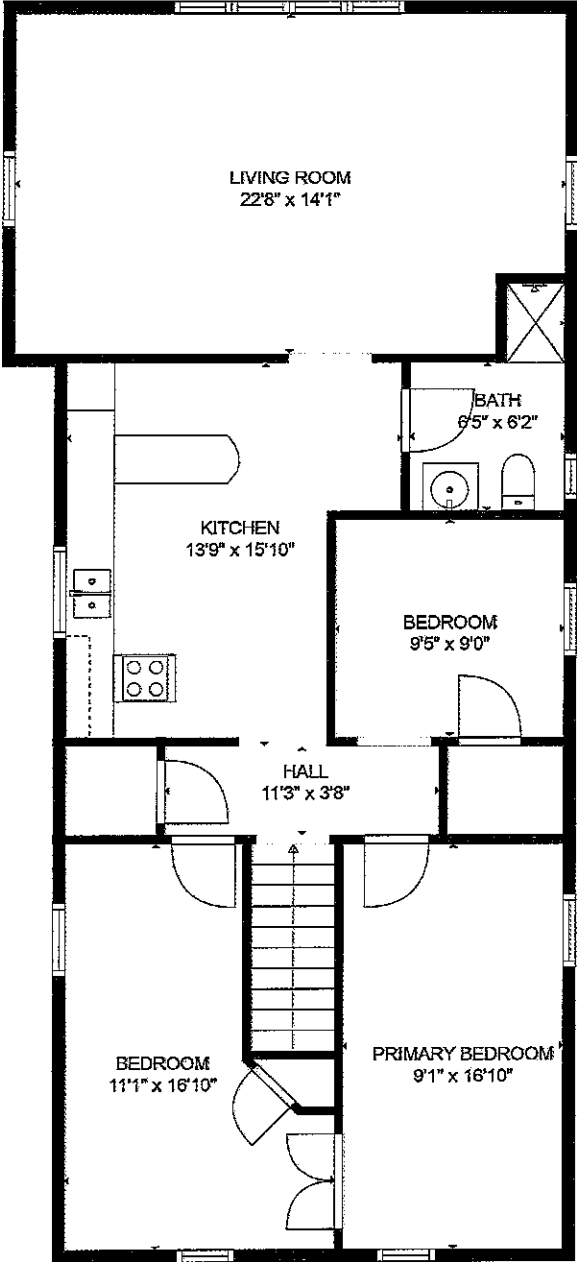
- Water service size requirement _____
- Estimated daily water usage in gallons per day _____
- Estimated maximum water flow in gallons per minute _____
- Number of bathrooms _____
- Brief description of process (if Industrial) _____

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





**PARCEL 1**

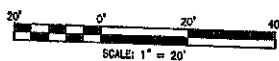
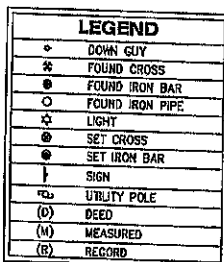
PARCEL 1
A part of Lots 5 and 6, Block 13, City of Lake Geneva, County of Walworth, State of Wisconsin, described as follows: Beginning at a point 24.00 feet South of the Northwest corner of said Lot 3; running thence East parallel with the North line of said Lot 1, 120.00 feet to the East line of Lot 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 1/4, 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

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 the 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 entitled to use the same, over and across the East 12.00 feet of the North 49.00 feet of Lot 5.

PARCEL 3

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.



NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown here, unless the description ordered to be surveyed contains a prior description of the required building lines or easements.

- * No distances 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)
COUNTY OF MOHENTRY) S.S.



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, appurtenant 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 01/28 A.D., 2024.

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

By: [Signature]
Wisconsin Registered Land Surveyor No. S2218

CLIENT: JENNY KLENKE
DRAWN BY: IPS CHECKED BY: IYA
SCALE: 1"=20' SEC. 38 T. 02 R. 17 E.
BASIS OF BEARING: N 1/2 S. ZONE NAD83/2011
P.I.N.: ZOP 00112; ZOP 00114
JOB NO.: 231134 I.D. ISS
FIELDWORK COMP.: 01/22/24 JK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL
POINTS THEREOF CORRECTED FOR REF.

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Conditional Use Permit (CUP) for Christine and Robert Hau 1614 Lake Shore Dr. Lake Geneva for a proposed home renovation to the property located in the Estate Residential – 1 (ER-1) zoning district Tax Key No. ZLM00035			
Committee:	Plan Commission approved May 20, 2024		
Fiscal Impact:	N/A		
File Number:	24-R44	Date:	May 28, 2024

WHEREAS, the City Plan Commission has considered the application of a Conditional Use Permit (CUP) for Christine and Rober Hau 1614 Lake Shore Dr. Lake Geneva for a proposed home renovation to the property located in the Estate Residential – 1 (ER-1) zoning district Tax Key No. ZLM00035.

WHEREAS The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on May 9, 2024.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator, is hereby authorized, to issue a Conditional Use Permit (CUP) for Christine and Rober Hau 1614 Lake Shore Dr. Lake Geneva for a proposed home renovation to the property located in the Estate Residential – 1 (ER-1) zoning district.

Tax Key No. ZLM00035.,

to include all affirmative findings of fact and note staff recommendations.

Granted by action of the Common Council of the City of Lake Geneva this 28th day of May, 2024.

Council Action: ☐ Adopted ☐ Failed Vote _____

Mayoral Action: ☐ Accept ☐ Veto

Todd Krause, Mayor

Date

Attest:

Lana Kropf, City Clerk

Date

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

Scott Lowell
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 corner 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 particularly described as: Commencing at the Northeast corner 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, 2024

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:**

☒ 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;**

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

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;

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

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

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

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

- 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);
 - X Building Height. See elevations also.

- X (d) **A Detailed Landscaping Plan 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 Grading and Erosion Control Plan:**
- 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) **Elevation Drawings 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.

- EROSION CONTROL NOTES:**
- 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.
 - 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.
 - MULCHING SHALL CONFORM TO SECTION 627 OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
 - INSTALL SILT FENCING AS SHOWN ON PLANS FOLLOWING COMPLETION OF REMOVALS AND PRIOR TO LAND DISTURBING ACTIVITIES.
 - LOG-TYPE EROSION CONTROL MAY BE SUBSTITUTED FOR SILT FENCE IF THE SITE MEETS THE CRITERIA AND IS INSTALLED IN ACCORDANCE WITH WORK TECHNICAL STANDARD 1071.
 - ANY ADDITIONAL CONSTRUCTION ENTRANCES REQUIRED SHALL RECEIVE TRACKING PAD STABILIZATION.
 - 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.
 - INLET PROTECTION TYPE D TO BE PROVIDED AT NEAREST DOWNSTREAM STORM SEWER INLET ALONG LAKE SHORE DRIVE.
 - 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:

- EXISTING WATER SERVICE IS 1" COPPER AND SHOULD BE VERIFIED FOR FUTURE REUSE IN THE NEW HOME.
- 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



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

State of Wisconsin } ss
County of Walworth }

I hereby certify that I have supervised the survey of the property described above and to the best of 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

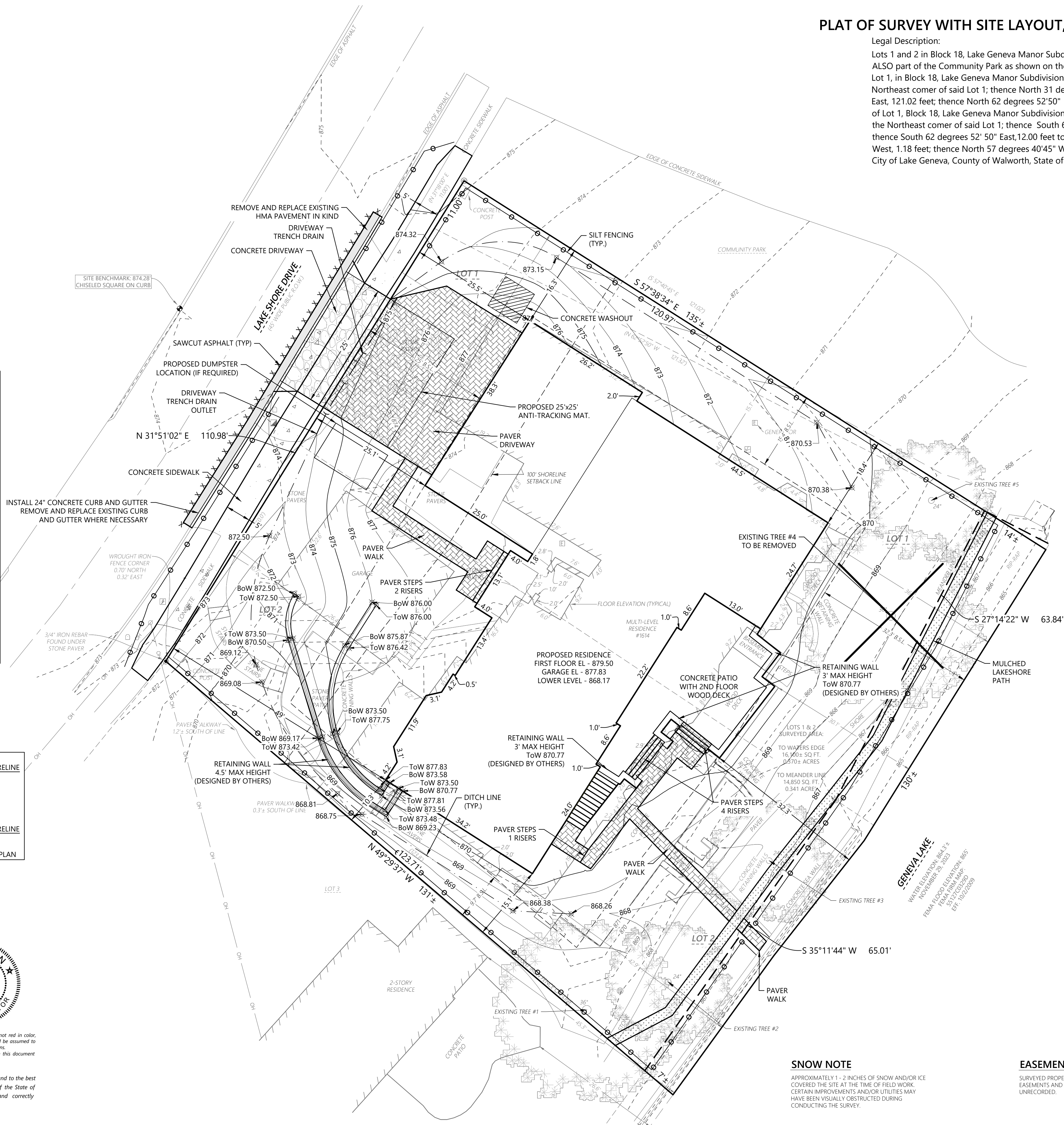
Revised this 24th day of April, 2024 to show site layout, grading and erosion control revisions

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.

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 corner 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 particularly described as: Commencing at the Northeast corner 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.



MONUMENT KEY

- 3/4" Iron Rebar Found
- Iron Pipe Found
- Benchmark
- 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:

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

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.

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)
GEOD 18 WISCONSIN
STARTING BENCHMARK:
NGS MONUMENT PID: DG4877
PUBLISHED ELEVATION: 1055.7

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

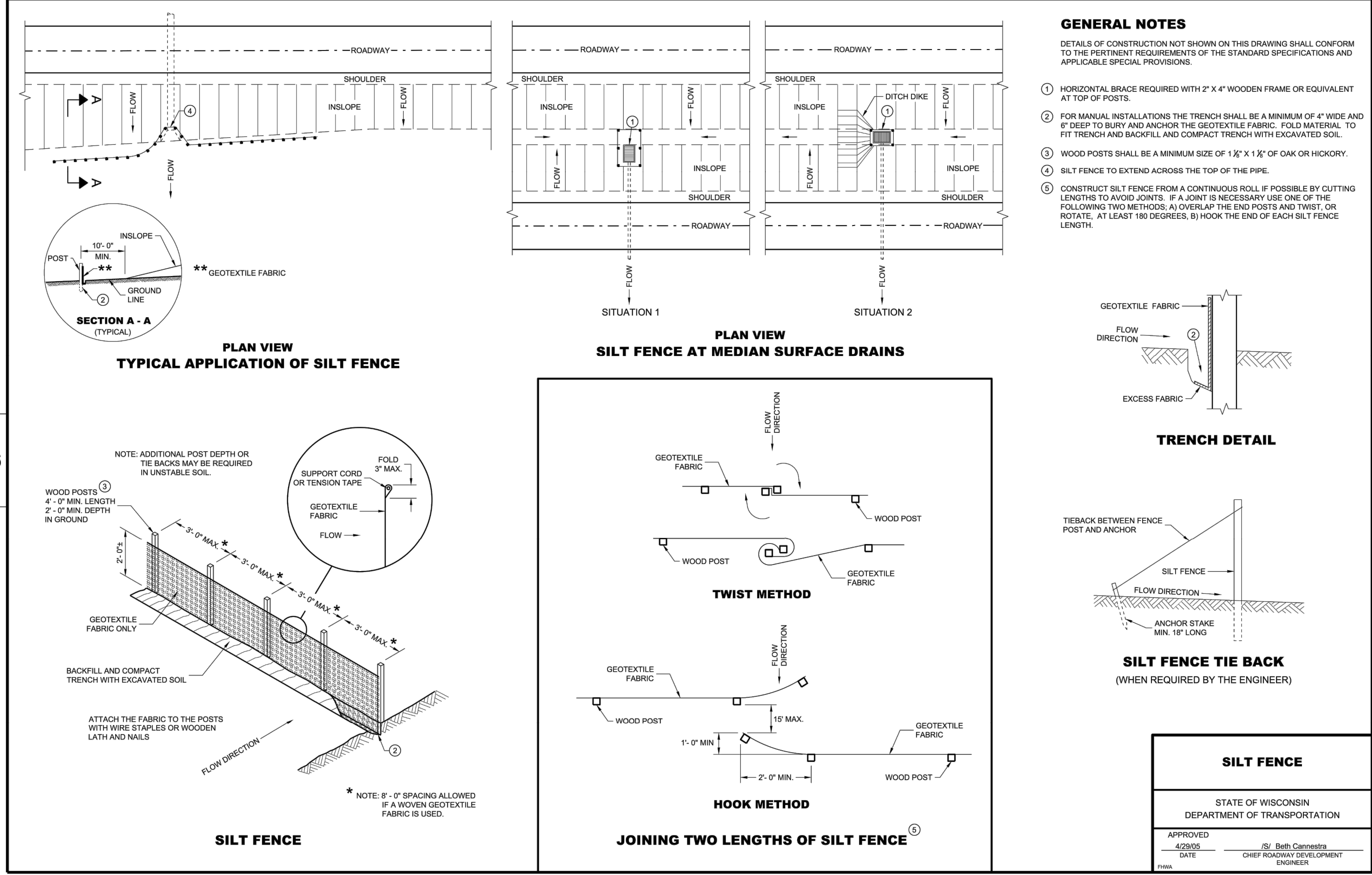
FOR THE EXCLUSIVE USE OF:
Robert Hau and Christine Hau Trust
1614 Lake Shore Drive
Lake Geneva, WI 53147

ORDER NO: 34885

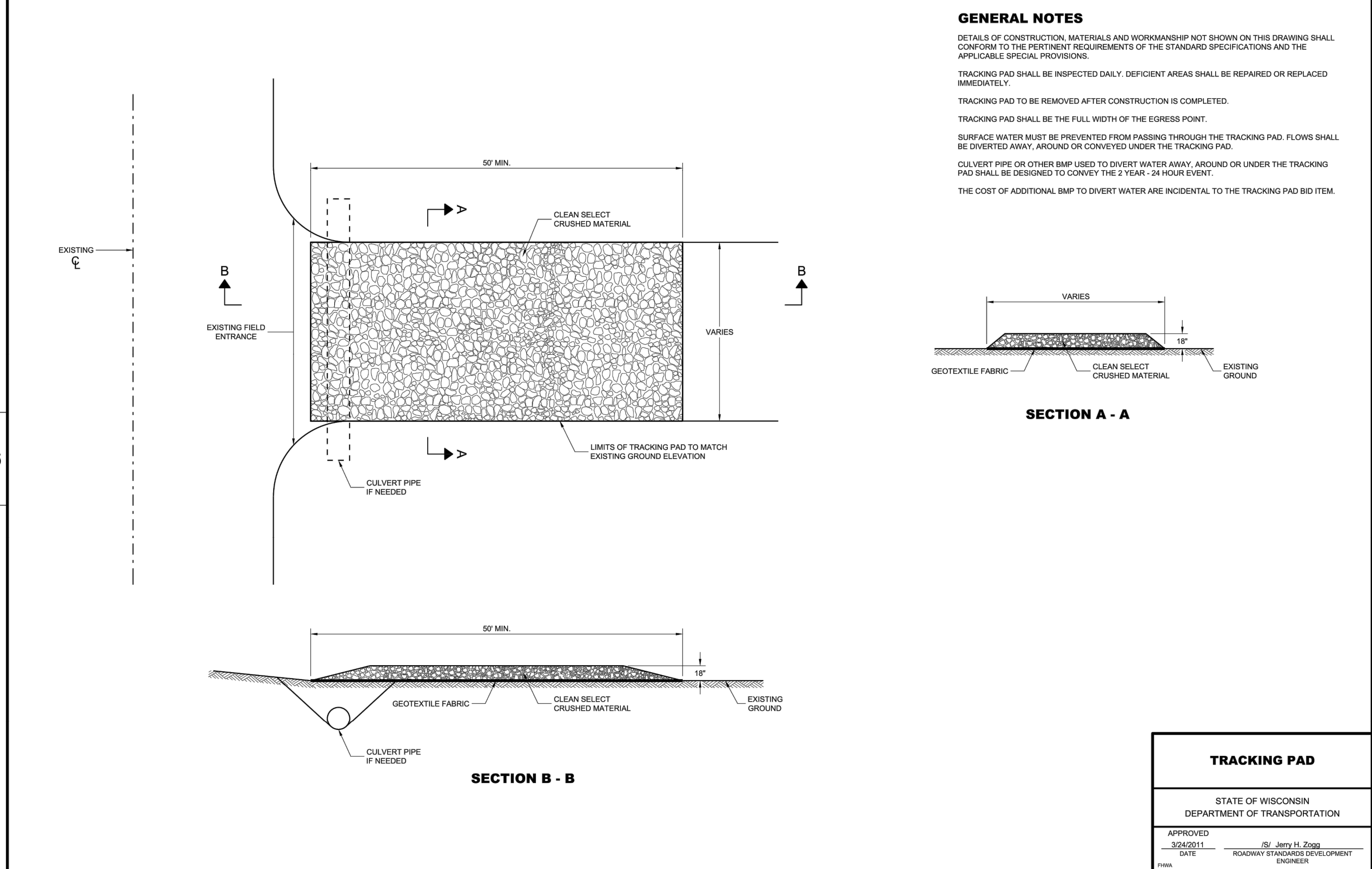
FIELD CREW: BMR
DRAWN BY: BMR
SHEET 1 OF 1

File Name: C:\Users\jbelongia\Documents\34885\34885.dwg Date: 12/11/2023 File Format: AutoCAD LT

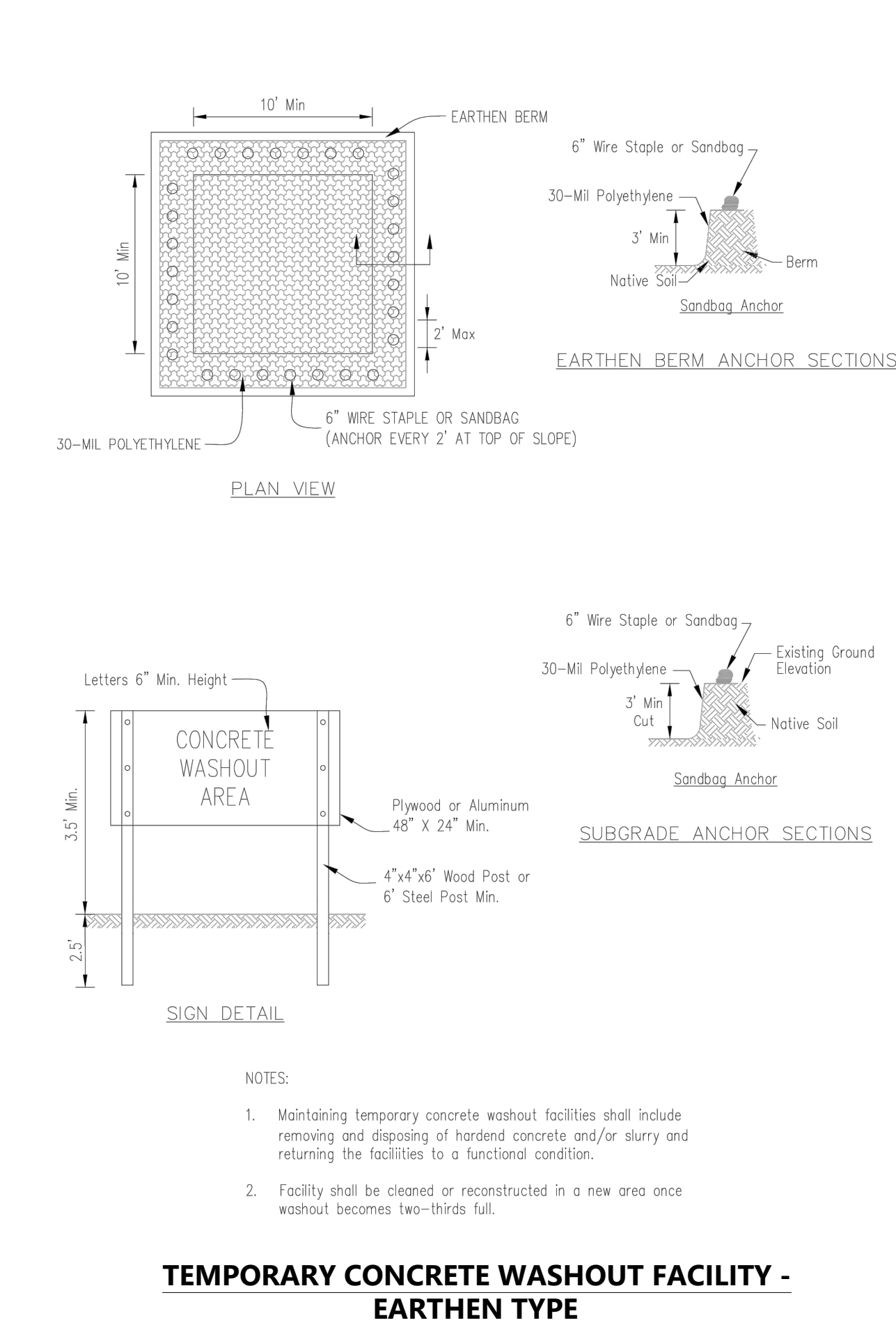
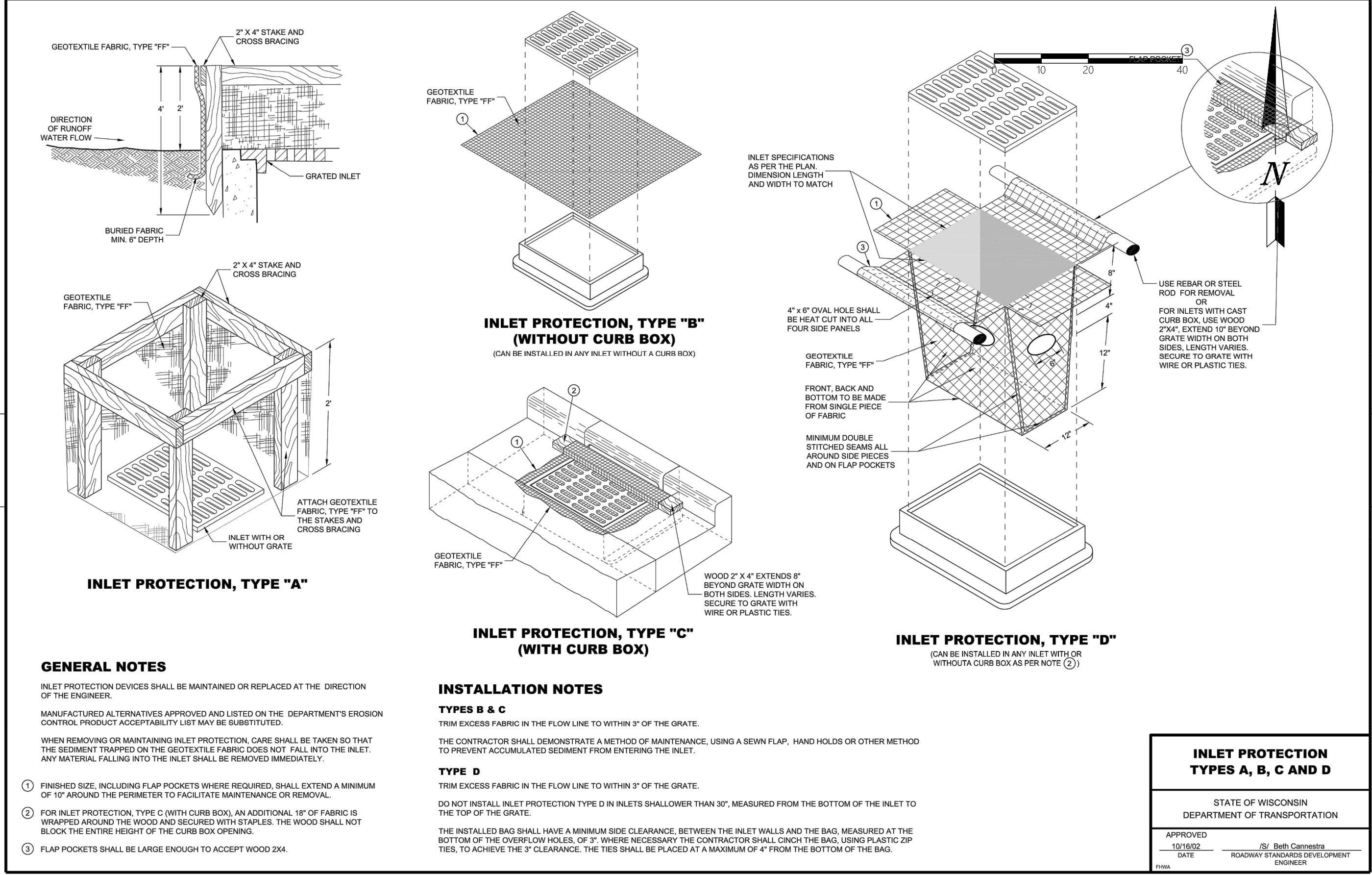
SDD 08E09 Silt Fence

