



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

**PLAN COMMISSION
MONDAY, APRIL 21, 2025 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

Members:

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

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<https://cityoflakegeneva.gov/319/City-Meetings-Video-Stream>

AGENDA-Amended to include item #14

1. Call to Order
2. Roll Call
3. Approve Minutes of the March 17, 2025 Plan Commission meeting as distributed
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes.
5. Acknowledgment of Correspondence
6. Downtown Design Review:
 - a. Discussion/Action on Resolution PC-010 for a Downtown Design Review Application filed by **Carly Loobeek**, N5957 Red Wing Lane, Elkhorn, WI, for a proposed exterior change to a building located at 300 Sage Street, Tax Key No. ZOP 00148
 - b. Discussion/Action on Resolution PC-011 for a Downtown Design Review Application filed by **Corey Nelson**, PO Box 823, Waukesha, WI, for a request for a proposed change to the pavement at the Geneva Towers Condominium building located at 101 Broad Street, Tax Key Nos. ZCNG 00001-00041
7. Public Hearing, Review, and Recommendation – **Tim Kerins**
 - a. Public Hearing for a Conditional Use Permit (CUP) application filed by Tim Kerins, 3267 South Shore Drive, Delavan, WI, for a request for alterations to a site plan within the Estate Residential-1 (ER-1) zoning district for the property located at 1600 Evergreen Lane, Tax Key No. ZLM 00088A
 - b. Discussion/Action on Resolution PC 012 for a Conditional Use Permit (CUP) application filed by Tim Kerins, 3267 South Shore Drive, Delavan, WI, for a request for alterations to a site plan within the Estate Residential-1 (ER-1) zoning district for the property located at 1600 Evergreen Lane, Tax Key No. ZLM 00088A

8. Public Hearing, Review, and Recommendation – Wisconsin Power & Light Company

- a.** Public Hearing for a Planned Development – Precise Implementation Plan application filed by Wisconsin Power and Light Company, 4902 N. Biltmore Ln, Madison, WI, to allow for reconstruction of the electrical substation located at 255 Mill Street, Tax Key No. ZA312100002
- b.** Discussion/Action on Resolution PC 013 for a Planned Development – Precise Implementation Plan application filed by Wisconsin Power and Light Company, 4902 N. Biltmore Ln, Madison, WI, to allow for reconstruction of the electrical substation located at 255 Mill Street, Tax Key No. ZA312100002

9. Public Hearing, Review, and Recommendation – Covenant Harbor

- a.** Public Hearing for a Planned Development – General Development Plan application filed by Eric Anderson, 611 Sage St., Lake Geneva, WI for a request to update the boundary of a Planned Development zoning district and to accommodate a new pavilion and dining hall for Covenant Harbor Bible Camp and Retreat Center located at 1724 W Main St., Tax Key No. ZYUP00096 and ZA254600001
 - b.** Discussion/Action on Resolution PC 014 for a Planned Development – General Development Plan application filed by Eric Anderson, 611 Sage St., Lake Geneva, WI for a request to update the boundary of a Planned Development zoning district and to accommodate a new pavilion and dining hall for Covenant Harbor Bible Camp and Retreat Center located at 1724 W Main St., Tax Key No. ZYUP00096 and ZA254600001
- 10.** Discussion/Action on Resolution PC 015 for a Certified Survey Map application filed by Eric Anderson, 611 Sage St., Lake Geneva, WI, to combine Tax Key Nos. ZYUP00096, ZA254600001, a portion of ZA254600002, and a portion of ZA95800002 for **Covenant Harbor Bible Camp and Retreat Center** located at 1724 W. Main Street

11. Public Hearing, Review, and Recommendation – Building & Zoning Department

- a.** Public Hearing for a Zoning Code Amendments pertaining to Group Developments (Section 98-205(10) and 98-208)
- b.** Discussion/Action on Resolution PC 016 for a Zoning Code Amendment pertaining to Group Developments (Section 98-205(10) and 98-208)

12. Public Hearing, Review, and Recommendation – Building & Zoning Department

- a.** Public Hearing for a Zoning Code Amendment pertaining to Definitions (Section 98-034), Access Standards (Section 98-702), and Fire Department Access and Provision of Fire Lanes (Section 98-727)
- b.** Discussion/Action on Resolution PC 017 for a Zoning Code Amendment pertaining to Definitions (Section 98-034), Access Standards (Section 98-702), and Fire Department Access and Provision of Fire Lanes (Section 98-727)

13. Old Business

- a.** Review and Recommendation – **Building & Zoning Department**

Discussion/Action on Resolution PC 006 for a Zoning Code Amendment pertaining to parking on paved surfaces (Section 98-704)

b. Review and Recommendation – Building & Zoning Department

Discussion/Action on Resolution PC 007 for a Zoning Code Amendment pertaining to alley setbacks for fences (Section 98-720)

14. Concept Reviews:

- a.** Discussion on a Planned Development – Concept Plan applicant filed by Core Ventures, LLC, 10 Parkway North Blvd Suite 120 Deerfield, IL, for a request to add a drive-through to an existing building at 280 N. Edwards Blvd and modify parking and site circulation for properties at 240 and 280 N. Edwards Blvd, Tax Key Nos. ZA218400001 and ZA218400002

15. 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, MARCH 17, 2025 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

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

Call to Order

Mayor Krause called the meeting to order at 6:02 p.m.

Roll Call

Present: Krase, Esposito, Gibbs, Skates, Nafzinger, Cary, Escaro

Approve Minutes of the February 17, 2025 Plan Commission meeting as distributed

Motion by Escaro to approve, second by Skates.

Motion carried: 7-0

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

No public comments.

Acknowledgment of Correspondence

No Correspondence.

Downtown Design Review:

Discussion/Action on Resolution PC-002 for a Downtown Design Review Application filed by Tom Bachmann, 737 W. Main Street, for a proposed exterior change to a building located at 737 W. Main Street, Tax Key No. ZOP 00273

Application by Tom Bachmann, 737 W. Main Street, for proposed exterior change to a building located at 737 W. Main Street, Tax Key No. ZOP 00273

The Commission heard a presentation from City Planner Mich and applicant representative Eric regarding an application for Downtown Design Review for the proposed exterior change to 737 W. Main Street. The applicant and City Planner Mich subsequently answered questions from the Commission.

Motion by Escaro to approve; second by Nafziger.

Roll Call:

Krause: Aye

Esposito: Aye

Gibbs: Nay

Skates: Nay

Nafziger: Aye

Cary: Aye

Escaro: Nay

Vote Results:

Aye: 4

Nay: 3

Abstain: 0

Outcome:

Motion carried 4-3

Discussion/Action on Resolution PC-003 for a Downtown Design Review Application filed by Cassidy Earles, 11006 Hickory Nut Way, Richmond, IL, for a request for Downtown Design Review for a proposed wall sign and exterior change to a building located at 728 W. Main Street, Tax Key No. ZOP 00314

Application by Cassidy Earles, 11006 Hickory Nut Way, Richmond, IL, for a request for Downtown Design Review for a proposed wall sign and exterior change to 728 W. Main Street, Tax Key No. ZOP 00314
An application for Downtown Design Review for a proposed wall sign and exterior change at 728 W. Main Street was presented by City Planner Mich and applicant Cassidy Earles. Earles answered the Commission's questions.

Motion by Cary to approve; second by Skates. No discussion.

Motion passed by unanimously 7-0.

Public Hearing, Review, and Recommendation – Bjorn Schweinsberg

Public Hearing for a Conditional Use Permit (CUP) application filed by Bjorn Schweinsberg, 5117 N Palisades Rd, Whitefish Bay, WI 53217, for a request to allow Commercial Indoor Lodging land use in the General Business (GB) zoning district for the property located at 827 Dodge Street, Tax Key No. ZGD 00012
City Planner Mich presented a Conditional Use Permit (CUP) application filed by Bjorn Schweinsberg, at 827 Dodge Street, Lake Geneva.

The City Staff recommends approval, with no specific conditions mentioned.

Bjorn Schweinsberg advocated for the approval of this conditional use and answered the commission's questions.

Public Hearing:

No public comment.

Motion by Skates to close the Public Hearing, second by Cary. No discussion.

Roll Call:

Krause: Aye
Esposito: Aye
Gibbs: Aye
Skates: Aye
Nafziger: Aye
Cary: Aye
Escaro: Aye

Vote Results:

Aye: 7
Nay: 0
Abstain: 0

Outcome:

Motion carried 7-0

Discussion/Action on Resolution PC-004 for a Conditional Use Permit (CUP) application filed by Bjorn Schweinsberg, 5117 N Palisades Rd, Whitefish Bay, WI 53217, for a request to allow Commercial Indoor Lodging land use in the General Business (GB) zoning district for the property located at 827 Dodge Street, Tax Key No. ZGD 00012

Public Hearing:

Alderperson Joel Hoiland spoke relative to Conditional Indoor Lodging and clarified that it is separate from short term rentals and voiced approval for the conditional use.

Motion by Nafziger to approve, second by Esposito. No discussion.

Roll Call:

Krause: Aye
Esposito: Aye
Gibbs: Aye
Skates: Aye
Nafziger: Aye
Cary: Aye
Escaro: Aye

Vote Results:

Aye: 7
Nay: 0
Abstain: 0

Outcome:

Motion carried 7-0

Public Hearing, Review, and Recommendation – Topsy Turvy Brewery

Public Hearing for a Planned Development – Precise Implementation Plan application filed by Topsy Turvy Brewery, 727 Geneva Street, Lake Geneva, WI, to allow for an expansion of the tap room and addition of food service for the property located at 727 Geneva Street Suite 2, Tax Key No. ZOP 00157

City Planner Mich presented a CUP application filed by Topsy Turvy Brewery at 727 Geneva Street, Lake Geneva. The City Staff recommends approval, with no specific conditions mentioned. Dan Schuld presented and answered the Commission's questions.

Public Hearing:

No Public Comment

Motion by Cary to close the Public Hearing, second by Esposito. No discussion.

Roll Call:

Krause: Aye
Esposito: Aye
Gibbs: Aye
Skates: Aye
Nafziger: Aye
Cary: Aye
Escaro: Aye

Vote Results:

Aye: 7
Nay: 0
Abstain: 0

Outcome:

Motion carried 7-0

Discussion/Action on Resolution PC 005 for a Planned Development – Precise Implementation Plan application filed by Topsy Turvy Brewery, 727 Geneva Street, Lake Geneva, WI, to allow for an expansion of the tap room and addition of food service for the property located at 727 Geneva Street Suite 2, Tax Key

No. ZOP 00157

Motion by Cary to approve, second by Skates. No discussion.

Roll Call:

Krause: Aye
Esposito: Aye
Gibbs: Aye
Skates: Aye
Nafziger: Aye
Cary: Aye
Escaro: Aye

Vote Results:

Aye: 7
Nay: 0
Abstain: 0

Outcome:

Motion carried 7-0

Motion by Skates to move Items 11 and 12 up in the agenda to be considered next, second by Esposito.

Motion carried 7-0.

Public Hearing, Review, and Recommendation – Building & Zoning Department

Public Hearing for a Zoning Code Amendment pertaining to parking on paved surfaces (Section 98-704)

City Planner Mich explained the amendment to the Zoning Code pertaining to parking on paved surfaces and answered the Commissioner's questions.

Public Hearing:

Frank Guske, 192 E. Main St, Lake Geneva; Requested the exact language defining "paved".

Nafzinger asked for Item 9 to be continued to a future meeting for more clarification on the amendments to the code.

Motion by Skates to close the Public Hearing, second by Esarco. No discussion.

Roll Call:

Esposito: Aye
Gibbs: Aye
Skates: Aye
Nafzinger: Aye
Cary: Aye
Eсарco: Aye
Krause: Aye

Vote Results:

Aye: 7
Nay: 0
Abstain: 0

Outcome:

Motion carried 7-0

Discussion/Action on Resolution PC 006 for a Zoning Code Amendment pertaining to parking on paved surfaces (Section 98-704)

Motion by Nafzinger to continue this item to the next Plan Commission meeting, second by Skates. No discussion.

Motion carried 7-0

Public Hearing, Review, and Recommendation – Building & Zoning Department

Public Hearing for a Zoning Code Amendment pertaining to alley setbacks for fences (Section 98-720)

City Planner Mich explained the amendment to Zoning Code pertaining to alley setbacks for fences and proposed amendments and answered the Commissioner's questions.

Public Hearing:

No public comment.

Motion by Skates to close the Public Hearing, second by Carey. No discussion.

Roll Call:

Esposito: Aye

Gibbs: Aye

Skates: Aye

Nafzinger: Aye

Cary: Aye

Esarco: Aye

Krause: Aye

Vote Results:

Aye: 7

Nay: 0

Abstain: 0

Outcome:

Motion carried 7-0

Discussion/Action on Resolution PC 007 for a Zoning Code Amendment pertaining to alley setbacks for fences (Section 98-720)

Motion by Skates to continue this item to the next Plan Commission meeting, second by Esposito. Krause asked for the Commissioner's take on a reasonable setback to give to planners. The Commissioners agreed on setbacks of 3 feet.

Motion carried 7-0

Public Hearing, Review, and Recommendation – Bloomfield Holdings, LLC

Public Hearing for a Planned Development – General Development Plan application filed by Bloomfield Holdings, LLC, 875 E Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003

The applicant and City Planner Mich presented and answered Commission members' questions for General Development Plan application filed by Bloomfield Holdings, LLC, 875 E. Townline Road, Lake Geneva, Wisconsin. The City Staff recommends approval.

Public Hearing:

Bill Meyerhofer, N2394 North Rd; Asked for stop lights to be considered at Townline Road and Edwards Boulevard.

Dennis Loeser, 336 Laurie St; voiced concerns about the agenda item.

Motion by Cary to close the Public Hearing, second by Esposito. No discussion.

Roll Call:

Krause: Aye

Esposito: Aye

Gibbs: Aye

Skates: Aye

Nafziger: Aye

Cary: Aye

Escaro: Aye

Vote Results:

Aye: 7

Nay: 0

Abstain: 0

Outcome:

Motion carried 7-0

Discussion/Action on Resolution PC 008 for a Planned Development – General Development Plan application filed by Bloomfield Holdings, LLC, 875 E Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003

Motion by Skates to approve, second by Esarco. Discussion ensued relative to flexibilities allowed within the GDP. The Mayor clarified rumors relative to the City purchasing land outside of the city limits as being false.

Motion by Skates to suspend the meeting rules to allow Brian Pollard to speak, second by Cary.

Motion carried: 7-0

Roll Call:

Esposito: Nay

Gibbs: Aye

Skates: Aye

Nafziger: Aye

Cary: Aye

Escaro: Aye

Krause: Aye

Vote Results:

Aye: 6

Nay: 1

Abstain: 0

Outcome:

Motion carried 6-1

Discussion/Action on Resolution PC 009 for a Preliminary Plat application filed by Bloomfield Holdings, LLC, 875 E Townline Road, Lake Geneva, WI, to allow for a single family residential development for the property located at Townline Road and North Road, Tax Key No. ZYUP 500003

City Planner Mich presented a Preliminary Plat application filed by Bloomfield Holdings, LLC at 875 E. Townline Rd, Lake Geneva.

Staff recommended conditions of approval: 1) Proposed public streets need to be labeled as "Dedicated to the Public"; 2) Open space and stormwater areas need to be shown as outlots in the final plat with no label describing dedicated to the public; and 3) Labels outlining the purpose of those outlots.

Motion by Carey to approve, second by Gibbs. Attorney Draper clarified what was being approved.

Roll Call:

Krause: Aye
Esposito: Nay
Gibbs: Aye
Skates: Aye
Nafziger: Aye
Cary: Aye
Esarco: Aye

Vote Results:

Ayes: 6
Nays: 1
Abstain: 0

Outcome:

Motion carried 6-1.

Discussion/Action on the Plat of Right-of-Way Required for W. Main Street (STH 50) Construction Project and Relocation Order

City Engineer Naomi Rausch presented the Plat of Right-of-Way required for Main Street (STH 50) Construction Project and Relocation Order and answered the Commissioner's questions. Attorney Draper clarified the reasons this item was included on the Plan Commission agenda and detailed the process for this project.

Motion by Cary to approve, second by Esposito. No discussion.

Roll Call:

Esposito: Aye
Gibbs: Aye
Skates: Aye
Nafzinger: Aye
Cary: Aye
Escaro: Aye
Krause: Aye

Vote Results:

Ayes: 7
Nays: 0
Abstain: 0

Outcome:

Motion carried 7-0.

Adjournment

Motion by Esposito to adjourn, second by Cary. Motion Carried; 7-0. The meeting adjourned at 8:15 p.m.



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

300 Sage St. Lake Geneva, WI 53147

Name & Address of Current Building Owner:

Thomas Bakt PINKIE
245 Country Club Dr. Apt 2D
Lake Geneva, WI 53147

Telephone Number of Current Building Owner: 262-749-2234

Email Address:

Owner Signature:

Name & Address of Applicant:

Carly Loobek @ Studio M Interiors LG-LLC
NS957 Red Wing Lake Elkhorn WI, 53121

Telephone Number of Applicant: 262-206-5797

Email Address: cloobek@studiom-int.com

Proposed Design Change:

Paint exterior siding trim Benjamin Moore OC-17
White Dove with window trim in SW Tricorn Black. Per
submitted rendering

Zoning District:

X Lot #12

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

Henrik - Noe Decorating
P.O. Box 306 Hubert, IL 60034
815-648-4554

Description of Project:

painting exterior

Date:

3/21/2015

Signature of Applicant:

Carly Loobek

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: Studio M Interiors, as applicant/petitioner for
EXTERIOR PAINTING
Project Address: 300 Sage St. Lake Geneva WI
Parcel No. Z0P00148
Name: Carly LOOREEK
Address: NS957 Red Wing Lane Arkhona WI 53147

Cell Phone: 262-206-5797 Phone: () - -

Email: clooburk@studiom-int.com

Dated this 21 Day of March, 2025

CARLY LOOREEK
Printed Name of Applicant / Petitioner

Carly Sadler
Signature of Applicant/Petitioner





SHEET NUMBER: A2	DATE: 3/27/25	CLIENT:	DESIGNER: CARLY LOOBEEK cloobeek@studiomdesigncenter.com		STUDIO M INTERIORS 300 SAGE STREET LAKE GENEVA, WI 53147 763.717.8500	 STUDIO M INSPIRING DESIGN. TRANSFORMING SPACES.
	DRAWING: STUDIO EXTERIOR					

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 21, 2025

Agenda Item #6a

Applicant:
Carly Loobeek
N5957 Red Wing Lane
Elkhorn, WI

Request:
300 Sage St.
Downtown Design Review for exterior
alterations

Description:

The applicant is applying for Downtown Design Review to allow for exterior alterations to the building located at 300 Sage St., Tax Key No. ZOP 00148, located in the Downtown Design Overlay zoning district. The applicant proposes to paint the building's exterior siding white and paint the building's trim black. The proposed colors are Benjamin Moore White Bone and Sherwin Williams Tricorn Black.

The City reviews all exterior alterations in the Downtown Design Overlay zoning district to confirm that they conform to the Downtown Design standards, particularly quantity, size, and color requirements. The Downtown Design standards (Section 98-913) are intended to preserve and enhance the downtown's historical quality and attain a consistent, visually pleasing image for the downtown area. This district is designed to forward both aesthetic and economic objectives of the City by controlling the site design and appearance of development within the district in a manner which is consistent with sound land use, urban design, and economic revitalization principles.

Staff Recommendation:

Staff notes that the proposed colors are not a neon or bold colors, which are prohibited by the Downtown Design standards. Staff recommends approval of project.

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

RESOLUTION OF THE PLAN COMMISSION			
Resolution approving a request for Downtown Design Review filed by Carly Loobeek, N5957 Red Wing Lane, Elkhorn, WI, for a proposed exterior change to a building located at 300 Sage Street, Tax Key No. ZOP 00148			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	PC-010	Date:	April 21, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Downtown Design Review application filed by Carly Loobeek, N5957 Red Wing Lane, Elkhorn, WI, for a proposed exterior change to a building located at 300 Sage Street, Tax Key No. ZOP 00148, and

WHEREAS, the Plan Commission made the following finding of fact:

1. The proposed Downtown Design Project is consistent with the Downtown Design Standards of Section 98-913(9), and

WHEREAS, the Plan Commission has recommended the following conditions:

1. none

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby approves the Downtown Design Review application filed by Carly Loobeek, N5957 Red Wing Lane, Elkhorn, WI, for a proposed exterior change to a building located at 300 Sage Street, Tax Key No. ZOP 00148, per the findings of fact and additional conditions stated above.

PC Action: ☐ Adopted ☐ Failed Vote _____

Mayoral Action: ☐ Accept ☐ Veto

Todd Krause, Plan Commission Chair

Date

Attest:

Lacey L Reynolds, City Clerk

Date



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

101 Broad Street Lake Geneva, WI 53147
ZCNG 00001

Name & Address of Current Building Owner:

Geneva Towers Homeowners Association
101 Broad St
Lake Geneva, WI 53147

Telephone Number of Current Building Owner: _____

Email Address: _____

Owner Signature: _____

Name & Address of Applicant:

Corey Nelson
PO Box 823
Waukesha, WI 53187

Telephone Number of Applicant: 414-349-9171

Email Address: corey@nelsonlandscape.com

Proposed Design Change:

Street Frontage Renovations

Zoning District: City of Lake Geneva

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

Nelson Landscape, Inc.
PO Box 823
Waukesha, WI 53187

Description of Project:

Site preparation, paved plaza area, plant bed renovation

Date: 4-10-25

02/27/2025

Signature of Applicant: _____

[Signature]
1

_____ 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.

_____ Corey Nelson _____, as applicant/petitioner for

Project: _____ Geneva Towers _____

Project Address: _____ 101 Broad St. Lake Geneva, WI 53147 _____

Parcel No. _____ ZCNG 00001 _____

Name: _____

Address: _____

Cell Phone: (414) - 349 - 9171 Phone: (262) - 549 - 6111

Email: Corey@nelsonlandscape.com

Dated this 10 Day of April, 20 25

_____ Corey J Nelson _____

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.







LANDSCAPE INC.

Post Office Box 823
Waukesha, WI 53187-0823
262-549-6111
262-549-9229
www.nelsonlandscape.com

Sheet Title:
STREET FRONTAGE
RENOVATIONS-
SITE & PLANTING PLAN
Project:

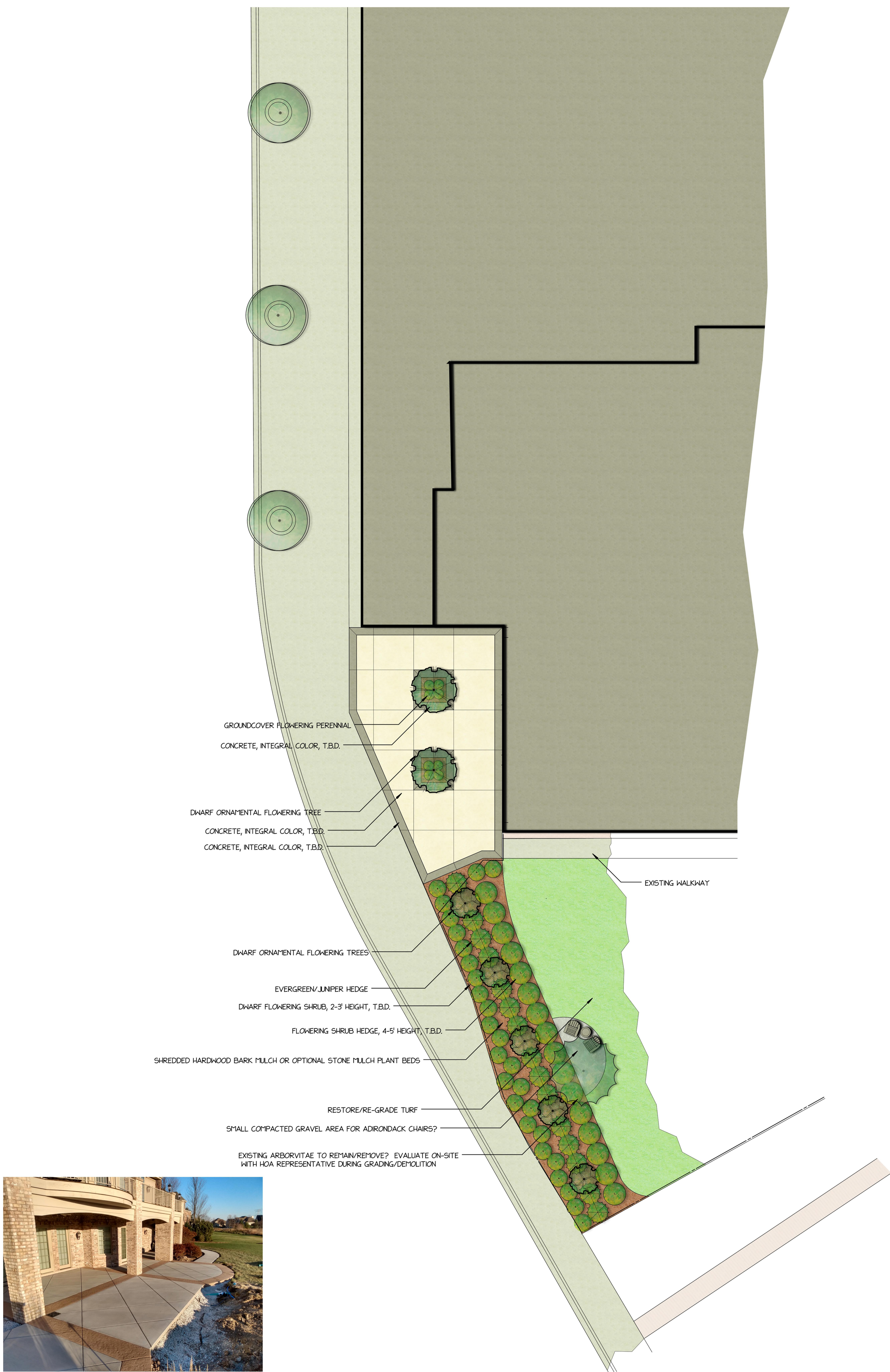
GENEVA TOWER
LAKE GENEVA, WI

Client:
GENEVA TOWER
LAKE GENEVA, WI

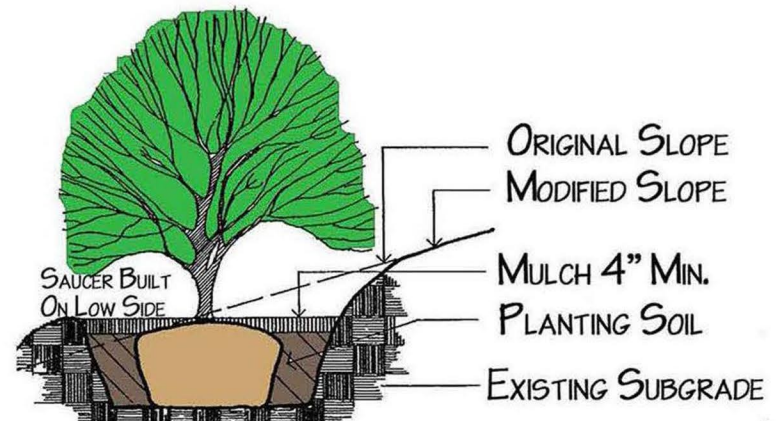
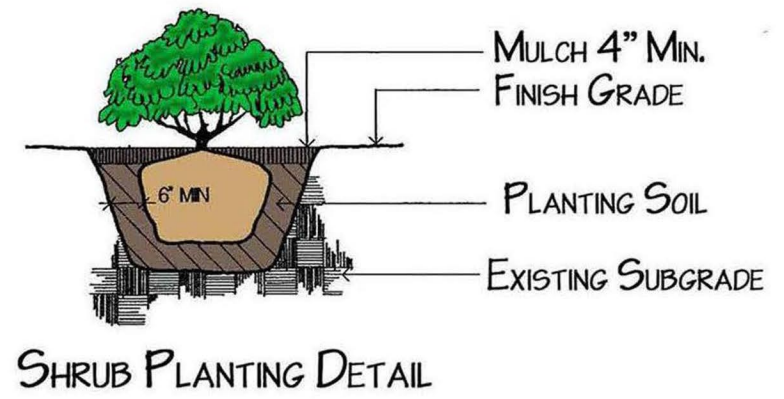
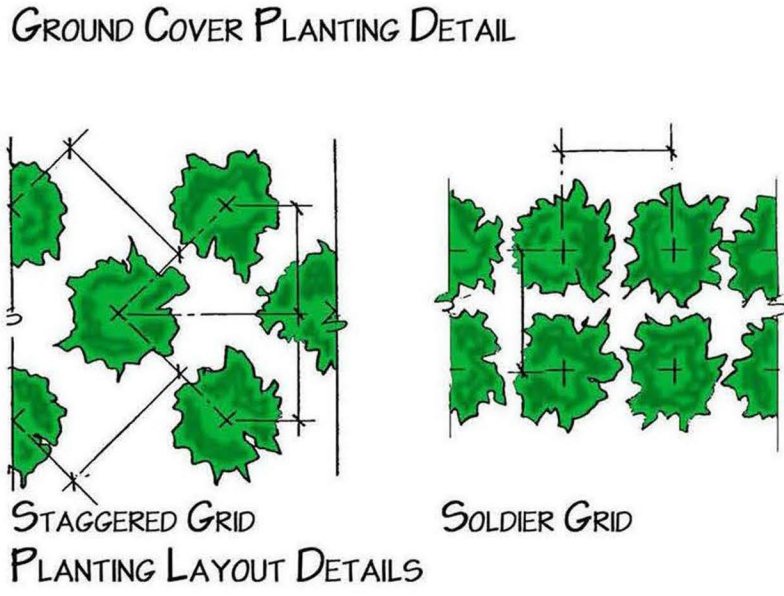
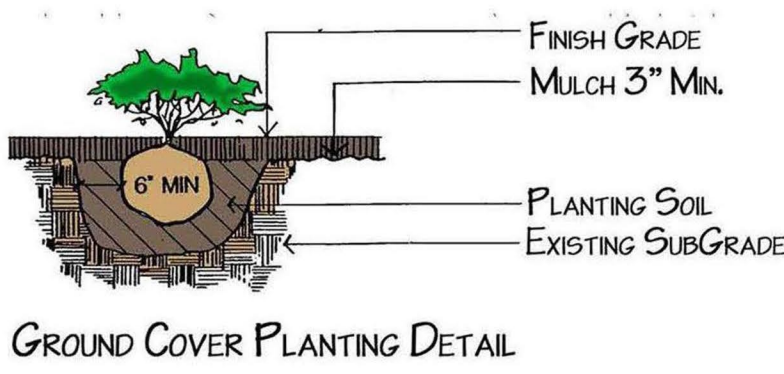
Plan Notes:
Designed By: C. J. N.
Drawn By: C. J. N.
Date: 9-27-24
Revisions: 12-02-24, 4-11-25

Notice:
Copyright © 2024.
Nelson Landscape Incorporated
This landscape design plan is the sole property of Nelson Landscape Incorporated and may not be reproduced, altered, or copied in any manner or form without the permission of Nelson Landscape Incorporated. This plan may not be used for bidding purposes without prior consent by Nelson Landscape Incorporated.

This plan is subject to final on-site conditions and may be modified to account for unforeseen obstacles, other changes, or site modifications that were not made known at the time of preparation dated on this plan.



SITE PLAN

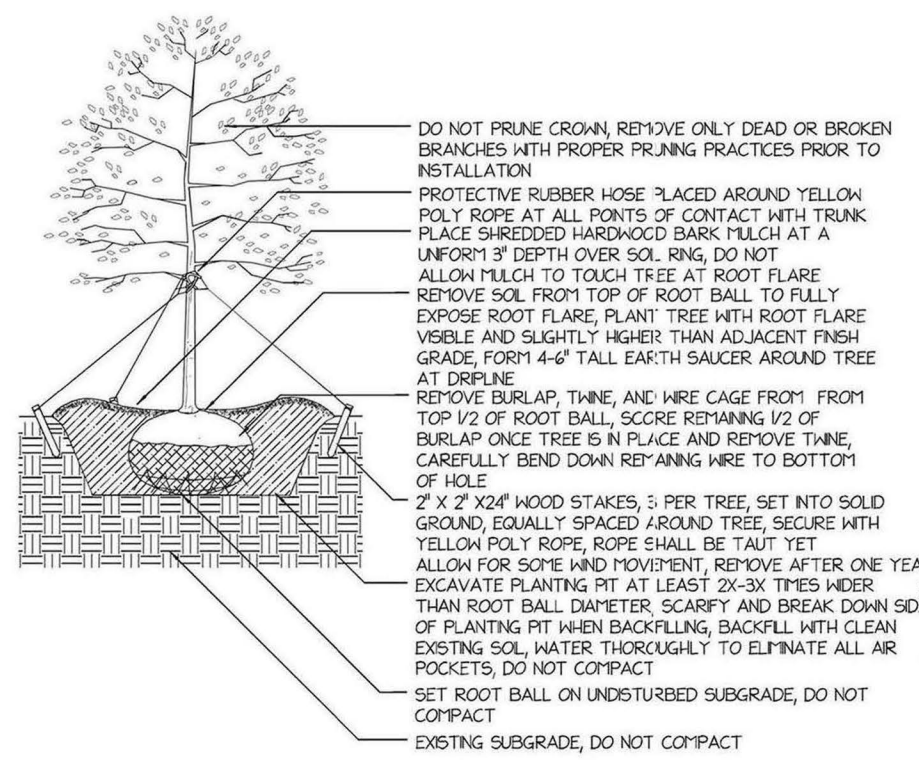
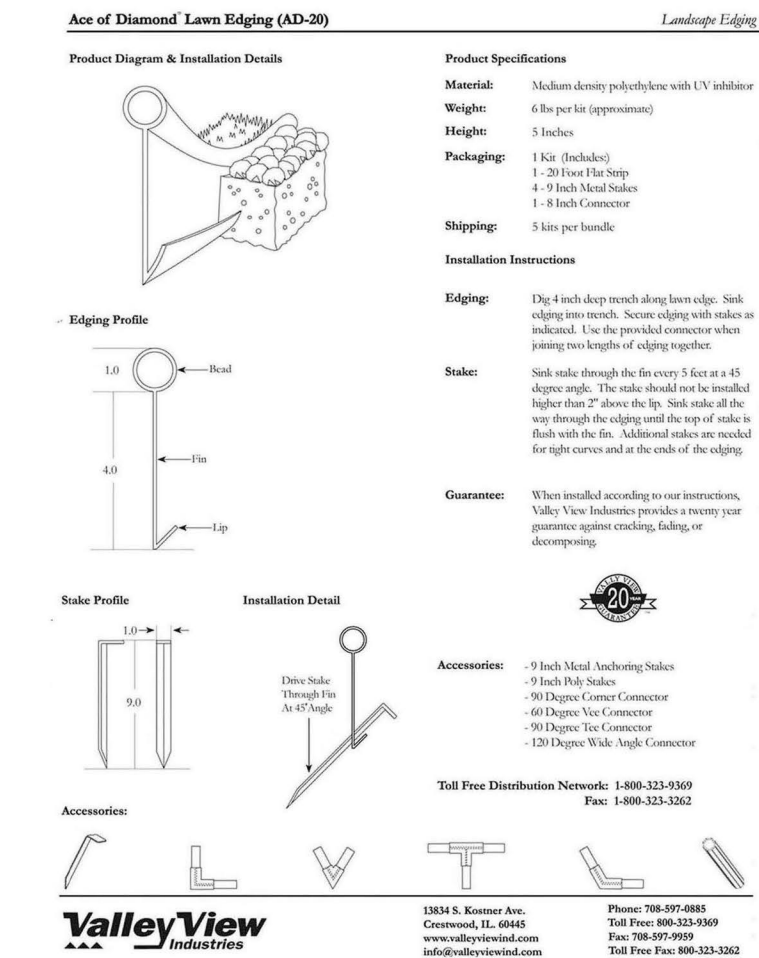


TREE & SHRUB SLOPE PLANTING DETAIL

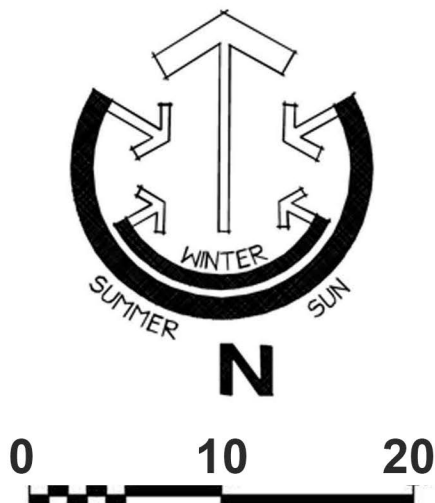
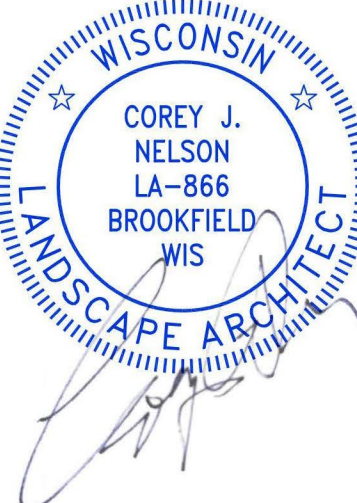
Qty	Botanical Name	Common Name	Size/Condition	Remarks
Trees				
2	Morus 'FS KW231X' PP 3008	RASPBERRY SPEAR FLOWERING CRABAPPLE	2 1/2" b. b.	
5	Viburnum plicatum	SNOWBALL VIBURNUM	30" CROWN / b. b.	
Shrubs				
27	Aronia melanocarpa 'CONNAH16S' (Proven Winners)	LOW SCAPE MOUND CHOKEBERRY (Proven Winners)	18"/cont.	
16	Hydrangea paniculata 'S'NHPH' ppaf, clonal (Proven Winners)	LITTLE LIME PUNCH HARDY HYDRANGEA (Proven Winners)	24"/cont.	
15	Juniperus virginiana 'Grey Owl'	GREY OWL BURK EASTERN RED CEDAR	18"/cont.	
Perennials				
8	Nepeta x faassenii 'Walkers Low'	WALKERS LOW CATMINT	#11 cont.	

PLANTING NOTES:
1) CONTRACTOR SHALL VERIFY LOCATION OF ALL ON-SITE UTILITIES PRIOR TO COMMENCING ANY WORK ON-SITE. WISCONSIN STATUTE 182.0175 REQUIRES THREE WORK DAYS NOTICE BEFORE YOU EXCAVATE. CALL DIGGER'S HOTLINE AT 1-800-242-8511.
2) SUPPLY AND INSTALL ALL WISCONSIN GROWN NURSERY STOCK. GUARANTEE ALL STOCK FOR A PERIOD OF ONE YEAR. ALL PLANTING MATERIAL IS TO MEET AMERICAN STANDARDS FOR NURSERY STOCK ANSI Z60.1-2004. ALL PLANT MATERIAL IS TO BE PLANTED IMMEDIATELY AFTER ARRIVAL AND UNLOADING ON SITE. PLANT TYPES, SIZES, AND QUANTITIES ARE ACCORDING TO THE PROPOSED PLANS. IF ANY DISCREPANCIES ARE PRESENT BETWEEN PLANT LEGEND AND GRAPHIC DEPICTION, GRAPHICALLY DEPICTED QUANTITIES SHALL HOLD PRECEDENCE.
3) ACTUAL LOCATIONS OF PLANT MATERIAL ARE SUBJECT TO FINAL SITE LAYOUT AND CONDITIONS AND MAY BE ADJUSTED ACCORDINGLY.
4) CUT AND STAKE ALL LARGE TREES AND EVERGREENS.
5) ALL PLANTS ARE TO BE BACKFILLED WITH A 50/50 MIX OF PLANT STARTER AND TOPSOIL BLEND AND IS TO BE FREE OF ROOTS, ROCKS LARGER THAN 1" IN DIAMETER, SUBSOIL DEBRIS, AND WEEDS.
6) OPEN AND REMOVE THE TOP BURLAP AND TWINE OR STRING FROM ALL BALLED AND BURLAPPED PLANTS AND SET ALL PLANTS AT FINISHED GRADE.
7) SUPPLY AND INSTALL 3-4" OF SHREDDED HARDWOOD BARK MULCH IN ALL PLANTING BEDS, AND 1-1 1/2" IN ALL PERENNIAL BEDS. TREAT ALL AREAS WITH A PRE-EMERGENT HERBICIDE (GRANULAR FORM) TRIEFLAY OR APPROVED EQUAL FOLLOWING ALL MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS PRIOR TO PLACING MULCH.
8) SUPPLY AND INSTALL 3-4" OF SHREDDED HARDWOOD MULCH 1" PAST THE DRIP LINE OF ALL INDIVIDUAL TREES. DO NOT PLACE MULCH AGAINST TRUNK OF TREE.
9) SUPPLY AND INSTALL BLACK VINYL EDGING 'ACE OF DIAMOND' MANUFACTURED BY VALLEYVIEW INDUSTRIES OR APPROVED EQUAL IN ALL PLANTING BEDS THAT ADJOIN TURF AREAS ACCORDING TO THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.
10) ALL TURF AREAS ARE TO BE FINE-GRADED. ALL TURF AREAS ARE TO BE SEEDED, AREAS ARE TO BE SOWN AT THE MANUFACTURER'S RECOMMENDED RATES AND COVERED WITH A CLEAN OAT STRAW. TURF AREAS ARE TO BE SOWN WITH NELSON LANDSCAPE'S CUSTOM BLENDED SEED FOR LAWNS AND IS TO BE APPLIED AT THE RECOMMENDED RATE, A STARTER FERTILIZER APPLIED, AND COVERED WITH A CLEAN OAT STRAW. ANY AREAS WHERE POTENTIAL EROSION EXISTS DUE TO WIND OR WATER OR OTHER MEANS INCLUDING ALL SLOPES OF 3:1 OR GREATER SHALL BE COVERED WITH STRAW EROSION CONTROL BLANKETS 'DS-75' MANUFACTURED BY NORTH AMERICAN GREEN, INSTALLED TO MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

PLANTING PLAN



DECIDUOUS TREE PLANTING DETAIL
TYPICAL INSTALLATION- NOT TO SCALE



INTEGRAL COLOR CONCRETE

Landscape Architects & Contractors Celebrating Over Sixty-Five Years of Outstanding Results

• Residential • Commercial • Design/Build

Sheet #: L100 Page 1 of 1

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 21, 2025

Agenda Item #6b

Applicant:

Corey Nelson
PO Box 823
Waukesha, WI

Request:

101 Broad St.
Downtown Design Review for paving
alterations

Description:

The applicant is applying for Downtown Design Review to allow for paving alterations for the Geneva Towers Condominium building located at 101 Broad Street, Tax Key Nos. ZCNG 00001-00041, within the Downtown Design Overlay zoning district. The applicant seeks to replace the existing stamped concrete plaza on the front of the building with new colored concrete. The current concrete plaza has a red brick pattern, and the proposed replacement concrete plaza will have a large square/tile pattern.

The applicant also proposes to remove and replace the landscaping along the fence line and restore the existing turf. Proposed plantings include ornamental flowering trees, evergreen hedge, dwarf flowering shrubs, and flowering shrub hedges. The Downtown Design standards do not have specific requirements for landscaping other than a requirement that landscaping be provided for paved areas such as this.

The City reviews all exterior alterations in the Downtown Design Overlay zoning district to confirm that they conform to the Downtown Design standards, particularly quantity, size, and color requirements. The Downtown Design standards (Section 98-913) are intended to preserve and enhance the downtown's historical quality and attain a consistent, visually pleasing image for the downtown area. This district is designed to forward both aesthetic and economic objectives of the City by controlling the site design and appearance of development within the district in a manner which is consistent with sound land use, urban design, and economic revitalization principles.

Staff Recommendation:

Staff recommends a light, neutral color for the colored concrete. Staff notes that bold colors are prohibited by the Downtown Design standards.

Staff recommends approval of project.

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

RESOLUTION OF THE PLAN COMMISSION			
Resolution approving a request for Downtown Design Review filed by Corey Nelson, PO Box 823, Waukesha, WI, for a request for a proposed change to the pavement at the Geneva Towers Condominium building located at 101 Broad Street, Tax Key Nos. ZCNG 00001-00041			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	PC-011	Date:	April 21, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Downtown Design Review application filed by Corey Nelson, PO Box 823, Waukesha, WI, for a request for a proposed change to the pavement at the Geneva Towers Condominium building located at 101 Broad Street, Tax Key Nos. ZCNG 00001-00041, and

WHEREAS, the Plan Commission made the following finding of fact:

1. The proposed Downtown Design Project is consistent with the Downtown Design Standards of Section 98-913(9), and

WHEREAS, the Plan Commission has recommended the following conditions:

1. none

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby approves the Downtown Design Review application filed by Corey Nelson, PO Box 823, Waukesha, WI, for a request for a proposed change to the pavement at the Geneva Towers Condominium building located at 101 Broad Street, Tax Key Nos. ZCNG 00001-00041, per the findings of fact and additional conditions stated above.

PC Action: ☐ Adopted ☐ Failed Vote _____

Mayoral Action: ☐ Accept ☐ Veto

Todd Krause, Plan Commission Chair Date

Attest:

Lacey L Reynolds, City Clerk Date



APPLICATION FOR CONDITIONAL USE
City of Lake Geneva

ENTERED
BY: 10 DATE: 2/10/25
City Planner

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

1600 EVERGREEN LANE LAKE GENEVA WI 53147

Name and Address of Current Owner: Tim Kerins

3267 South Shore Drive DELAWARE WI 53115

Telephone No. with area code & Email of Current Owner: 773-719-9662

Owner Signature: [Signature]

Name and Address of Applicant:

TIM KERINS 3267 SOUTH SHORE DRIVE
DELAWARE WI 53115

Telephone No. with area code & Email of Applicant: 773-719-9662

hastingsbuilders@me.com

Proposed Conditional Use: _____

Zoning District in which land is located: _____

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

TOMEK DESIGN 800 TYLERTON Circle
GRAYSLAKE ILLINOIS 60030

Short statement describing activities to take place on site:

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

Date

2/13/2025

Signature of Applicant

[Signature]

Kerins, Tim 1600 Evergreen Ln. Cost Recovery # 25-422
Petitioner Name Project Address AR# 3715
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.

[Signature], as applicant/petitioner for

Project: _____
Project Address: 1600 EVERGREEN LANE LAKE GENEVA 53147
Parcel No. ZLM 00088A
Name: Tim Kerins
Address: 3267 South Shore Drive Delaware WI 53115

Cell Phone: (773) - 719 - 9662 Phone: () - -

Email: hastingsbuilders@me.com

Dated this 3rd Day of February, 2025

TIM KERINS
Printed Name of Applicant / Petitioner

[Signature]
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:
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;

_____ (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:
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;**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

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

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

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

Development Review Committee (DRC) Application

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

Applicant Information

Property Address 1600 EVERGREEN AVE
Applicant name TIM KERINS
Applicant email hastingsbuilders@me.com Phone Number 773-749-9662

Architect/Contractor/Designer Name TOMEK Design
Architect/Contractor/Designer Email latomek@hotmail.com Phone Number 708-878-9661

Type of Construction: New _____ Addition _____ Remodel 2
Type of Development: Single-family 2 Multi-family _____ Commercial _____ Industrial _____
Type of Business Construction

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: 8/18/2023
- 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 _____

[illegible]

- REMOVE THE EXISTING CONCRETE STOOD
- INSTALL UNLOCK QUARRY SMOOTH WALL IN THE NATURAL GREY COLOR TO CREATE A NEW STOOD
- INSTALL UNLOCK LEDGESTONE COPING IN THE GREY COLOR FOR THE TREAD
- INSTALL UNLOCK BRACON MILL SMOOTH PAVING IN THE GRANITE PUSHION COLOR FOR THE LANDING
- INSTALL UNLOCK MATTONI PAVING IN THE DARK CHARCOAL COLOR FOR A DOUBLE SAILOR COURSE BANDING

REMOVE THE EXISTING CONCRETE WALKWAY
INSTALL UNILOCK BEACON HILL SMOOTH PAVED IN
THE GRANITE FUSION COLOR TO CREATE A WALKWAY
INSTALL UNILOCK MATTONI PAVED IN THE DARK
CHARCOAL COLOR FOR A DOUBLE SAILOR COURSE
PAVING AND FRONT ENTRY LANDING

REMOVE THE EXISTING DRIVEWAY.
POUR A NEW CONCRETE DRIVEWAY WITH
CONCRETE LEDGES FOR THE PAVERS.
INSTALL UNLOCK MATTEW PAVERS IN
THE DARK CHARCOAL COLOR TO CREATE
A TRIPLE SAILOR COURSE BANDING.

