



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

**PLAN COMMISSION
MONDAY, NOVEMBER 18, 2024 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

Members:

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

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AGENDA

1. Meeting called to order by Mayor Todd Krause
2. Roll Call
3. Approve Minutes of the October 21, 2024, Plan Commission meeting as distributed
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes
5. Acknowledgment of Correspondence
6. Public Hearing and Recommendation for a Conditional Use Permit (CUP) application filed by Kurt Jennison, N3382 County Road H, Lake Geneva, Wisconsin 53147, for a request to allow for a relocation and expansion of the previously approved Indoor Commercial Entertainment land use (Lake Geneva Billiards Club) in the Central Business (CB) zoning district for the property located at 772 W. Main Street Suite 04, Tax Key No. ZOP00321
7. Public Hearing and Recommendation for a Conditional Use Permit (CUP) application filed by George and Carol Zimmermann at 61 Lakeview Drive, Lake Geneva, for a request to allow a partial second floor in the Estate Residential (ER-1) zoning district for the property located at 61 Lakeview Drive, Tax Key No. ZLM 00078
8. Public Hearing and Recommendation for an amendment to a Precise Implementation Plan (PIP) filed by Gregory Hughes, 2737 Central Street, Evanston, Illinois for the property at 80 Geneva Square, Tax Key No. ZYUP 00137C1
9. Public Hearing and Recommendation for an amendment to a General Development Plan (GDP) filed by Wisconsin Power and Light Company, 4902 N. Biltmore Ln, Madison, Wisconsin, for the reconstruction of the electrical substation located at 255 Mill Street, Tax Key No. ZA312100002
10. Building and Zoning Administrators report

11. Adjournment

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

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

CITY OF LAKE GENEVA PLAN COMMISSION MINUTES
MONDAY, OCTOBER 21, 2024 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL

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

Meeting called to order by Mayor Todd Krause
Mayor Krause called the meeting to order at 6:00 pm.

Roll Call.

Present: Krause, Esposito, Gibbs, Skates, Nafziger, Cary

Absent: None

Approve Minutes of the September 16, 2024 Plan Commission meeting as distributed
Motion by Esposito to approve, second by Cary; Motion Carried; 6-0

Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes
Linda Ahnert, 303 Oak Terr; Spoke in support of appealing item #9.
Alfredo Luevano, 311 Oak Terr; Spoke in support of appealing item #9.

Acknowledgment of Correspondence

Correspondence had been received and distributed to the Plan Commission members.

Public Hearing and Recommendation for a Conditional Use Permit (CUP) application filed by Peter Juergens, N2689 Sunset Blvd, Lake Geneva, WI, on a request to expand an Indoor Commercial Entertainment land use and add an Outdoor Commercial Entertainment land use in the Planned Business (PB) zoning district for the Magic Theater property located at 100 N. Edwards Boulevard, Tax Key No. ZA196100004.

Peter Jurgens and City Planner Kruesel presented and answered the Commission's questions. City staff recommend approval.

Public Comment:

Raymond Koons, on behalf of John & Janice Koons, 7243 Lawton Ave: Spoke in opposition to item #6.

Joel Hoiland, 390 Country Club Drive: Spoke in support of item #6.

Nancy Ridge, 3155 E Barry Drive: Spoke in opposition to item #6.

Steve Sutton, 3176 East Drive: Spoke in opposition to item #6.

Reed Ridge, 3155 E Barry Drive: Spoke in opposition to item #6.

Discussion continued with applicants, City Planners and Commission members.

Motion by Skates to close the Public Hearing, second by Esposito. No discussion. Motion carried 6-0.

Motion by Esposito to approve, with the stipulation of no outdoor amplified entertainment use, for picnic use only.; second by Skates. No discussion. Motion carried 6-0.

Public Hearing and Recommendation for proposed zoning code amendments to the Planned Business Park (PBP) zoning district to allow Indoor and Outdoor Commercial Entertainment uses incidental to Light Industrial uses, zoning code sections 98-203, 98-206(8)(2), and 98-105.

City Planner Kruesel presented zoning code amendments to the Planned Business Park zoning district to allow Indoor and Outdoor Commercial Entertainment uses incidental to Light Industrial uses, zoning code sections 98-203, 98-206(8)(2) and 98-105.

No Public Comment

Motion by Skates to close Public Hearing, second by Cary. No discussion. Motion carried 6-0.
Motion by Cary to approve, second by Gibbs. No discussion. Motion carried 6-0.

Public Hearing for proposed zoning amendments pertaining to pervious surfaces and Landscape Surface Ratio (Section 98-034), Residential Decks (Sections 98-034 and 98-405), parking minimums for Indoor Commercial Entertainment – Minor (Section 98-206), In-Family Suites (Sections 98-402, 98-203(8) and related zoning districts), and Fencing standards (Section 98-720).

City Planner Kruesel presented proposed zoning amendments pertaining to pervious surfaces and Landscape Surface Ratio, Residential Decks, parking minimums for Indoor Commercial Entertainment-Minor, In-Family Suites and Fencing standards.
No Public Comment.

Recommendation for proposed zoning amendments pertaining to pervious surfaces and Landscape Surface Ratio (Section 98-034)

Motion by Cary to approve, second by Esposito. No discussion. Motion carried 6-0.

Recommendation for proposed zoning amendments pertaining to fencing standards (Section 98-720)

Motion by Cary to approve, second by Skates. No discussion. Motion carried 6-0.

Recommendation for proposed zoning amendments pertaining to Residential Decks (Sections 98-034 and 98-405)

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

Recommendation for proposed zoning amendments pertaining to parking minimums for Indoor Commercial Entertainment – Minor (Section 98-206)

Motion by Cary to approve, second by Skates. No discussion. Motion carried 6-0.

Recommendation for proposed zoning amendments pertaining to In-Family Suites (Sections 98-402, 98-203(8) and related zoning districts)

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

Public Hearing and Recommendation for the Short-Term Rental Ordinance findings and suggestions of the proposed amendments to zoning code section 98-206(8)(y).

Joel Hoiland, Short-Term Rental (STR) Ad-Hoc Committee member, 390 Country Club Drive: Thanked the members of the Short Term Rental (STR) Ad-Hoc Committee. Presented changes to the STR Ordinance. Spoke in support of the proposed ordinance changes.

Scott Robinson, 1201 Madison Street: Expressed a need for established policies and procedures but believe the proposed changes are unnecessary.

Kelly Happ, 1120 South Lake Shore Drive #9: Expressed concerns about Short-Term Rentals and residential districts.

Emily Hummel, Short-Term Rental (STR) Ad-Hoc Committee member, 509 Madison Street: She expressed gratitude for everyone's work on the proposed changes and shared her personal challenges with short-term rentals in her neighborhood.

Tom Keefe, Short-Term Rental (STR) Ad-Hoc Committee member, 253 Smythe Drive, Williams Bay: Spoke in support of the proposed ordinance changes.

Motion by Gibbs to close Public Hearing, second by Cary. No discussion. Motion carried 6-0.

The discussion continued as Plan Commission members posed questions.

Motion by Cary to approve, second by Skates. Motion carried 6-0.

The discussion continued about Short-Term Rental Guideline for Neighbors and A Good Neighbor Guide for Short-Term Rental Guests.

Motion by Esposito to approve, with modifications to take the same language and resources for Short-Term Rental

Guideline for Neighbors and include a section in the A Good Neighbor Guide for Short-Term Rental Guests, seconded by Cary. Motion carried 6-0.

Discussion of Driveway Width Requirements – Kapur Associates/Public Works

City Engineer Rauch presented to the Commission the driveway width requirements. No action was taken.

Building and Zoning Administrators report

Assistant Building Inspector Renz presented the Building and Zoning Administrators report.

Adjournment.

Motion by Skates to adjourn seconded by Cary. Motion Carried; 6-0 The meeting adjourned at 8:09 pm.

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: November 18, 2024

Agenda Item #6

Applicant:

Kurt Jennison
N3387 County Road H
Lake Geneva, WI 53147

Request:

722 W Main Street
Conditional Use Permit for Commercial Indoor
Entertainment

Description:

The applicant is submitting a proposal for a Conditional Use Permit (CUP) for the transfer and operation of an Indoor Commercial Entertainment land use located at 190 E. Main Street. The property is located in the Central Business (CB) Zoning District and the proposed Indoor Commercial Entertainment land use is permitted as a conditional use within this zoning district. Adjacent properties to the east are zoned CB (Central Business).

The current location of the use is on the third floor of the same building and is looking to move from Unit 302 to Unit 04 on the first floor. The proposed project consists of interior remodeling to include trim work, drywall repair, and new flooring. The floor plan for the unit includes two pool tables, a pool cue pro shop, an arcade area, and two utility and maintenance rooms.

Staff Review:

Land Use and Zoning

The proposed land use is allowable within the CB zoning district upon obtaining a Conditional Use Permit. Indoor Commercial Entertainment facilities include land uses which provide taverns, theaters, bars, and pool halls. This land use is required to comply with the following regulations and requirements:

- a. If located on the same side of the building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 150 feet, or as far as possible, of a residentially zoned property. *Not applicable.*
- b. The facility shall provide a buffer yard with minimum opacity of 0.60 along all borders of the property abutting residentially zoned property. (See Section 98-610.) *Not applicable.*
- c. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses. *Application is following proper procedures and standards.*

Site Layout and Design

No exterior improvements or alterations are proposed to the building are proposed in the application materials.

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 include 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 in disagreement with at least one of Factors 1-6 listed above.

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 Kurt Jennison, N3387 County Road H, Lake Geneva, WI, for the proposed conversion of the building and property located at 772 W. Main Street, Tax Key No. ZOP 00321, to be used for Indoor Commercial Entertainment in the CB 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 Neil Gill, Kurt Jennison, N3387 County Road H, Lake Geneva, WI, for the proposed conversion of the building and property located at 772 W. Main Street, Tax Key No. ZOP 00321, to be used for Indoor Commercial Entertainment in the CB 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

ENTERED to
City Planner
10/17/24

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

772 W. Main St. Suite 04 Lake Geneva, WI. 53147

Name and Address of Current Owner:

Al Paas
1720 Maquette Court Lake Forest, IL. 60045

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

312-270-4478
aapas@gmail.com

Owner Signature: _____

Name and Address of Applicant:

Kurt Jennison N3382 County Rd H Lake Geneva, WI.
53147

Telephone No. with area code & Email of Applicant:

262-745-8893
Kurt.Jennison@gmail.com

Proposed Conditional Use: Suite ~~1000~~ 04 Will offer an expansion to
Lake Geneva Billiard Club. Providing more tables to
host specific events.

Zoning District in which land is located: CITY OF Lake Geneva

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

N/A - No architectural, Professional engineering or major
construction is needed. Minimal drywall repair, Paint and Flooring replacement is needed.

Short statement describing activities to take place on site:

The space is designed to host events for private parties,
Billiard training/coaching, or Pool after school program and
additional tournament tables. offering Beer, wine, Pizza for
Planned events, Parties, etc...

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

Date

10/11/2024

Signature of Applicant



Kurt Jennison 772 W. Main St. Suite 04 Cost Recovery # 24411
Petitioner Name Project Address LAKE GENEVA, WI AR# 3506
53147
OFFICE USE ONLY Description of Request Conditional Use

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.

Kurt Jennison, as applicant/petitioner for
Project: Lake Geneva Billiard Club, High Rollers Room
Project Address: 772 W. Main St. Suite 04 Lake Geneva, WI. 53147
Parcel No. _____
Name: Kurt Jennison
Address: N3382 County Rd H
Lake Geneva, WI. 53147
Cell Phone: (262) - 745 - 8893 Phone: () - -
Email: Kurt. Jennison@gmail.com

Dated this 11th Day of October, 20 24

Kurt Jennison

Printed Name of Applicant / Petitioner


Signature of Applicant/Petitioner

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

Section 98-935 Fees:

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

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

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

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

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

Date: _____ by: _____

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

Date: _____ by: _____

↓

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

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

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

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

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

___ All lot dimensions of the subject property provided;

___ Graphic scale and north arrow provided.

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

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

- _____ (d) A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.
- _____ (e) Written justification for the proposed conditional use:
- _____ Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. *(See below)*

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

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?

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?

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?

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?

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

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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 772 W. Main St. Site 04 Lake Geneva, WI. 53147
Applicant name Kurt Tennison
Applicant email Kurt.Tennison@gmail.com Phone Number 262-745-8893
Architect/Contractor/Designer Name N/A No Architect needed
Architect/Contractor/Designer Email _____ Phone Number _____

Type of Construction: New _____ Addition _____ Remodel _____
Type of Development: Single-family _____ Multi-family _____ Commercial X Industrial _____
Type of Business N/A No New, Addition, Remodel Construction needed.

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:

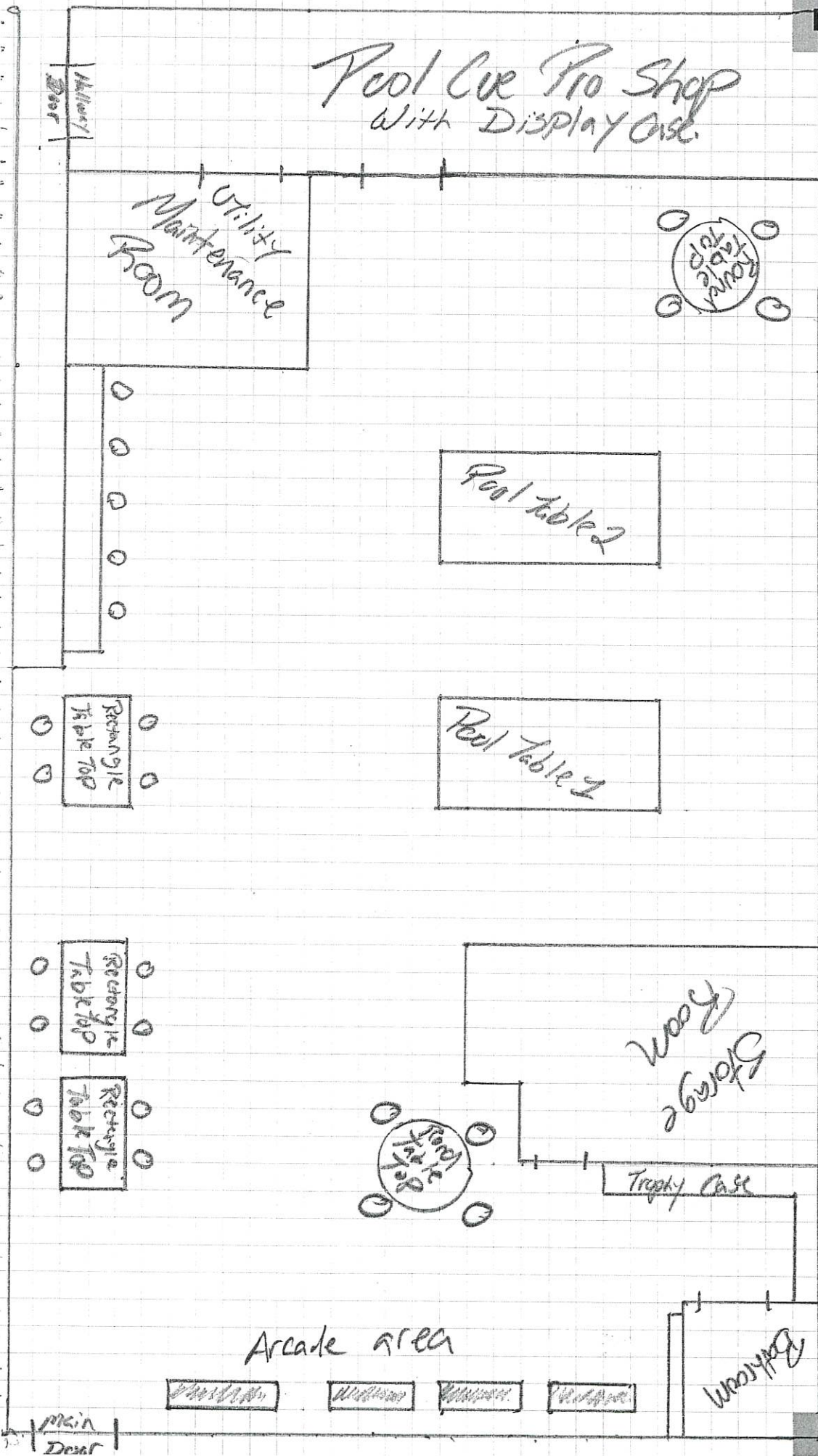
- Number of units _____
- Number of bedrooms in each unit _____
- Water service size requirement _____

Pool Cue Pro Shop With Display Case.

772 W. Main St.
Suite 04
Lake Geneva, WI. 53147

Floor Plan For High Rollers
Room.

High Rollers
replies



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: November 18, 2024

Agenda Item #7

Applicant:

George and Carol Zimmermann
61 Lakeview Drive
Lake Geneva

Request:

61 Lakeview Drive
Conditional Use Permit for a partial second floor
addition to a home 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 allow for a vertical addition to an existing single-family home located at 61 Lakeview Drive. The property is located in the Estate Residential ER-1 zoning district, the existing home utilizes certain SR-4 zoning standards, per Section 98-407(3). All surrounding properties are also zoned ER-1.

The project involves an addition of a partial second story (or “nest room”) with an interior stair. The project also involves interior renovation and replacement of windows. No changes to the building footprint or site are proposed.

Staff Review:

The existing home already utilizes SR-4 zoning district standards, including minimum side setback and minimum dwelling unit separation. As no changes are proposed to the building footprint or site, no additional use of SR-4 requirements has been requested. The proposed vertical addition meets the maximum height requirements in the ER-1 district. 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.

The applicant has provided documentation of The Manor Subdivision’s review and approval, which is needed prior to building permit issuance.

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 in disagreement with at least one of Factors 1-6 listed above.

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 George and Carol Zimmermann at 61 Lakeview Drive, Lake Geneva, for a request to allow a partial second floor in the Estate Residential (ER-1) zoning district for the property located at 61 Lakeview Drive, Parcel No. ZLM 00078*, including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- *Deny:* I recommend denial of the proposed *Conditional Use Permit for George and Carol Zimmermann at 61 Lakeview Drive, Lake Geneva, for a request to allow a partial second floor in the Estate Residential (ER-1) zoning district for the property located at 61 Lakeview Drive, Parcel No. ZLM 00078*, 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):

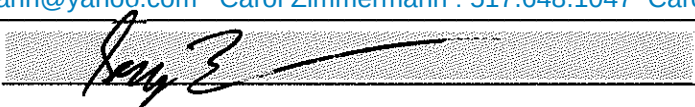
61 Lake View Drive, Lake Geneva. Lot 19 and 20, Block 31 of Geneva Manor Tract number 17, except that part of said lot 20 described as follows: Commencing at the Northeasterly corner of said lot 20; Thence Northwesterly to Northwest corner of said lot 20; Thence Southeasterly 88.5 feet to the point beginning, located in the East 1/2 of section 35, Township 2 North, Range 17 East, City of Lake Geneva, Walworth County Wisconsin

Name and Address of Current Owner: GEORGE AND CAROL ZIMMERMANN

61 LAKEVIEW DRIVE LAKE GENEVA WI 53147

Telephone No. with area code & Email of Current Owner: George Zimmermann : 989.980.7367

George: gzimmermann@yahoo.com Carol Zimmermann : 517.648.1047 Carol: czlakeg@gmail.com

Owner Signature: 

Name and Address of Applicant:

GEORGE AND CAROL ZIMMERMANN

61 LAKEVIEW DRIVE LAKE GENEVA WI 53147

Telephone No. with area code & Email of Applicant: George Zimmermann : 989.890.7367

gzimmermann@yahoo.com

Proposed Conditional Use: ER-1 - EXTERIOR WINDOW UPGRADES AND RELOCAION. ADDED NEW CONSTRUCTION OF PARTIAL SECOND FLOOR "NEST" ROOM.

Zoning District in which land is located: ZONING : ER-1- ESTATE RESIDENTIAL - THE MANOR

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

Lake Geneva Architects. 323 Broad St Suite 102, Lake Geneva

Engineer (Structural)- Mark Pulakas - Focus Engineering

Contractor - Maddock Construction

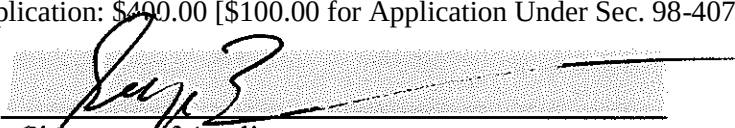
Short statement describing activities to take place on site:

Interior Renovation to existing home. Relocation/replacement of existing windows. Addition of partial second story with interior stair.

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

9.23.24

Date


Signature of Applicant

George and Carol Zimmermann 61 Lakeview Drive Lake Geneva WI 53147 Cost Recovery # _____
Petitioner Name Project Address

OFFICE USE ONLY Description of Request Renovation / Addition to Existing Residence

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.

George and Carol Zimmermann, as applicant/petitioner for
Project: Renovation / Addition to Primary Residence
Project Address: 61 Lakeview Drive Lake Geneva WI 53147
Parcel No. 1310 W Main Street, Lake Geneva. ZLM 00078 (see attached sheet for legal description)
Name: George and Carol Zimmermann
Address: 61 Lakeview Drive Lake Geneva WI 53147

George Zimmermann Carol Zimmermann
Cell Phone: (989) - 890 - 7367 Phone: (517) - 648 - 1047
Email: gzimmermann@yahoo.com

Dated this 23rd Day of September, 2024

George and Carol Zimmermann

Printed Name of Applicant / Petitioner



Signature of Applicant/Petitioner

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

Section 98-935 Fees:

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

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

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

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

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

Pre-submittal staff meeting scheduled:

Date of Meeting:

Time of Meeting:

Date: by:

Follow-up pre-submittal staff meetings scheduled for:

Date of Meeting:

Time of Meeting:

Date: by:

Date of Meeting:

Time of Meeting:

Date: by:

Date of Meeting:

Time of Meeting:

Date: by:

Date of Meeting:

Time of Meeting:

Date: by:

Application form filed with Zoning Administrator:

Date: by:

Application fee of \$ received by Zoning Administrator:

Date: by:

Reimbursement of professional consultant costs agreement executed:

Date: by:

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

Date: by:

↓

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

Date: by:

↓

(a) A map of the proposed conditional use:

Showing all lands for which the conditional use is proposed;

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

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

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

All lot dimensions of the subject property provided;

Graphic scale and north arrow provided.

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

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

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

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

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

61 Lake View Drive currently resides in a downtown residential district - ER-1. The existing property is substandard due to section 98-407 (1) in width and area. Per the conditional use process we are proposing a renovation to the existing home with a partial second story. . This supports the comprehensive plan in the development of quality housing within the existing urban fabric and no change to the ER-1 single family residence.

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?

61 Lake View Drive located in the Manor is an existing residence that is proposing a second story addition and re-work to existing exterior window. The residence is to remain a single family home which resides currently in a prime residential neighborhood. The proposed addition to the single family home, is high quality, high design and promotes residential infill using the existing home built in compliance with today's standards and codes. These elements embody the goals and objectives of the Comprehensive Plan.

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?

The proposed renovation addition, is enhancing the internal flow and circulation of the residence in its existing footprint of the existing home and does not create any adverse impact on the neighboring properties and or compromise the character of the neighborhood. The Proposed development is not adding any additional traffic patterns, additional curb cuts or required parking from its original use as a residence. Per conditional use the property is adhering to the Zoning standards of ER-1 Zoning.

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?

The proposed new residence, remains consistent with its current use of a residence. There is not request in change of zoning as the renovation complies with the current ER-1 Zoning guidelines.

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?

We feel the proposed addition and exterior window upgrades, does not create or impose new burdens to the public services provided.

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?

We feel the proposed addition and exterior window upgrades, does not create or impose new burdens to the public services provided as the use of residential ER-1 is maintained with the proposed improvements and consistent with the existing urban fabric of the Manor.

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 61 LAKEVIEW DRIVE, Lake Geneva. ZLM 00078

Applicant name GEORGE AND CAROL ZIMMERMANN

Applicant email George Zimmermann: gzimmermann@yahoo.com Phone Number 989.980.7367
Carol Zimmermann: czlakeg@gmail.com 517.648.1047

Architect/Contractor/Designer Name Justin Steubs - Lake Geneva Architects

Architect/Contractor/Designer Email justin@lakegenevaarchitects.com Phone Number 262.248.1400 ext. 4

Type of Construction: New _____ Addition X Remodel X

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

Type of Business N/A

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 NO BUILDING FOOTPRINT EXPANSION
- 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? N/A
- Detailed property Site Plan? YES / NO Date of Plan: _____
- Green Space Calculations (Existing vs. Proposed) YES / NO
- Are landscape plans provided? YES / NO
- Is a Land Division required? YES / NO

Water/Sewer Utilities

If an existing structure please circle the following:

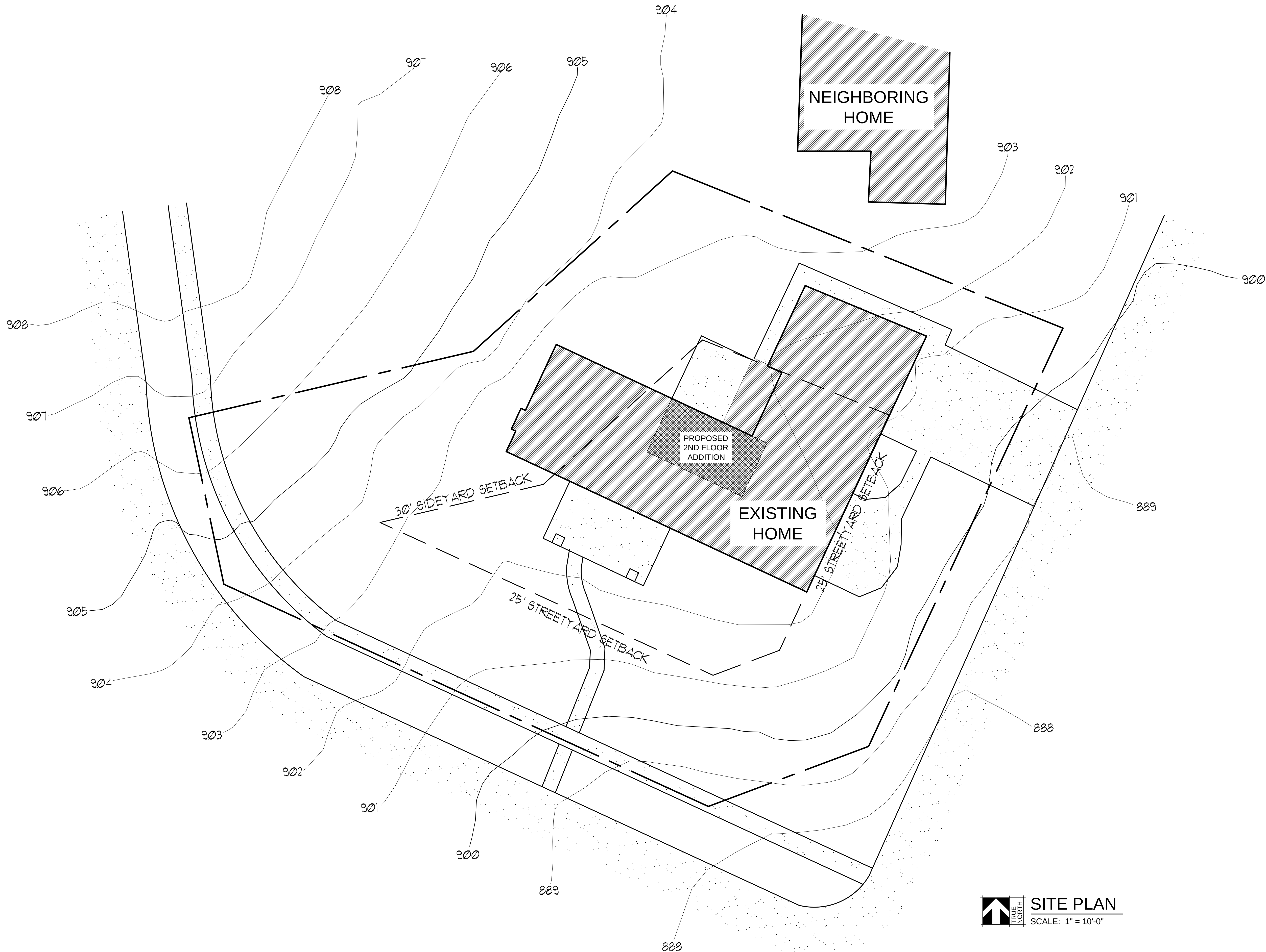
- Will existing sewer & water connections be used? YES / NO
- Will your project require the installation of a grease interceptor? YES / NO

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

- ~~• Water service size requirement _____~~
- ~~• 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 RESEARCH

CURRENT ZONING: RES-1 IN CITY OF LAKE GENEVA
WALLWORTH COUNTY: THIS PROPERTY IS
SUB-STANDARD DUE TO LOT WIDTH AND AREA.

HEIGHT / AREA / YARD REQUIREMENTS
LOT AREA MIN. 40,000 SF. (13,792 SF. ACTUAL.)

LOT WIDTH MIN. 150' (104.15' ACTUAL AVERAGE.)

SETBACKS
STREET 25'
SIDE 30' MIN.
REAR 30' MIN.
HEIGHT 35'

THIS PROPERTY MEETS ALL REQUIREMENTS SET
FORTH IN SEC. 14-221 FOR EXISTING SUBSTANDARD
LOTS.

DEFINITIONS

PER SEC. 98-034

LOT WIDTH: THE DISTANCE BETWEEN THE SIDE LOT
LINES OF A LOT, MEASURED PARALLEL TO THE
FRONT LOT LINE AT THE REAR FRONT YARD SETBACK.