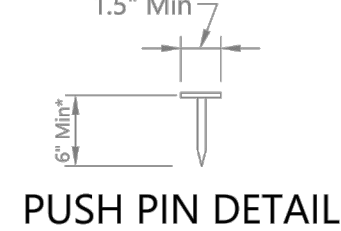
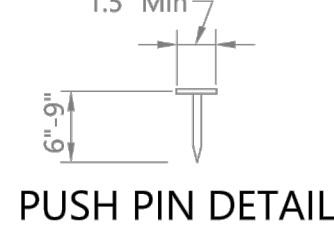


SDD 08E14 Tracking Pad



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

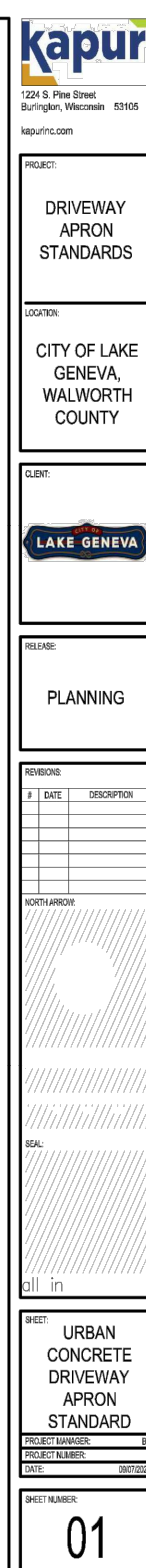




1. For sandy soil conditions, staple or push pin shall be a minimum 8 inches.



1. Staples shall be placed in a diamond pattern at 2 per s.y. for stitched blankets. Non-stitched shall use 4 staples per s.y. of material. This equates to 200 staples with stitched blanket and 400 staples of non-stitched 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.



GRADE AT HOUSE



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
OWNERSHIP OF DOCUMENTS

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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
38-0043

DATE
04/06/2024

A-5

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.

Batterman
engineers surveyors planners

2857 Bertalis Drive
Beloit, Wisconsin 53511
608.365.4464

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

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 corner 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, 12'30.32 feet to the place of beginning. EXCEPTING a part of Lot 1, Block 18, Lake Geneva Manor Subdivision Tract No. 17, more particularly described as: Commencing at the Northeast corner 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.

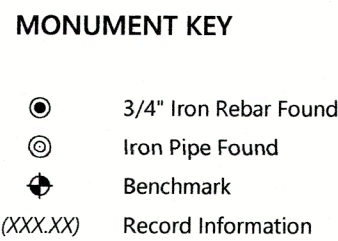
1. EROSION CONTROL FEATURES AS SHOWN IN THE PLANS ARE AT SUGGESTED LOCATIONS. THE ENGINEER MAY MODIFY LOCATIONS AS NEEDED. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL SUCH TIME AS THE ENGINEER DETERMINES THE MEASURE IS NO LONGER NECESSARY.
2. ALL DISTURBED AREAS TO BE RESTORED WITH SEED, FERTILIZER, AND MULCH UNLESS OTHERWISE NOTED. FINAL SEEDING TO BE #40. PROVIDE 2.185/1000 SF (100 TO 1000) OF SEED. 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 WMD 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 SEEDING MIXTURE OF AGRICULTURAL RYE AT A RATE OF 1.5/1000 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.

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

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%)

TOTAL	6,353± SF (39.5%)
LANDSCAPE AREA	9,747± SF (60.5%)

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.



	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

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

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.

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

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'

Scale: 1" = 10'



A horizontal scale bar with alternating black and white segments. It is marked with the numbers 0, 5, 10, and 20 at the bottom.

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

State of Wisconsin } ss
County of Walworth }

I hereby certify that I have supervised the survey of the property described above and to the best of my knowledge and belief, the plot 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

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.

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.

**PLAN OF SURVEY WITH SITE LAYOUT, GRADING,
AND EROSION CONTROL PLAN
FOR ROBERT AND CHRISTINE HAU**

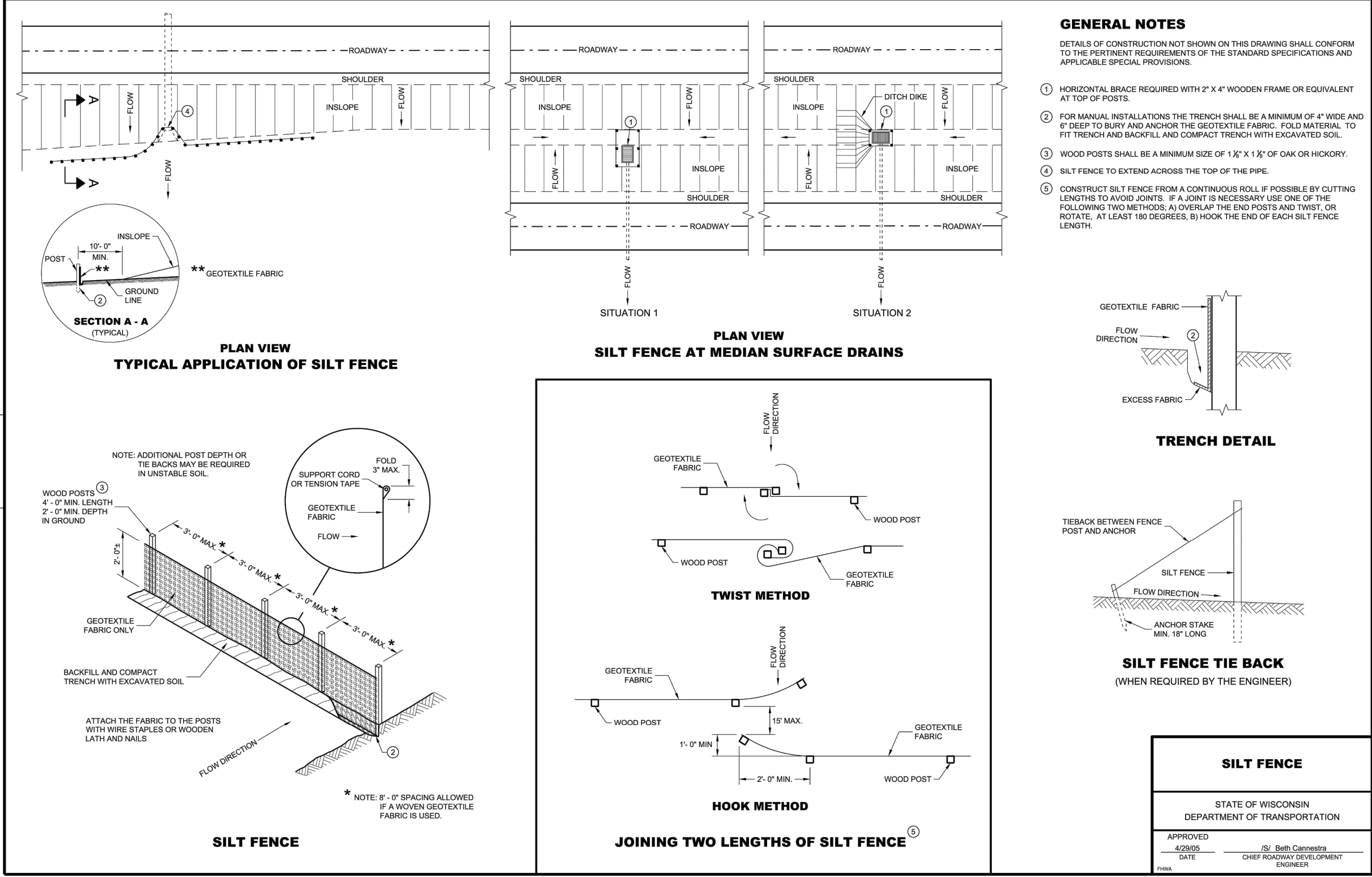
FOR THE EXCLUSIVE USE OF:
Robert Hau and Christine Hau Trust
1614 Lake Shore Drive
Lake Geneva, WI 53147

ORDER NO: 34885

FIELD CREW: BMR
DRAWN BY: BMR
SHEET 1 OF 1

File Name: C:\Users\kchris\Documents\ACCDocs\RI-Batterman\34885 - Lowell - RI\Project Files\PRINT FILE

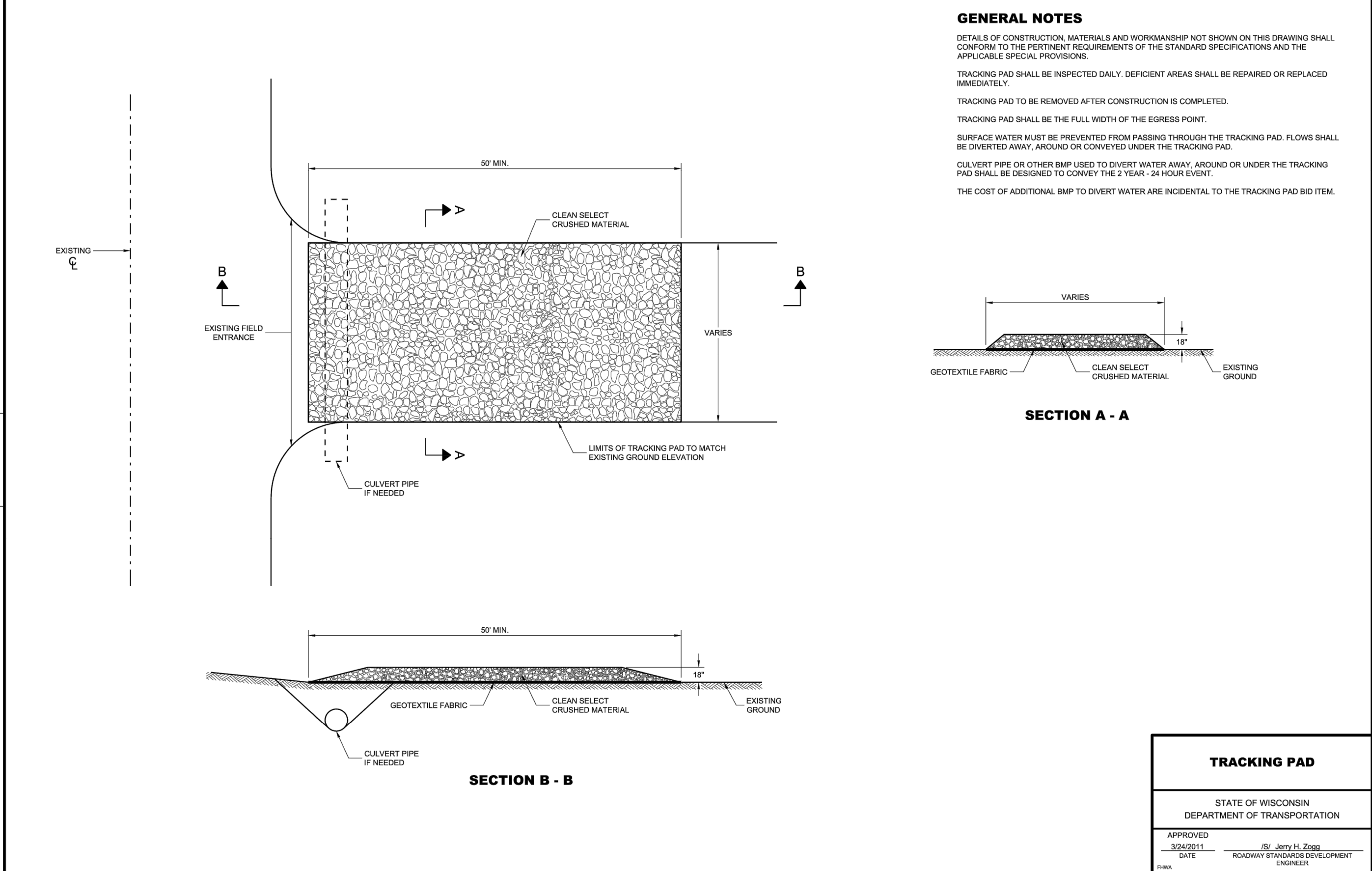
SDD 08E09 Silt Fence



SDD 08E09 - 06

SDD 08E09 - 06

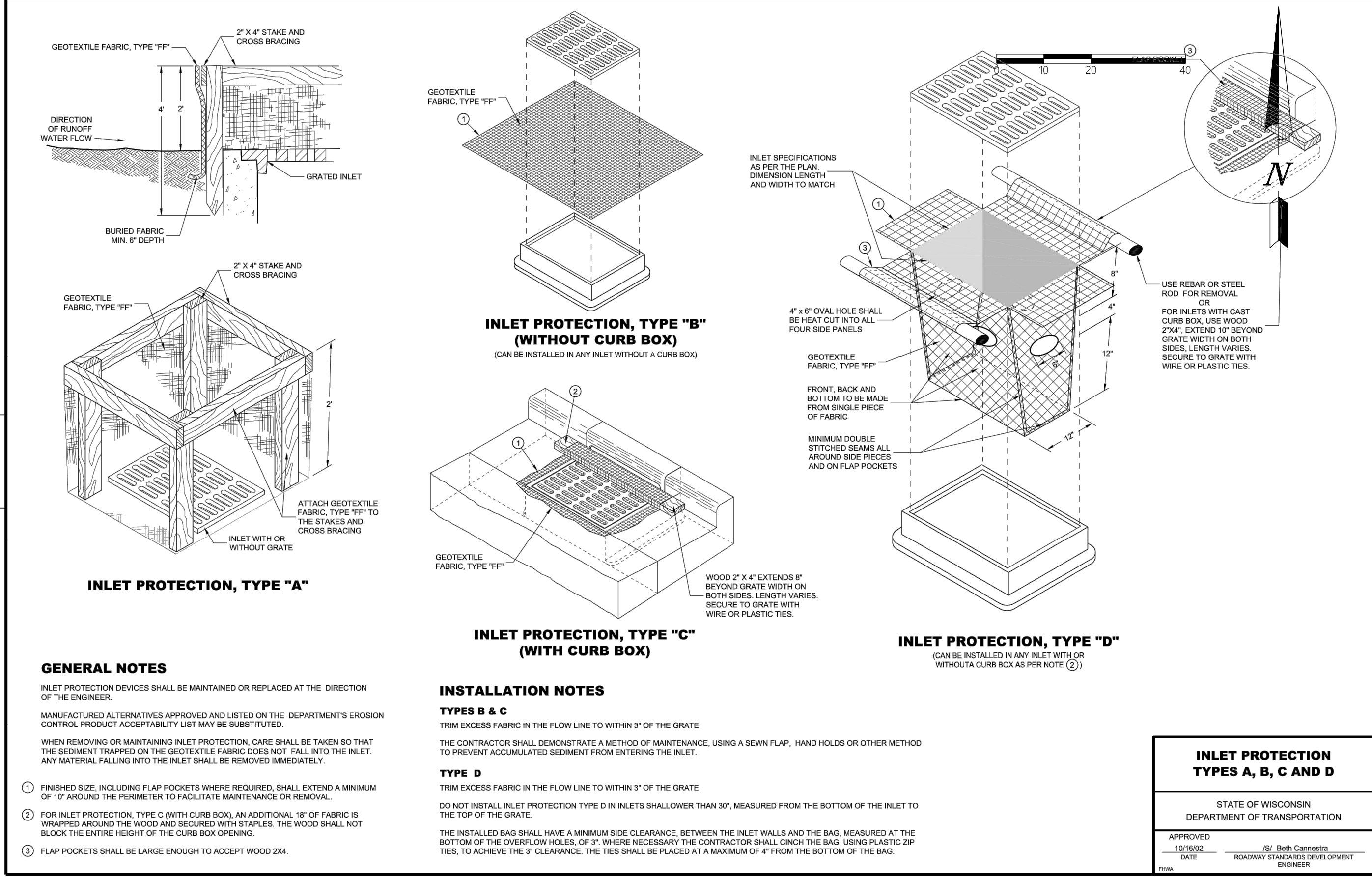
SDD 08E14 Tracking Pad



SDD 08E14 - 01

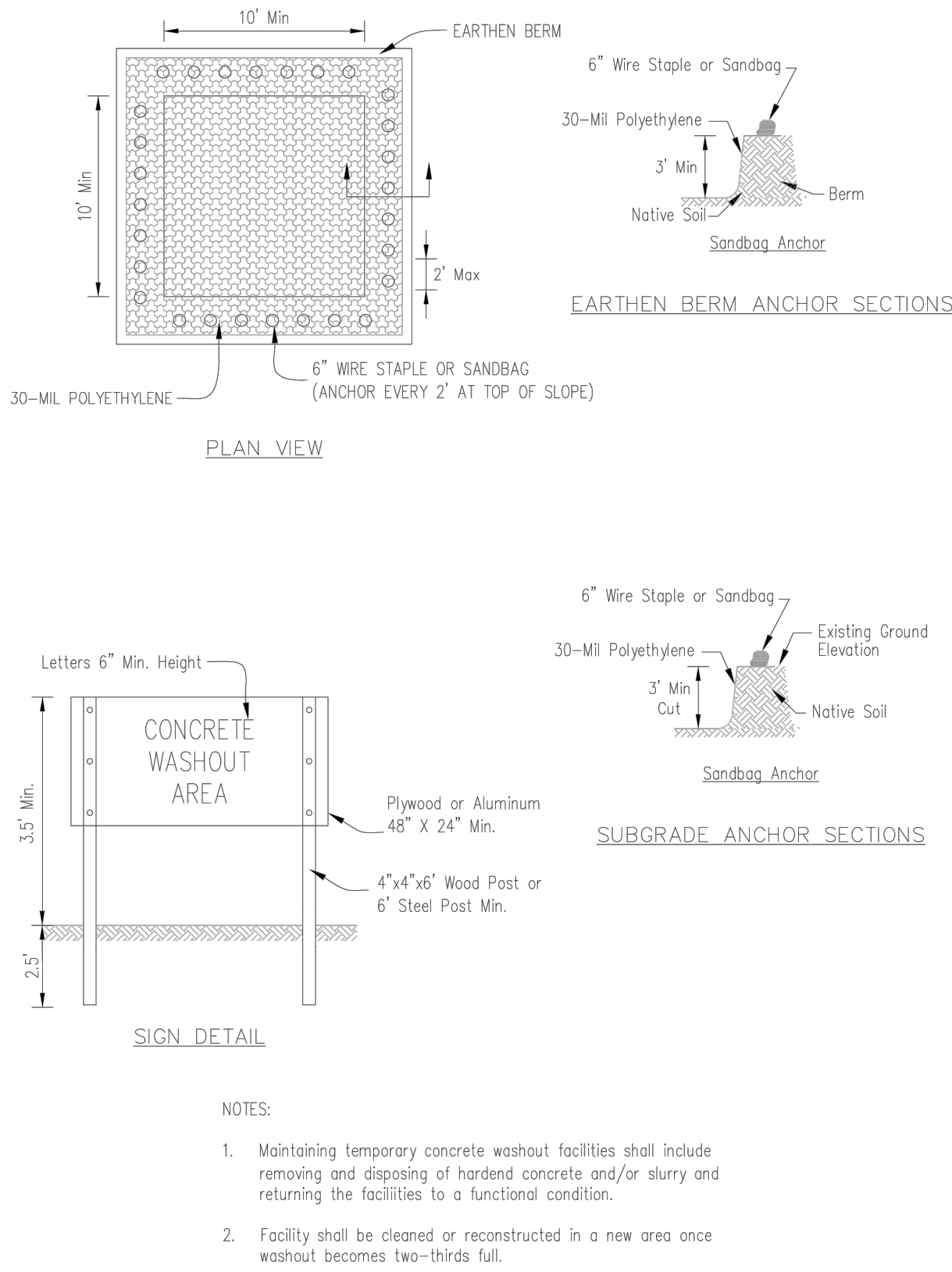
SDD 08E14 - 01

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



SDD 08E10 - 02

SDD 08E10 - 02



SDD 08E10 - 02

SDD 08E10 - 02

TEMPORARY CONCRETE WASHOUT FACILITY - EARTHEN TYPE

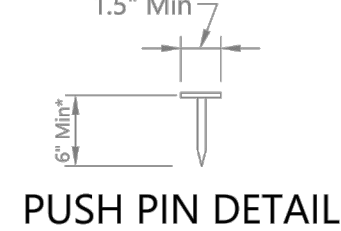
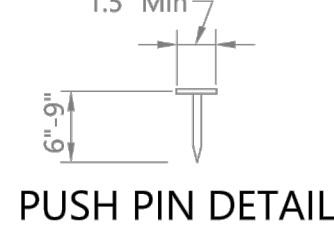
- NOTES:
- Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
 - Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

DETAILS

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

SHEET NO.