INSTALL UNILOCK BRACON HILL
SMOOTH PAVERS IN THE GRANTE
FUSION COLOR TO CREATE A PATI
INSTALL UNILOCK MATTON PAVES
IN THE DARK CHARCOAL COLOR
FOR AN INLAY

- INSTALL UNBLOCK GUARD
- SMOOTH WALL IN THE NATURAL GREY COLOR TO CREATE A SEAT WALL
- INSTALL UNBLOCK LEDGESTONE

- INSTALL UNLOCK PEACOCK HILL SMOOTH PAVERS IN THE GRANITE PUSION COLOR TO CREATE A PATIO
- INSTALL UNLOCK MATRONS PAVERS IN THE DARK CHARCOAL COLOR FOR AN AWAY

REMOVE THE EXISTING CONCRETE STOOP
 • INSTALL UNILOCK QUARRY SMOOTH WALL IN THE
 NATURAL GREY COLOR TO CREATE 12" NEW STOOPS
 • INSTALL UNILOCK LEDGESTONE COPING IN THE GREY
 COLOR FOR THE TREADS
 • INSTALL UNILOCK BRICKER HILL SMOOTH PAVED IN
 THE GRANITE BUSHION COLOR FOR THE LANDINGS
 • INSTALL UNILOCK NATIONAL PAVED IN THE DARK
 CHARCOAL COLOR FOR DOUBLE SAILOR COURSE BANDING

- POUR A CONCRETE GRADE BEAM FOOTING
- RUN GAS AND ELECTRIC TO THE BUILT-IN GRILL
- INSTALL UNLOCK QUARRY SMOOTH WALL IN THE NATURAL GREY COLOR TO CREATE A BUILT-IN GRILL
- INSTALL UNLOCK LEDGESTONE CORING IN THE GREY COLOR FOR THE BACK SPLASH
- INSTALL A GRILL & STORAGE DOORS (TYPE TBD)
- INSTALL A COUNTERTOP (TYPE TBD)







 2 out of 2

THE ABOVE LISTING OF THE TRADES WITHIN EACH OF THE ASSAULT IS ASSIGNED TO EACH RESIDENTIAL

ALL ELEVATIONS WERE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 ("NAVD83").

THE EXTERIOR OF SIDING

5. 2012年12月31日，甲企业“应付账款”科目所属各明细科目期末贷方余额如下表所示：

1. 证明: 设 $f(x) = x^2 + 1$, $g(x) = x^2 - 1$, 则 $f(x)g(x) = (x^2 + 1)(x^2 - 1) = x^4 - 1$. 又 $f(x) + g(x) = x^2 + 1 + x^2 - 1 = 2x^2$, $f(x) - g(x) = x^2 + 1 - (x^2 - 1) = 2$. 故 $f(x)$ 与 $g(x)$ 互素.

[illegible]

CARDINAL
PLAN CURVE - STEVENSON

CARDINAL
PLAN | COURSE | STRATEGIES

1200 LA SALLE ST
LAKE GENEVA, WISCONSIN
262.763.4476
PLANSURVEYENGINEERS.COM

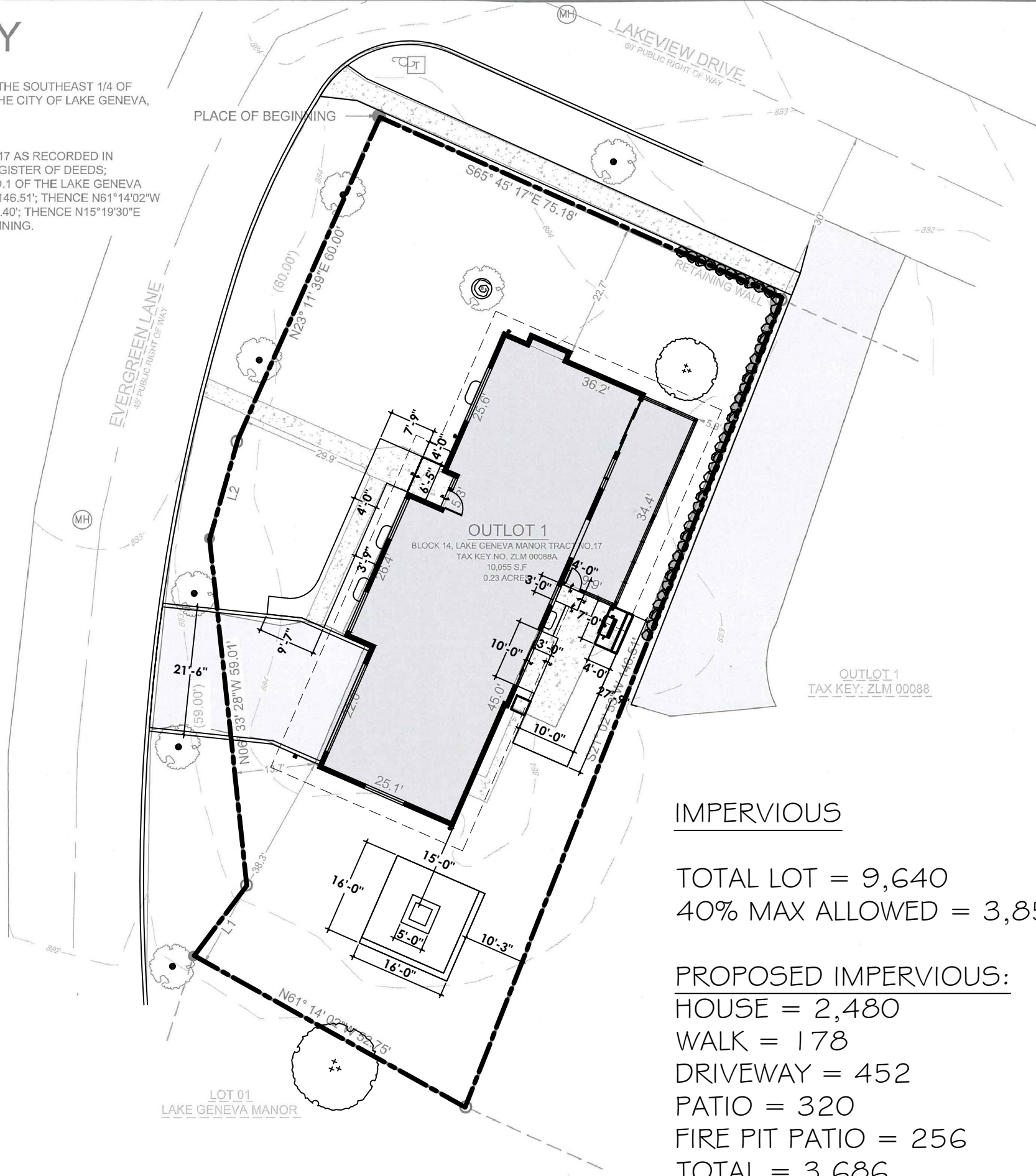
PLAT OF SURVEY

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35 IN TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

MORE PARTICULARLY DESCRIBED AS:
PART OF OUTLOT 1 OF LAKE GENEVA MANOR TRACT NO. 17 AS RECORDED IN DOCUMENT NO. 254550 PER THE WALWORTH COUNTY REGISTER OF DEEDS; COMMENCING FROM THE NORTH CORNER OF OUTLOT NO.1 OF THE LAKE GENEVA MANOR, THENCE S65°45'17"E 75.18'; THENCE S21°02'53"W 146.51'; THENCE N61°14'02"W 52.75'; THENCE N36°30'06"E 15.00'; THENCE N06°33'28"W 56.40'; THENCE N15°19'30"E 17.00'; THENCE N23°11'39"E 60.00' TO THE PLACE OF BEGINNING.

PARCEL LINES		
LINE NUMBER	LENGTH (FT)	DIRECTION
L1	15.00	N36° 30' 06"E
L2	17.00	N15° 19' 30"E

RECORDED AS	
LINE NUMBER	LENGTH (FT)
L1	15.00
L2	17.00



IMPERVIOUS

TOTAL LOT = 9,640
40% MAX ALLOWED = 3,856

PROPOSED IMPERVIOUS:
HOUSE = 2,480
WALK = 178
DRIVEWAY = 452
PATIO = 320
FIRE PIT PATIO = 256
TOTAL = 3,686

SCALE: 1" = 20'
SHEET SIZE: 11 x 17

LEGEND

	EXISTING BUILDING		FOUND 2" IRON PIPE
	EXISTING ASPHALT		FOUND 1" IRON PIPE
	EXISTING CONCRETE		SET 1" I.D. IRON PIPE 18", 1.13# L.F.
	RECORDED AS		UTILITY POLE
	EXISTING TREE		FOUND TELE. PEDESTAL
			FOUND MANHOLE
	MAJOR CONTOURS (Increments of 5)		
	MINOR CONTOURS (Increments of 1)		

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

THE NORTH LOT LINE OF THE PARCEL WITH TAX KEY ZLM 00088A IS ASSUMED TO BEAR S65°45'17"E.

BASIS OF ELEVATION:
ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 ("NAD88")

BUILDING SURVEYED TO:
THE EXTERIOR OF SIDING.

SURVEY ORDERED BY:
KELLY FRAZIER

PROPERTY ADDRESS:
1600 EVERGREEN LANE
LAKE GENEVA, WI 53147

FIELD WORK COMPLETED ON:
AUGUST 2, 2023

FIELD CREW CHIEF:
MIKE MELENZIO

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

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

PAUL H VAN HENKELUM, PLS #1931

08/18/2023
DATE

08/18/2023

CARDINAL
PLAN | SURVEY | ENGINEER

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

DATE: 08 / 18 / 2023
SHEET 1 OF 1

JOB No. 23514
SEM

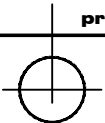
LAKE GENEVA
RESIDENCE

1600 Evergreen Lane
Lake Geneva, Wisconsin

sheet:

date: 27 FEBRUARY 2025

project no.:



north:

drawn: TM

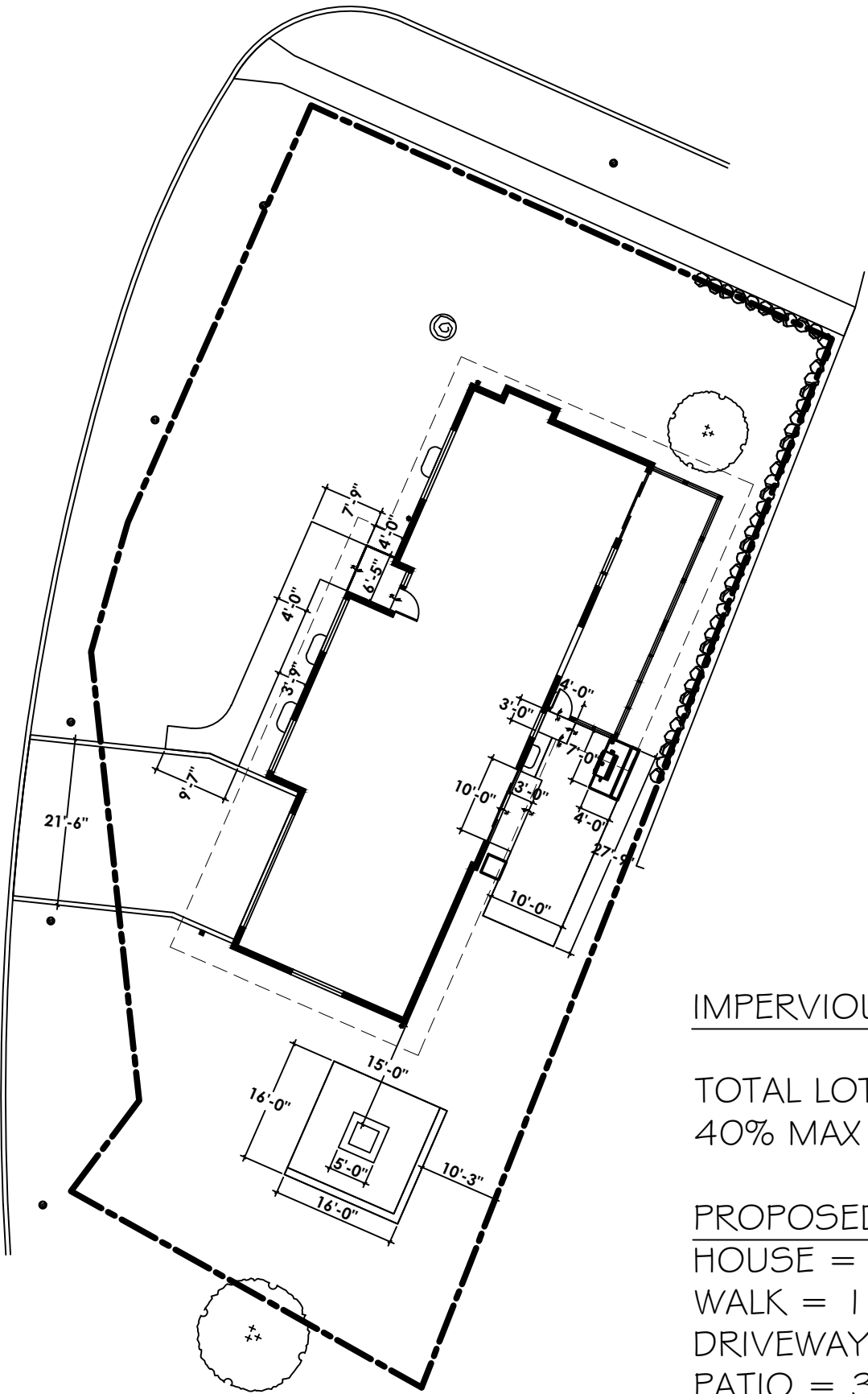
checked: TM

scale: 1" = 20'-0"

revisions:



TOMEK DESIGN
landscape architectural design



IMPERVIOUS

TOTAL LOT = 9,640
40% MAX ALLOWED = 3,856

PROPOSED IMPERVIOUS:

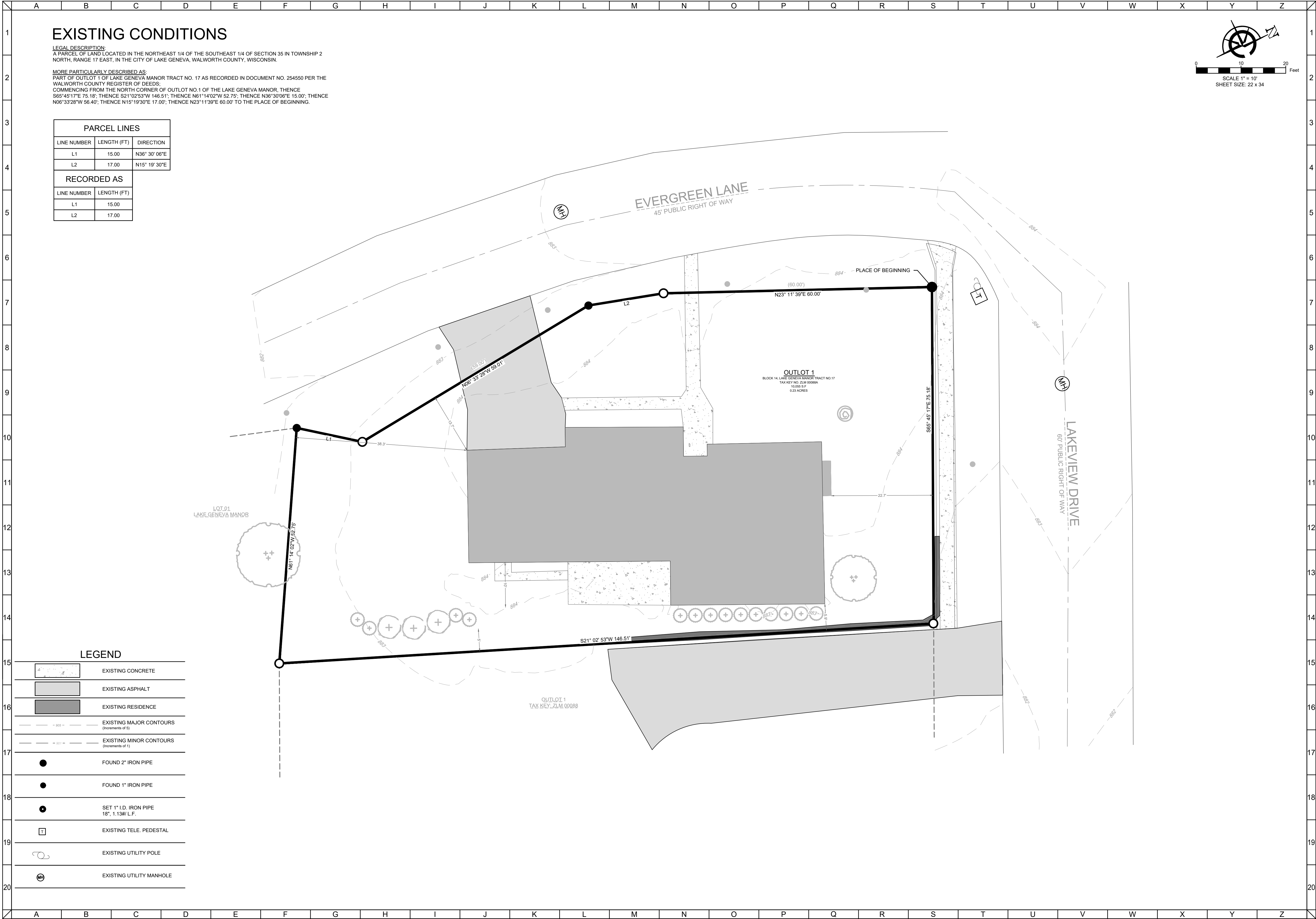
HOUSE = 2,480
WALK = 178
DRIVEWAY = 452
PATIO = 320
FIRE PIT PATIO = 256
TOTAL = 3,686

April 15, 2025

1600 Evergreen Lane – Response Letter

Please see the following responses to the review letter provided to us from the City of Lake Geneva. If there are any more comments, questions, or concerns please let us know.

1. The rain garden calculations indicate a pond depth of 8-inch and required ponded area of 152 SF. The south rain garden will pond less than 4-inches before it overtops at 883.21. Ponded area must have an average of 8-inch to be considered as part of the raingarden design. Please revise the grading to provide the required 8-inch depth over 152 SF as required by the calculations.
a) The south rain garden has been adjust to 8-inch of ponding depth.
2. Table 382.365-4 of the state statute provides setback for stormwater infiltration practices including 10-ft from building and 5-feet from property lines. Please specify the appropriate setback on the plans.
a) The setbacks have been added to the plan and the rain gardens have been adjusted to meet the setbacks required.
3. Please provide the storm drain tile size and specifications. If the drain tile is perforated and expected to promote infiltration it should be placed in accordance with setbacks referenced above.
a) More detail has been added for the drain tile in the areas that will be perforated and non-perforated.
4. It is the applicant's responsibility to install and maintain the proposed stormwater management system.
a) A note has been added.
5. All Silt fence and erosion control measures must be installed prior to upland disturbance. Grading and restoration shall take place as soon as possible.
a) A note has been added.
6. No construction debris or sediment shall be tracked onto Evergreen Lane or other public streets.
a) A note has been added.



CLIENT

1600 EVERGREEN LANE
CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

EXISTING CONDITIONS

PRELIMINARY



CARDINAL
PLAN•SURVEY•ENGINEER
DESIGNING IN TRUE DIRECTIONS

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

NO.	REVISION DESCRIPTION	REV DATE
1.	REVIEW COMMENTS	04/08/2025

SCALE	1" = 10'
PROJECT NUMBER	23514
DATE	03-18-2025
PROJECT MGR	BRAD PEARSON
DRAWN BY	EJO
DESIGNED BY	EJO

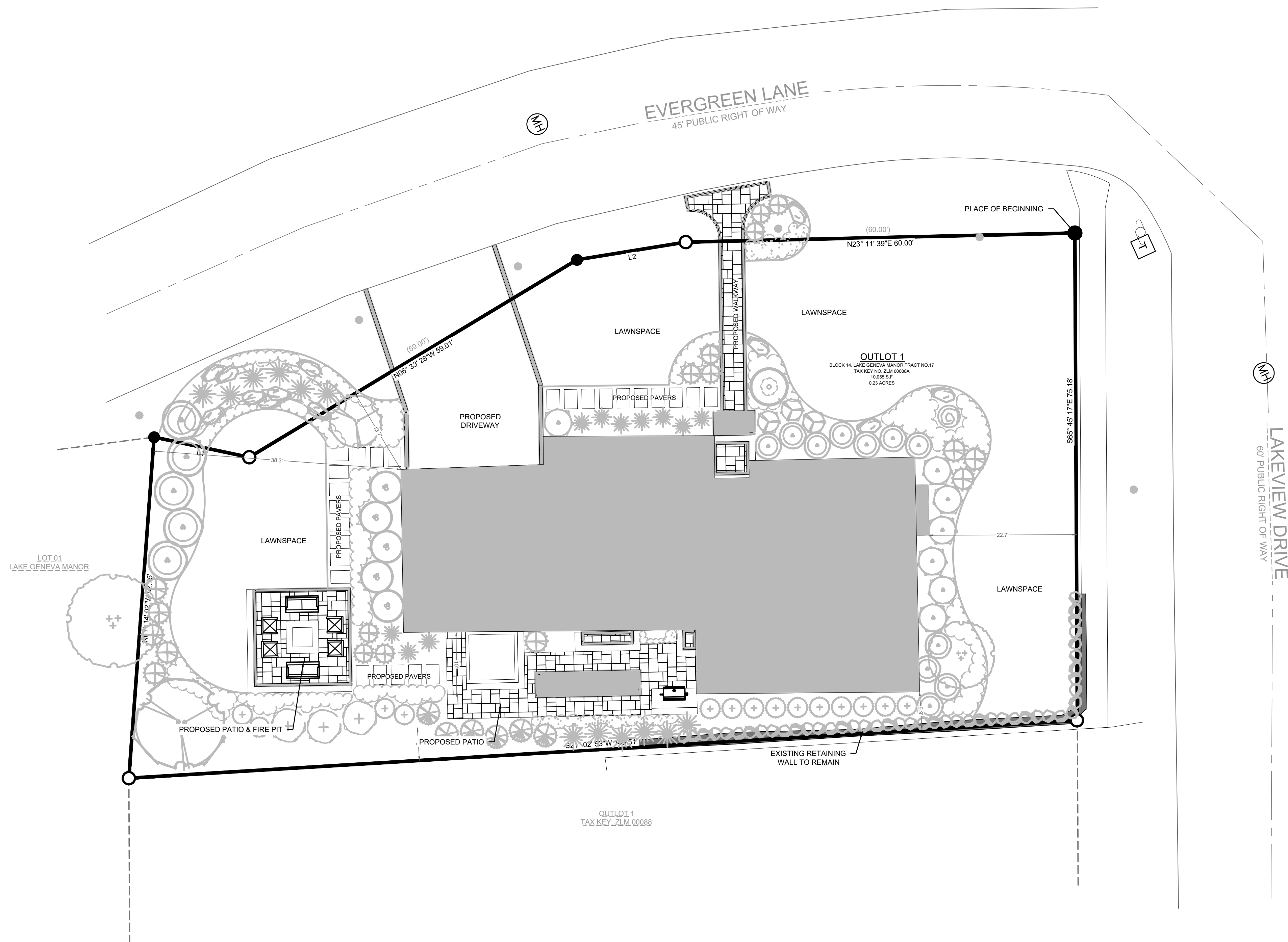
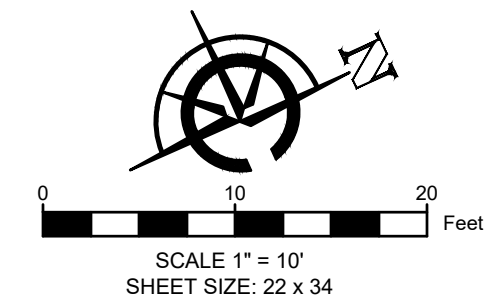
SHEET NUMBER

1 OF 3

LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35 IN TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

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RECORDED AS		
LINE NUMBER	LENGTH (FT)	
L1	15.00	
L2	17.00	



	EXISTING RESIDENCE
	FOUND 2" IRON PIPE
	FOUND 1" IRON PIPE
	SET 1" I.D. IRON PIPE 18", 1.13#/ L.F.
	EXISTING TELE. PEDESTAL
	EXISTING UTILITY POLE
	EXISTING UTILITY MANHOLE

CLIENT

1600 EVERGREEN LANE
CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

SITE PLAN EXHIBIT

PRELIMINARY



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DESIGNING IN TRUE DIRECTIONS

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

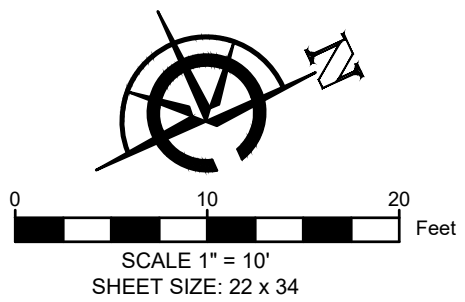
NO.	REVISION DESCRIPTION	REV DATE
1.	REVIEW COMMENTS	04/08/2025
SCALE		1" = 10'
PROJECT NUMBER		23514
DATE		03-18-2025
PROJECT MGR		BRAD PEARSON
DRAWN BY		EJO
DESIGNED BY		EJO

SHEET NUMBER

2 OF 3

FILE: G:\Shared drives\2021-2025 Projects\2023\23514- 1600 Evergreen Lane\DWG\BASE\23514S.dwg PLOTTED: 4/15/2025 2:15:39 PM

Page 43 of 169



RAIN GARDEN SIZING

DATE: 3/20/2025

JOB NAME: 1600 Evergreen Lane

JOB NUMBER: 23514

DESIGNER: RYAN CARDINAL, PE



- Design Runoff Volume Control - 100% per City of Lake Geneva
- Proposed 8" Ponding Depth. Silt Loam used per WDNR Tech Standard 1009 without an onsite infiltration rate test and reviewed NRCS Soil Maps

$DA := 663 \text{ ft}^2$

Net increase of impervious surfaces flowing to rain garden,
per City of Lake Geneva Engineering Staff

$PD := 8 \text{ in}$

Selected Ponding Depth from Tech Standard

$SF := 0.23$

Sizing Factor per tech standard

$RG := DA \cdot SF = 152.49 \text{ ft}^2$

Rain Garden Ponding Areas

Soil Map—Walworth County, Wisconsin



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Walworth County, Wisconsin

Survey Area Data: Version 21, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 30, 2022—Aug 18, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
MyB	Miami silt loam, 2 to 6 percent slopes	0.4	81.7%
ScB	St. Charles silt loam, 2 to 6 percent slopes	0.1	18.3%
Totals for Area of Interest		0.4	100.0%

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 21, 2025

Agenda Item #7

Applicant:

Tim Kerins
3267 South Shore Drive
Delavan, WI

Request:

1600 Evergreen Lane
Lake Geneva, WI
Conditional Use Permit for
Site Plan Alterations in ER-1 Zoning
District

Description:

The applicant is requesting a Conditional Use Permit (CUP) for alterations to a site plan within the Estate Residential – 1 (ER-1) zoning district for property located at 1600 Evergreen Lane, Tax Key No. ZLM 00088A. The request involves additions/alterations for patio, fire, grill, and walkway spaces on the site. Improvements include a new patio, paver walkway, and a firepit. A CUP is required for ER-1 properties that utilize certain SR-4 zoning standards, per Section 98-407(3). No changes are proposed which would utilize the more flexible standards of the SR-4 zoning district, however review is required due to site plan alterations and the addition of impervious surface. With the addition of 663 sf of impervious surface, a stormwater management plan is required.

Staff Review Comments:

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 City Engineer has reviewed the proposed rain garden and provided comments dated April 7, 2025.

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. Satisfaction of City Engineer's comments dated April 7, 2025.

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

Memo to City of Lake Geneva

To: Jackie Mich, Vandewalle **Date:** April 16, 2025

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

CC: Brad Pearson – Cardinal Engineering
Renee Hanlon – Building and Zoning Administrator
Dave DeAngles – City Administrator
Amanda Rotondi – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director

Subject: CUP Site Plan Approval – 1600 Evergreen Lane (PIN ZYUP 500003)
Kapur Project No. 250259 PHSE 06

BACKGROUND AND REQUEST:

A Conditional Use Permit (CUP) application was submitted for the construction of a new patio, paver walkway, and firepit at 1600 Evergreen Lane. A raingarden has been proposed to mitigate for stormwater runoff from an increase of 663 sq.ft of impervious surface that will be added to the site.

The following plan and calculations were submitted for review:

- **Rain Garden Exhibit**, prepared by Cardinal Engineering, sheet 3 of 3, dated March 18, 2025 last revised 4/08/2025.
- **Rain Garden Sizing**, one sheet, prepared by Cardinal Engineering, dated March 20, 2025

Comments:

We recommend approval of the Conditional Use Permit (CUP) and site plan referenced above. Our recommendation for approval is subject to the following conditions:

1. It is the applicant's responsibility to install and maintain the proposed stormwater management system.
2. All Silt fence and erosion control measures must be installed prior to upland disturbance. Grading and restoration shall take place as soon as possible.
3. No construction debris or sediment shall be tracked onto Evergreen Lane, other public streets or off-site properties.

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.

RESOLUTION OF THE PLAN COMMISSION			
Resolution recommending to the Common Council a Conditional Use Permit (CUP) filed by Tim Kerins, 3267 South Shore Drive, Delavan, WI 53115, for a request for alterations to a site plan within the Estate Residential-1 (ER-1) zoning district, for the property located at 1600 Evergreen Lane, Tax Key No. ZLM 00088A.			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	PC-012	Date:	April 21, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Conditional Use Permit application filed by Tim Kerins, 3267 South Shore Drive, Delavan, WI, 53115, to allow for alterations to a site plan within the Estate Residential-1 (ER-1) zoning district, for the property located at 1600 Evergreen Lane, Tax Key No. ZLM 00088A and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on April 21, 2025, and

WHEREAS, the Plan Commission made the following findings of fact:

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, and

WHEREAS, the Plan Commission has recommended approval with one condition regarding satisfaction of outstanding comments from the City Engineer dated April 7, 2025.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends to the Common Council of the Conditional Use Permit filed by Tim Kerins, 3267 South Shore Drive, Delavan, WI, 53115, to the Common Council to allow alterations to a site plan within the Estate Residential-1 (ER-1) zoning district for the property located at 1600 Evergreen Lane, Tax Key No. ZLM 00088A, per the findings of fact stated above and one condition of approval stated above.

Recommended to the Common Council of the City of Lake Geneva this 21st day of April 2025.

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

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

Todd Krause, Plan Commission Chair Date

Attest:

Lacey L Reynolds, City Clerk Date

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):

255 Mill Street, Lake Geneva, WI/ Parcel # ZA312100002 Outlot 1 of Certified Survey No. 3121 as recorded in Volume 17 of Certified Surveys on Page 73 in Walworth County Register of Deeds, WI. Located in the SW1/4 -NE1/4 of Section 36, T2N, R17E, Walworth County, WI.

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:

Phone: 608-458-3419

Email: jessicabahr@alliantenergy.com

Owner Signature: Jessica R. Bahr

Name and Address of Applicant:

Same Owner

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

PIP fee \$400.00, payable upon filing application.

March 7, 2025

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 7th Day of March, 2025

Printed Name of Applicant / Petitioner

Jessica Bahr, Jessica R. 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 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.
- N/A (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 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:** _____

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 255 Mill Street, Lake Geneva, WI

Applicant name Wisconsin Power and Light Company

Applicant email jessicabahr@alliantenergy.com Phone Number (608) 458-3419

Architect/Contractor/Designer Name Wisconsin Power and Light Company/ Dave Herzog

Architect/Contractor/Designer Email DavidHerzog@alliantenergy.com Phone Number (608) 458-3639

Type of Construction: New Addition Remodel X

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

Type of Business Utilities

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 The disturbance is less than an acre.
 - As-built/certification notification
- Erosion control plan provided? YES/ NO
- Wetlands, floodplains, environmental corridors, groundwater Identified. YES/ NO
- Utility Plans Provided
 - Watermain N/A
 - Sanitary Sewer N/A
 - Storm Water
- Is a Land Division required? YES/ NO
- Access points and dimensions shown? YES/ NO
 - WISDOT Right-of-way? N/A
 - County Right-of-way? N/A

- Estimated Traffic impacts During construction there will be disturbances in traffic patterns and parking near the museum.
 - 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 See proposed design.
- Will there be signage? (YES)/ NO type (mounted, freestanding) There will be a sign on the fence or one of the gates.
- Exterior lighting plans? (YES)/ NO
- What kind of noise or level of noise will the business have? Noise level will be less than 60dBA (decibels)
- Detailed property Site Plan? (YES)/ NO Date of Plan: 03-07-2025
- Green Space Calculations (Existing vs. Proposed) YES / (NO)
- Are landscape plans provided? (YES)/ NO
- Is a Land Division required? (YES)/ NO

Water/Sewer Utilities N/A

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 N/A
- Estimated daily water usage in gallons per day N/A
- Estimated maximum water flow in gallons per minute N/A
- Number of bathrooms N/A
- Brief description of process (if Industrial) N/A

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

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

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

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. In 2023, WP&L presented a proposal to the City of Lake Geneva to relocate this substation, which was denied. Through positive discussions with the City, WP&L returned with a plan to rebuild the substation in the existing location, which is located adjacent to the Geneva Lake Museum. In July 2024, WP&L requested to acquire from the City approximately 362 square feet on the south side of the existing substation site to square off WP&L's property to allow for necessary electrical facilities. On August 14, 2024 the City Common Council approved WP&L's acquisition of the additional land. Then, WP&L moved through the General Development plan process with the City and WP&L's plans were approved on November 18th, 2024.

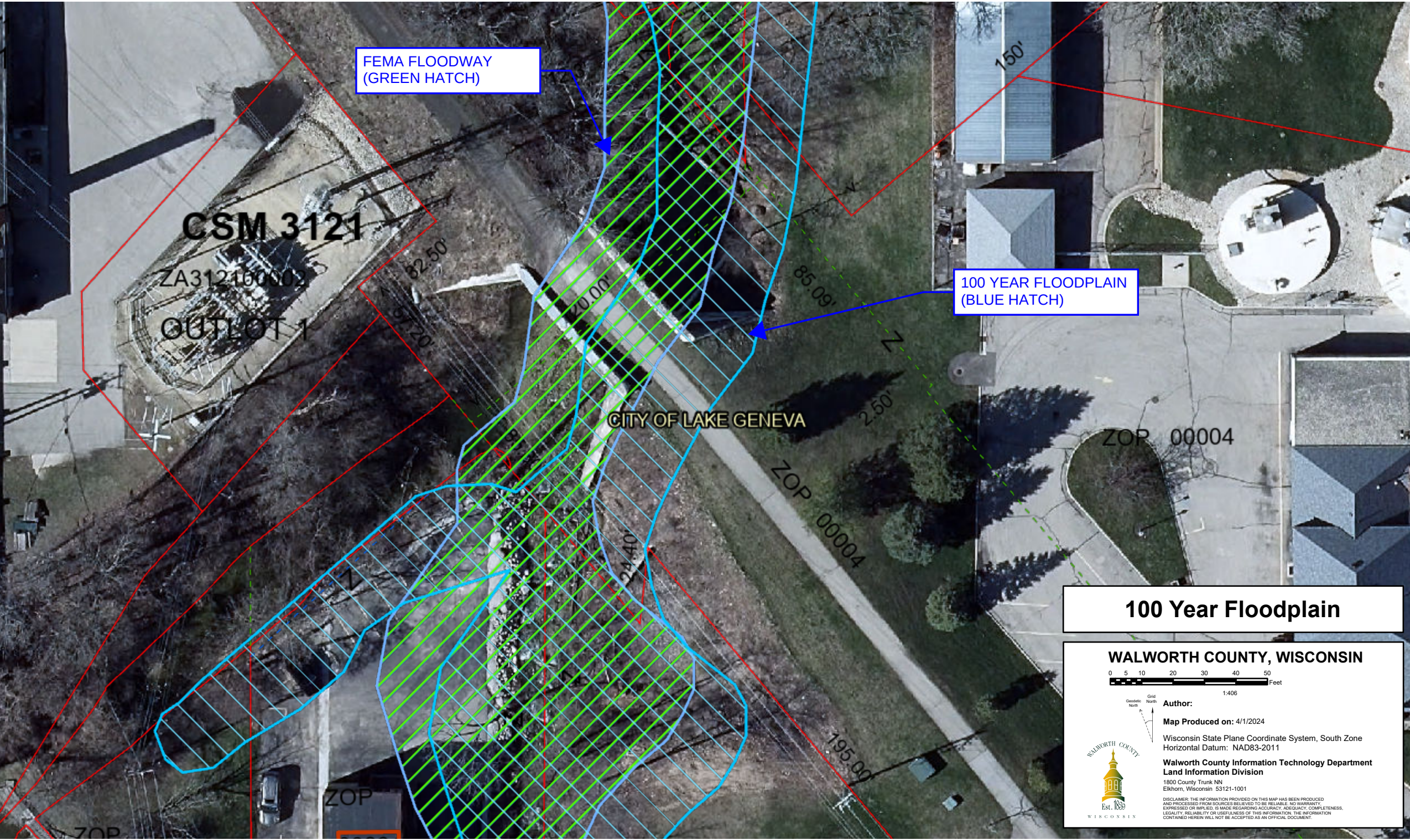
This substation property is currently zoned Planned Development. As stated in the Zoning Code under 98-914(1)(b) Planned developments "are intended to provide for flexible development standards to accommodate unique sites, mixtures of land uses, or development configurations." The adjacent properties to the north and the west are also zoned Planned Development with the properties to the south and east being zoned General Business

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. Access to this property will be coordinated across the City's parking lot and museum area. Construction is scheduled to commence in the fall of 2026 and be completed before summer of 2027.

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 three (3) storm water inlets with protection along with installation of erosion control silt fencing and log type perimeter control 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 will be installing an approximately 7 foot tall solid concrete retaining wall. Located on top of the retaining wall and around the perimeter of the electrical infrastructure will be a nine (9) foot brick patterned concrete solid fence. The solid fence will replace the existing wire 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.

To complete this project, WP&L is proposing to install black chokeberry shrubs on the White River side of the property along with stabilizing the property with a hydroseeding mulch and seed mix.



FEMA FLOODWAY
(GREEN HATCH)

100 YEAR FLOODPLAIN
(BLUE HATCH)

100 Year Floodplain

WALWORTH COUNTY, WISCONSIN

0 5 10 20 30 40 50 Feet

1:406

Grid North
Geoid North

Author:

Map Produced on: 4/1/2024

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

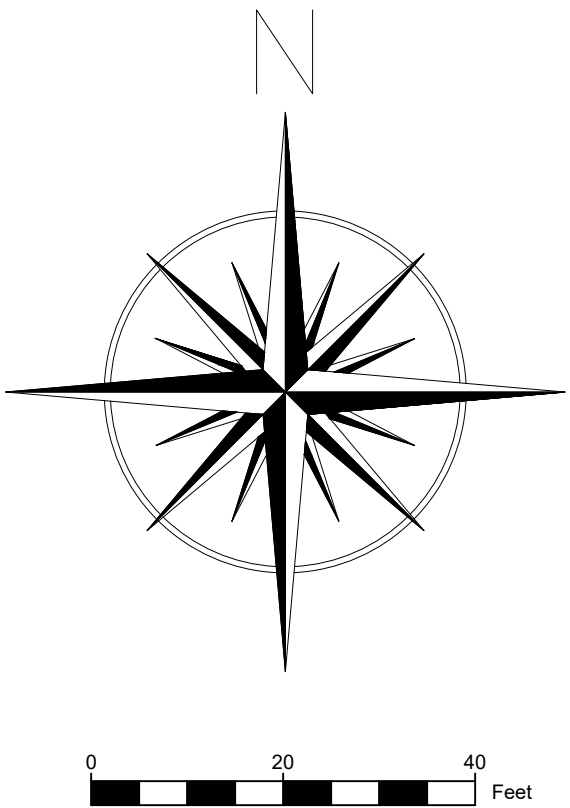
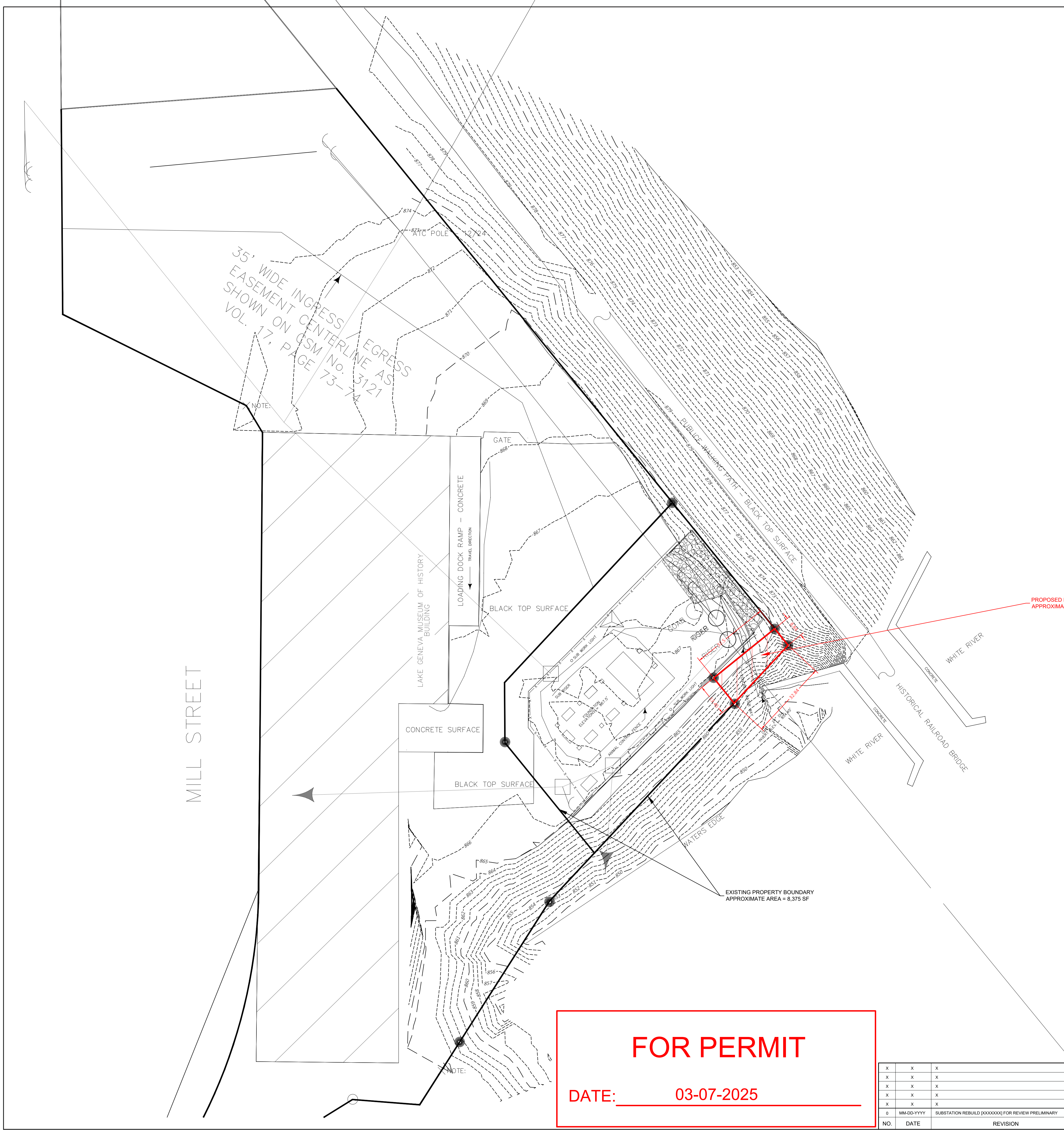
**Walworth County Information Technology Department
Land Information Division**

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.

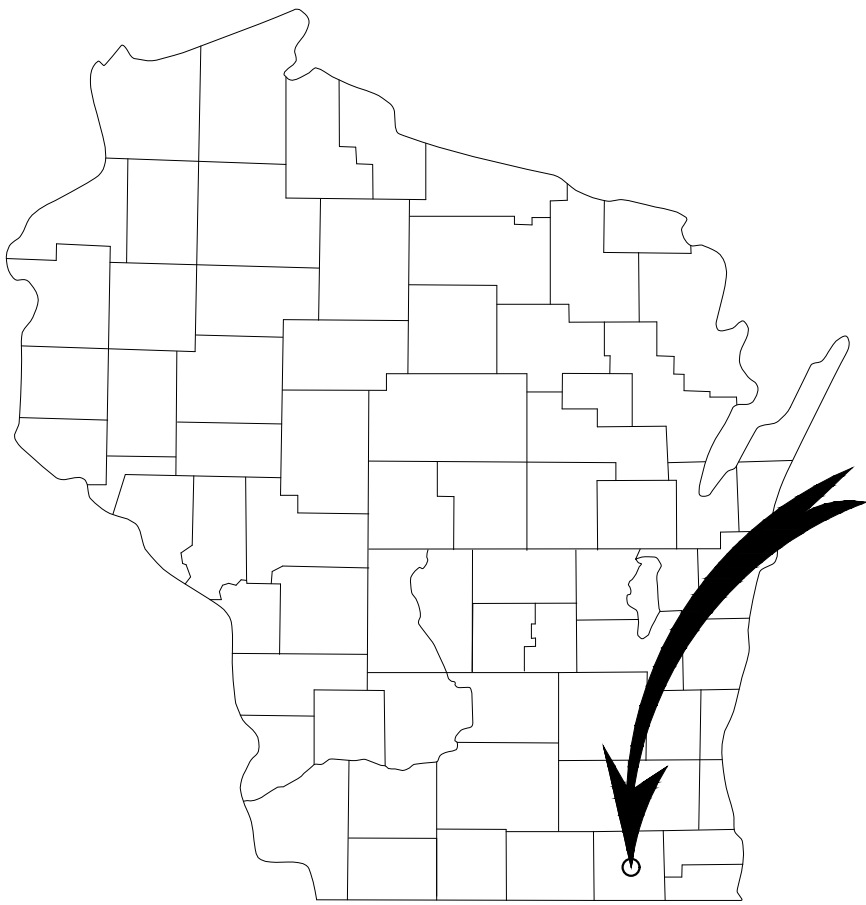


WALWORTH COUNTY
Est. 1836
WISCONSIN



LEGEND

- 1055' MAJOR GROUND CONTOUR
- MINOR GROUND CONTOUR
- OH TRANSMISSION
- OH DISTRIBUTION
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- FENCE
- PROPERTY LINE
- LIGHT POLE
- TRANSMISSION POLE
- DISTRIBUTION POLE
- ANCHOR



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

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

WISCONSIN COUNTY SYSTEMS: WALWORTH COUNTY, US FOOT
COORDINATE SYSTEM CODE: HARN/WI.WALWORTHWI-F

WISCONSIN POWER AND LIGHT COMPANY

LAKE GENEVA SUBSTATION
EXISTING CONDITIONS

SCALE: 1" = 20'
DWG. NO. 16025-02-01-CR

FOR PERMIT

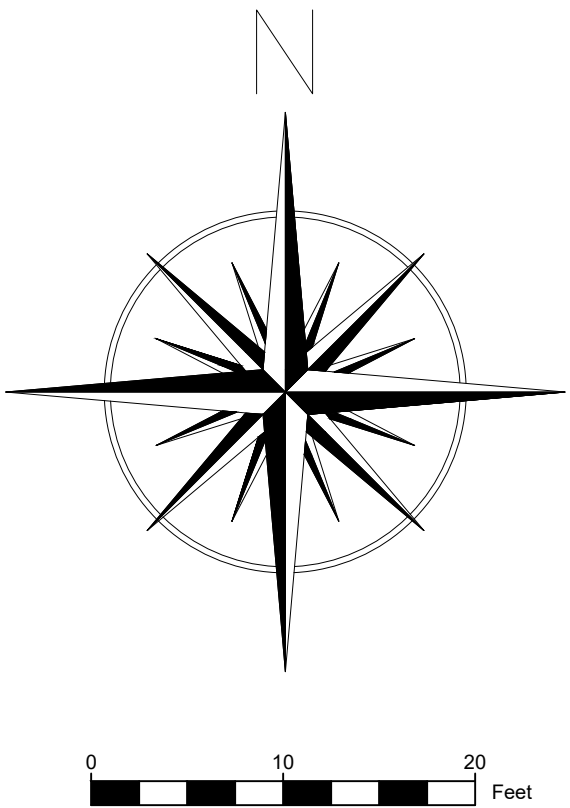
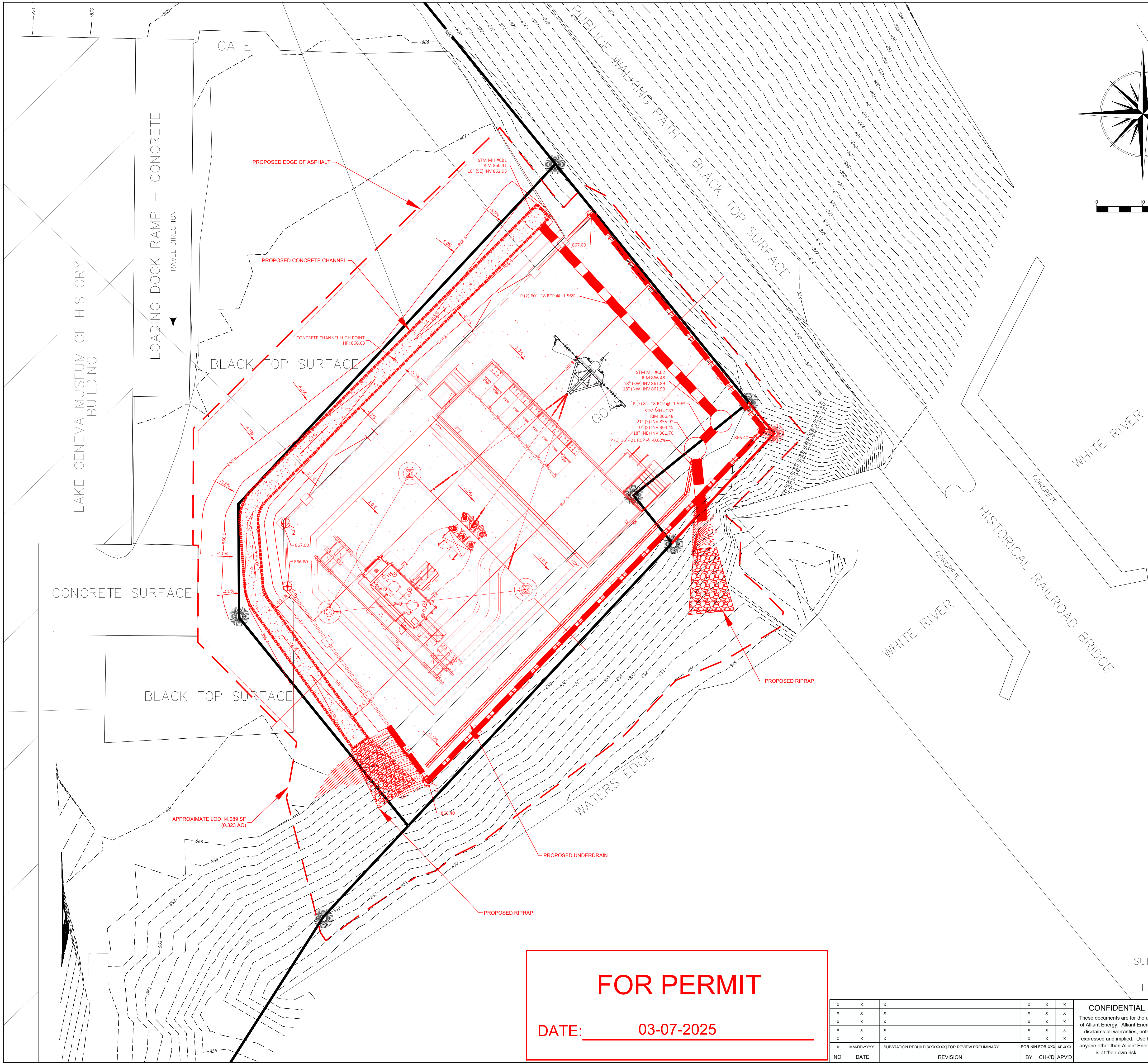
DATE: 03-07-2025

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	EOR-XXX	AE-XXX
NO.	DATE	REVISION	BY	CHKD	APVD

CONFIDENTIAL
These documents are for the use of Alliant Energy. Alliant Energy disclaims all warranties, both expressed and implied. Use by anyone other than Alliant Energy is at their own risk.