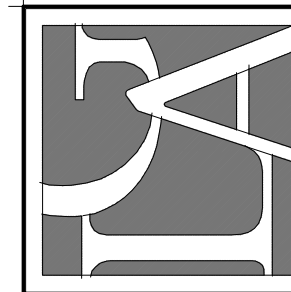
SUBSTANDARD LOT: A LOT OF RECORD WHICH
LAWFULLY EXISTED PRIOR TO THIS CHAPTER, WHICH
WOULD NOT CONFORM TO THE APPLICABLE
REGULATIONS IF THE LOT WERE TO BE CREATED
UNDER THE CURRENT PROVISIONS OF THIS CHAPTER.
SEE SECTION 98-401.

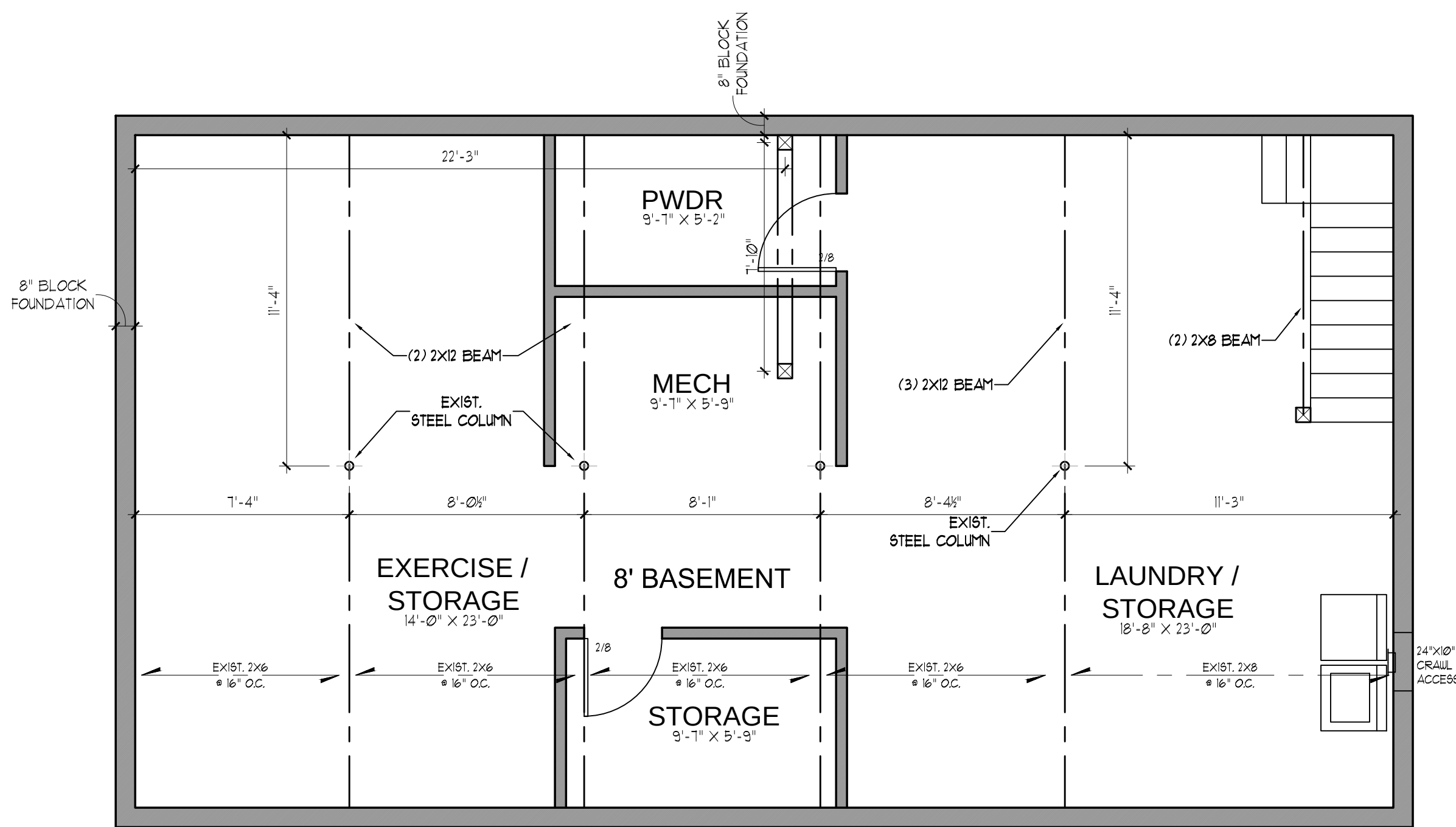
BUILDING HEIGHT: THE VERTICAL DISTANCE FROM 1)
THE LOWEST ELEVATION OF THE ADJOINING GROUND
LEVEL OR 2) THE ESTABLISHED GRADE, WHICHEVER
IS LOWER TO THE TOP OF THE CORNICE OF A FLAT
ROOF TO THE DECKLINE OF A HANGARD ROOF TO A
POINT OF THE ROOF DIRECTLY ABOVE THE HIGHEST
WALL OF A SHED ROOF TO THE UPPERMOST POINT
ON A ROUND OR OTHER ARCH-TYPE ROOF, OR TO
THE MEAN DISTANCE OF THE HIGHEST GABLE ON A
PITCHED OR HIP ROOF. ALSO APPLIES TO
STRUCTURES.

SITE LEGEND

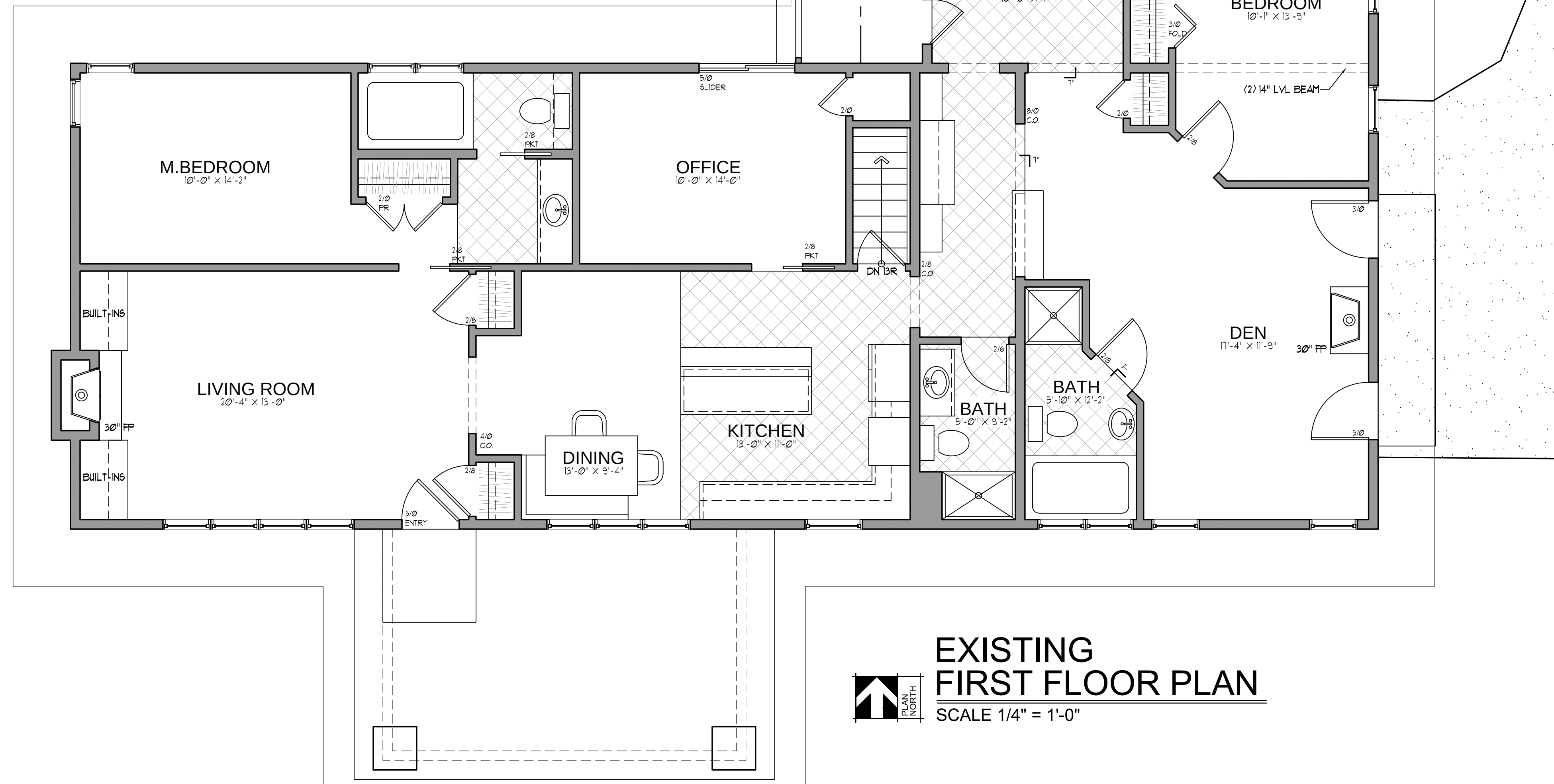
	EXISTING STRUCTURE		EXISTING GRADE
	EXISTING STRUCTURE TO BE REMOVED		ABANDONED GRADE
	NEW STRUCTURE		NEW GRADE
	DECKS, PATIOS, TERRACES		SILT FENCING
	HARD SURFACE (PAVERS, CONCRETE, ASPHALT)		PROPERTY LINE
	SOIL STOCKPILE		SETBACK LINE
			1" TREE
			EXISTING TREE
			8" TREE
			EXISTING TREE TO BE REMOVED

TRUE NORTH
SITE PLAN
SCALE: 1" = 10'-0"

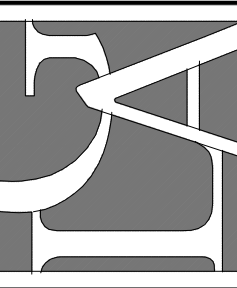


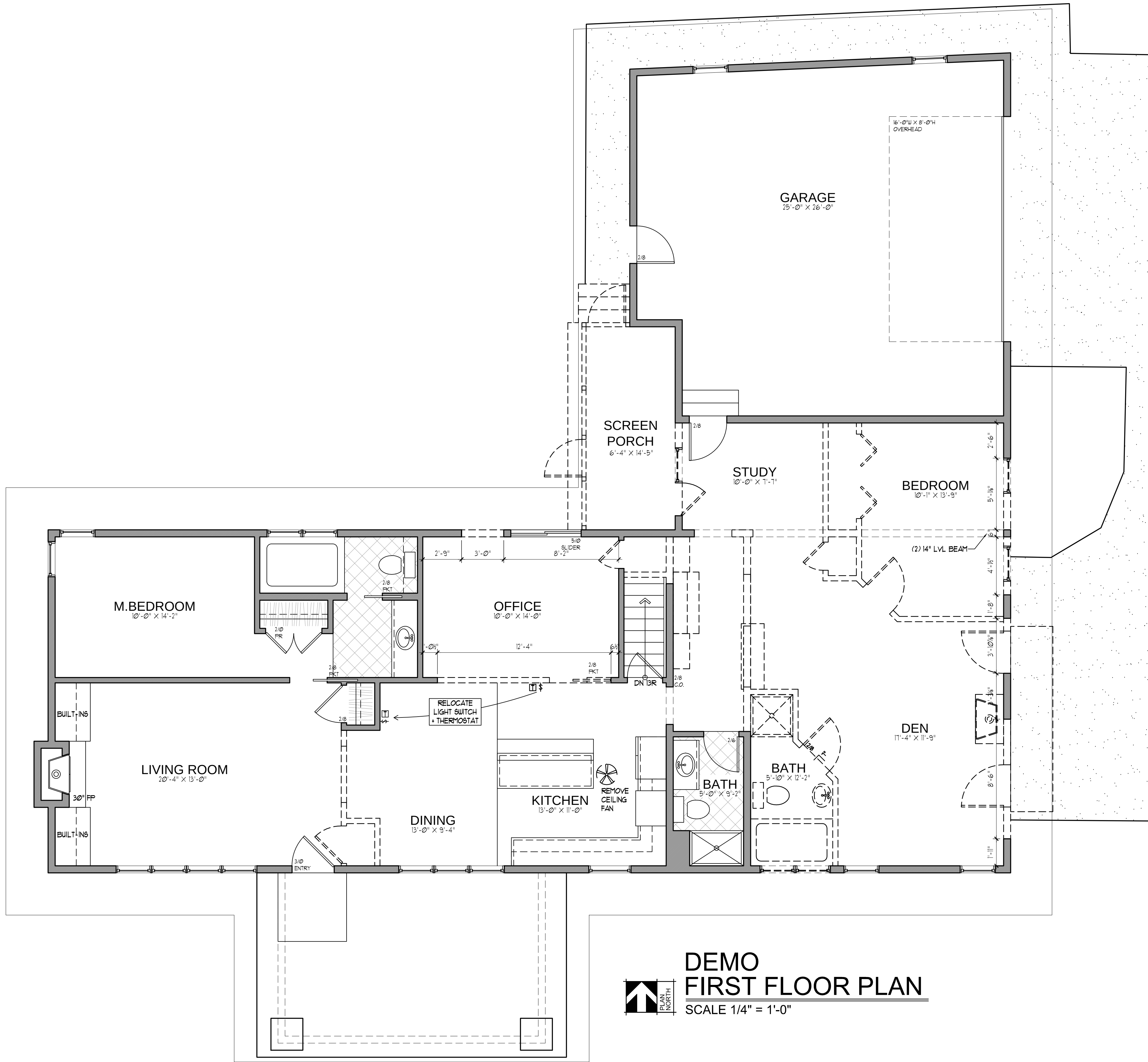


 **EXISTING
FIRST FLOOR PLAN**
SCALE 1/4" = 1'-0"

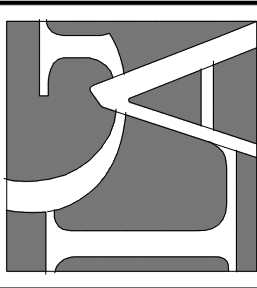


 **EXISTING
FIRST FLOOR PLAN**
SCALE 1/4" = 1'-0"





DEMO
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

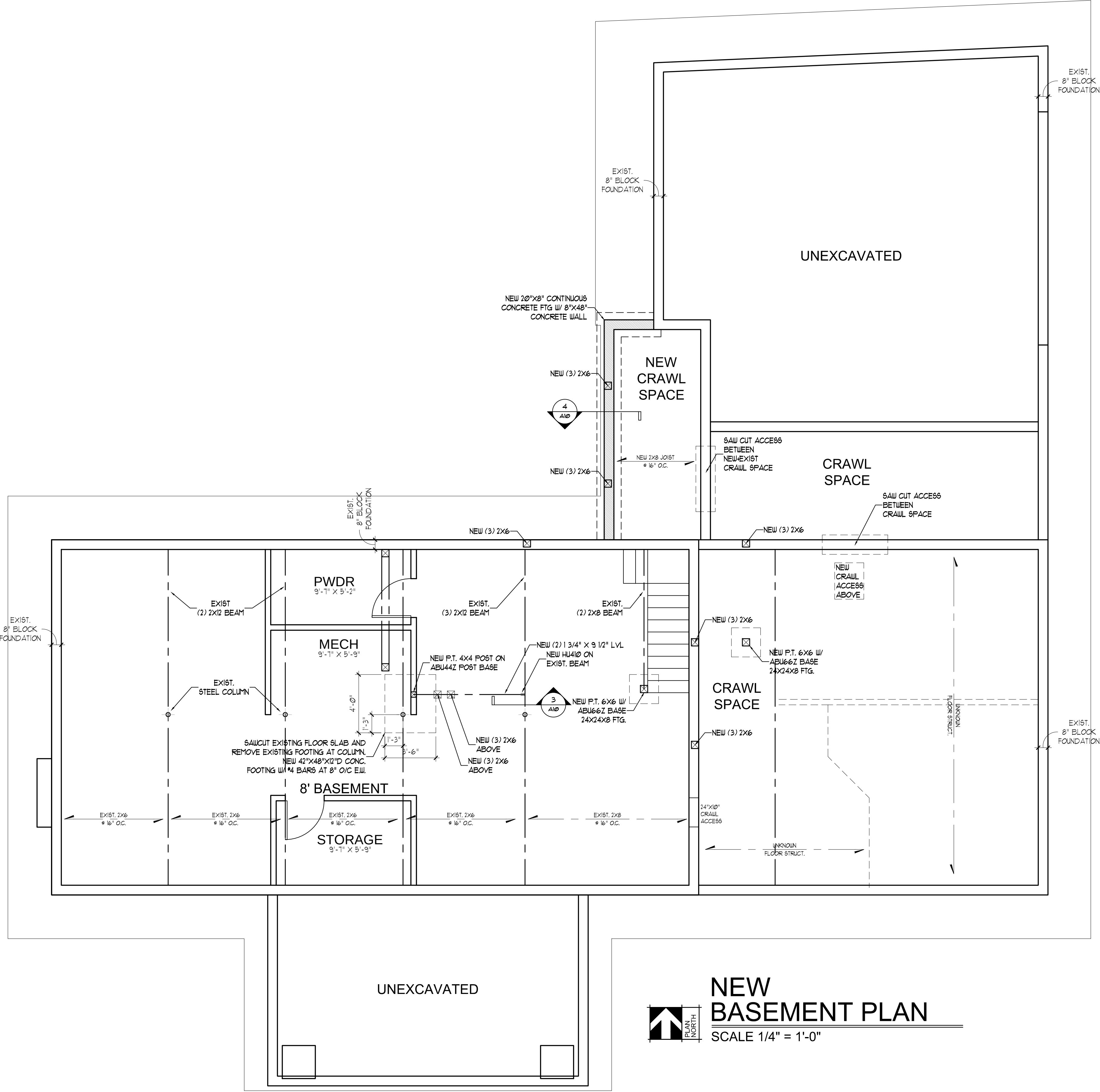


☐ DESIGN SET
☒ CONSTRUCTION

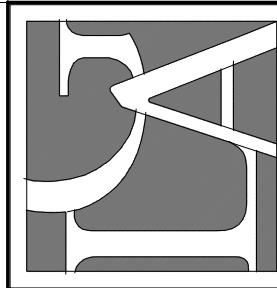
REVISIONS:	
1	
2	
3	
4	
5	

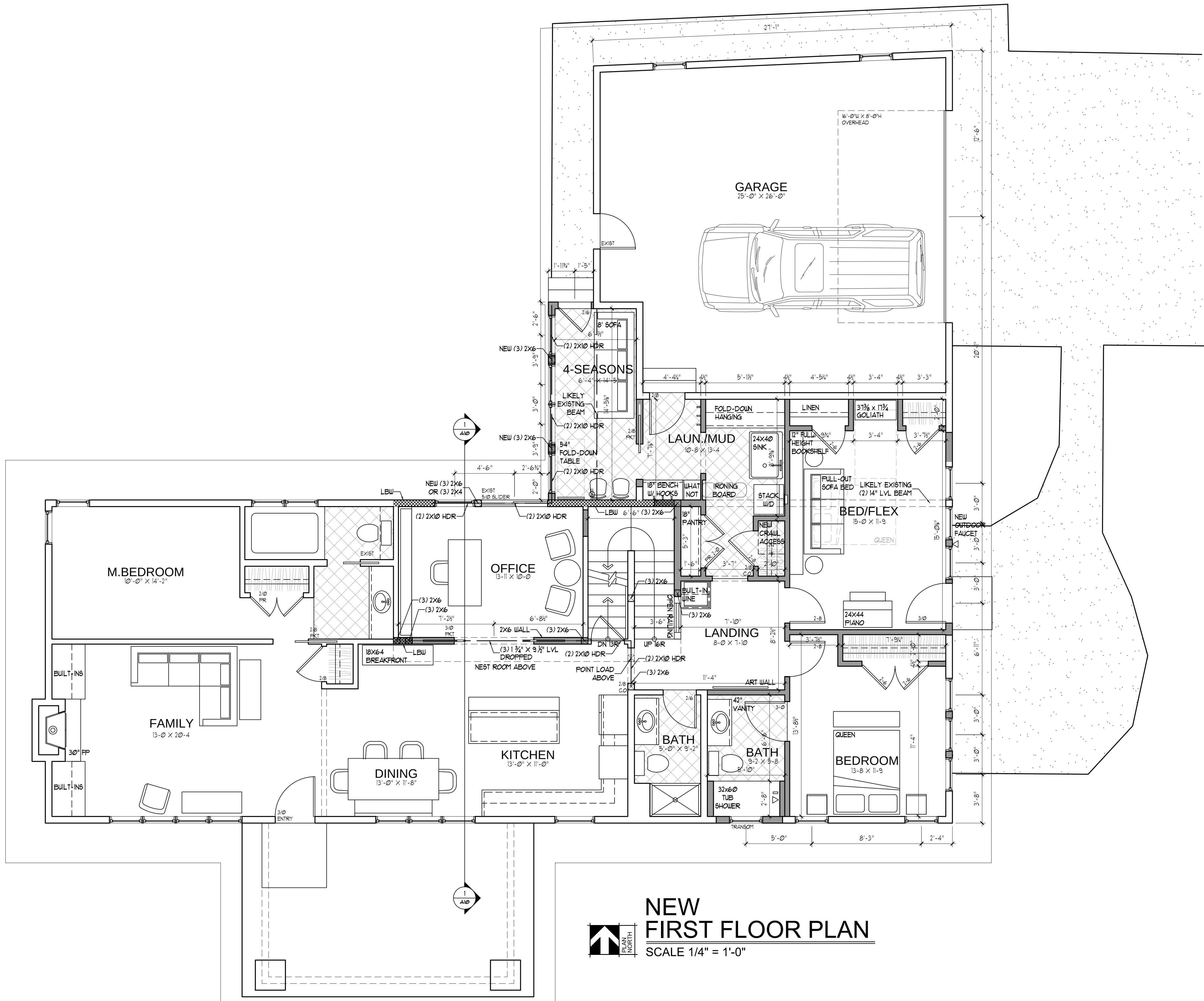
DATE: 09.05.24

A3

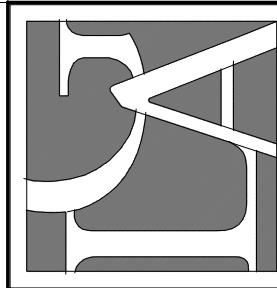


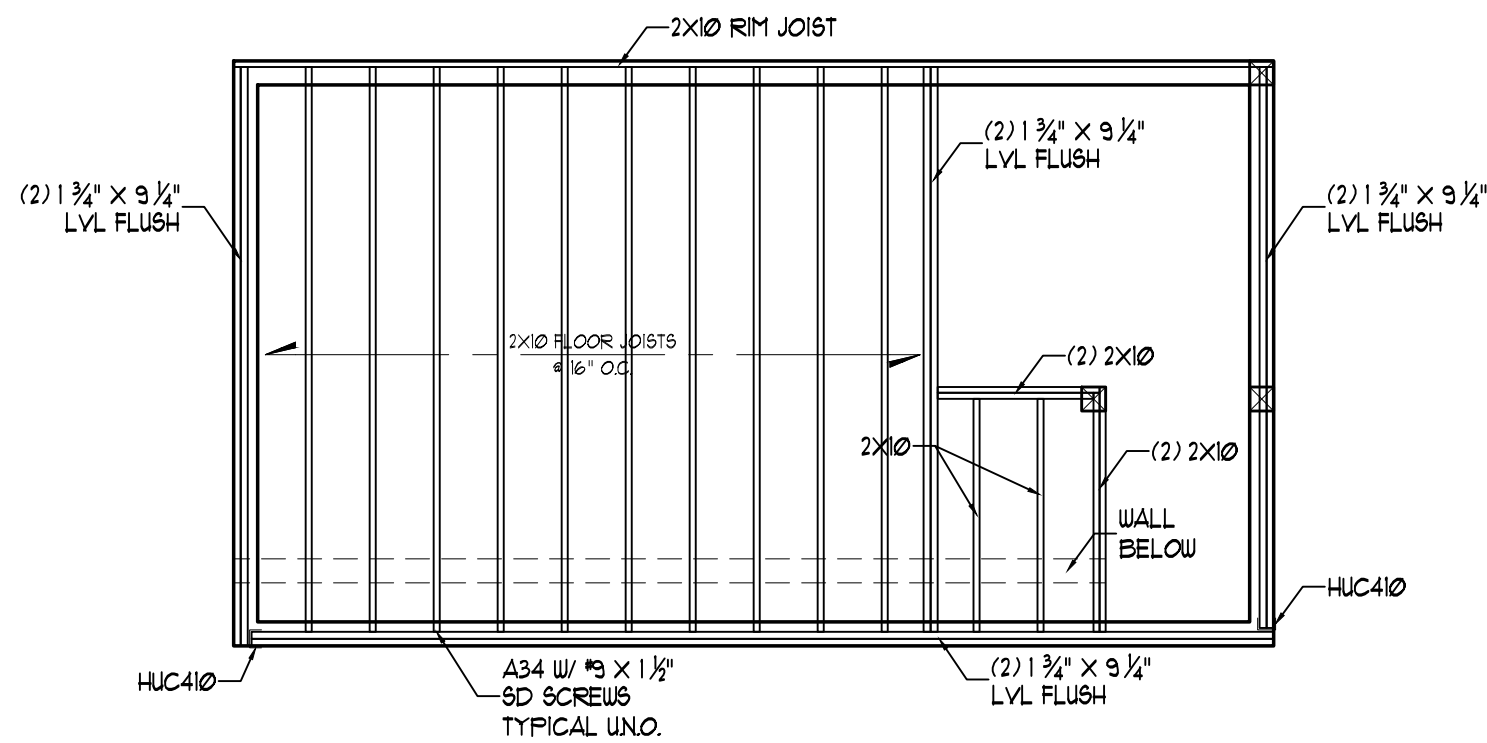
NEW BASEMENT PLAN
SCALE 1/4" = 1'-0"

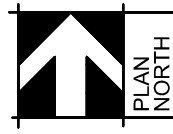


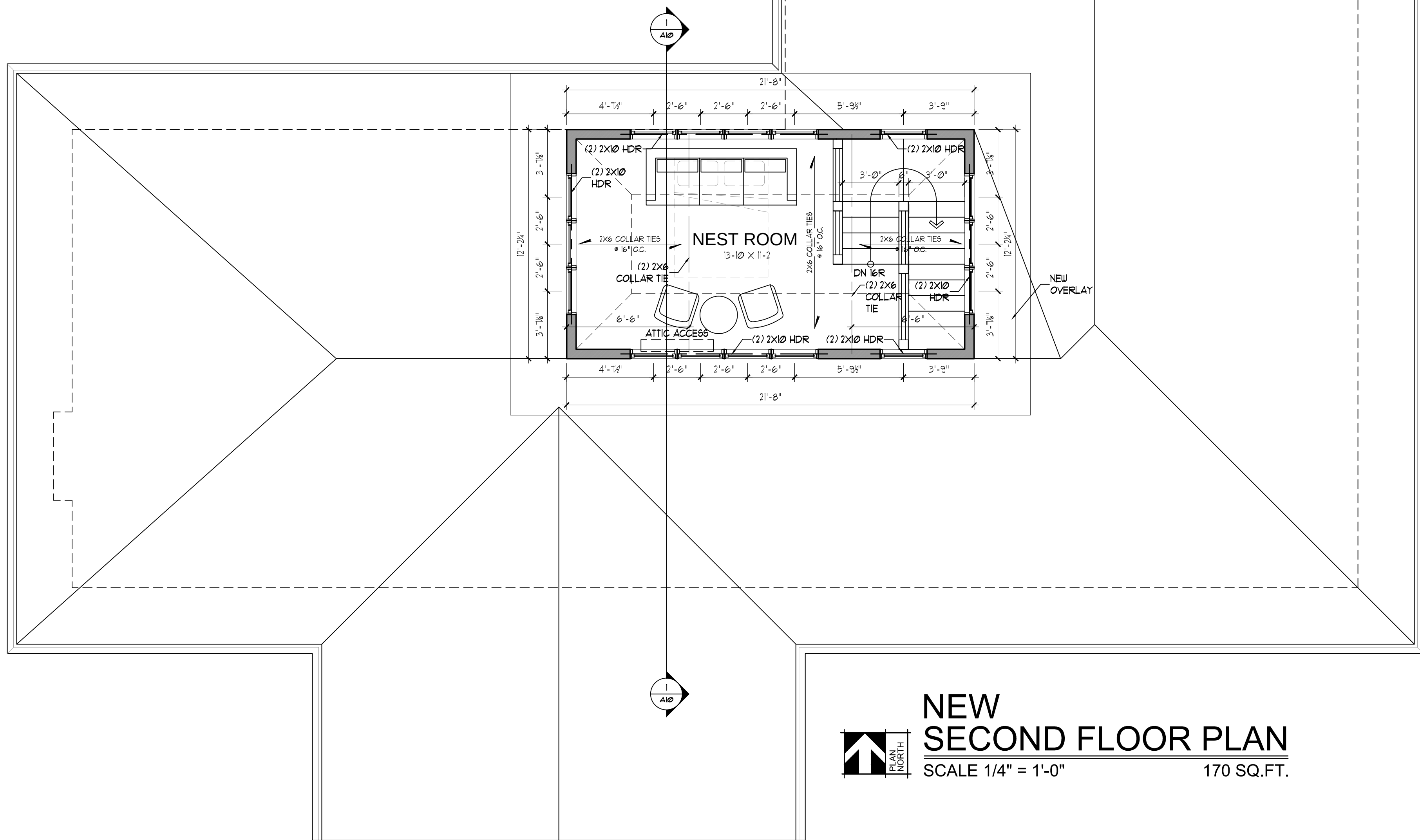


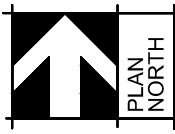
**NEW
FIRST FLOOR PLAN**
SCALE 1/4" = 1'-0"