C3.01



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



1. Staples shall be placed in a diamond pattern at 2 per s.y. for stitched blankets. Non-stitched shall use 4 staples per s.y. of material. This equates to 200 staples with stitched blanket and 400 staples of non-stitched 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.





224 E. First Street
 Fort Worth, Texas 76102
 817.335.1000

PROJECT:

DRIVEWAY
 APRON
 STANDARDS

CITY:

CITY OF LAKE
 GENEVA,
 WALTHAM COUNTY

LOGO:



REVISION:

PLANNING

REVISIONS:

#	DATE	DESCRIPTION
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DESCRIPTION:

URBAN
 CONCRETE
 DRIVEWAY
 APRON
 STANDARD

DATE:

11/1/2017

BY:

J. KAPUR

CHECKED:

J. KAPUR

SCALE:

1"=1'-0"

PROJECT NUMBER:

01

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.

PLOT DATE: 3/27/2024 7:41 AM



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

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

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

34885 - STORM WATER DWG

STORM WATER DRAINAGE EXHIBIT

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

ISSUANCE	
CITY SUBMITTAL	2024-03-27
-	-
-	-
-	-
-	-

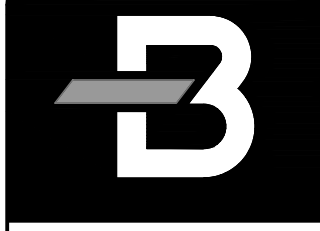
2857 Bareils Drive
Beloit, WI 53511
(608) 365-4464

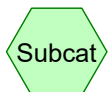
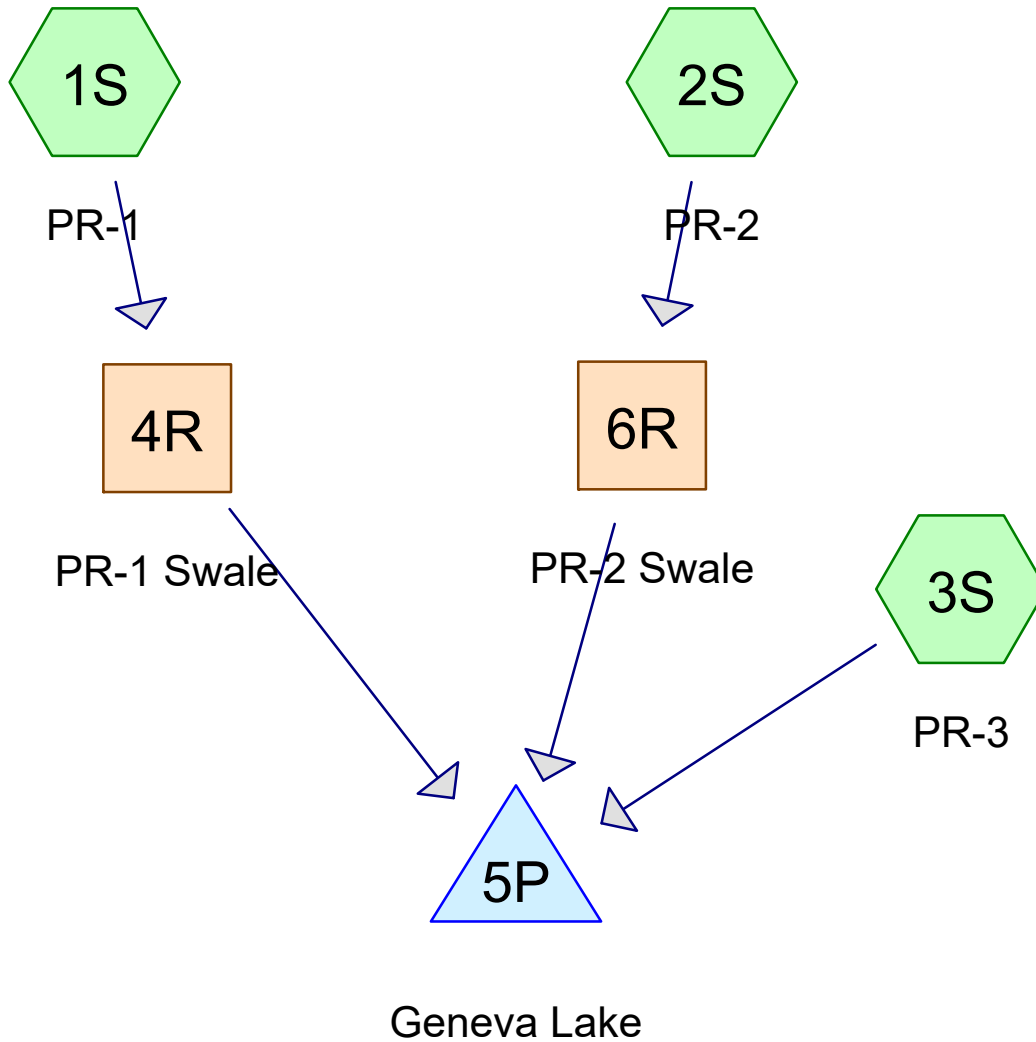
19 N. High Street
Janesville, WI 53548
(608) 743-9350

1040 N. Wisconsin St.
Elkhorn, WI 53121
(262) 379-2250

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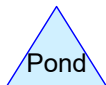




Subcat



Reach



Pond



Link

Routing Diagram for 34885 - Hau Residence - H&H Analysis
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34885 - Hau Residence - H&H Analysis

Prepared by R.H. Batterman & Co., Inc.

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Page 2

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

34885 - Hau Residence - H&H Analysis

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Page 3

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

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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

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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	

34885 - Hau Residence - H&H Analysis

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Hau Residence - Stormwater Analysis

MSE 24-hr 3 1-year Rainfall=2.42"

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Page 6

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

Subcatchment1S: 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
Subcatchment2S: 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
Subcatchment3S: 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

34885 - Hau Residence - H&H Analysis

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Hau Residence - Stormwater Analysis

MSE 24-hr 3 1-year Rainfall=2.42"

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Page 7

Summary for Subcatchment 1S: PR-1

[49] Hint: $T_c < 2dt$ may require smaller dt

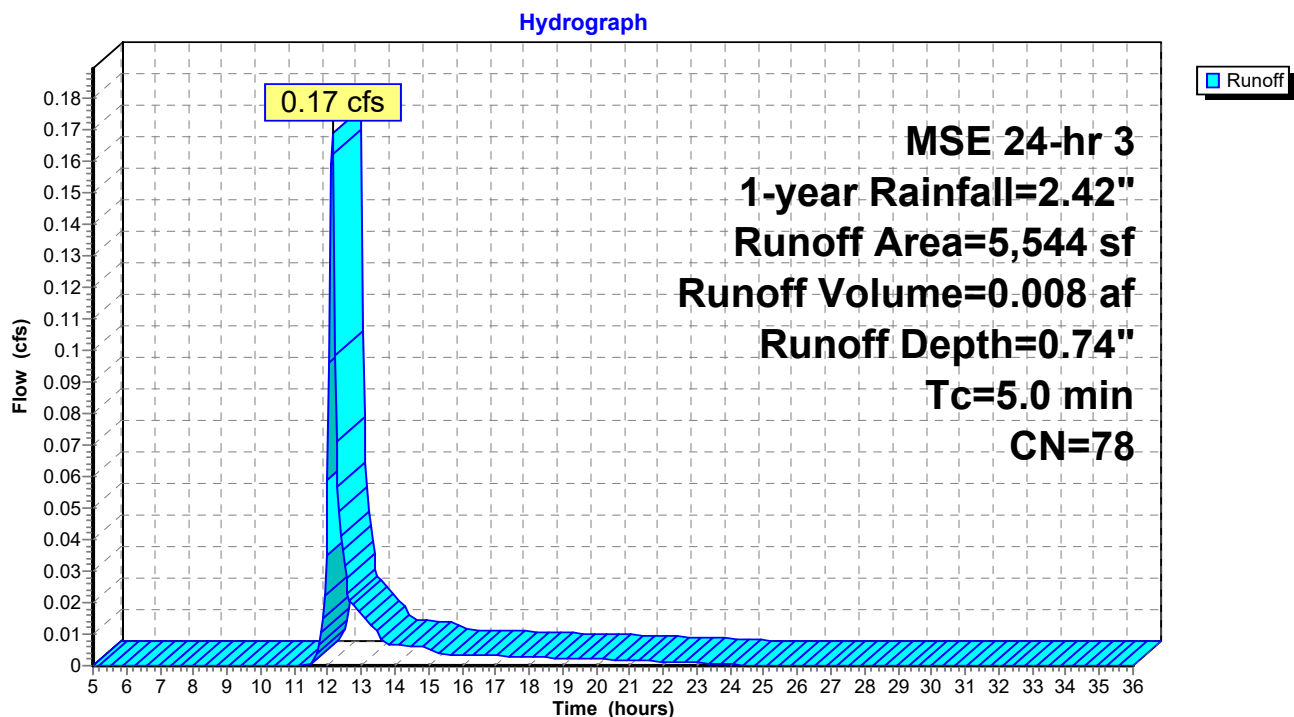
Runoff = 0.17 cfs @ 12.13 hrs, Volume= 0.008 af, Depth= 0.74"

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



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Hau Residence - Stormwater Analysis

MSE 24-hr 3 1-year Rainfall=2.42"

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Page 8

Summary for Subcatchment 2S: PR-2

[49] Hint: $T_c < 2dt$ may require smaller dt

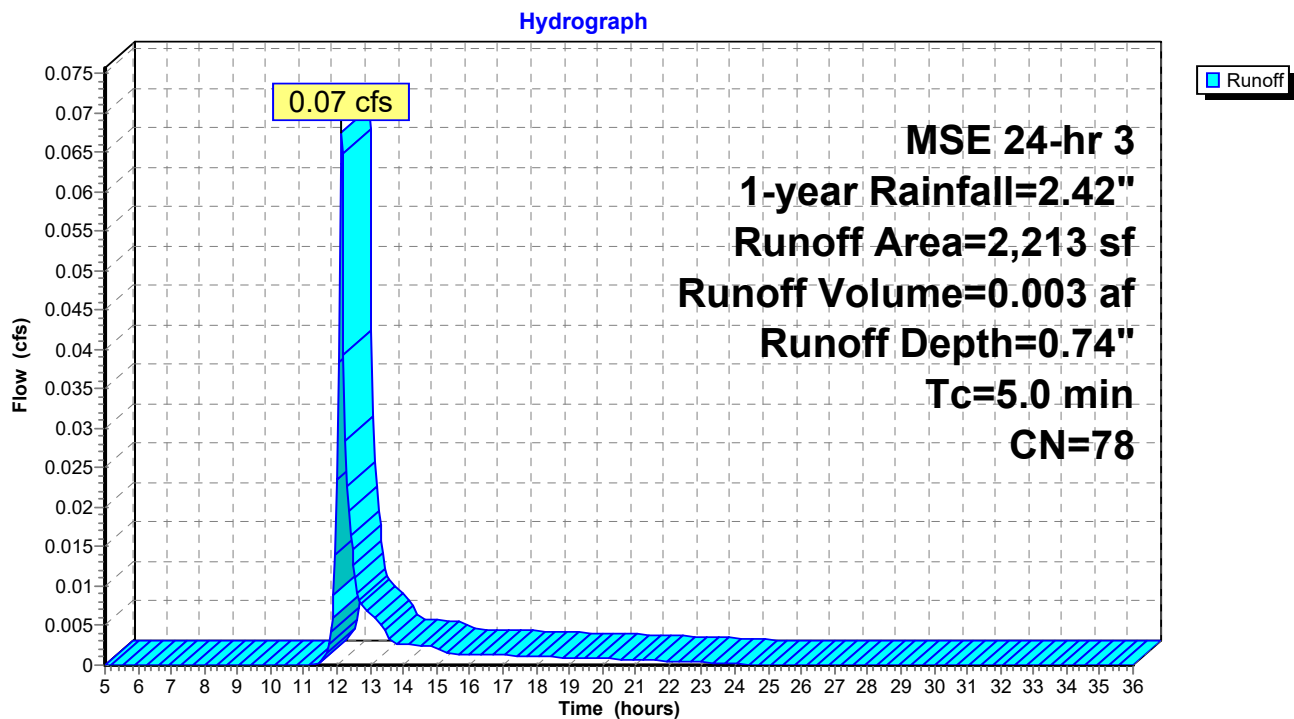
Runoff = 0.07 cfs @ 12.13 hrs, Volume= 0.003 af, Depth= 0.74"

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



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Hau Residence - Stormwater Analysis

MSE 24-hr 3 1-year Rainfall=2.42"

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Summary for Subcatchment 3S: PR-3

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.17 cfs @ 12.13 hrs, Volume= 0.008 af, Depth= 0.60"

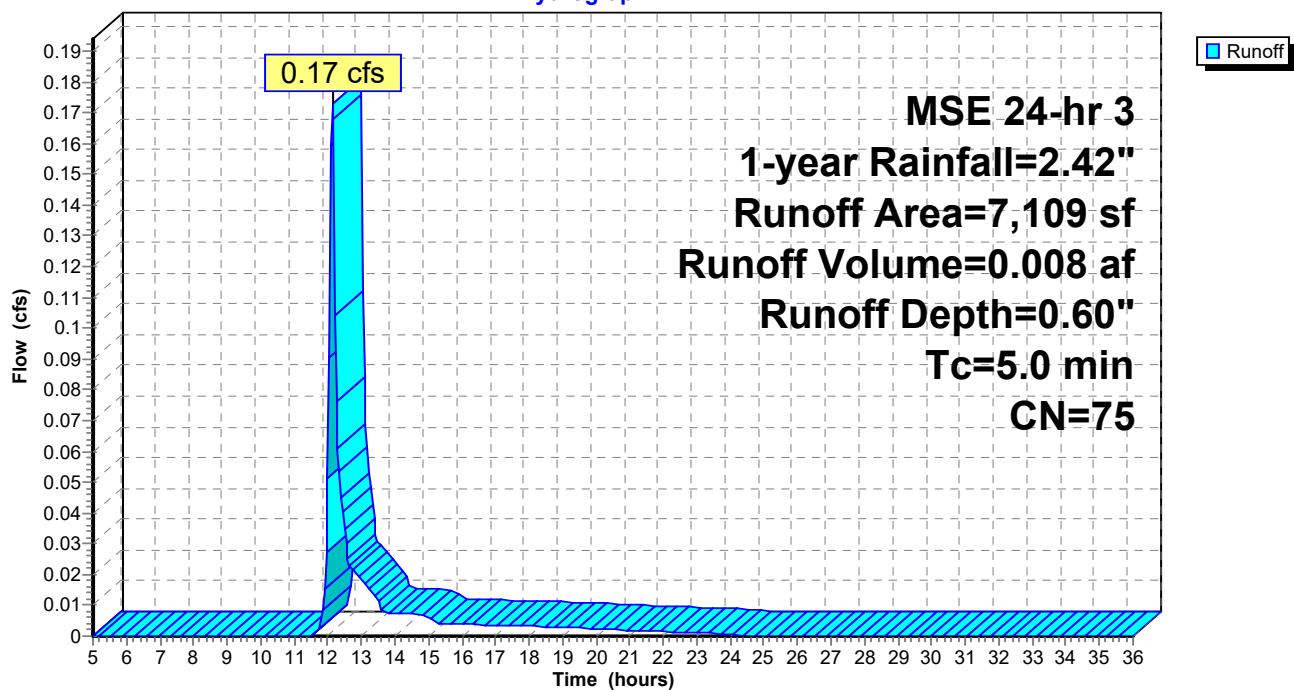
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, $dt=0.05$ hrs
MSE 24-hr 3 1-year Rainfall=2.42"

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

Hydrograph



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Hau Residence - Stormwater Analysis

MSE 24-hr 3 1-year Rainfall=2.42"

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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'

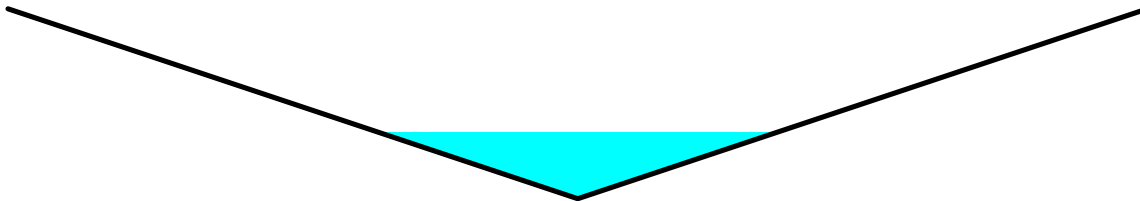
Bank-Full Depth= 0.50' Flow Area= 0.8 sf, Capacity= 2.72 cfs

0.00' x 0.50' deep channel, n= 0.035

Side Slope Z-value= 3.0 ' / ' Top Width= 3.00'

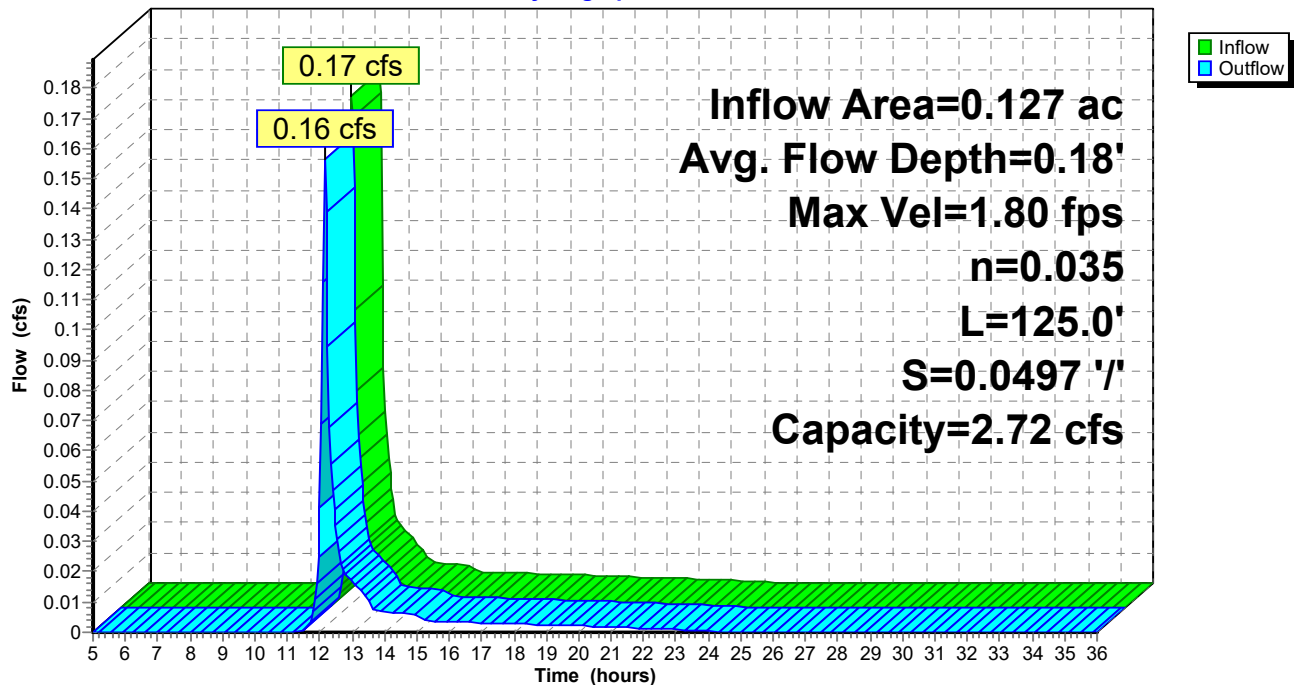
Length= 125.0' Slope= 0.0497 ' / '

Inlet Invert= 874.59', Outlet Invert= 868.38'



Reach 4R: PR-1 Swale

Hydrograph



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Hau Residence - Stormwater Analysis

MSE 24-hr 3 1-year Rainfall=2.42"

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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'

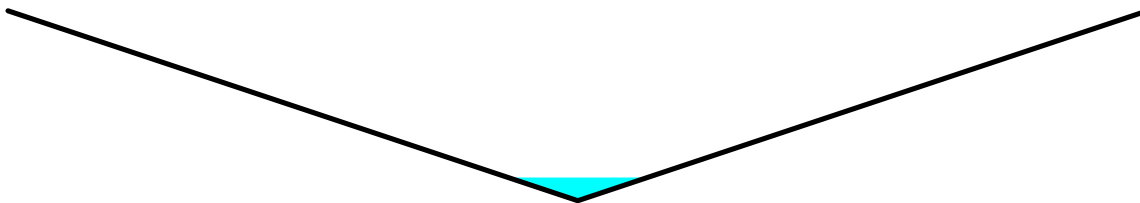
Bank-Full Depth= 1.00' Flow Area= 3.0 sf, Capacity= 18.17 cfs

0.00' x 1.00' deep channel, n= 0.035

Side Slope Z-value= 3.0 '/' Top Width= 6.00'