Plotted: 3/6/2025
File: P:\1530-7000 ALLIANT ENERGY SUBSTATION SCOPING PROJECTS\1530-7020 DOWNTOWN LAKE GENEVA SUBSTATIONDRAWINGS\DESIGNSHEETS\PRELIMINARY SITE_FLATTENDWG



LEGEND

860

MAJOR GROUND CONTOUR

861

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

PROPOSED LIMITS OF DISTURBANCE

860.0

861.0

PROPOSED MAJOR CONTOUR

860.2

860.4

PROPOSED MINOR CONTOUR

PROPOSED EDGE OF ASPHALT

PROPOSED GRAVEL

PROPOSED WALL

PROPOSED RETAINING WALL

PROPOSED UNDERDRAIN

PROPOSED STORM SEWER

GENERAL NOTES

1. STORM SEWER SIZED TO CONVEY 25 YEAR, 24-HOUR STORM EVENT

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

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

WISCONSIN COUNTY SYSTEMS: WALWORTH COUNTY, US FOOT
COORDINATE SYSTEM CODE: HARN/WI.WALWORTHWI-F

WISCONSIN POWER AND LIGHT COMPANY

LAKE GENEVA SUBSTATION
PRELIMINARY SITE

LAKE GENEVA, WI.

SCALE: 1" = 10'

DWG. NO. 16025-02-01

FOR PERMIT

DATE: 03-07-2025

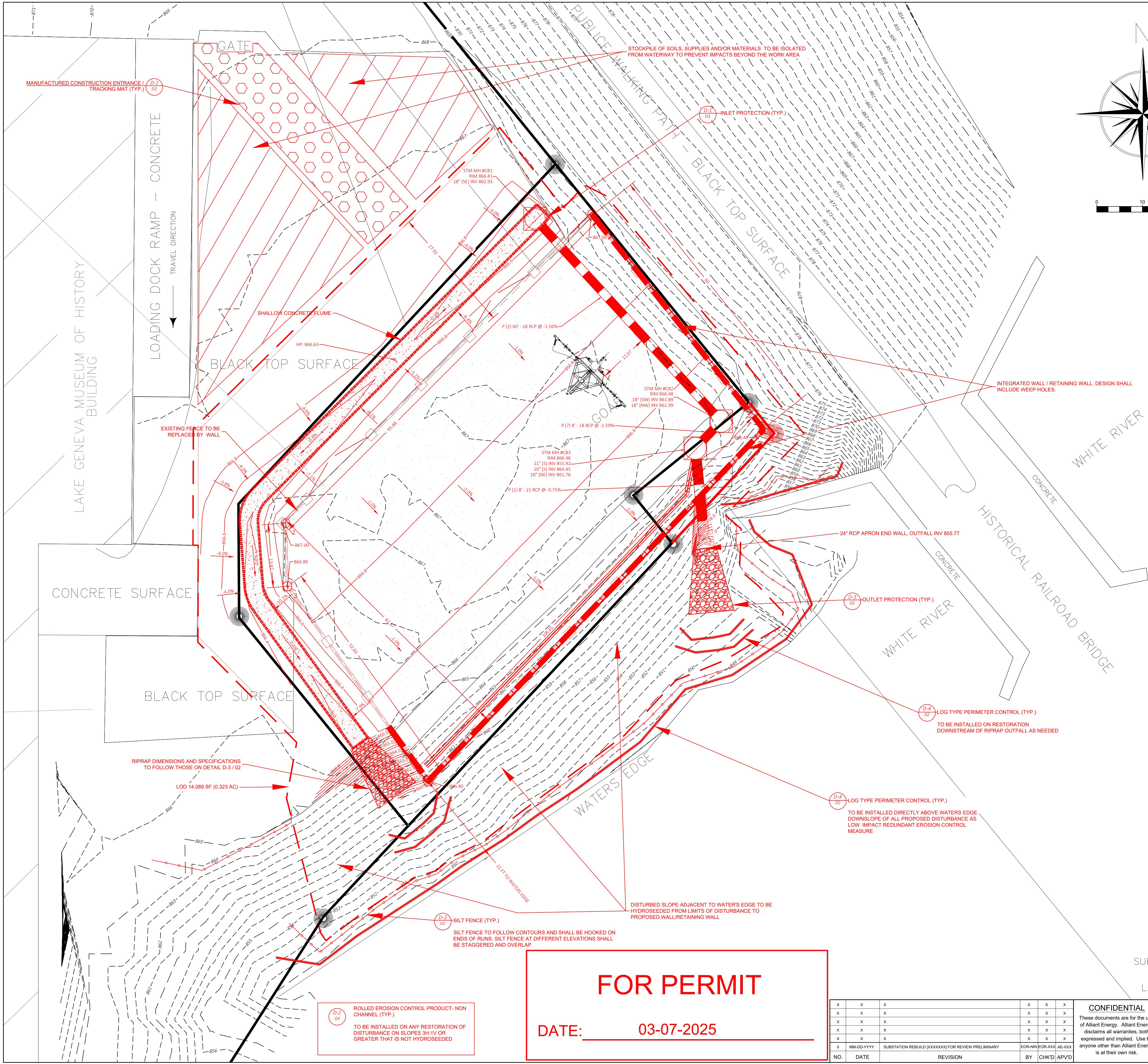
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X	X	X	X	X	X
X	X	X	X	X	X
X	X	X	X	X	X
0	MM-DD-YYYY	SUBSTATION REBUILD [XXXXXXXX] FOR REVIEW PRELIMINARY	EOR-NIN	EOR-XXX	AE-XXX
NO.	DATE	REVISION	BY	CHKD	APVD

CONFIDENTIAL

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Page 66 of 169

Plotted: 3/6/2025
File: P:\1530-7000 ALLIANT ENERGY SUBSTATION SCOPING PROJECTS\1530-7020 DOWNTOWN LAKE GENEVA SUBSTATION\DRAWINGS\DESIGN SHEETS\PRELIMINARY SITE GRADING_01.DWG

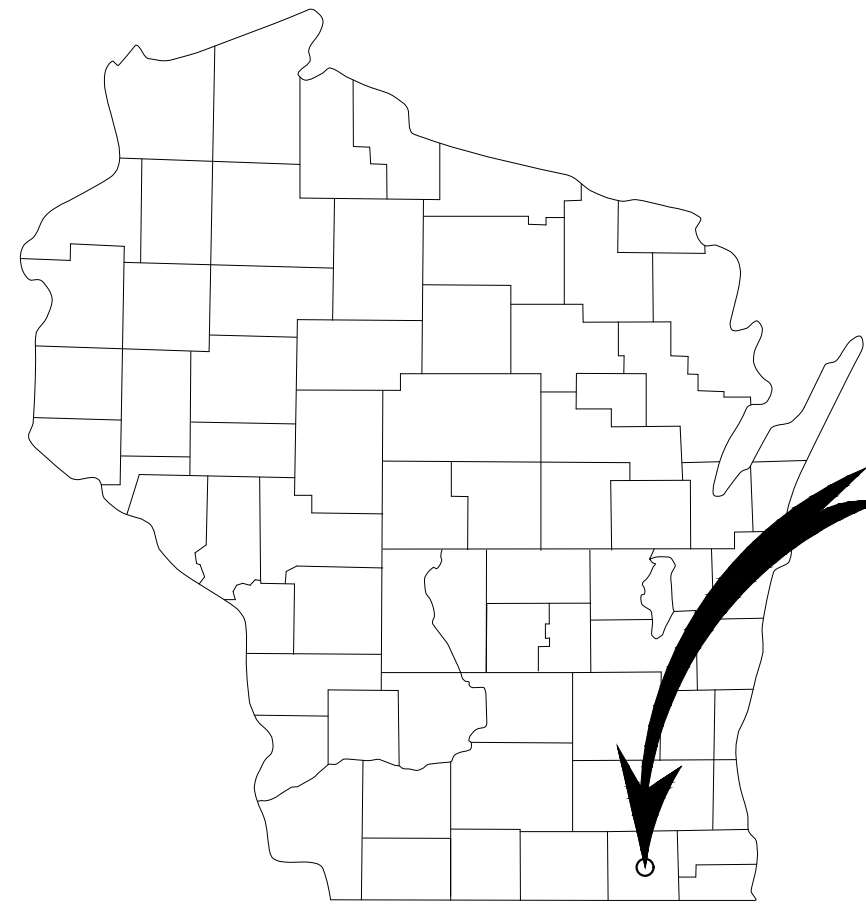


LEGEND

- MAJOR GROUND CONTOUR
- MINOR GROUND CONTOUR
- OH TRANSMISSION
- OH DISTRIBUTION
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- FENCE
- PROPERTY LINE
- LIGHT POLE
- TRANSMISSION POLE
- DISTRIBUTION POLE
- ANCHOR
- PROPOSED PROPERTY LINE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EDGE OF ASPHALT
- PROPOSED GRAVEL
- PROPOSED WALL
- PROPOSED RETAINING WALL
- PROPOSED UNDERDRAIN
- PROPOSED STORM SEWER
- PROPOSED SILT FENCE
- PROPOSED LOG TYPE PERIMETER CONTROL
- PROPOSED RIPRAP
- PROPOSED MANUFACTURED CONSTRUCTION ENTRANCE / TRACKING MAT

GENERAL NOTES

- STORM SEWER SIZED TO CONVEY 25 YEAR, 24-HOUR STORM EVENT



LATITUDE: 42° 35' 32.9424" N
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WISCONSIN POWER AND LIGHT COMPANY

LAKE GENEVA SUBSTATION
PRELIMINARY GRADING & EROSION CONTROL

SCALE: 1" = 10'

DWG. NO.

16025-02-02

FOR PERMIT

DATE: 03-07-2025

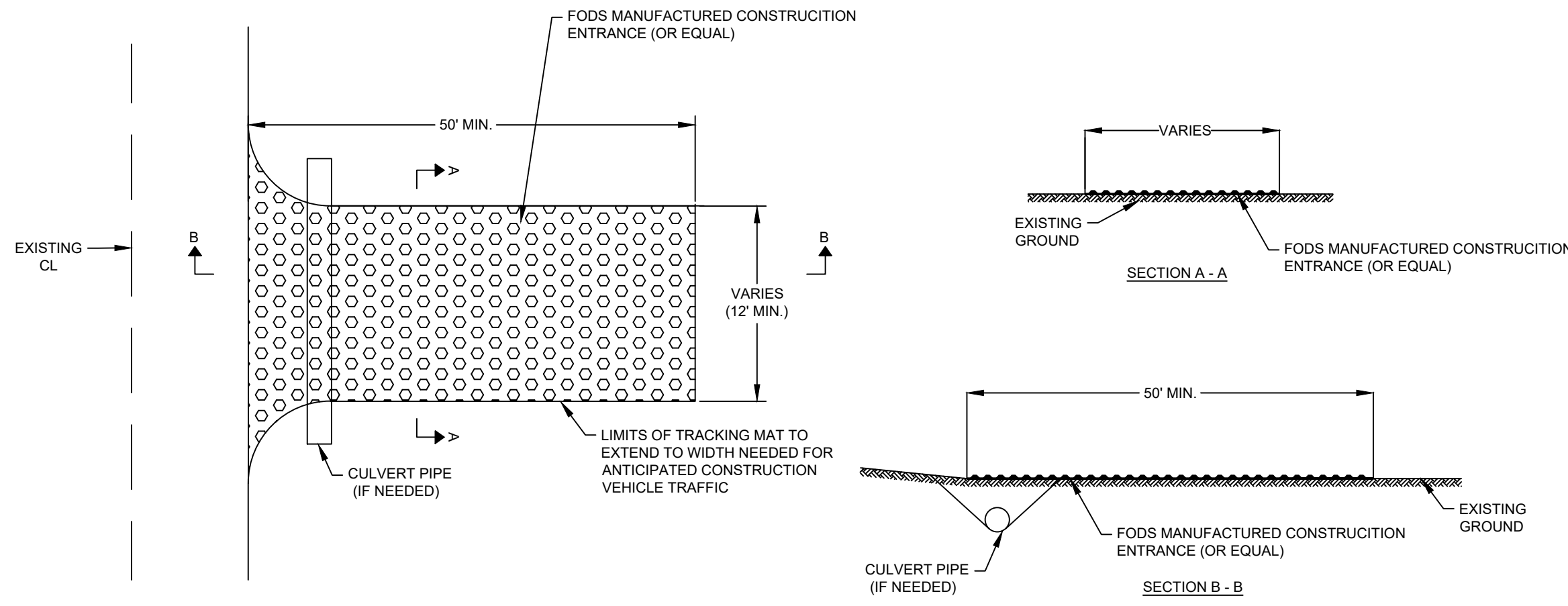
ROLLED EROSION CONTROL PRODUCT-NON CHANNEL (TYP.)
TO BE INSTALLED ON ANY RESTORATION OF DISTURBANCE ON SLOPES 3H:1V OR GREATER THAT IS NOT HYDROSEED

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/EOR-XXX	AE-XXX	
NO.	DATE	REVISION	BY	CHKD	APVD

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GENERAL NOTES

1. MANUFACTURED TRACKING CONTROL MAT (FODS, OR EQUIVALENT) SHALL BE USED IN LIEU OF AGGREGATE TRACKING PAD. MINIMUM PLAN DIMENSIONS OF TRACKING CONTROL MAT SHALL BE 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. MATERIALS FOR MAT, ANCHORS, AND OTHER APPURTENANCES FOR CONSTRUCTION MAT SHALL BE AS DIRECTED BY MANUFACTURER OR AS APPROVED BY ENGINEER.

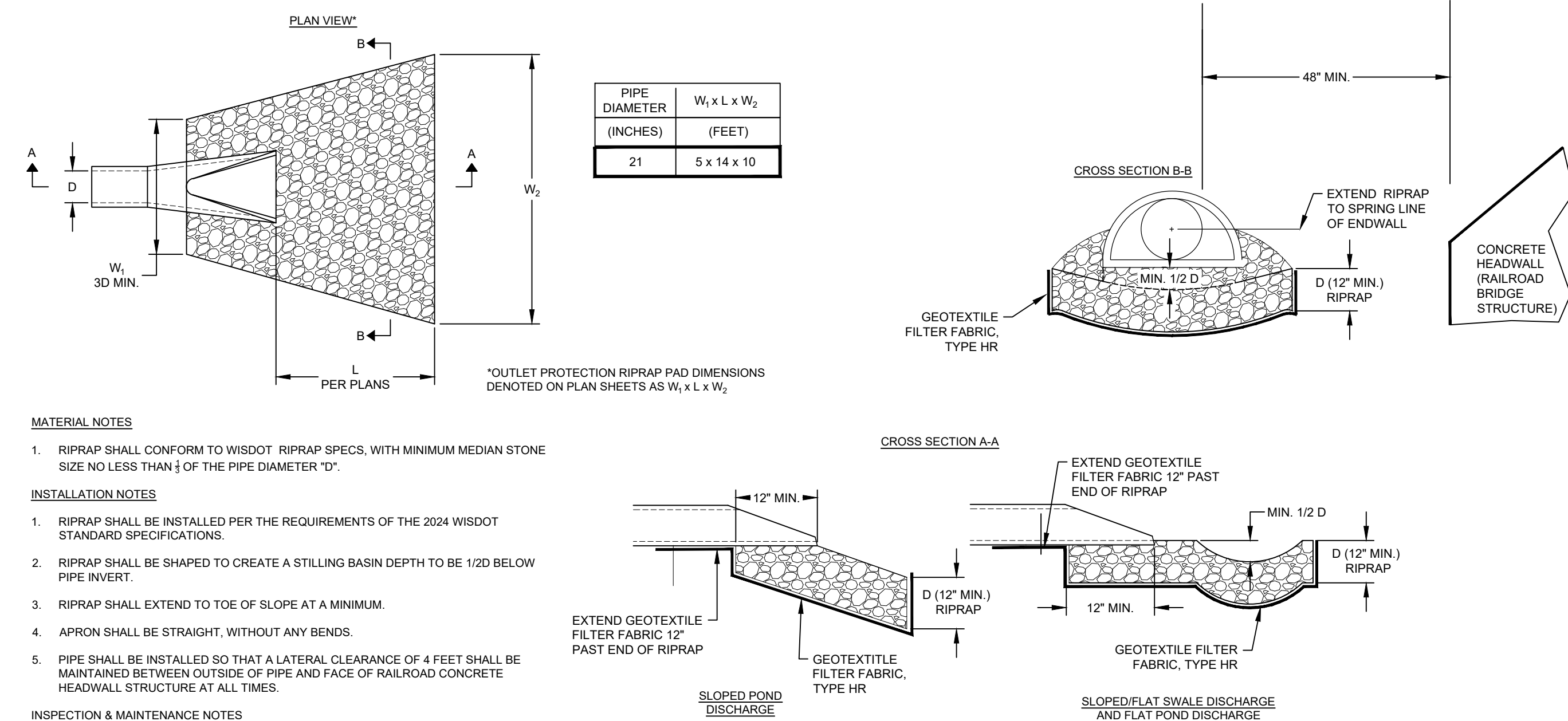
INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1057 FOR IN REGARDS TO MINIMUM DIMENSIONS AND LOCATION.
2. INSTALLATION OF MATS, ANCHORS, AND OTHER APPURTENANCES, SHALL CONFORM WITH MANUFACTURER'S SPECIFICATIONS AND SHALL DIVERGE ONLY WITH APPROVAL BY ENGINEER.
3. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. TRACKING MAT SHALL BE USED AT ALL POINTS OF CONSTRUCTION EGRESS.
4. DIMENSIONS OF THE TRACKING MAT SHALL BE MINIMUM AS NOTED ON THE FIGURE ABOVE.
5. SURFACE WATER SHALL BE PREVENTED FROM PASSING THROUGH THE TRACKING MAT. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING MATS OR CONVEYED UNDER AND AROUND THEM USING CULVERTS OR OTHER PRACTICES.
6. TRACKING MAT SHALL BE REMOVED ONLY AFTER CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.
7. TRACKING MAT LENGTH SHALL BE 100 FEET MINIMUM WHEN CONNECTING TO A STATE HIGHWAY.

INSPECTION & MAINTENANCE NOTES

1. MANUFACTURED TRACKING CONTROL MAT SHALL, AT A MINIMUM 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, AND AS MANUFACTURER'S SPECIFICATIONS DICTATE.
2. CLEANING AND MAINTENANCE PROCEDURE SHALL BE PER MANUFACTURER'S SPECIFICATION.
3. ADDITIONAL TRACKING MATS SHALL BE PLACED TO INCREASE WIDTH OR LENGTH IF THE TRACKING MAT BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM THE VEHICLE TIRES.
4. A MINIMUM 12 FEET WIDE BY 50 FEET LONG PAD SHALL BE MAINTAINED AT ALL TIMES.
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 02 MANUFACTURED CONSTRUCTION ENTRANCE / TRACKING MAT



MATERIAL NOTES

1. RIPRAP SHALL CONFORM TO WISDOT RIPRAP SPECS, WITH MINIMUM MEDIAN STONE SIZE NO LESS THAN 1/2 OF THE PIPE DIAMETER "D".

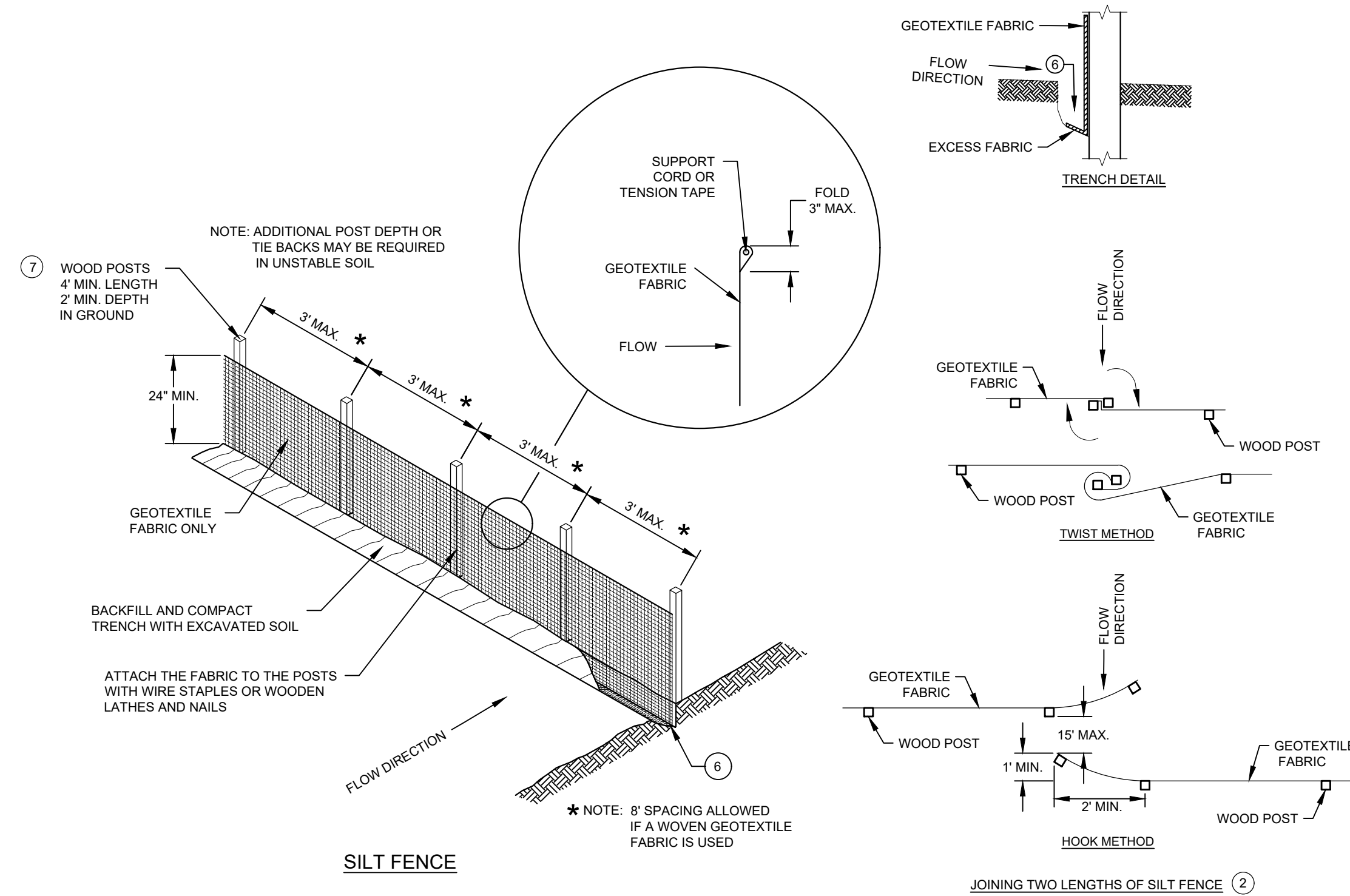
INSTALLATION NOTES

1. RIPRAP SHALL BE INSTALLED PER THE REQUIREMENTS OF THE 2024 WISDOT STANDARD SPECIFICATIONS.
2. RIPRAP SHALL BE SHAPED TO CREATE A STILLING BASIN DEPTH TO BE 1/20 BELOW PIPE INVERT.
3. RIPRAP SHALL EXTEND TO TOE OF SLOPE AT A MINIMUM.
4. APRON SHALL BE STRAIGHT, WITHOUT ANY BENDS.
5. PIPE SHALL BE INSTALLED SO THAT A LATERAL CLEARANCE OF 4 FEET SHALL BE MAINTAINED BETWEEN OUTSIDE OF PIPE AND FACE OF RAILROAD CONCRETE HEADWALL STRUCTURE AT ALL TIMES.

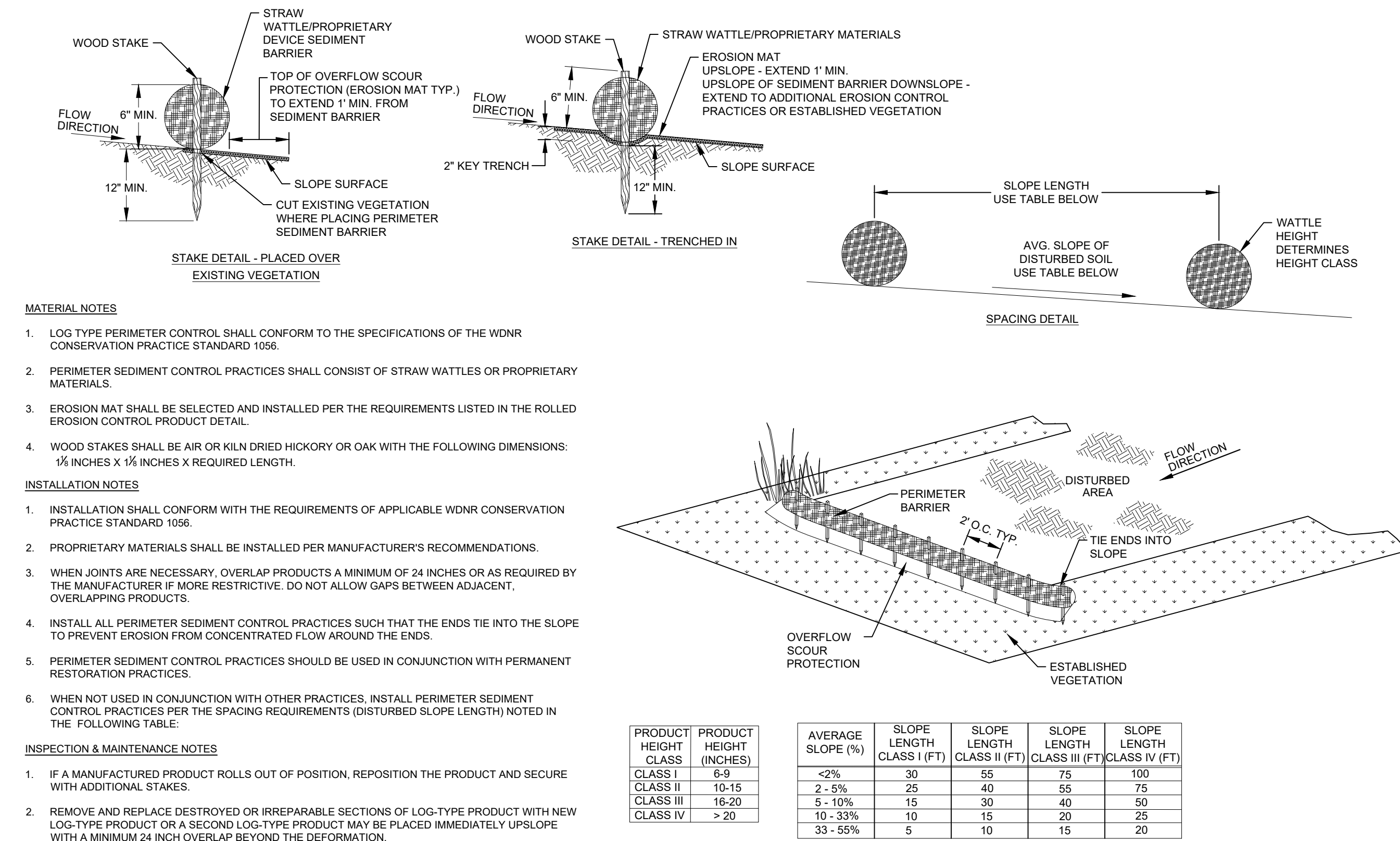
INSPECTION & MAINTENANCE NOTES

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

D-3 02 OUTLET PROTECTION



D-2 02 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: 1/2 INCHES X 1/2 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 SPACING 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.

D-4 02 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
X	X	X	X	X	X
0	MM-DD-YYYY	SUBSTATION REBUILD [XXXXXXXX] FOR REVIEW PRELIMINARY	EOR-NIN/EOR-XXX	AE-XXX	
NO.	DATE	REVISION	BY	CHKD	APVD

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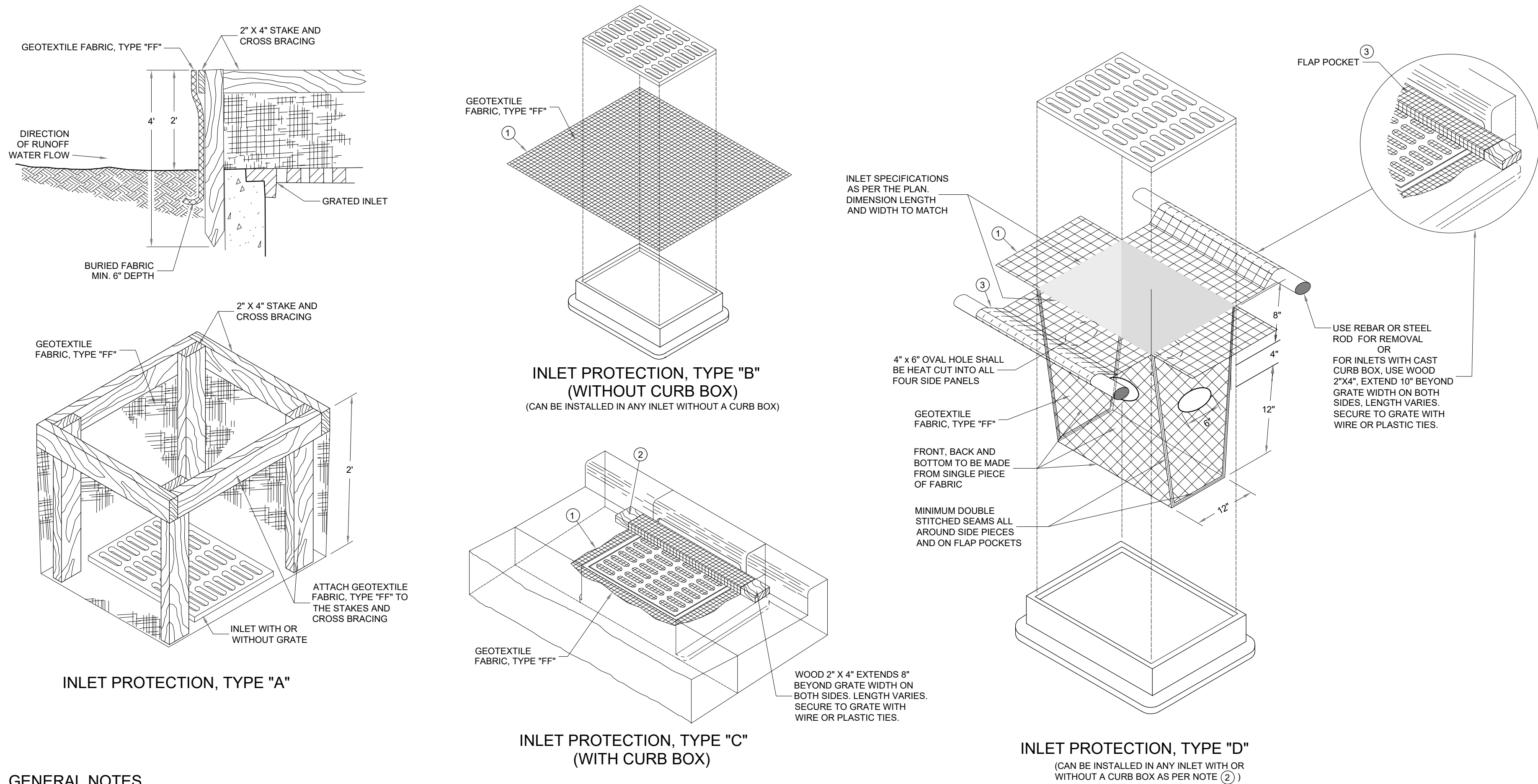


WISCONSIN POWER AND LIGHT COMPANY
LAKE GENEVA SUBSTATION
PRELIMINARY EROSION CONTROL DETAILS
LAKE GENEVA, WI.

SCALE: N.T.S.

DWG NO.

16025-02-03



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.

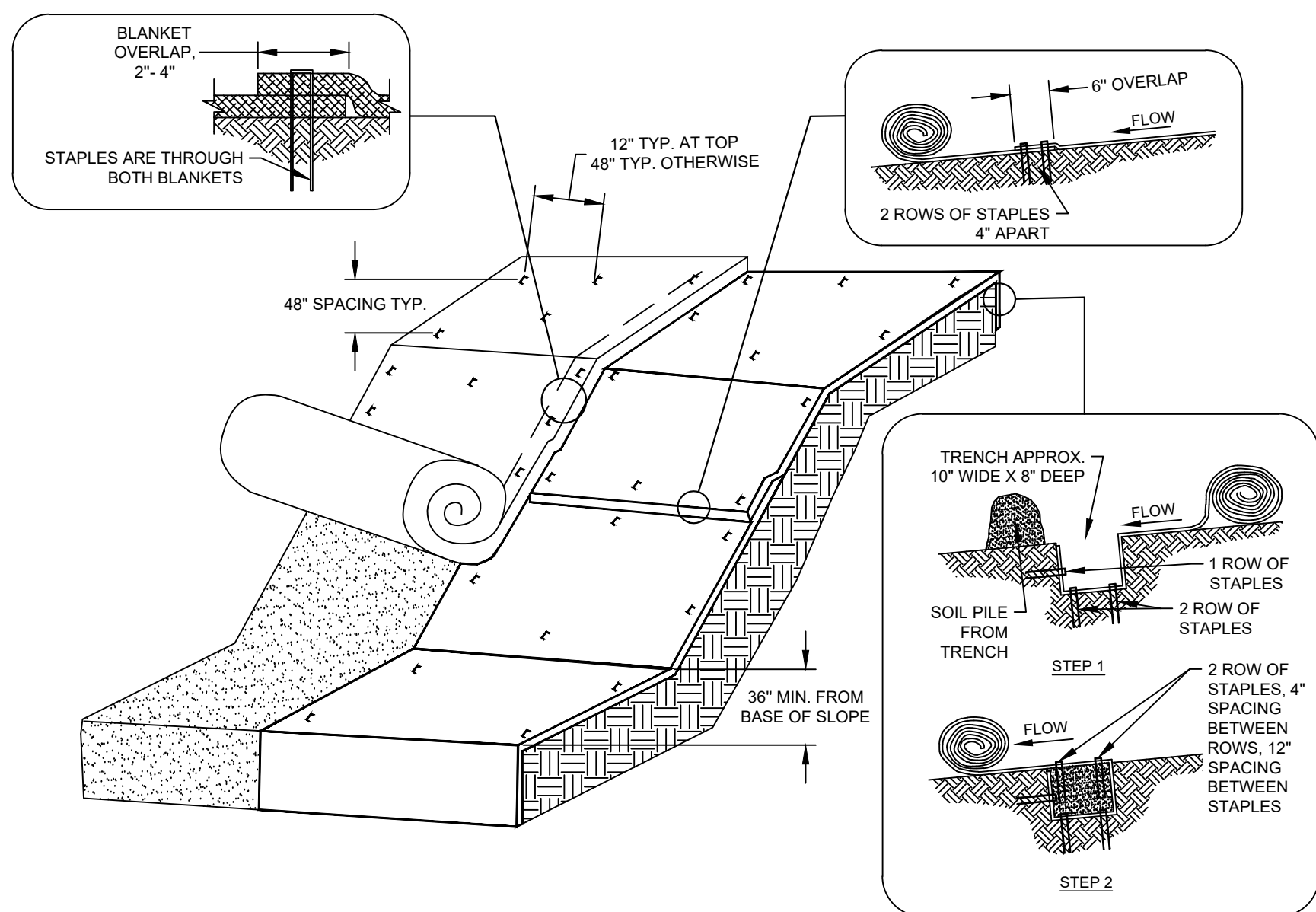
TYPE D

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
03



D-2 ROLLED EROSION CONTROL PRODUCT - NON CHANNEL

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 TO 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: 03-07-2025

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 EROSION CONTROL DETAILS	

SCALE:N.T.S.

D/WG. NC

16025-02-04

	MAJOR GROUND CONTOUR
	MINOR GROUND CONTOUR
	OH TRANSMISSION
	OH DISTRIBUTION
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	FENCE
	PROPERTY LINE
	LIGHT POLE
	TRANSMISSION POLE
	DISTRIBUTION POLE
	ANCHOR
	PROPOSED PROPERTY LINE
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED EDGE OF ASPHALT
	PROPOSED GRAVEL
	PROPOSED WALL
	PROPOSED RETAINING WALL
	PROPOSED UNDERDRAIN
	PROPOSED STORM SEWER
	PROPOSED SILT FENCE
	PROPOSED LOG TYPE
	PERIMETER CONTROL
	PROPOSED RIPRAP
	PROPOSED CONSTRUCTION ENTRANCE / TRACKING PAD

1. STORM SEWER SIZED TO CONVEY 25 YEAR, 24-HOUR STORM EVENT

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>QTY</u>
<u>SHRUBS</u>					
	DL	Diervilla lonicera / Bush Honeysuckle	5 gal.	Cont	9 x 5 POINTS = 45 POINTS

	<u>SEED MIX 1 - AGRECOL SLOPE</u>	
	<u>STABILIZATION MIX</u>	3,148 sf

1. SEED ALL DISTURBED AREAS AT A RATE OF 50.00 PLS LBS/ACRE OR 250.00 SEED/SQ. FT
2. ALL DISTURBED AREAS TO BE HYDROSEEDED AT THE SPECIFIED RATES.
3. CONTRACTOR TO USE A ENGINEERED FIBER MATRIX TACKIFIER FOR STEEP SLOPES.
4. PLANTING OF SHRUBS SHALL BE COMPLETED PRIOR TO SEEDING OR AFTER FULL ESTABLISHMENT OF SEEDED AREAS.

DATE: 03-07-2025

WISCONSIN POWER AND LIGHT COMPANY



SCALE: 1" = 10'

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

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TB V8.01.03 5-NOV-2024 Plotted: N:\Shared\01 ECI\Alliant Energy\02 Projects\ALT-338 Scoping Support WPLDT Lake Geneva\100 CADD\120 Conceptual\121 TL Over SWGR\16025-02-01-LIGHTS.dgn

MILL STREET

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

ATC POLE - 12/24

GATE

LOADING DOCK RAMP - CONCRETE

BLACK TOP SURFACE

CONCRETE SURFACE

BLACK TOP SURFACE

PUBLIC WALKING PATH - BLACK TOP SURFACE

WHITE RIVER

HISTORICAL RAILROAD BRIDGE

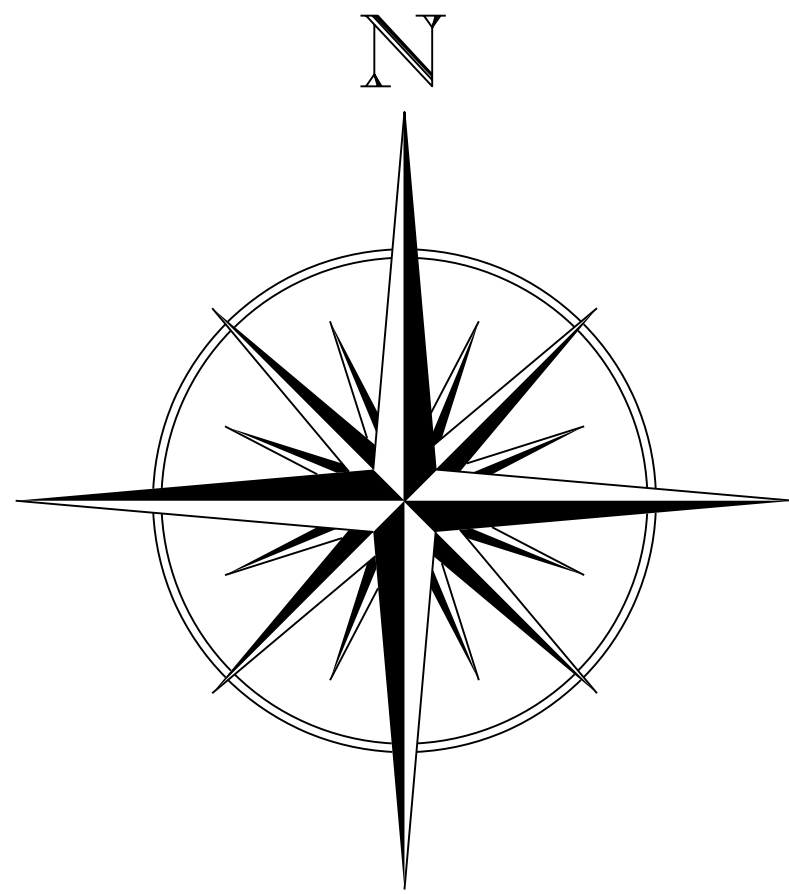
WHITE RIVER

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

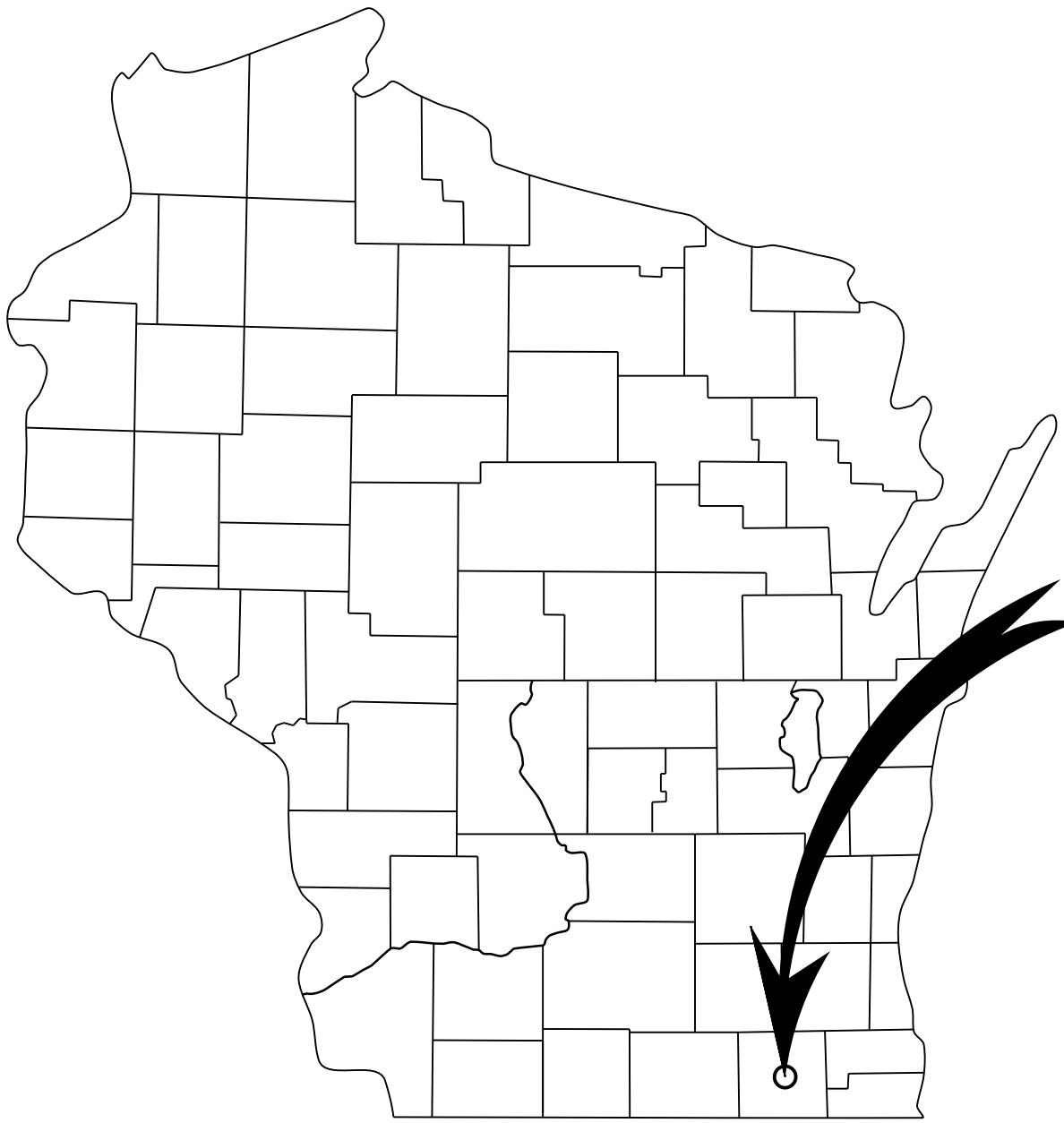


WISCONSIN COUNTY COORDINATES SYSTEM
WALWORTH COUNTY

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
LIGHTING PLAN

SCALE: 1" = 20'

DWG. NO.

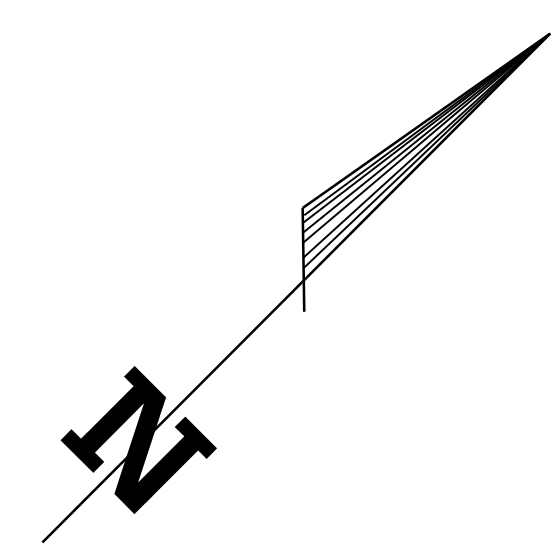
16025-02-06

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

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FOR PERMIT	
Date:	11-08-2024

SUBSTATION PLAN VIEW

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

DWG. NO.