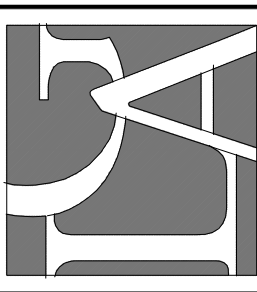


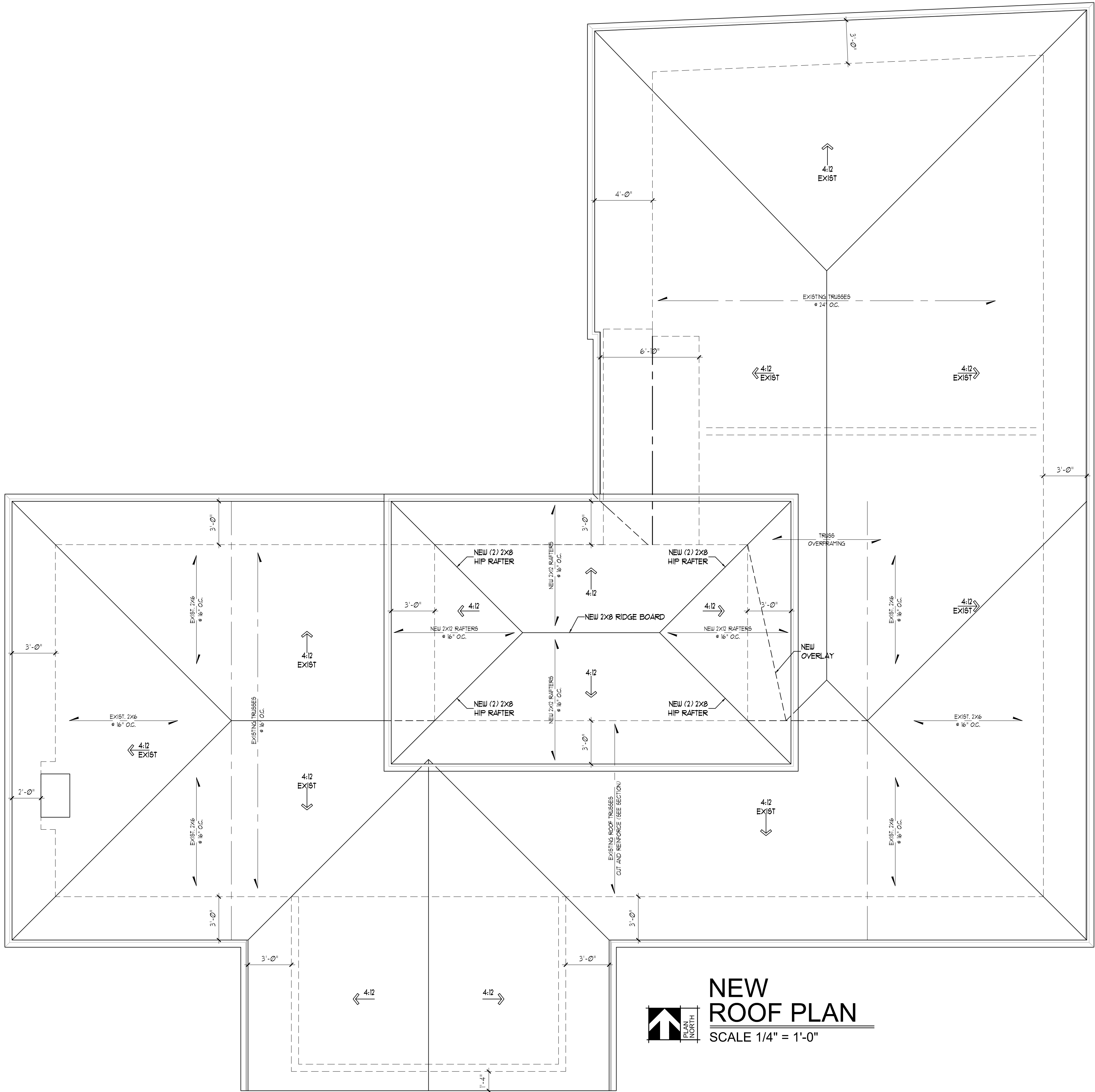


 **NEW
SECOND FLOOR FRAMING**
SCALE 1/4" = 1'-0"

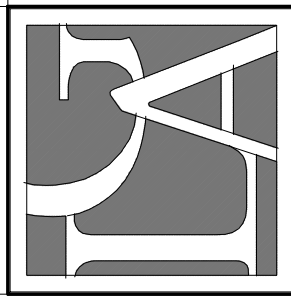


 **NEW
SECOND FLOOR PLAN**
SCALE 1/4" = 1'-0" 170 SQ.FT.





**NEW
ROOF PLAN**
SCALE 1/4" = 1'-0"



LAKE GENEVA
Architects

STUDIO OF JASON R. BERNARD

LAKE GENEVA ARCHITECTS
323 BROAD ST. STE 102
LAKE GENEVA, WI 53147
262.248.1400

LakeGenevaArchitects.com

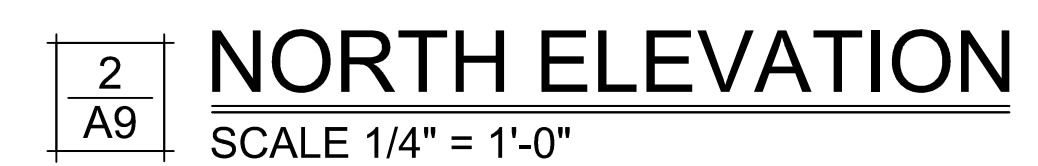
ZIMMERMANN RESIDENCE
61 LAKEVIEW DRIVE
LAKE GENEVA, WI 53147

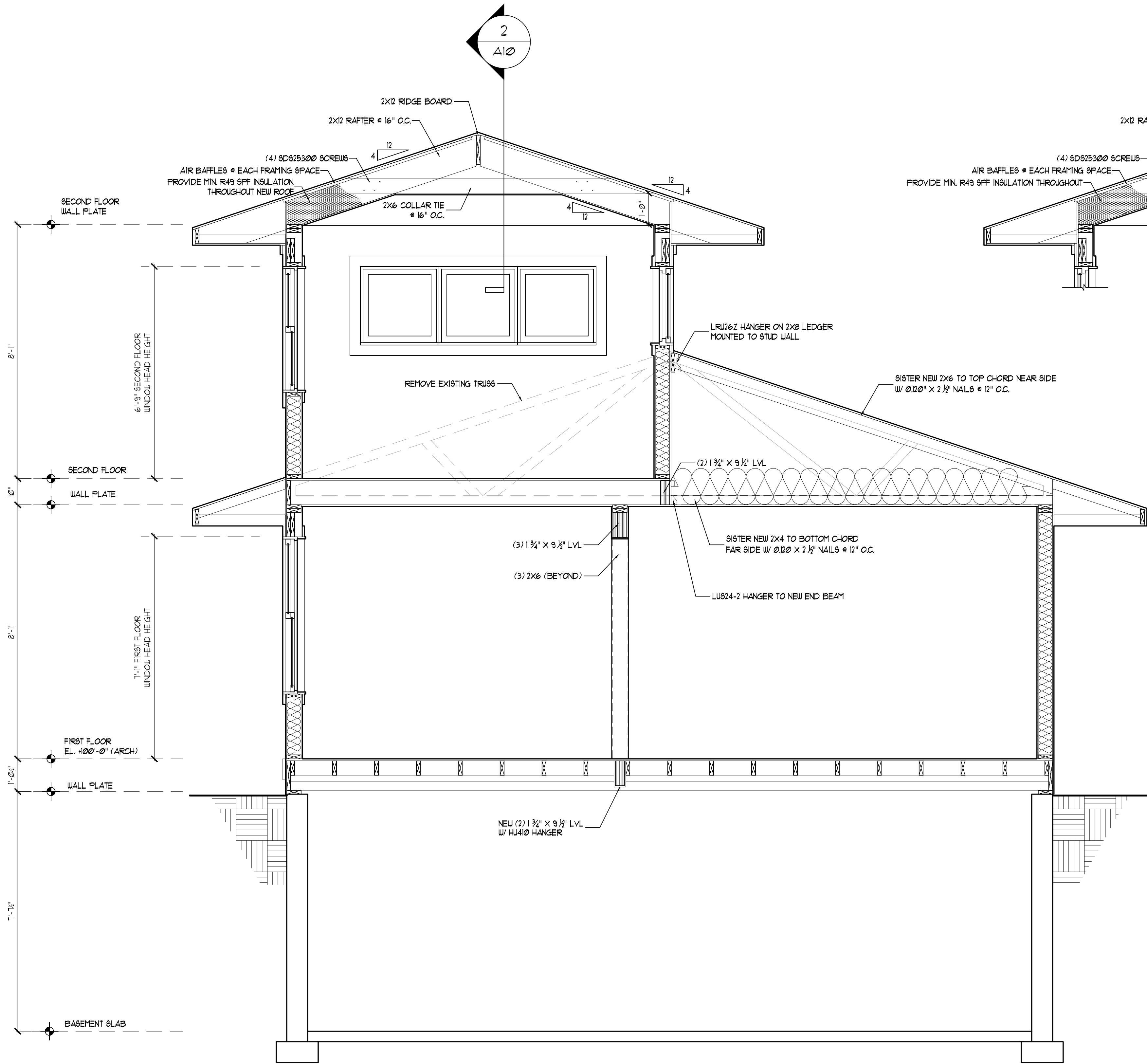
☐ DESIGN SET
☒ CONSTRUCTION

REVISIONS:

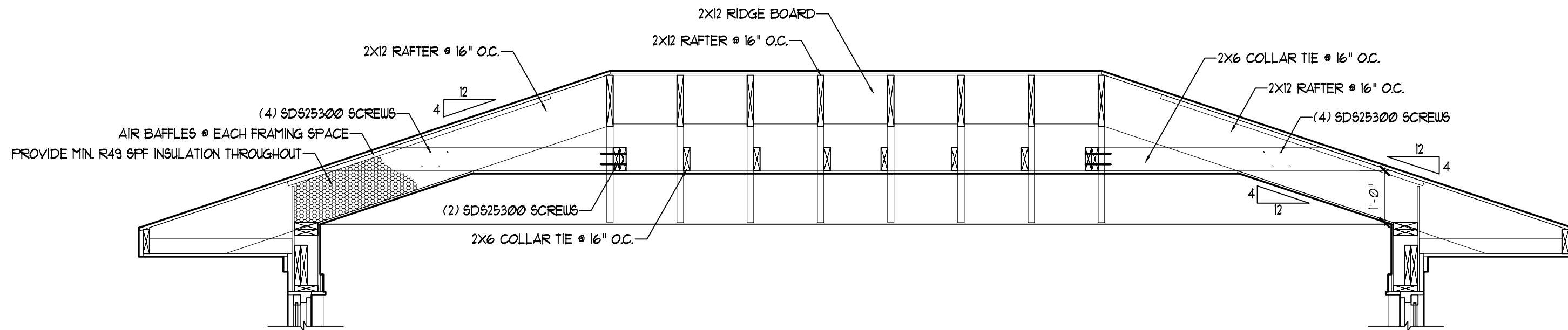
DATE: 09.05.24

A7

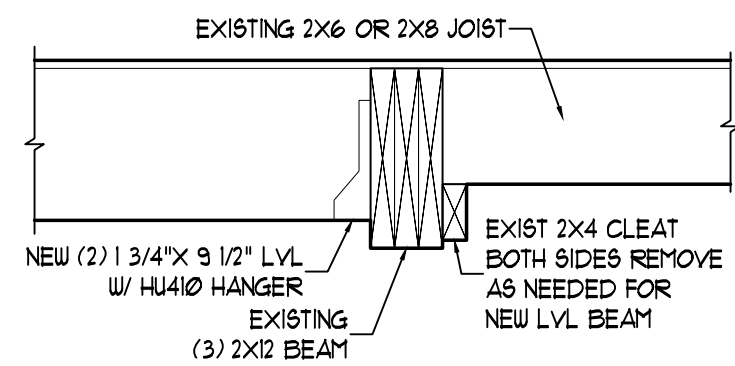




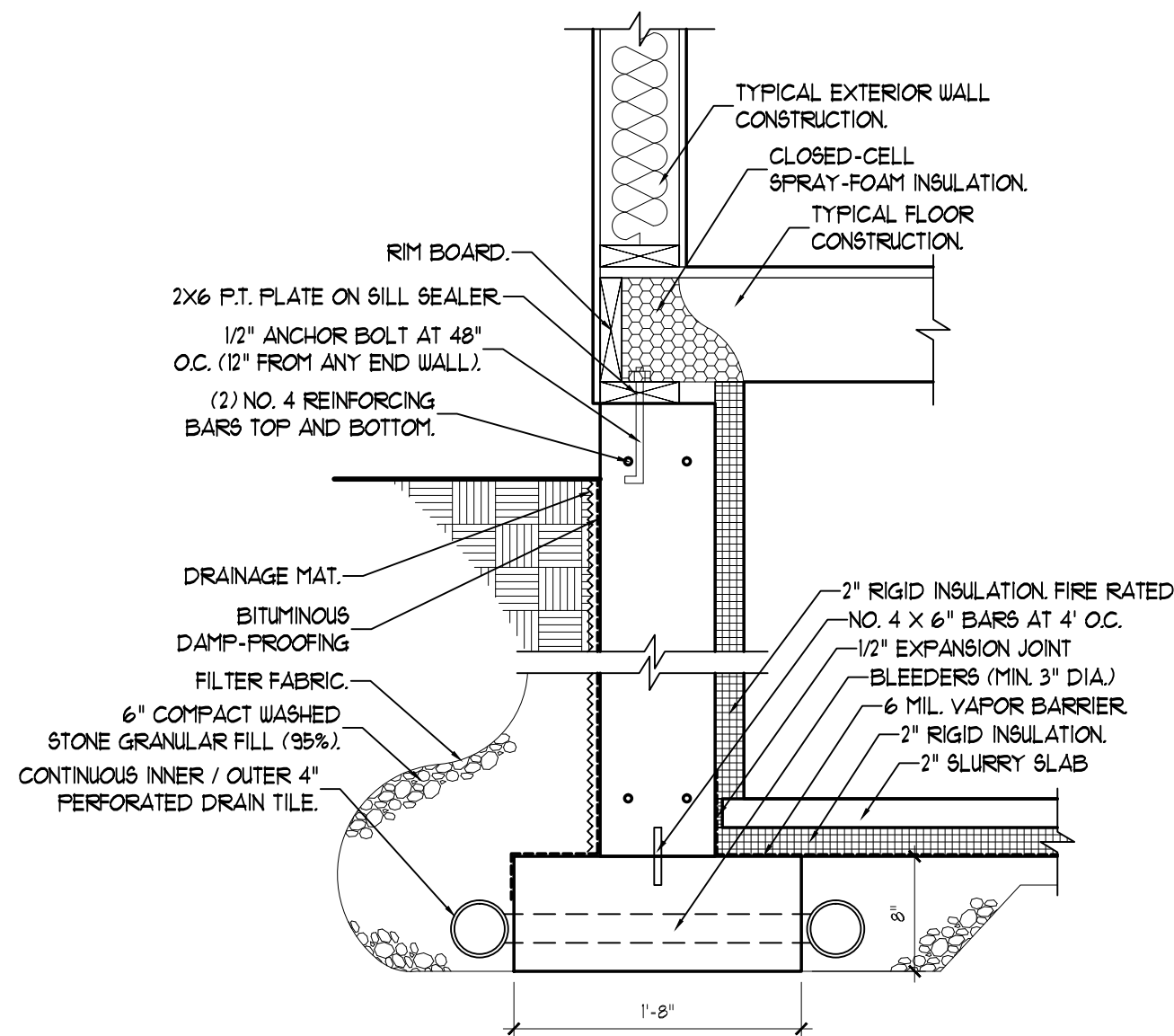
1
A10
SECTION
SCALE 1/2" = 1'-0"



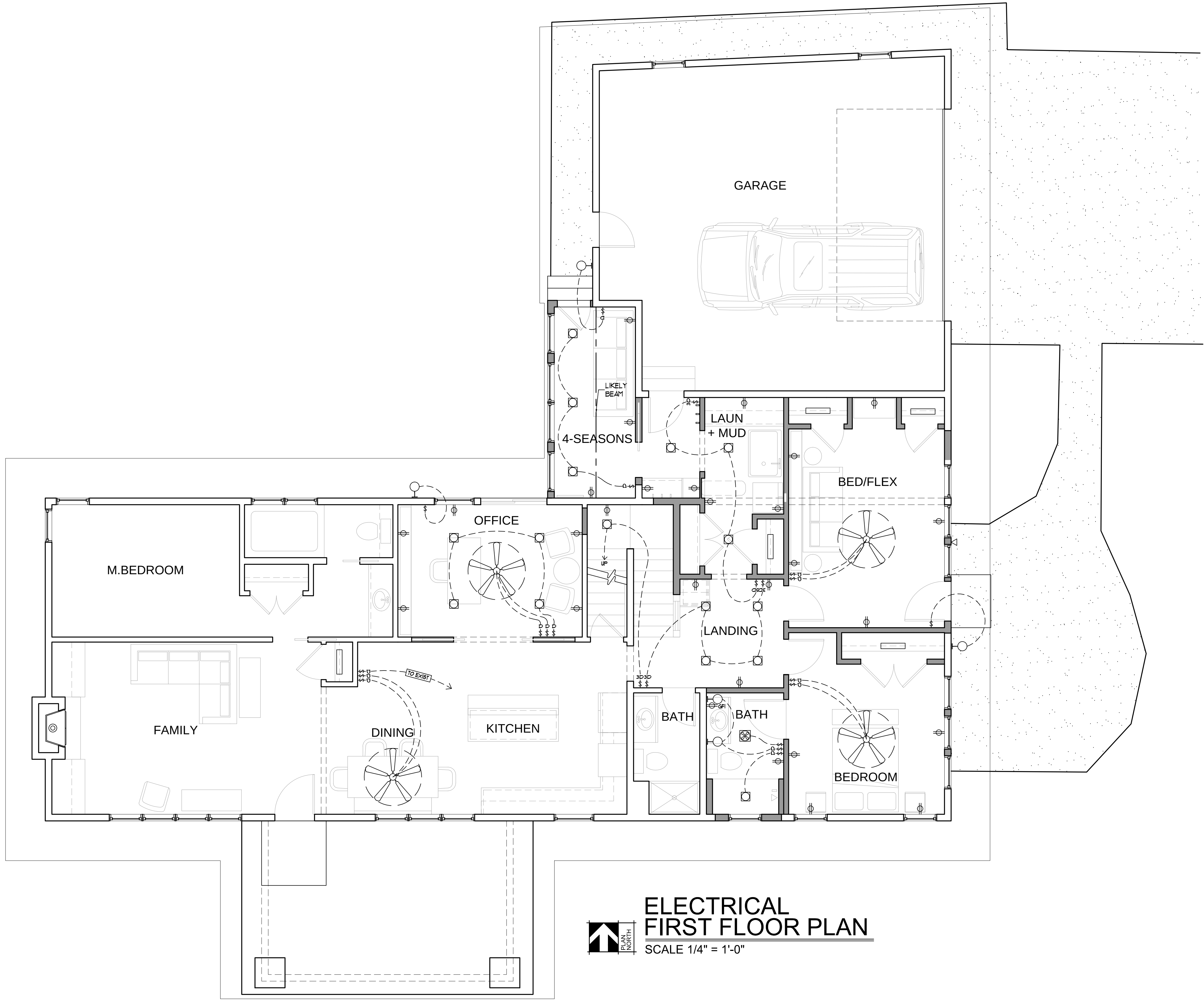
2
A10
ROOF DETAIL
SCALE 1/2" = 1'-0"



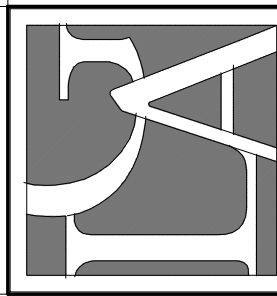
3
A10
BEAM DETAIL
SCALE 1" = 1'-0"



4
A10
FOUNDATION WALL
SCALE 1" = 1'-0"



ELECTRICAL
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

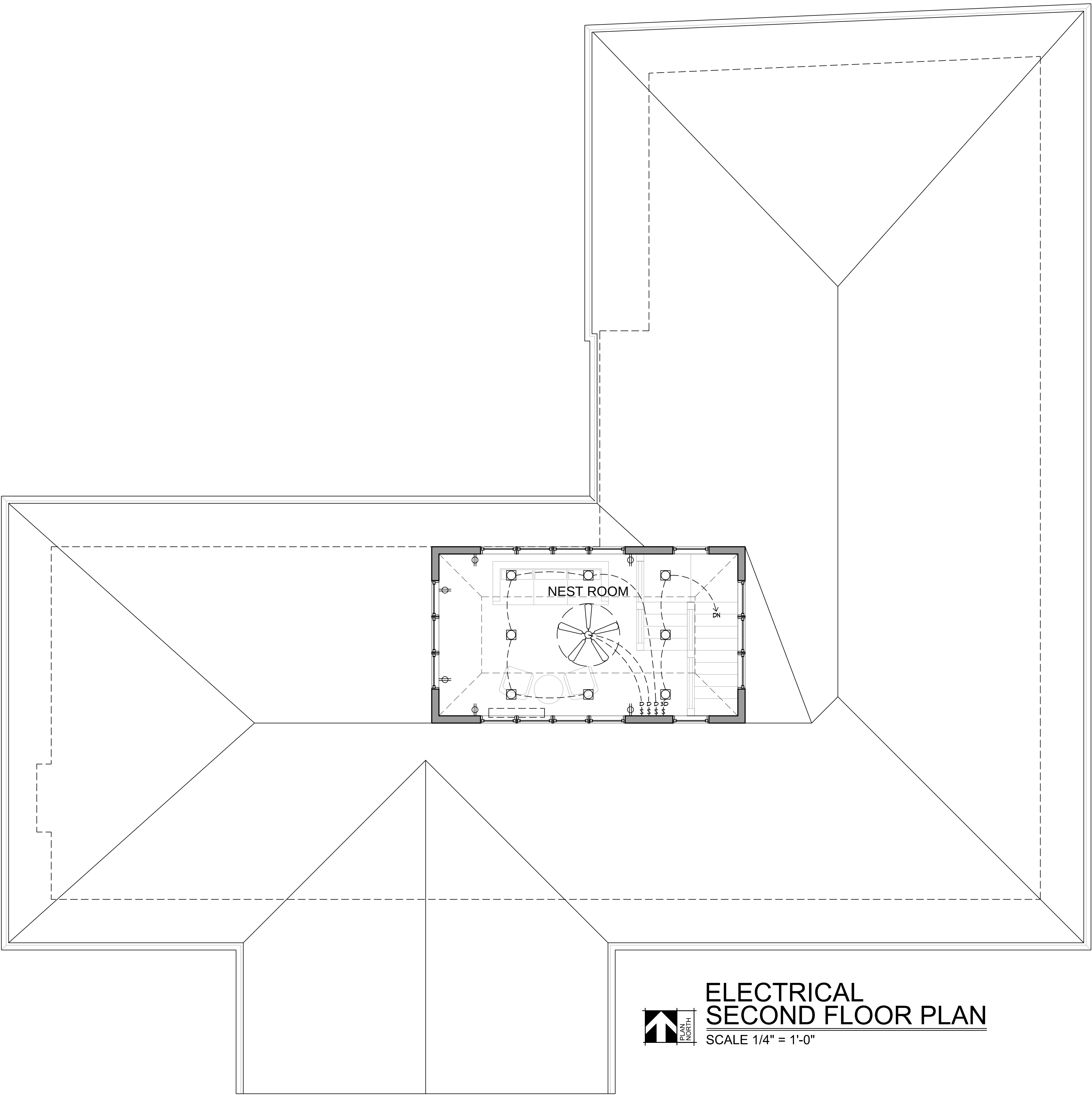


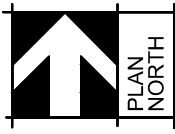
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☒ CONSTRUCTION

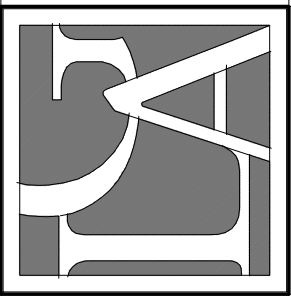
REVISIONS:	

DATE: 09.05.24

E1



 **ELECTRICAL
SECOND FLOOR PLAN**
SCALE 1/4" = 1'-0"



LAKE GENEVA
Architects

LAKE GENEVA ARCHITECTS
323 BROAD ST. STE 102
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262.248.1400
LakeGenevaArchitects.com

STUDIO OF JASON R. BERNARD

ZIMMERMANN RESIDENCE
61 LAKEVIEW DRIVE
LAKE GENEVA, WI 53147

☐ DESIGN SET
☒ CONSTRUCTION

REVISIONS:
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DATE: 09.05.24

E2



September 17, 2024

Delivered via Email

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

Dear Mr. Fred Walling,

The Lake Geneva Manor Architectural Review Committee (LGMARC) is in receipt of the proposed plans for construction located at 61 Lakeview Drive, Lake Geneva, WI 53147 presented by George and Carol Zimmermann. Additionally, the proposed site plans, a comprehensive description of the proposed project, and an estimated timetable of construction have been delivered to neighbors property adjacent and within site of the proposed project location.

LGMARC has no comment to the proposed project presented by George and Carol Zimmermann subject to the City of Lake Geneva zoning and building code.

Sincerely,

A handwritten signature in black ink, appearing to read "Eileen Green Scheffler".

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

cc: The Lake Geneva Manor Association Board
George and Carol Zimmermann

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: November 18, 2024

Agenda Item #8

Applicant:

Gregory Hughes
2737 Central Street
Evanston, Illinois

Request:

80 Geneva Square
Planned Development – PIP Amendment
Tax Key No. ZYUP 00137C1

Description:

Geneva Square is requesting an amendment to the approved Planned Development Precise Implementation Plan (PD-PIP) at 80 Geneva Square to allow for additional tenant space and relocation of existing elements on-site. A PD-PIP (Precise Implementation Plan) is Step 4 of 4 for the Planned Development Process. A PIP establishes the details of site development including architecture, landscaping, lighting, and engineering and must be substantially consistent with the GDP.

The property in question received PD-PIP approval in July of 2024 for the development of a one-story retail building of approximately 4,020 square feet. The proposed development is to have a design and character to match that of the main shopping center nearby. The parcel on which the new building would be constructed is 44,100 square feet (slightly larger than one acre). The one-story building was approved as a two unit building with a drive-thru around the rear of the building for use by a coffee shop in one of the tenant spaces.

The applicant is requesting an amendment to the approved PD-PIP citing changing economic reasons such as inflation of materials and labor. To make the project more financially feasible, the inclusion of an additional 1,200 square-foot retail space, relocation of the drive-thru exit, relocation of the dumpster area, and relocation of the mechanical room on-site is necessary.

Relationship to Base Zoning Standards:

All Planned Developments must identify flexibility being requested from the base zoning standards in the most comparable regular zoning district. In this instance, the Planned Business (PB) zoning district provides that comparison zoning district. The project received GDP approval for 5 flexibilities:

1. Allow planters instead of foundation plantings around building foundation.
2. Reduce paved surface setback on the east property line to 8 feet instead of 10 feet.
3. Utilize a parking regulation standard of 1 stall per 300 sf for the development (instead of 1 stall per 50 sf) and share parking with the Geneva Square development.
4. An access point closer to the intersection of 80 feet instead of 100 feet.
5. Reduced width of driveways on site to 12 feet for one-way traffic instead of a minimum of 18 feet.

	Standard	PIP #1 (July)	PIP #2 (November)
Landscaping	Must have plantings around the foundation of the building.	Planters instead of in-ground plantings.	No change.
Pavement Setback	10-foot pavement setback	8-foot pavement setback (2-foot reduction)	No change.
Parking Lot Standard	1 stall for every 300 square feet of gross floor area; Access point at least 100 feet from intersection	1 stall for every 50 square feet of gross floor area; Access point 80 feet from intersection	No change.
Driveway Width	Minimum of 18 feet	12 feet for one-way traffic	No change.

Any PIP must be consistent with previously approved GDPs. The applicant's updated site plan with the amended requests is generally consistent with the GDP requested in February of 2024.

Staff Review Comments:

General Site Layout and Design – The proposed amendment will increase the area of the one-story retail building to approximately 5,274 square feet, up from approximately 4,074 square feet. The building style is proposed to match the architectural features of the main center. The parcel is approximately 44,100 square feet (slightly larger than one acre). The dumpster enclosure has moved to a slightly different location, being located on the south side of the parking lot on the southern end of the property, rather than on the western side of that lot section.

	Standard (PB)	PIP #1 (July)	PIP #2 (November)
Front Setback	40 feet required	47 feet	47 feet
Side Setback	10 feet required	12 feet	17 feet
Rear Setback	30 feet required	>150 feet	>150 feet
Maximum Height	45-foot maximum	21 feet	21 feet
Floor Area Ratio	25% maximum	9.1%	11.9%

Traffic Circulation – Traffic coming into the site ingresses primarily from E Geneva Square and loops around the western side of the building to access the drive-thru to then complete the loop around the building to get out to Interchange N. Egress to E Geneva Square is also provided at the parcel's midsection and southern end. Due to the extension of the site's proposed building by another tenant bay, the drive-thru lane running alongside the building has also shifted further south and necessitates 4 parking stalls in the middle of the site to be shifted to the parking area on the southern end of the site. No parking stalls have been lost as a result of these changes.

Architecture – Architectural elevations for all four sides of the building have been provided with the PIP submittal. Proposed materials include EIFS, brick masonry veneer, and stone veneer. A color rendering is also provided on sheet one. The EIFS color is a light natural color, with darker earth toned brick. The foundation of the building is wrapped in a lighter colored stone veneer. Black window mullions and awnings are proposed.

Conclusion – Overall, staff finds that the amended project is appropriate to provide the applicant with an additional retail space and relocation of the mechanical room, drive-thru exit, and parking stalls, and is consistent with the GDP received in February of this year. The amended project maintains the desired consistency of land uses and impacts to be similar to the main shopping center.

Action by the Plan Commission:

As part of the consideration of a requested Planned Development / Precise Implementation Plan (PIP) amendment, the Plan Commission is required to:

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

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

A proposed PIP must undergo the review standards for all Conditional Use Permits, below:

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

Staff Recommendation:

Staff recommends that the Plan Commission recommend *approval* of the PIP as submitted.