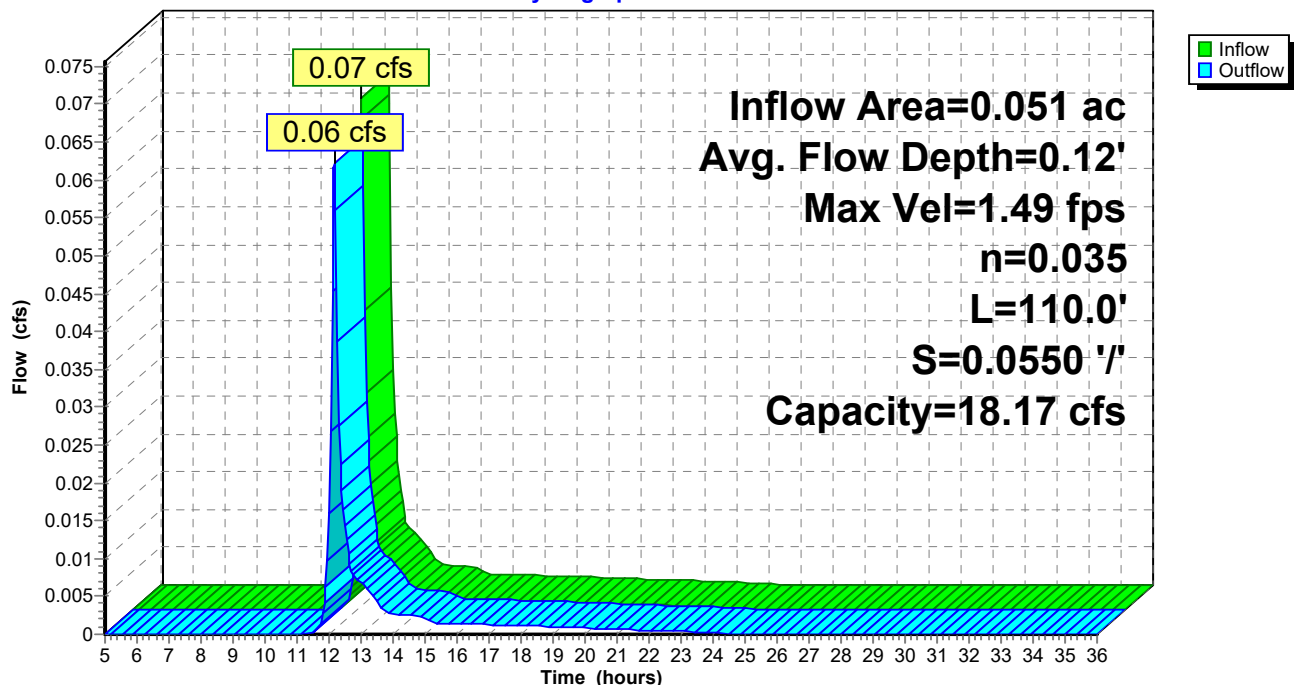
Length= 110.0' Slope= 0.0550 '/'

Inlet Invert= 874.91', Outlet Invert= 868.86'



Reach 6R: PR-2 Swale

Hydrograph



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Hau Residence - Stormwater Analysis

MSE 24-hr 3 1-year Rainfall=2.42"

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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

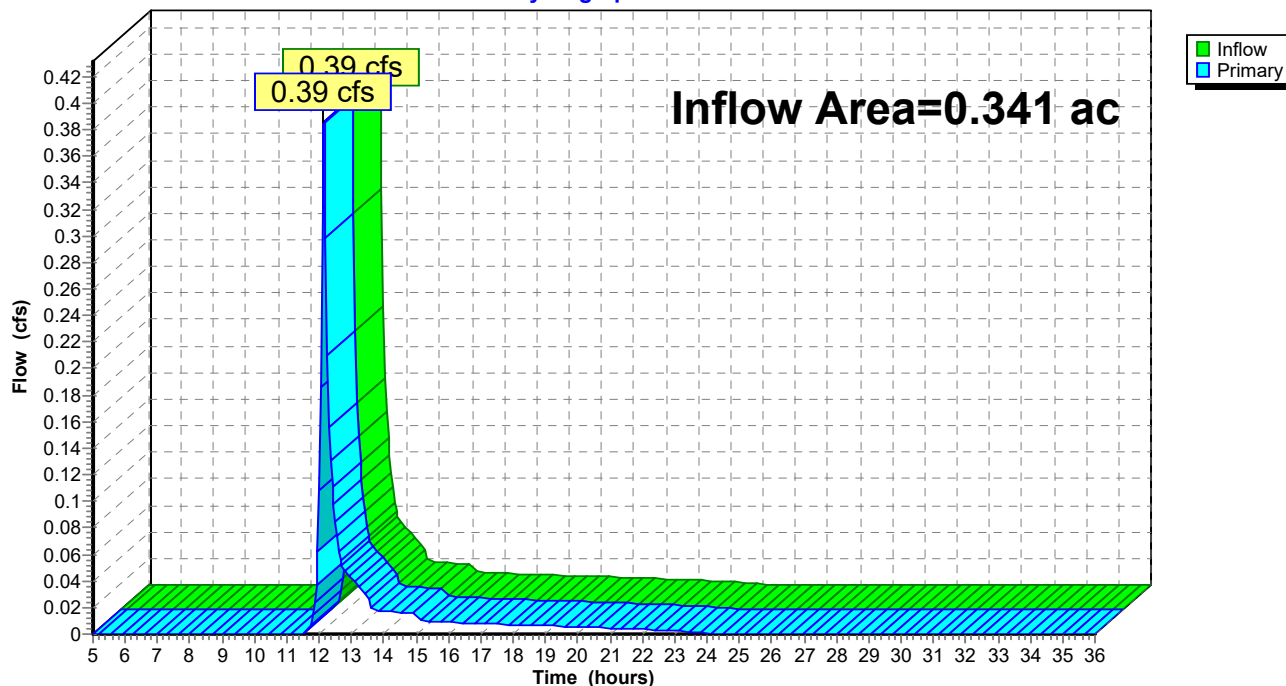
Inflow = 0.39 cfs @ 12.15 hrs, Volume= 0.019 af

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

Hydrograph



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Hau Residence - Stormwater Analysis

MSE 24-hr 3 2-year Rainfall=2.78"

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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

Subcatchment1S: 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

Subcatchment2S: 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

Subcatchment3S: 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

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Hau Residence - Stormwater Analysis

MSE 24-hr 3 2-year Rainfall=2.78"

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Summary for Subcatchment 1S: PR-1

[49] Hint: $T_c < 2dt$ may require smaller dt

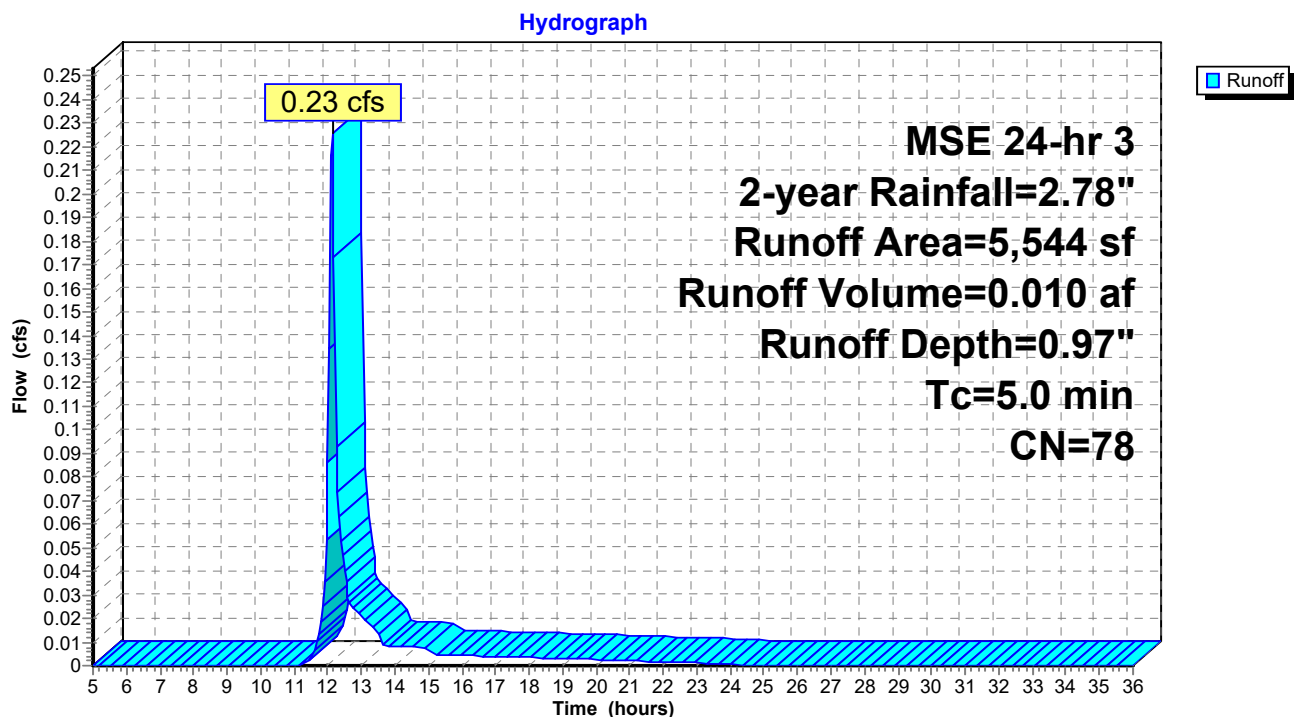
Runoff = 0.23 cfs @ 12.12 hrs, Volume= 0.010 af, Depth= 0.97"

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



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MSE 24-hr 3 2-year Rainfall=2.78"

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Page 15

Summary for Subcatchment 2S: PR-2

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.09 cfs @ 12.12 hrs, Volume= 0.004 af, Depth= 0.97"

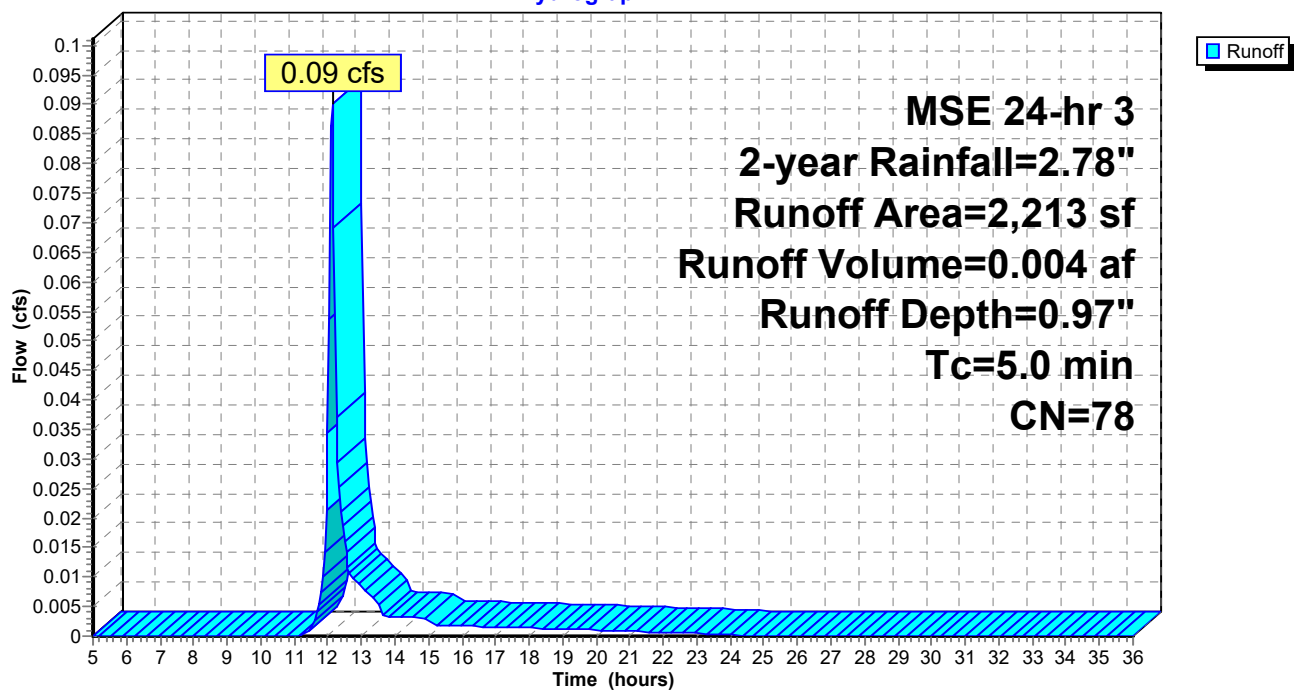
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, $dt=0.05$ hrs
MSE 24-hr 3 2-year Rainfall=2.78"

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

Hydrograph



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Hau Residence - Stormwater Analysis

MSE 24-hr 3 2-year Rainfall=2.78"

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Summary for Subcatchment 3S: PR-3

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.24 cfs @ 12.13 hrs, Volume= 0.011 af, Depth= 0.82"

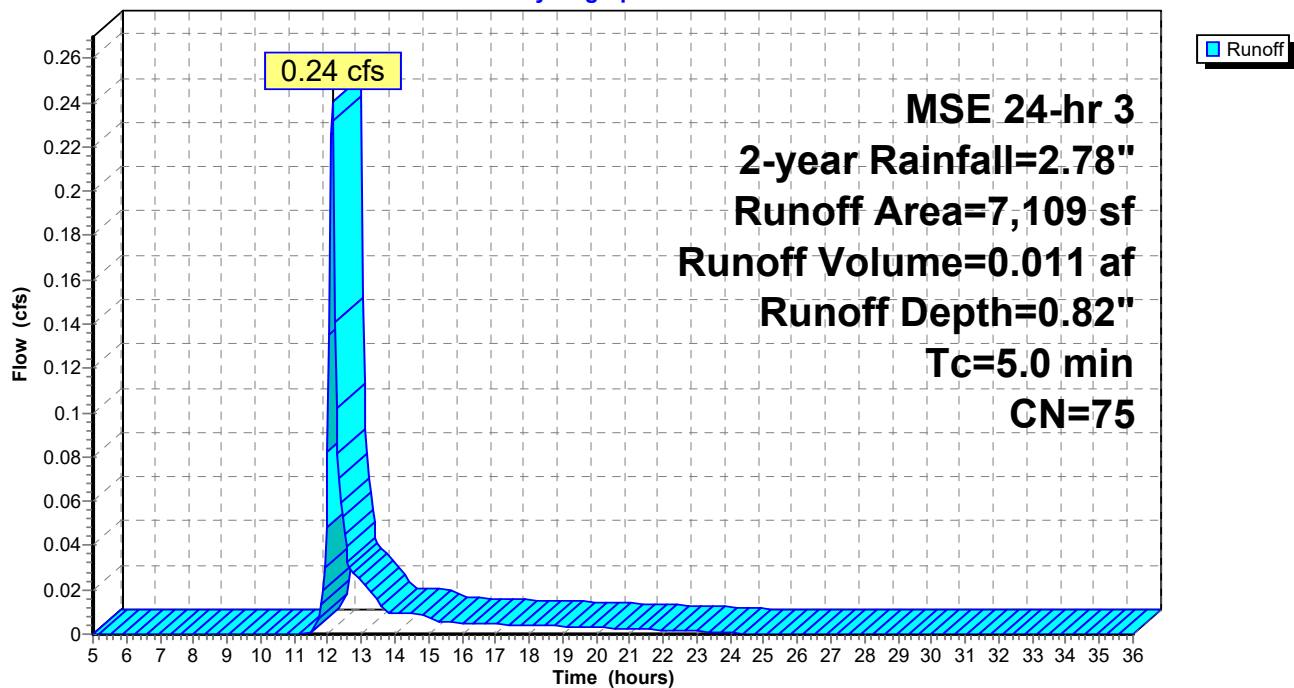
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, $dt=0.05$ hrs
MSE 24-hr 3 2-year Rainfall=2.78"

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

Hydrograph



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Hau Residence - Stormwater Analysis

MSE 24-hr 3 2-year Rainfall=2.78"

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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'

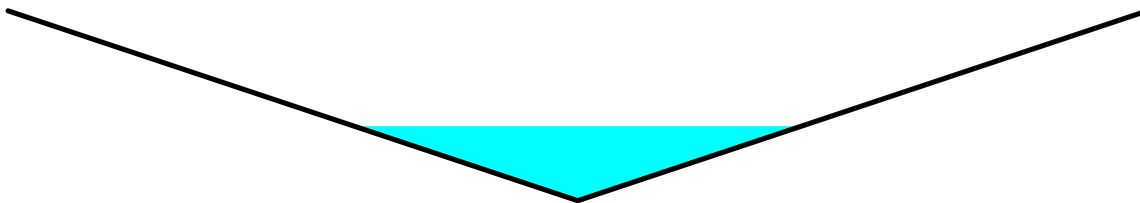
Bank-Full Depth= 0.50' Flow Area= 0.8 sf, Capacity= 2.72 cfs

0.00' x 0.50' deep channel, n= 0.035

Side Slope Z-value= 3.0 '/' Top Width= 3.00'

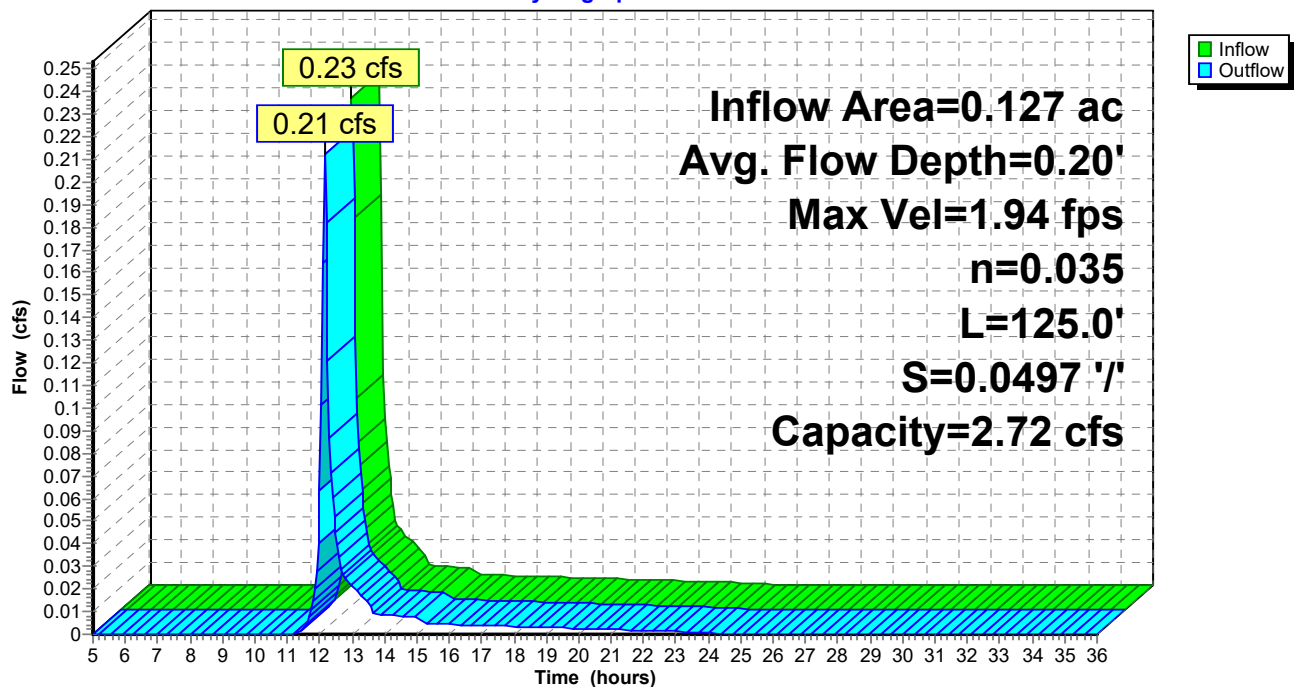
Length= 125.0' Slope= 0.0497 '/'

Inlet Invert= 874.59', Outlet Invert= 868.38'



Reach 4R: PR-1 Swale

Hydrograph



34885 - Hau Residence - H&H Analysis

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Hau Residence - Stormwater Analysis

MSE 24-hr 3 2-year Rainfall=2.78"

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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'

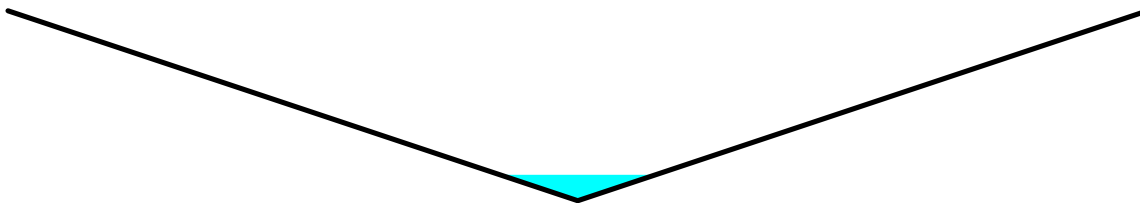
Bank-Full Depth= 1.00' Flow Area= 3.0 sf, Capacity= 18.17 cfs

0.00' x 1.00' deep channel, n= 0.035

Side Slope Z-value= 3.0 '/' Top Width= 6.00'

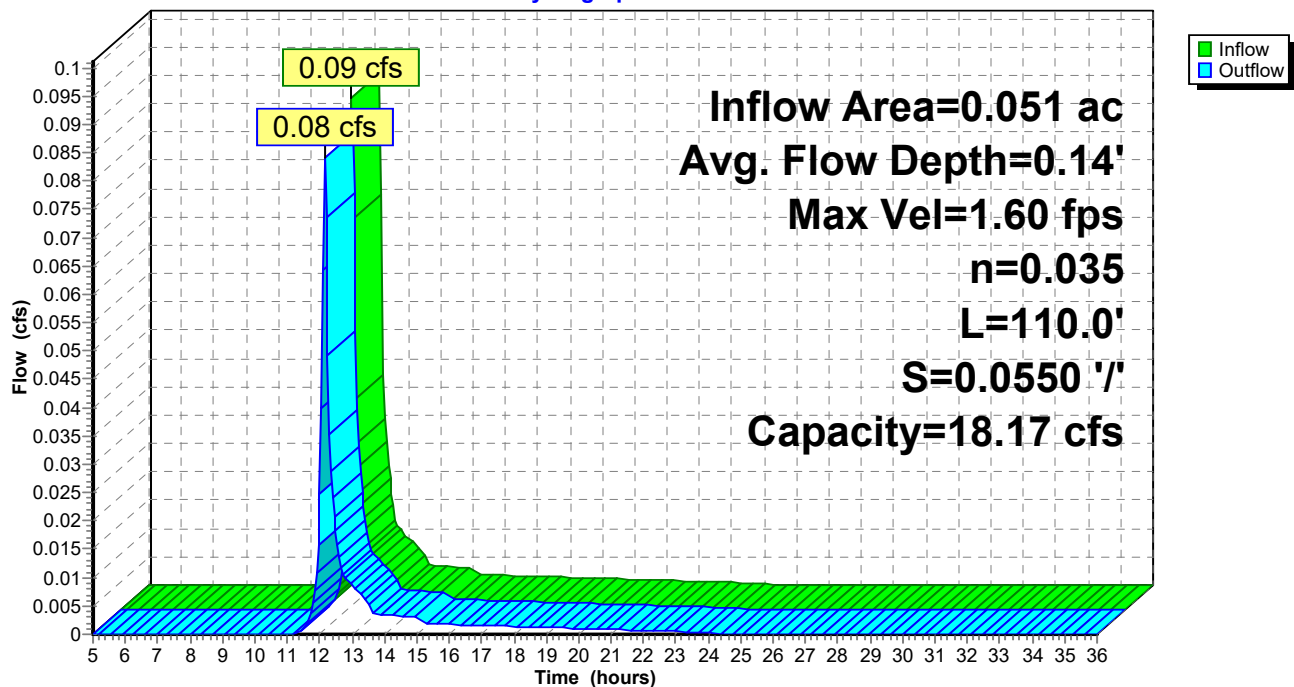
Length= 110.0' Slope= 0.0550 '/'

Inlet Invert= 874.91', Outlet Invert= 868.86'



Reach 6R: PR-2 Swale

Hydrograph



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Hau Residence - Stormwater Analysis

MSE 24-hr 3 2-year Rainfall=2.78"

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Summary for Pond 5P: Geneva Lake