16025-06-01

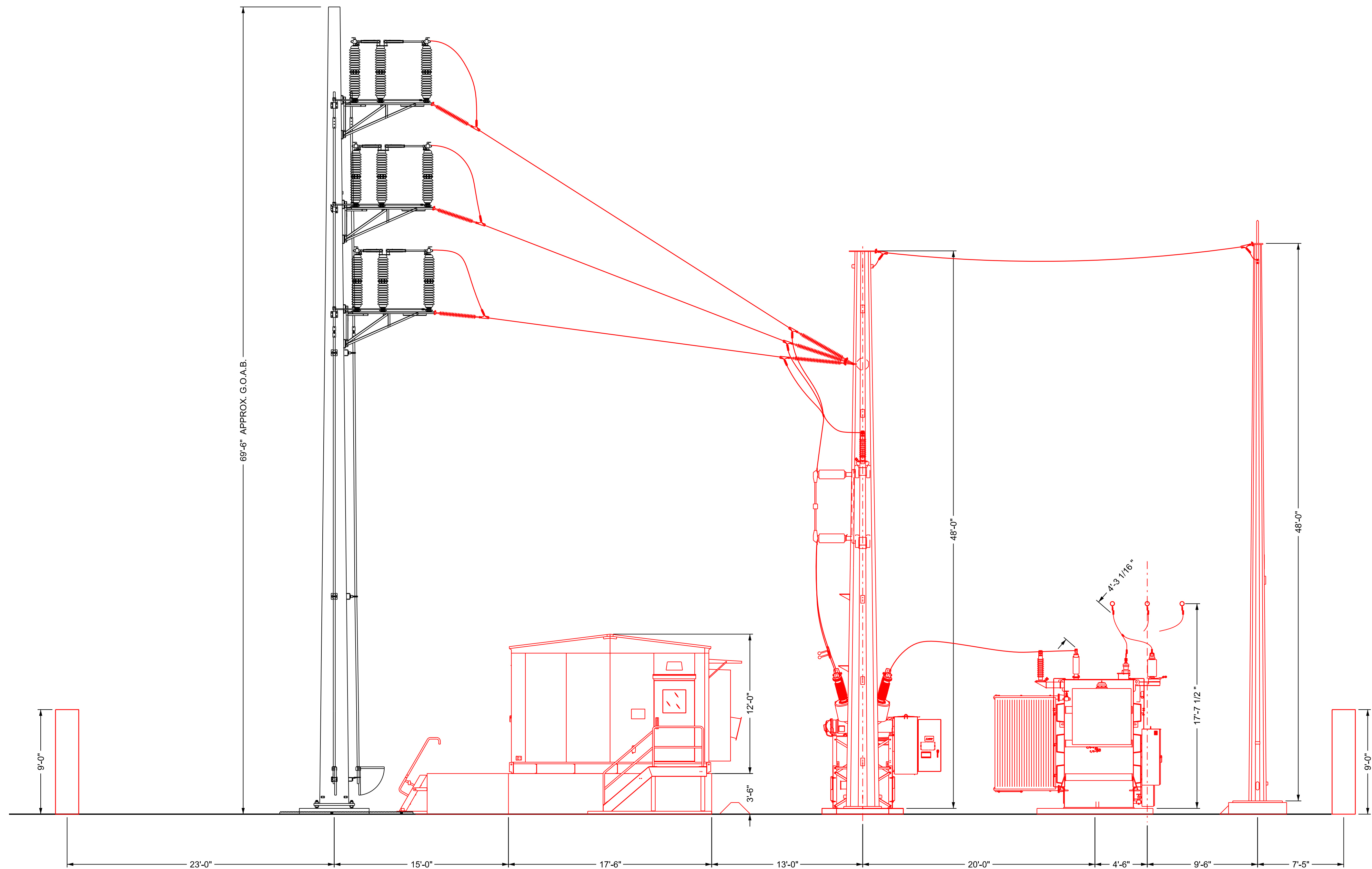
Page 72 of 16

0	11-08-2024	ISSUED FOR SCOPE	ECH-JSS	ECH-RMW	A6-DG
NO.	DATE	REVISION	BY	CHKD	APVD

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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

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

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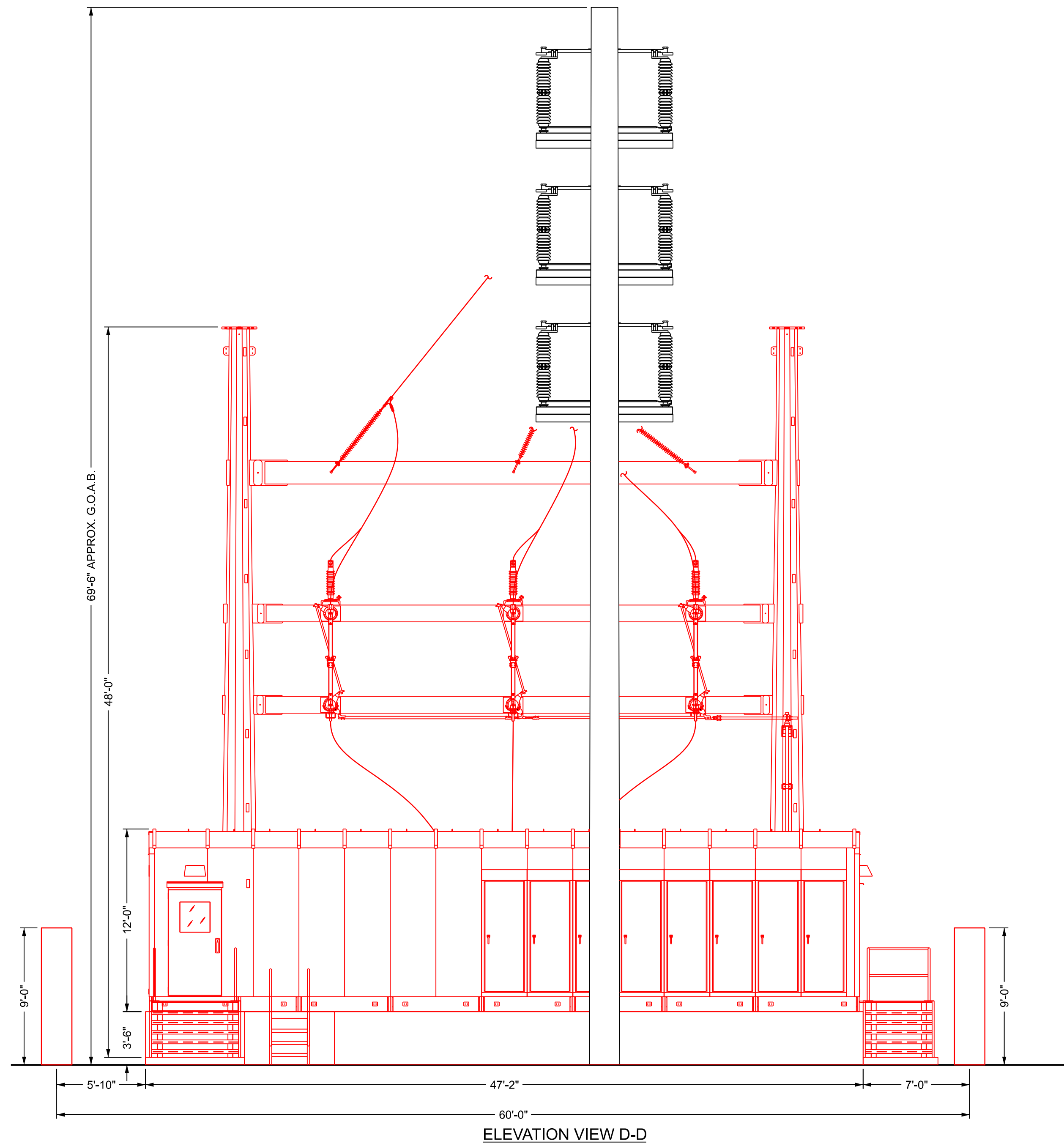
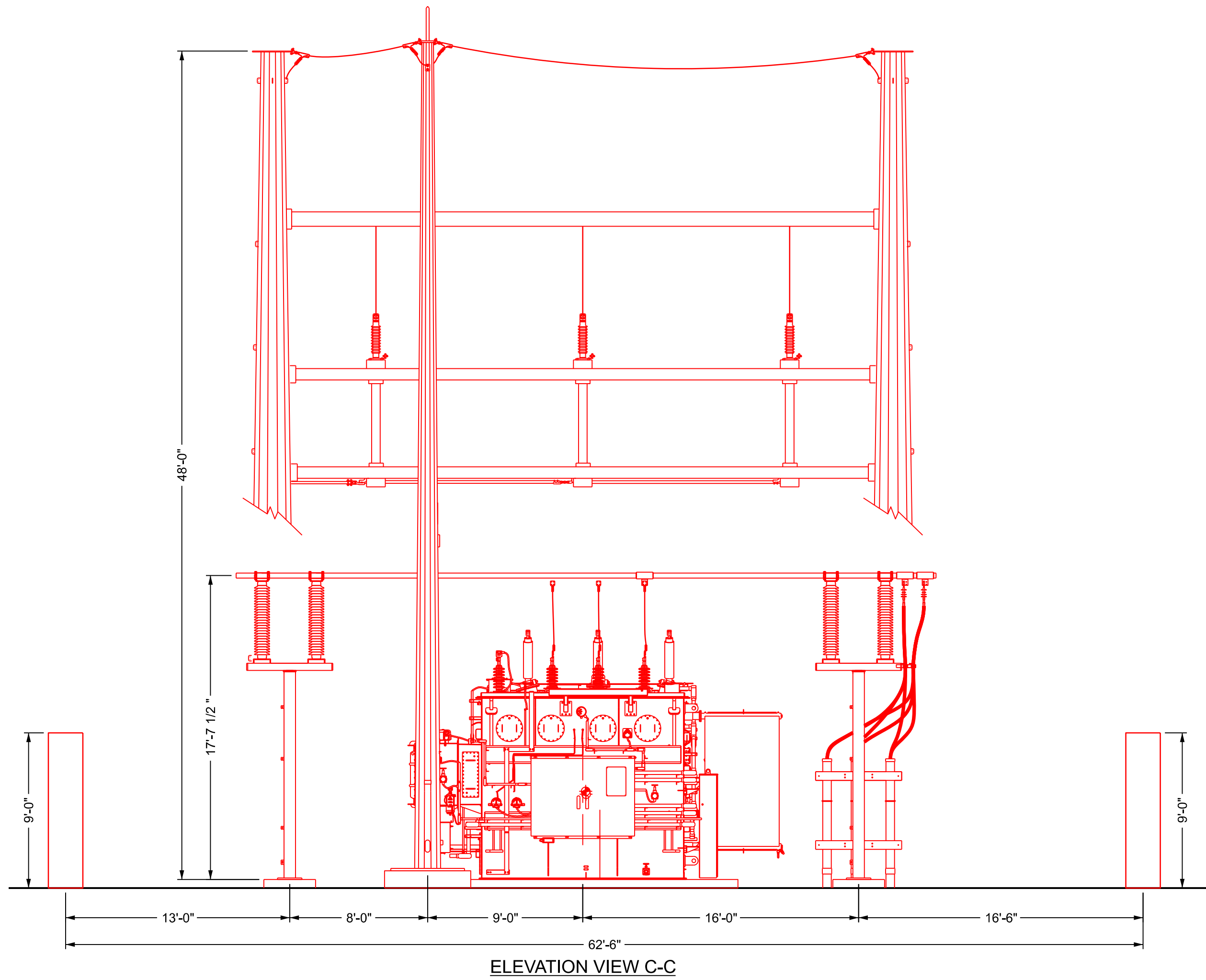
GENEVA SUBSTATION		LAKE GENEVA, WI
ELEVATION VIEW B-B		

DWG. NO. 16025-06-03

CONFIDENTIAL

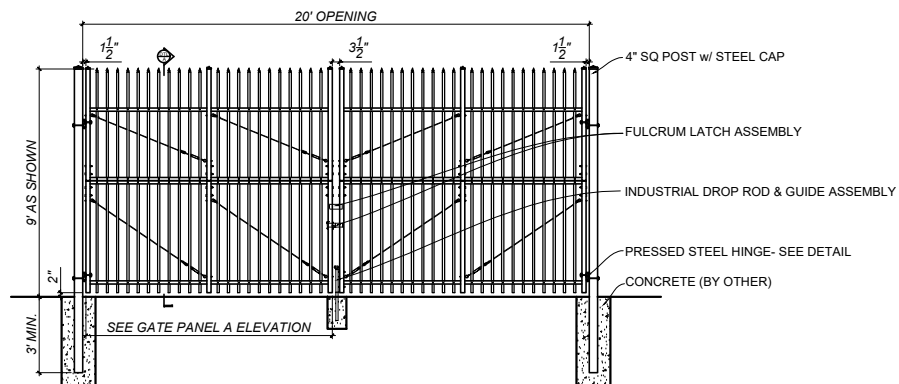
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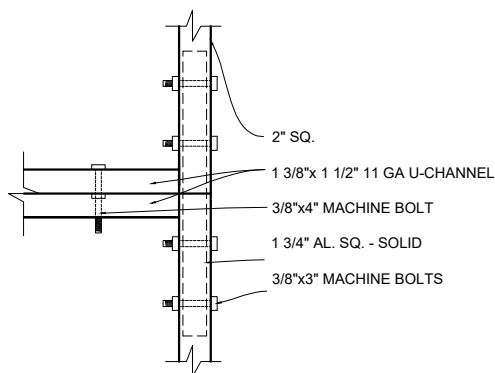


FOR PERMIT

Date: 11-08-2024



GUARDSMAN GATE - CURVED TOP
ELEVATION - OUTSIDE LOOKING IN 1/4"=1'-0"



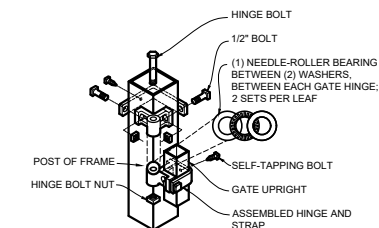
VERTICAL SPLICE
DETAIL 1"=1'-0"

NOTES:

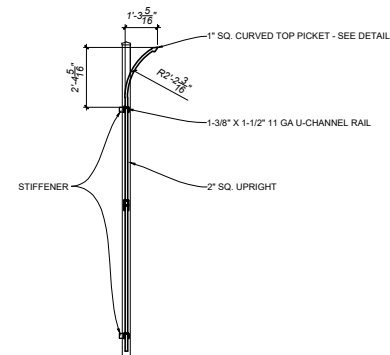
1. SPECIFICATIONS SHOWN CAN BE CHANGED BY THE MANUFACTURER ONLY.
2. ALL COMPONENTS OF THE GATE TO BE COATED BLACK.
3. VERIFY POST DEPTH AND FOOTING DIMENSIONS WITH LOCAL CODES AND SITE CONDITIONS.
4. OUTSIDE LOOKING IN, GATE LATCHES IN THE MIDDLE.
5. EACH GATE LEAF TO WEIGH APPROXIMATELY 400 LBS.

THE COMPANY AND NAME PRINTED AND SIGNED BELOW UNDERSTAND THAT MERCHANTS METALS WILL FABRICATE THE GATE AS DRAWN ABOVE PER THE REQUEST OF THE COMPANY. THE GATE MAY NOT BE RETURNED OR CREDITED UNLESS RELATED TO THE WARRANTY OF THE PRODUCT.

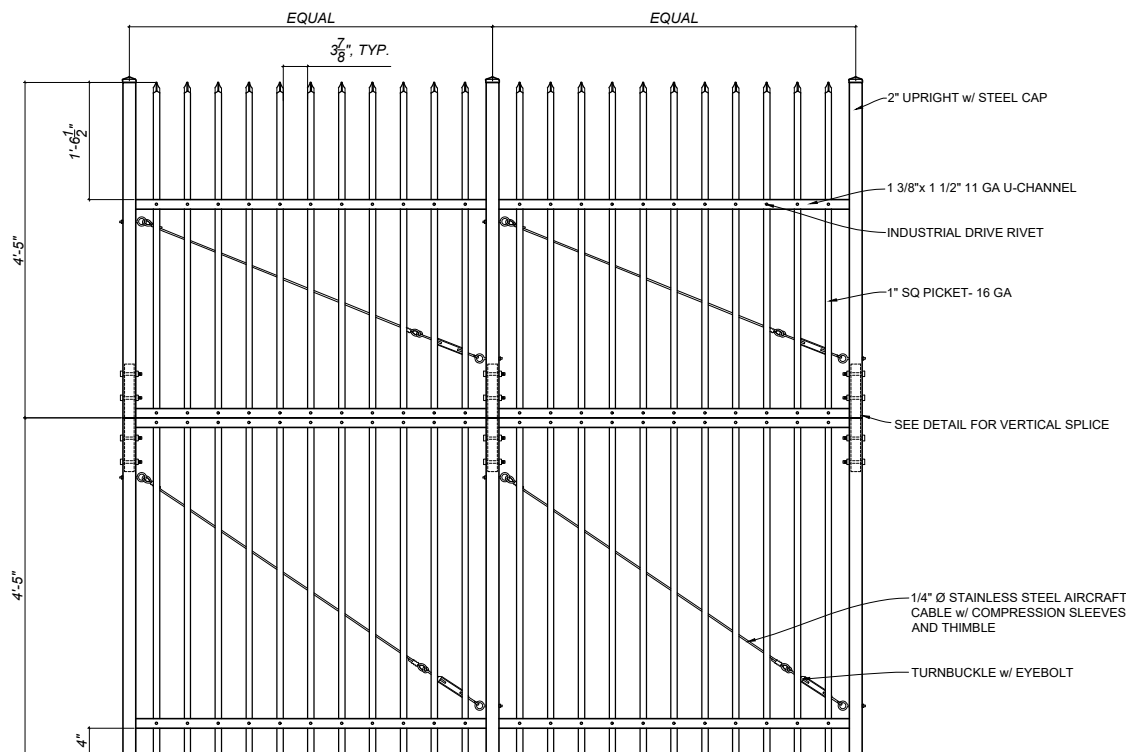
COMPANY: _____ NAME PRINTED: _____
SIGNATURE: _____ DATE: _____
MERCHANTS METALS REPRESENTATIVE:
PRINTED: _____ SIGNATURE: _____



PRESSED STEEL SQUARE HINGE
DETAIL - NOT TO SCALE



CURVED TOP PICKET
DETAIL A 1/2"=1'-0"



GUARDSMAN GATE - CURVED TOP
PANEL A ELEVATION 1/2"=1'-0"

ALLIANT ENERGY

PRECAST ERECTION DRAWINGS FOR:
GENEVA SUBSTATION

PERIMETER PRECAST CONCRETE WALL

PRECAST PRODUCER:
UTILITY CONCRETE PRODUCTS, LLC
2495 EAST BUNGALOW ROAD
MORRIS, IL 60450
PHONE: 815-416-1000
FAX: 815-416-1100
EMAIL: INFO@UTILITYCONCRETE.COM

ABBREVIATION LEGEND:

#X - REBAR SIZE NUMBER (ENGLISH)
DIA - DIAMETER
UNO - UNLESS NOTED OTHERWISE
CTS - CENTRES
CONT - CONTINUOUS
TYP - TYPICAL
EA - EACH
EL - ELEVATION
EXIST - EXISTING
DTL - DETAIL

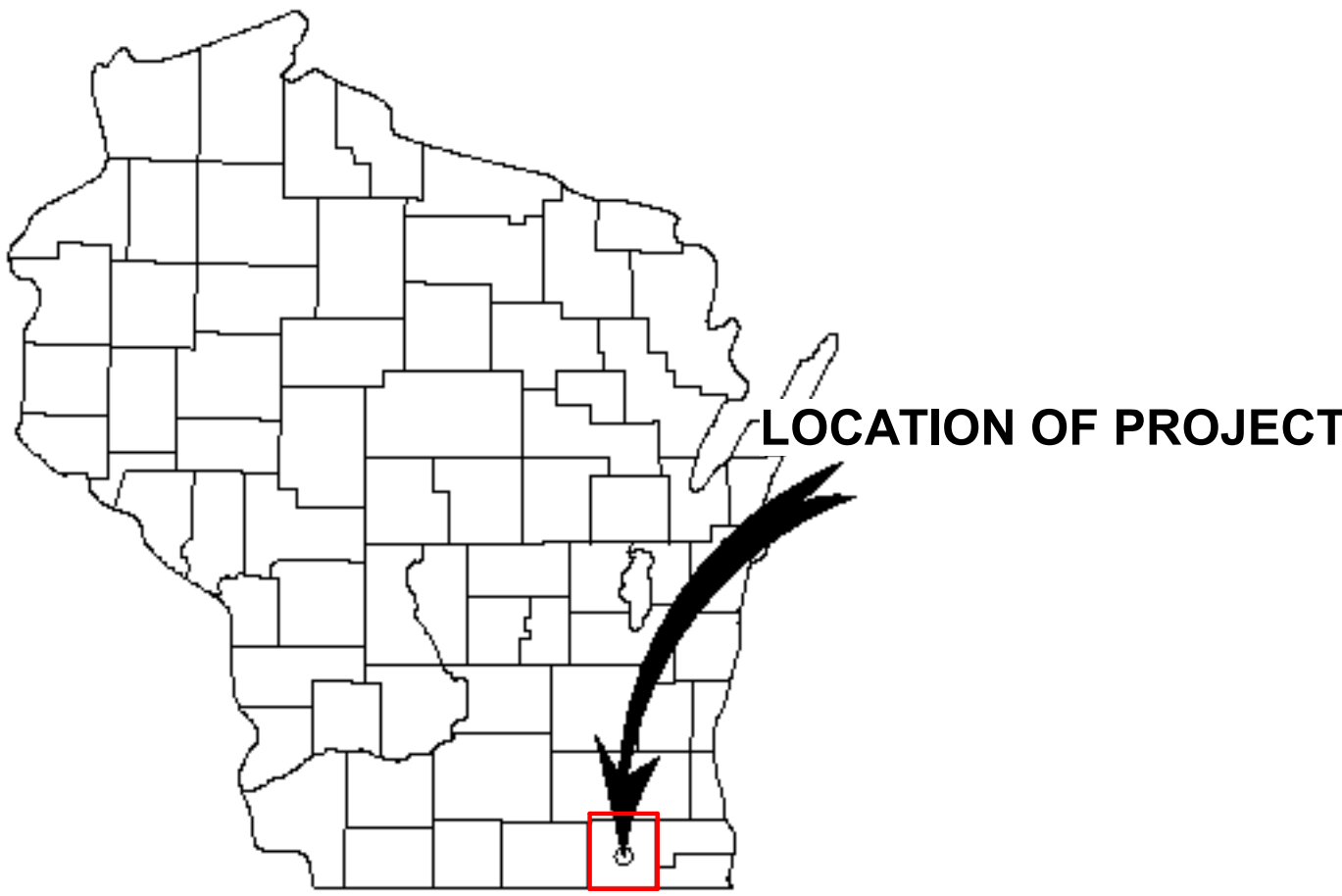
UTILITIES LEGEND:

● ——— PROPOSED STORM SEWER DRAIN PIPE
W/ FLANGED & RIP RAP
- - - - - EXISTING CULVERT
←—— 'C OF DITCH
- - - - - GAS UTILITY LINE
—— CA —— BURIED CABLE LINE
—— W —— WATER UTILITY LINE
—— A —— ELECTRICAL OVERHEAD UTILITY LINE
—— FO —— BURIED FIBER OPTIC UTILITY LINE
—— E —— BURIED ELECTRICAL UTILITY LINE
—— T —— TELEPHONE UTILITY LINE
——) —— SANITARY SEWER UTILITY LINE
- - - - - OIL LINE
⊙ ——— SOIL BORING LOCATION

PROJECT DESCRIPTION:
GROUND MOUNTED PRECAST CONCRETE WALL
ALLIANT ENEGRY GENEVA SUBSTATION IN LAKE GENEVA, WI

DESIGN LOADING:
WIND LOAD - 53 PSF MAX CORNER ZONE, 32 PSF TYPICAL WIND
EARTH RETENTION - 40 PRSF/FT
LIVE LOAD SURCHARGE - 80 PSF

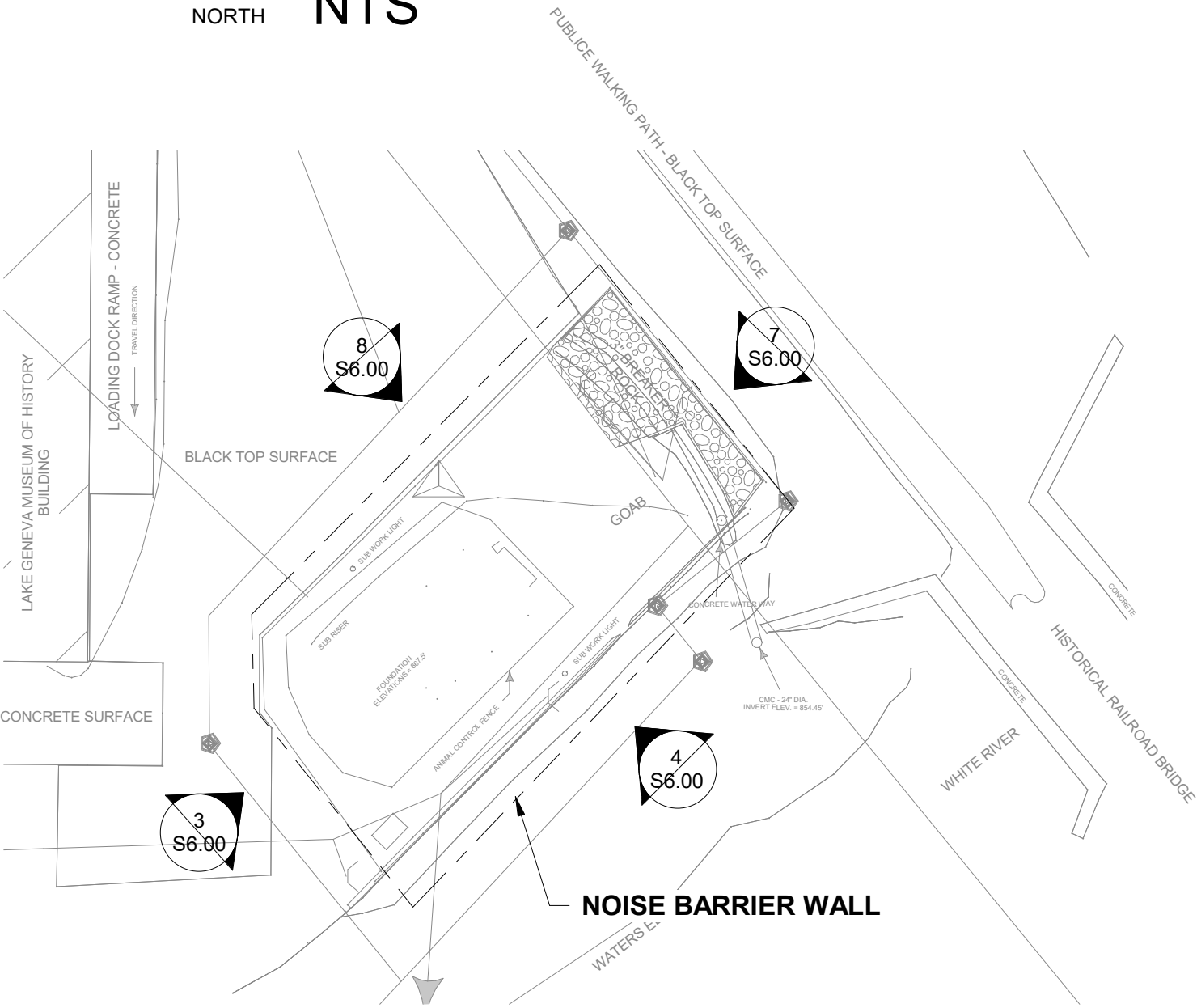
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LATITUDE: 42° 35' 32.9424" N
LONGITUDE: 88° 25' 51.0852" E



PROJECT LOCATION MAP
NTS



PROJECT KEY PLAN
NTS



CALL DIGGER'S HOTLINE: 811 OR 1-800-343-811
WITH THE FOLLOWING:
COUNTY: WALWORTH
CITY TOWNSHIP: LAKE GENEVA, WI

DRAWING INDEX			
DRAWING	TITLE	REV #	REV DATE
S1.00	COVER SHEET		
S2.00	GENERAL NOTE AND INSTALLATION DETAILS AND PROCEDURES		
S3.00	FOUNDATION & COLUMN DETAILS & SCHEDULE		
S3.01	SPECIAL COUMN DETAILS		
S4.00	PANEL DETAILS		
S4.01	PANEL SCHEDULE		
S5.00	TYPICAL WALL CROSS SECTION		
S6.00	NOISE BARRIER PLANS & ELEVATIONS		

COVER SHEET

DRAWING NO:
S1.00

1 OF 8

DRAWN BY:	SU	DATE:	12/4/2024
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Utility Concrete Products, LLC
2495 West Bungalow Rd.
Morris, IL 60450
815.416.0900 Fax: 815.416.1100
www.utilityconcrete.com

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LAKE GENEVA, WI



Larson
Engineering, Inc.
3333 N. Mayfair Road, Suite 211 Wauwatosa, WI 53222
414.231.9444 Fax: 920.482.5732 www.larsonengr.com

PROJ NO:31250016.000

No.	DATE:	DESCRIPTION
	XX/XX/XXXX	FOR APPROVAL

FOR REVIEW

GENERAL NOTES

- 1) FIELD TOLERANCE IS IN ACCORDANCE WITH "THE ERECTOR'S MANUAL - STANDARDS & GUIDELINES FOR THE ERECTION OF PRECAST CONCRETE PRODUCTS" PER SECTION 8.2 OF THE PCI MANUAL (CURRENT EDITION).
- 2) ERECTION TOLERANCES IN ACCORDANCE WITH "PCI RECOMMENDED PRACTICE FOR ERECTION OF PRECAST CONCRETE" & SECTION 8.3 OF THE PCI MANUAL (CURRENT EDITION).
- 3) ITEMS PROVIDED BY THE INSTALLATION CONTRACTOR:
- SHIMS
 - GROUT
 - STRUCTURAL CAULK***
 - NON-STRUTCURAL CAULK
 - DRILLED PIER REINFORCING BARS
- 4) ITEMS PROVIDED BY PRECAST SUPPLIER:
- PRECAST CONCRETE POSTS
 - PRECAST CONCRETE PANELS
 - ANCHOR BOLTS, NUTS, AND WASHERS
 - CONCRETE SHIMS
- 5) TEST CYLINDERS SHALL BE PREPARED FOR PANELS FORMED PER CONTRACT DOCUMENTS.
- 6) REPAIR OF PANELS IS PER MANUFACTURER'S SPECIFICATIONS.
- 7) THE MINIMUM REINFORCEMENT BAR COVER SHALL BE 3" FOR FOUNDATION CONCRETE AND 1 1/2" MIN FOR PRECAST CONCRETE PANELS & COLUMNS.
- 8) ALL REINFORCEMENT SHALL BE EPOXY COATED FOR PRECAST CONCRETE PANELS AND CONCRETE ABOVE GROUND SURFACE.
- 9) POSTS AND PANELS SHALL BE PLUMB TO WITHIN 1/2" OF VERTICAL FOR EVERY 15'-0" OF HEIGHT AND TO WITHIN 1" OF THE DESIGNED ALIGNMENT PER THE PROJECT SPECIAL PROVISIONS.
- 10) DRILLED SHAFT FOUNDATIONS SHALL BE PLACED WITHIN 1" OF THE DESIGNED ALIGNMENT PER THE PROJECT SPECIFICATIONS PROVISIONS.
- 11) ALL LIFTING INSERTS CAST INTO THE PANELS SHALL BE HOT DIPPED GALVANIZED & SHALL BE INSTALLED INTO THE TOP EDGE OF EACH PANEL AT QUARTER POINTS AS SHOWN IN STEP (5) OF DETAIL 1/S2.00.
- 12) FORMLINER ON EXTERIOR FACE OF PANEL SHALL BE 1/4" RELIEF BRICK PATTERN (CUSTOMROCK # 12034)
- 13) PRECAST COLUMNS SHALL HAVE A SMOOTH SURFACE FINISH.

MATERIAL SPECIFICATIONS

- 1) PRECAST CONCRETE (SECURITY WALL, GROUND MOUNTED)
- CLASS PC (AND PRECAST CONCRETE COLUMNS)
- f_c = 6,000 PSI @ 28 DAYS
 f_c = 4,200 PSI @ SHIPPING
DENSITY = 150 PCF
- 2) GROUT (BY OTHERS)
- GROUT STRENGTH: 6,000 PSI @ 28 DAYS
4,000 PSI @ 3 DAYS
- (DO NOT ALLOW GROUT TO FREEZE PRIOR TO REACHING 5,000 PSI)
- 3) CONCRETE PANELS FOR SECURITY WALL SYSTEM SHALL BE STAINED PER THE APPROVED CONCRETE SAMPLE.
- 4) CAISSON CONCRETE: f_c = 4500 PSI, MIN. @ 28 DAYS.
- 5) STEEL PLATES: ASTM A572 GRADE 50 KSI. ALL STEEL SHALL BE GALVANIZED ACCORDING TO ASTM 385.**
- 6) ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 105 HEAVY HEX
- HEAD ANCHORS. HEAVY HEX NUTS AND STANDARD NUTS SHALL BE
- ASTM A563. WASHERS SHALL BE ASTM F436.**
- 7) WELDED WIRE FABRIC: ASTM A497, F_y = 70 KSI MIN, EPOXY COATED
- 8) LIFTING INSERTS: LIFTING INSERT SHALL HAVE A SAFETY FACTOR OF 4:1.
- 9) SHIMS: VERSA-A-SHIM HIGH IMPACT PLASTIC SHIMS PER ASTM D792 & ASTM D695 (4"x4" AREA)
- 10) NON-STRUCTURAL CAULK SEALANT: SIKAFLEX 15 LM PER MANUFACTURERS STANDARDS OR EQUIVALENT.
- 11) REINFORCING STEEL:
- PRECAST CONC PNL'S=ASTM A706,GR60 F_y =60,000 PSI & COLUMNS (EPOXY COATED)
- CAISSON FOUNDATIONS = ASTM A615, F_y =60,000 PSI (BLACK BAR)

INSTALLATION

NOTE:

1) THESE DRAWINGS HAVE BEEN PREPARED FOR THE FABRICATION OF THE PRECAST SECURITY WALL AND PROVIDE GENERAL INSTALLATION SEQUENCE AND PROCEDURES FOR THE CONTRACTOR. THE CONTRACTOR SHALL RETAIN SOLE RESPONSIBILITY FOR THE MEANS, METHODS, AND TECHNIQUES OF CONSTRUCTION OF THE ENVIRONMENTAL BARRIER WALL FOR COMPLIANCE WITH LAWS, REGULATIONS, AND CODES, AND FOR THE SAFETY OF CONSTRUCTION APPLICABLE TO THIS WORK.

DRILLED CAISSON SHAFT INSTALLATION

- 1) AUGER HOLE TO REQUIRED DEPTHS. SEE PRECAST CONCRETE SECURITY WALL PLAN AND ELEVATIONS FOR PIER LOCATIONS. DEWATER AS NECESSARY.
- 2) SET REINFORCEMENT CAGE IN HOLE AND PLACE CONCRETE IN AUGURED HOLE TO THE DEPTH AND ELEVATIONS SPECIFIED ON PLAN AND ELEVATION SHEETS AND FOOTING DETAILS OF THESE PRECAST SHOP DRAWINGS. SET ANCHOR BOLTS.

PANEL INSTALLATION

- 1) PRESET PRECAST COLUMNS TO THE NECESSARY ELEVATION TO OBTAIN TOP OF ELEVATIONS SPECIFIED ON THE PLAN AND ELEVATION DRAWINGS. SEE 3/S2.00 FOR SHIM DETAILS.
- 2) ERECT PRECAST PANEL ON THE SHIMS AND INTO SLOT PROVIDED IN PRECAST COLUMN. SEE COLUMN DETAILS ON SHEET S3.00.

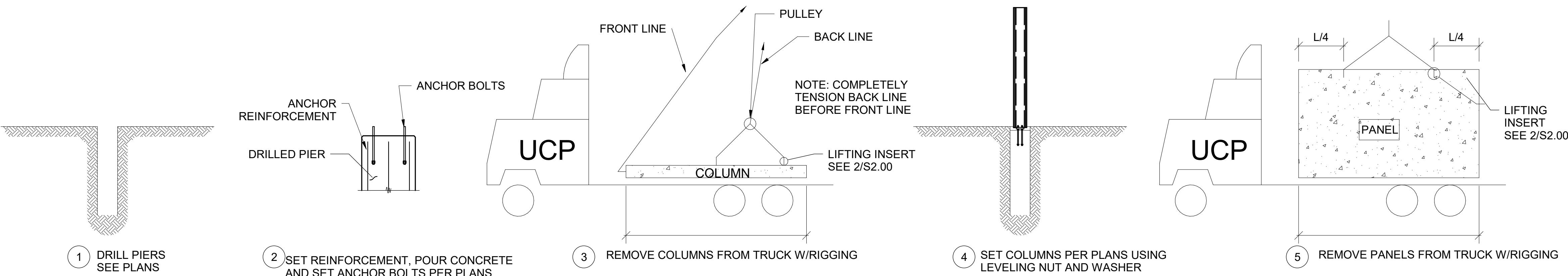
DRILLED PIERS

- 1) PIER DESIGN IS BASED UPON SOIL TYPES AND PROPERTIES AS SPECIFIED IN THE GESTRA SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING PROJECT NO. 24027-10 DATED 3/21/2024. IF SOIL CONDITIONS IN FIELD DEViate FROM THESE DIRECTIONS, THE CONTRACTOR SHALL CONTACT LARSON ENGINEERING, INC PRIOR TO CONTRACTOR COMPLETING THE PIER.
- 2) ALL EXCAVATIONS SHALL BE INSPECTED BY THE ENGINEER PRIOR TO CONCRETE PLACEMENT TO VERIFY SUITABLE BEARING MATERIAL OF CAPACITY AS PRESCRIBED IN THE CONTRACT PLANS. THE ENGINEER SHALL NOTIFY LARSON ENGINEERING, INC WHEN ADDITIONAL EXCAVATION IS REQUIRED TO MEET SUITABLE BEARING MATERIAL.
- 3) ALL EXCAVATIONS SHALL BE INSPECTED TO VERIFY STRAIGHTNESS OF THE HOLE PRIOR TO CONCRETE PLACEMENT.

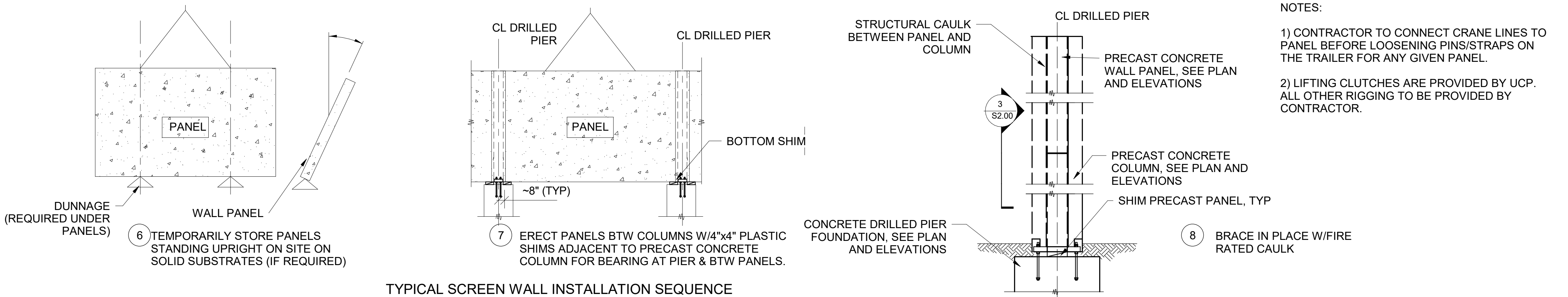
*IF USED IN PLACE OF #3 TEMP/SHRINKAGE EPOXY COATED REINFORCEMENT

**STEEL PLATES AND MISCELLANEOUS STEEL EXPOSED TO WEATHERING SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A 123

***IN LIEU OF STRUCTURAL CAULK, SHIMS HELD IN WITH NON-STRUCTURAL CAULK, MAY BE USED. SHIMS SHALL BE A MINIMUM OF 1" WIDE x 4" LONG WITH A THICKNESS EQUAL TO THE WIDTH OF THE JOINT.

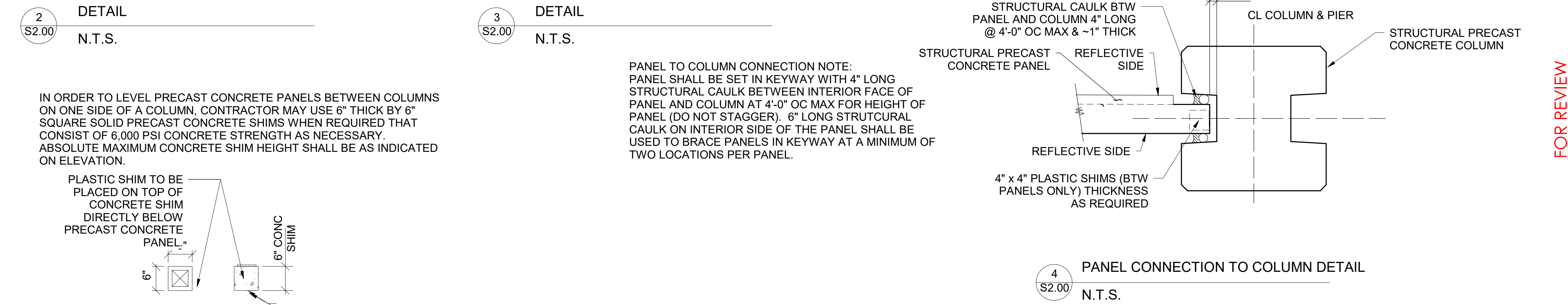
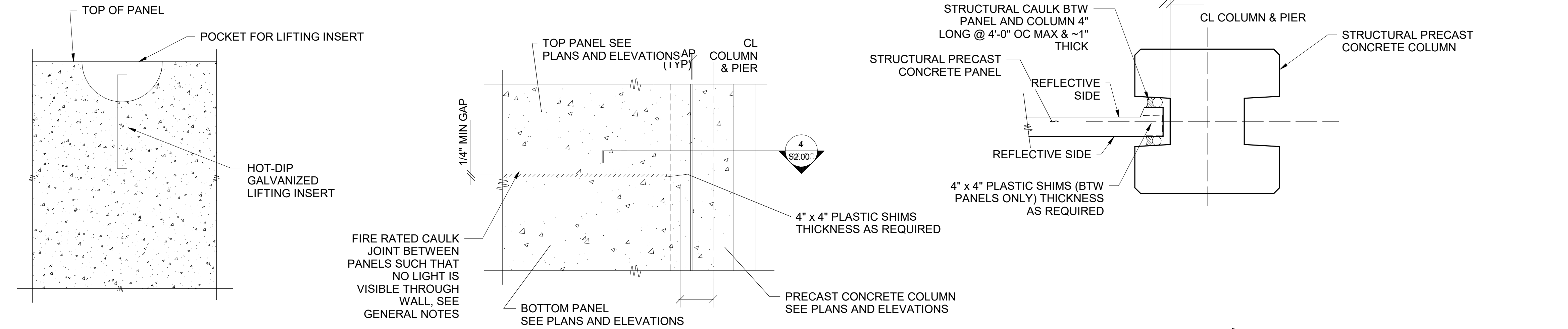


- NOTES:
- 1) CONTRACTOR TO CONNECT CRANE LINES TO PANEL BEFORE LOOSENING PINS/STRAPS ON THE TRAILER FOR ANY GIVEN PANEL.
- 2) LIFTING CLUTCHES ARE PROVIDED BY UCP. ALL OTHER RIGGING TO BE PROVIDED BY CONTRACTOR.