- *Approve:* I recommend approval of the *Precise Implementation Plan amendment for Geneva Square to allow for the construction of additional commercial retail space in the property located*

in the Planned Development (PD) zoning district at Tax Key No. ZYUP 00137C1 including the affirmative set of findings, and any additional conditions of approval recommended by staff.

- *Deny: I recommend denial of the Precise Implementation Plan for Geneva Square to allow for the construction of additional commercial retail space in the property located in the Planned Development (PD) zoning district at Tax Key No. ZYUP 00137C1 based on the following finding of fact, because [provide rationale for denial, based on disagreement with at least one of Items 1 through 6 above]*

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

APPLICATION FOR PRECISE IMPLEMENTATION PLAN OR AMENDMENT

City of Lake Geneva

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

80 East Geneva Square - Lake Geneva, WI
ZYUP 00137C1 - see attached

Name and Address of Current Owner: Geneva Square - GS Outlot 3, LLC

2737 Central Street, Evanston, IL 60201

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

847-869-4200

Greg@schermerhorn-realestate.com

Owner Signature: _____

Name and Address of Applicant:

Gregory Hughes - Managing Agent - 2737 Central Street, Evanston, IL 60201

Telephone No. with area code & Email of Applicant: - same as above -

Proposed Use:

Commercial Retail Building

Approximately 5,284 sq.ft.

Three spaces

Zoning District in which land is located: PD

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

Architect - Hundt Architecture - Milwaukee, WI

Engineer - Ellena Engineering Consultatants, LLC - Wales, WI

General Contractor - KJN Builders - Delafield, WI

Short statement describing activities to take place on site:

Build a small outlot retail / commercial building to be a part of the Geneva Square Center.

Design & Build a high quality attractive architecture pleasing building to compliment the existing buildings at Geneva Square.

PIP fee \$400.00, payable upon filing application.

10/7/2024

Date

Signature of Applicant


MANAGING
AGENT

_____ 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: Gregory Hughes - Managing Agent, as applicant/petitioner for
Geneva Square
Project Address: 80 East Geneva Square - Lake Geneva, WI
Parcel No. ZYUP 00137C1 - see attached
Name: Gregory Hughes - Managing Agent
Address: 2737 Central Street
2737 Central Street, Evanston, IL 60201

Cell Phone: (847) - 626 - 4325 Phone: (847) - 869-4200 -

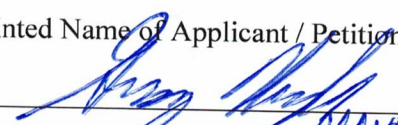
Email: Greg@schermerhorn-realestate.com

Dated this 7th Day of October, 2024

Gregory Hughes - Managing Agent

Printed Name of Applicant / Petitioner

Signature of Applicant/Petitioner


MADE ONE 10/7/24 AGENT

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

Section 98-935 Fees:

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

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

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

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

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

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

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

Date: _____ by: _____

↓

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

Date: _____ by: _____

↓

- _____ A. After the effective date of the rezoning to PD/GDP, the Applicant may file an application for the proposed PIP with the Plan Commission. This submittal packet shall contain the following items, prior to its acceptance by the Zoning Administrator and placing the item on the Plan Commission agenda for PIP review.
- _____ (1) **A location map** of the subject property and its vicinity at 11" x 17", as depicted on a copy of the City of Lake Geneva Land Use Plan Map;
- _____ (2) **A map of the subject property** for which the PD is proposed:
- _____ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
 - _____ Map and all its parts clearly reproducible with a photocopier;
 - _____ Map size of 11" by 17" and map scale not less than one inch equals 800 feet;
 - _____ All lot dimensions of the subject property provided;
 - _____ Graphic scale and north arrow provided.
- _____ (3) **A general written description** of proposed PIP including:
- _____ Specific project themes and images;
 - _____ The specific mix of dwelling unit types and/or land uses;
 - _____ Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
 - _____ The specific treatment of natural features;
 - _____ The specific relationship to nearby properties and public streets.
 - _____ A Statement of Rationale as to why PD zoning is proposed identifying perceived barriers in the form of requirements of standard zoning districts and opportunities for community betterment through the proposed PD zoning.
 - _____ A complete list of zoning standards which will not be met by the proposed PIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PIP and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.

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

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

 - _____ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;
 - _____ The location of all outdoor storage areas and the design of all screening devices;
 - _____ The location, type, height, size and lighting of all signage on the

- subject property to include a photometric plan;
 - _____ The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property – including the clear demonstration of compliance with Section 98-707;
 - _____ All engineering requirements for utilities, site designs, etc;
 - _____ The location and type of any permanently protected green space areas;
 - _____ The location of existing and proposed drainage facilities for storm water;
 - _____ In the legend, data for the subject property on:
 - _____ Lot Area;
 - _____ Floor Area;
 - _____ Floor Area Ratio (b/a);
 - _____ Impervious Surface Area;
 - _____ Impervious Surface Ratio (d/a);
 - _____ Building Height.
- _____ (6) **A landscaping plan for subject property**, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.
- _____ (7) **A series of building elevations** for the entire exterior of all buildings in the PD, including detailed notes as to the materials and colors proposed.
- _____ (8) **A general signage plan** including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and group development signage themes which are proposed to vary from City standards or common practices.
- _____ (9) **A general outline of the intended organizational structure** for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.
- _____ (10) **A written description** which demonstrates the full consistency of the proposed PIP with the approved GDP.
- _____ (11) **A written description** of any and all variations between the requirements of the applicable PD/GDP zoning district and the proposed PIP development; and,
- _____ (12) **Proof of financing capability** pertaining to construction and maintenance and operation of public works elements of the proposed development.

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

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

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

Development Review Committee (DRC) Application

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

Applicant Information

Property Address 80 East Geneva Square - Lake Geneva, WI

Applicant name Gregory Hughes

Applicant email Greg@Schermerhorn-Realestate.com Phone Number 847-869-4200

Architect/Contractor/Designer Name Hundt Architecture

Architect/Contractor/Designer Email Ryan@HundtArchitecture.com Phone Number 414-554-3853

Type of Construction: New X Addition _____ Remodel _____

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

Type of Business Commercial - Retail

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 _____

GENEVA SQUARE
80-168 East Geneva Square
Lake Geneva, WI 53147

October 7, 2024

City of Lake Geneva
Community Development Committee

Re: 80 East Geneva Square Outlot
Updated - General Project Description

Dear Committee Members:

We have updated & revised the plans for the proposed new Outlot building at 80 East Geneva Square at Geneva Square Shopping Center in Lake Geneva.

We added one additional space (space "B") in the middle of the building. The space is 35' wide and space B adds 1,224 sq.ft. making the total square feet of the building at 5,284 sq.ft.

With adding this 35' wide space "B", this shifted the drive-thru lane exit and parking a little farther to the South. We also relocated the dumpster area on the far South end of the parking lot to make room for these changes. We did not lose any parking for the building.

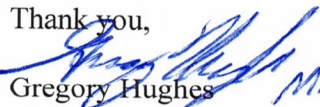
Lastly, we relocated the mechanical room to the East side of the building to make it closer to the water & fire line connection coming into the building.

These necessary changes were to make the project more feasible, mainly due to the most recent inflationary pressures on the construction materials and labor expenses.

Please let us know if you have any questions.

We appreciate your help with this project.

Thank you,


Gregory Hughes
Managing Agent

NEW COMMERCIAL BUILDING

Schermerhorn & Co. - 80 E. Geneva Square, Lake Geneva WI 53147

SITE LOCATION MAP

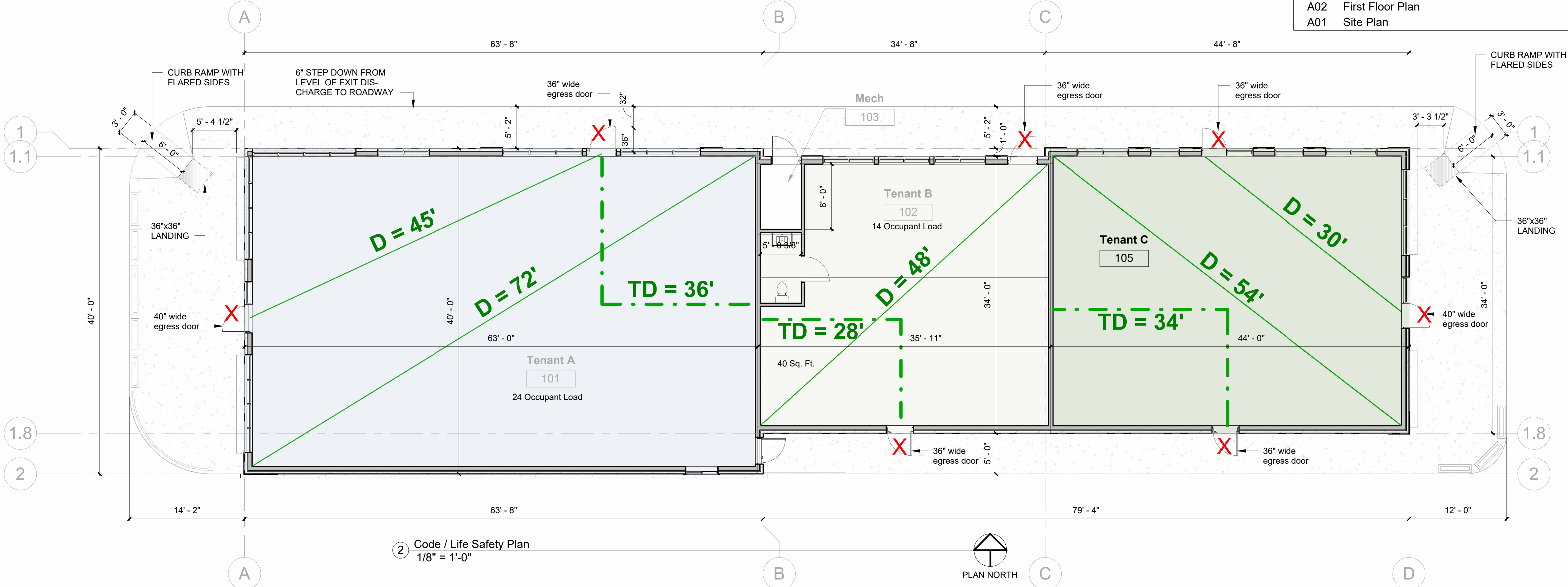


SITE INFORMATION

Address: 80 East Geneva Square
City: Lake Geneva
County: Walworth

SHEET INDEX

A100	Title, Location Map, Code Plan, Site Plan
A101	Foundation Plan, Floor Plan, Wall Types
A103	Exterior Elevations
A104	Building Sections, Wall Sections
A102	Roof Plan, Ceiling Plan
A105	Window & Door Types, Details
A02	First Floor Plan
A01	Site Plan



CODE PLAN SYMBOLS KEY

- B-OCCUPANCY (TENANT A)
- B-OCCUPANCY (TENANT B)
- B-OCCUPANCY (TENANT C)
- TRAVEL DISTANCE
- EXIT

CODE SUMMARY

I. Applicable Codes:

Building: IBC 2015, SPS 360-366 - Wisconsin Building Code
Existing Building: IBC 2015, SPS 361-366 - Wisconsin Existing Bldg Code 2015
Fire Code: IFC 2015, Wisconsin Fire Code 2015
Fire Sprinkler: Wisconsin Fire Sprinkler Code 2013
Energy: IECC 2015, SPS 361-366 Energy Code
Plumbing: IPC 2015, Wisconsin Plumbing Code
Mechanical: IMC 2015, Wisconsin Mechanical Code
Accessibility: ICC/ANSI A117.1 - 2009

II. General Building Data:

New Construction: WI Transaction ID: DIS-082435498
Number of Stories: One
Building Area / Volume: 4,078 Sq. Ft. / 73,404 Cu. Ft. (4,078 x 18.0')

III. Chapter 3 - Use and Occupancy Classification:

Per IBC 2015 304.1: Business (B) with Low-Hazard Storage (S-2)

IV. Chapter 5 - General Building Heights and Areas:

Per IBC 2015 Table 504.3, 504.4, 506.2: Group B: 60 Ft. Height; 3 Stories; 36,000 Sq. Ft.

Note: The allowable increases in building height and area for buildings equipped with an automatic sprinkler system throughout were not applied to this building

Occupancy Separation: Non-separated

V. Chapter 6 - Construction Type:

VB - Fire resistance rating requirement for all building elements shall be 0 hours

Note: Fire Separation Distance does not impact fire rating of exterior walls per IBC Table 602

VI. Chapter 9 - Fire Protection Systems

Automatic Sprinkler Systems are provided throughout the building
- NFPA 13 at B Occupancies

VIII. Chapter 10 - Means Of Egress:

Occupant Load: Tenant A = 2348 / 100 = 24 Occupants

Occupant Load: Tenant B = 1385 / 100 = 14 Occupants

Occupant Load Total = 38 Occupants

CODE SUMMARY (Con't)

Section 1005 requirements:

1005.3.2: Egress width (doors) Tenant A : 24 x 0.2 = 4.8" / 76" provided

1005.3.2: Egress width (doors) Tenant B : 14 x 0.2 = 2.8" / 76" provided

Section 1006 requirements:

Per IBC 2015 Table 1006.3.1: 2 Exits required from story for occupant load 1-500 (for each Tenant space)

Note: Per IBC Table 1006.2.1, one exit is allowed in B occupancies with a maximum occupant load of 49, however two exits will be provided in each space, therefore the requirements for remoteness between exits from Section 1007 will be applied to the building.

Section 1007 requirements:

Remoteness between Exits: See Code / Life Safety Plan for diagonal dimensions.

Section 1008 requirements:

Per IBC 2015 1008.2.2 - The means of egress serving a room or space shall be illuminated at all times that the room or space is occupied.

Section 1009 requirements:

Per IBC 2015 1009.1.1 - Each accessible portion of the space shall be served by not less than two accessible means of egress.

IX. Chapter 29 - Plumbing Systems:

There are no plumbing fixtures calculations submitted with this project as this submittal is intended to be for a 'white box' building where individual tenant spaces are to be designed and submitted at a future date.

End

DIVISION 1 - GENERAL NOTES

1 The Contractor is responsible for performing all the work contained in these plans, and is required to thoroughly inspect the site before submitting a bid and/or commencing work; failure to consider any of this work in preparing a bid does not constitute valid grounds for a change order.

2 The Contractor is responsible for all aspects of a complete and code-compliant project; to that end all work shall comply with all applicable codes and ordinances.

3 The Contractor shall verify all dimensions, conditions, and construction in the field, and report any deviations from those assumed in the plans to the Owners prior to submitting a bid and/or commencing with the affected work.

4 The Contractor shall submit a written list of any and all subcontractors and materials suppliers to the Owners prior to commencing with the work.

5 The Contractor shall submit a written project timeline to the Owners prior to commencing with the work; deviations from the timeline shall be approved only through a written change order.

6 The Contractor is responsible for determining and implementing the means and methods necessary to satisfy the intent of the plans and specifications.

7 The Contractor is responsible for obtaining all necessary permits and approvals prior to the commencement of the work, and for scheduling all needed inspections during the course of the work unless alternate arrangements are made between.

8 The Contractor shall have any required licenses and insurance in place prior to commencement of the work, and shall furnish a certificate of insurance as proof of insurance.

9 The Contractor is required to have a work force of sufficient size and with the necessary skills and required certifications needed to perform the work in a workmanlike, safe, and timely manner.

10 The Contractor is responsible for maintaining a safe and clean job site; conditions which pose a hazard or nuisance for other contractors, Owners, or any others will be corrected immediately upon notification of the existence of such conditions, either by the responsible parties or by others at the expense of the responsible.

11 The Contractor is responsible for protecting all adjacent property during the course of the work, and for returning any damaged property to its original condition; if it is impossible to assign responsibility for any damage, the cost of repair will be divided proportionally between all contractors and/or subcontractors active.

12 The Contractor is responsible for maintaining an adequate level of job-site security to deter unwarranted intrusion into the building during the course of work.

13 The Contractor shall take all reasonable steps to ensure that the building remains weathertight during the course of the work.

14 The Contractor is responsible for containment, hauling and disposing of all waste, refuse and debris generated in the course of the work; any such material becomes the property of the Contractor unless agreed upon in writing by the Contractor and Owners.

15 All workmanship shall meet or exceed industry standards in terms of fit and finish as determined by the appropriate agency and/or governing body; work which is determined to be substandard shall be corrected by the Contractor at his or her own expense.

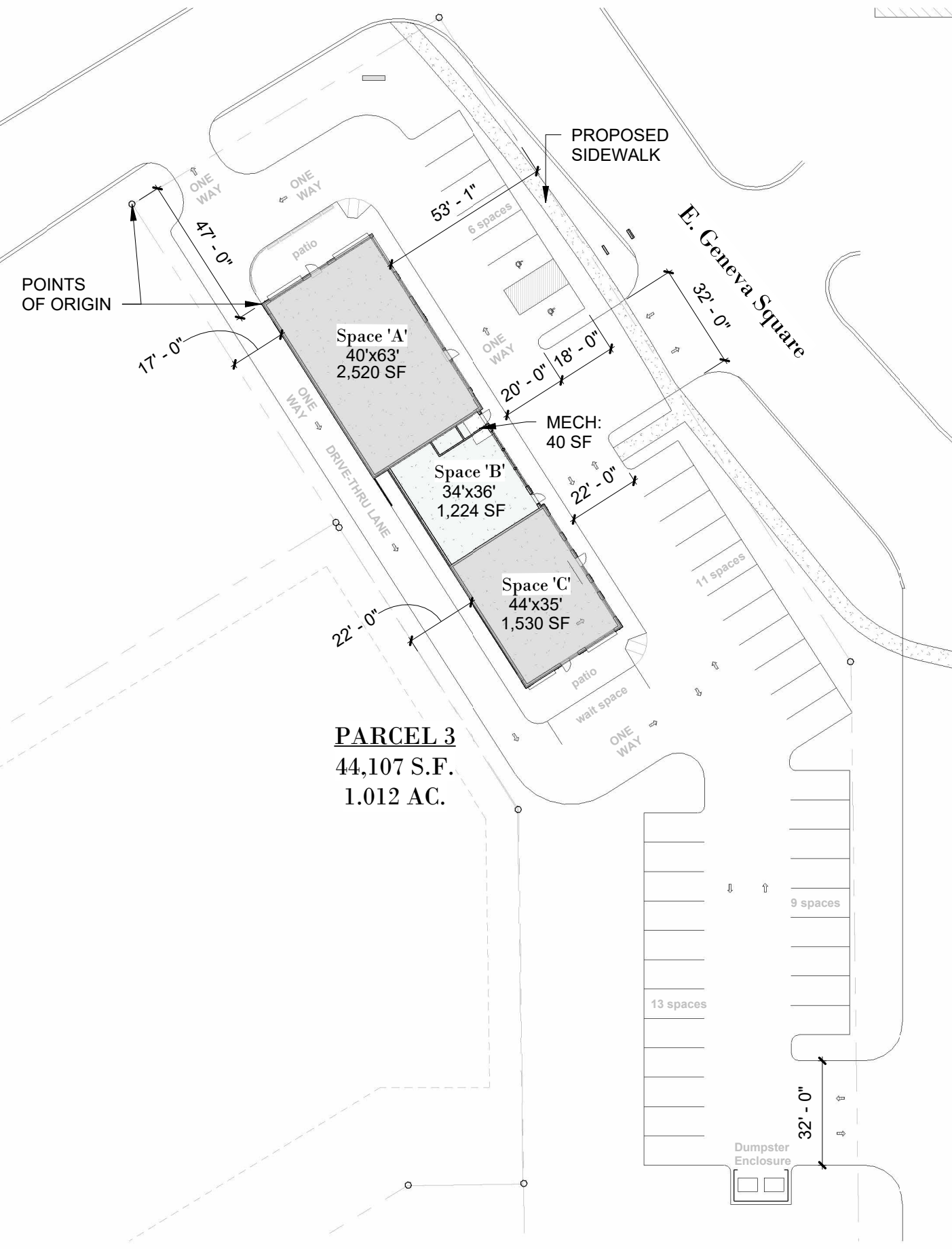
16 All materials and fixtures shall be new and in undamaged condition at the time of installation, shall be approved by their Manufacturers for the intended application, and shall be stored, handled and installed in accordance with their Manufacturers' specifications and instructions; materials and/or fixtures not meeting these requirements shall be replaced by the Contractor at their own expense.

17 The design of fire protection systems is the responsibility of the Contractor's fire protection contractor. All fire protection systems shall be designed by a professional engineer licensed by the State of Wisconsin for the design of this type of system. M.E.P. consultant to review fire protection design drawings for coordination purposes only.

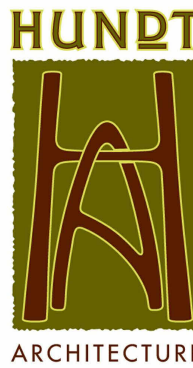
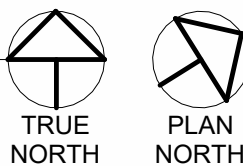
18 The Contractor shall provide the Owners with all necessary warranty and product information for installed materials and/or fixtures.

19 The Contractor shall perform a final cleaning of the work area at the completion of construction.

END



1 Site
1" = 40'-0"



OWNER:
Schermerhorn & Co.
PROJECT NO:
24.006
PROJECT NAME:
Geneva Square Outlot 3
CONTACT ADDRESS:

PROJECT ADDRESS:
80 E. Geneva Square,
Lake Geneva, WI 53147
CONTACT PHONE:

CONTRACTOR:

CONTACT: PHONE:

ARCHITECT:
Hundt Architecture
3058 North Newhall Street
Milwaukee, WI 53211

CONTACT:
Ryan Hundt
PHONE:
+ 414 554 3853

ISSUED FOR:

NO.	DESCRIPTION	DATE

GENERAL NOTES

CONTRACTOR TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO START OF WORK & DURING THE CONSTRUCTION PHASE. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ANY OTHER CONSULTANT DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO START OF WORK & ITS DURATION. DO NOT SCALE OFF THE DRAWING.

STAMP



TITLE

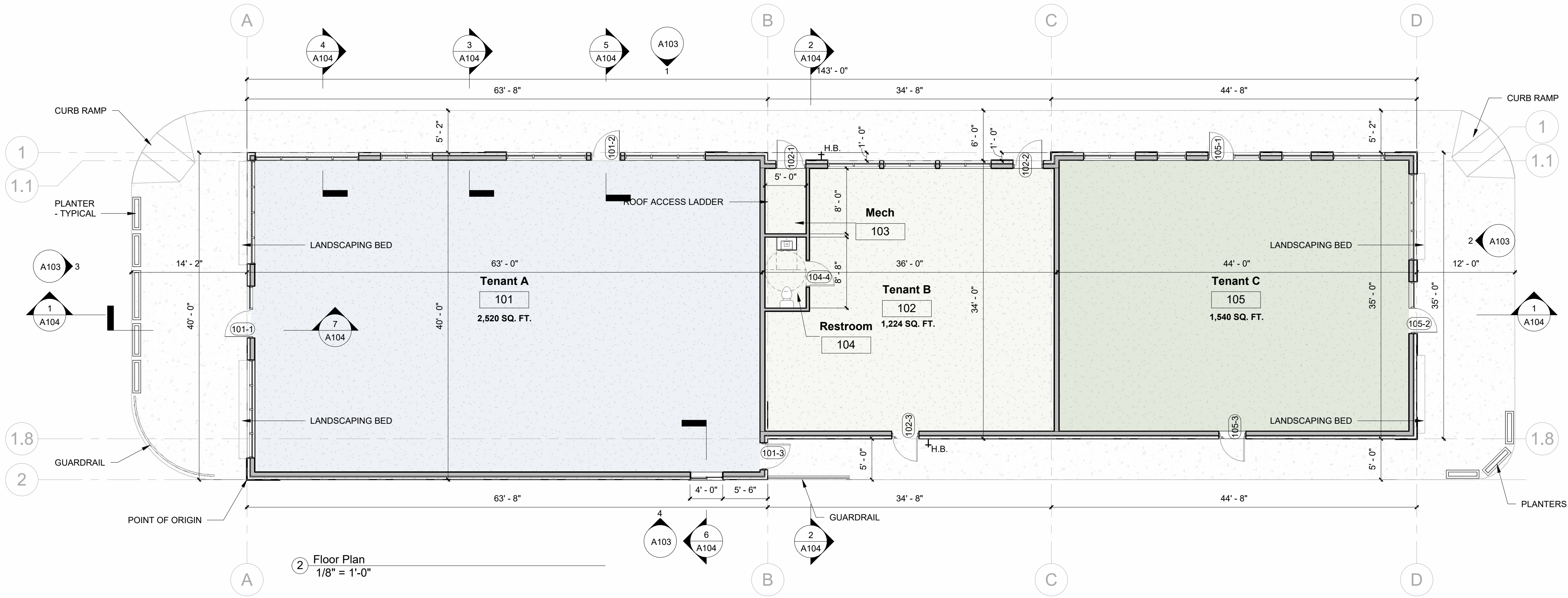
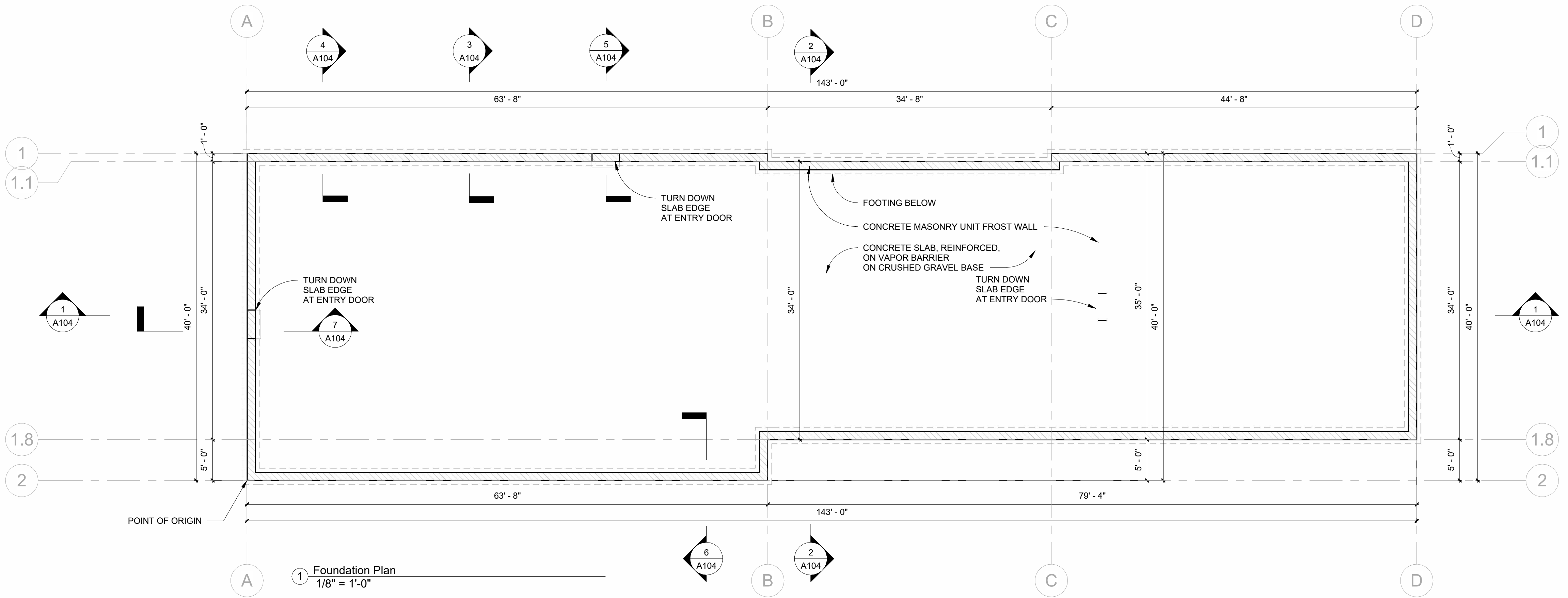
Title, Location Map,
Code Plan, Site Plan

Scale: As indicated

Date: 10/3/2024

Drawn By: RSH

A100



WALL TYPE SCHEDULE

WL-1 EXTERIOR WALL - BELOW GRADE FOUNDATION WALL

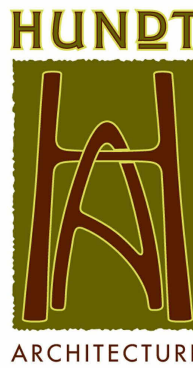
- 12" CONCRETE BLOCK FOUNDATION WALL

WL-2 EXTERIOR WALL - MASONRY VENEER WOOD STUD WALL

- 4" MASONRY VENEER (NOMINAL)
- AIR CAVITY
- 1/2" COMBINATION WALL SHEATHING, AIR AND WATER-RESISTIVE BARRIER
- 2x6 WOOD STUDS WITH 4" CLOSED-CELL SPRAY POLYURETHANE INSULATION BETWEEN STUDS
- (1) LAYER 5/8" GYPSUM BOARD

PRT-1 INTERIOR PARTITION - UNIT SEPARATION WALL

- (1) LAYERS 5/8" GYPSUM BOARD
- 2x6 WOOD STUDS AT 16" O.C.



OWNER:
Schermerhorn & Co.

PROJECT NO:
24.006

PROJECT NAME:
Geneva Square Outlot 3

CONTACT ADDRESS:

PROJECT ADDRESS:
**80 E. Geneva Square,
Lake Geneva, WI 53147**

CONTACT PHONE:

CONTRACTOR:

CONTACT:

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ARCHITECT:

Hundt Architecture
3058 North Newhall Street
Milwaukee, WI 53211

CONTACT:

Ryan Hundt

PHONE:

+ 414 554 3853

ISSUED FOR:

NO.	DESCRIPTION	DATE

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DO NOT SCALE OFF THE DRAWING.