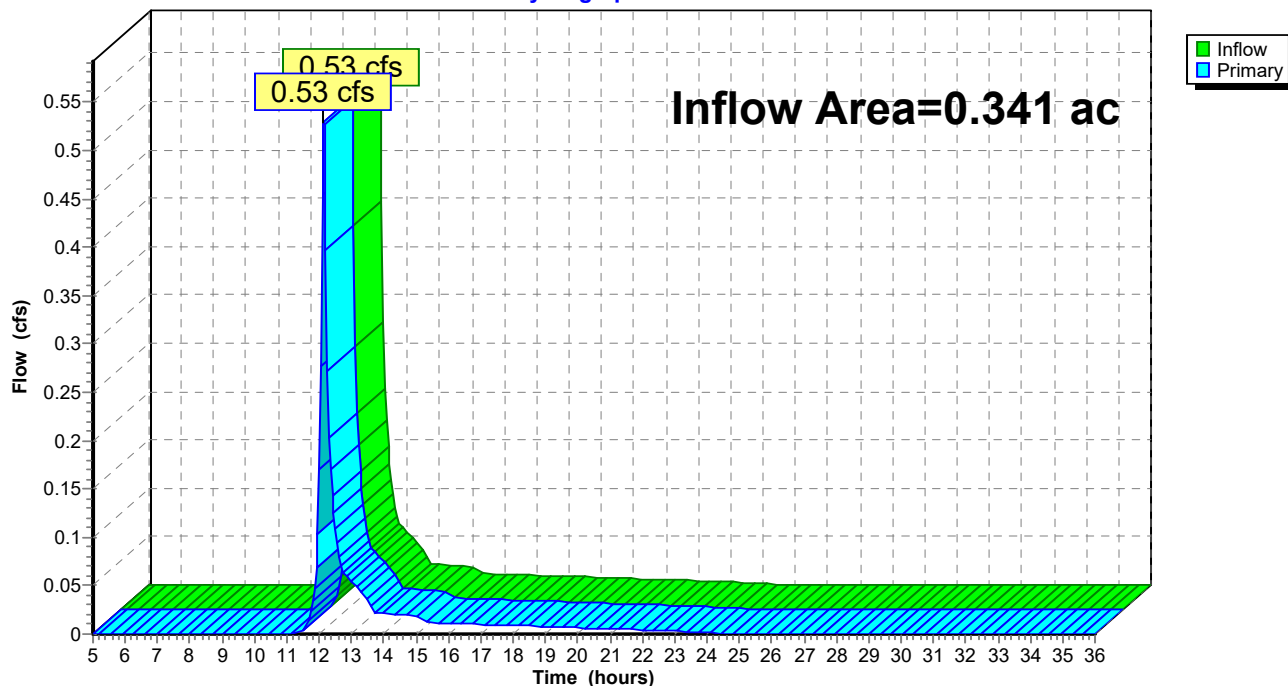
[40] Hint: Not Described (Outflow=Inflow)

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

Hydrograph



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MSE 24-hr 3 10-year Rainfall=3.97"

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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

Subcatchment1S: 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

Subcatchment2S: 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

Subcatchment3S: 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

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Summary for Subcatchment 1S: PR-1

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.44 cfs @ 12.12 hrs, Volume= 0.020 af, Depth= 1.86"

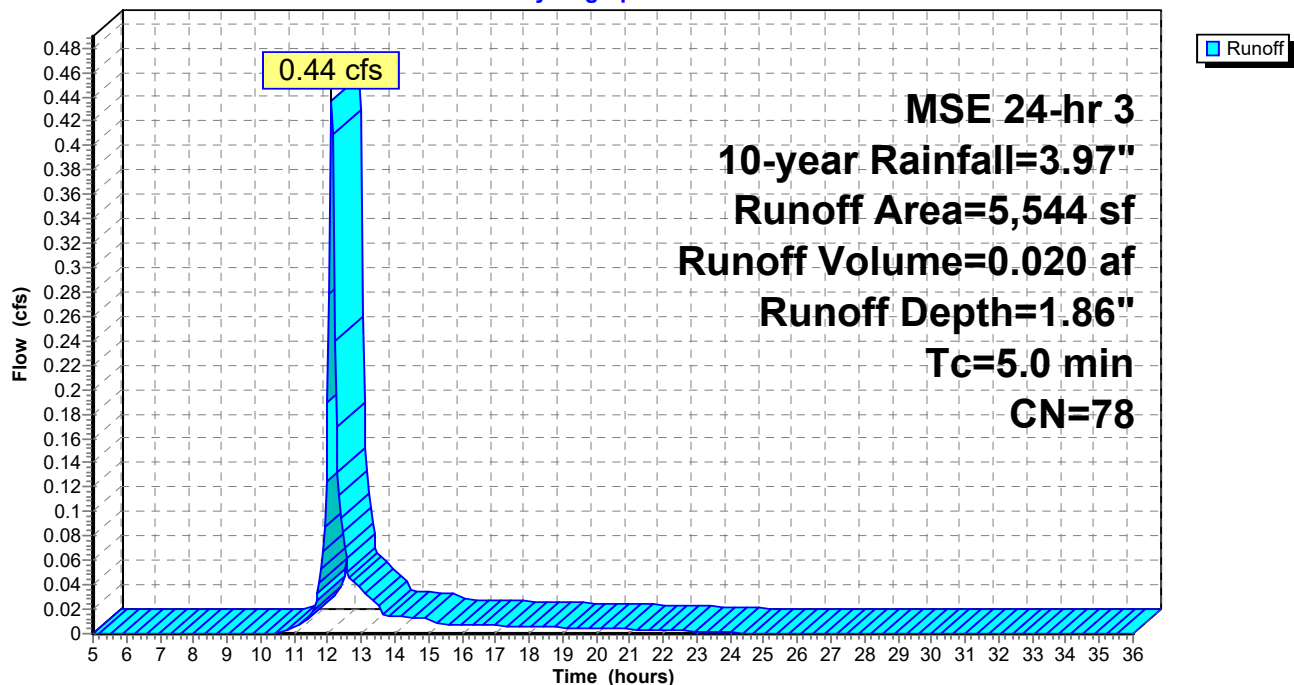
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, $dt=0.05$ hrs
MSE 24-hr 3 10-year Rainfall=3.97"

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

Hydrograph



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Summary for Subcatchment 2S: PR-2

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.17 cfs @ 12.12 hrs, Volume= 0.008 af, Depth= 1.86"

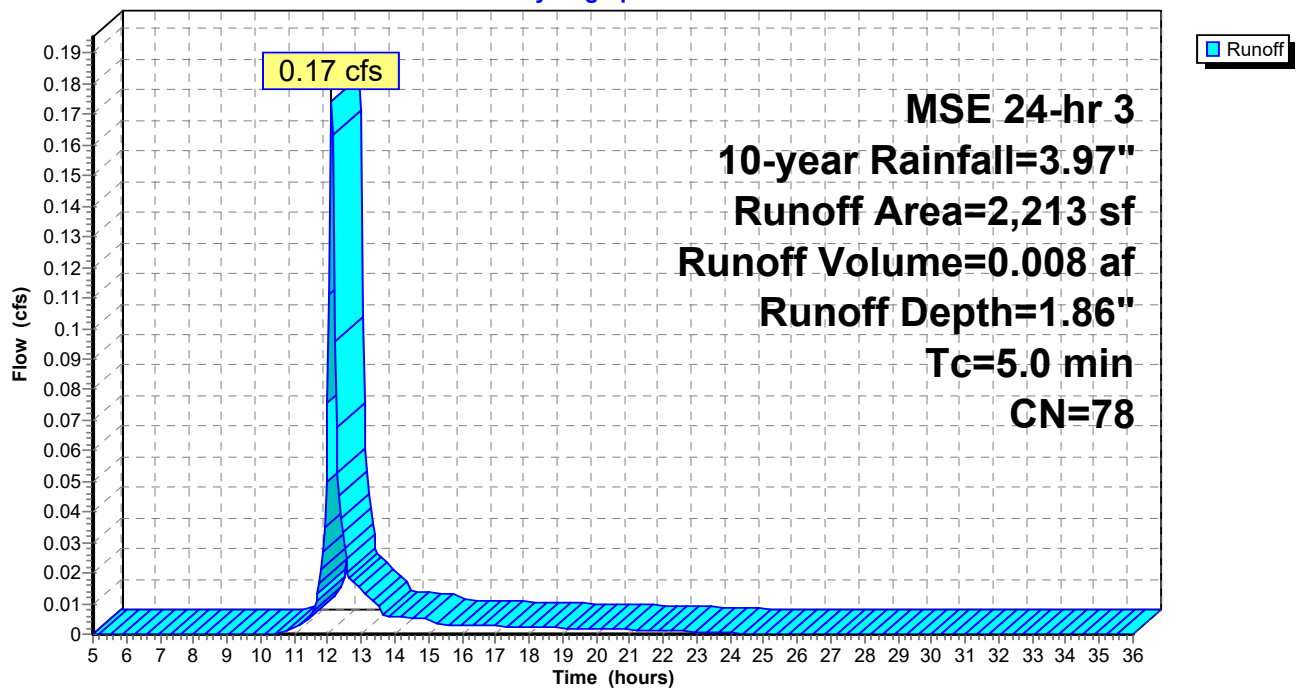
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, $dt=0.05$ hrs
MSE 24-hr 3 10-year Rainfall=3.97"

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

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Summary for Subcatchment 3S: PR-3

[49] Hint: $T_c < 2dt$ may require smaller dt

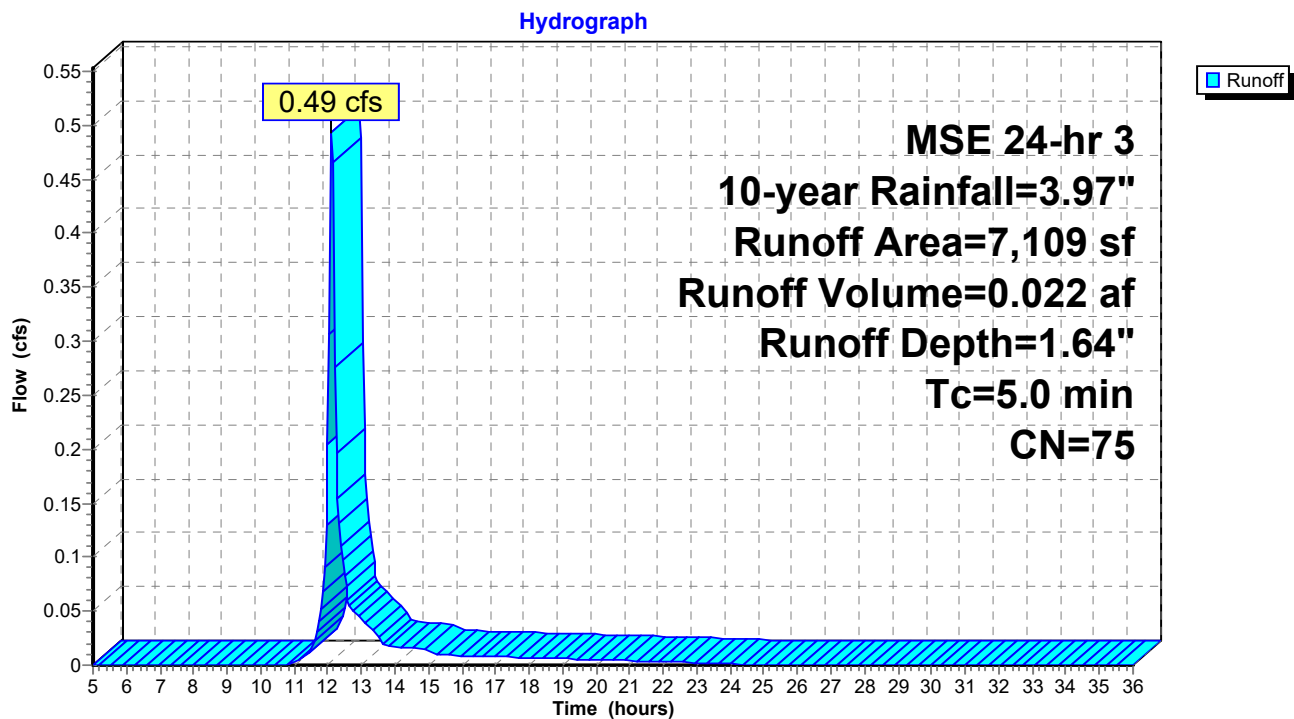
Runoff = 0.49 cfs @ 12.12 hrs, Volume= 0.022 af, Depth= 1.64"

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



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MSE 24-hr 3 10-year Rainfall=3.97"

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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'

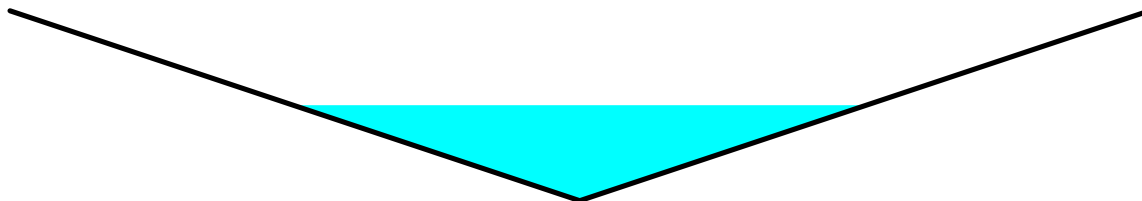
Bank-Full Depth= 0.50' Flow Area= 0.8 sf, Capacity= 2.72 cfs

0.00' x 0.50' deep channel, n= 0.035

Side Slope Z-value= 3.0 '/' Top Width= 3.00'

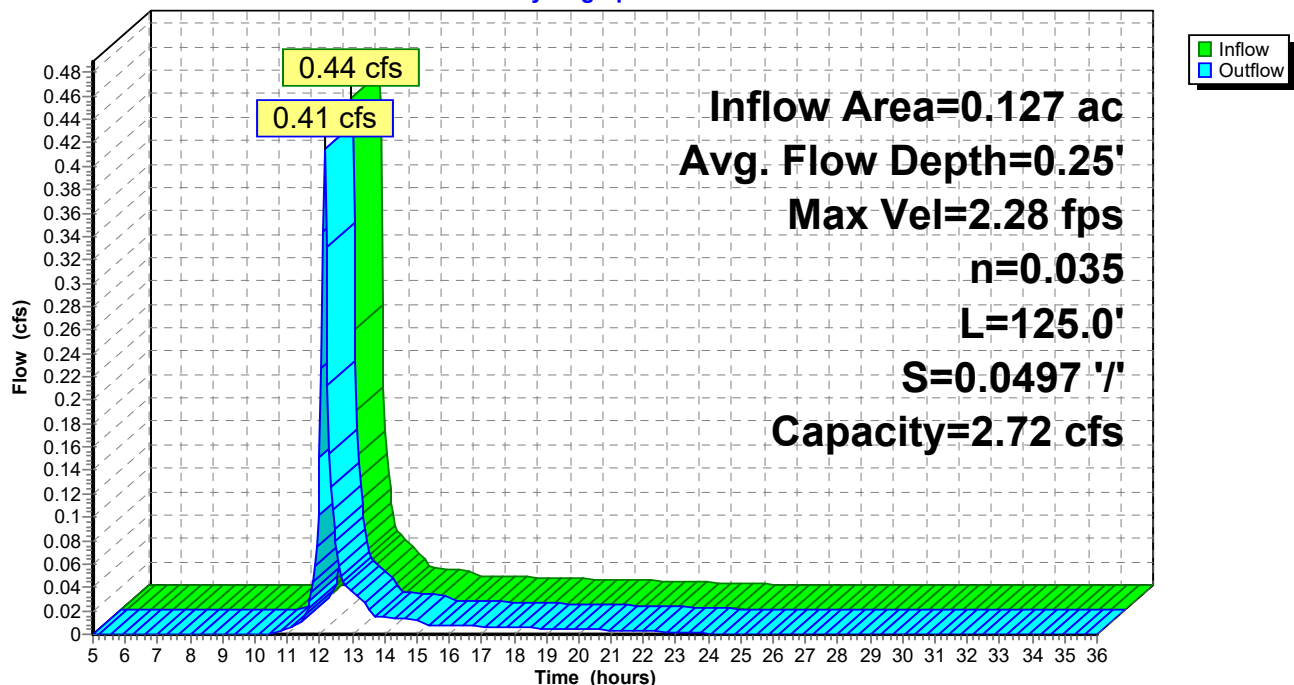
Length= 125.0' Slope= 0.0497 '/'

Inlet Invert= 874.59', Outlet Invert= 868.38'



Reach 4R: PR-1 Swale

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MSE 24-hr 3 10-year Rainfall=3.97"

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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'

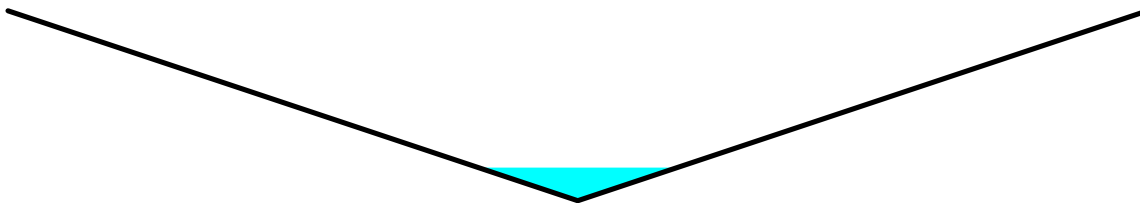
Bank-Full Depth= 1.00' Flow Area= 3.0 sf, Capacity= 18.17 cfs

0.00' x 1.00' deep channel, n= 0.035

Side Slope Z-value= 3.0 '/' Top Width= 6.00'

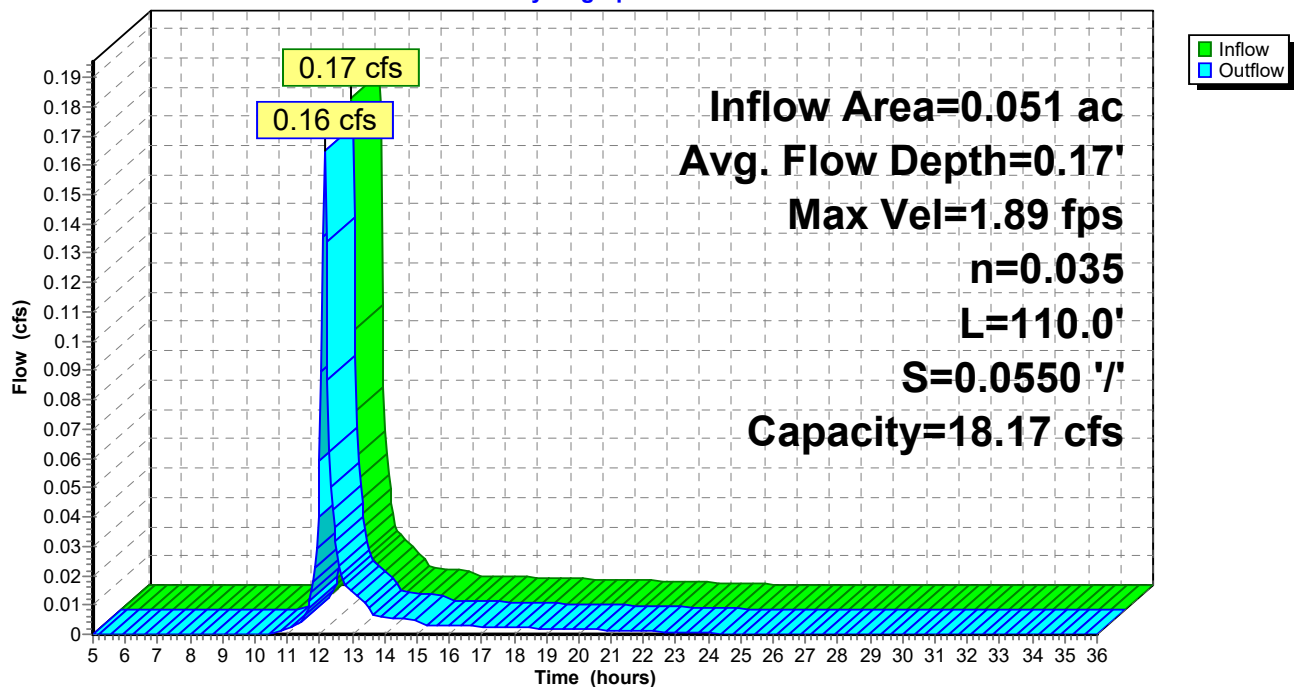
Length= 110.0' Slope= 0.0550 '/'

Inlet Invert= 874.91', Outlet Invert= 868.86'



Reach 6R: PR-2 Swale

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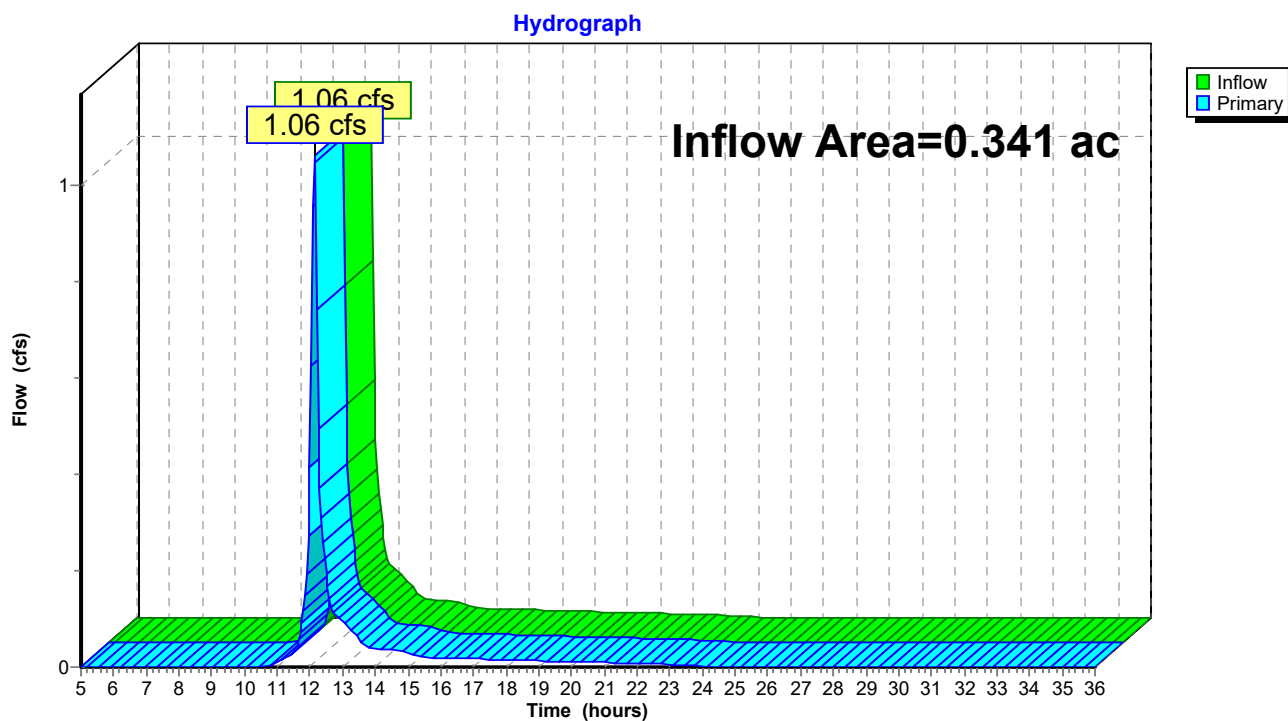
Summary for Pond 5P: Geneva Lake