TYPICAL SCREEN WALL INSTALLATION SEQUENCE & PROCEDURES

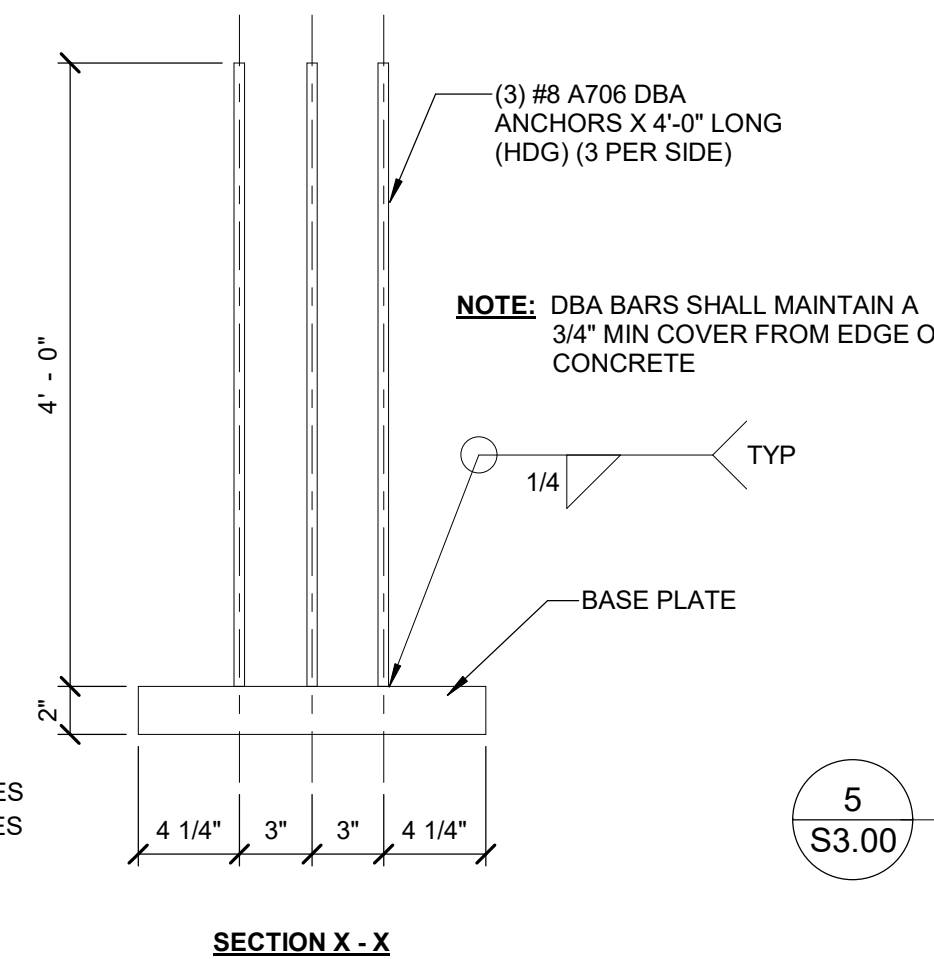
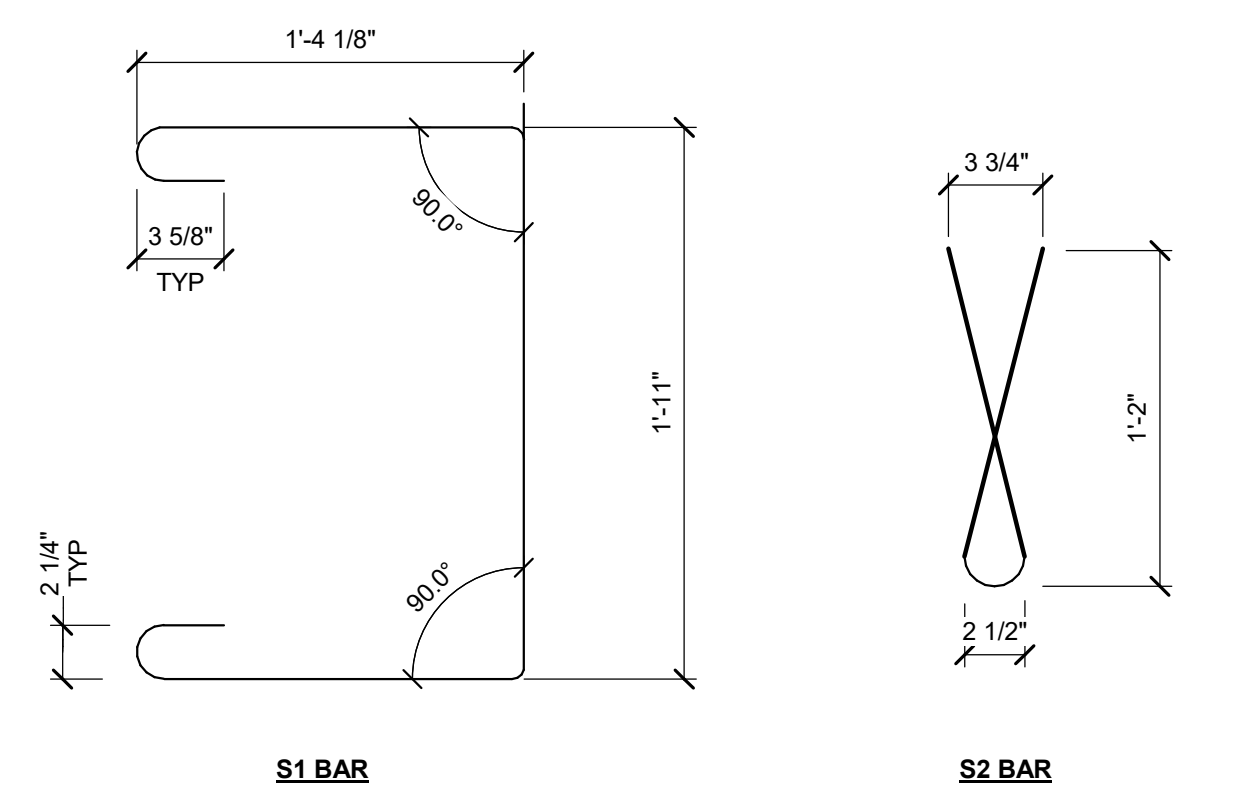
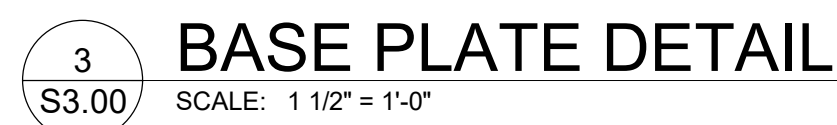
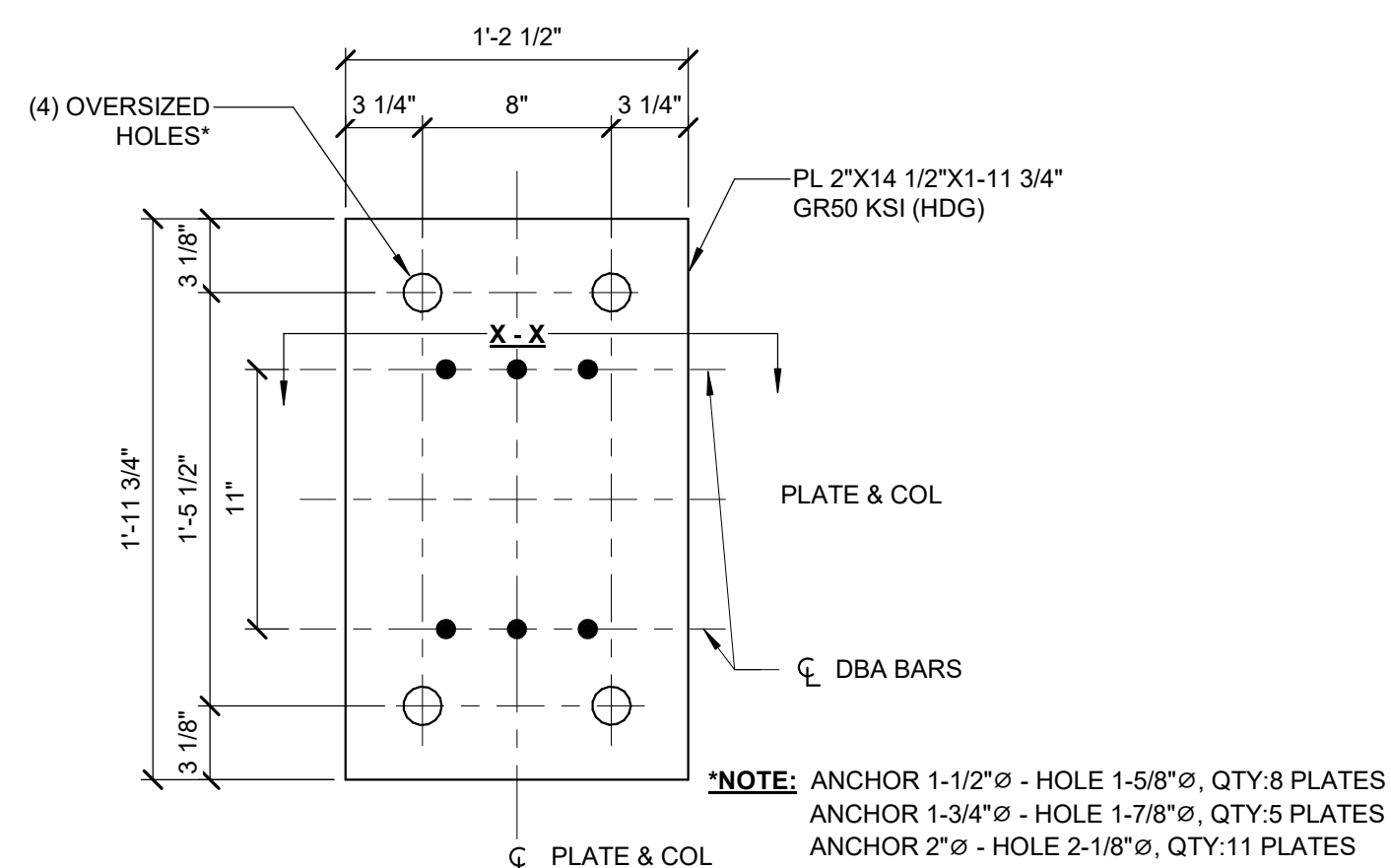
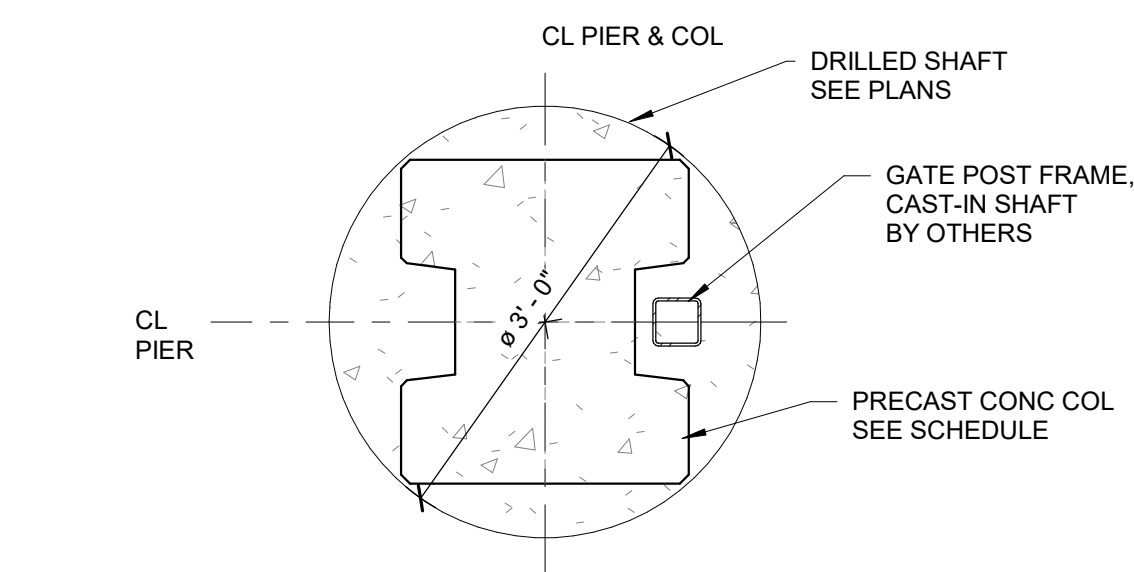
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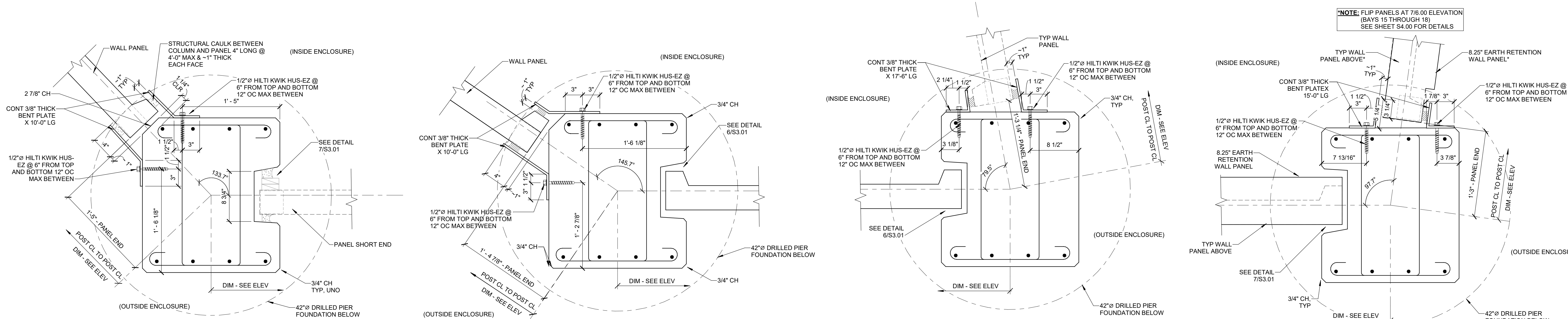


GENERAL NOTE AND INSTALLATION DETAILS AND PROCEDURES

DRAWN BY:	SU	DATE:	12/4/2024	 Utility Concrete Products, LLC 2495 West Bungalow Rd. Morris, IL 60450 815.416.0900 Fax: 815.416.1100 www.utilityconcrete.com	ALLIANT ENERGY LAKE GENEVA PERIMETER WALL LAKE GENEVA, WI	 3333 N. Mayfair Road, Suite 211 Wauwatosa, WI 53222 414.231.9444 Fax: 920.482.5732 www.larsonengr.com	PROJ NO:31250016.000	No.	DATE: XX/XX/XXXX	DESCRIPTION FOR APPROVAL	DRAWING NO: S2.00 2 OF 8
CHECKED BY:	CAR	SCALE:	1/8" = 1'-0"								

FOR REVIEW



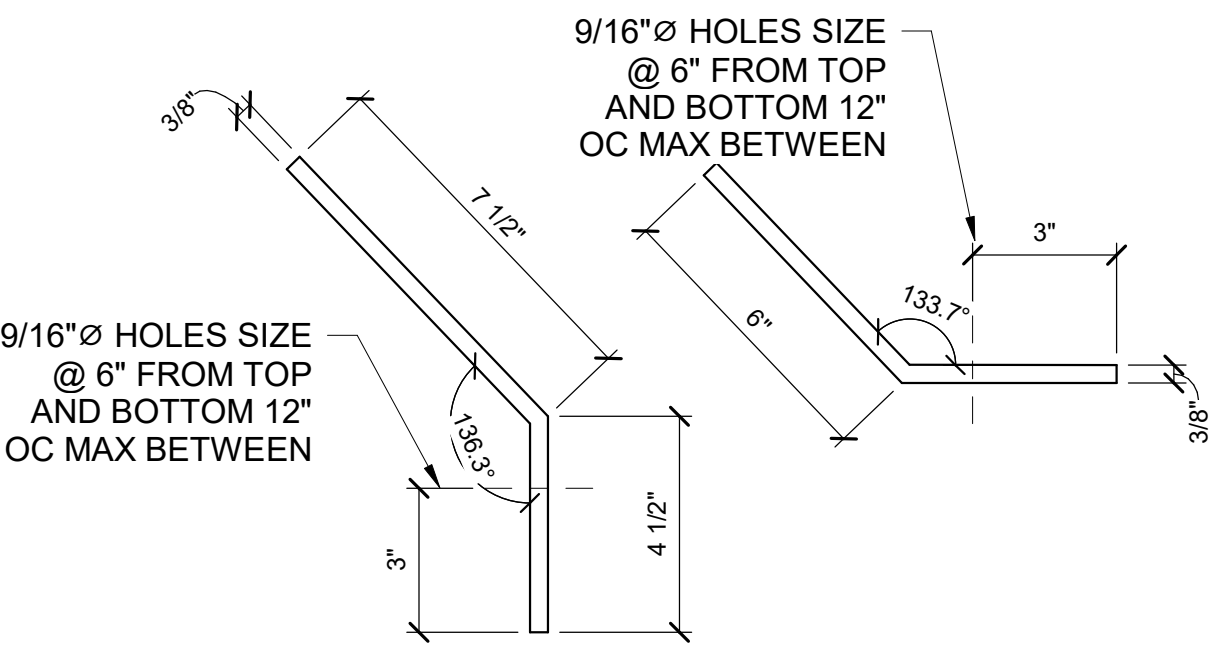
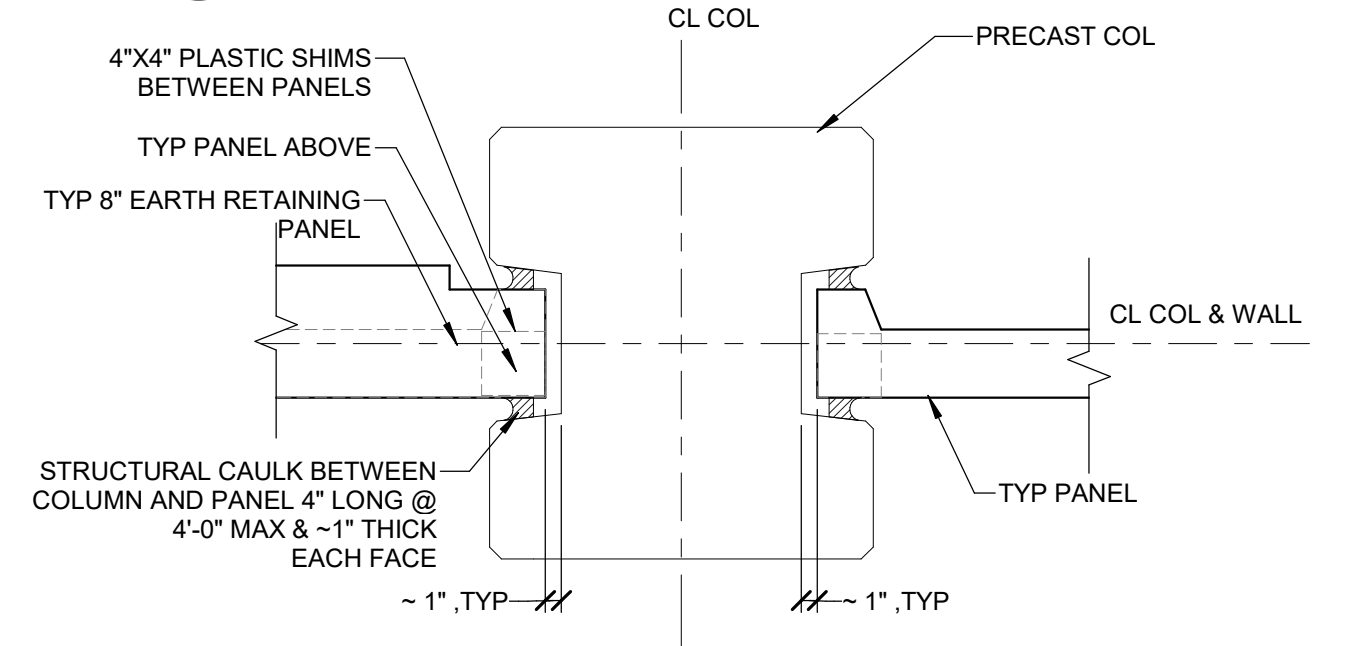
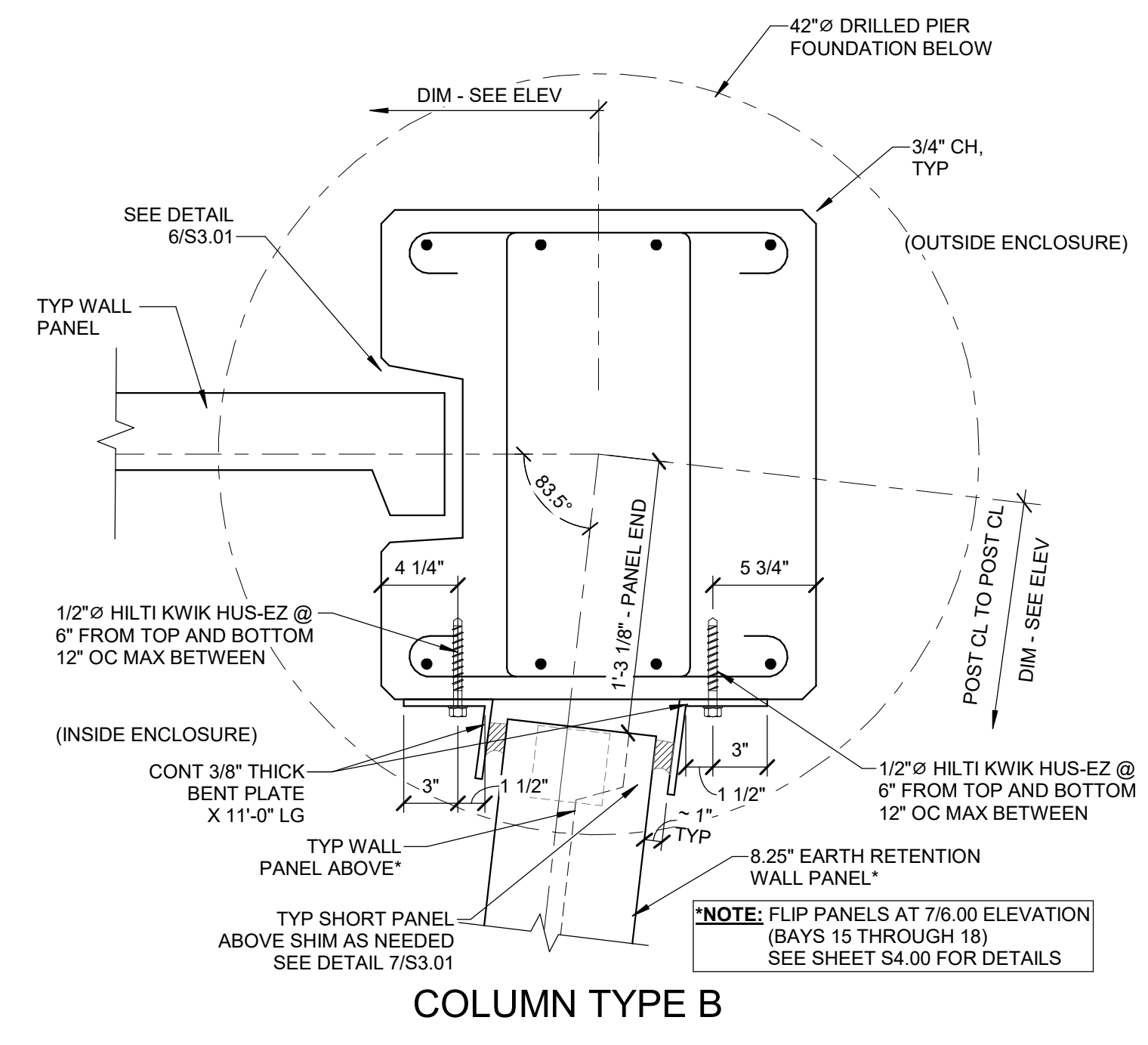


1 PIER P1 DETAIL
SCALE: 1 1/2" = 1'-0"

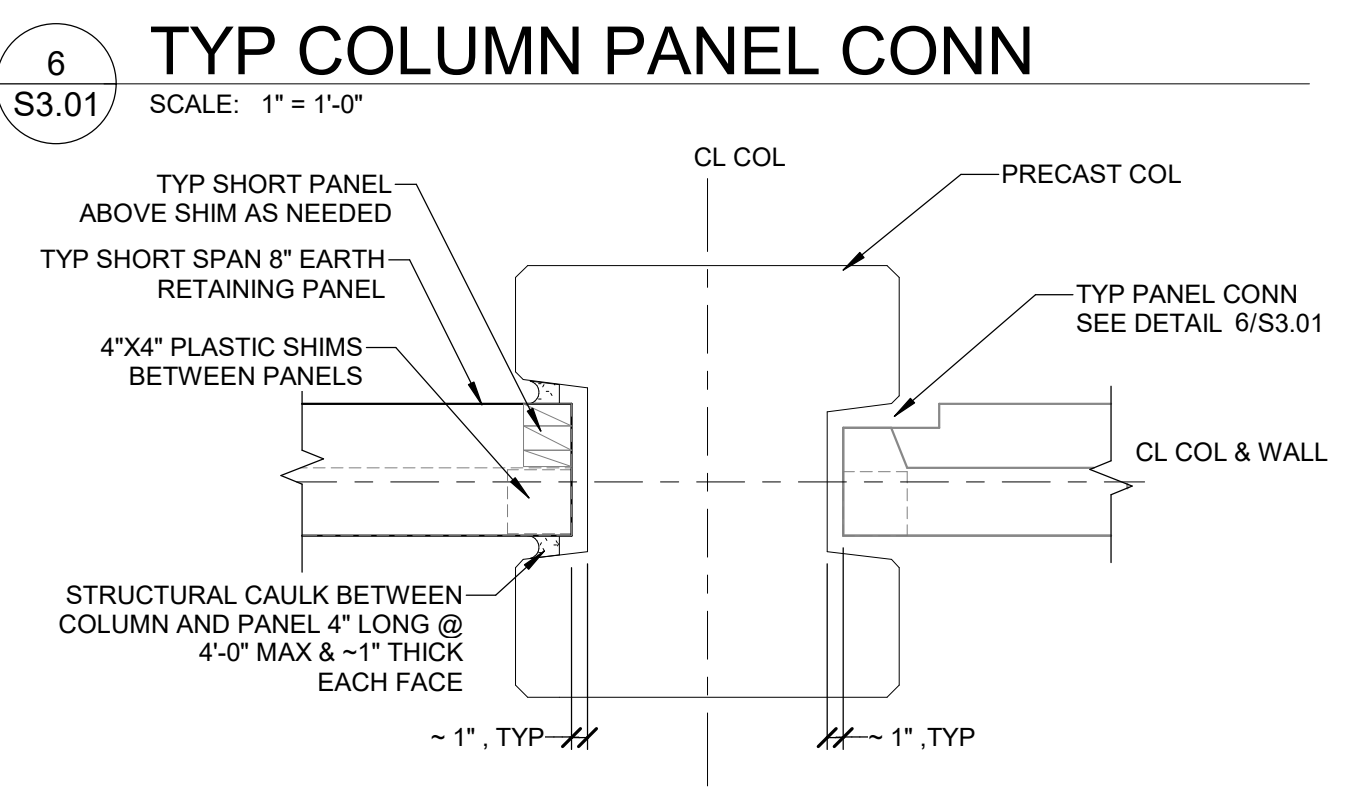
2 PIER P2 DETAIL
SCALE: 1 1/2" = 1'-0"

3 PIER P6 DETAIL
SCALE: 1 1/2" = 1'-0"

4 PIER P15 DETAIL
SCALE: 1 1/2" = 1'-0"

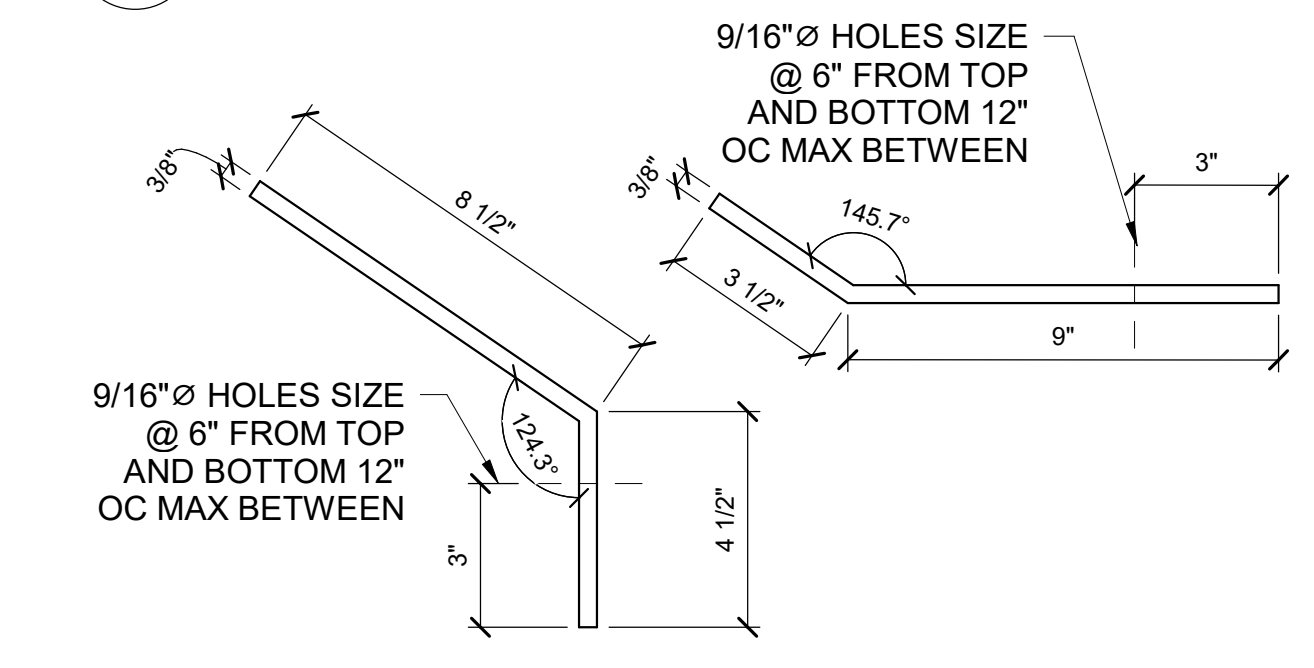


8 PIER P1 BENT PLATES
SCALE: 3" = 1'-0"

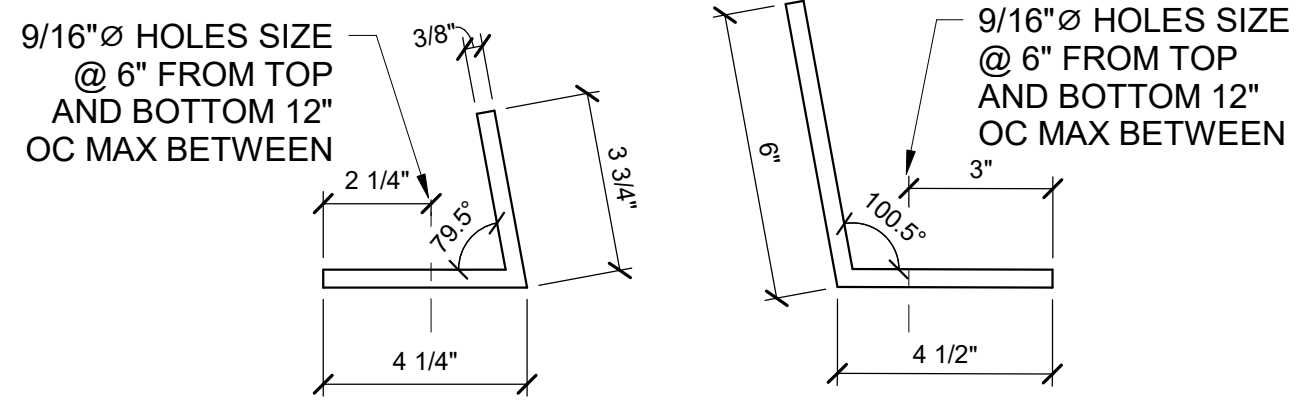


5 PIER P19 DETAIL
SCALE: 1 1/2" = 1'-0"

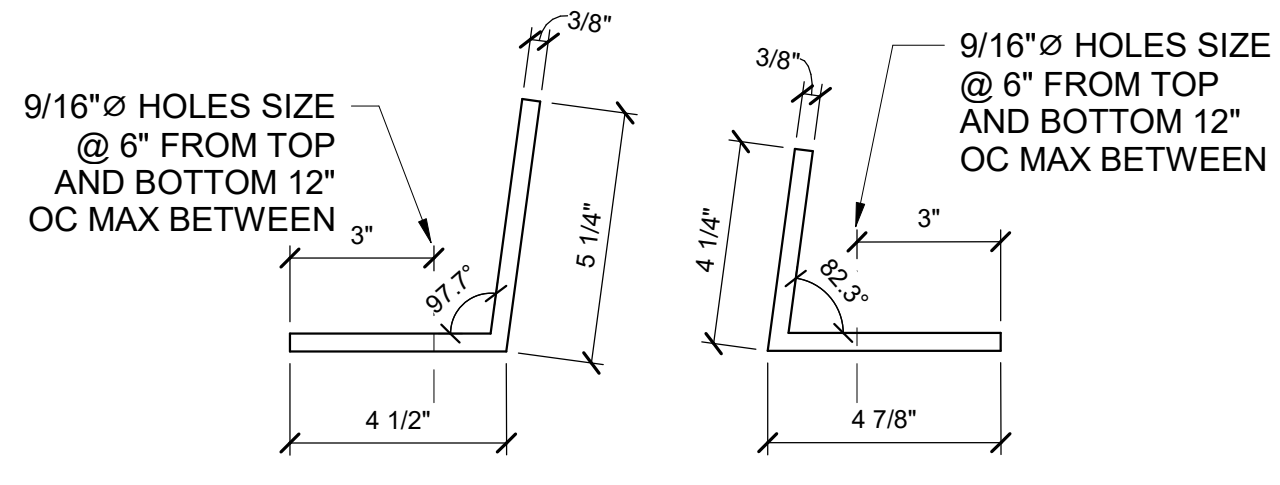
7 TYP SHORT SPAN COL PANEL CONN
SCALE: 1" = 1'-0"



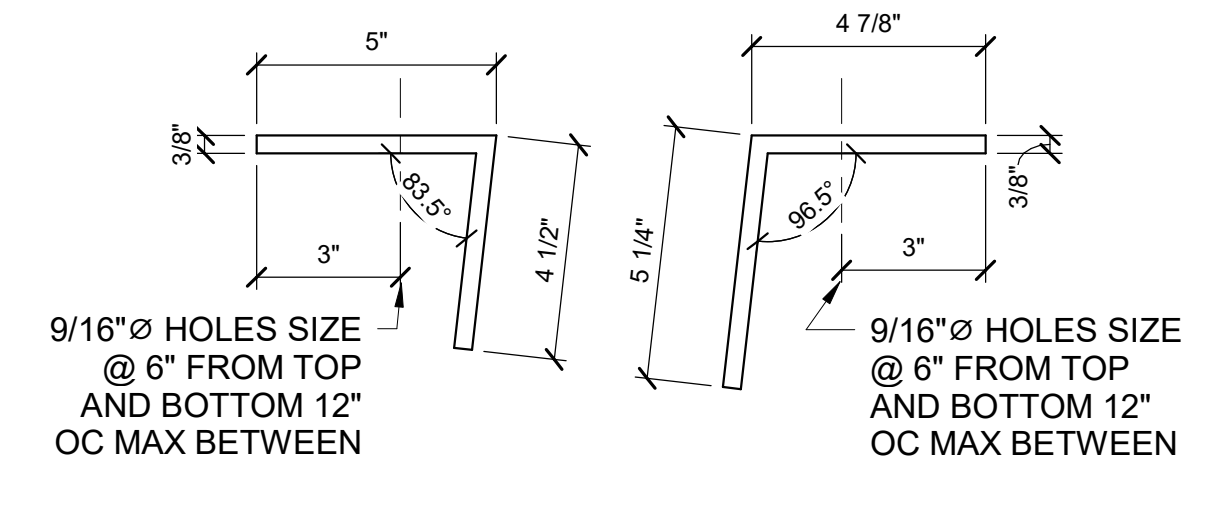
9 PIER P2 BENT PLATES
SCALE: 3" = 1'-0"



10 PIER P6 BENT PLATES
SCALE: 3" = 1'-0"



11 PIER P15 BENT PLATE
SCALE: 3" = 1'-0"



12 PIER P19 BENT PLATE
SCALE: 3" = 1'-0"

COLUMN SCHEDULE						
Mark	COLUMN TYPE	Steel Column Length	Count	Col Weight Per Col	Comments	BASE PLATE
P1	TYPE C	10' - 0"	1		SEE DETAIL 1/S3.01	1 1/2" DIA ANCHOR W/2" BP
P2	TYPE C	10' - 0"	1		SEE DETAIL 2/S3.01	1 1/2" DIA ANCHOR W/2" BP
P3	TYPE A	11' - 0 1/4"	1		SEE DETAIL 2/S3.00	1 1/2" DIA ANCHOR W/2" BP
P4	TYPE A	13' - 0 1/4"	1		SEE DETAIL 2/S3.00	1 3/4" DIA ANCHOR W/2" BP
P5	TYPE A	17' - 0 1/4"	1		SEE DETAIL 2/S3.00	2" DIA ANCHOR W/2" BP
P6	TYPE B	17' - 6 1/4"	1		SEE DETAIL 3/S3.01	2" DIA ANCHOR W/2" BP
P7	TYPE A	17' - 6 1/4"	1		SEE DETAIL 2/S3.00	2" DIA ANCHOR W/2" BP
P8	TYPE A	17' - 6 1/4"	1		SEE DETAIL 2/S3.00	2" DIA ANCHOR W/2" BP
P9	TYPE A	17' - 0 1/4"	1		SEE DETAIL 2/S3.00	2" DIA ANCHOR W/2" BP
P10	TYPE A	16' - 6 1/4"	1		SEE DETAIL 2/S3.00	2" DIA ANCHOR W/2" BP
P11	TYPE D	16' - 0 1/4"	1		SEE DETAIL 2/S3.00	2" DIA ANCHOR W/2" BP
P12	TYPE A	16' - 6 1/4"	1		SEE DETAIL 2/S3.00	2" DIA ANCHOR W/2" BP
P13	TYPE A	16' - 6 1/4"	1		SEE DETAIL 2/S3.00	2" DIA ANCHOR W/2" BP
P14	TYPE D	16' - 6 1/4"	1		SEE DETAIL 2/S3.00	2" DIA ANCHOR W/2" BP
P15	TYPE E	15' - 0 1/4"	1		SEE DETAIL 4/S3.01	2" DIA ANCHOR W/2" BP
P16	TYPE D	12' - 0 1/4"	1		SEE DETAIL 2/S3.00	1 3/4" DIA ANCHOR W/2" BP
P17	TYPE D	11' - 0 1/4"	1		SEE DETAIL 2/S3.00	1 3/4" DIA ANCHOR W/2" BP
P18	TYPE D	11' - 0 1/4"	1		SEE DETAIL 2/S3.00	1 3/4" DIA ANCHOR W/2" BP
P19	TYPE B	11' - 0 1/4"	1		SEE DETAIL 5/S3.01	1 3/4" DIA ANCHOR W/2" BP
P20	TYPE A	10' - 0"	1		SEE DETAIL 2/S3.00	1 1/2" DIA ANCHOR W/2" BP
P21	TYPE A	10' - 0"	1		SEE DETAIL 2/S3.00	1 1/2" DIA ANCHOR W/2" BP
P22	TYPE A	10' - 0"	1		SEE DETAIL 2/S3.00	1 1/2" DIA ANCHOR W/2" BP
P23	TYPE A	10' - 0"	1		SEE DETAIL 2/S3.00	1 1/2" DIA ANCHOR W/2" BP
P24	TYPE A	10' - 0"	1		SEE DETAIL 2/S3.00	1 1/2" DIA ANCHOR W/2" BP
Grand total			24			

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DATE: 12/4/2024

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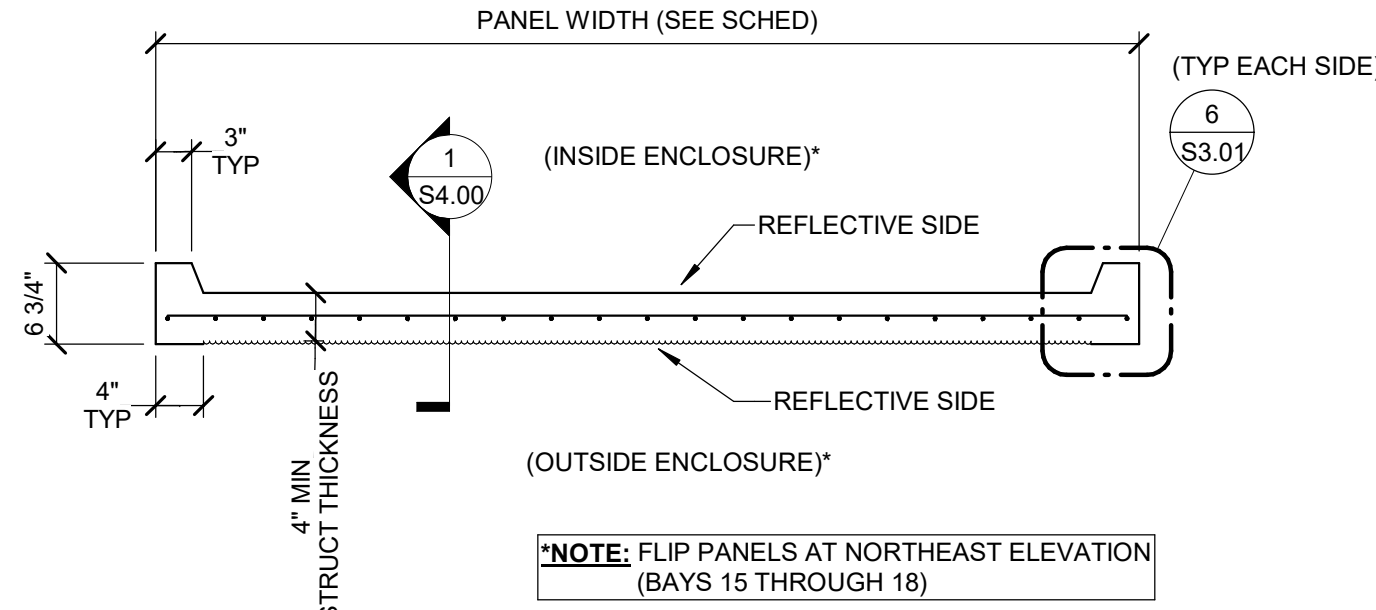
No.	DATE: XX/XX/XXXX	DESCRIPTION FOR APPROVAL

DRAWING NO: S3.01
9 OF 8

SPECIAL COUMN DETAILS

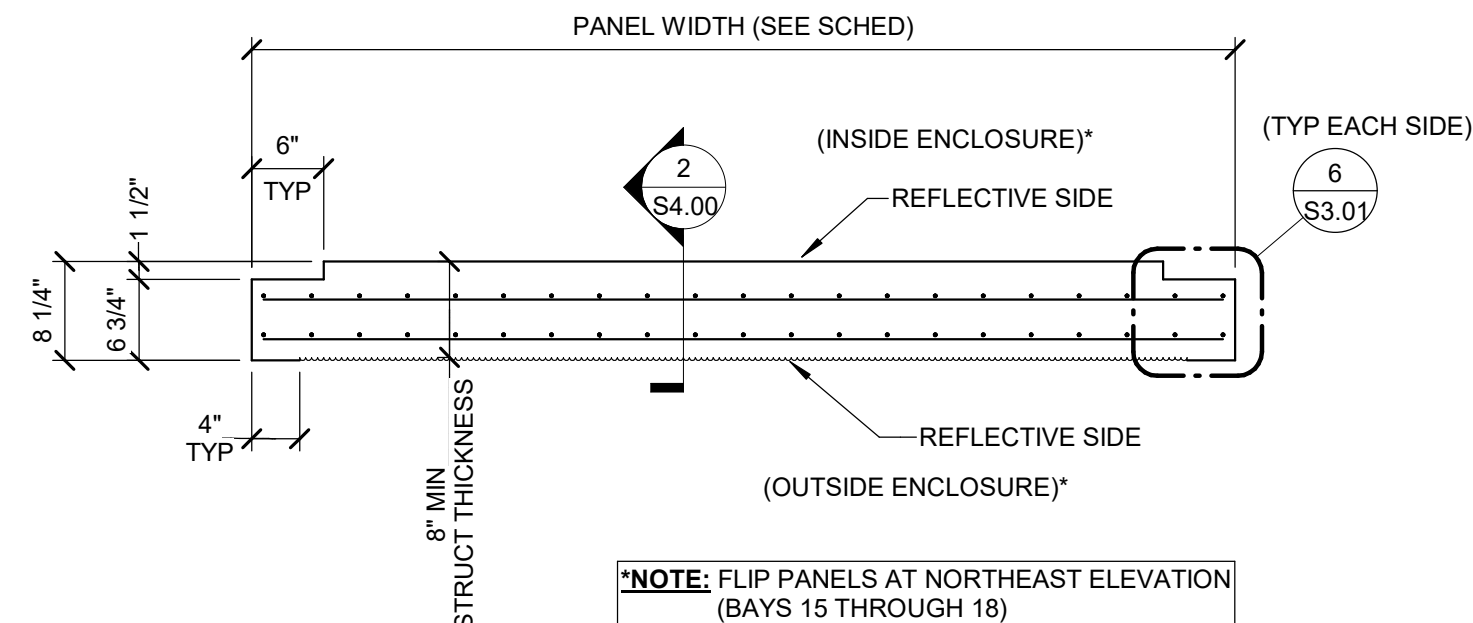
FOR REVIEW

Page 80 of 169



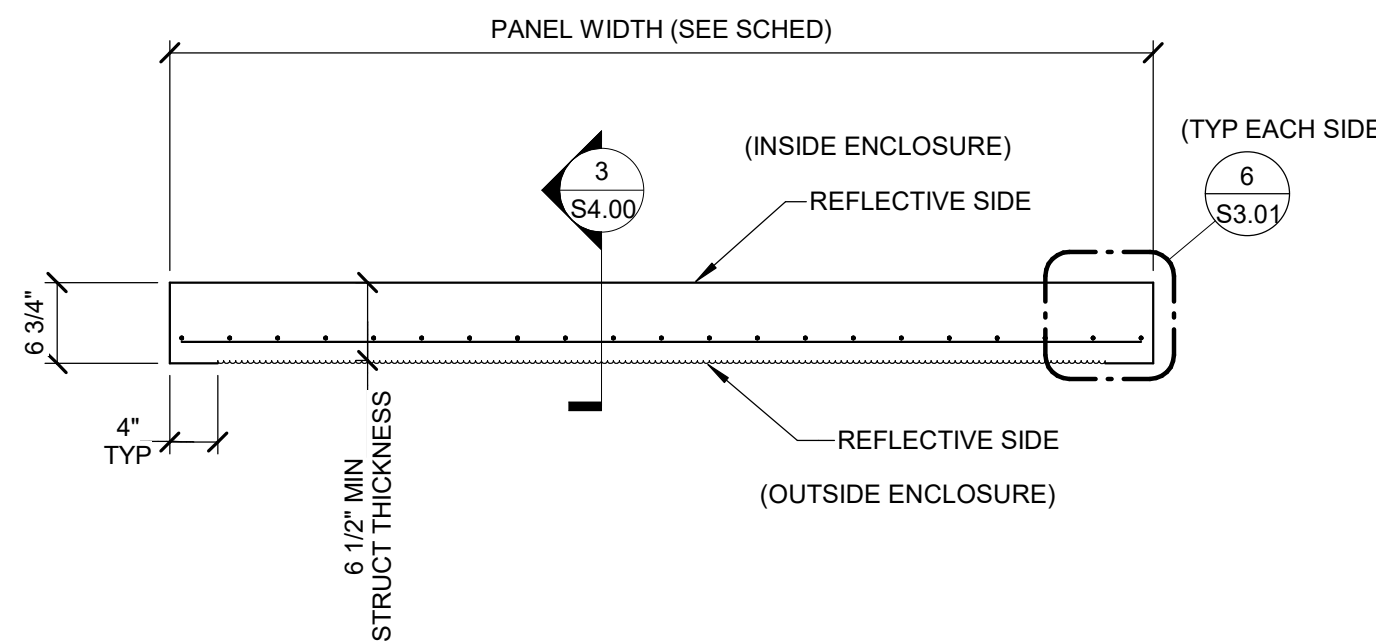
A TYP PLAN VIEW THRU PANEL

S4.00 SCALE: 3/4" = 1'-0"



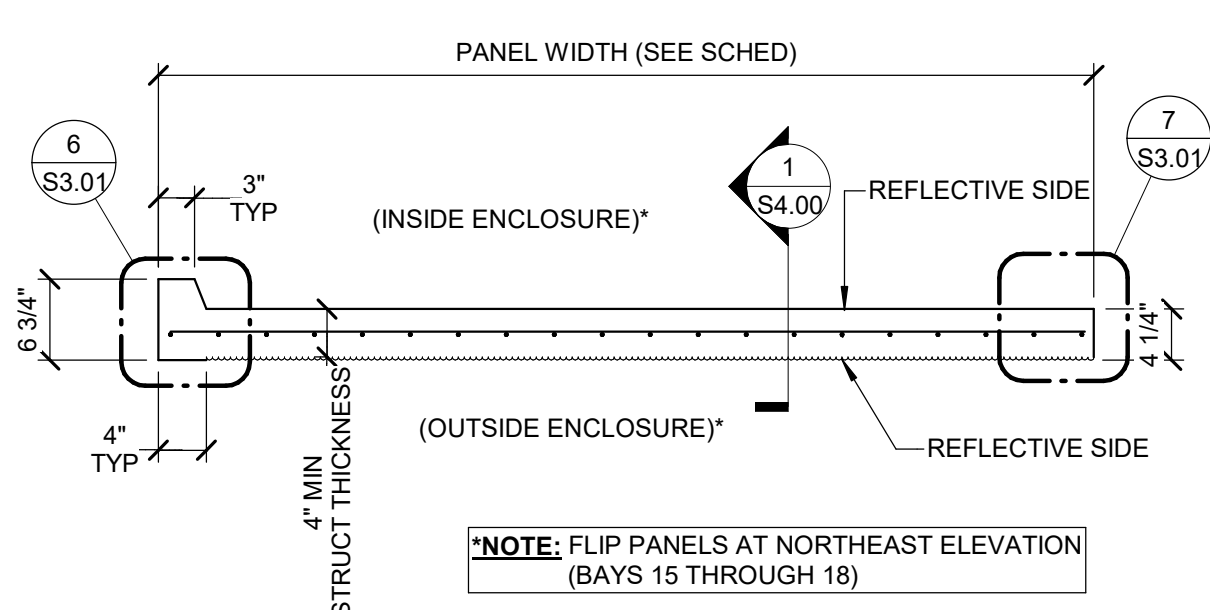
C TYP PLAN VIEW THRU 8" RETAINING PANEL

S4.00 SCALE: 3/4" = 1'-0"



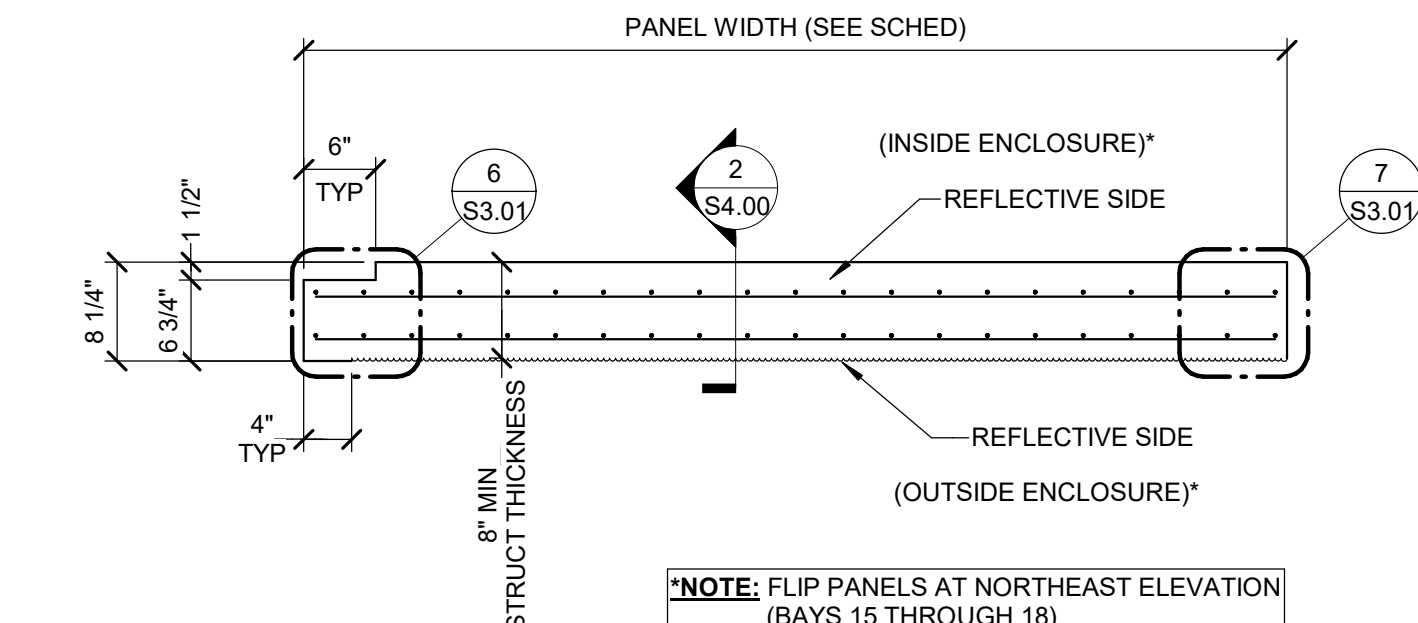
E TYP PLAN VIEW THRU 6 1/2" RETAINING PANEL

S4.00 SCALE: 3/4" = 1'-0"