STAMP



TITLE

**Foundation Plan, Floor
Plan, Wall Types**

Scale: **As indicated**

Date: **10/3/2024**

Drawn By: **RSH**

A101



OWNER:
Schermerhorn & Co.
PROJECT NO:
24.006
PROJECT NAME:
Geneva Square Outlot 3
CONTACT ADDRESS:

PROJECT ADDRESS:
**80 E. Geneva Square,
Lake Geneva, WI 53147**
CONTACT PHONE:

CONTRACTOR:

CONTACT: PHONE:

ARCHITECT:
Hundt Architecture
3058 North Newhall Street
Milwaukee, WI 53211

CONTACT: PHONE:
Ryan Hundt + 414 554 3853

ISSUED FOR:

NO.	DESCRIPTION	DATE

GENERAL NOTES

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STAMP



TITLE

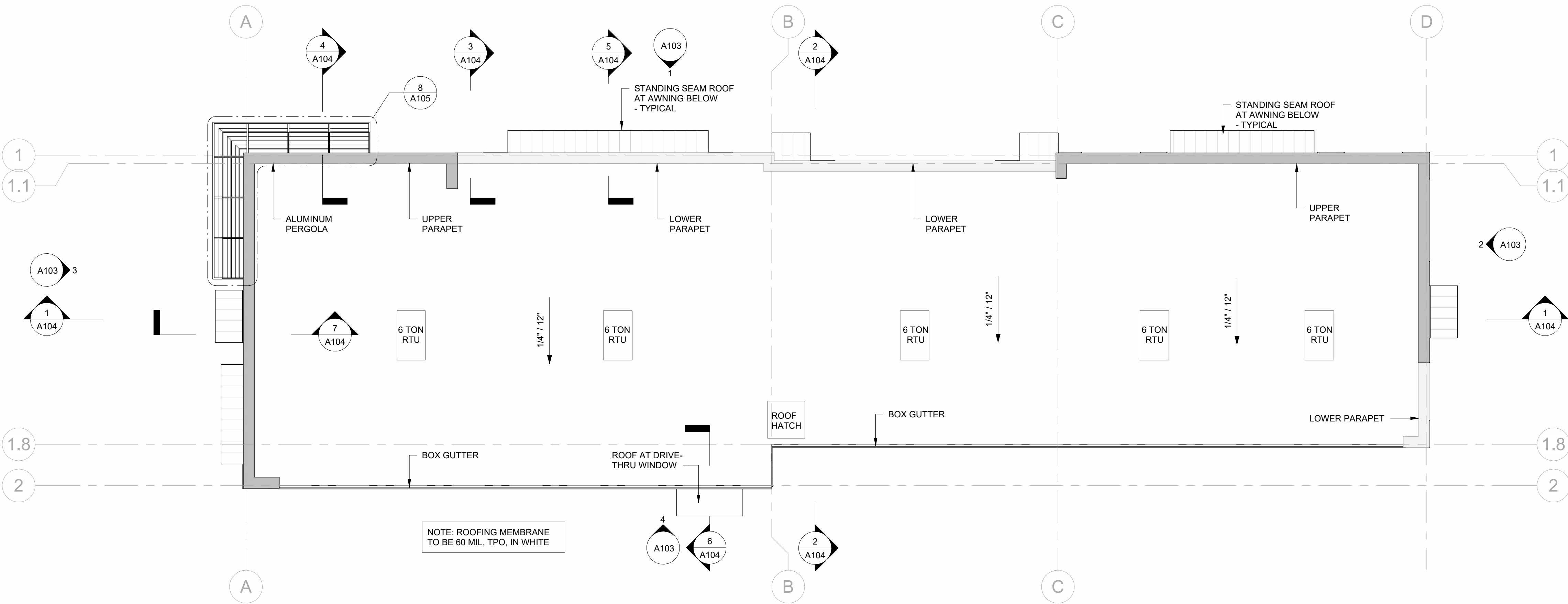
Roof Plan, Ceiling Plan

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

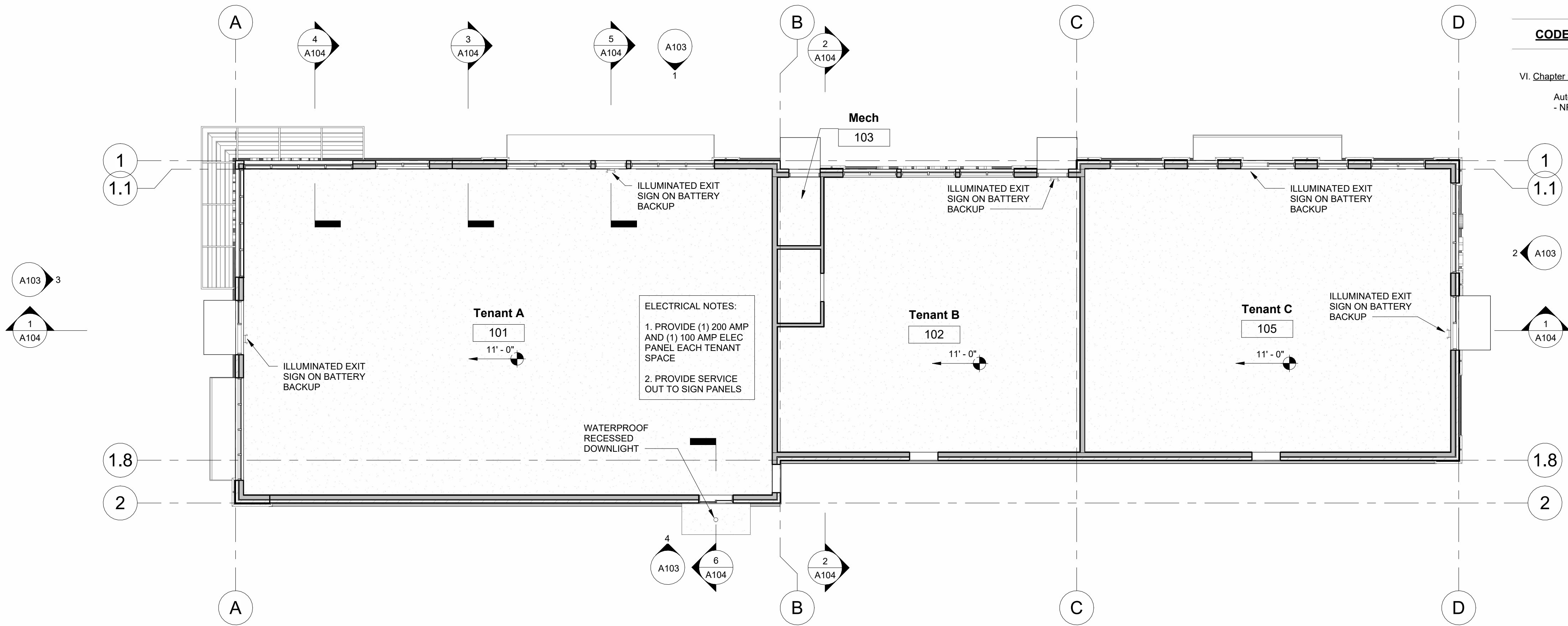
Date: 10/3/2024

Drawn By: RSH

A102



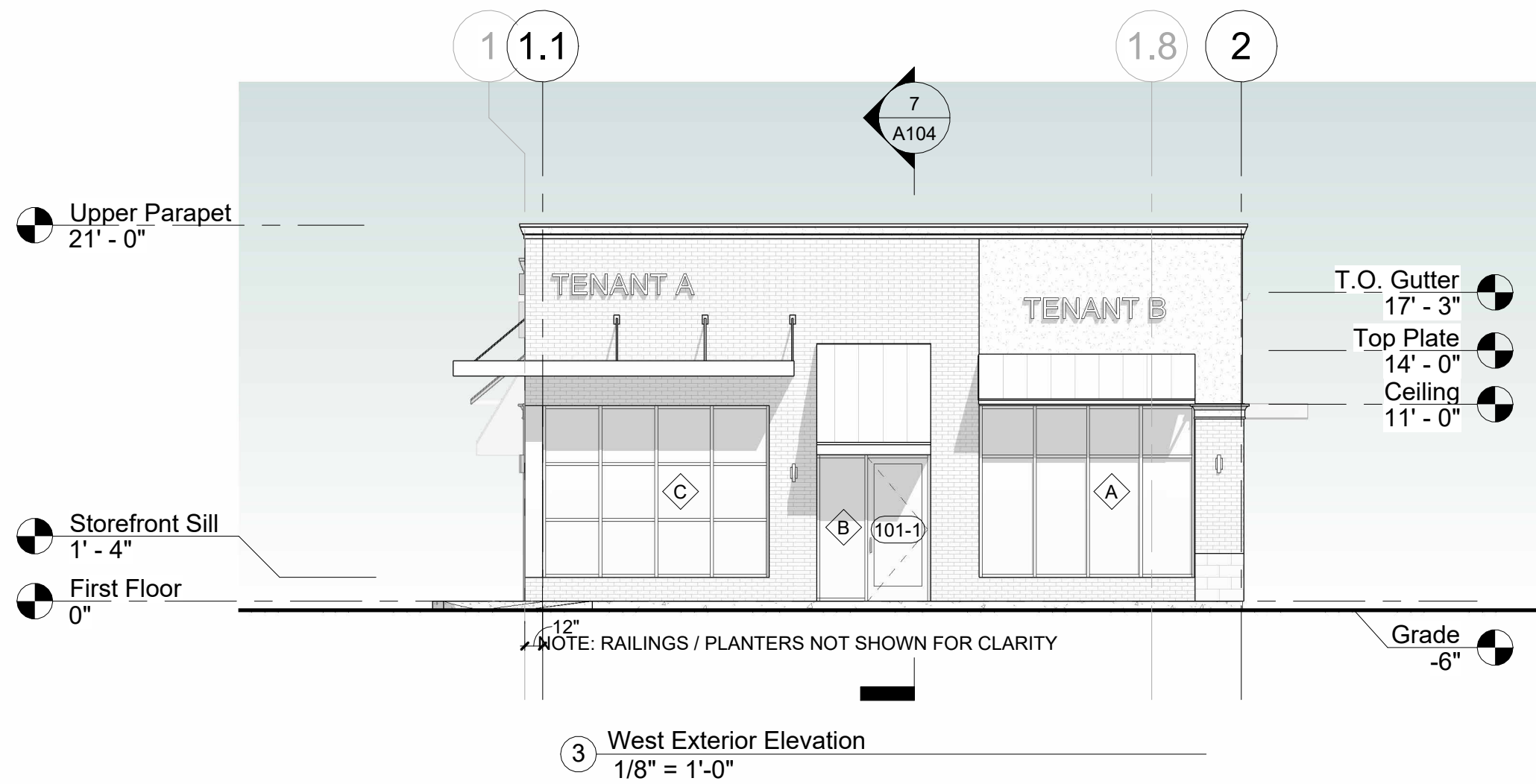
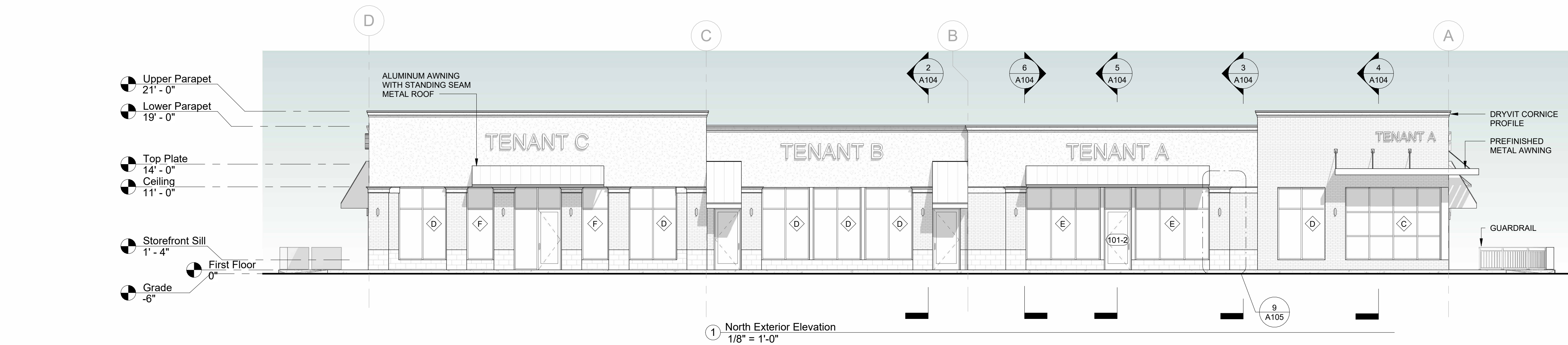
1 Roof Plan
1/8" = 1'-0"



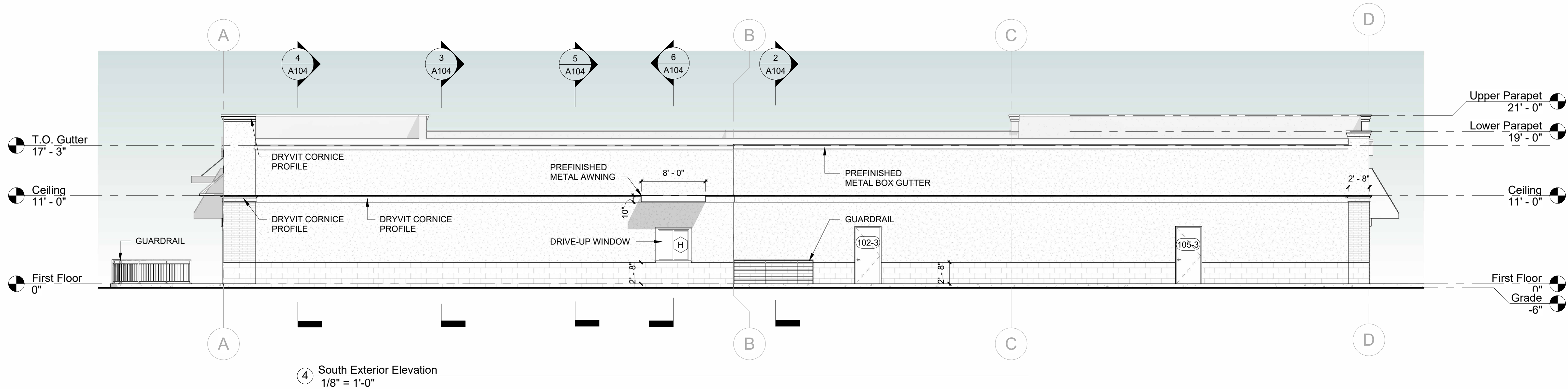
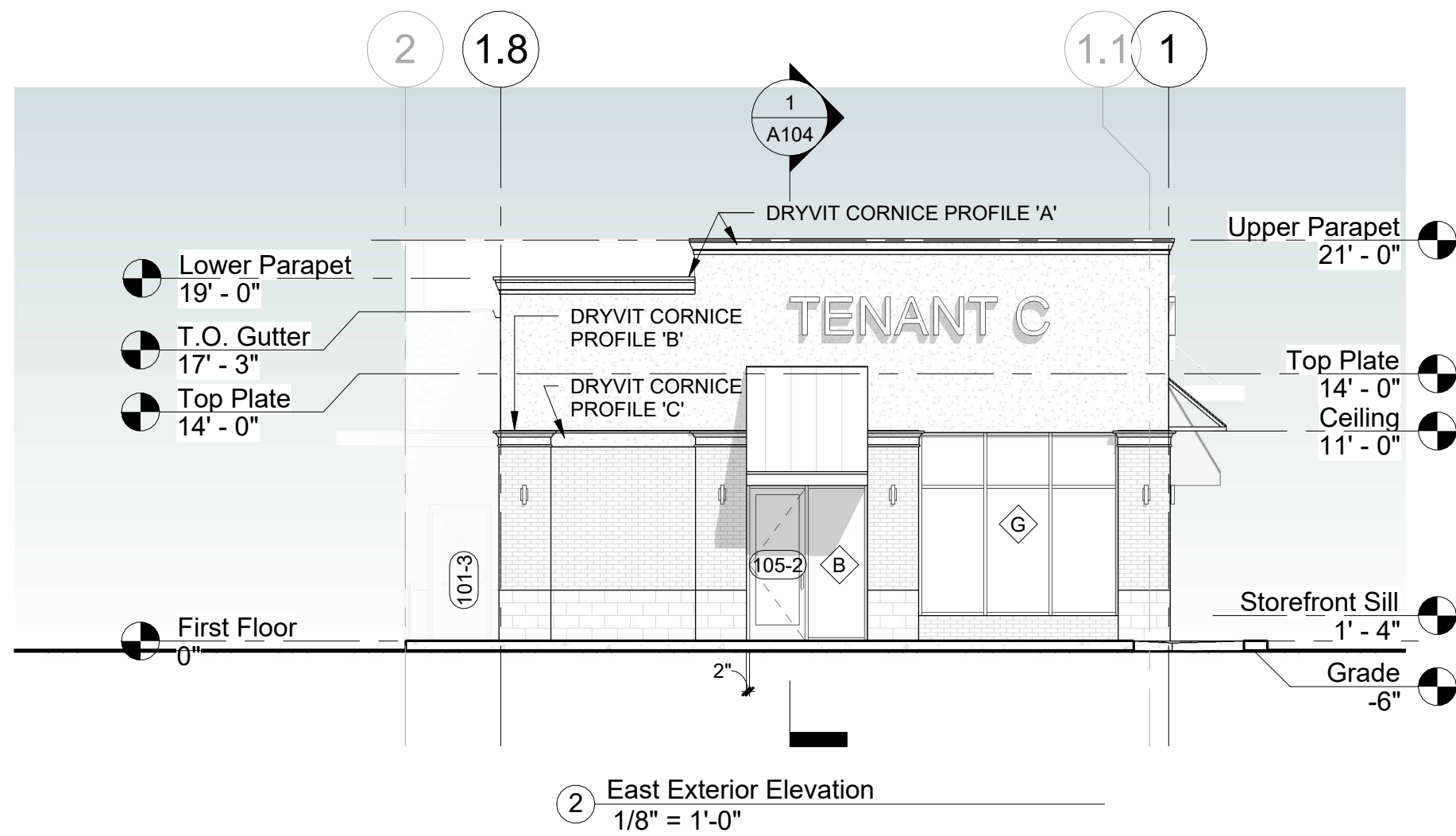
2 First Floor
1/8" = 1'-0"

CODE SUMMARY

VI. Chapter 9 - Fire Protection Systems
Automatic Sprinkler Systems are provided throughout the building
- NFPA 13 at B Occupancies



- Exterior Material Symbols Key
- EXTERIOR INSULATION FINISH SYSTEM
 - BRICK MASONRY VENEER
 - STONE VENEER



OWNER:
Schermerhorn & Co.
PROJECT NO:
24.006
PROJECT NAME:
Geneva Square Outlot 3
CONTACT ADDRESS:

PROJECT ADDRESS:
**80 E. Geneva Square,
Lake Geneva, WI 53147**
CONTACT PHONE:

CONTRACTOR:

CONTACT: PHONE:

ARCHITECT:
Hundt Architecture
3058 North Newhall Street
Milwaukee, WI 53211

CONTACT:
Ryan Hundt
PHONE:
+ 414 554 3853

ISSUED FOR:

NO.	DESCRIPTION	DATE

GENERAL NOTES

CONTRACTOR TO CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS ON SITE AND SHALL REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO START OF WORK & DURING THE CONSTRUCTION PHASE. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ANY OTHER CONSULTANT DOCUMENTATION AS MAY BE APPLICABLE TO THE PROJECT PRIOR TO START OF WORK & ITS DURATION. DO NOT SCALE OFF THE DRAWING.

STAMP



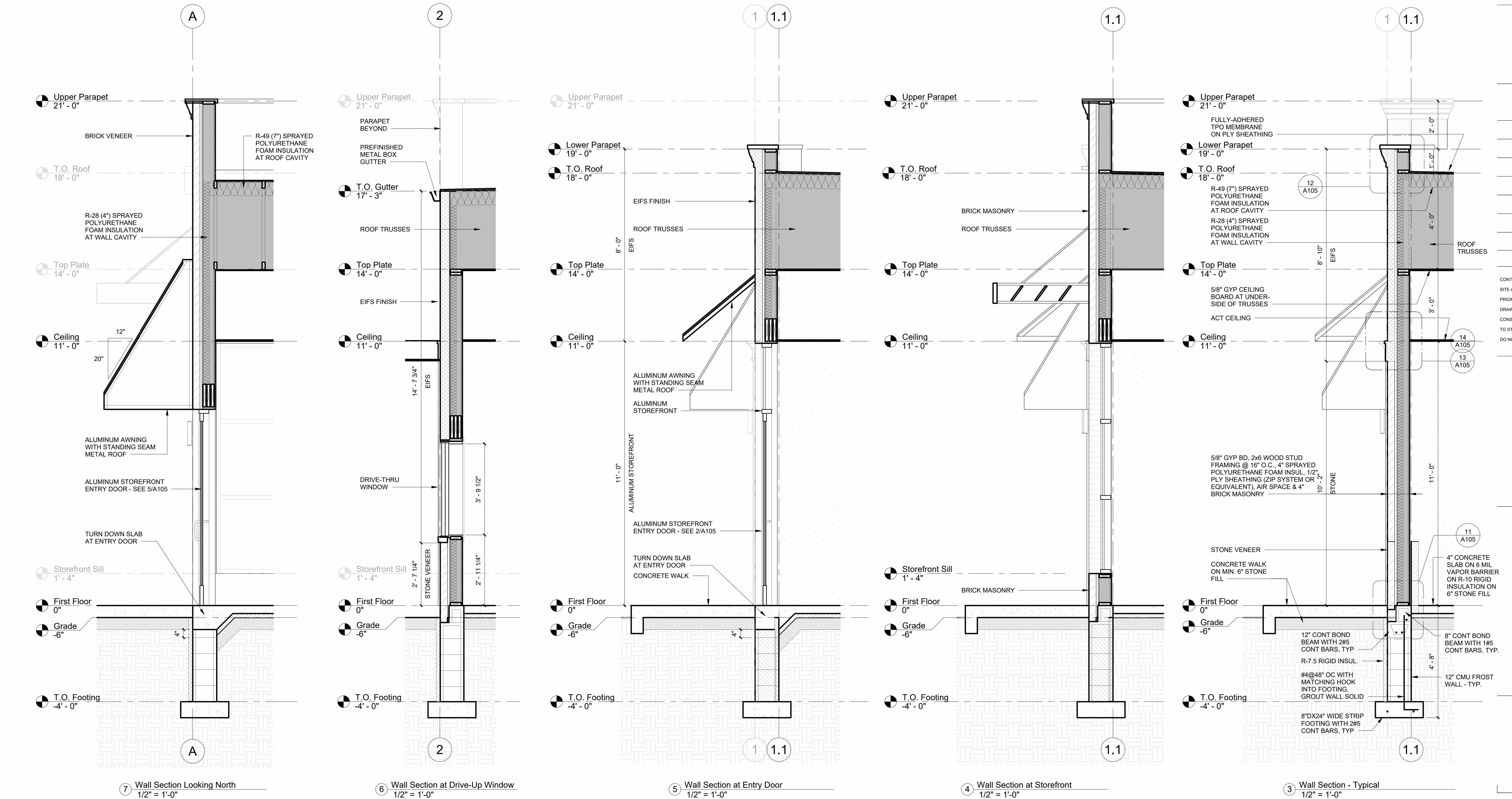
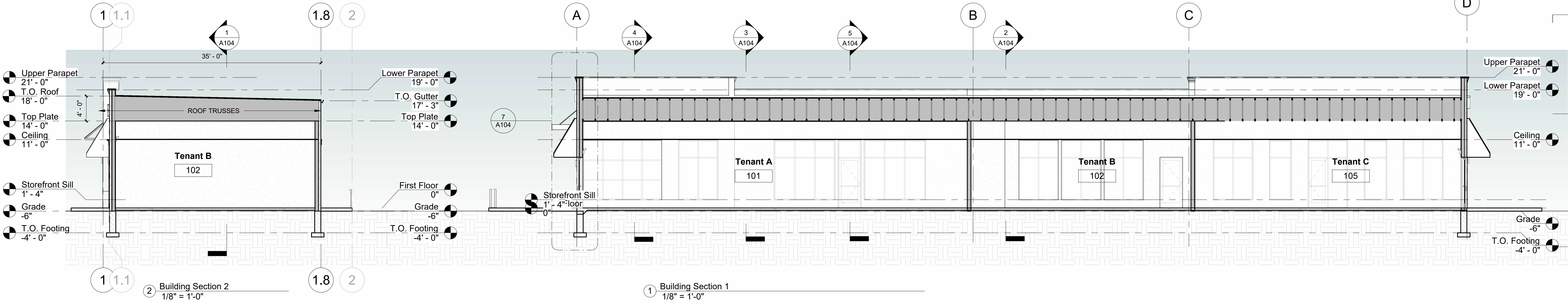
TITLE
Exterior Elevations

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

Date: 10/3/2024

Drawn By: RSH

A103



OWNER:
Schermerhorn & Co.

PROJECT NO:
24.006

PROJECT NAME:
Geneva Square Outlot 3

CONTACT ADDRESS:

PROJECT ADDRESS:
**80 E. Geneva Square,
Lake Geneva, WI 53147**

CONTACT PHONE:

CONTRACTOR:

ARCHITECT:
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3058 North Newhall Street
Milwaukee, WI 53211

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TITLE

Building Sections, Wall Sections

Scale: As indicated

Date: 10/3/2024

Drawn By: RSH

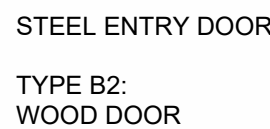
A104



DOOR TYPES



16 Door Type A
1/4" = 1'-0"

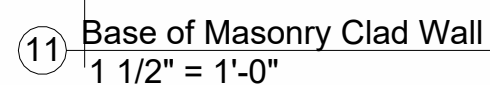
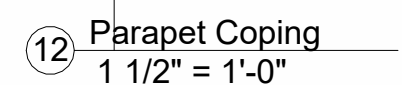
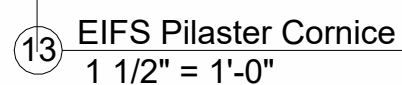
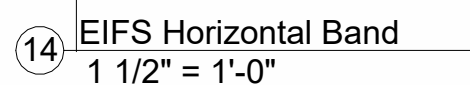
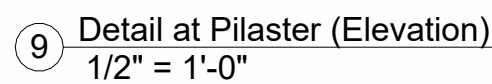
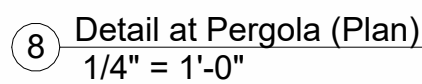
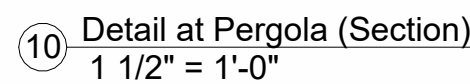


17 Door Type B
1/4" = 1'-0"

HARDWARE SPECIFICATIONS

HARDWARE SET #1:
FINISH: Oil Rubbed Bronze
HINGES: (3), 4 1/2"x4 1/2" w/ 5/8" Radius
SET: Entry Set
HANDLE TYPE: Bent Bar push/pull
CLOSER: No
MFR/MODEL: SCHLAGE - AL JUPITER SERIES

HARDWARE SET #2:
FINISH: Oil Rubbed Bronze
HINGES: (3), 4 1/2"x4 1/2" w/ 5/8" Radius
SET: Entry Set
HANDLE TYPE: Lever
CLOSER: No
MFR/MODEL: SCHLAGE - AL JUPITER SERIES



ARCHITECT:
Hundt Architecture
3058 North Newhall Street
Milwaukee, WI 53211

CONTACT: **Ryan Hundt** PHONE: **+ 414 554 3853**

ISSUED FOR

[illegible]

GENERAL NOTE

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DO NOT SCALE OFF THE DRAWING.

STAMP



TITLE

Window & Door Types, Details

Scale: As indicated

Date: 10/3/2024

Drawn By: RSH

A105



① Exterior View - Summer Moon



② Exterior View - Tenant C



OWNER:
Schermerhorn & Co.
PROJECT NO: 24.006
PROJECT NAME: Geneva Square Outlot 3
CONTACT ADDRESS:

PROJECT ADDRESS:
80 E. Geneva Square,
Lake Geneva, WI 53147
CONTACT PHONE:

CONTRACTOR:

CONTACT: PHONE:

ARCHITECT:
Hundt Architecture
3058 North Newhall Street
Milwaukee, WI 53211
CONTACT: Ryan Hundt
PHONE: + 414 554 3853

ISSUED FOR:

NO.	DESCRIPTION	DATE

GENERAL NOTES

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STAMP



TITLE
Exterior Views

Scale:
Date: 10/3/2024
Drawn By: RSH

A201

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: November 18, 2024

Agenda Item #9

Applicant:
Wisconsin Power and Light Company
4902 N. Biltmore Lane
Madison, WI

Request:
255 E Mill St
Tax Key No. ZA312100002
PD - General Development Plan

Description:

Wisconsin Power and Light Company has applied for a Planned Development – General Development Plan (PD-GDP) to allow for the reconstruction of the existing electrical substation east of the Geneva Lake Museum. The project involves new substation equipment, construction of retaining walls, and a solid fence enclosing the substation.

A PD-GDP is Step 3 of 4 for the Planned Development Process. The General Development Plan (GDP) establishes the land use and bulk regulations for the project. The next step, Step 4, is a Precise Implementation Plan (PD-PIP), which establishes details of site development including architecture, landscaping, lighting, and engineering.

The subject property is surrounded by a City parking lot to the northwest, a bicycle and pedestrian path to the north and east, the White River to the southeast, and the Geneva Lake Museum to the west. This substation property is currently zoned Planned Development. The adjacent properties to the north and the west are also zoned Planned Development, and properties to the south and east are zoned General Business.

In the fall of 2023, Wisconsin Power and Light Company requested approval of a Comprehensive Plan Amendment to construct a new electrical substation in city parkland between the White River and East View Elementary School. The Comprehensive Plan Amendment request was denied, and the City directed the applicant to instead expand their existing substation east of the Geneva Lake Museum. The proposed GDP reflects that direction from the City.