[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



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MSE 24-hr 3 100-year Rainfall=6.21"

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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

Subcatchment1S: 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

Subcatchment2S: 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

Subcatchment3S: 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

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MSE 24-hr 3 100-year Rainfall=6.21"

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Summary for Subcatchment 1S: PR-1

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.87 cfs @ 12.12 hrs, Volume= 0.040 af, Depth= 3.77"

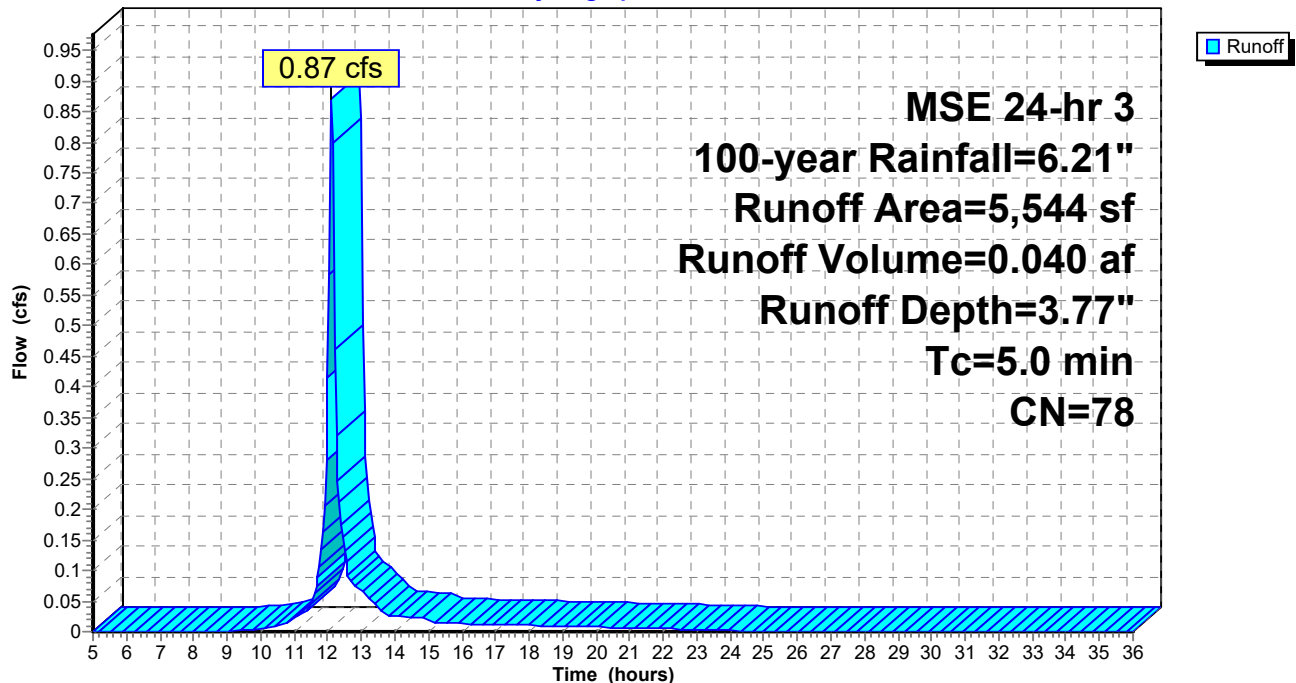
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, $dt=0.05$ hrs
MSE 24-hr 3 100-year Rainfall=6.21"

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

Hydrograph



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Summary for Subcatchment 2S: PR-2

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.35 cfs @ 12.12 hrs, Volume= 0.016 af, Depth= 3.77"

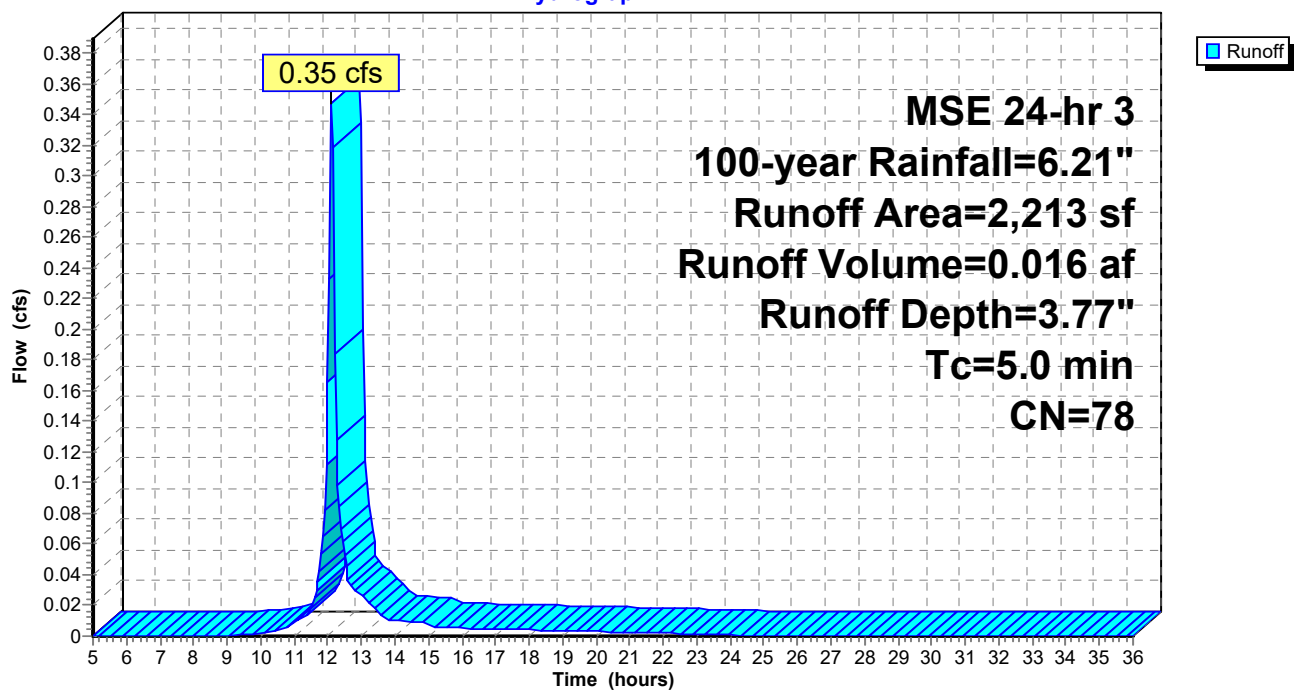
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, $dt=0.05$ hrs
MSE 24-hr 3 100-year Rainfall=6.21"

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

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Summary for Subcatchment 3S: PR-3

[49] Hint: $T_c < 2dt$ may require smaller dt

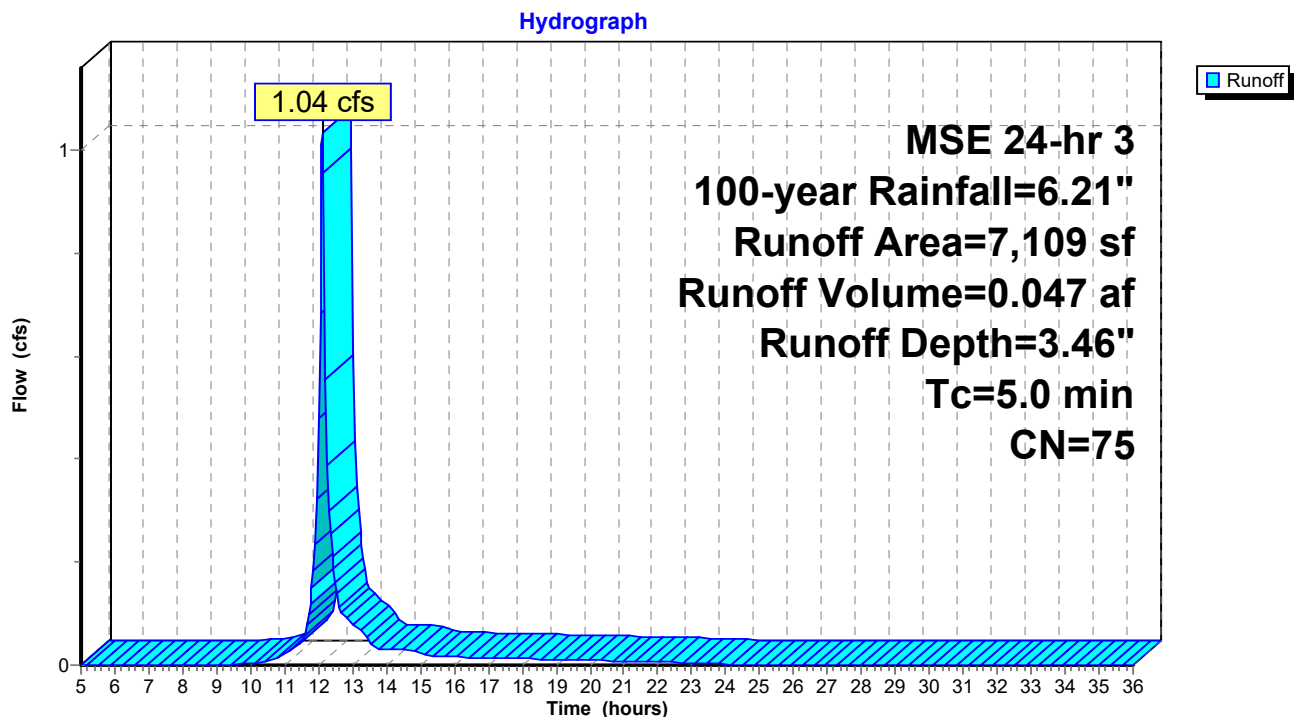
Runoff = 1.04 cfs @ 12.12 hrs, Volume= 0.047 af, Depth= 3.46"

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



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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'

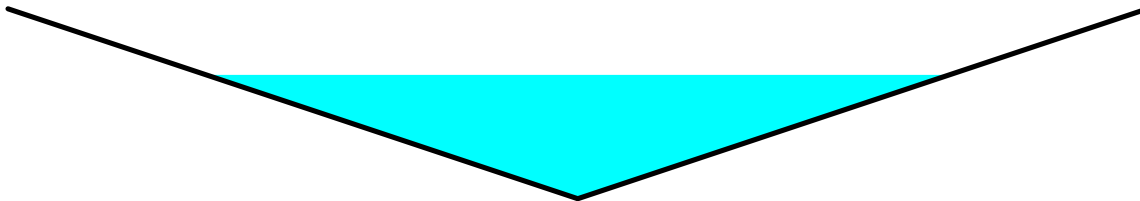
Bank-Full Depth= 0.50' Flow Area= 0.8 sf, Capacity= 2.72 cfs

0.00' x 0.50' deep channel, n= 0.035

Side Slope Z-value= 3.0 '/' Top Width= 3.00'

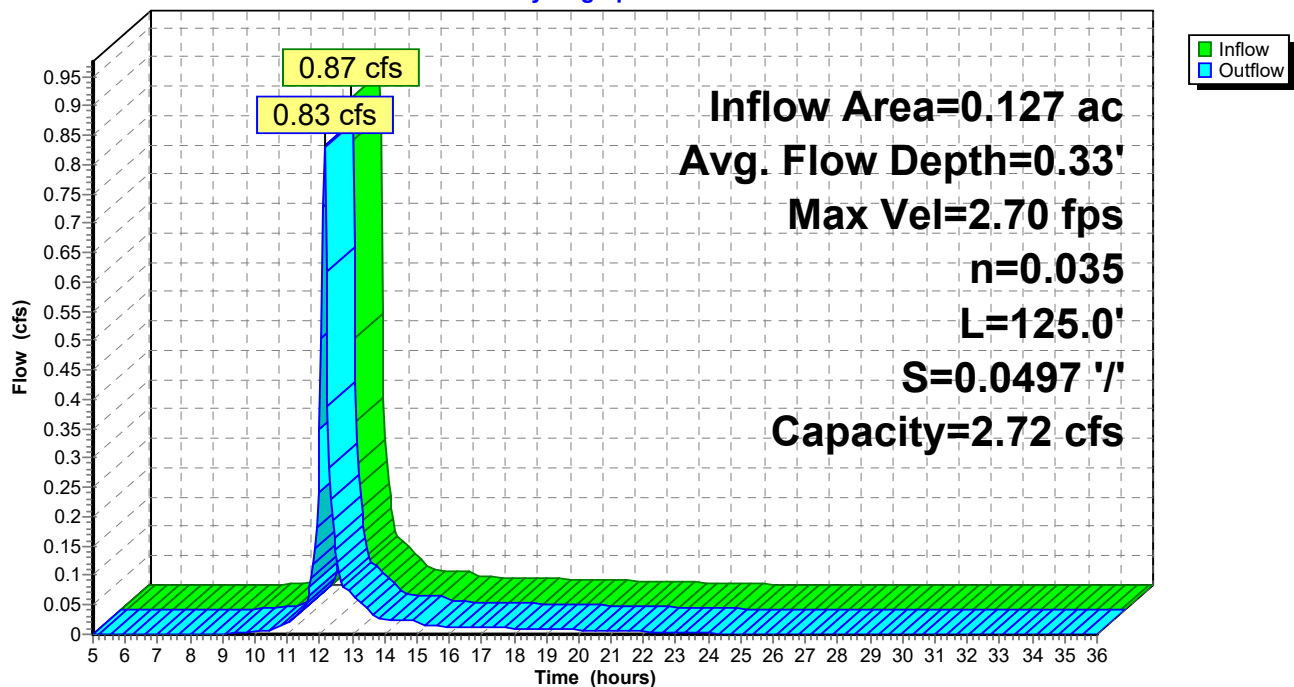
Length= 125.0' Slope= 0.0497 '/'

Inlet Invert= 874.59', Outlet Invert= 868.38'



Reach 4R: PR-1 Swale

Hydrograph



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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'

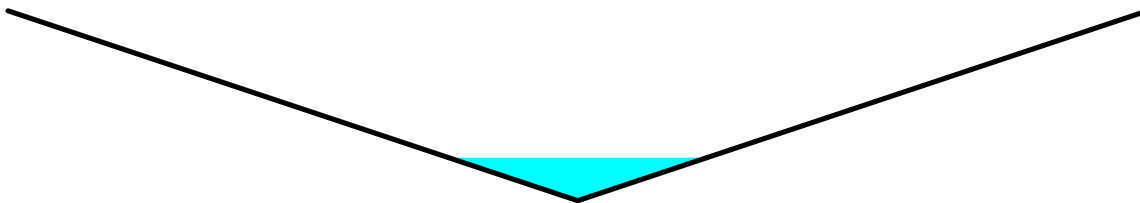
Bank-Full Depth= 1.00' Flow Area= 3.0 sf, Capacity= 18.17 cfs

0.00' x 1.00' deep channel, n= 0.035

Side Slope Z-value= 3.0 '/' Top Width= 6.00'

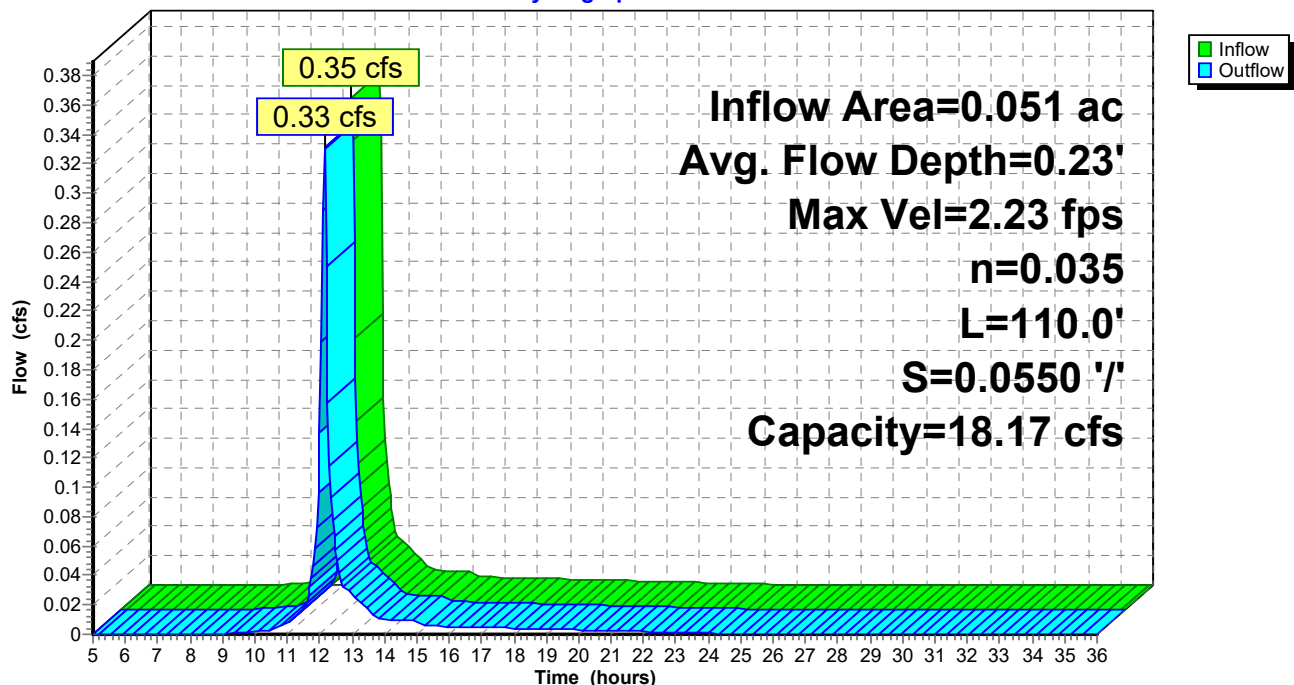
Length= 110.0' Slope= 0.0550 '/'

Inlet Invert= 874.91', Outlet Invert= 868.86'



Reach 6R: PR-2 Swale

Hydrograph



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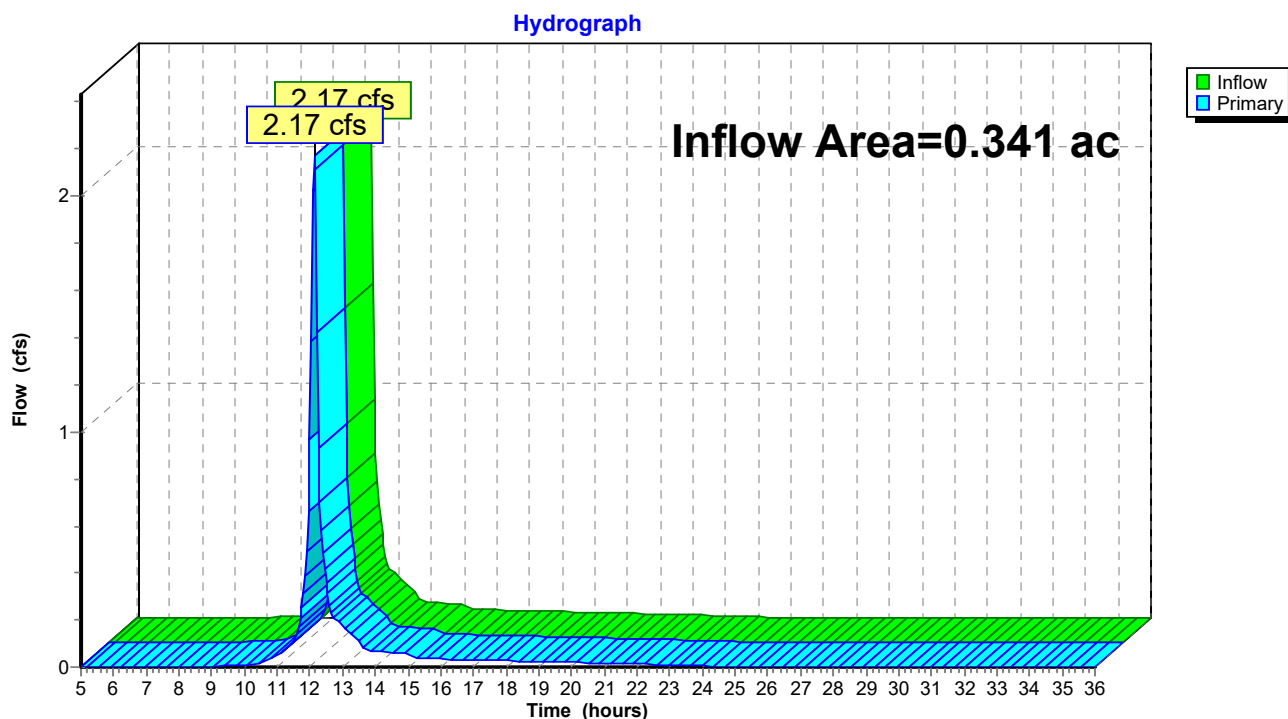
Summary for Pond 5P: Geneva Lake

[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



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- 12 Pond 5P: Geneva Lake

2-year Event

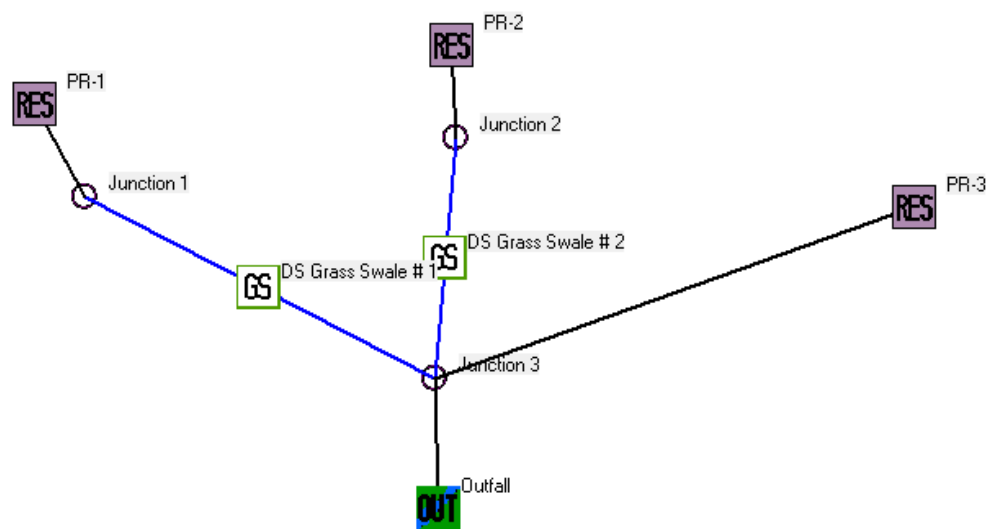
- 13 Node Listing
- 14 Subcat 1S: PR-1
- 15 Subcat 2S: PR-2
- 16 Subcat 3S: PR-3
- 17 Reach 4R: PR-1 Swale
- 18 Reach 6R: PR-2 Swale
- 19 Pond 5P: Geneva Lake