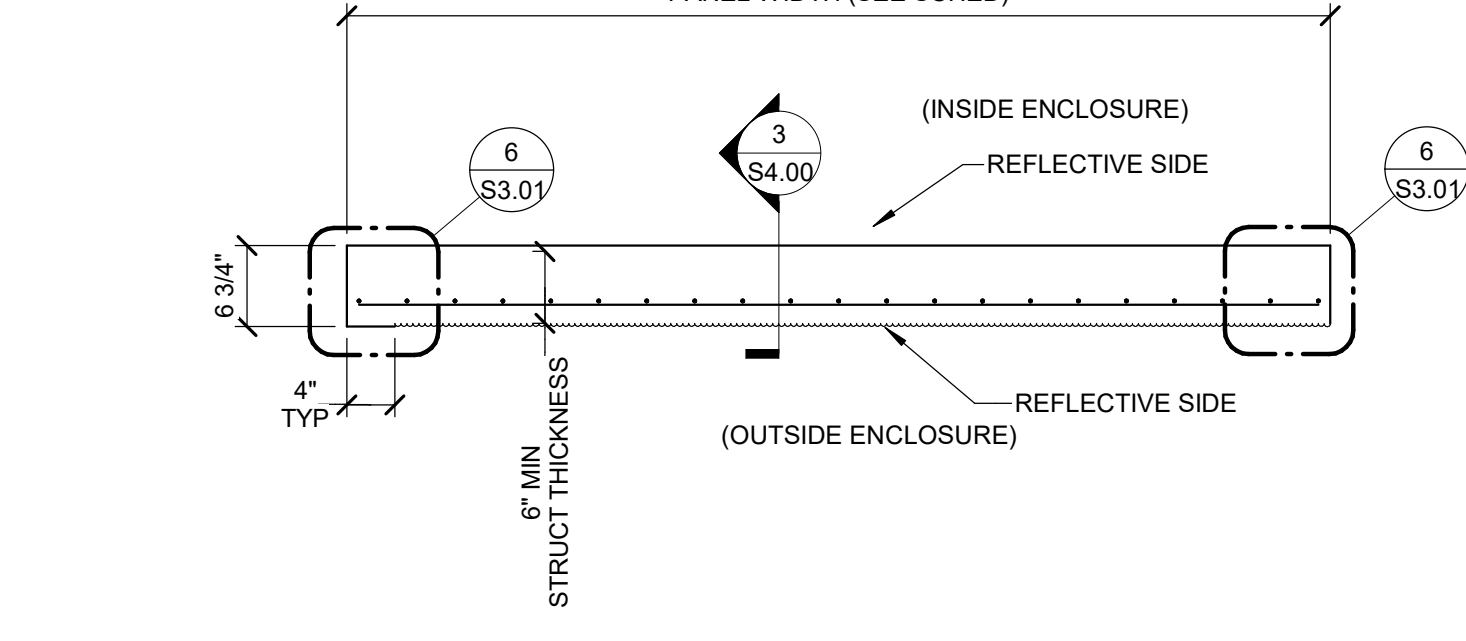
B TYP PLAN VIEW THRU SHORT SPAN PANEL

S4.00 SCALE: 3/4" = 1'-0"



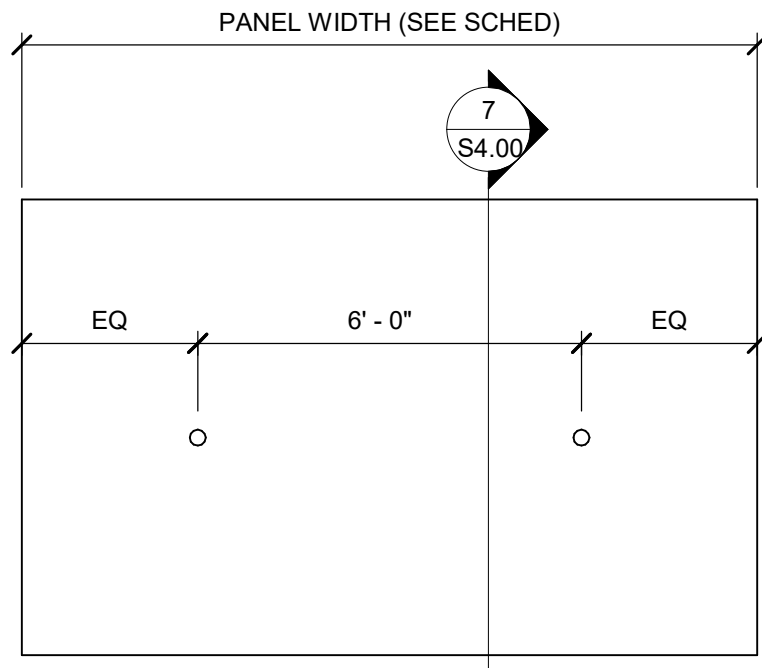
D TYP PLAN VIEW THRU 8" RETAINING SHORT SPAN

S4.00 SCALE: 3/4" = 1'-0"



F TYP PLAN VIEW THRU 6 1/2" RETAINING SHORT SPAN

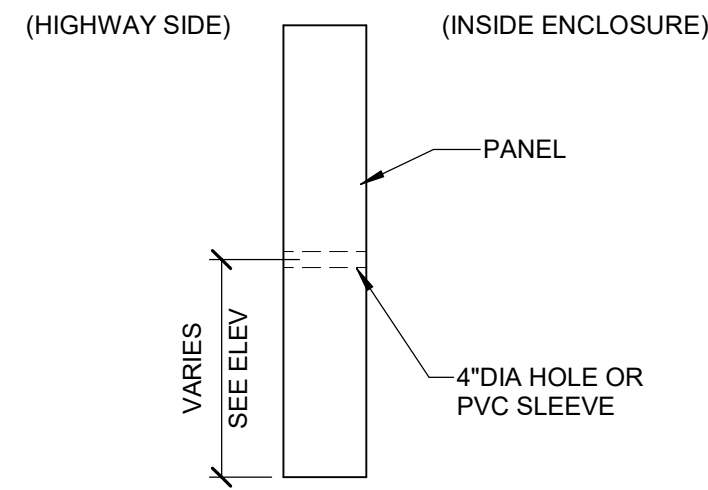
S4.00 SCALE: 3/4" = 1'-0"



6 BOT PANEL DRAIN HOLES

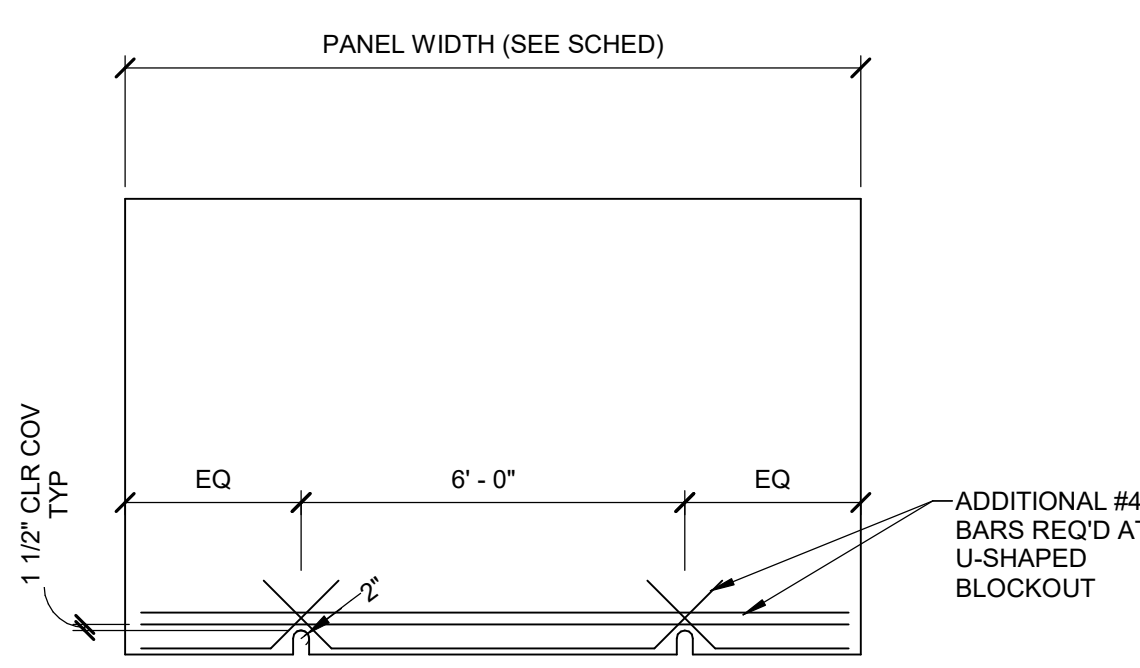
S4.00 SCALE: 1/4" = 1'-0"

NOTE: DIMENSIONS ARE TO THE CENTER OF HOLE



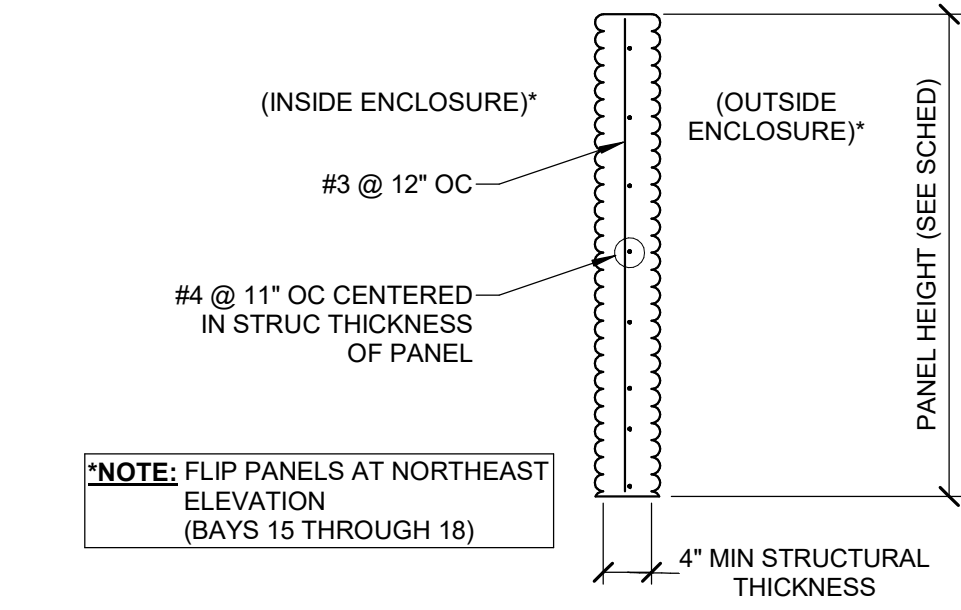
7 BOT PANEL SECTION W/DRAIN HOLE

S4.00 SCALE: 1/4" = 1'-0"



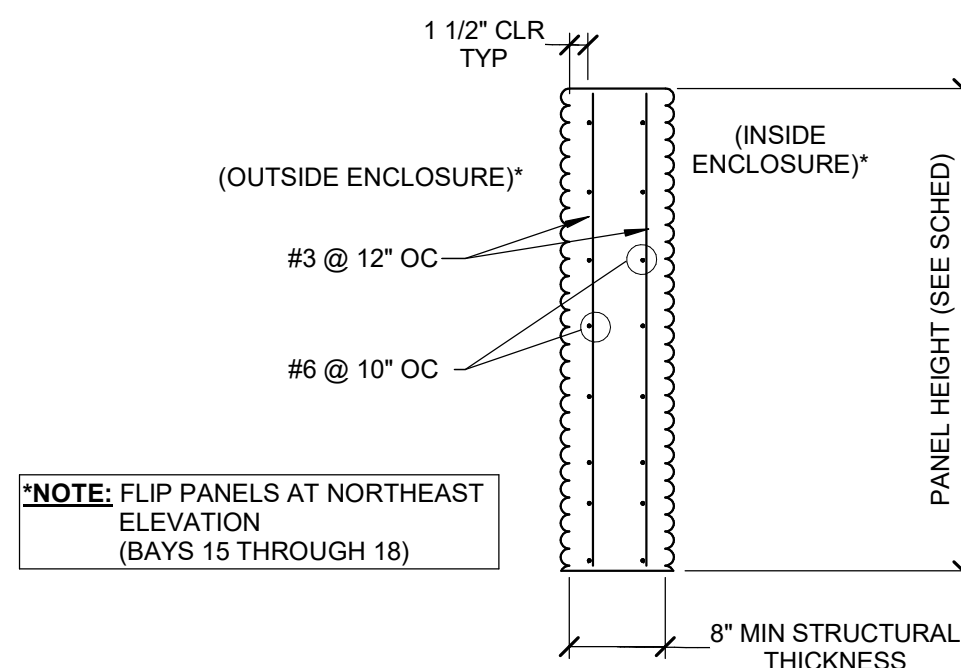
5 TOP PANEL DRAIN HOLES

S4.00 SCALE: 1/4" = 1'-0"



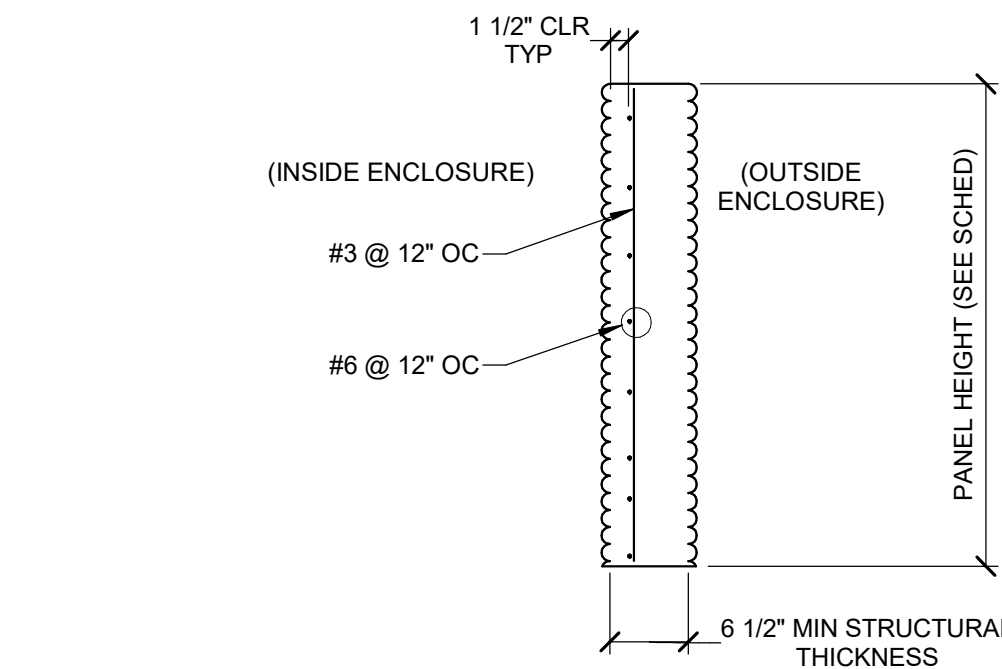
1 TYP SEC THRU REF/REF 4" PNL

S4.00 SCALE: 3/4" = 1'-0"



2 TYP SEC THRU REF/REF 8" PNL

S4.00 SCALE: 3/4" = 1'-0"



3 TYP SEC THRU REF/REF 6 1/2" PNL

S4.00 SCALE: 3/4" = 1'-0"

Pattern #12034 New Brick (Round Joint)

customrock
FORMLINER

General Information:
Elastomeric formliners are high end liners that capture pattern details with precision. They couple strength with excellent pattern reproduction. The embedded plywood allows ease of handling and installation for cast in place and precast form systems. They have a multiple reuse factor, subject to pattern configuration and proper handling.

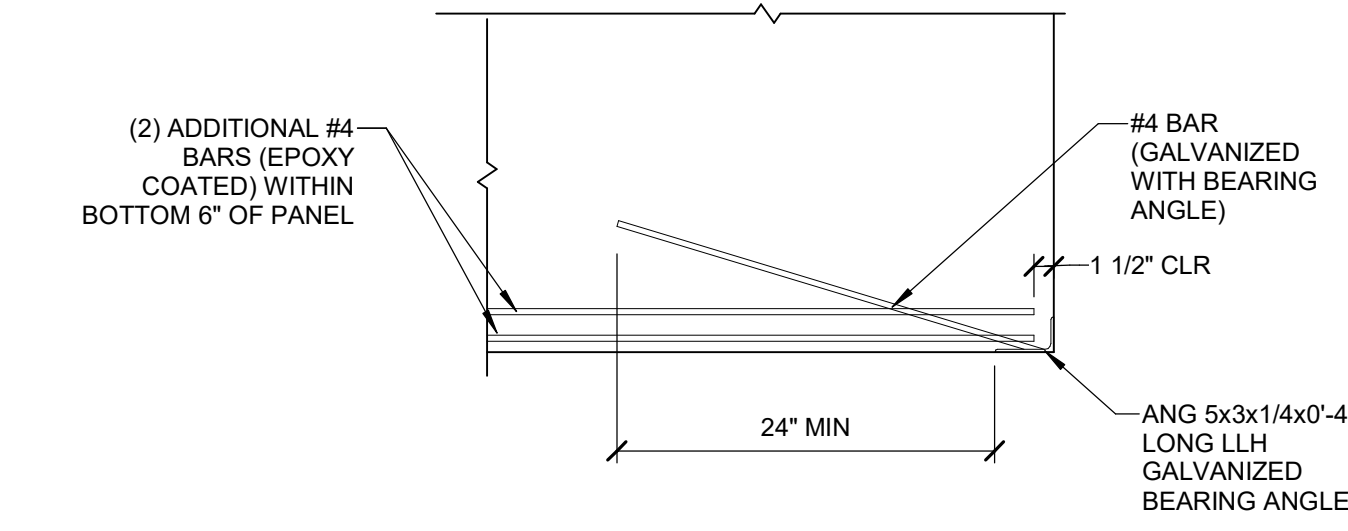
Care and Handling:
• Keep out of the sunlight and covered when not in use
• Keep away from steam, acids, and certain fuels
• Do not expose to temperatures >150°F (65.5°C)
• For further instructions refer to the application guide

Available Grades:	Duraform	Hi-Lite	Multi-Lite	Cut-Lite
Description:	High reuse / Heavy Weight / 3/4" Plywood Typical	Not Available	Not Available	Not Available

Custom Rock Formliner • 2020 West 7th Street • St. Paul, MN 55116 • (800) 637-2447
www.customrock.com

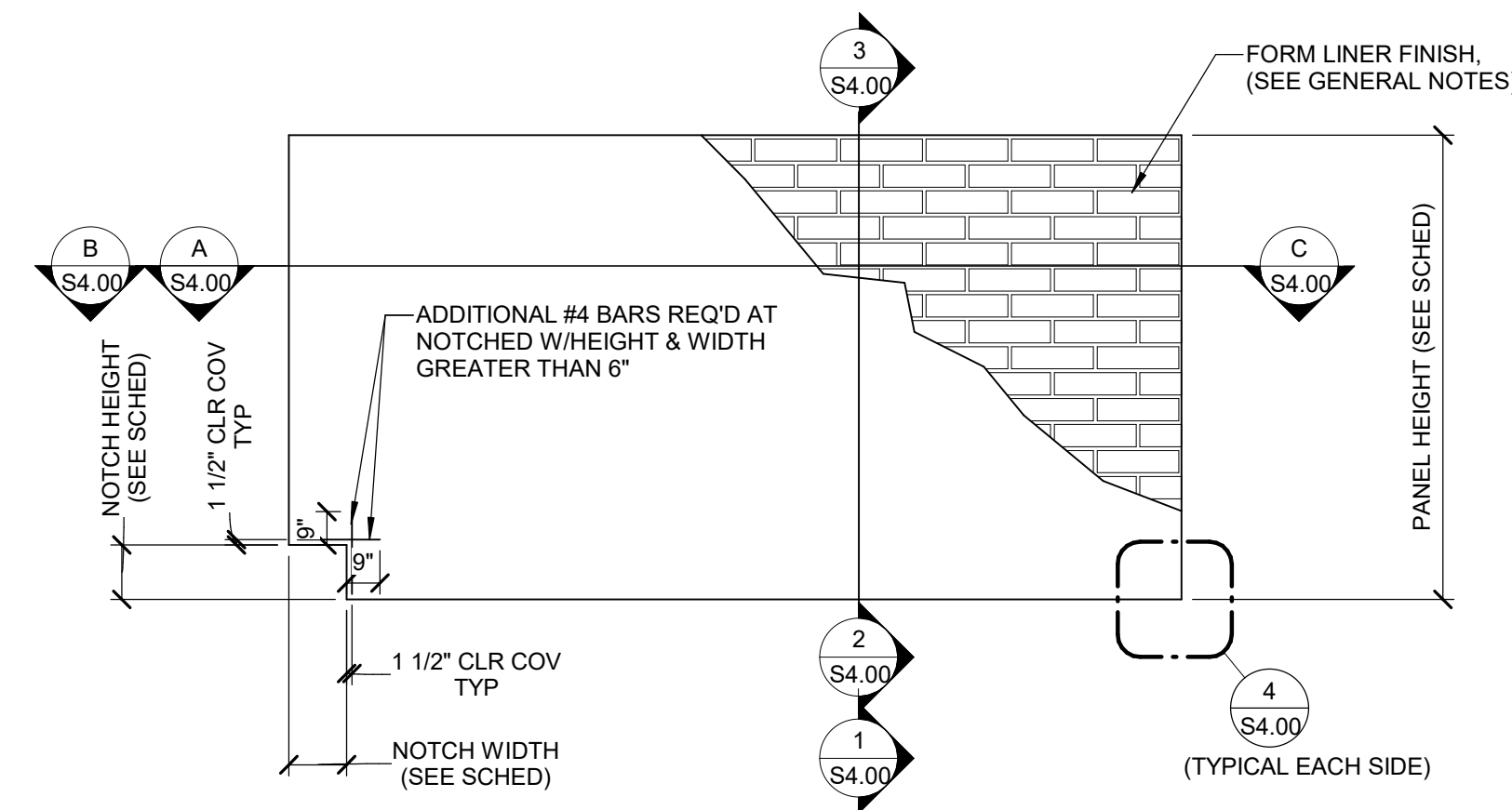
8 1/4" FORMLINER DETAIL

S4.00 SCALE: 6" = 1'-0"



4 BOTTOM PANEL BEARING DETAIL

S4.00 SCALE: 1/4" = 1'-0"



50 TYP NOISE WALL PANEL DETAIL (W/NOTCH WHEN REQUIRED)

S4.00 SCALE: 1/4" = 1'-0"

DRAWN BY:	SU	DATE:	12/4/2024
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UCP
UTILITY CONCRETE PRODUCTS

Utility Concrete Products, LLC
2495 West Bungalow Rd.
Morris, IL 60450
815.416.0900 Fax: 815.416.1100
www.utilityconcrete.com

ALLIANT ENERGY
LAKE GENEVA PERIMETER WALL
LAKE GENEVA, WI

Larson
Engineering, Inc.

3333 N. Mayfair Road, Suite 211 Wauwatosa, WI 53222
414.231.9444 Fax: 920.482.5732 www.larsonengr.com

No.	DATE:	DESCRIPTION
	XX/XX/XXXX	FOR APPROVAL

PANEL DETAILS
DRAWING NO:
S4.00
5 OF 8

FOR REVIEW

PERIMETER WALL PANEL SCHEDULE									
MARK	NOTES	PANEL HEIGHT	PANEL WIDTH	NOTCH *	QTY	SHORT COLUMN END	Post Center to Center	PANEL WEIGHT** (k)	PANEL WEIGHT PER GROUP (k)
RB2-6.5/120	SEE DETAIL 3&F/S4.00	2' - 0"	10' - 0 3/8"	NONE	1	RIGHT	11' - 5 3/8"	0	0
RB3-6.5/103	SEE DETAIL 3&F/S4.00	3' - 0"	8' - 7"	NONE	1	RIGHT	10' - 0"	0	0
RB3-8/156	SEE DETAIL 2&D/S4.00	3' - 0"	14' - 3 1/2"	NONE	1	RIGHT	14' - 5 1/2"	0	0
RB3-8/163	SEE DETAIL 2&D/S4.00	3' - 0"	14' - 10"	NONE	1	RIGHT	15' - 0"	0	0
RB4-8/159	SEE DETAIL 2&D/S4.00	4' - 0"	14' - 9"	NONE	1	RIGHT	14' - 11"	0	0
RB4-8/163	SEE DETAIL 2&D/S4.00	4' - 0"	14' - 10"	NONE	1	RIGHT	15' - 0"	0	0
RB5-8W/163	SEE DETAIL 2,5&D/S4.00	5' - 0"	13' - 7"	NONE	1	RIGHT	15' - 0"	0	0
RB6-6.5W/113	SEE DETAIL 3,5&F/S4.00	6' - 0"	9' - 5"	NONE	1	RIGHT	10' - 10"	0	0
RB6-8W/163	SEE DETAIL 2,5&D/S4.00	6' - 0"	13' - 7"	NONE	1	RIGHT	15' - 0"	0	0
RB6.5-6.5W/103	SEE DETAIL 3,5&F/S4.00	6' - 6"	9' - 10"	NONE	1	RIGHT	10' - 0"	0	0
RB6.5-6.5W/113	SEE DETAIL 3,5&F/S4.00	6' - 6"	10' - 8"	NONE	1	RIGHT	10' - 10"	0	0
RB6.5-8W/163	SEE DETAIL 2,5&D/S4.00	6' - 6"	13' - 7"	NONE	1	RIGHT	15' - 0"	0	0
RB7-6.5W/103	SEE DETAIL 3,5&F/S4.00	7' - 0"	9' - 10"	NONE	2	RIGHT	10' - 0"	0	0
RB7.5-6.5W/96	SEE DETAIL 3,5&F/S4.00	7' - 6"	8' - 0 1/4"	NONE	1	RIGHT	9' - 5 1/4"	0	0
RB7.5-6.5W/103	SEE DETAIL 3,5&F/S4.00	7' - 6"	8' - 7"	NONE	1	RIGHT	10' - 0"	0	0
RT7/159	SEE DETAIL 1&B/S4.00	7' - 0"	13' - 6"	NONE	1	RIGHT	14' - 11"	0	0
RT7/163	SEE DETAIL 1&B/S4.00	7' - 0"	13' - 7"	NONE	1	RIGHT	15' - 0"	0	0
RT8/156	SEE DETAIL 1&B/S4.00	8' - 0"	13' - 0 1/2"	NONE	1	RIGHT	14' - 5 1/2"	0	0
RT8/163	SEE DETAIL 1&B/S4.00	8' - 0"	13' - 7"	NONE	1	RIGHT	15' - 0"	0	0
RT9/120	SEE DETAIL 1&B/S4.00	9' - 0"	11' - 3 3/8"	NONE	1	RIGHT	11' - 5 3/8"	0	0
RT10	SEE DETAIL 1&A/S4.00	10' - 0"	18' - 7"	NONE	1	N/A	20' - 0"	0	0
RT10-W/96	SEE DETAIL 1,6&B/S4.00	10' - 0"	8' - 0 1/4"	NONE	1	RIGHT	9' - 5 1/4"	0	0
RT10-W/103	SEE DETAIL 1,6&B/S4.00	10' - 0"	8' - 7"	NONE	4	RIGHT	10' - 0"	0	0
RT10-W/113	SEE DETAIL 1,6&B/S4.00	10' - 0"	9' - 5"	NONE	2	RIGHT	10' - 10"	0	0
RT10-W/163	SEE DETAIL 1,6&B/S4.00	10' - 0"	13' - 7"	NONE	3	RIGHT	15' - 0"	0	0
RT10/64	SEE DETAIL 1&B/S4.00	10' - 0"	5' - 4 1/2"	NONE	1	LEFT	6' - 9 1/2"	0	0
RT10/103	SEE DETAIL 1&B/S4.00	10' - 0"	8' - 7"	NONE	1	RIGHT	10' - 0"	0	0
RT10/141	SEE DETAIL 1&B/S4.00	10' - 0"	11' - 8 3/4"	NONE	1	LEFT	13' - 1 3/4"	0	0
RT10/166	SEE DETAIL 1&B/S4.00	10' - 0"	13' - 10"	NONE	2	RIGHT	15' - 3"	0	0
RT10/199	SEE DETAIL 1&B/S4.00	10' - 0"	16' - 7"	NONE	1	RIGHT	18' - 0"	0	0

Grand total: 38

38

0

* SHORT SPAN CONDITION SIDE IS BASED ON LOOKING FROM OUTSIDE ENCLOSURE OF PANEL.

**LIFTING INSERTS
PANEL WT < OR = 14.5k - SUREBUILT 4T LIFTING ANCHOR
PANEL WT > 14.5k - SUREBUILT 8T LIFTING ANCHOR

PANEL DESIGNATION

RT10A-8W/I20

SHORT SPAN BAY IN INCHES

PANEL DETAILS (EXAMPLE: W = WEEP HOLES; AD = ACCESS DOOR)

EARTH RETAINING PANEL THICKNESS IN INCHES

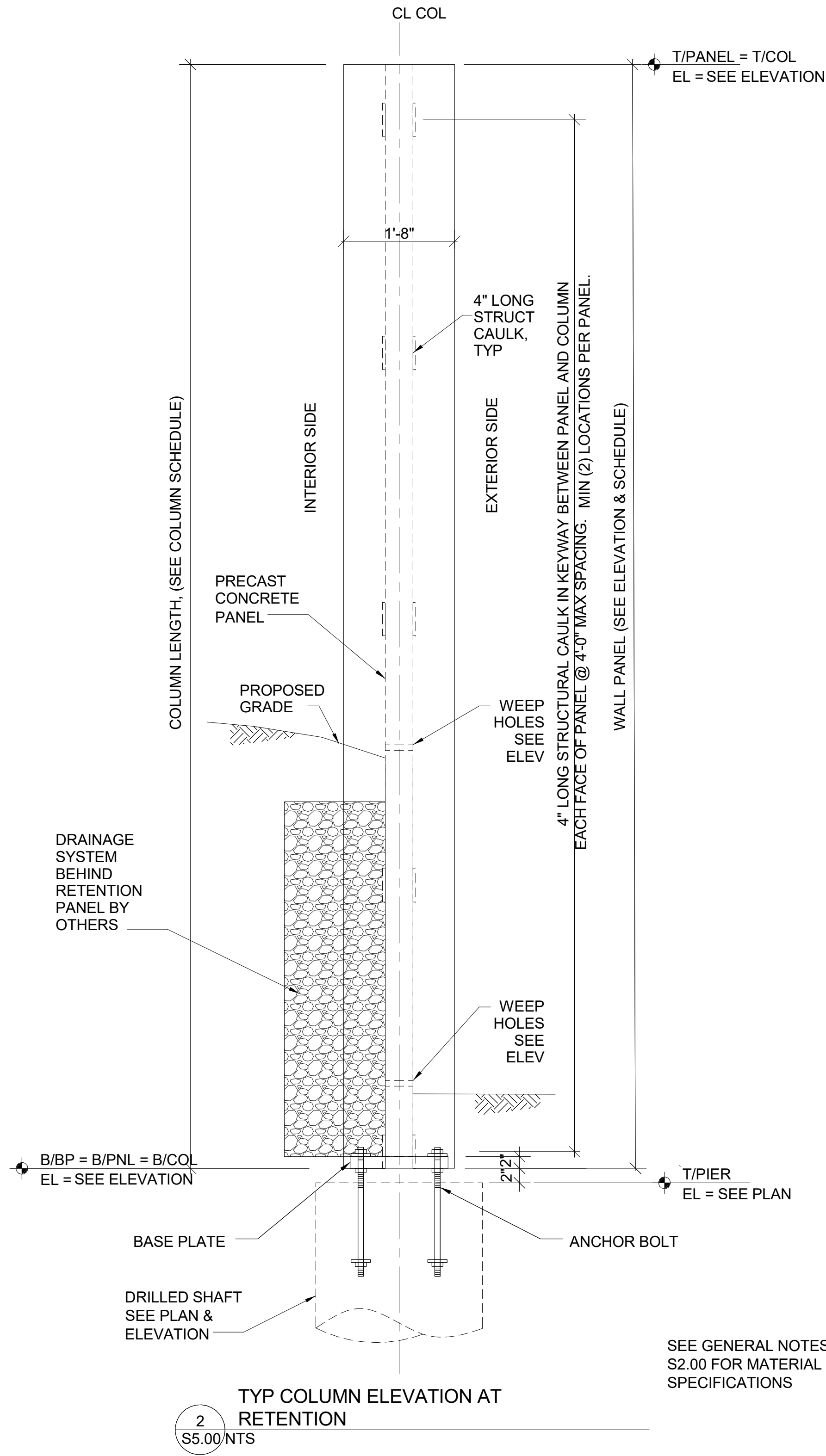
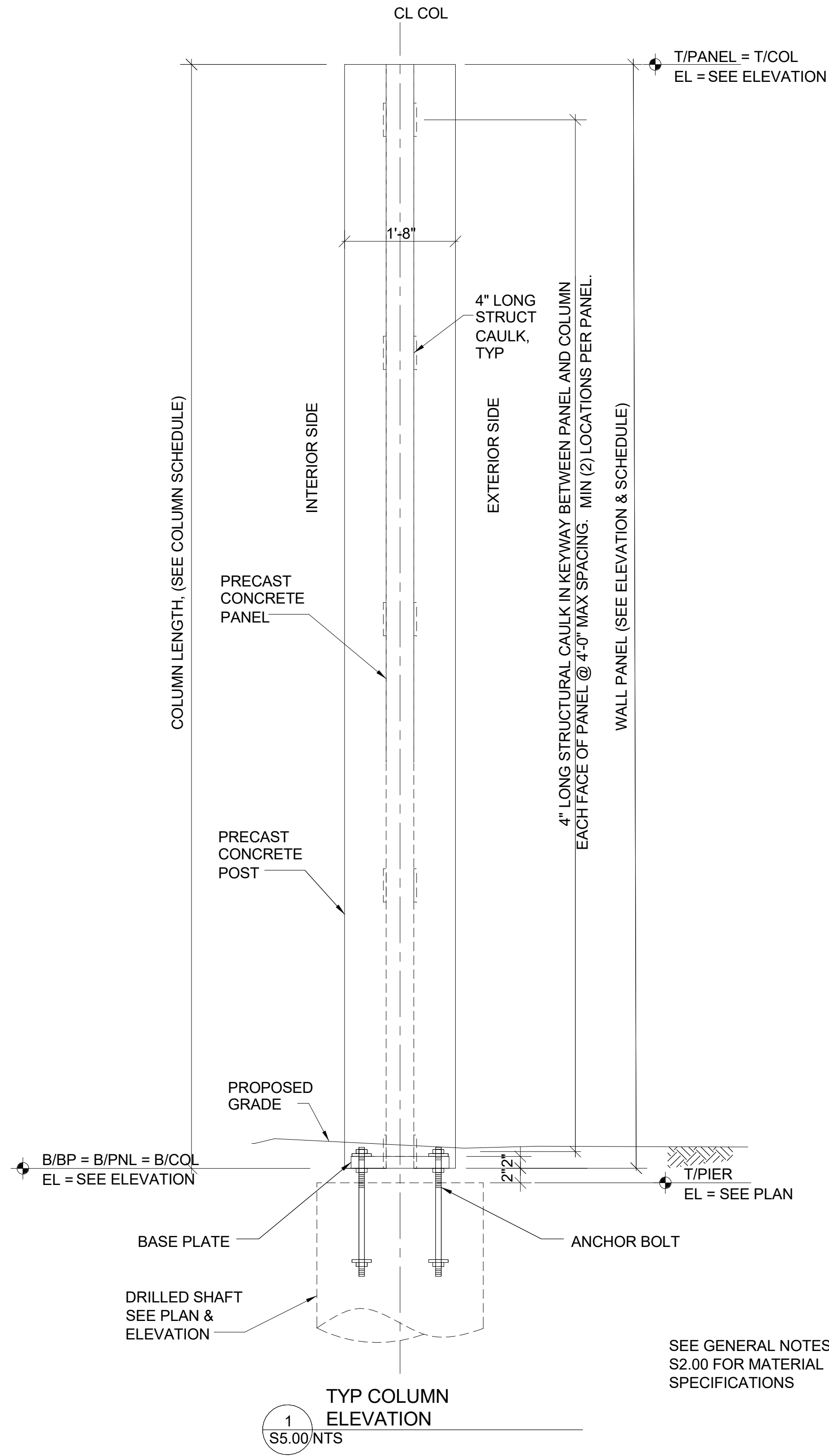
PANEL NOTCH (EXAMPLE: A = LEFT SIDE 1'-0" X 1'-8")

PANEL HEIGHT IN FEET

PANEL TYPE (T = TOP, B = BOTTOM, BB = BOTTOM BOTTOM)

R = REFLECTIVE, A = ABSORPTIVE, DA = DOUBLE SIDE ABSORPTIVE

FOR REVIEW



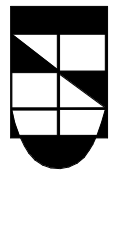
NOTES:
1) COLUMNS SHALL BE SET AND PLUMB PRIOR TO PLACING PANELS IN KEYWAYS.
SPECIFICATIONS AND SEE GENERAL NOTES FOR COLUMN ALIGNMENT.
2) ANCHOR BOLTS SHALL BE SET INTO DRILL PIER AND PLUMB PRIOR TO CURING OF CONCRETE AND
PRECAST PANEL INSTALLATION (WET SET OPTIONAL).

DRAWN BY:	SU	DATE:	12/4/2024
CHECKED BY:	CAR	SCALE:	1/8" = 1'-0"



Utility Concrete Products, LLC
2495 West Bungalow Rd.
Morris, IL 60450
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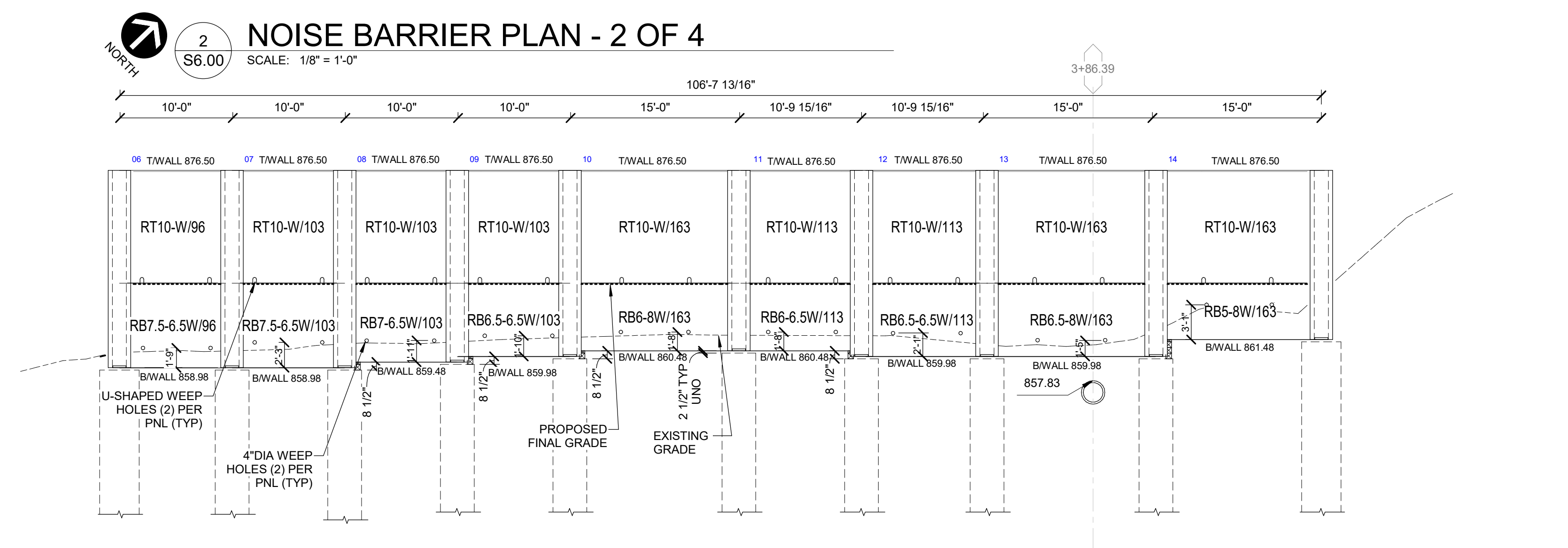
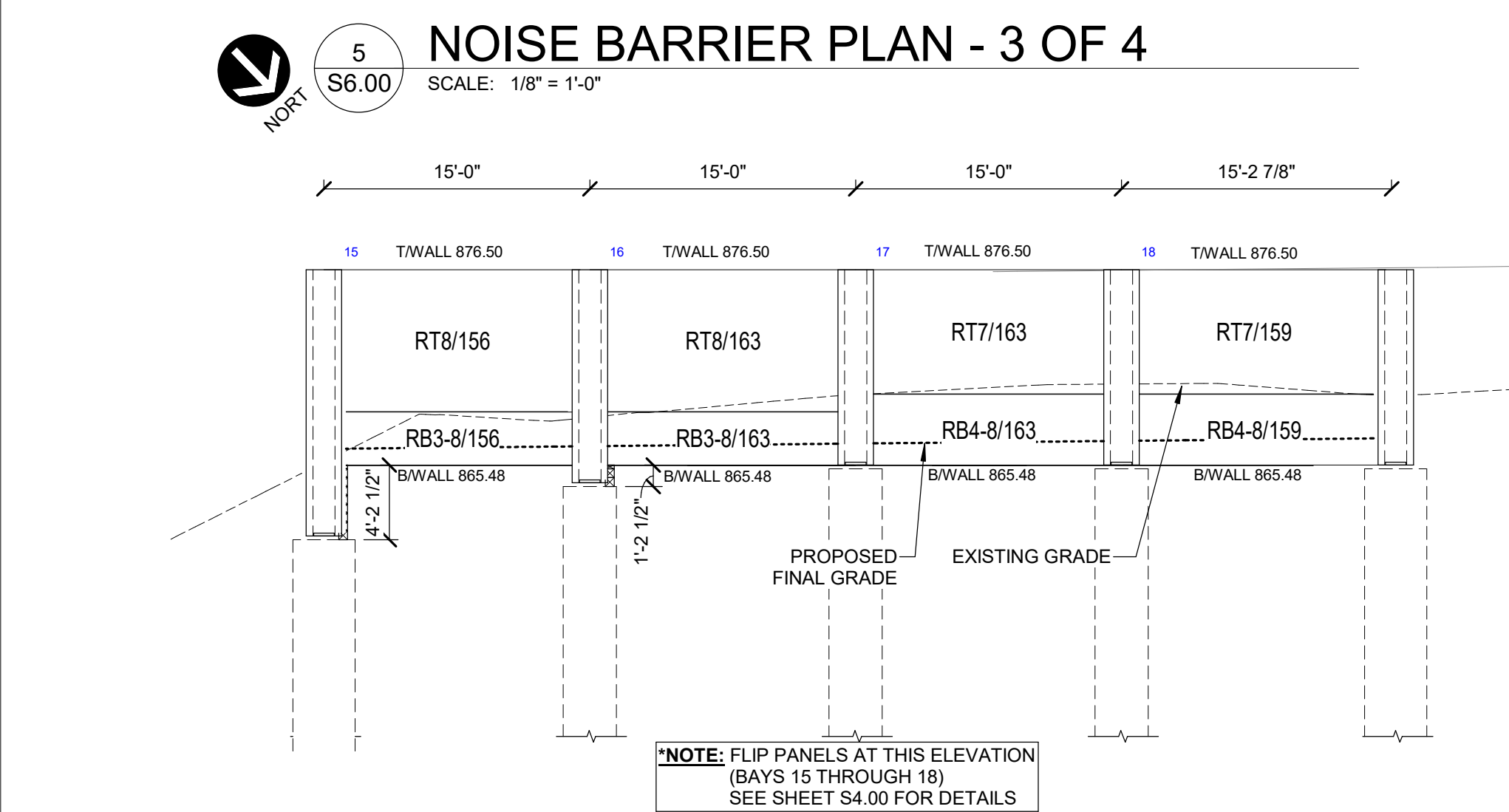
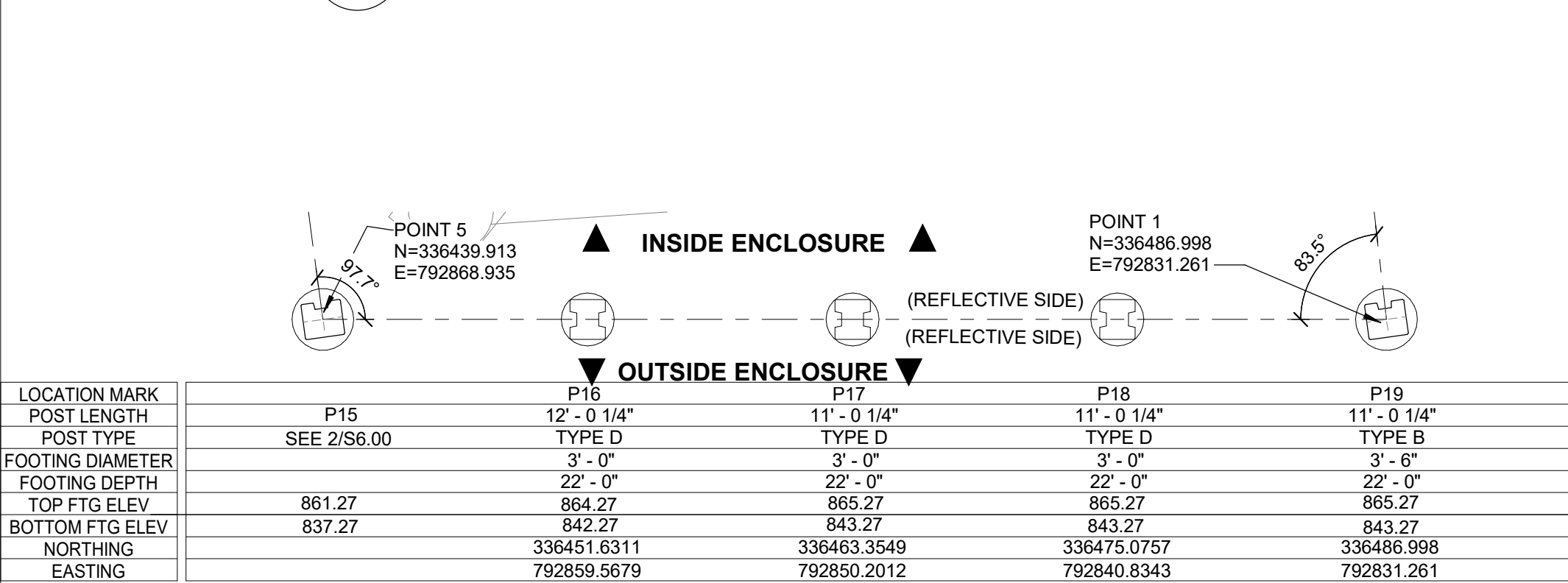
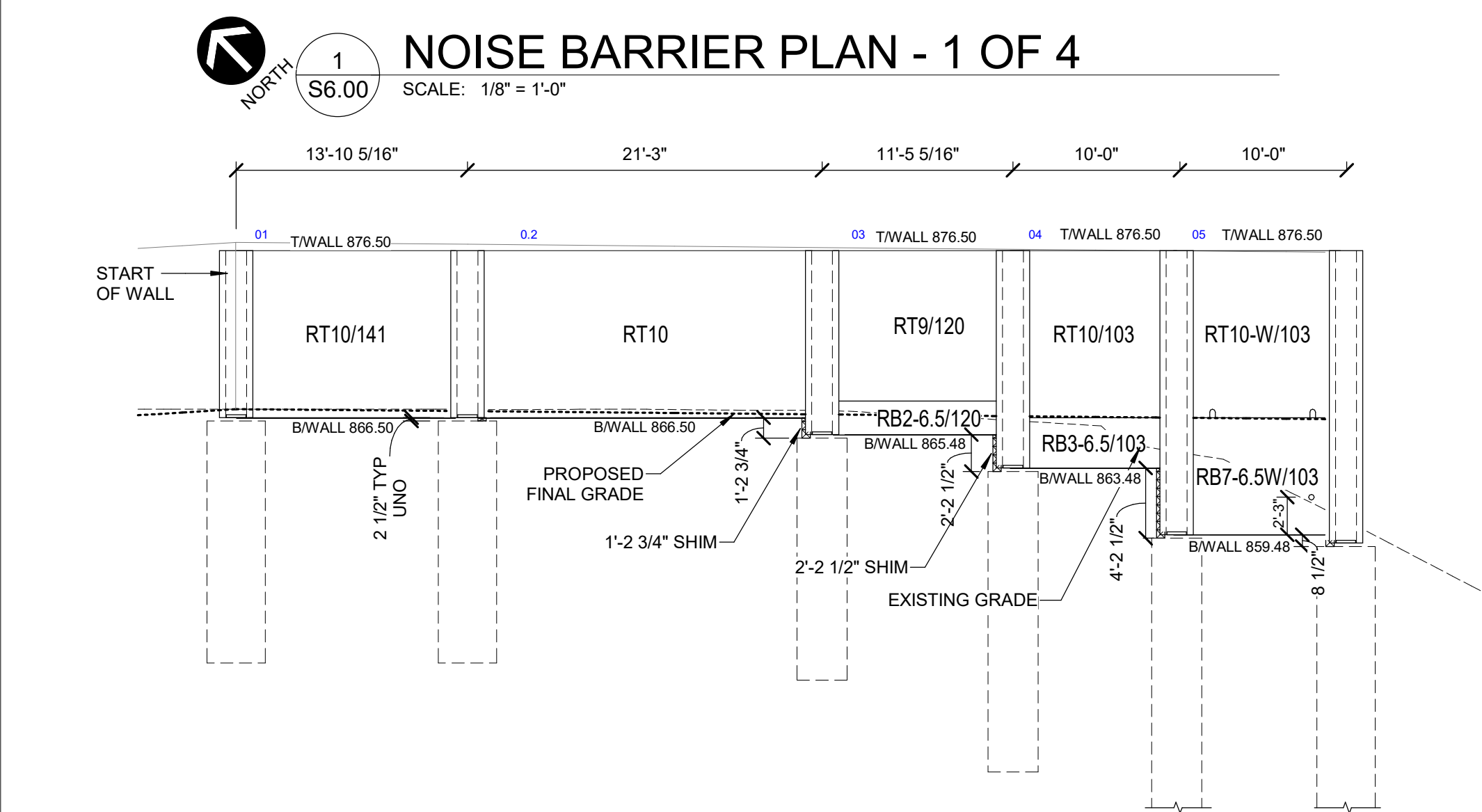
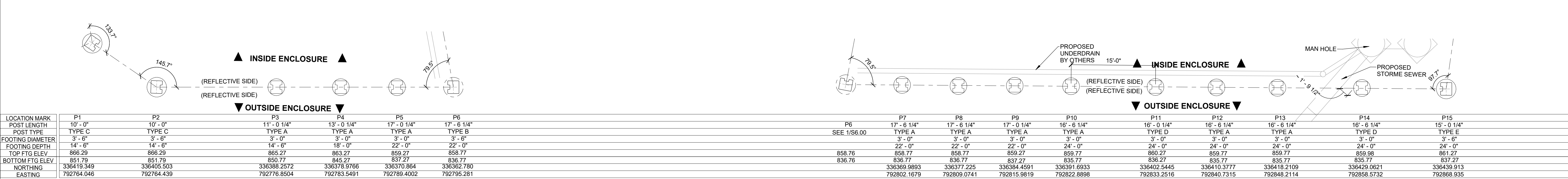
PROJ NO:31250016.000