In June of this year, the applicant proposed to purchase approximately 362 square feet of City-owned property on the south side of the existing substation property to accommodate the expanded substation. In August of this year, the Common Council approved that request. An amendment to the existing Planned Development is necessary because the footprint of the project has changed. The lot is currently approximately 8,276 square feet. The additional land will increase the size of the lot to approximately 8,638 square feet.

The substation is a Public Services and Utilities land use, per Section 98-206(3)(c). This land use is permitted by right in all zoning districts.

Site Plan

The applicant proposes installing new electrical infrastructure. The American Transmission Company's transmission pole will not be replaced. The height of the existing pole is approximately 69 feet 6 inches. Two new 48-foot-tall poles are proposed. The maximum height requirement in the CB zoning district is 45 feet. Zoning flexibility is requested for the existing and new poles.

On the south side of the property, WP&L is proposing to install a retaining wall with a height of 7 feet 3 inches. The retaining wall is necessary to stabilize the riverbank.

A solid fence 9 feet in height will be located on top of the retaining wall and around the perimeter of the substation. The solid fence will enclose all sides of the substation and will provide security for the electrical facilities. The solid fence will replace the existing wire fence. The zoning code allows security fences such as this to exceed the usual maximum height of 8 feet for fences.

Exterior downward facing lighting will be located over the doors of the control enclosure to ensure safety for employees.

There is no area available for landscaping, as the full site area is used for the existing and expanded substation. The CB zoning district would require 20 landscaping points for this property based on the amount of paved surface. Staff instead suggests locating new landscaping on the riverbank to assist with erosion control.

Natural Resources

The site is located within natural resource protection areas. Specifically, the site is located within the Drainageway Overlay Zoning District and the Steep Slope Overlay Zoning District. The Drainageway Overlay Zoning District includes all land within 75 feet of the Ordinary High Water Mark of the White River. The Steep Slope Overlay Zoning District includes all slopes of 12% gradient or greater. The approximate location of these overlays district is depicted in the exhibit dated November 8, 2024, prepared by Vandewalle & Associates. The entire parcel is within one or both of these overlay districts.

Protecting both drainageways and steep slopes is important to prevent soil erosion and to ensure that the White River is not negatively impacted in its ability to convey water downstream effectively. The proposed retaining wall is intended to stabilize the steep slopes and mitigate the potential impacts to the drainageway.

Development is limited within these natural resource areas, but according to Section 98-206(10)(l), utility lines and related facilities may be located within natural resource areas when deemed essential by the Department of Public Works. Utilities are essential services vital to the operation of the City. Accordingly, the Director of Public Works and City Engineer have reviewed the GDP. Kapur Associates recommends approval of the GDP application for the substation improvements in their report dated October 28, 2024. Kapur Associates will review further engineering details in the PIP step. This will include a structural analysis of the proposed retaining wall.

In the PIP step, staff will suggest that the applicant replant any vegetation that is lost within the drainageway, a further effort to reduce potential for erosion.

The property is not located within the floodplain.

Consistency with the Comprehensive Plan:

GDP approval constitutes an official rezoning request (map amendment). All zoning map amendments must be consistent with the Comprehensive Plan in accordance with state law. The proposed GDP is consistent with the City's goals, objectives and policies for Utilities and Community Facilities, which are provided on page 129 of the Plan. Specifically, the Plan includes the following objectives:

- a. "Provide adequate government services and facilities necessary to maintain a high quality of living and working environment.
- b. Provide community services and facilities in a logical, reliable, energy-efficient and cost-effective manner to serve a compact development pattern.
- c. Assure that the costs for new community services, facilities, and utilities are distributed equitably.
- d. Respect natural features and conditions in the design and location of orderly utility extensions."

The upgraded substation is consistent with these objectives. Both the Comprehensive Plan and zoning ordinance support the location of essential services in all areas of the City.

Relationship to Base Zoning Standards:

All Planned Developments must identify flexibility being requested from the base zoning standards in the most comparable regular zoning district. In this instance, the Central Business (CB) zoning district provides that comparison zoning district. The project requests the following items of zoning flexibility:

1. Allow for two 48-foot poles and one existing 69.5-foot pole (versus maximum height of 45 feet)
2. Allow for an exemption from landscaping requirements for paved areas (versus required 20 landscaping points per 10,000 square feet of paved area)

Staff Review Comments:

Except for the zoning flexibilities noted above, the proposed project meets the requirements of the CB zoning district.

The Plan Commission's role in the GDP step is to consider whether the land use and generalized size plan for the upgraded substation are acceptable to the City. In the PIP step, the City Engineer will review the detailed plans for the retaining wall, and staff will suggest that the applicant replant any vegetation that is lost within the drainageway, a further effort to reduce potential for erosion.

In exchange for zoning flexibility, Planned Developments must provide a much higher level of site design than normally required for other developments. Staff feels that the proposed solid fence will adequately screen the electrical equipment, and this will be an improvement over the wire fence currently in place. Given that the substation exists in this location currently, further impacts on the surrounding area will be limited.

Action by the Plan Commission:

As part of the consideration of a requested PD-GDP, the Plan Commission is required to:

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

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

A proposed GDP must be reviewed by the standards for all Zoning Map Amendments, below:

A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be in agreement with Items 1 and 3, and one or more factors of Item 2, of the following.

1. The proposed GDP furthers the purposes of the Zoning Ordinance as outlined in Section 98-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA).
2. One or more of the following factors have arisen that are not properly addressed on the current Official Zoning Map:
 - 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;
 - c. Factors have changed, making the subject property more appropriate for the proposed GDP zoning;
 - d. Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map. And;
3. The proposed GDP amendment maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

Or:

B. If, after the public hearing, the Commission wishes to recommend *denial*, then the appropriate fact finding would be in disagreement with at least one of Items 1, 2, or 3 of the following:

1. The proposed GDP does not further the purposes of the Zoning Ordinance as outlined in Section 98-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA).
2. One or more of the following factors have not arisen that are not properly addressed on the current Official Zoning Map:
 - 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;
 - c. Factors have changed, making the subject property more appropriate for the proposed GDP zoning;
 - d. Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
3. The proposed GDP amendment 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.

Staff Recommendation:

Staff recommends that the Plan Commission recommend *approval* of the amendment to the GDP as submitted, including the granting of the requested zoning flexibilities.

Staff recommends the affirmative set of findings provided above, noting that the proposal meets Factor 2d, that growth patterns or rates have changed, necessitating the upgraded substation facility. Specifically, the proposal continues the desired consistency of land uses, land use intensities, and land use impacts within the surrounding area.

Staff recommends no additional conditions of approval.

Suggested Motions:

- *Approve:* I recommend approval of the proposed *General Development (GDP) for Wisconsin Power and Light Company, 4902 N. Biltmore Ln, Madison, Wisconsin, for the property located at 255 Mill Street, Tax Key No. ZA312100002*, including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- *Deny:* I recommend denial of proposed *the General Development General Development (GDP) for Wisconsin Power and Light Company, 4902 N. Biltmore Ln, Madison, Wisconsin, for the property located at 255 Mill Street, Tax Key No. ZA312100002*, based on the following finding of fact, because *[provide rationale for denial, based on disagreement with at least one of Items 1, 2, or 3, above]*

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

City of Lake Geneva: Parcel ZA312100002

Location of Natural Resource Districts is approximate and should not be considered as a substitute for detailed site survey.

Produced by Vandewalle & Associates - November 8, 2024

100

Feet



Memo to City of Lake Geneva

To: Jackie Miche, Vandewalle **Date:** October 28, 2024

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

CC: Dave DeAngelis – City Administrator
Amanda Rotondi – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director

Subject: GDP RECOMMENDED APPROVAL – Wisconsin Power and Light Substation – 255 Mills Street
Kapur Project No. #24.0167 Phase 09

BACKGROUND AND REQUEST:

A **GDP** application was submitted by **Wisconsin Power and Light** for the construction of modifications to the existing substation at **255 Mills Street (PIN ZA312100002)**. The plans propose new electrical infrastructure including retaining wall and fence. The existing substation is 0.19 acres and is proposing to include 362 SF of newly purchased property to complete the project. Work will be outside of the regulatory floodplain of the White River.

The following plan and calculations were submitted for review:

- **Preliminary Site Grading & Erosion Control**, prepared by **Alliant Energy**, 1 sheet, plotted April 2, 2024.

Comments:

Kapur recommends approval of the **GDP** application for the substation improvements based on the information reviewed above. This approval is subject to the following items that shall be addressed in the Precise Implementation Plan (PIP):

1. Storm sewer apron end wall sizing and detail shall be provided to show constructability in the vicinity of the existing concrete headwall of the railroad bridge.
2. Structural engineering plans will be required for the retaining wall proposed.
3. PIP plans shall include details for erosion control installation including stabilized construction entrance, inlet protection and silt fence installation. Silt fence shall not be used in areas of concentrated flow downstream of the storm sewer flared end section.
4. The proposed underground cable / easement routes are shown to cross multiple properties and the White River. Additional coordination with Engineering and the Utility Commission will be required during the PIP review process and prior to PIP approval.

The plans have been reviewed for conformance with generally accepted engineering practices and City of





Lake Geneva policies. Although the material has been reviewed, the applicant is ultimately responsible for the thoroughness and accuracy of the plans and supplemental data and for compliance with state, county, and other local ordinances and procedures.

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

APPLICATION FOR GENERAL DEVELOPMENT PLAN OR AMENDMENT

City of Lake Geneva

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

255 Mill Street, Lake Geneva/ ZA312100002 Outlot 1 of CSM 3121

Name and Address of Current Owner: Wisconsin Power and Light Company

4902 North Biltmore Lane, Madison, WI 53718

Telephone No. with area code & Email of Current Owner: (608) 458-3419

jessicabahr@alliantenergy.com

Owner Signature: _____

Name and Address of Applicant:

Same as Owner

Telephone No. with area code & Email of Applicant: Same as Owner

Proposed Use: Rebuild WP&L's existing Downtown Lake Geneva electrical distribution substation.

The current substation has been in the same location for approximately 88 years.

Zoning District in which land is located: Planned Development

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

Wisconsin Power and Light Company

4902 North Biltmore Lane, Madison, WI 53718

Short statement describing activities to take place on site:

WP&L is proposing to rebuild the existing Downtown Lake Geneva electrical distribution substation.

As part of this project, WP&L will be installing a new power transformer, a new circuit breaker, and a metal clad switchgear. WP&L is proposing to install a retaining wall on the south side of the property and then install a solid fence around the perimeter of the electrical infrastructure.

GDP fee \$400.00, payable upon filing application

October 21, 2024

Date

Jessica R. Bahr
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.

_____ Wisconsin Power and Light Company _____, as applicant/petitioner for
Project: WP&L's Rebuild of the Downtown Lake Geneva Electrical Distribution Substation
Project Address: 255 Mill Street, Lake Geneva, WI
Parcel No. Parcel # ZA312100002
Name: Wisconsin Power and Light Company
Address: 4902 North Biltmore Lane
Madison, WI 53718
Cell Phone: (____) - _____ - _____ Phone: (608) - 458 - 3419

Email: jessicabahr@alliantenergy.com

Dated this 21st Day of October, 2024

Jessica Bahr

Printed Name of Applicant / Petitioner

Jessica K. Bahr

Signature of Applicant/Petitioner

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

Section 98-935 Fees:

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

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

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

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

APPLICATION SUBMITTAL REQUIREMENTS
PD STEP 3: GENERAL DEVELOPMENT PLAN (GDP)

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

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

Date: _____ by: _____

↓

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

Date: _____ by: _____

↓

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

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

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

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

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

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

_____ All lot dimensions of the subject property provided;

_____ Graphic scale and north arrow provided.

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

_____ General project themes and images;

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

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

_____ The general treatment of natural features;

_____ The general relationship to nearby properties and public streets;

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

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

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

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

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

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

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

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

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

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

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

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

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

_____ Project identification signs;

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

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

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

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

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

Development Review Committee (DRC) Application

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

Applicant Information

Property Address _____

Applicant name _____

Applicant email _____ Phone Number _____

Architect/Contractor/Designer Name _____

Architect/Contractor/Designer Email _____ Phone Number _____

Type of Construction: New _____ Addition _____ Remodel _____

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

Type of Business _____

Engineering

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

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

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

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

Water/Sewer Utilities

If an existing structure please circle the following:

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

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

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

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

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

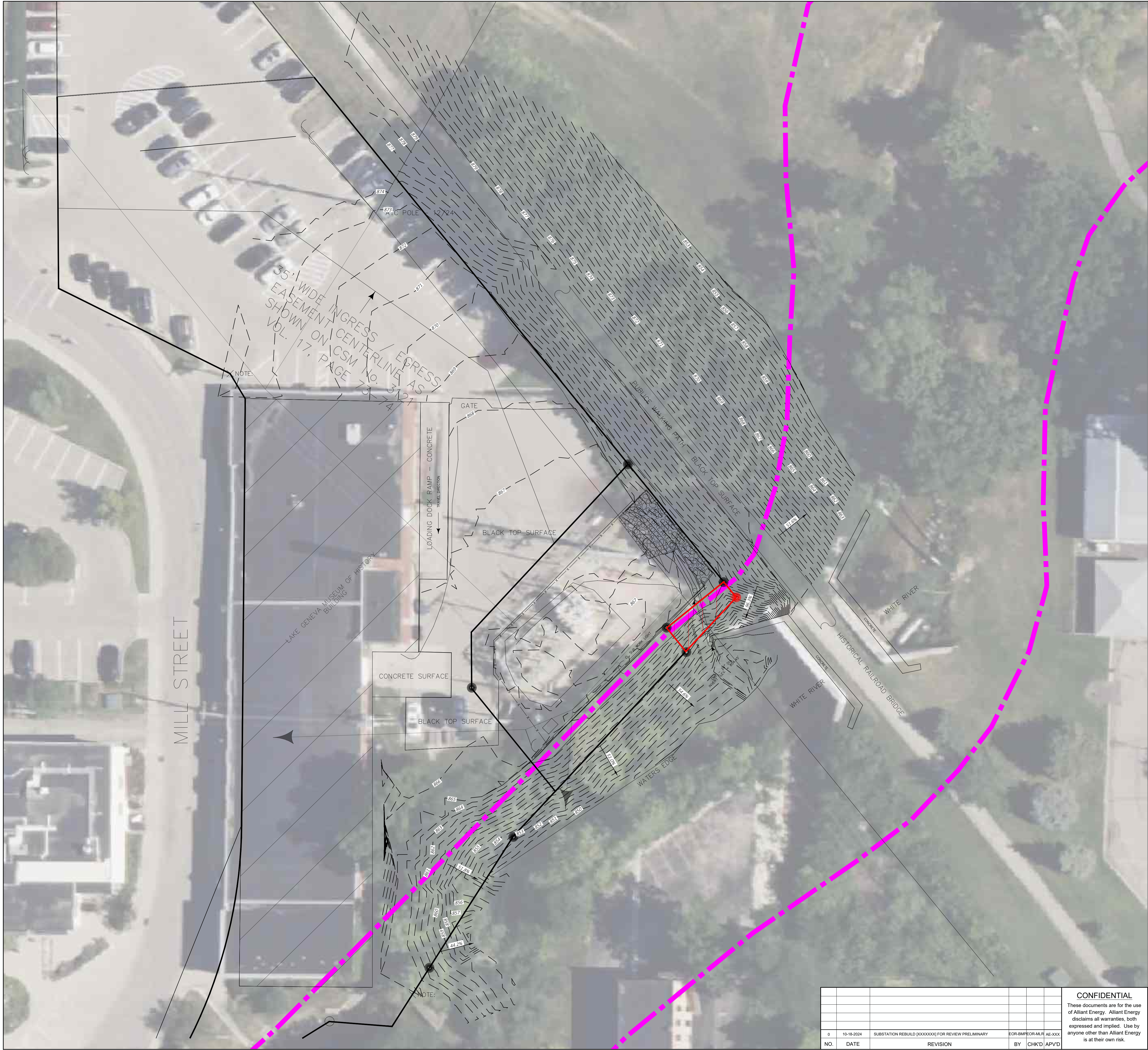
Wisconsin Power and Light Company's Downtown Lake Geneva Substation Description for GDP

Wisconsin Power and Light Company's (WP&L) Downtown Lake Geneva Substation is nearing its end-of-life cycle and will not be able to meet the projected electrical load growth of the community in its existing condition. Last year, WP&L presented a proposal to the City of Lake Geneva to relocate this substation, which was denied. Therefore, WP&L is returning to the City with a plan to rebuild the substation in the existing location, which is located adjacent to the Geneva Lake Museum.

WP&L's existing property is surrounded by a City parking lot to the north, a public walking path to the east, the White River to the south, and the Geneva Lake Museum to the west. This substation property is currently zoned Planned Development. As stated in the Zoning Code under 98-914(1)(b) Planned developments "are intended to provide for flexible development standards to accommodate unique sites, mixtures of land uses, or development configurations." The adjacent properties to the north and the west are also zoned Planned Development with the properties to the south and east being zoned General Business. None of the property owned by WP&L is within the 100 year floodplain or the shoreland area. As part of the drawing packet, a "Preliminary Site Grading & Erosion Control plan" shows two (2) storm water inlets with protection along with installation of erosion control silt fencing along the south and west.

WP&L is proposing to install all new electrical infrastructure and the only facility that will not be replaced will be American Transmission Company's transmission pole which will continue to be located within the new fence. On the south side of the property, WP&L is proposing to install a 7.25 foot tall retaining wall. Located on top of the retaining wall and around the perimeter of the electrical infrastructure will be a nine (9) foot solid fence. The solid fence will replace the existing chain link fence to assist with the aesthetics along with still protecting electrical facilities and the public. Exterior downward facing lighting will be located over the two (2) doors of the control enclosure to ensure safety while employees enter or exit the enclosure.

The existing substation property is 0.19 tenths of an acre, which is significantly smaller than WP&L's typical substation site, but WP&L understands the public convenience and necessity to supply reliable electrical power to this community. No landscaping is proposed due to the lack of buildable space in this location.



LEGEND

1055'

MAJOR GROUND CONTOUR

MINOR GROUND CONTOUR

OH

OH TRANSMISSION

OH

OH DISTRIBUTION

E

UNDERGROUND ELECTRIC

G

UNDERGROUND GAS

X

FENCE

PROPERTY LINE

LIGHT POLE

TRANSMISSION POLE

DISTRIBUTION POLE

ANCHOR

PROPOSED PROPERTY LINE

ENVIRONMENTAL CORRIDOR
DELINEATED BY SEWRPC

FOR PERMIT

DATE: 10-18-2024

N

0

20

40

Feet

SUBSTATION SITE ADDRESS:
225 MILL STREET
LAKE GENEVA, WI 53147

LATITUDE: 42° 35' 32.9424" N
LONGITUDE: 88° 25' 51.0852" E

WISCONSIN POWER AND LIGHT COMPANY

LAKE GENEVA, WI.

NO.	DATE	REVISION	BY	CHKD	APVD
0	10-18-2024	SUBSTATION REBUILD (XXXXXXXX) FOR REVIEW PRELIMINARY	EOR-BMPEOR-MLR	AE-XXX	

CONFIDENTIAL

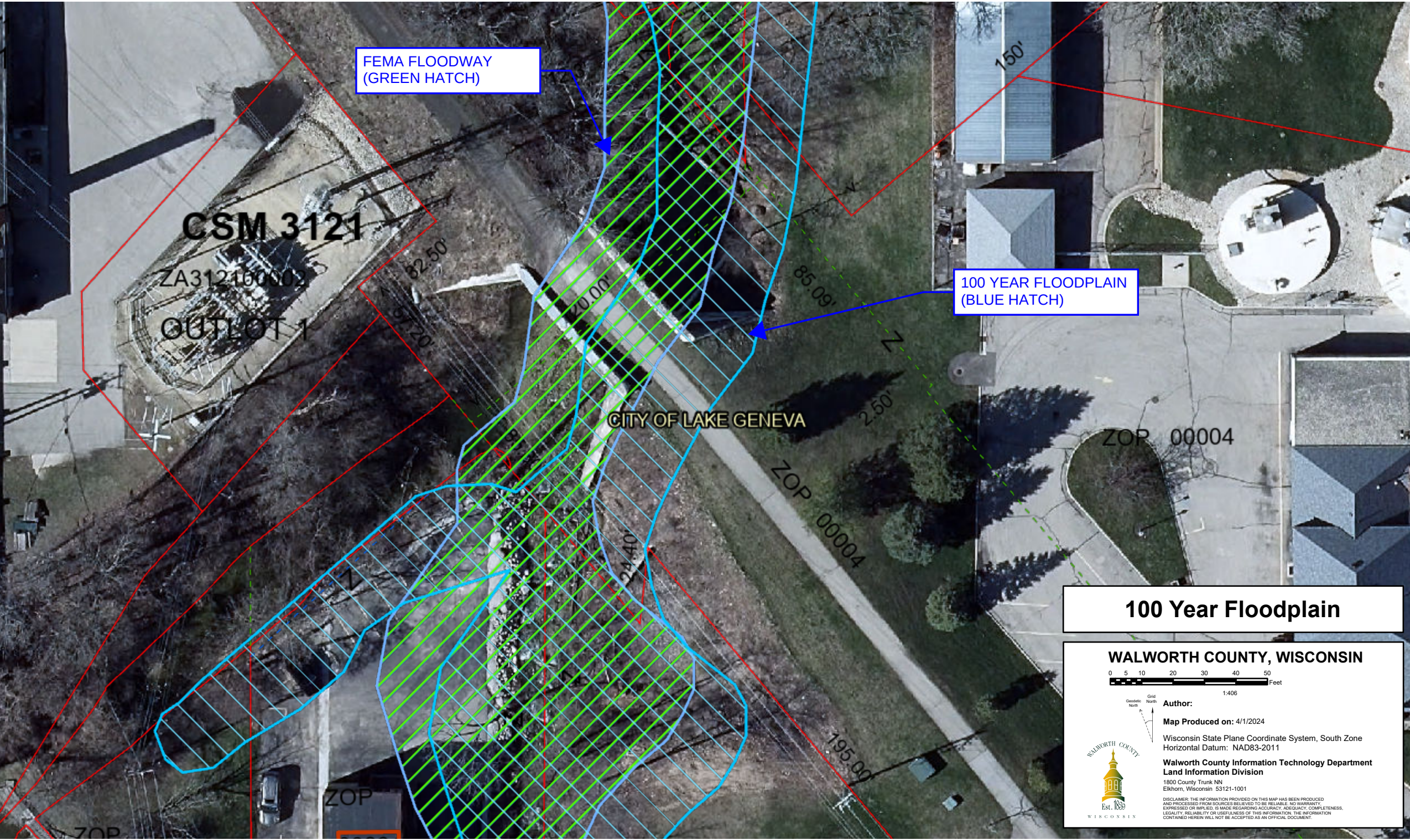
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LAKE GENEVA SUBSTATION
PRELIMINARY PROPOSED PROPERTY BOUNDARY

SCALE: 1" = 20'

DWG. NO. ENVIROMENTAL CORRIDOR EXHIBIT



100 Year Floodplain

WALWORTH COUNTY, WISCONSIN

0 5 10 20 30 40 50 Feet

1:406

Grid North
Geoidetic North

Author:

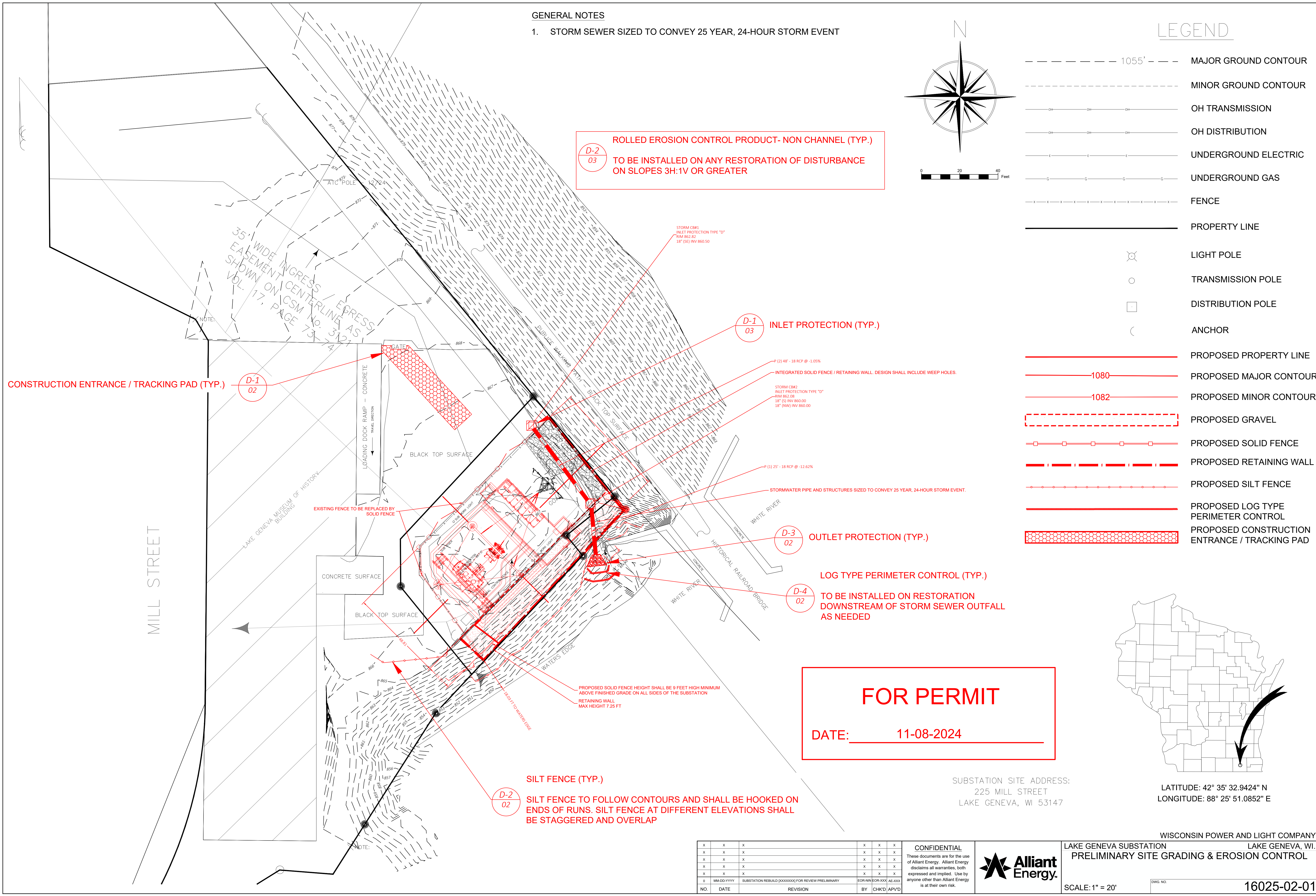
Map Produced on: 4/1/2024

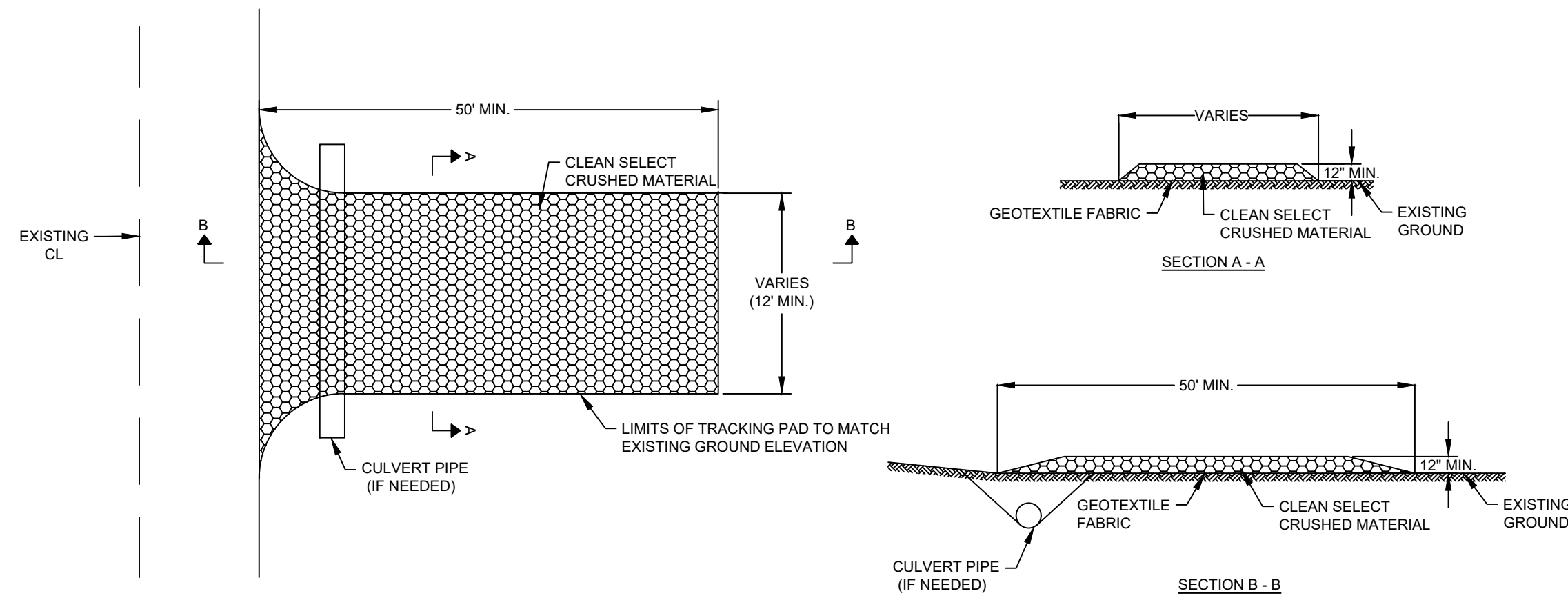
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011

**Walworth County Information Technology Department
Land Information Division**

1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001

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





GENERAL NOTES

1. MANUFACTURED TRACKING CONTROL MAT MAY BE USED IN LIEU OF AGGREGATE TRACKING PAD UPON APPROVAL OF ENGINEER. PLAN DIMENSIONS OF TRACKING CONTROL MAT SHALL BE EQUIVALENT TO AGGREGATE TRACKING PAD AS SHOWN ABOVE. CONTRACTOR SHALL INSTALL, MAINTAIN, AND INSPECT TRACKING CONTROL MAT PER MANUFACTURER'S SPECIFICATIONS.
2. TRACKING PAD SHALL BE INSTALLED AT CONSTRUCTION ENTRANCE INSIDE OF CONSTRUCTION PERIMETER. VEHICLES SHALL TRAVEL ACROSS THE ENTIRE LENGTH OF THE CONSTRUCTION ENTRANCE DURING EGRESS FROM CONSTRUCTION SITE.