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



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_GE003.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_GE003.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 LAKE SHORE DRIVE LAKE GENEVA WI 53147

NOTES AND SPECIFICATIONS

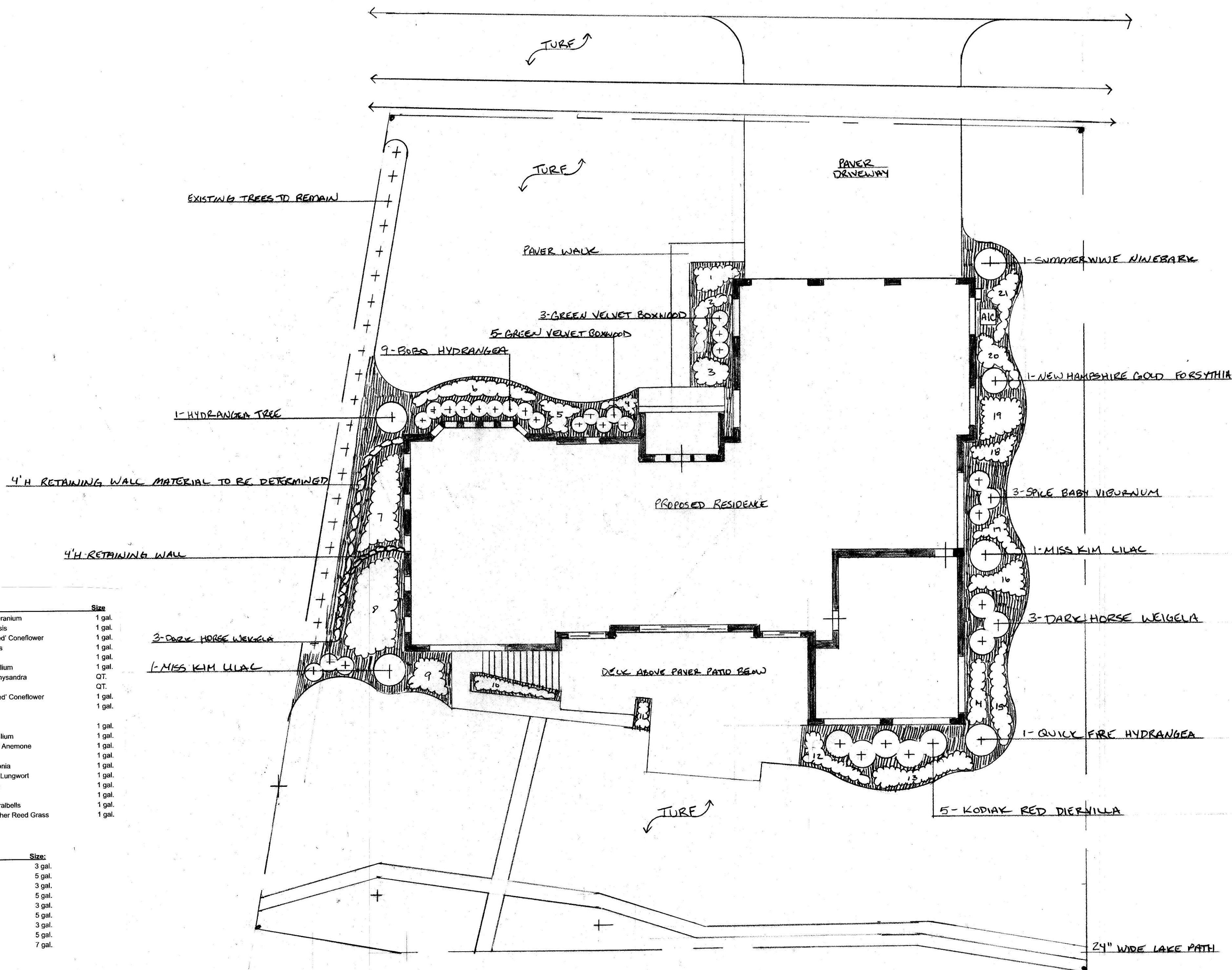
- ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH CITY, VILLAGE OR OTHER LOCAL LANDSCAPING OR CONSTRUCTION SPECIFICATIONS
- ALL INDIVIDUAL TREES TO RECEIVE 3" CLEAN DOUBLE SHREDDED HARDWOOD MULCH IN A 5' DIAMETER MOW RING
- ALL PLANTING BEDS TO RECEIVE 3" MIN. DOUBLE SHREDDED HARDWOOD MULCH.
- ALL PLANTING BEDS TO BE SHOVELED EDGE.
- 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)
- ALL PLANTS (UNLESS OTHERWISE SPECIFIED) ARE TO BE BALLED & BURLAPPED OR APPROVED CONTAINER STOCK
- ALL TREE, SHRUB, BACK FILL TO MIX TO BE:
4 PARTS CLEAN PULVERIZED TOPSOIL
1 PART MUSHROOM COMPOST
- 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)
- CONTRACTOR TO SUBMIT IN WRITING TO PROPERTY OWNERS, A ONE YEAR-100% - PLANT GUARANTEE TO COMMENCE ON THE DAY OF PROJECT COMPLETION
- CONTRACTOR RESPONSIBLE FOR CALLING DIGGERS HOTLINE 1-800-242-8511 TO LOCATE ALL UTILITIES PRIOR TO STARTING PROJECT
- CONTRACTOR RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS REQUIRED FOR PROJECT INSTALLATION
- 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-	'Sombbrero 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-	'Sombbrero 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' Anemone	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.



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 Castelman
Scale: 1" = 10 Feet
Date: 3/19/2024



SOUTH (LAKE) ELEVATION

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



WEST ELEVATION

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

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

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



PROJECT NUMBER
0000

DATE
03/30/2024

A-4



NORTH (FRONT) ELEVATION

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



EAST ELEVATION

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

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

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PROJECT NUMBER

0000

DATE

03/30/2024

A-5

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

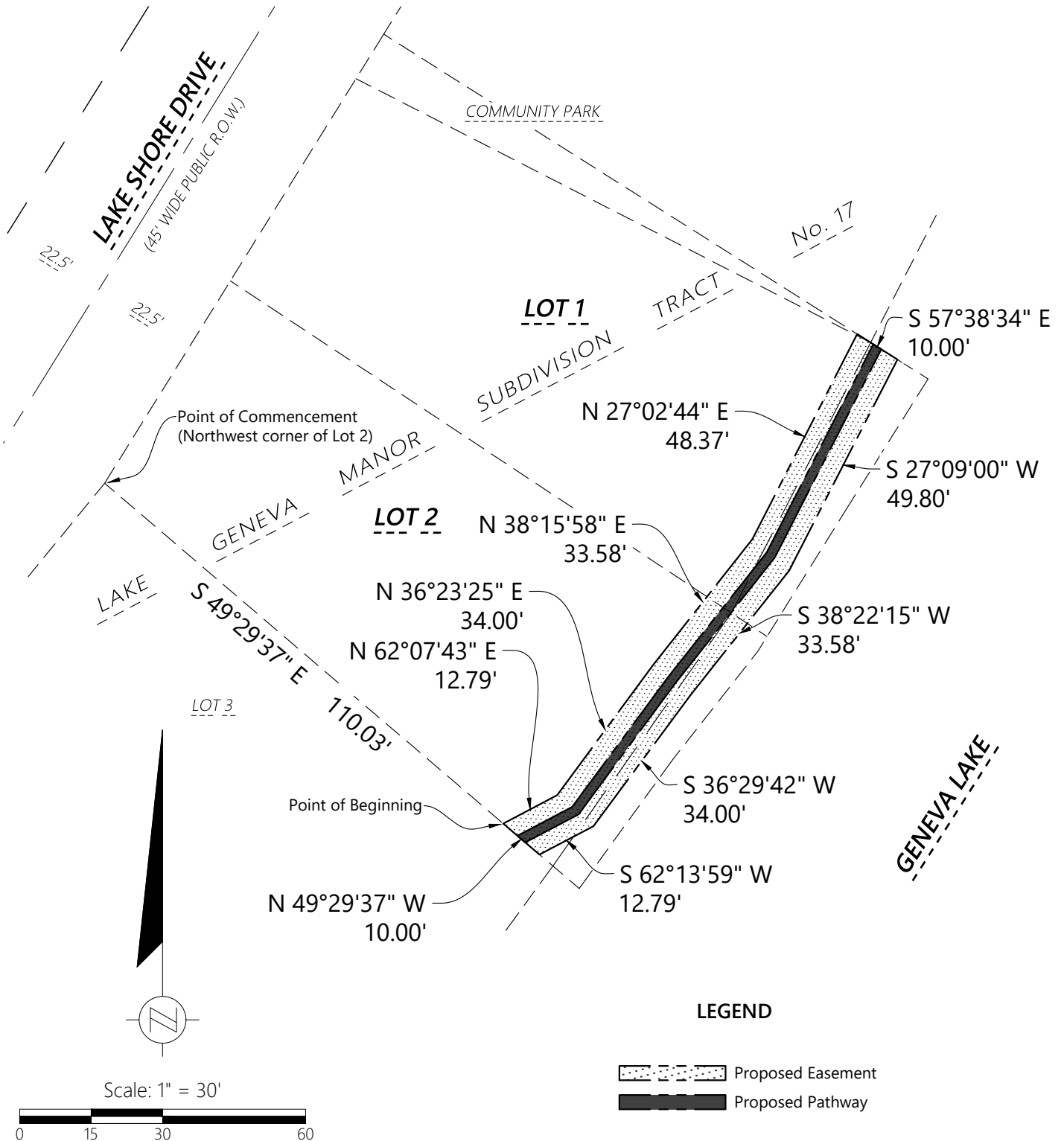
Batterman

engineers surveyors planners
BELOIT | ELKHORN | JANESVILLE
2857 S. Bartells Dr., Beloit, WI 53511
608.365.4464 | www.rhbatterman.com



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 1040 N Wisconsin Street
Beloit, Wisconsin 53511 Elkhorn, Wisconsin 53121
608.365.4464 262.379.2250



PATHWAY EASEMENT

Document Number

Document Title

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.

Recording Area

Name and Return Address

R.H. BATTERMAN & CO., INC.
2857 BARTELLS DRIVE
BELOIT, WI 53511

Parcel Identification Numbers

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*

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

West Lot: Lot 1, Certified Survey Map No.: 4427, being a part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ 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

East Lot: Lot 2, Certified Survey Map No.: 4427, being a part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ 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.

Project: _____
Canyon Development _____, as applicant/petitioner for
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.

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.

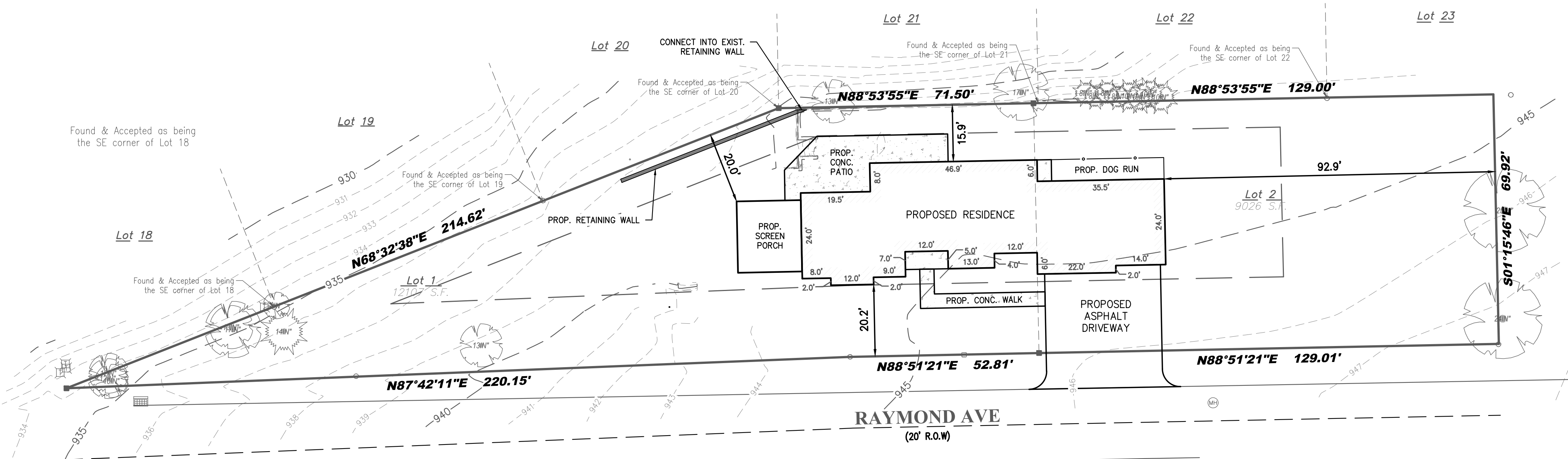
East Lot: Lot 2, Certified Survey Map No.: 4427, being a part of the Northeast ¼ of the Northwest ¼ of Section 1, Township 1 North, Range 17 East, located in the City of Lake Geneva, Walworth County, Wisconsin.

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



LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040



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.

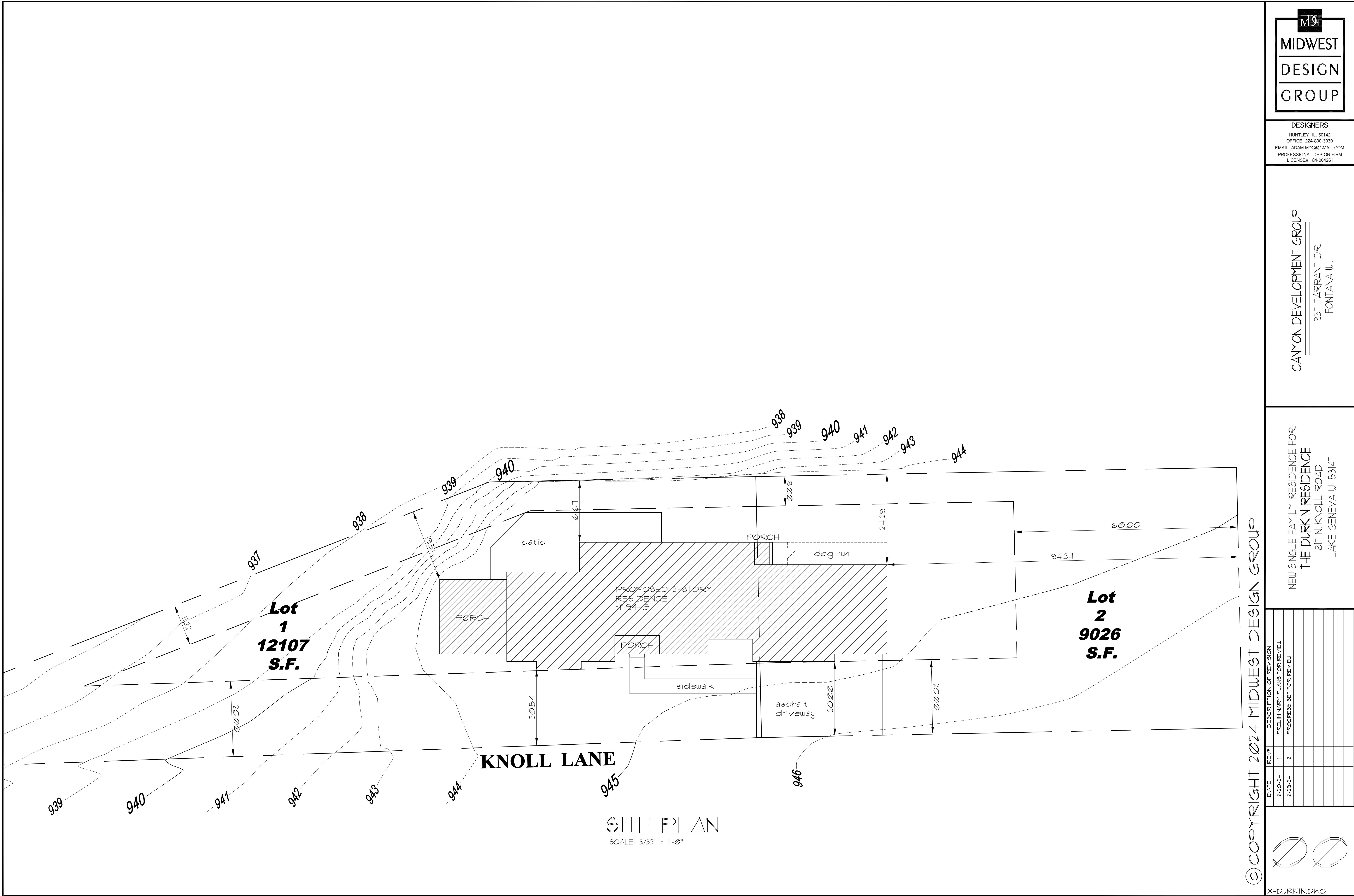
Rick R. Hillmann, Professional Land Surveyor, S-3005

Survey No. 24.6009.1

This site plan illustrates the proposed development on Lot 1, which is 12107 S.F. The property is bounded by N. Knoll Road (20' R.O.W.) to the south and various easements and property lines to the north, east, and west. The plan includes the following details:

- Proposed Structures and Features:**
 - PROPOSED RESIDENCE:** The main structure with a footprint of 46.9' x 24.0'. It includes a **PROP. SCREEN PORCH** (19.5' x 24.0'), a **PROP. CONC. PATIO** (8.0' x 8.0'), and a **PROP. CONC. WALK** (12.0' x 2.0').
 - PROPOSED ASPHALT DRIVEWAY:** 25.0' wide, leading to a **PROP. DOG RUN** (35.5' x 6.0').
 - PROP. RETAINING WALL:** Located along the western and northern boundaries of the lot.
- Boundaries and Easements:**
 - North Boundary:** A line with a bearing of $N88^{\circ}53'55''E$ and a distance of 71.50' connects to an existing retaining wall. Another segment of this boundary has a bearing of $N88^{\circ}53'55''E$ and a distance of 129.00'.
 - East Boundary:** A line with a bearing of $S01^{\circ}15'46''E$ and a distance of 69.92'.
 - South Boundary:** A line with a bearing of $N88^{\circ}51'21''E$ and a distance of 52.81' runs along N. Knoll Road. Another segment of the south boundary has a bearing of $N88^{\circ}51'21''E$ and a distance of 129.01'.
 - West Boundary:** A line with a bearing of $N68^{\circ}32'38''E$ and a distance of 214.62'.
- Adjacent Lots and Notes:**
 - Lot 18:** Found & Accepted as being the SE corner of Lot 18.
 - Lot 19:** Found & Accepted as being the SE corner of Lot 19.
 - Lot 20:** Found & Accepted as being the SE corner of Lot 20.
 - Lot 21:** Found & Accepted as being the SE corner of Lot 21.
 - Lot 22:** Found & Accepted as being the SE corner of Lot 22.
 - Lot 2:** 9026 S.F., located to the east of the property.
- Topography and Utilities:** Contour lines are shown at 2-foot intervals from 930' to 947'. Utility lines for water, sewer, and gas are indicated.





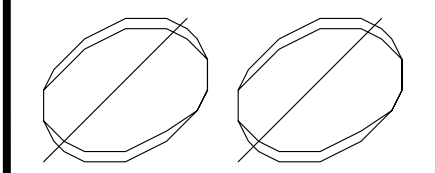
DESIGNERS
HUNTLEY, IL 60142
OFFICE: 224-800-3030
EMAIL: ADAM.MDG@GMAIL.COM
PROFESSIONAL DESIGN FIRM
LICENSE# 184-004261

CANYON DEVELOPMENT GROUP
931 TARRANT DR.
FONTANA, CA 92335

NEW SINGLE FAMILY RESIDENCE FOR:
THE DURKIN RESIDENCE
811 N. KNOLL ROAD
LAKE GENEVA, WI 53147

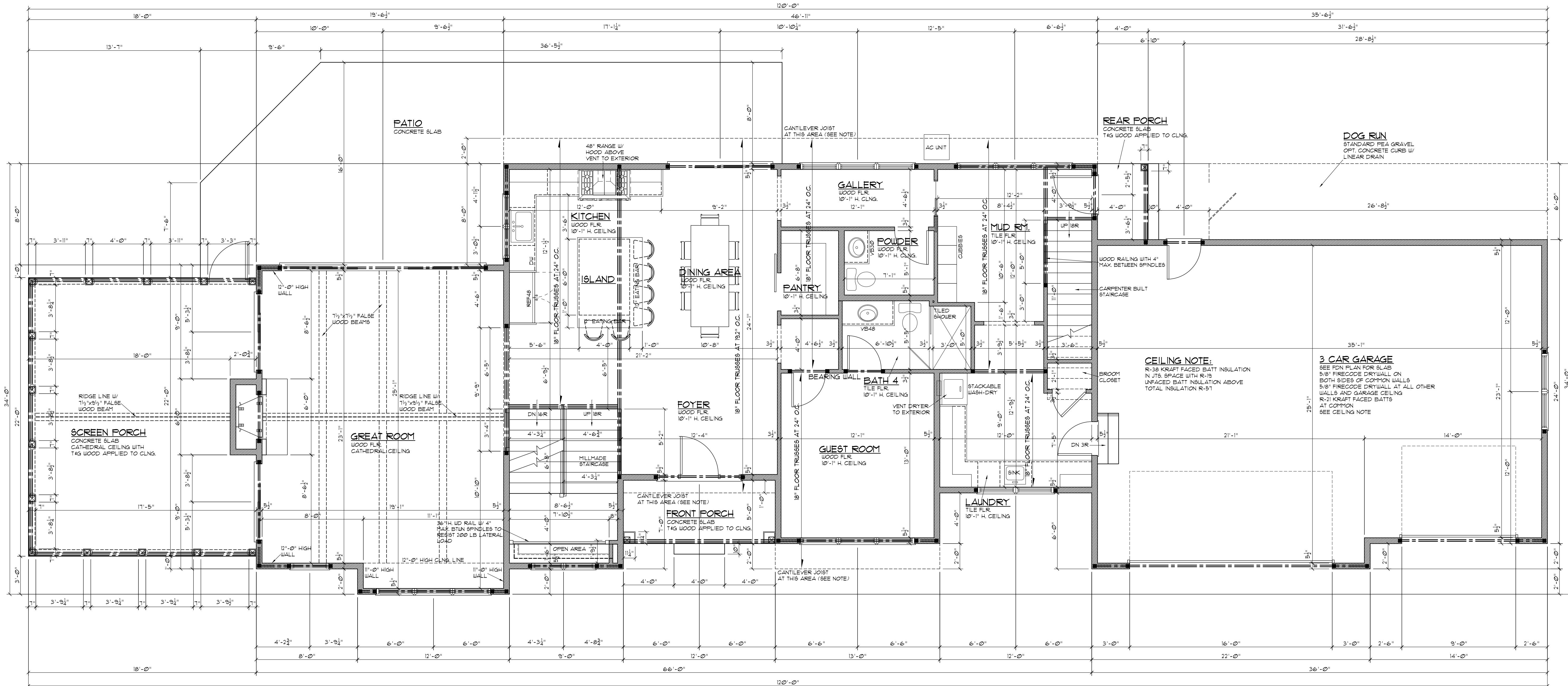
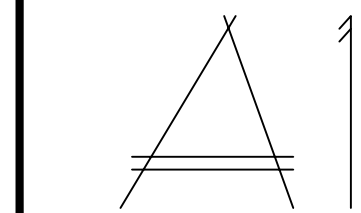
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DATE	REV#	DESCRIPTION OF REVISION
2-10-24	1	PRELIMINARY PLANS FOR REVIEW
2-29-24	2	PROGRESS SET FOR REVIEW