No.	DATE:	DESCRIPTION
	XX/XX/XXXX	FOR APPROVAL

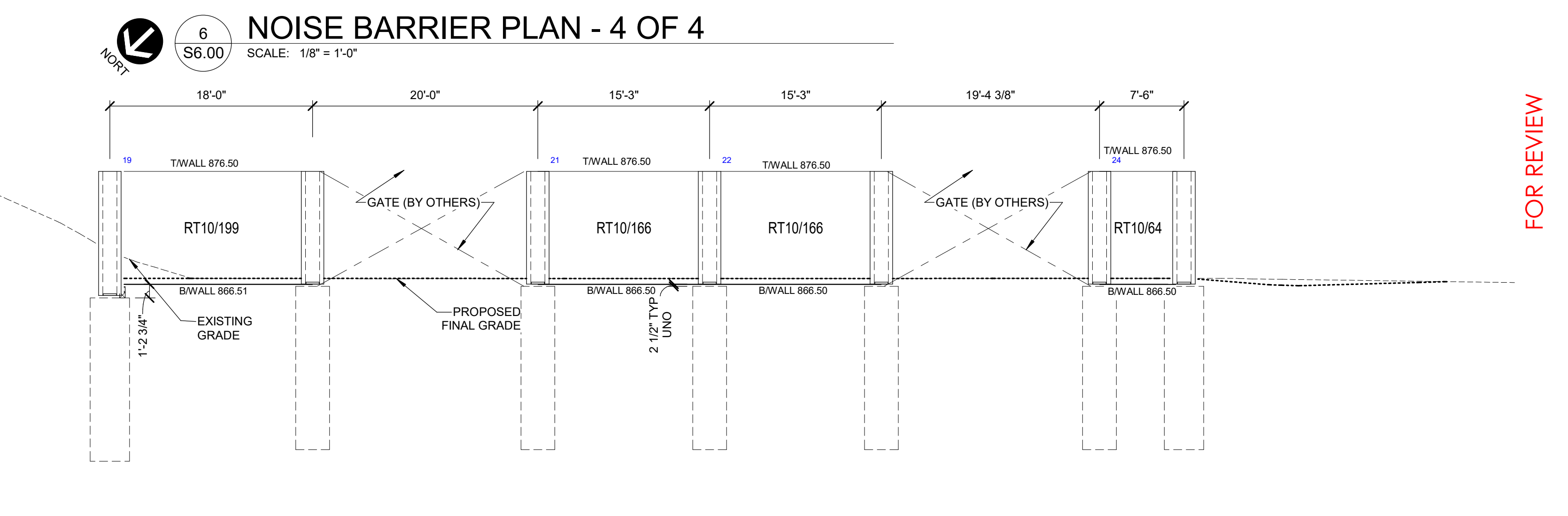
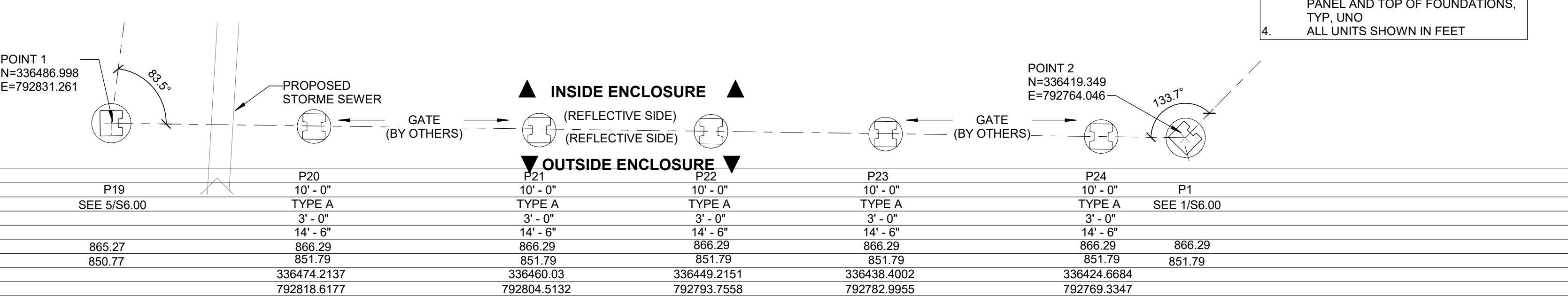
DRAWING NO:
S5.00
7 OF 8

FOR REVIEW

TYPICAL WALL CROSS SECTION



- NOTES:
- LOCATIONS STATED IN PLAN ARE TO CENTER OF PIER (WP)
 - ELEVATION CALLOUTS ARE PROPOSED GRADE ELEVATIONS. CONTRACTOR TO GRADE ACCORDINGLY TO MEET MINIMUM PANEL BURY.
 - 2-1/2" SHIM BETWEEN BOTTOM OF PANEL AND TOP OF FOUNDATIONS, TYP. UNO
 - ALL UNITS SHOWN IN FEET



NOISE BARRIER PLANS & ELEVATIONS

DRAWING NO: S6.00

8 OF 8

ALLIANT ENERGY
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LAKE GENEVA, WI

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PROJ NO:31250016.000

No.	DATE:	DESCRIPTION
	XX/XX/XXXX	FOR APPROVAL

DRAWN BY: SU

CHECKED BY: CAR

DATE: 12/4/2024

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

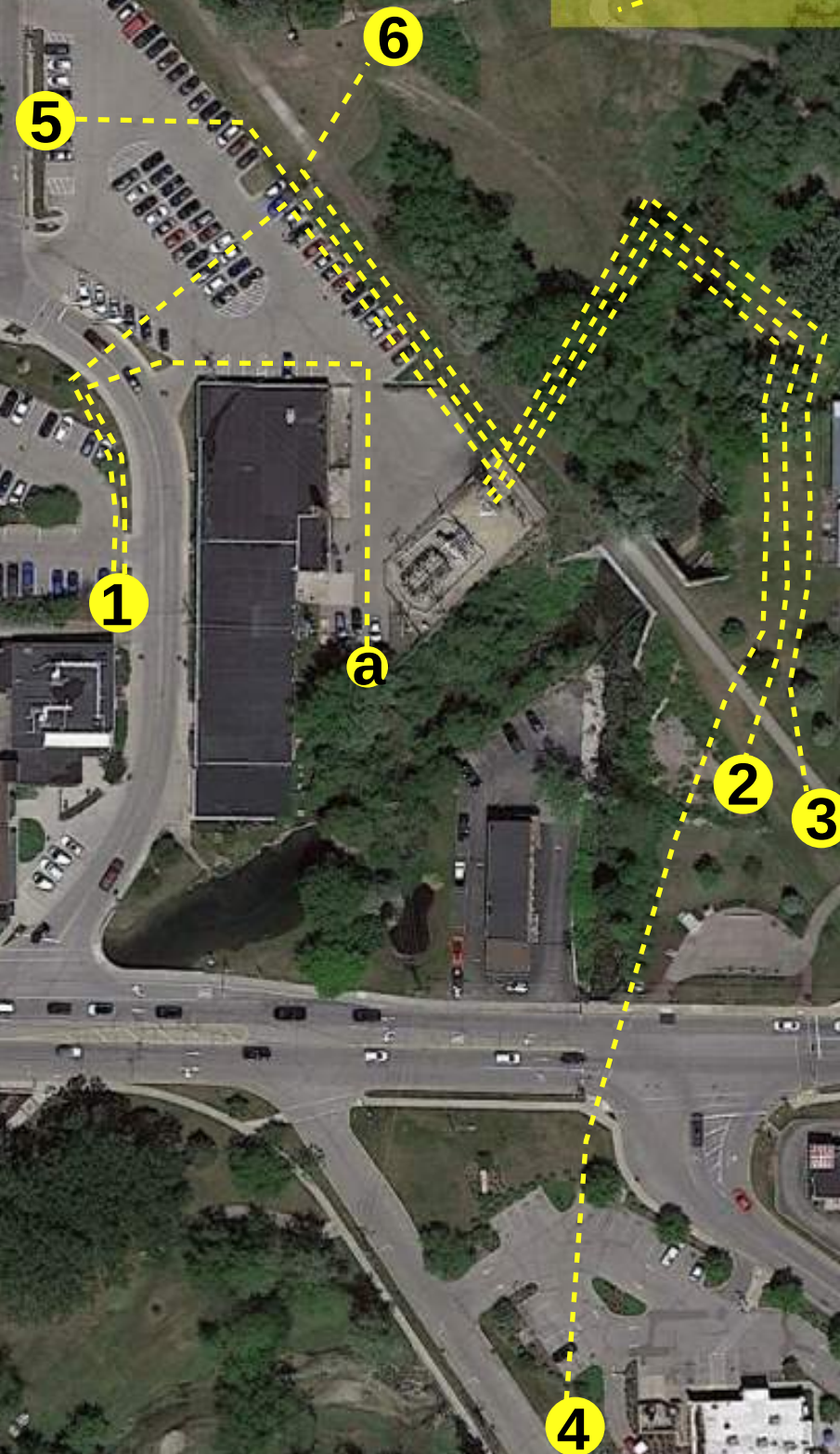
FOR REVIEW

**Proposed Overhead Distribution
Line Retirement. If proposed
underground easements are obtained.**

Lake Geneva

Proposed Underground Easement Routes Needed

- 1. M1-S
- 2. M1382-S
- 3. M711-S
- 4. M851-S
- 5. M853-S
- 6. M1198-S
- a. 150 kVA



Lake Geneva

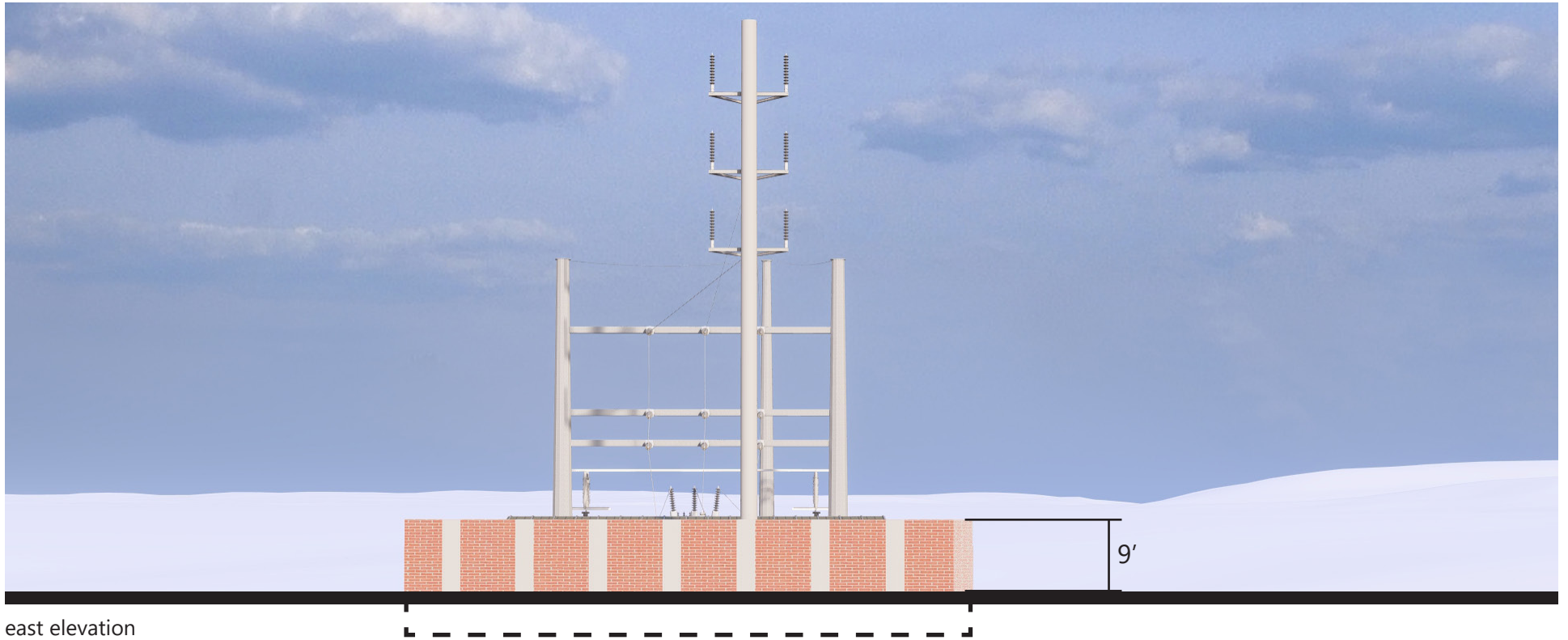


north elevation



west elevation





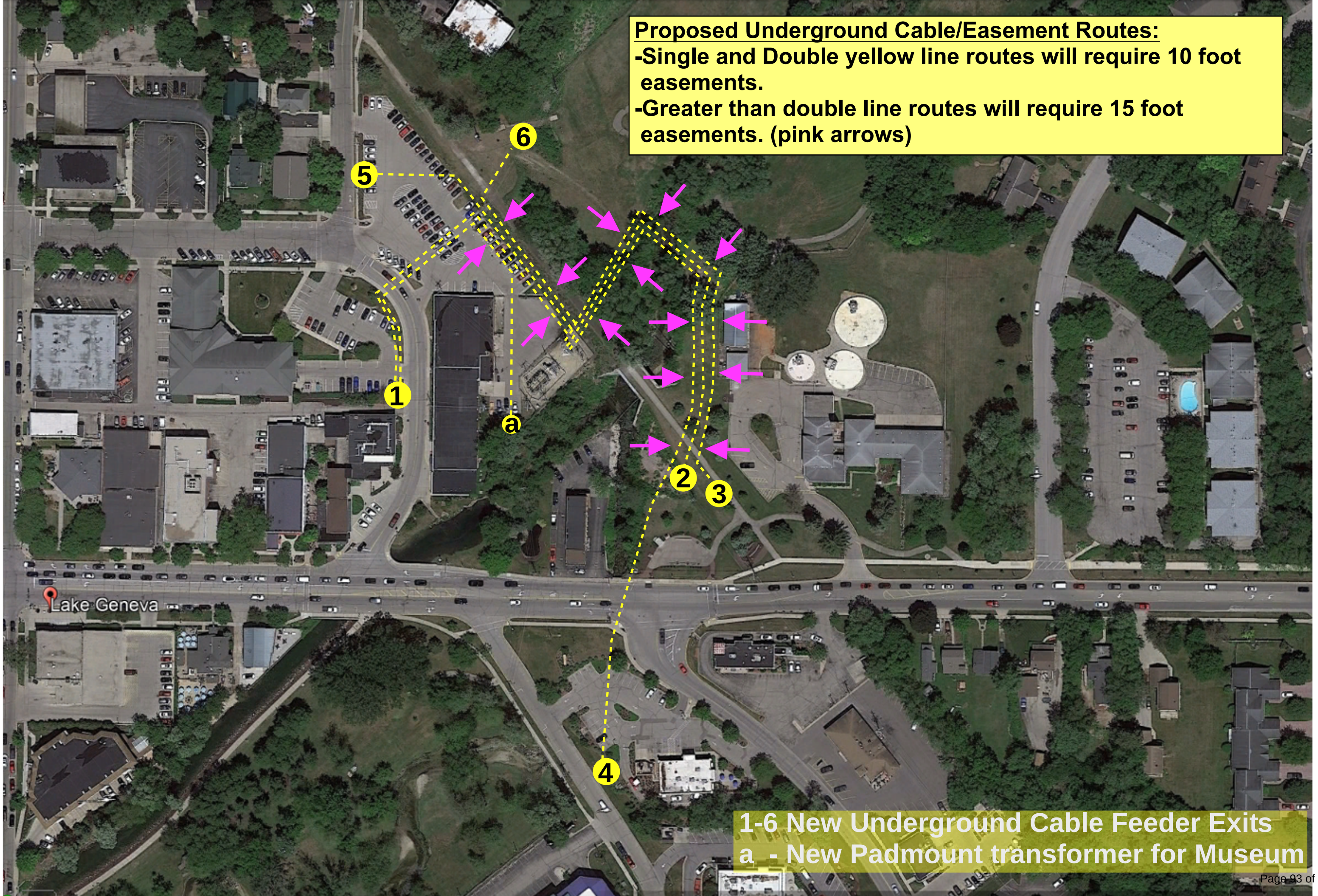
east elevation





Proposed Underground Cable/Easement Routes:

- Single and Double yellow line routes will require 10 foot easements.
- Greater than double line routes will require 15 foot easements. (pink arrows)



**1-6 New Underground Cable Feeder Exits
a - New Padmount transformer for Museum**

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 21, 2025

Agenda Item #8

Applicant:

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

Request:

255 E Mill St
Tax Key No. ZA312100002
PD - Precise Implementation Plan

Description:

Wisconsin Power and Light Company has applied for a Planned Development – Precise Implementation Plan (PD-PIP) 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-PIP (Precise Implementation Plan) is Step 4 of 4 of 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 General Development Plan (GDP).

Last year, the applicant purchased approximately 362 square feet of City-owned property on the south side of the substation property to accommodate the expanded substation. An amendment to the PD was necessary because the footprint of the project changed.

Infrastructure

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 permitted in the CB zoning district is 45 feet. Zoning flexibility was granted for the existing and new poles as part of the GDP.

The applicant proposed to retire overhead distribution lines and replace them with underground lines. Easements will be needed to accomplish this. The applicant will work closely with the Department of Public Works on the final underground cable routes, installation methods, and required easements, as noted in a memo prepared by the City Engineer dated April 11, 2025.

Retaining Wall and Solid Fence

On the south side of the property, the applicant proposes to install a retaining wall with a height of 7 feet 3 inches. The retaining wall is necessary to stabilize the riverbank. The retaining wall will be constructed of precast concrete with a brick pattern.

A solid fence 9 feet in height will be located on top of the retaining wall and around the perimeter of the substation. The brick-patterned, concrete 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. Two fence gates with a metal picket design are proposed on the west side of the substation, facing the City parking lot.

Landscaping

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. Zoning flexibility was granted to waive this requirement and instead require new landscaping on the riverbank for erosion control purposes. The applicant proposes native grasses and flowers (“Agrecol Native Slope Stabilization Mix”) and bush honeysuckle plantings along the west side of the riverbank.

Lighting Plan

The proposed lighting plan includes downward-facing lighting over the doors of the control enclosure to ensure safety for employees. The proposed illumination at the property line is zero, which meets zoning code requirements.

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 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. The zoning code greatly restricts development within these natural resource areas but allows for utility lines and related facilities (Section 98-206(10)(1)).

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.

In previously approved GDP, the City approved 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)

This applicant requests no additional flexibility from CB zoning standards.

Staff Review Comments:

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

Staff supports the use of native grasses and flowers and bush honeysuckle plantings along the riverbank. The proposed solid fence will adequately screen the electrical equipment. The proposed brick-patterned

concrete solid fence is a significant improvement over the existing wire fence, and the choice of a red brick pattern complements the brick of the Geneva Lake Museum. With the substation already in place, further impacts on the surrounding area due to the expansion will be limited.

PIPs must be consistent with the previously approved GDP. Staff notes that the PIP application is fully consistent with the approved GDP.

Action by the Plan Commission:

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

- Provide the Common Council with a *recommendation* regarding the proposed 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, 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. Staff recommends the affirmative set of findings provided above, noting the proposal provides essential services to the City and will have minimal additional land use impacts on the surrounding area.

Staff recommends the following *additional condition of approval* be attached:

- a. Satisfaction of City Engineer's comments dated April 11, 2025.

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

Memo to City of Lake Geneva

To: Jackie Mich, Vandewalle **Date:** April 11, 2025

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

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

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

BACKGROUND AND REQUEST:

A **Precise Implementation Plan (PIP)** 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:

- **Lake Geneva Substation**, For Permit Plans, prepared by **Alliant Energy**, sheets 16025-02-01-CR, 16025-02-01 to 16025-02-06, 16025-06-01 to 16025-06-04, dated March 7, 2025.
- **Perimeter Precast Concrete Wall**, prepared by Larson Engineering, Inc. 8 sheets, dated December 4, 2024.
- **Proposed Underground Cable/Easement Routes**, one sheet exhibit file dated 3-36-25.

Comments:

Kapur recommends approval of the **PIP** application for the substation improvements based on the information reviewed above. This approval is subject to the following conditions:

1. The precast wall plan shall be signed and sealed by a professional structural engineer. A copy of the final plans shall be provided to the city.
2. Final underground cable routes and required easements will require City review and approval. It is understood that Wisconsin Power and Light Company's (WP&L) preferred installation method, throughout the highlighted routes on the exhibit referenced above, will be to directional bore. Final method of installation will be reviewed by the City upon location of existing utilities and infrastructure. The typical installation depth on a directional bore is 36" to 48" depending on existing facilities,



elevation changes, and ground conditions. Easements will be approximately 10-15 ft in width and must be granted by the City.

3. WP&L will collaborate closely with the City's Department of Public Works to align WP&L's efforts with existing City facilities and plans.
4. Erosion control items must be installed prior to land disturbance. Care must be taken such that sediment is not conveyed offsite or into the White River. Erosion Control shall be inspected and repaired regularly and remain in place until final stabilization of the site.

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.

RESOLUTION OF THE PLAN COMMISSION			
Resolution recommending to the Common Council a Planned Development – Precise Implementation Plan (PIP) application filed by Wisconsin Power and Light Company, 4902 N. Biltmore Ln, Madison, WI, to allow for reconstruction of the electrical substation located at 255 Mill Street, Tax Key No. ZA312100002.			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	PC-013	Date:	April 21, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Planned Development – Precise Implementation Plan application filed by Wisconsin Power and Light Company, 4902 N. Biltmore Ln, Madison, WI, to allow for reconstruction of the electrical substation located at 255 Mill Street, Tax Key No. ZA312100002, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on April 21, 2025, and

WHEREAS, the Plan Commission made the following findings of fact:

1. In general, the proposed PIP 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 PIP 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 PIP 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 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 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 after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts, and

WHEREAS, the Plan Commission has recommended the following conditions:

1. Satisfaction of City Engineer's comments dated April 11, 2025.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends approval to the Common Council of the Planned Development – Precise Implementation Plan application filed by Wisconsin Power and Light Company, 4902 N. Biltmore Ln, Madison, WI, to allow for reconstruction of the electrical substation located at 255 Mill Street, Tax Key No. ZA312100002, per the findings of fact and additional conditions stated above.

Recommended to the Common Council of the City of Lake Geneva this 21st day of April 2025.

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

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

Todd Krause, Plan Commission Chair Date

Attest:

Lacey L Reynolds, City Clerk Date

APPLICATION FOR ZONING MAP AMENDMENT

Name of Applicant: Eric P. Anderson

Address of Applicant: 611 Sage St. Lake Geneva, WI 53147

Telephone No. (262) 248-3600

Fax and/or email: () eanderson@covenantharbor.org

Name of Owner: Covenant Harbor Bible Camp & Retreat Center

Address of Owner: 1724 W. Main St. Lake Geneva, WI
53147

Telephone No. (262) 248 3600

Fax and/or email: () eanderson@covenantharbor.org

Owner Signature: _____

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

Lot 1 CSM 2546

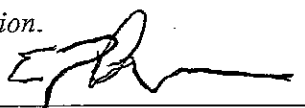
Zoning Classification change from: ER-1 to PD

Reason for requesting Proposed Amendment: Reconstruction of dining hall &
pavilion. Bring Southern Parcel into a single parcel &
same zoning

Proposed use of property: Camping & retreat

Fee of \$400.00 payable upon filing application.

3-7-2025
Date


Signature of Applicant

Anderson, Eric 1724 W. Main St. Cost Recovery # 25-429
Petitioner Name Project Address AR # 3329

OFFICE USE ONLY

Description of Request Zoning Map Amend

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: Eric P. Anderson, as applicant/petitioner for
Covenant Harbor
Project Address: 1724 W. Main St. Lake Geneva, WI 53147
Parcel No. 23UP00096 & ZA254600001
Name: Eric P. Anderson
Address: 611 Sage St. Lake Geneva, WI 53147

Cell Phone: (262) - 248 - 3600 Phone: () - -

Email: earlson@covenantharbor.org

Dated this 7th Day of March, 20 25

Eric P. Anderson

Printed Name of Applicant / Petitioner



Signature of Applicant/Petitioner

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

____ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

Date: _____ by: _____

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

Date: _____ by: _____

✓ ↓
✓

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

✓ Showing all lands for which the zoning is proposed to be amended;

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

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

✓ All lot dimensions of the subject property provided;

✓ Graphic scale and north arrow provided.

✓ ✓

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

✓ ✓ (c) Written justification for the proposed map amendment:

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

III. JUSTIFICATION OF THE PROPOSED ZONING MAP AMEDMENT

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

Matches existing & surrounding uses. Removes future development
potential activity along lakeshore.

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

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

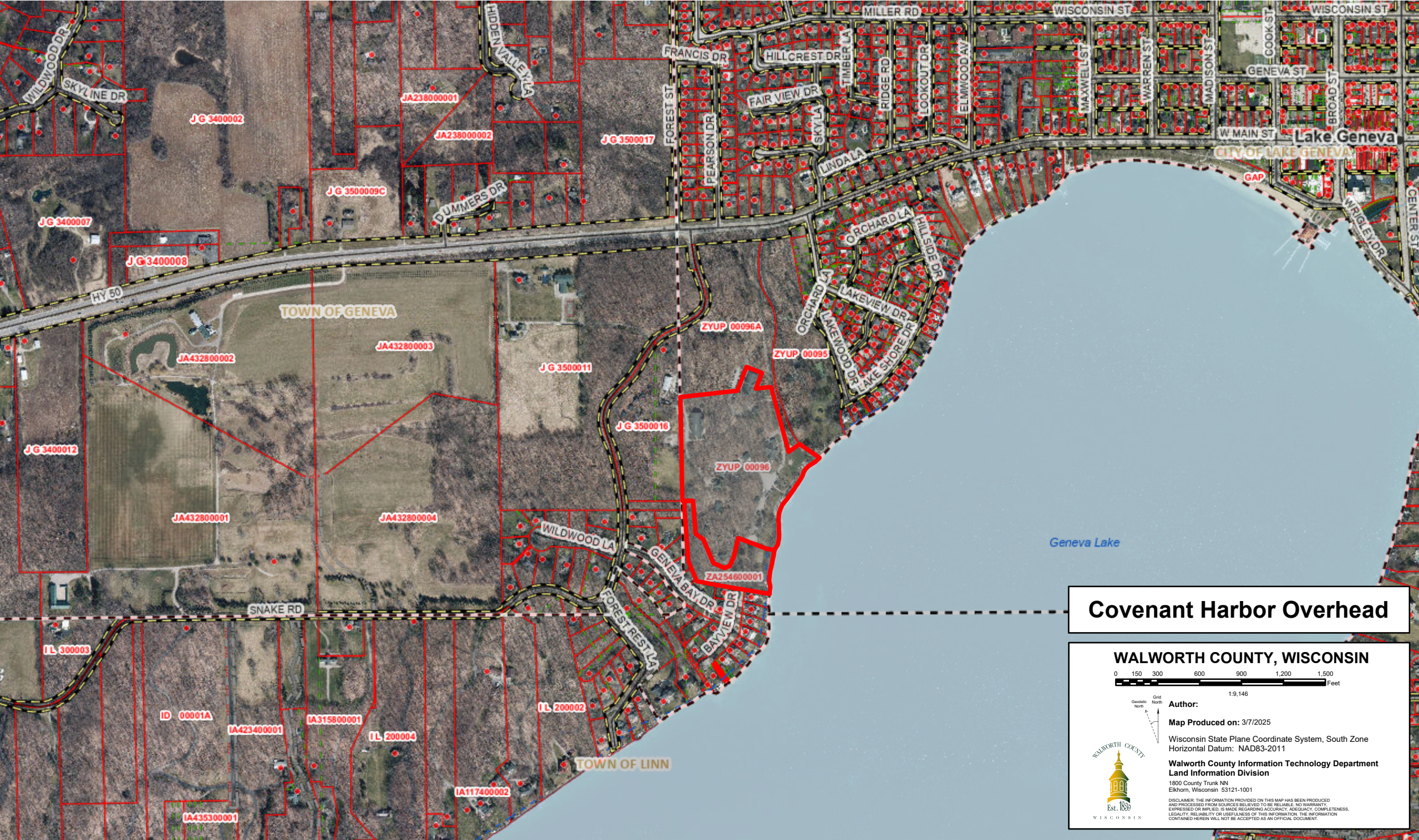
N/A

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

Matches existing use of property and.

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: _____



Covenant Harbor Overhead

WALWORTH COUNTY, WISCONSIN

0 150 300 600 900 1,200 1,500 Feet

1:9,146



Author:

Map Produced on: 3/7/2025

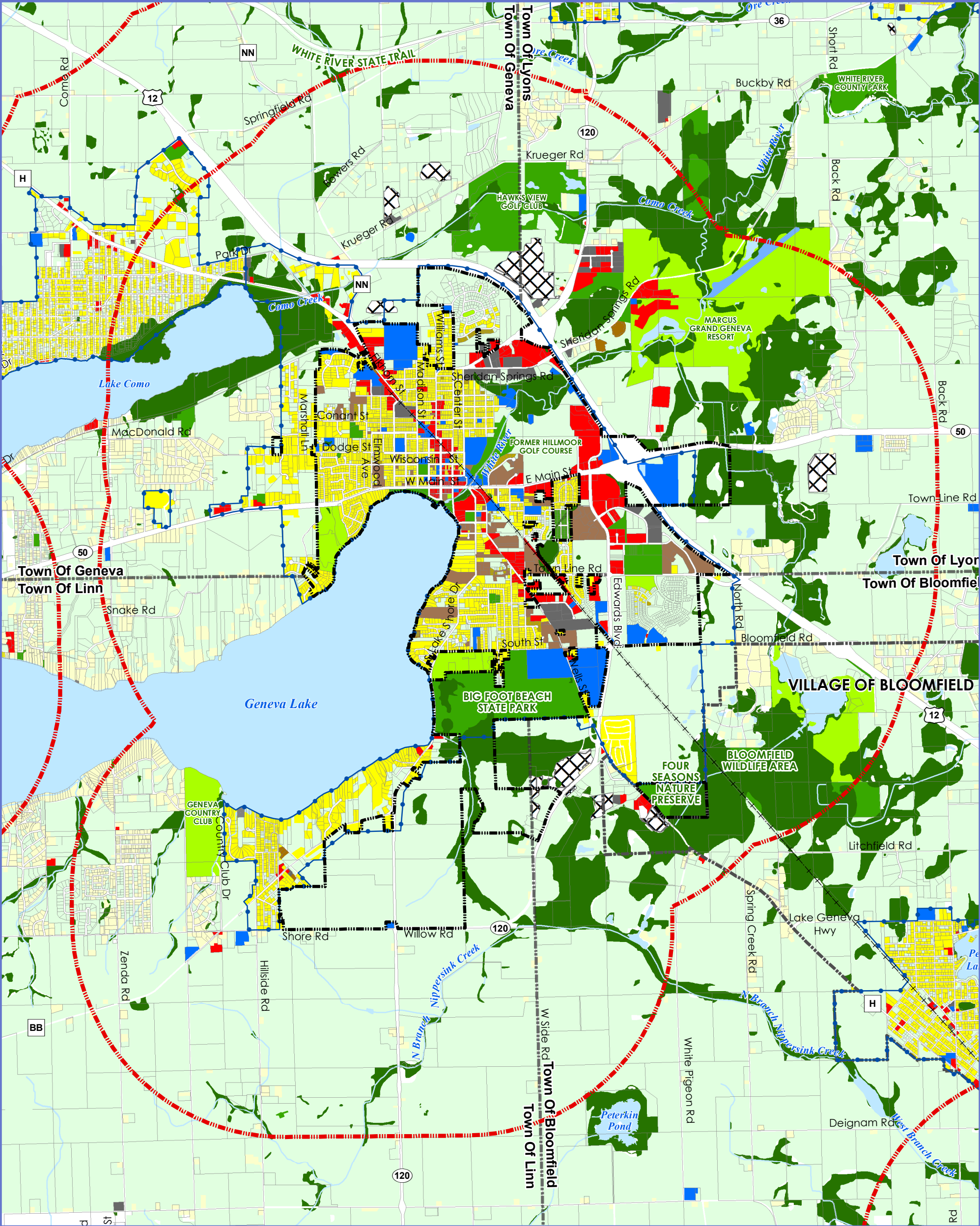
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011

**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.



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

City of Lake Geneva

Other Municipal Boundaries

Urban Service Area Boundary

Extraterritorial Jurisdiction Boundary

Parcels

Surface Water

Abandoned Railroads

Agricultural, Open Lands, & Vacant

Single Family Residential (Unsewered)

Single Family Residential(Sewered)

Two-Family/Townhouse Residential

Multi-Family Residential

Commercial

Government & Institutional

Airport

Private Recreation Facilities

Public Park & Recreation

Industrial

Extraction

Wetland

Right of Way

Date: January 8, 2020

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

0

0.25

0.5

1

Miles

Page 108 of 169



Covenant Harbor
Bible Camp and Retreat Center
1724 W. Main Street
Lake Geneva, WI 53147

Project

Worship Tent Upgrade and Dining Commons Replacement

Phase

Application to Initiate Planned Development Process
Development Review Committee



Executive Summary

This project proposes two items: Replacing the existing worship tent and the Dining Commons. The existing worship tent, which has been in continuous use since 1997, will be replaced with an open-walled pavilion of approximately the similar size and location. The use and purpose of this structure will remain unchanged, with the primary objective of enhancing safety; particularly by providing more reliable shelter during storms. The proposed pavilion would be situated about 315 feet from the nearest property boundary and approximately 325 feet from the nearest neighboring residence.

Currently, most of the camp property is zoned PD (Planned Development). However, in the 1990s, one parcel was rezoned to ER-1 (Estate Residential) and identified as ZA254600001 for a potential sale. This plan was abandoned, and the entire property, including the ER-1 parcel, was placed under a conservation easement with the Geneva Lakes Conservancy, which prohibits its sale or further development.

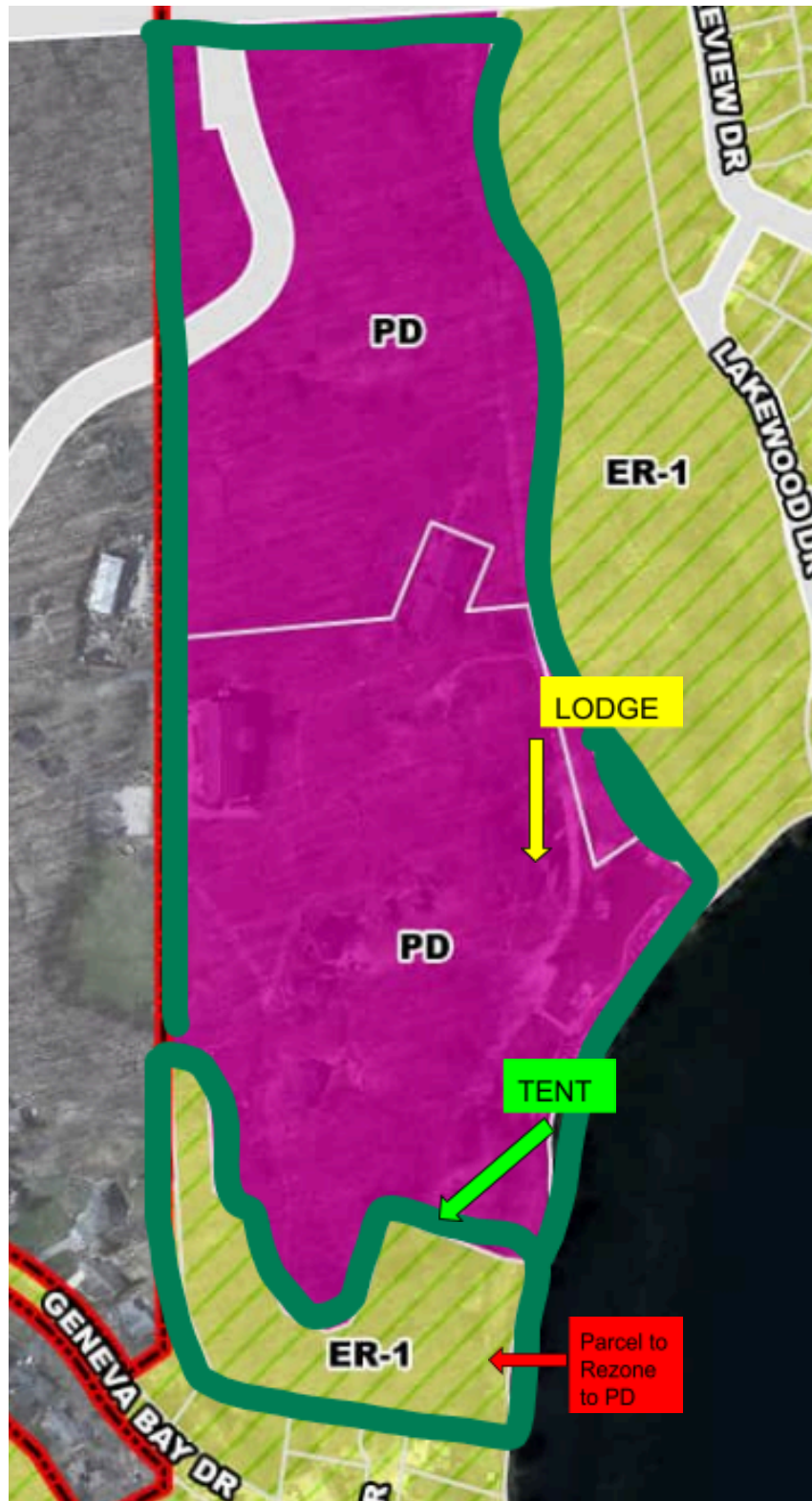
As we move forward with construction over the existing tent site, we will rezone the ER-1 parcel (ZA254600001) back to PD to ensure conformity. We will then combine the parcels with a proposed Certified Survey Map (C.S.M).

The existing Dining Commons will be replaced by a new structure, complying with appropriate zoning setbacks for location. Improvements will include an enhanced camper dropoff and vehicle turnaround, outdoor patios with seating, lakeside cafe, and generous windows with lake views. Vehicle deliveries are being considered with traffic patterns and turning radii, including emergency vehicles. No further zoning amendments or leniencies are expected to be required for the Dining Commons.

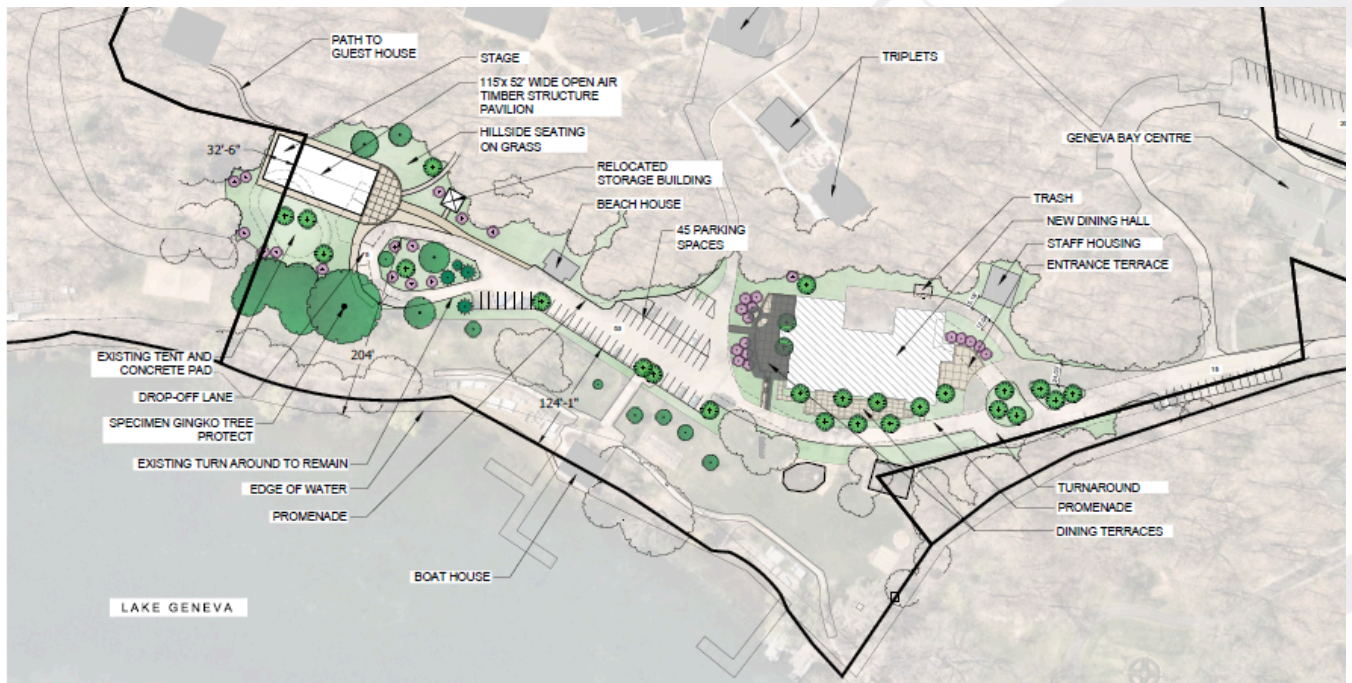
Site Overview

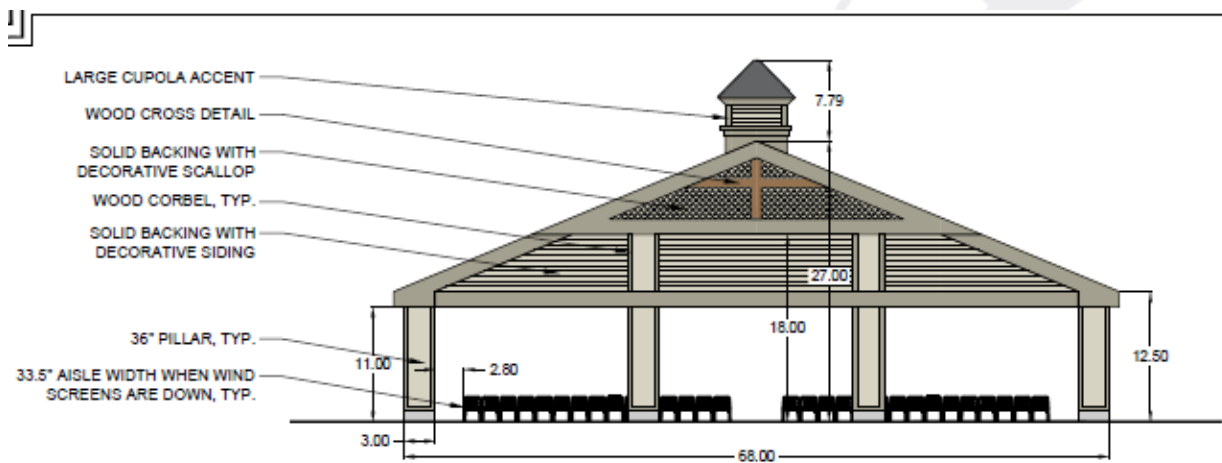
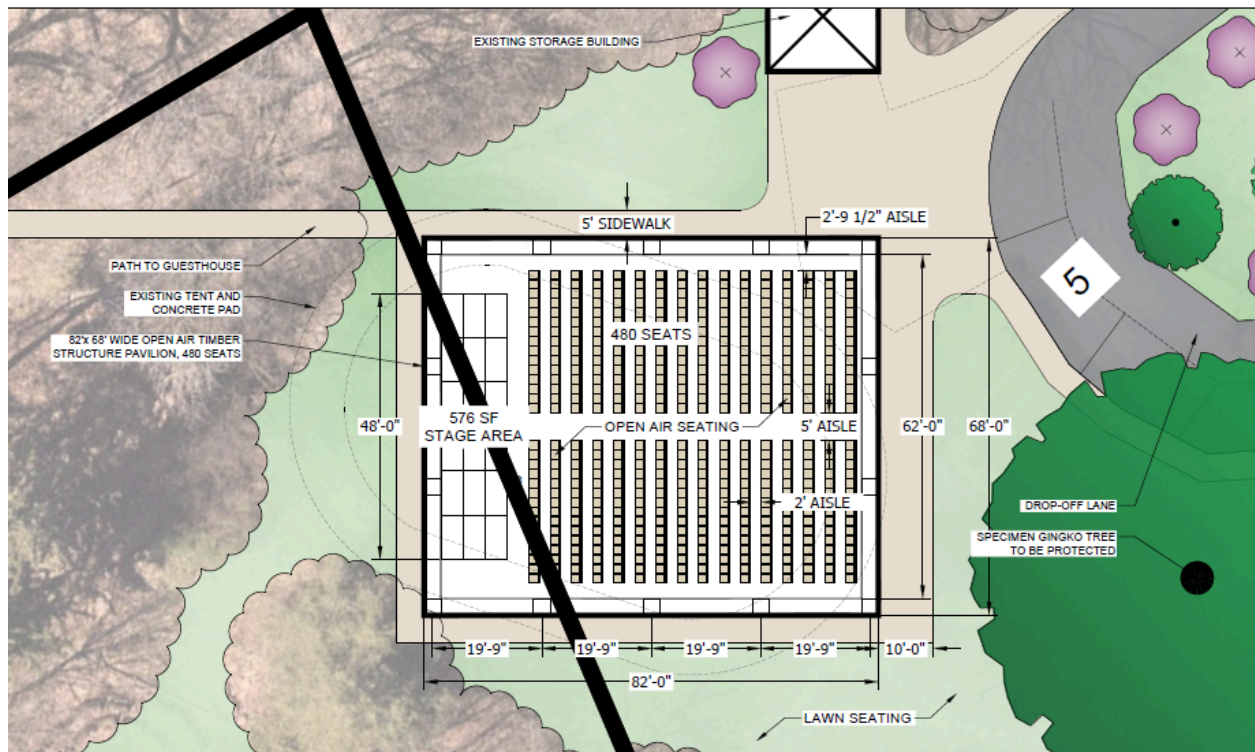


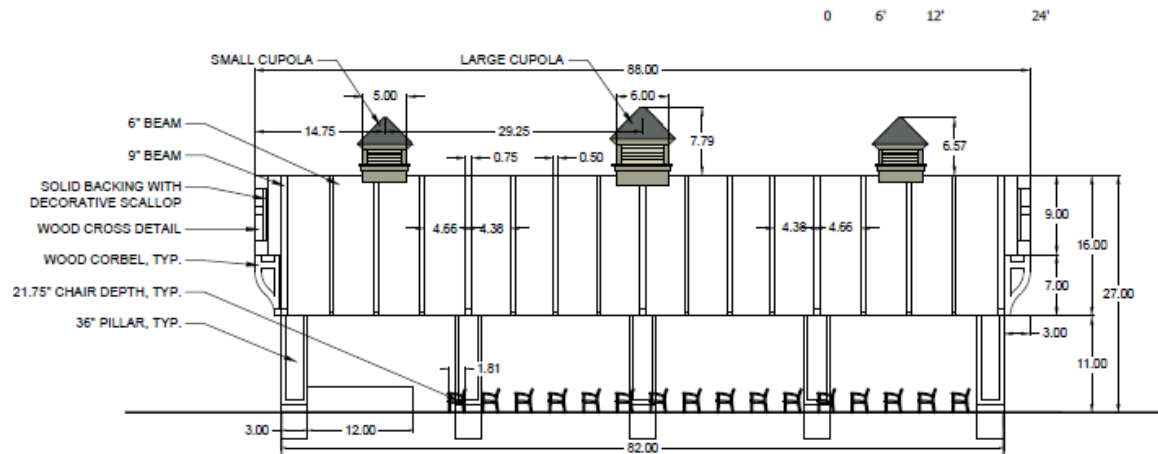
Existing Zoning Map Overview



Worship Tent







Pavilion Features

- Seating for up to 500
- Small AV/sound system that operates in compliance with sound ordinances
- Chairs
- Portable stage