MATERIAL NOTES

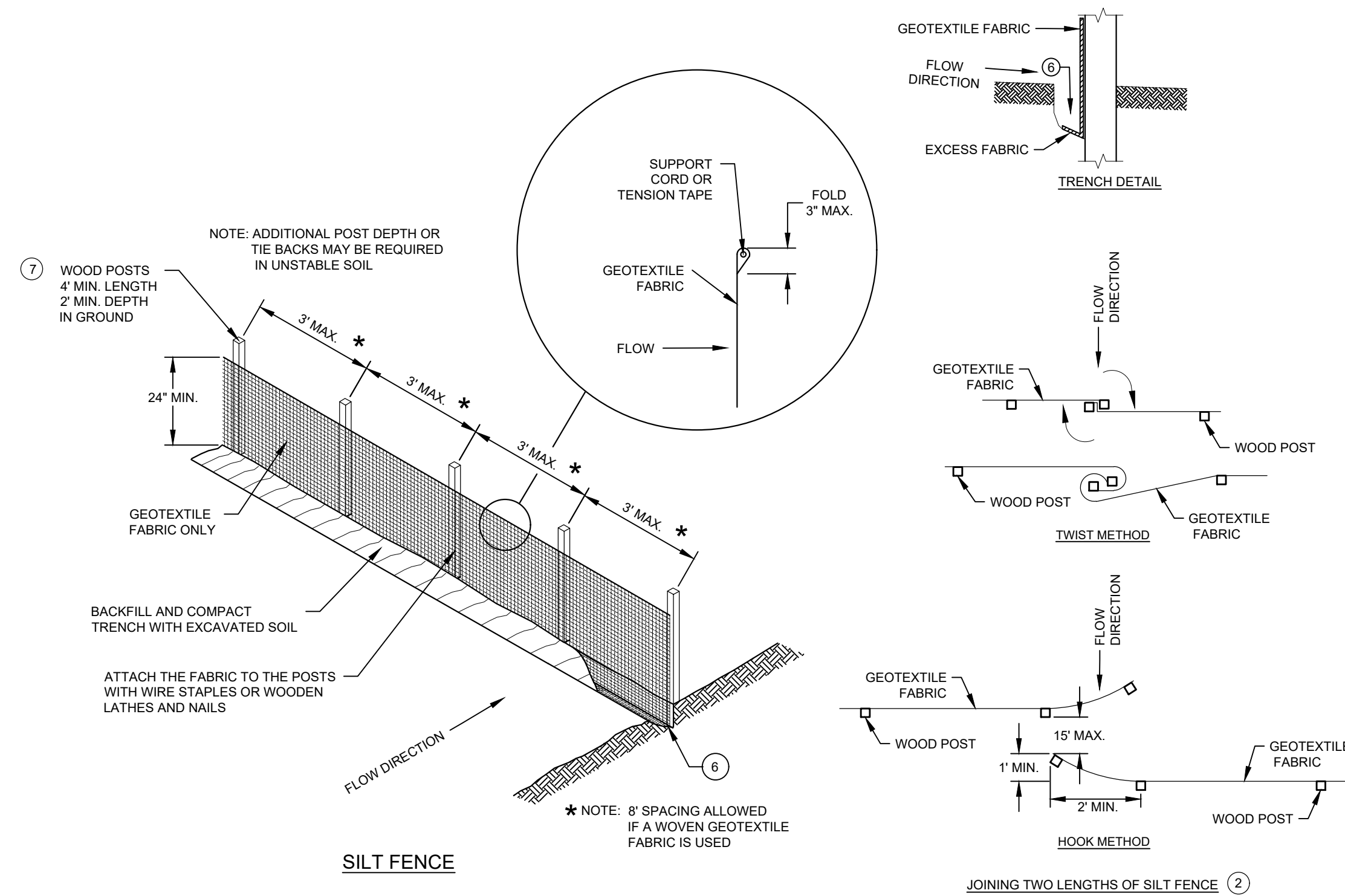
1. THE AGGREGATE FOR TRACKING PAD SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1057
2. THE TRACKING PAD SHALL BE UNDERLAIN WITH A WISDOT TYPE HR GEOTEXTILE FABRIC.

INSTALLATION NOTES

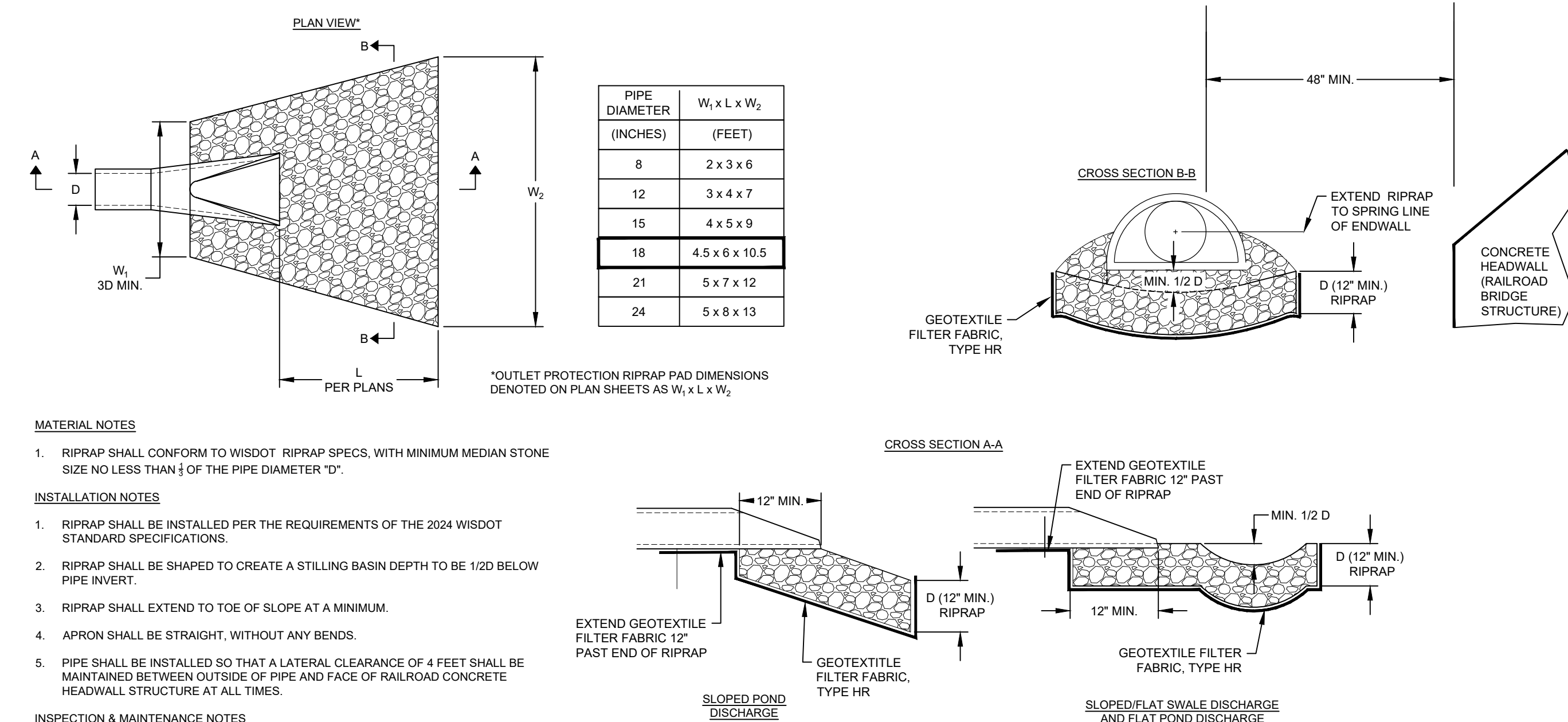
1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDMR CONSERVATION PRACTICE STANDARD 1057.
2. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. STONE TRACKING PAD SHALL BE USED AT ALL POINTS OF CONSTRUCTION EGRESS.
3. DIMENSIONS OF THE TRACKING PAD SHALL BE MINIMUM AS NOTED ON THE FIGURE ABOVE.
4. SURFACE WATER SHALL BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM USING CULVERTS OR OTHER PRACTICES.
5. TRACKING PAD SHALL BE REMOVED OR INCORPORATED INTO GRAVEL DRIVEWAY ONLY AFTER CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.
6. TRACKING PAD LENGTH SHALL BE 100 FEET MINIMUM WHEN CONNECTING TO A STATE HIGHWAY.

INSPECTION & MAINTENANCE NOTES

1. STONE TRACKING PADS SHALL BE INSPECTED DAILY DURING CONSTRUCTION, WEEKLY WHEN NO ACTIVE CONSTRUCTION, AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.
2. ADDITIONAL AGGREGATE SHALL BE PLACED IF THE TRACKING PAD BECOMES BOUNDED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM THE VEHICLE TIRES.
3. A MINIMUM 12 FEET LONG BY 50 FEET LONG BY 12 INCHES THICK PAD SHALL BE MAINTAINED AT ALL TIMES.
4. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.
6. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.



D-1 CONSTRUCTION ENTRANCE / TRACKING PAD
02



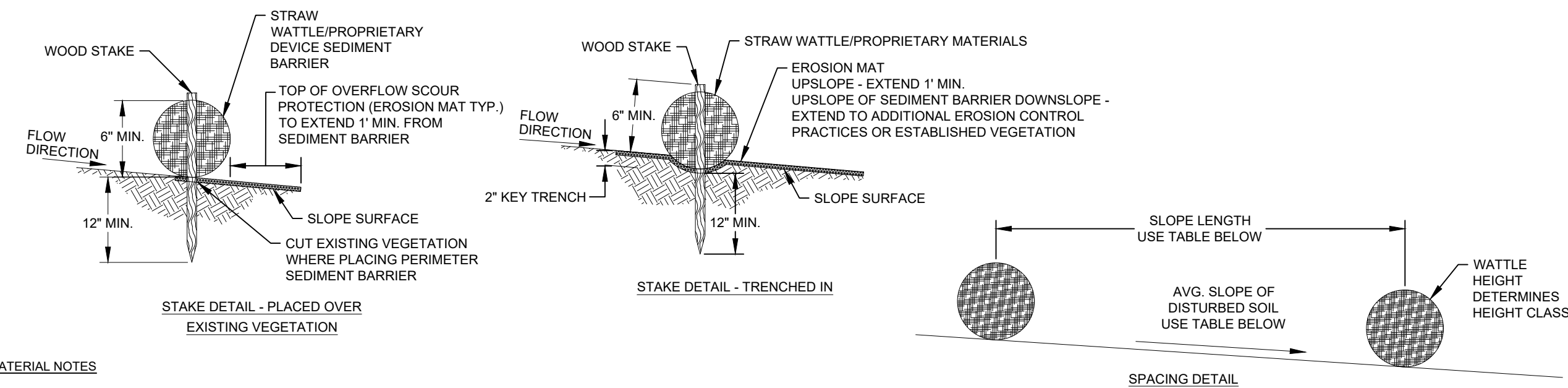
D-3 OUTLET PROTECTION

1. STONE OUTLET PROTECTION SHALL BE PERIODICALLY INSPECTED AND ALL REPAIRS MADE AS NECESSARY.

D-3 OUTLET PROTECTION

- 02

D-2 SILT FENCE



MATERIAL NOTES

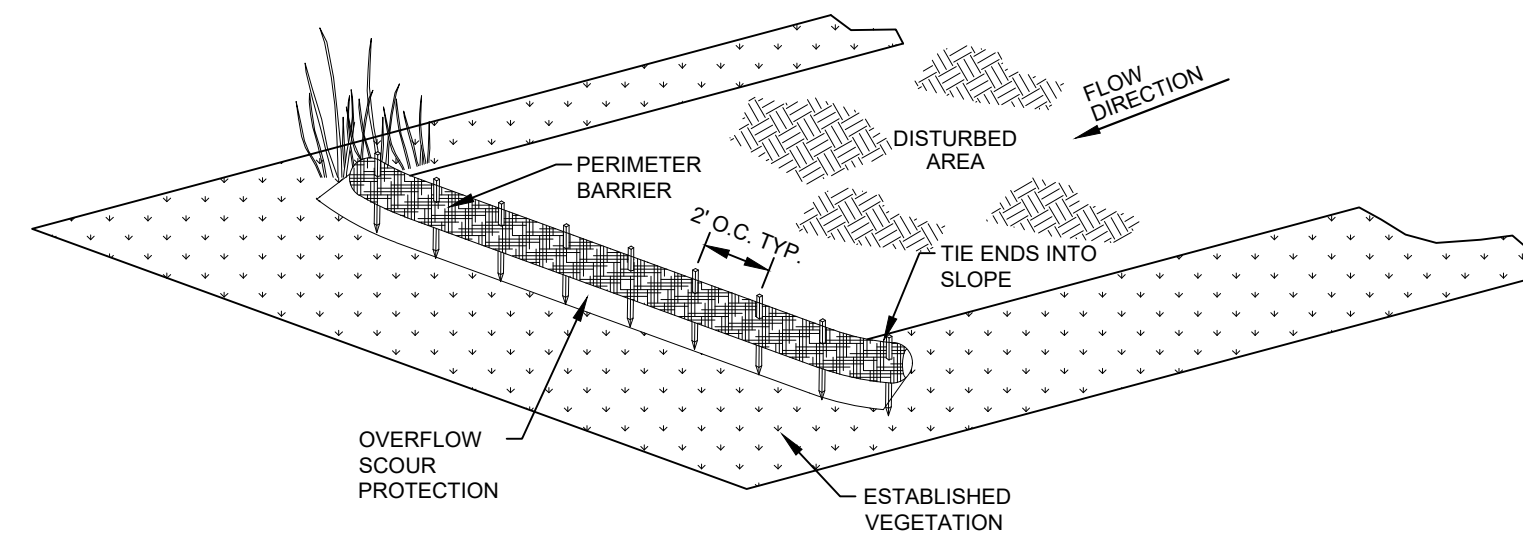
1. LOG TYPE PERIMETER CONTROL SHALL CONFORM TO THE SPECIFICATIONS OF THE WDNR CONSERVATION PRACTICE STANDARD 1056.
2. PERIMETER SEDIMENT CONTROL PRACTICES SHALL CONSIST OF STRAW WATTLES OR PROPRIETARY MATERIALS.
3. EROSION MAT SHALL BE SELECTED AND INSTALLED PER THE REQUIREMENTS LISTED IN THE ROLLED EROSION CONTROL PRODUCT DETAIL.
4. WOOD STAKES SHALL BE AIR OR KILN DRIED HICKORY OR OAK WITH THE FOLLOWING DIMENSIONS: 1½ INCHES X 1½ INCHES X REQUIRED LENGTH.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF APPLICABLE WDNR CONSERVATION PRACTICE STANDARD 1056.
2. PROPRIETARY MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. WHEN JOINTS ARE NECESSARY, OVERLAP PRODUCTS A MINIMUM OF 24 INCHES OR AS REQUIRED BY THE MANUFACTURER IF MORE RESTRICTIVE. DO NOT ALLOW GAPS BETWEEN ADJACENT, OVERLAPPING PRODUCTS.
4. INSTALL ALL PERIMETER SEDIMENT CONTROL PRACTICES SUCH THAT THE ENDS TIE INTO THE SLOPE TO PREVENT EROSION FROM CONCENTRATED FLOW AROUND THE ENDS.
5. PERIMETER SEDIMENT CONTROL PRACTICES SHOULD BE USED IN CONJUNCTION WITH PERMANENT RESTORATION PRACTICES.
6. WHEN NOT USED IN CONJUNCTION WITH OTHER PRACTICES, INSTALL PERIMETER SEDIMENT CONTROL PRACTICES PER THE SPECATIONS REQUIREMENTS (DISTURBED SLOPE LENGTH) NOTED IN THE FOLLOWING TABLE:

INSPECTION & MAINTENANCE NOTES

1. IF A MANUFACTURED PRODUCT ROLLS OUT OF POSITION, REPOSITION THE PRODUCT AND SECURE WITH ADDITIONAL STAKES.
2. REMOVE AND REPLACE DESTROYED OR IRREPARABLE SECTIONS OF LOG-TYPE PRODUCT WITH NEW LOG-TYPE PRODUCT OR A SECOND LOG-TYPE PRODUCT MAY BE PLACED IMMEDIATELY UPSLOPE WITH A MINIMUM 24 INCH OVERLAP BEYOND THE DEFORMATION.



PRODUCT CLASS I	PRODUCT CLASS II	AVERAGE SLOPE (%)	SLOPE LENGTH CLASS I (FT)	SLOPE LENGTH CLASS II (FT)	SLOPE LENGTH CLASS III (FT)	SLOPE LENGTH CLASS IV (FT)
CLASS I	6-9	<2%	30	55	75	100
CLASS II	10-15	2 - 5%	25	40	55	75
CLASS III	16-20	5 - 10%	15	30	40	50
CLASS IV	> 20	10 - 33%	10	15	20	25
		33 - 55%	5	10	15	20

D-4 LOG TYPE PERIMETER CONTROL

X	X	X			X	X	X
X	X	X			X	X	X
X	X	X			X	X	X
X	X	X			X	X	X
X	X	X			X	X	X
0	MM-DD-YYYY	SUBSTANTIATION REBUILD [XXXXXXXX] FOR REVIEW PRELIMINARY			FOR-NR [EOR-XXX]	AE-XXX	
NO.	DATE	REVISION			BY	CHKD	APV

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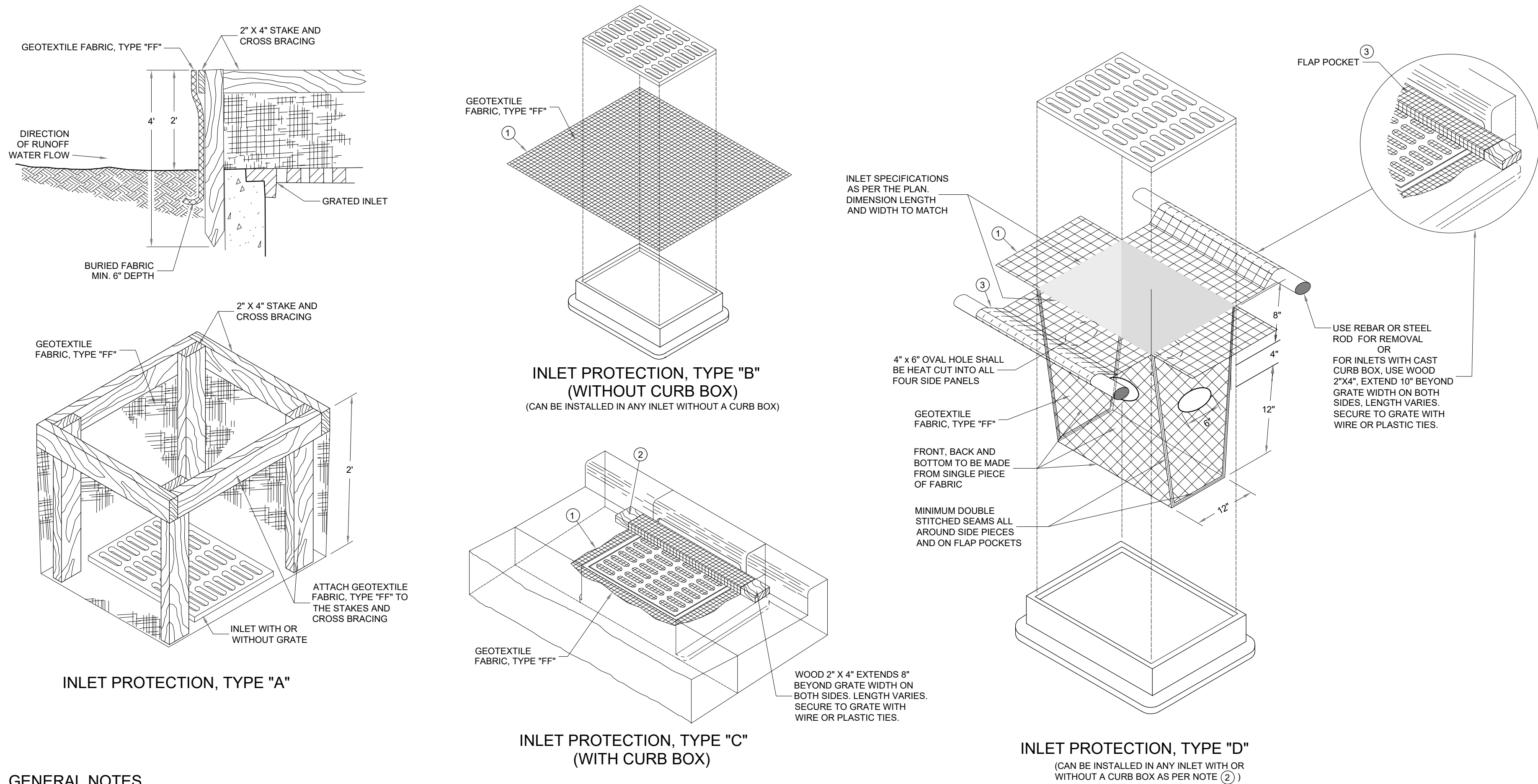


LAKE GENEVA SUBSTATION	LAKE GENEVA, WI.
PRELIMINARY DETAILS	

SCALE:N.T.S.

DWG. NO.

16025-02-02



GENERAL NOTES

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

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

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

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

INSTALLATION NOTES

TYPES B & C

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

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

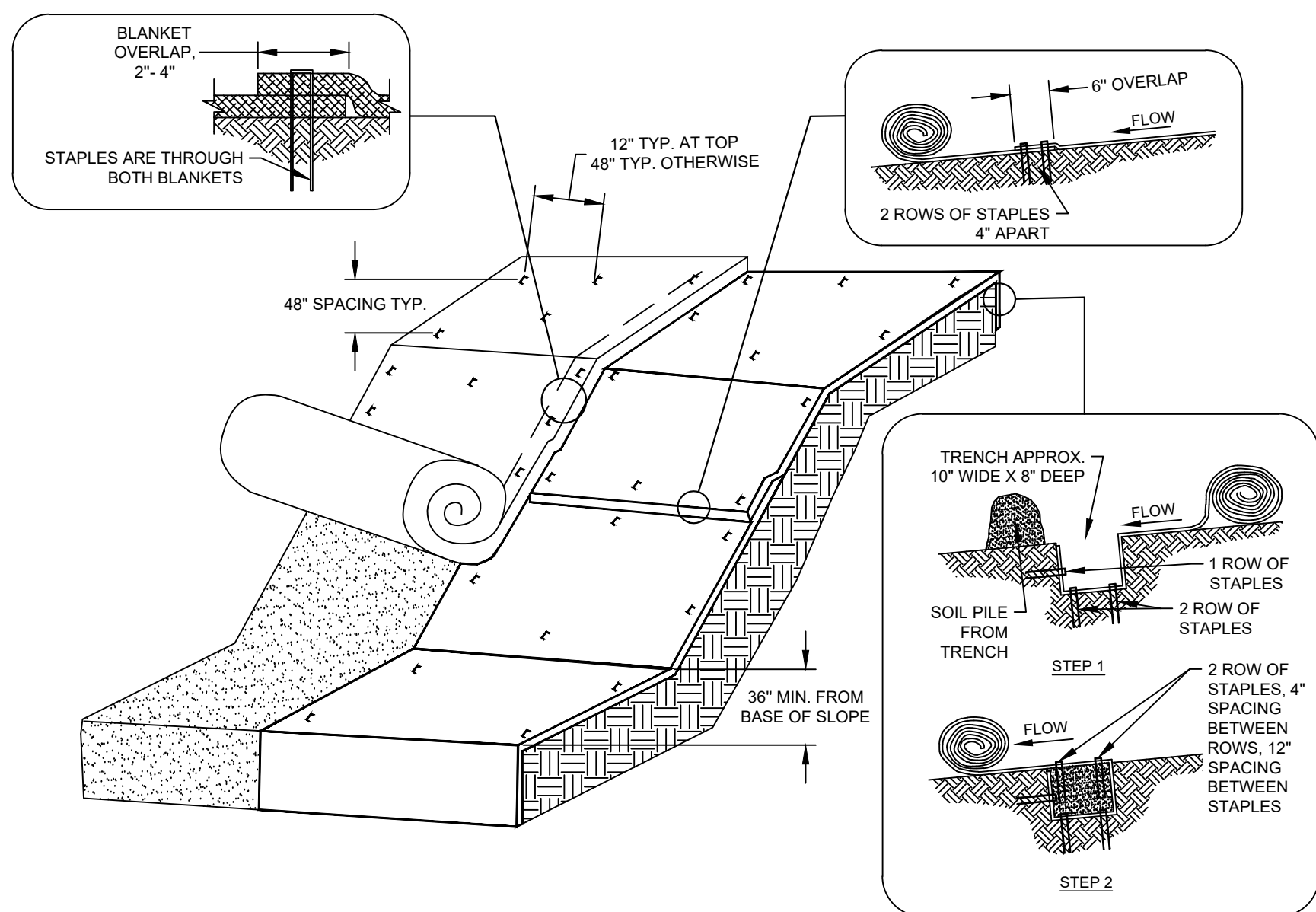
TYPE D

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

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

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

D-1 INLET PROTECTION



D-2 ROLLED EROSION CONTROL PRODUCT - NON CHANNEL
03

MATERIAL NOTES

1. USE EROSION MAT PRODUCTS IDENTIFIED ON THE WISDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) AND IN ACCORDANCE WITH THE WISDOT FACILITIES DEVELOPMENT MANUAL (FDM) SECTION 10-5.
2. STAPLES USED FOR CLASS I TYPE B MATS SHALL BE 1 TO 2 INCHES WIDE, U-SHAPED, MADE OF NO.11 (3.05mm) OR LARGER DIAMETER STEEL WIRE, AND NOT LESS THAN 6 INCHES LONG FOR FIRM SOILS AND 12 INCHES LONG FOR LOOSE SOILS.
3. ANCHORING DEVICES FOR URBAN MATS SHALL BE SELECTED BASED UPON THE REQUIREMENTS OF THE WISDOT EROSION CONTROL PAL.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH WDMR CONSERVATION PRACTICE STANDARD 1052.
2. EROSION MAT SHALL BE IN FIRM AND CONTINUOUS CONTACT WITH THE SOIL AND EXTEND UPSLOPE 1 FOOT FROM LAND DISTURBANCE.
3. EROSION MAT SHALL BE ANCHORED, OVERLAPPED, STAKED AND ENTRENCHED PER THE MANUFACTURER'S RECOMMENDATIONS. THIS STANDARD DETAIL IS AN EXAMPLE OF TYPICAL INSTALLATION GUIDANCE.
4. WHERE POSSIBLE, USE A SINGLE ROLL OF EROSION CONTROL MAT TO SPAN THE DISTURBED AREA.

INSPECTION & MAINTENANCE NOTES

1. AT A MINIMUM, PERFORM INSPECTIONS WEEKLY AND WITHIN 24 HOURS OF PRECIPITATION EVENTS PRODUCING 0.5 INCHES OR MORE OF RAINFALL.
2. INSTALL ADDITIONAL ANCHORING IN AREAS OF OBSERVED RILLING AND CONCENTRATED FLOW BENEATH THE EROSION MAT. IF RILLING IS SEVERE ENOUGH TO PREVENT VEGETATION ESTABLISHMENT, REMOVE EROSION MAT, REGRADE, COMPACT, RE-SEED, AND REPLACE THE SECTION OF MAT.
3. IF PRODUCTS WITH PLASTIC NETTING ARE USED, REMOVE NETTING OR REPLACE MAT IF SEPARATION OF THE NETTING FROM THE MAT IS OBSERVED.
4. ALL MAINTENANCE ACTIVITIES SHOULD OCCUR AS SOON AS POSSIBLE WITH CONSIDERATION OF SITE CONDITIONS.

FOR PERMIT

DATE: 11-08-2024

X	X	X			X	X	X
X	X	X			X	X	X
X	X	X			X	X	X
X	X	X			X	X	X
X	X	X			X	X	X
X	X	X			X	X	X
0	MM-DD-YYYY	SUBSTATION REBUILD [XXXXXXXX] FOR REVIEW PRELIMINARY			EOR-NIN	AE-XXX	
NO.	DATE	REVISION			BY	CHKD	APVD

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LAKE GENEVA SUBSTATION	LAKE GENEVA, WI.
PRELIMINARY DETAILS	

SCALE:N.T.S.

DWG. NO.