X-DURKIN.DWG

DATE	REV#	DESCRIPTION OF REVISION
2-20-24	1	PRELIMINARY PLANS FOR REVIEW
2-29-24	2	PROGRESS SET FOR REVIEW



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
10'-1" HIGH CEILING

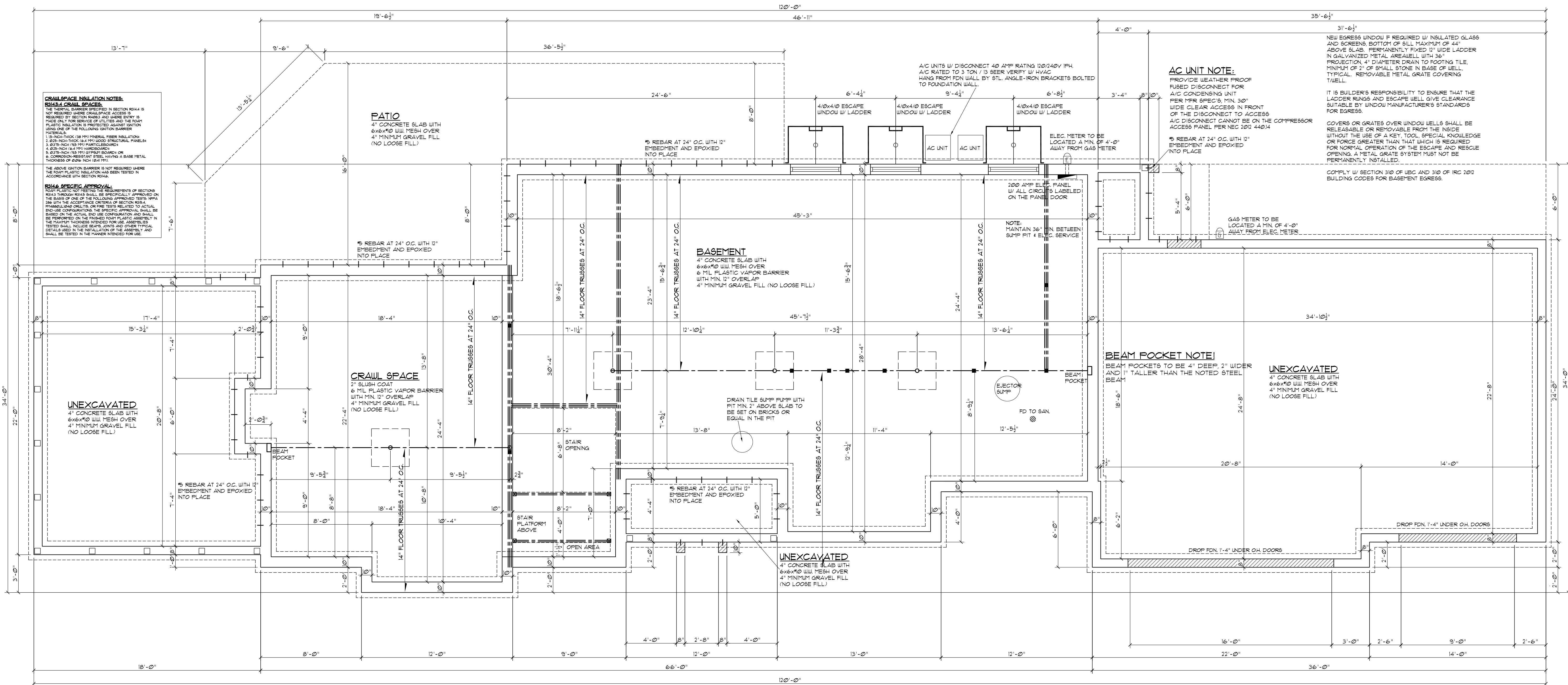
FIRST FLOOR:	1713 SQ. FT.
SECOND FLOOR:	1277 SQ. FT.
TOTAL:	2990 SQ. FT.
BUNK ROOM:	470 SQ. FT.
GARAGE:	899 SQ. FT.
FRONT PORCH:	60 SQ. FT.
SCREEN PORCH:	360 SQ. FT.
REAR PORCH:	24 SQ. FT.

DATE	REV#	DESCRIPTION OF REVISION
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2-29-24	2	PROGRESS SET FOR REVIEW



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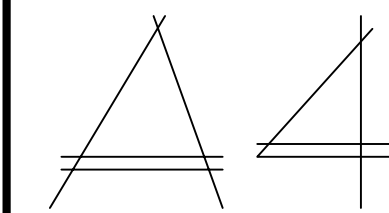
DATE	DESCRIPTION OF REVISION
2-20-24	1 PRELIMINARY PLANS FOR REVIEW
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BASEMENT & FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
9'-0" CONCRETE FOUR

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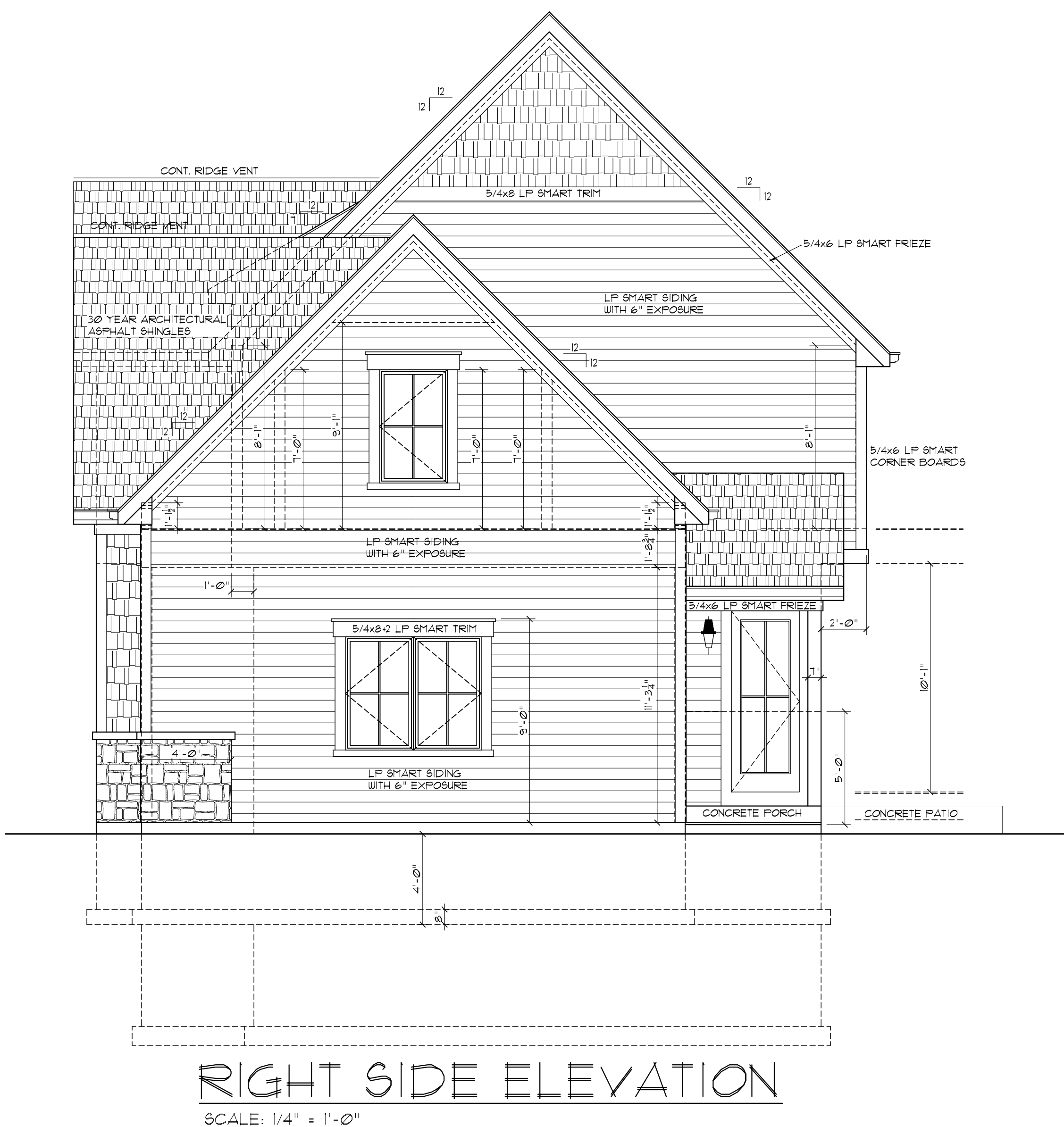
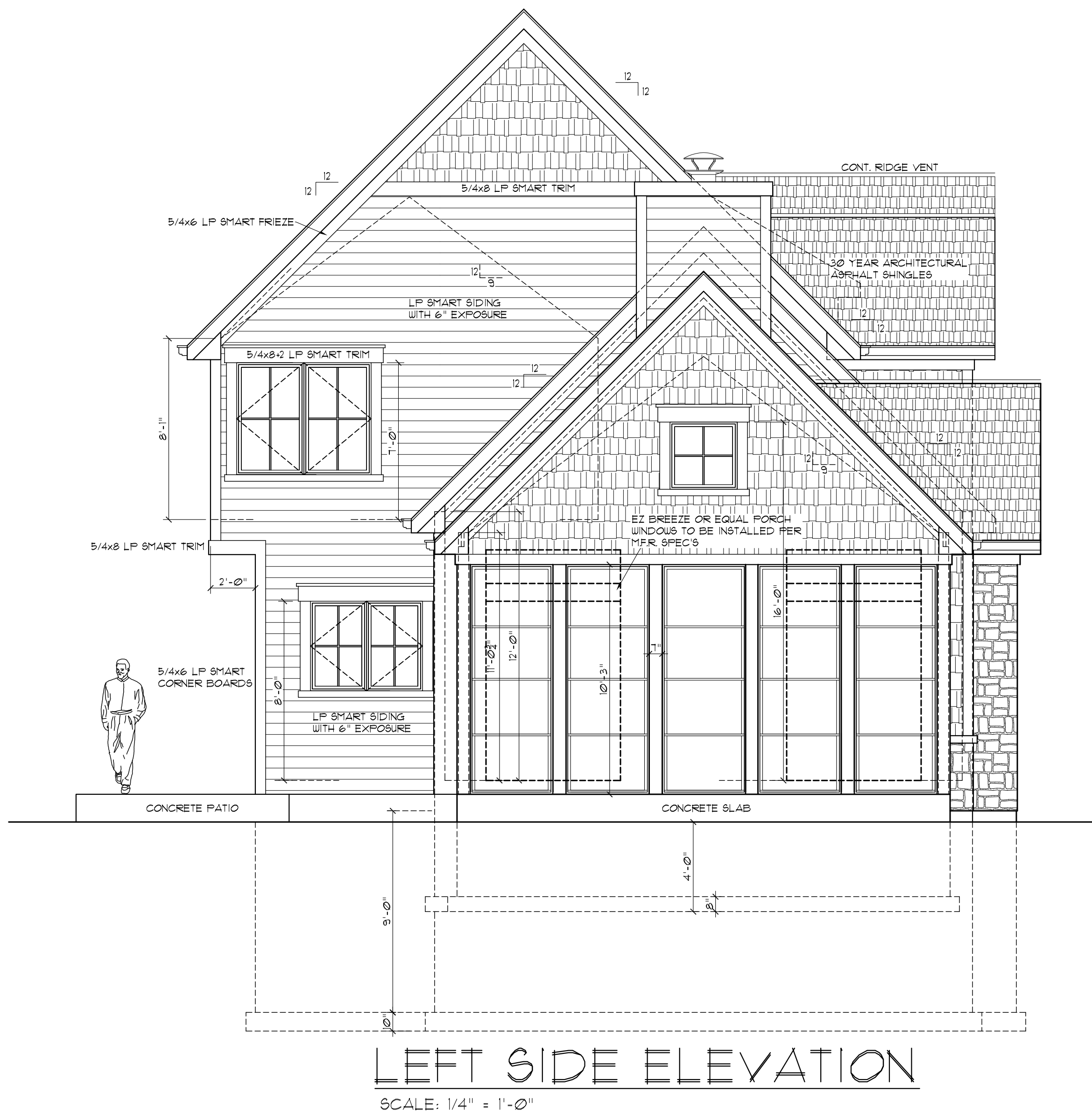
DATE	DESCRIPTION OF REVISION
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FRONT ELEVATION

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

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2-23-24	2	PROGRESS SET FOR REVIEW

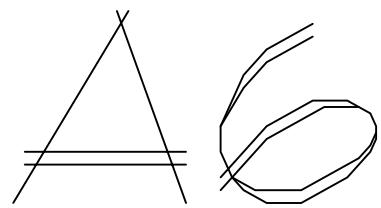




937 TARRANT DR.
FONTANA Wl.

THE DURKIN RESIDENCE
817 N. KNOLL ROAD
LAKE GENEVA WI 53147

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X-DURKIN.DWG

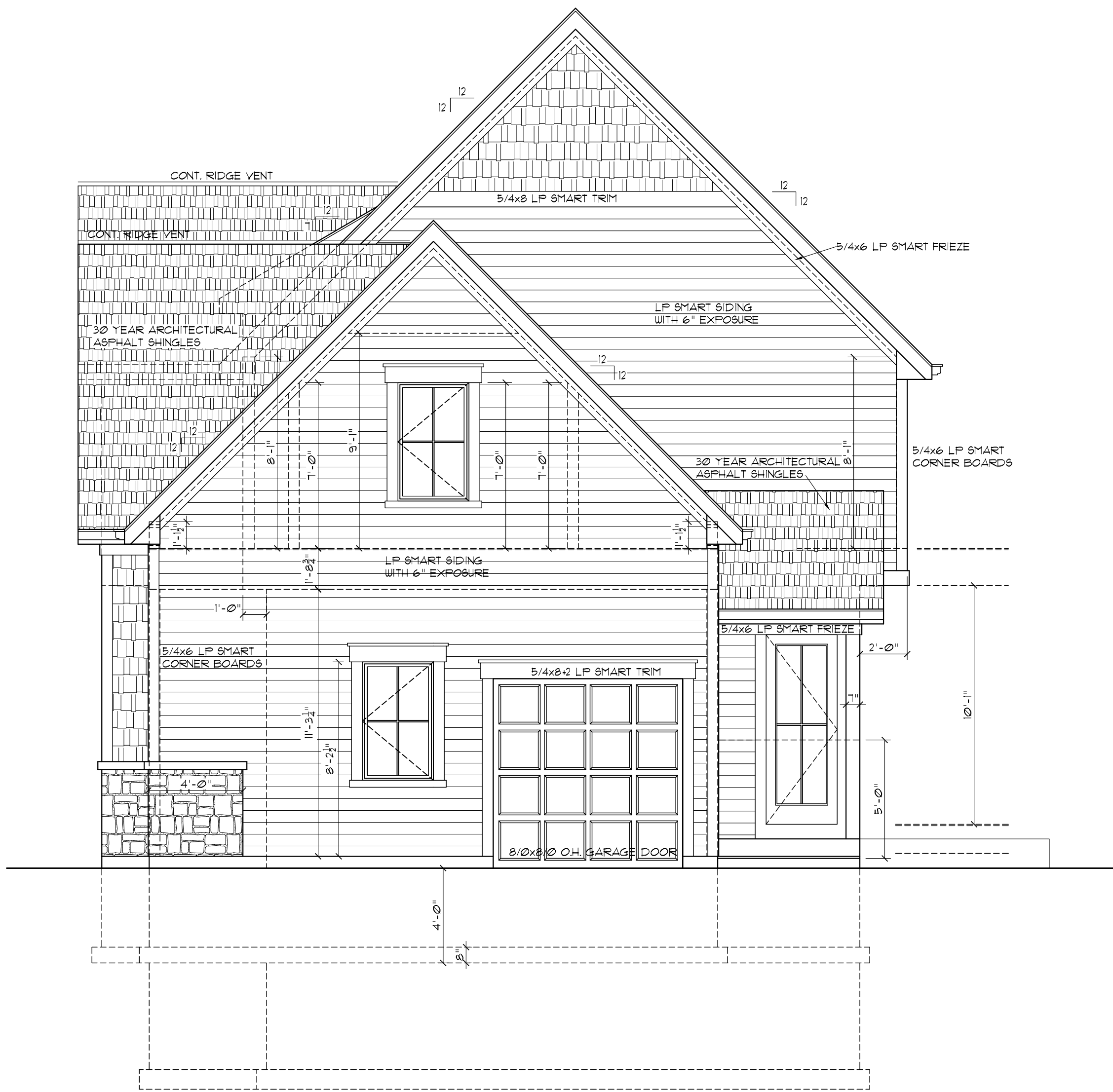
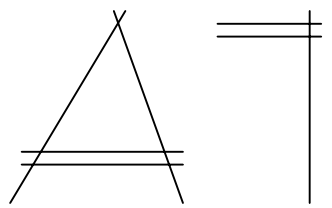
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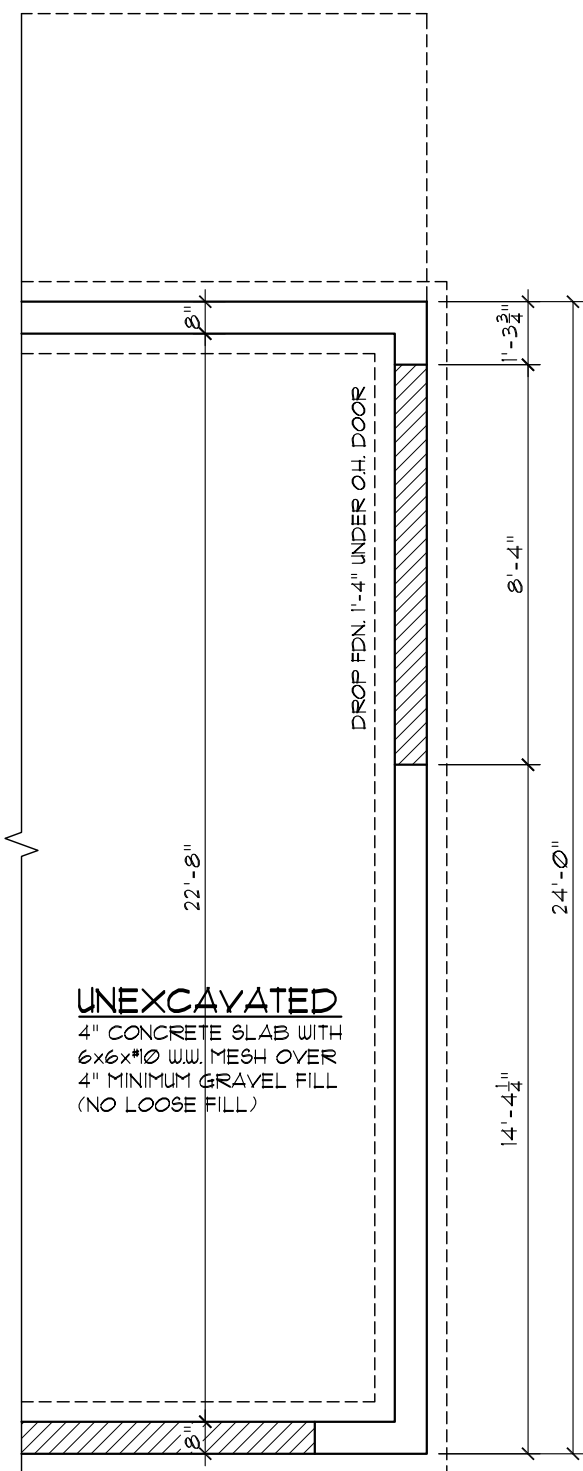
REAR ELEVATION

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

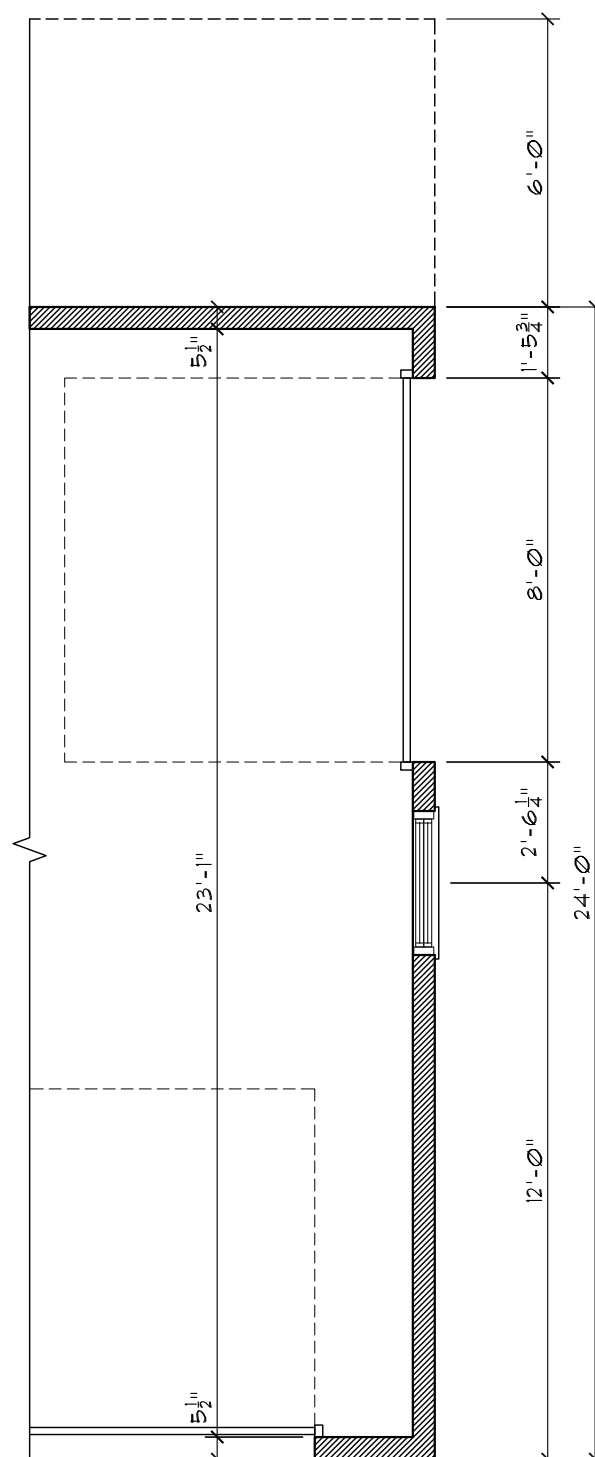
DATE	REV#	DESCRIPTION OF REVISION
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RIGHT ELEVATION W/ OPT. O.H.D.
SCALE: 1/4" = 1'-0"



GARAGE FDN.
W/ OPT. 8'-0" OHD.
SCALE: 1/4" = 1'-0"



GARAGE W/ OPT.
8'-0" OHD.
SCALE: 1/4" = 1'-0"