16025-02-03

MILL STREET

35' WIDE INGRESS / EGRESS
EASEMENT CENTERLINE AS
SHOWN ON CSM NO. 3121
VOL. 17, PAGE 73-74

NOTE1

ATC POLE - 12/24

GATE

LOADING DOCK RAMP - CONCRETE
TRAVEL DIRECTION

BLACK TOP SURFACE

CONCRETE SURFACE

BLACK TOP SURFACE

PUBLIC WALKING PATH - BLACK TOP SURFACE

WHITE RIVER

HISTORICAL RAILROAD BRIDGE

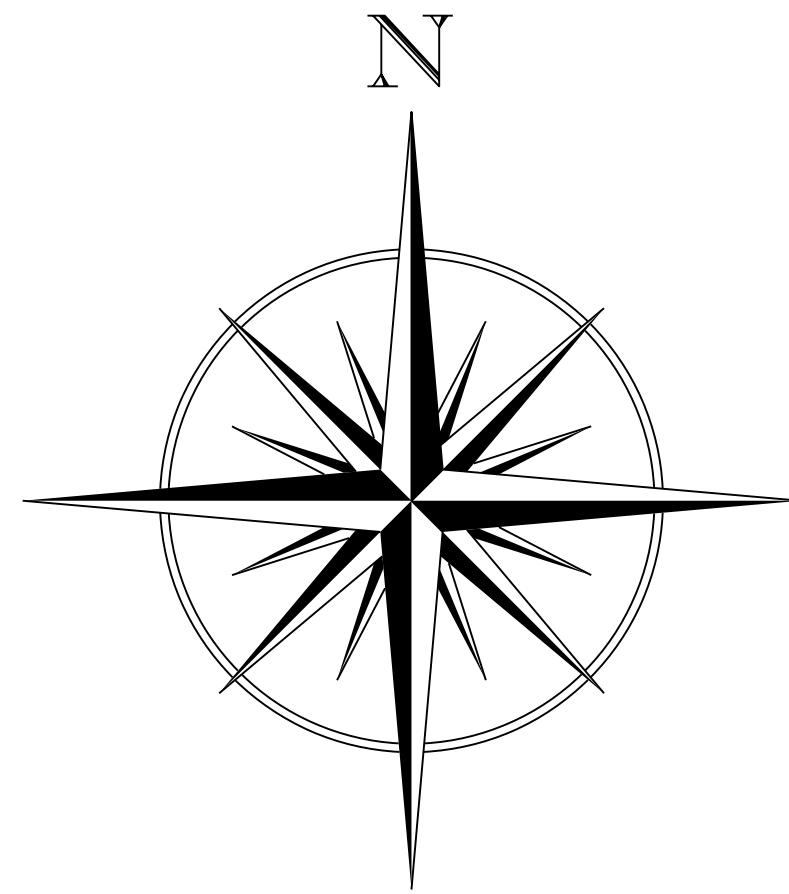
WHITE RIVER

WATERS EDGE

LUMINAIRE LOCATIONS			
LABLE	MH	ORIENTATION	TILT ANGLE
A-1	12.75	45°	0°
A-2	12.75	315°	0°

FOR PERMIT

Date: 11-08-2024



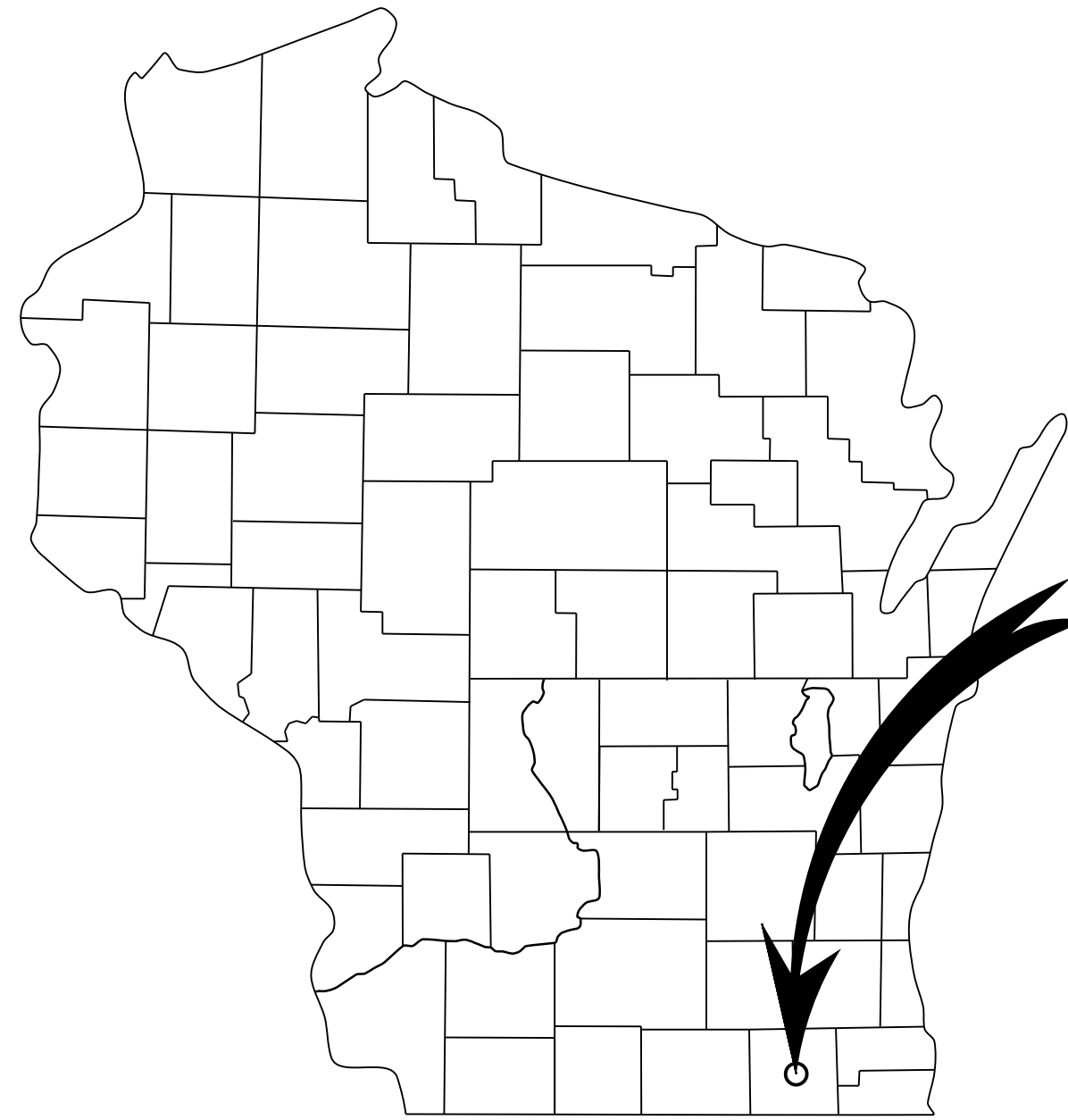
WISCONSIN COUNTY COORDINATES SYSTEM
WALWORTH COUNTY

COORDINATE SYSTEM OF DESIGN FILE
MUST BE PRESERVED

GENERAL NOTES:

1. DATA POINTS ARE 5FT APART.

SUBSTATION SITE ADDRESS:
225 MILL STREET
LAKE GENEVA, WI 53147



LATITUDE: 42° 35' 32.9424" N
LONGITUDE: 88° 25' 51.0852" E

WISCONSIN POWER AND LIGHT COMPANY

DOWNTOWN LAKE GENEVA SUBSTATION LAKE GENEVA, WI

SITE PLAN
LIGHTING DETAILS

SCALE: 1" = 20'

DWG. NO.

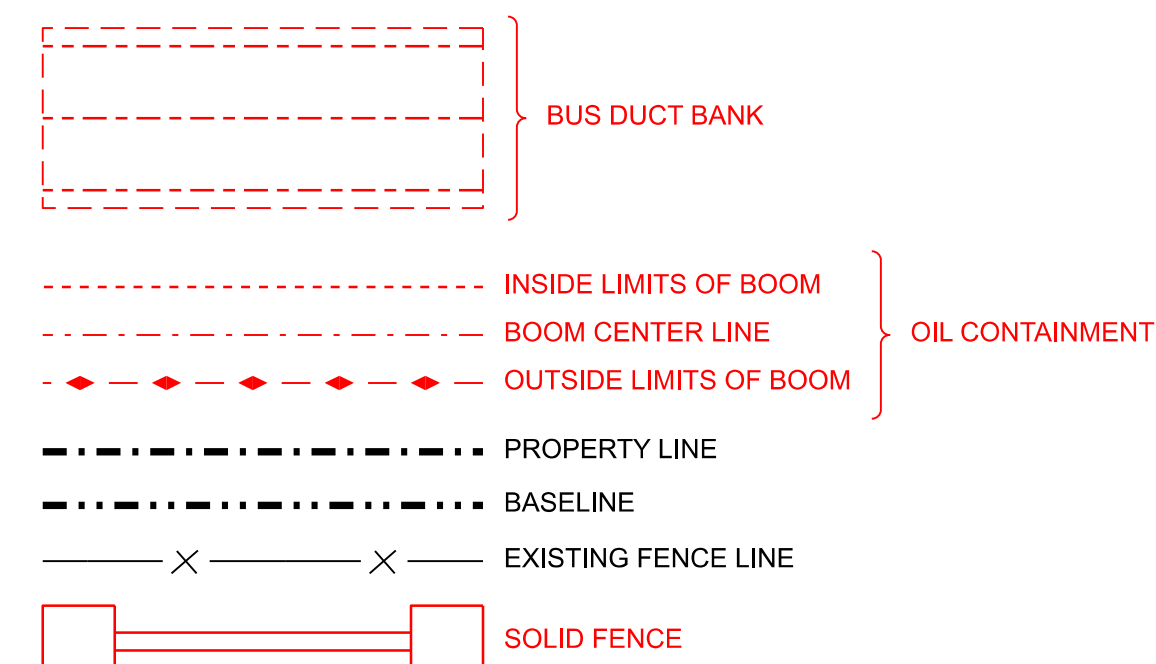
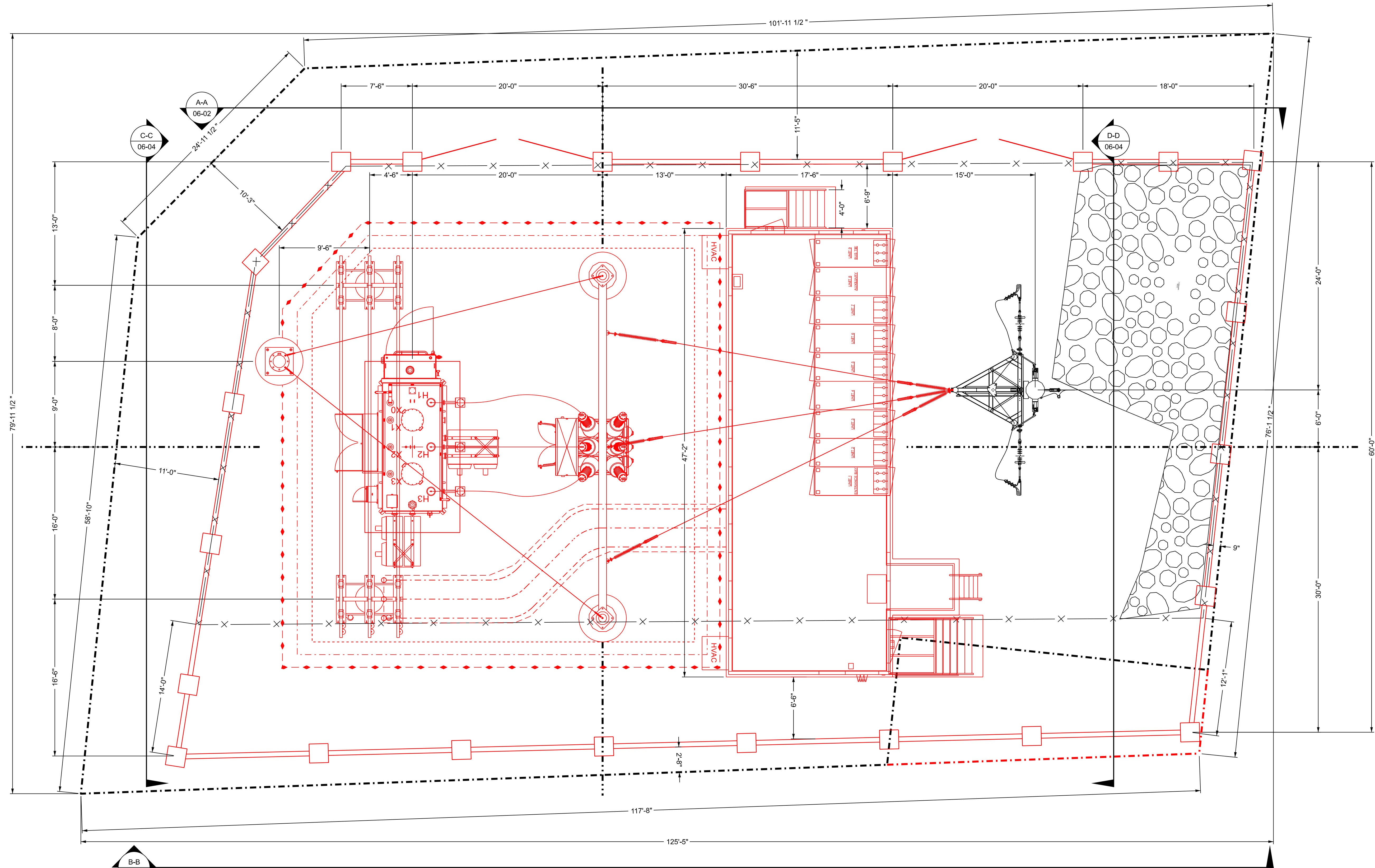
16025-02-01

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NO.	DATE	REVISION	BY	CHKD	APVD
0	11-08-2024	ISSUED FOR SCOPE	ECI-JSS	ECI-RMM	AE-DCH



FOR PERMIT

Date: 11-08-2024

WISCONSIN POWER AND LIGHT COMPANY

DOWNTOWN LAKE GENEVA SUBSTATION LAKE GENEVA, WI
SUBSTATION PLAN VIEW

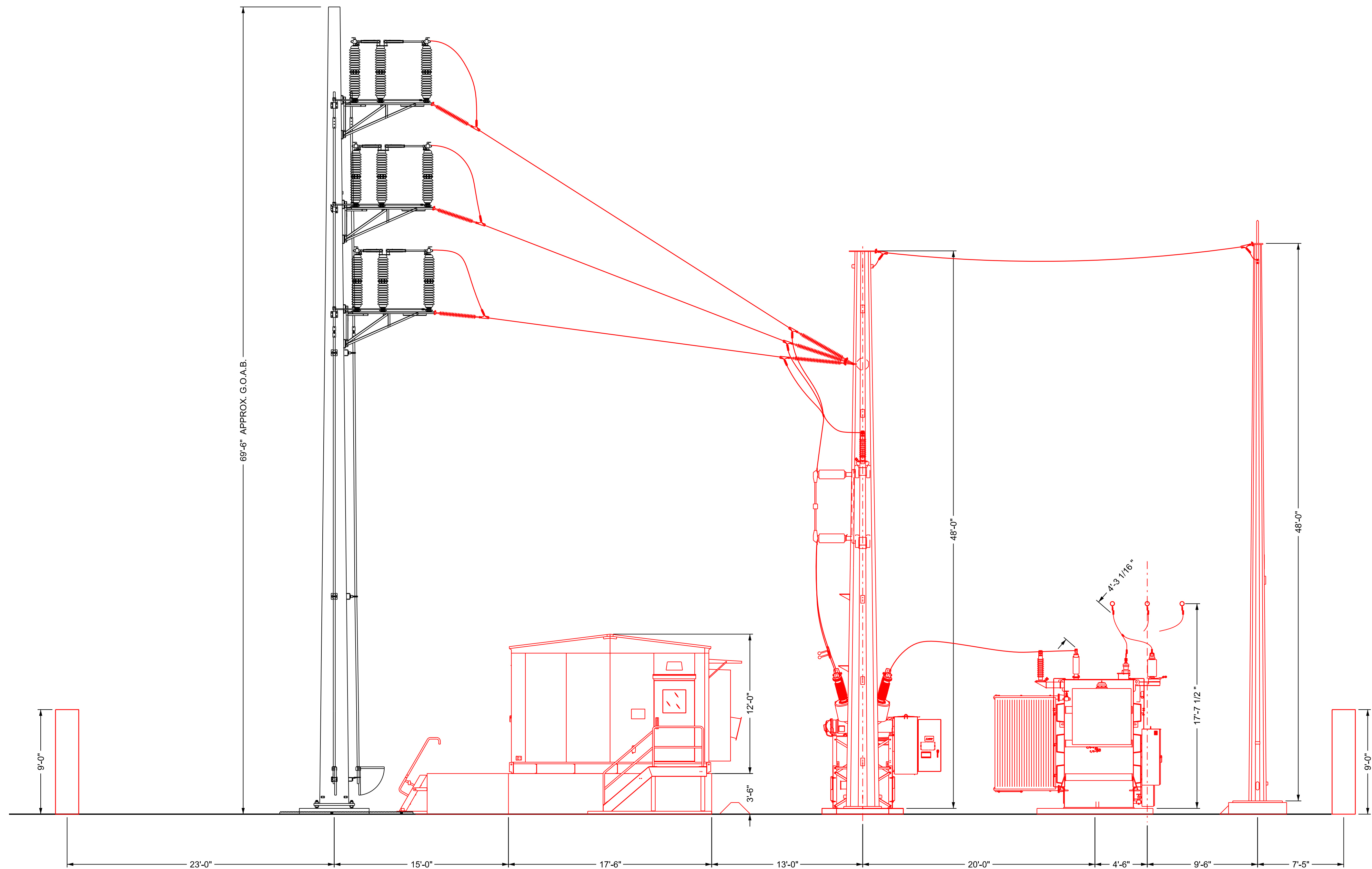


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NO.	DATE	ISSUED FOR SCOPE	BY
0	11-08-2024	ISSUED FOR SCOPE	ECH-JSS ECH-RWM AE-DCH
		REVISION	CHKD APV'D

SCALE: 3/16" = 1'-0"

DWG. NO.

16025-06-01



FOR PERMIT

Date: 11-08-2024

WISCONSIN POWER AND LIGHT COMPANY

DOWNTOWN LAKE GENEVA SUBSTATION LAKE GENEVA, WI
ELEVATION VIEW A-A

SCALE: 3/16" = 1'-0"

DWG. NO.

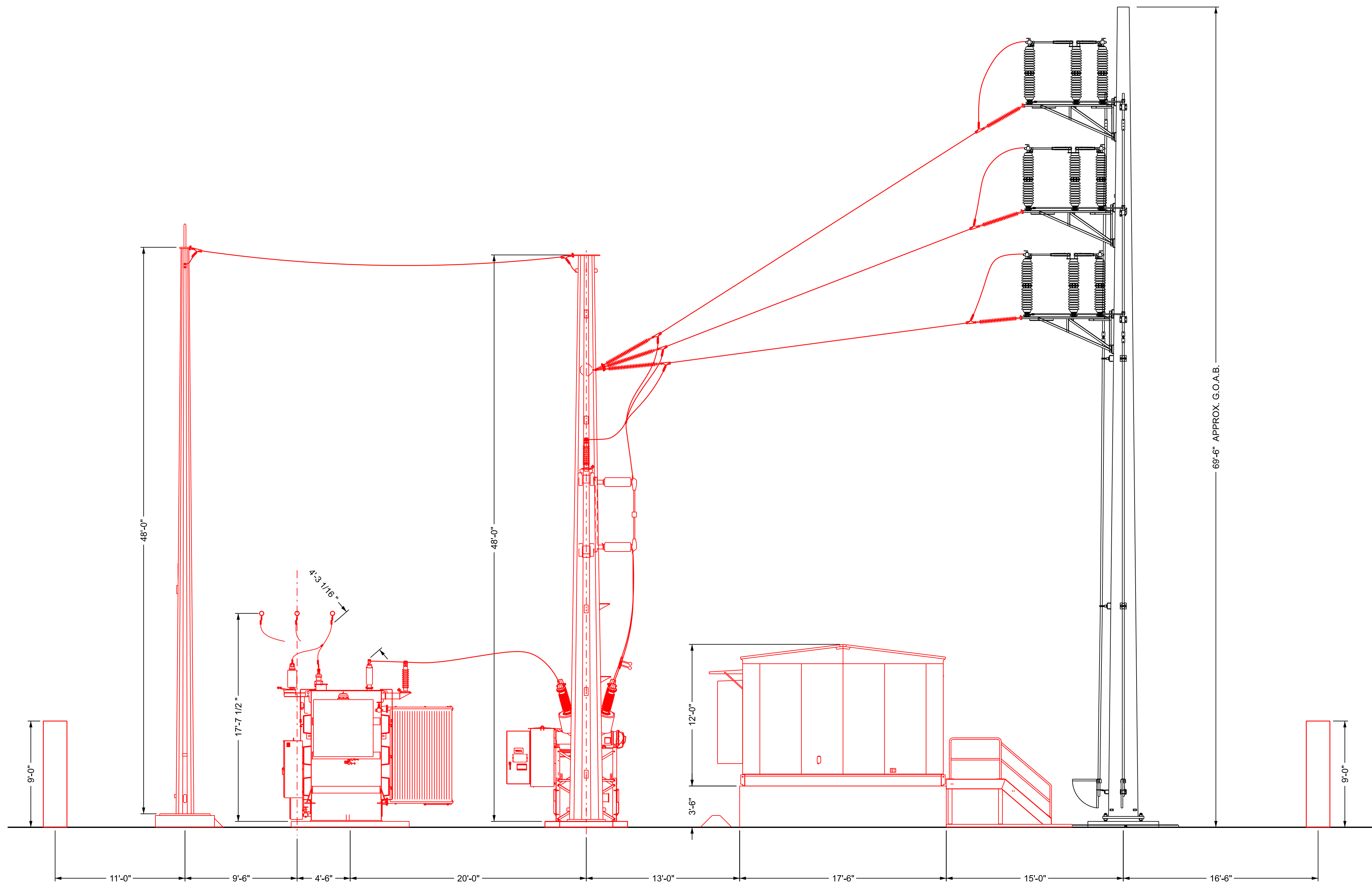
16025-06-02

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0	11-08-2024	ISSUED FOR SCOPE	ECI-JSS	ECI-RMW	AE-DCH
NO.	DATE	REVISION	BY	CHKD	APP'D



FOR PERMIT
Date: 11-08-2024

0	11-08-2024	ISSUED FOR SCOPE	ECH-JSS	ECH-RMW	AE-DCH
NO.	DATE	REVISION	BY	CHKD	APP'D

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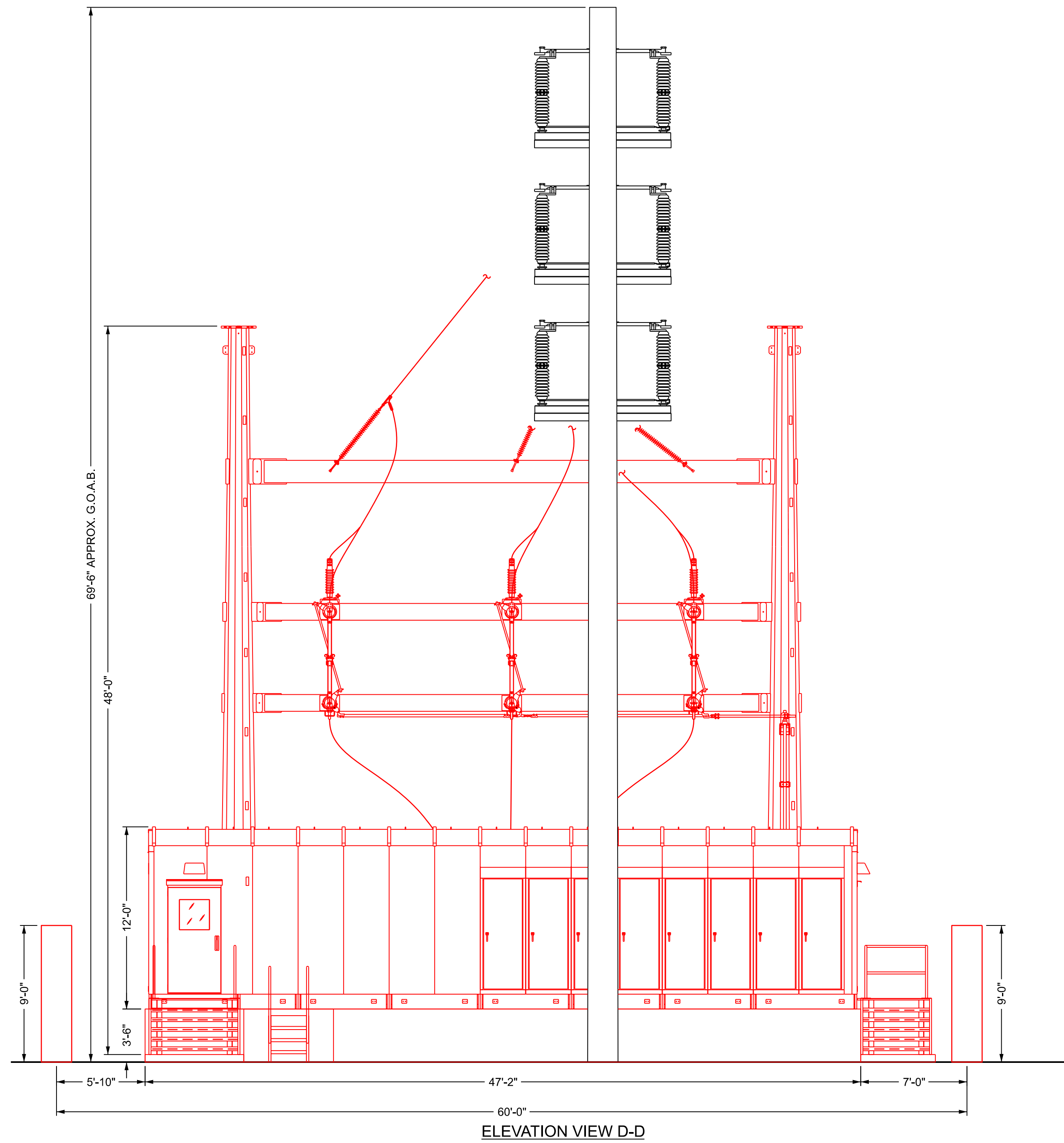
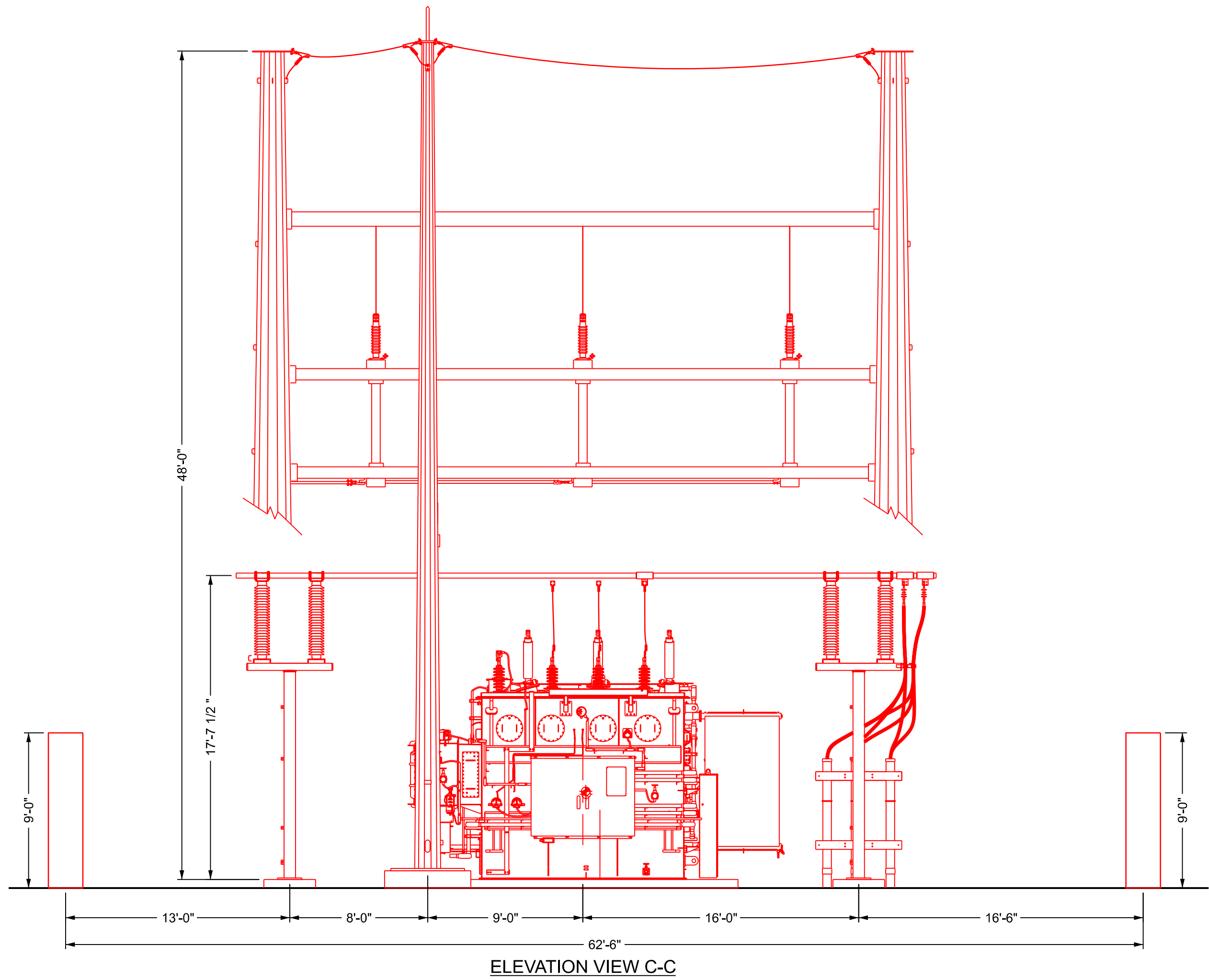


WISCONSIN POWER AND LIGHT COMPANY
DOWNTOWN LAKE GENEVA SUBSTATION LAKE GENEVA, WI
ELEVATION VIEW B-B

SCALE: 3/16" = 1'-0"

DWG. NO.

16025-06-03



FOR PERMIT

Date: 11-08-2024

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NO.	DATE	REVISION	BY	CHKD	APP'D

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WISCONSIN POWER AND LIGHT COMPANY
DOWNTOWN LAKE GENEVA SUBSTATION LAKE GENEVA, WI
ELEVATION VIEW C-C & D-D

SCALE: 3/16" = 1'-0"

DWG. NO.

16025-06-04