Pavilion Benefits

- Rain shelter *-current tent not usable when possibility of lightning*
- Expanded seasonal use *-current tent May-Oct. Pavilion is year-round. Ice rink for kids!*
- Transitional dining *-a great solution to summer meals during dining hall construction*

Dining Commons



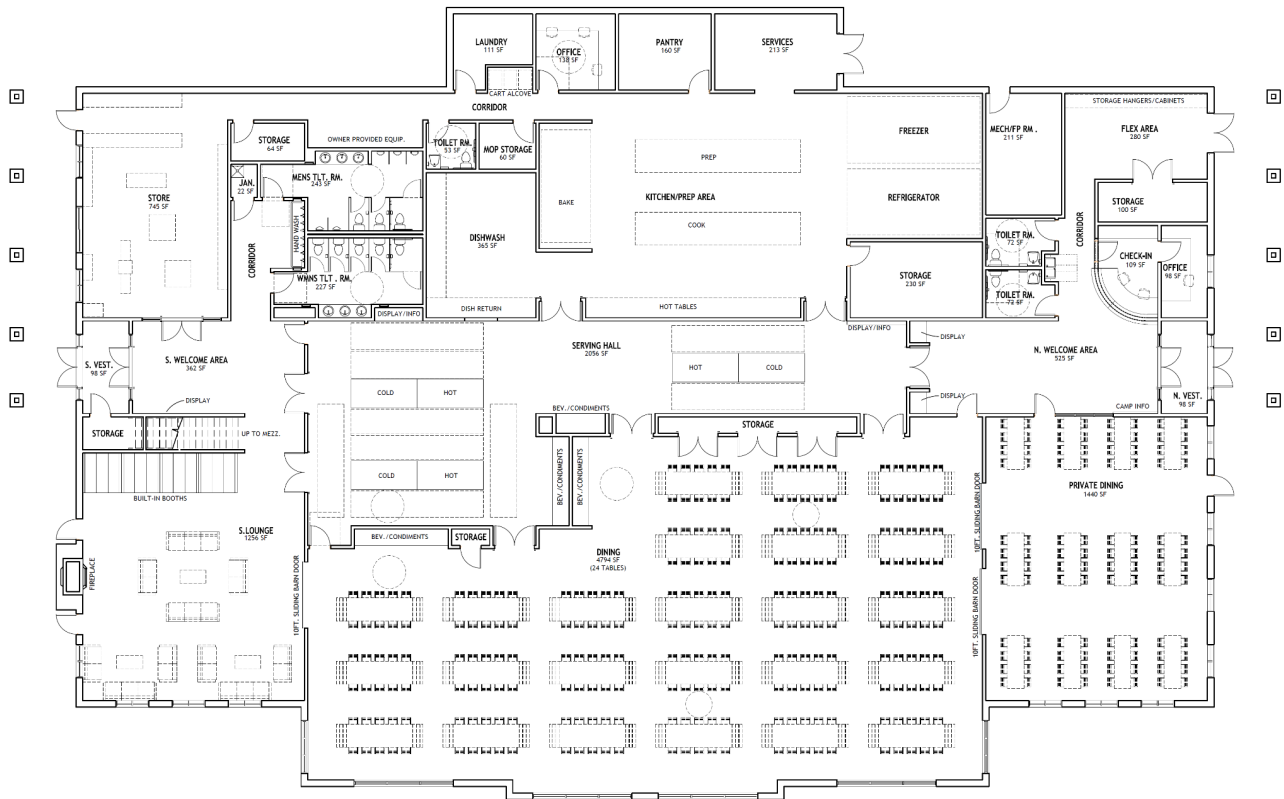
① EAST ELEVATION (LAKE VIEW)
SCALE: 1/8" = 1'-0"



② SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



③ NORTH ELEVATION (MAIN ENTRY)
SCALE: 1/8" = 1'-0"



Exterior Features:

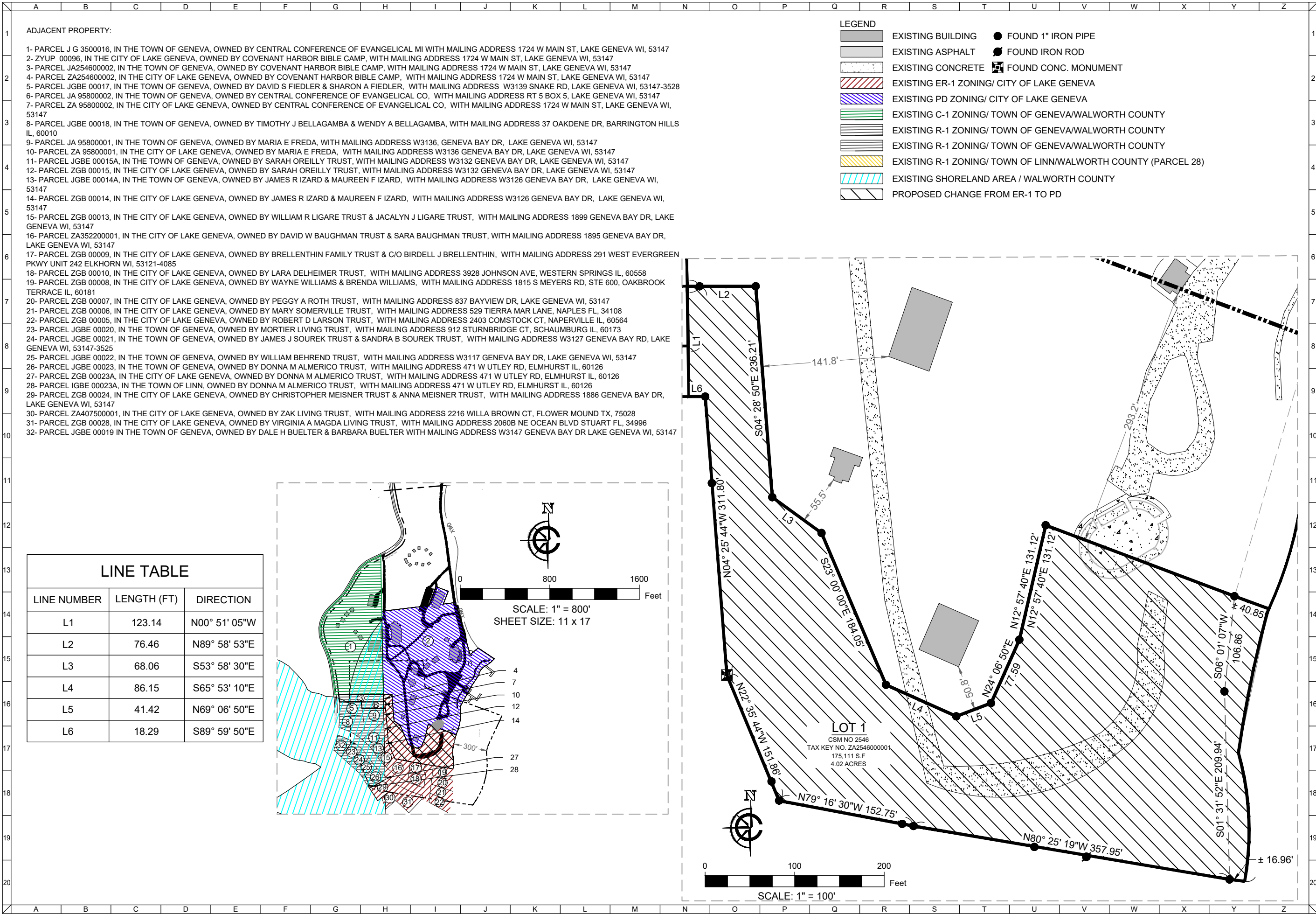
- Vehicle turnaround/camper drop off
- Patios with seating
- Fire Pit
- Covered exterior camp store service window
- Lakeside Cafe / Outdoor cookout area
- Generous windows with lake views
- HVAC and other equipment on roof above kitchen prep area
- Aesthetically complementary to other Covenant Harbor buildings

Interior Features

- Total dining capacity of 450 people
- Private dining area allows group separation if desired
- Tables sized to keep cabins together
- Efficient kitchen and equipment for upgraded menus
- Separate servicing area improves flow and program
- Lounge with fireplace, booths, seating for 60 people
- Mezzanine overlooking main dining and lake for 49 people
- Welcome center
- Offices and storage
- Flexible space for guest luggage and summer program

Site Planning Notes

1. The pavilion will require either a lot combination or variance.
2. Dining Commons will comply with setback requirements.
3. No parking will be eliminated, and no new uses to require new stalls
4. No new signs are proposed and all new lighting will be full cutoff wall packs.
5. Stormwater runoff will be contained on property. Site is exempt for runoff rate control, and will install a rain garden for water quality improvements for new Dining Commons.
6. No new utility mains are being proposed, only new services for Dining Commons.
7. Existing interior driveways will be utilized, new turn around for new Dining Commons.
8. Project does not include expansion of existing services, so no increase to number of campers or traffic is planned.
9. We understand that NOI, watermain extension, sewer extension, Sewer Service Area Amendment, and Chapter 30 are not required.



CLIENT



COVENANT HARBOR
1724 W MAIN ST, LAKE GENEVA, WI 53147
REVIEW
REZONE EXHIBIT



CARDINAL
PLAN-SURVEY-ENGINEER
DESIGNING IN TRUE DIRECTIONS

526 S WELLS STREET
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE	1"=800'
PROJECT NUMBER	23303
DATE	3-27-2025
PROJECT MGR	LAWRENCE H
DRAWN BY	SEM
DESIGNED BY	SEM

SHEET NUMBER

1 OF 1

COVENANT HARBOR

GENERAL DEVELOPMENT PLAN MARCH 7, 2025



CIVIL DRAWING INDEX

1	TITLE SHEET
2	EXISTING CONDITIONS AND DEMO PLAN
3-4	SITE PLANS
5-6	GRADING PLANS
7	EROSION CONTROL DETAILS

ALL SPECIFICATIONS ARE REFERENCED TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION.

DETAILS UNDER CARDINAL ENGINEERING LLC TITLE BLOCK TAKE PRECEDENCE.

ALL SPECIFICATIONS FOR STANDARD SEWER AND WATER CONSTRUCTION IN WISCONSIN SHALL ALSO BE FOLLOWED, IF NOT DIRECTLY REFERENCED UNDER THIS TITLE BLOCK.

CONTACT INFORMATION:

OWNER:
ERIC ANDERSON
611 SAGE ST.
LAKE GENEVA, WI 53147
PHONE: 262-248-3600

ENGINEER:
RYAN CARDINAL, P.E.
CARDINAL ENGINEERING, LLC
526 S WELLS STREET,
LAKE GENEVA, WI 53147
PHONE: 262-757-8776

TOPOGRAPHIC SURVEY INFORMATION:

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

BASIS OF ELEVATION: ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, NAD-83.

DATE SURVEYED: FEBRUARY 22, 2023

LEGAL DESCRIPTION OF THE PROPERTY:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 35 IN TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, WISCONSIN; THENCE N01°00'00"W ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 815.89 FEET TO A POINT ON THE NORTH LINE OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 2546 AND THE POINT OF BEGINNING; THENCE CONTINUING N01°00'00"W ALONG SAID WEST LINE, 743.45 FEET; THENCE N03°01'17"E, 420.48 FEET; THENCE N01°00'00"E, 103.04 FEET; THENCE S89°01'28"E, 118.00 FEET; THENCE S20°58'32"W, 121.27 FEET; THENCE N03°01'17"E, 110.14 FEET; THENCE S10°29'03"E, 461.60 FEET; THENCE N01°00'00"E, 94.50 FEET; THENCE S05°55'56"E, 173.89 FEET; MORE OR LESS, TO A POINT ON THE SHORELINE OF GENEVA LAKE; THENCE SOUTHWESTERLY ALONG THE SHORELINE OF GENEVA LAKE, A DISTANCE OF 1,103.4 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2546; THENCE CONTINUING N05°25'10"W ALONG SAID SOUTH LINE, 374.93 FEET; THENCE N01°00'00"W, 52.75 FEET; THENCE N02°35'14"W, ALONG THE SOUTHWEST LINE OF SAID LOT, 151.86 FEET; THENCE N04°29'50"W, ALONG THE WEST LINE OF SAID LOT, 368.60 FEET; THENCE N01°31'40"W, ALONG THE EAST LINE OF SAID OUTLOT 1, A DISTANCE OF 60.03 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 1; THENCE S89°02'27"W, 13.08 FEET TO THE POINT OF BEGINNING. SAID DESCRIPTION CONTAINS 1.024,953.7 SQUARE FEET (23.5 ACRES), MORE OR LESS. SAID CERTIFIED SURVEY MAP NO. 2546 BEING A MAP DULY RECORDED JANUARY 3, 1995, AT THE REGISTER OF DEEDS OFFICE FOR WALWORTH COUNTY, IN VOLUME 13, PAGES 1 THROUGH 2, INCLUSIVE, AND AS DOCUMENT NO. 299023.

CLIENT



COVENANT HARBOR
CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

COVER SHEET

GDP



CARDINAL
PLAN•SURVEY•ENGINEER
DESIGNING IN TRUE DIRECTIONS

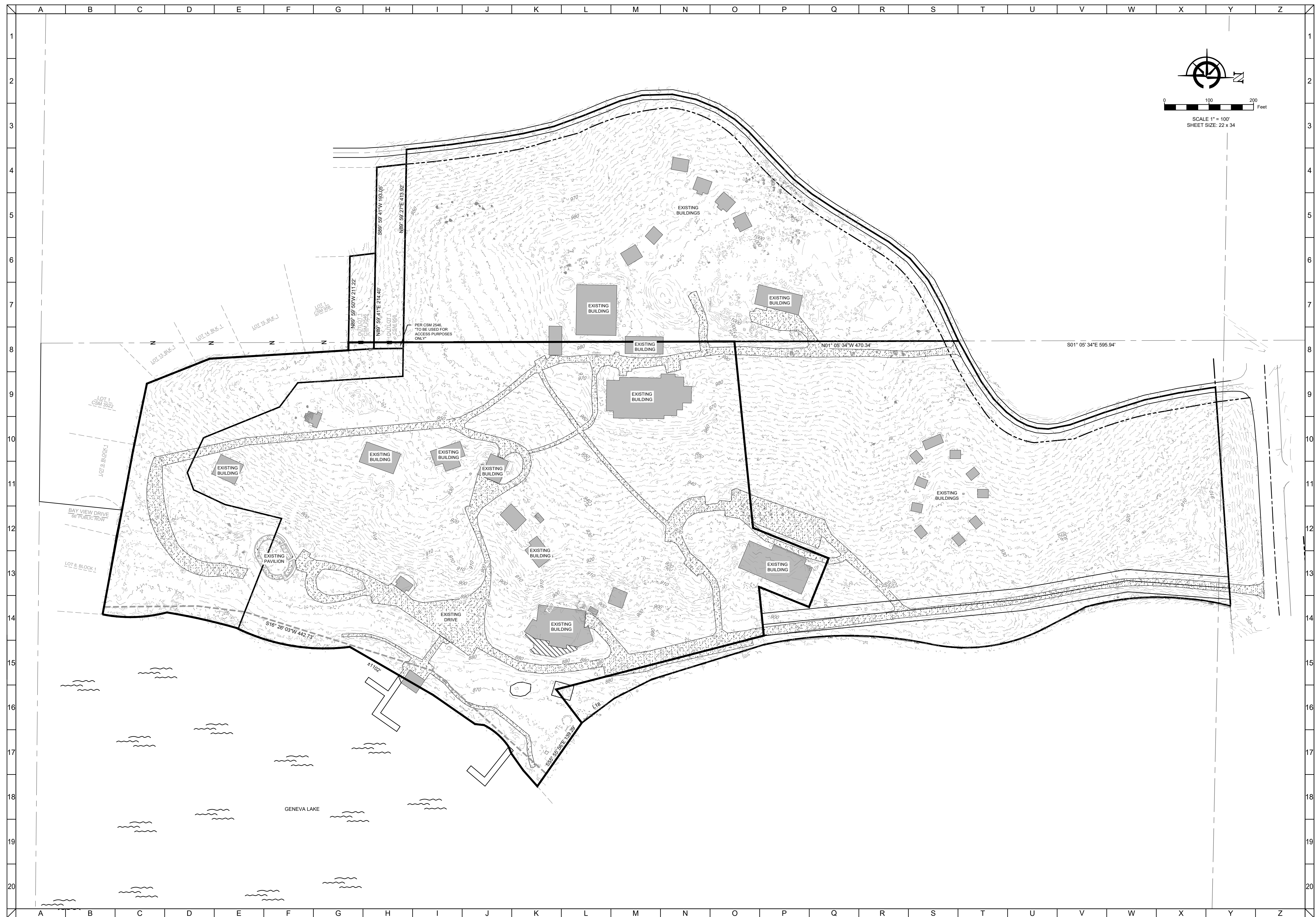
526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE	1" = 500'
PROJECT NUMBER	23303
DATE	03-07-2025
PROJECT MGR	BDP
DRAWN BY	SMV
DESIGNED BY	SMV

SHEET NUMBER

01 OF 07



CLIENT



CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

EXISTING CONDITIONS

GDP



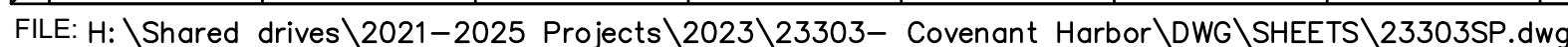
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LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

NO.	REVISION DESCRIPTION	REV DATE
SCALE	1" = 100'	
PROJECT NUMBER	23303	
DATE	01-27-2025	
PROJECT MGR	RYAN CARDINAL, PE	
DRAWN BY	EJO	
DESIGNED BY	EJO	

SHEET NUMBER

02 OF 07



PLOTTED: 3/25/2025 10:59:18 AM



CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

SITE PLAN EXHIBIT

GDP



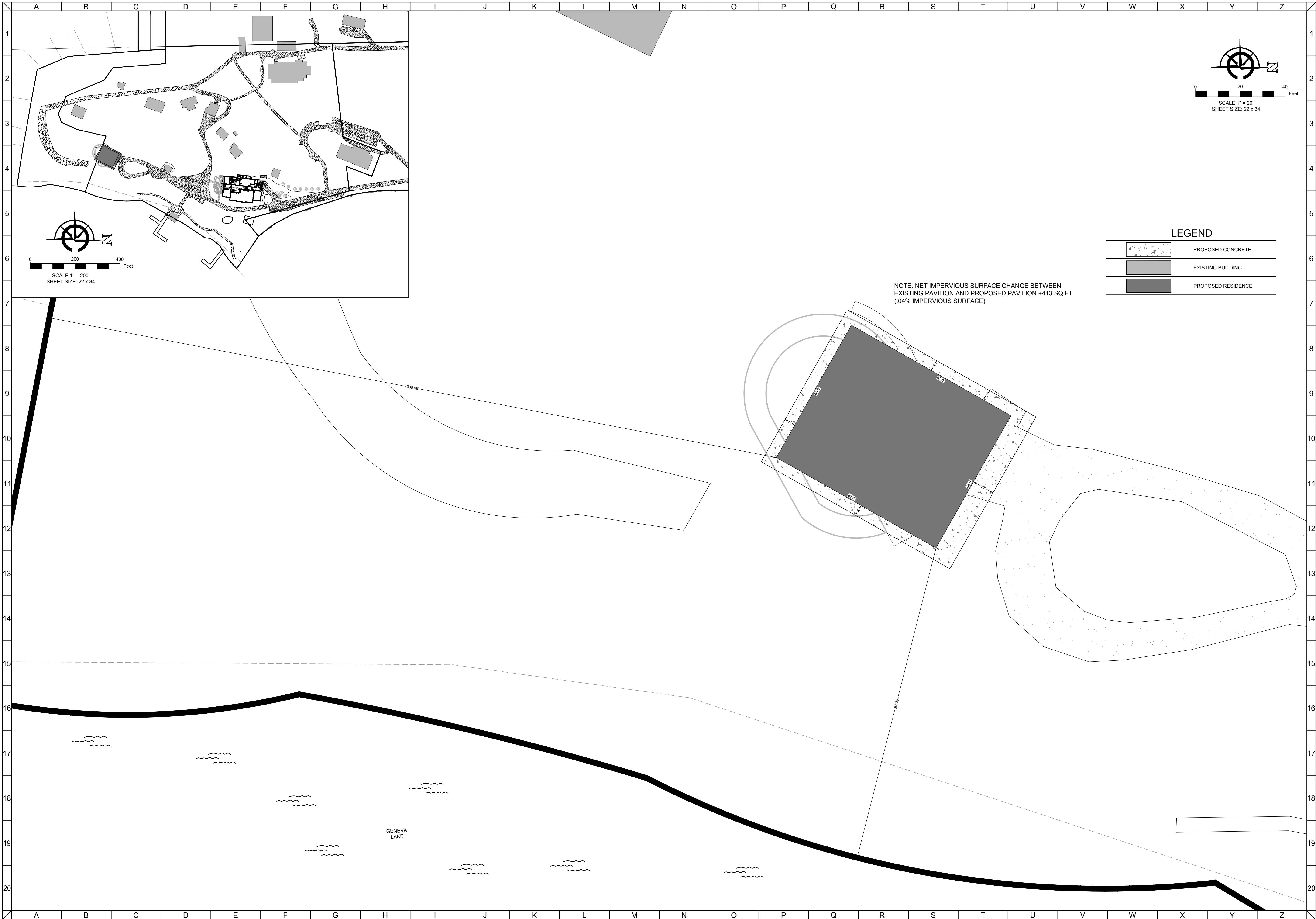
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DESIGNING IN TRUE DIRECTIONS

526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

NO.	REVISION DESCRIPTION	REV DATE
SCALE	1 IN=20 FT	
PROJECT NUMBER	23303	
DATE	03-07-2025	
PROJECT MGR	RYAN CARDINAL, PE	
DRAWN BY	EJO	
DESIGNED BY	EJO	

SHEET NUMBER

03 OF 07



CLIENT



COVENANT HARBOR
CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

PAVILION SITE EXHIBIT

GDP



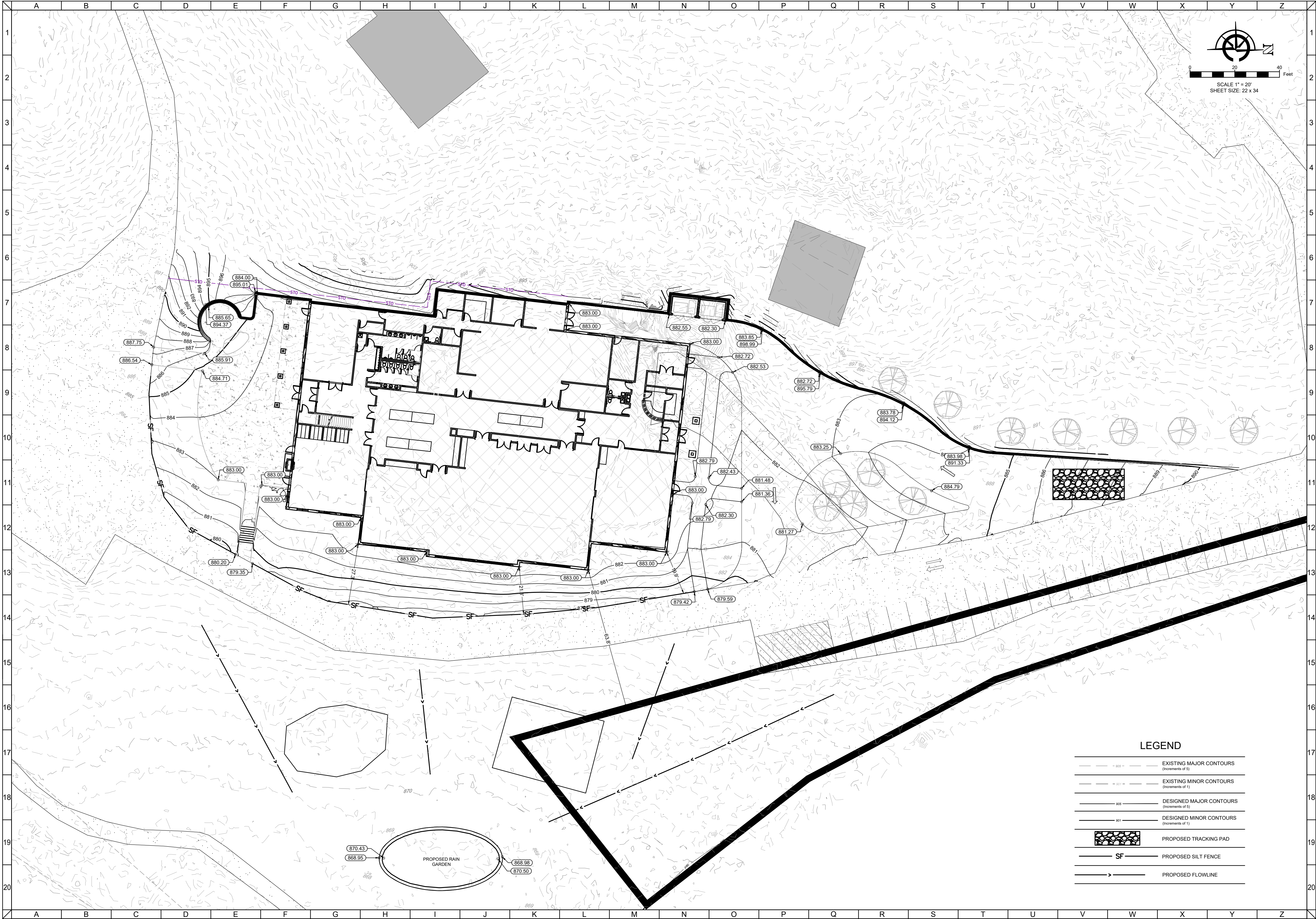
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526 S WELLS STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

NO.	REVISION DESCRIPTION	REV DATE
SCALE		#####
PROJECT NUMBER		23303
DATE		03-07-2025
PROJECT MGR		BDP
DRAWN BY		SMV
DESIGNED BY		SMV

SHEET NUMBER

04 OF 07



CLIENT



COVENANT HARBOR
CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

DINING HALL GRADING

GDP



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LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

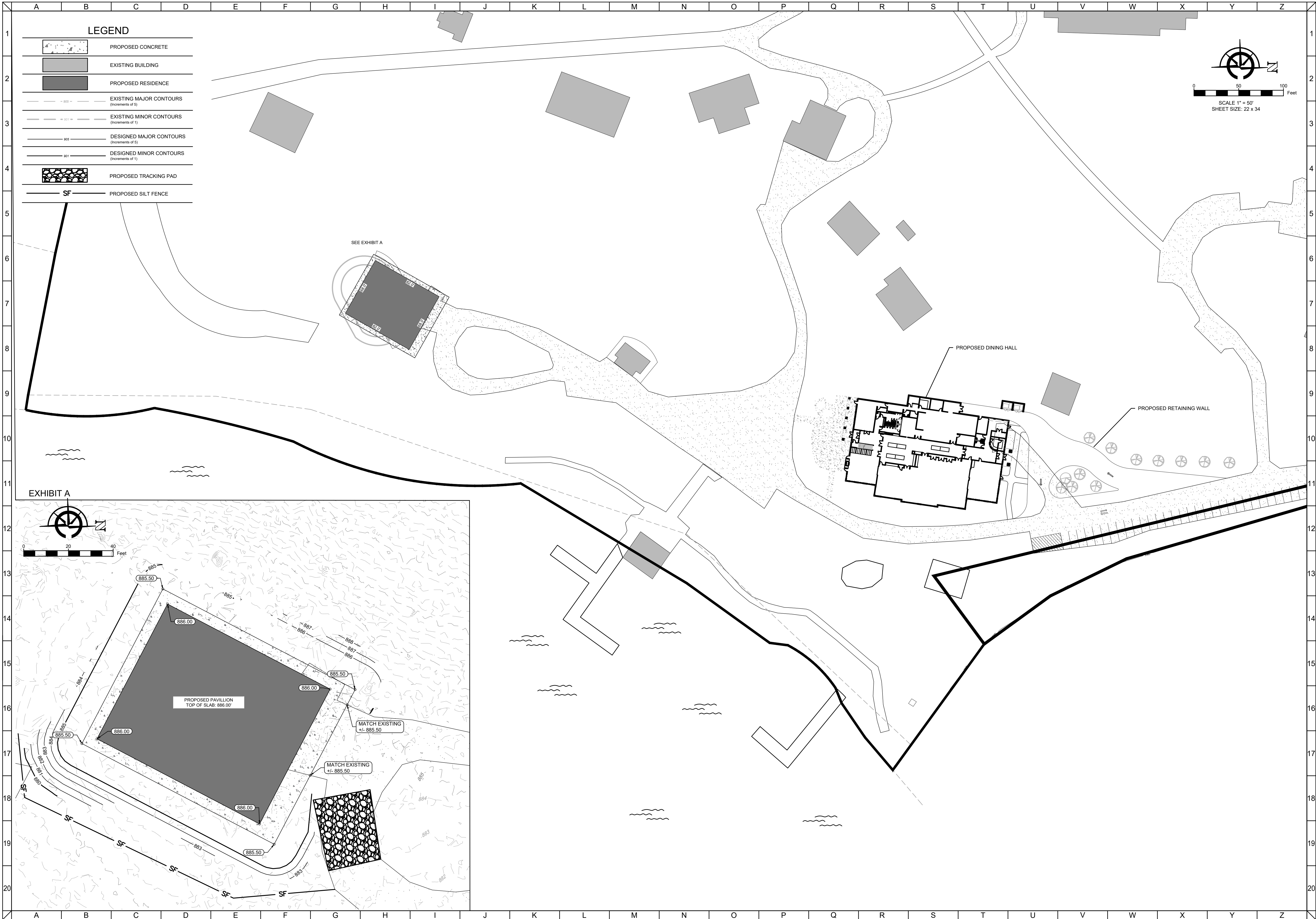
LEGEND

	EXISTING MAJOR CONTOURS (Increments of 5)
	EXISTING MINOR CONTOURS (Increments of 1)
	DESIGNED MAJOR CONTOURS (Increments of 5)
	DESIGNED MINOR CONTOURS (Increments of 1)
	PROPOSED TRACKING PAD
	PROPOSED SILT FENCE
	PROPOSED FLOWLINE

NO.	REVISION DESCRIPTION	REV DATE
SCALE		1 IN=20 FT
PROJECT NUMBER		23303
DATE		03-07-2025
PROJECT MGR		RYAN CARDINAL, PE
DRAWN BY		EJO
DESIGNED BY		EJO

SHEET NUMBER

05 OF 07



CLIENT



COVENANT HARBOR
CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

PAVILION GRADING

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NO.	REVISION DESCRIPTION	REV DATE
SCALE		1 IN:20 FT
PROJECT NUMBER		23303
DATE		03-07-2025
PROJECT MGR		BDP
DRAWN BY		SMV
DESIGNED BY		SMV

SHEET NUMBER

06 OF 07



SHEET NUMBER



CONSIDERATIONS:

1. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHOULD MAINTAIN A SLOW CONSTANT SPEED.
2. THE BEST APPROACH TO PREVENTING OFF-SITE TRACKING IS TO RESTRICT VEHICLES TO STABILIZED AREAS.
3. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.

NOTES:

TRACKING PAD

1. TRACKING PAD TO CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1057.
2. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3"-6" CLEAR OR WASHED STONE. ALL MATERIAL SHALL BE RETAINED ON A 3-INCH SIEVE.
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE KNOWN TO EXIST, THE STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM OF 50 FEET LONG.
6. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.

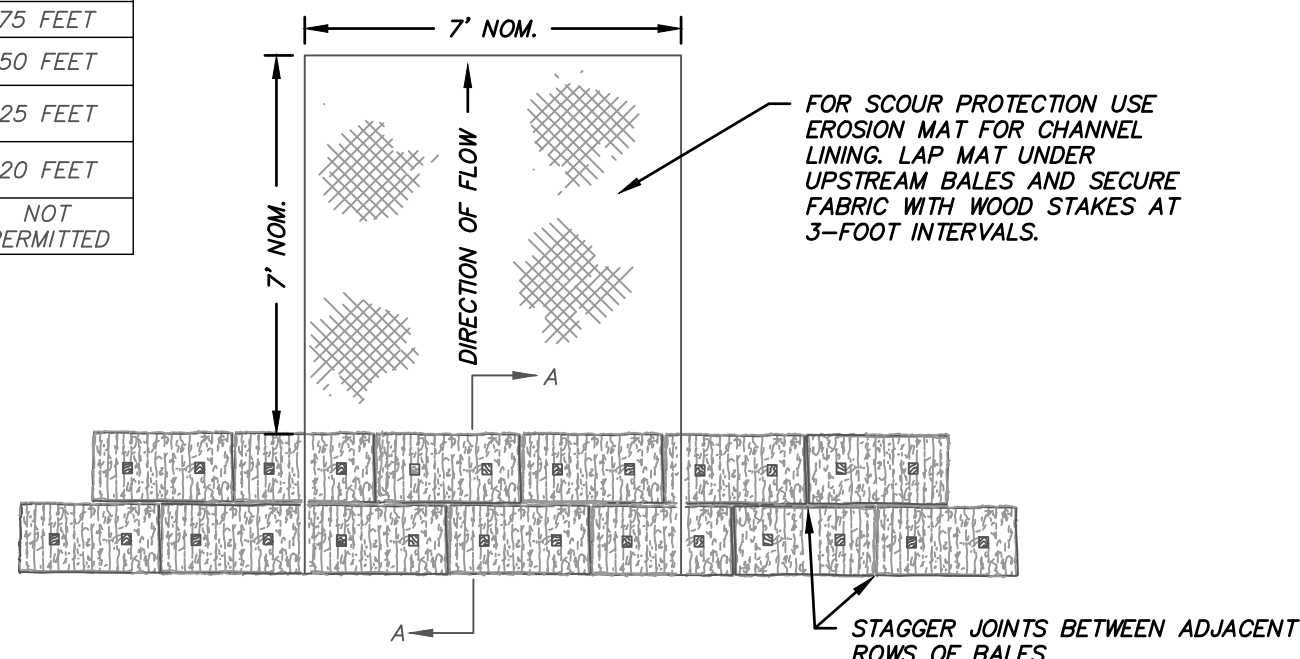
MAINTENANCE

1. ROCKS LODGED BETWEEN THE TIRES IF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.
2. TRACKING PADS AND TIRE WASHING STATIONS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT.
3. TRACKING PADS SHALL BE REPLENISHED WITH AGGREGATE DURING OR AFTER A 24-HOUR PERIOD.
4. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
5. A MINIMUM 12-INCH THICK PAD SHALL BE MAINTAINED.



SECTION A-A

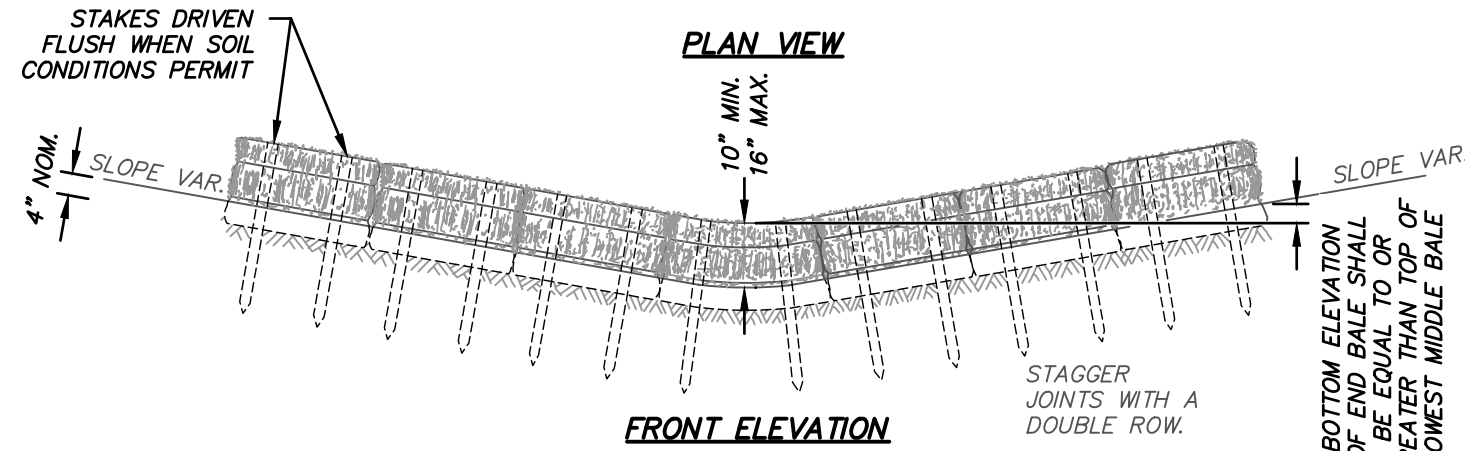
BALE SPACING ON SLOPES	
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
33% TO 50%	20 FEET
> 50%	NOT PERMITTED



SCOUR PROTECTION USE
EROSION MAT FOR CHANNEL
BANKS. LAY MAT UNDER
STREAM BALES AND SECURE
WITH WOOD STAKES AT
10-15 FOOT INTERVALS.

NOTES:

1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WSDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION AND WDNR TECHNICAL STANDARD 1062.
2. TEMPORARY DITCH CHECKS OF A SINGLE ROW OF EROSION BALES ARE NOT PERMITTED.
3. SEDIMENT BALE BARRIERS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
4. DAMAGED OR DECOMPOSED SEDIMENT BALE BARRIERS, AND UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF THE SEDIMENT BALE BARRIERS SHALL BE REPAIRED.
5. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE-HALF THE HEIGHT OF THE SEDIMENT BALE BARRIER.
6. SEDIMENT BALE BARRIERS AND ANCHORING DEVICES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.
7. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
8. EFFECTIVENESS OF BALES IS LESS THAN 3 MONTHS.



TEMPORARY DITCH CHECK USING EROSION BALES

NOTES:

1. SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO WDNR CONSERVATION STANDARD 1056
2. SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR. THE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW:

SLOPE	FENCE SPACING
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
> 33%	20 FEET

4. INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
5. A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
6. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4-INCH TRENCH 12 INCHES WIDE BY 6-INCH DEEP TRENCH, OR 6-INCH V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER THAN NECESSARY FOR PROPER INSTALLATION.
7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
 - A) TWIST METHOD---OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES.
 - B) HOOK METHOD---HOOK THE END OF EACH SILT FENCE LENGTH.
8. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
9. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
10. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.
11. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.

NOTE:

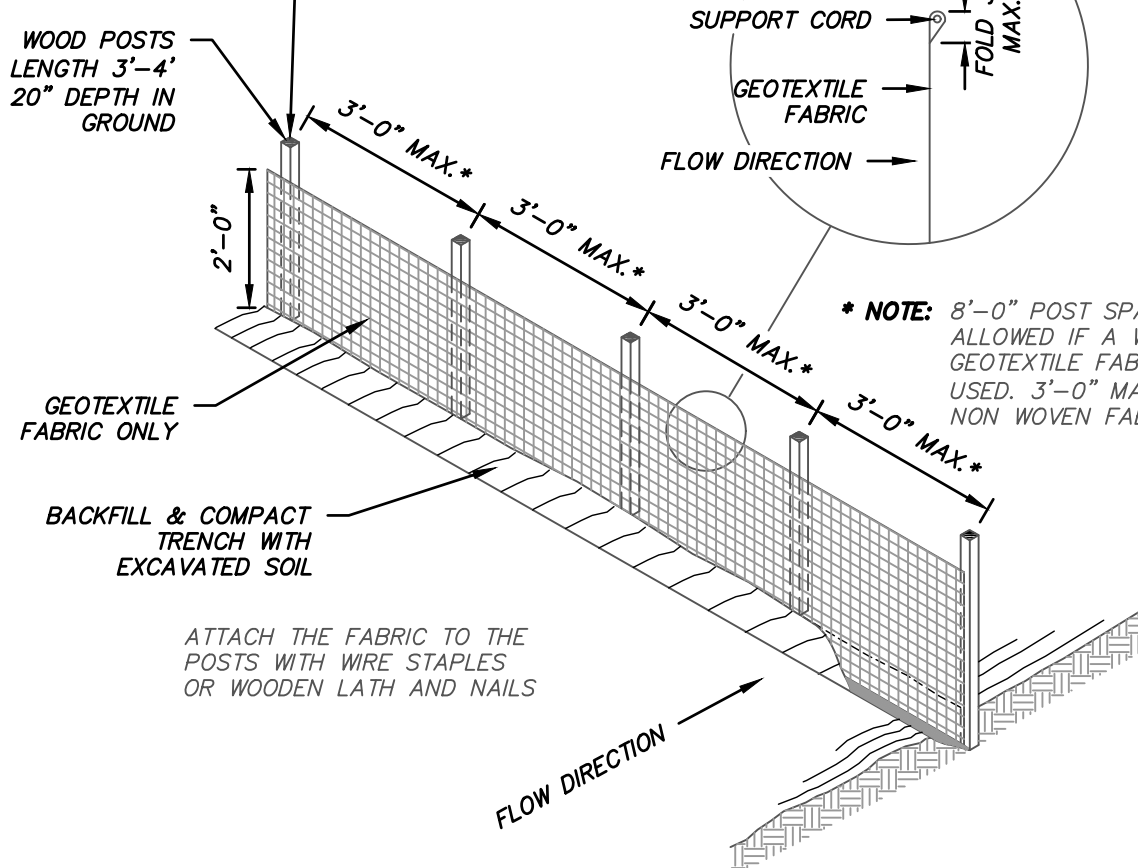
SILT FENCE SHALL BE SUPPORTED BY EITHER WOOD OR STEEL STAPLES AS SPECIFIED BELOW:

A. WOOD - 1 1/8" X 1 1/8" AIR DRIED OAK OR HICKORY; FABRIC SHALL BE STAPLED USING 1/2-INCH MINIMUM STAPLES TO THE UPSLOPE SIDE OF THE FENCE IN AT LEAST 3 PLACES; POSTS SHALL BE A MINIMUM OF 3 FEET LONG FOR 24-INCH FENCE AND 4 FEET LONG FOR 36-INCH FENCE.

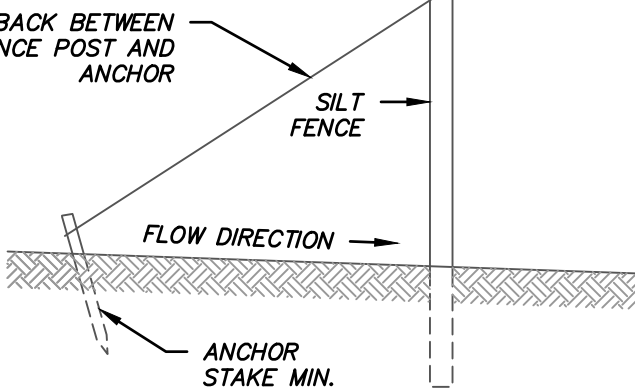
B. STEEL - MINIMUM 5 FEET IN LENGTH WITH STRENGTH OF 1.33 LBS/FT AND HAVE PROJECTIONS FOR FASTENERS; FABRIC SHALL BE ATTACHED IN AT LEAST THREE PLACES ON THE UPSLOPE SIDE WITH SOLID PLASTIC THE STRAPS OR WIRE FASTENERS.

NOTE:

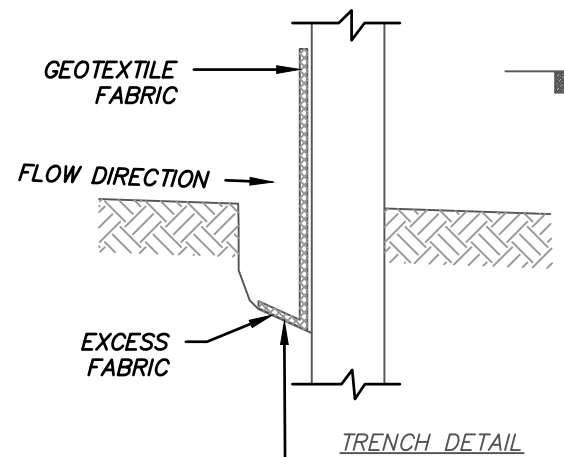
ADDITIONAL POST DEPTH OR
TIE BACKS MAY BE REQUIRED
IN UNSTABLE SOILS



SILT FENCE DETAIL

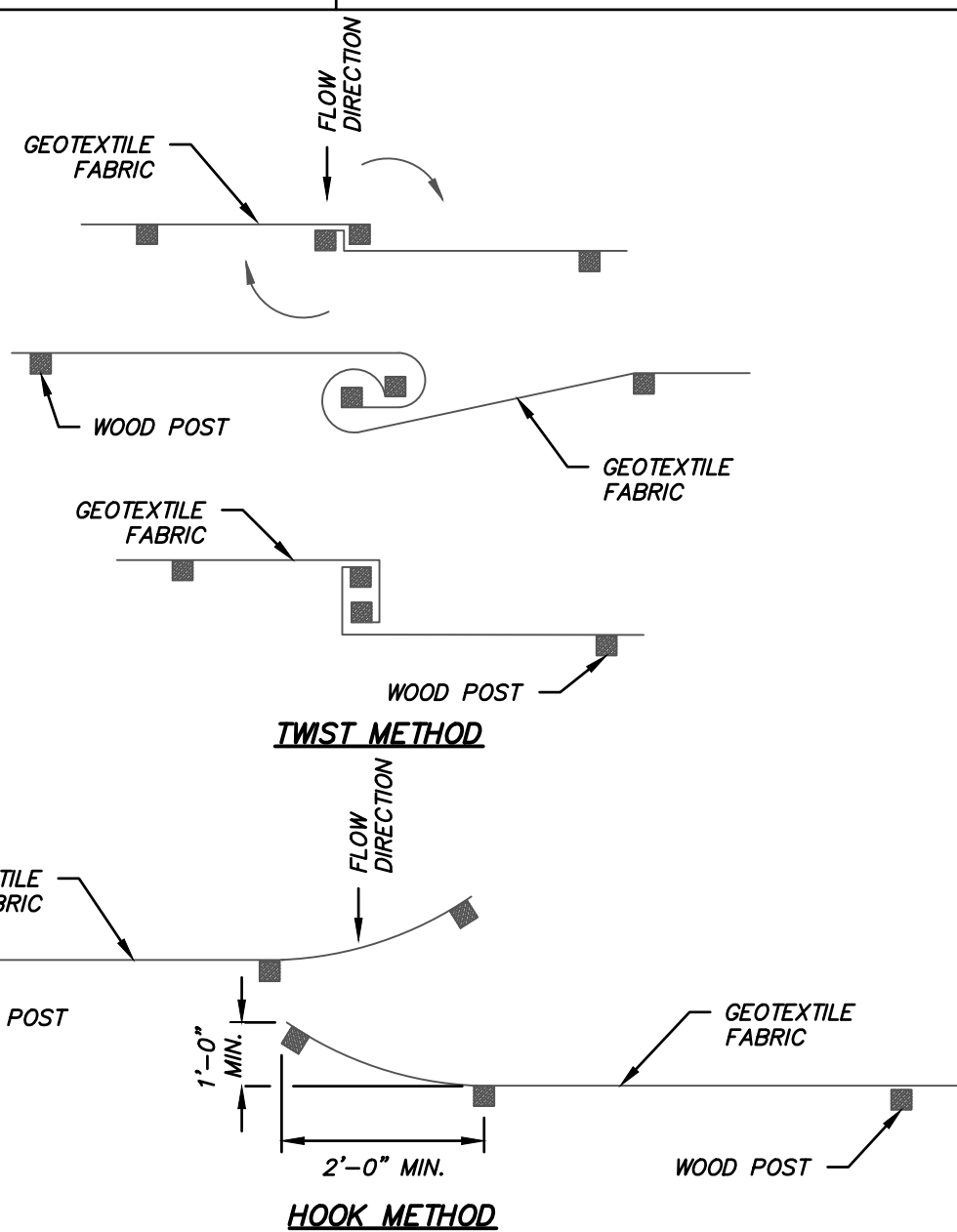


SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS
REQUIRED)



NOTES:

1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.



JOINING TWO LENGTHS OF SILT FENCE

NOTES:

1. PRIOR TO THE INSTALLATION OF ANY EROSION CONTROL MATTING, ALL ROCKS, DIRT CLODS, STUMPS, ROOTS, TRASH AND ANY OTHER OBSTRUCTIONS WHICH WOULD PREVENT THE MAT FROM LAYING IN DIRECT CONTACT WITH THE SOIL SHALL BE REMOVED.
2. EROSION CONTROL MATTING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 628 OF THE WISCONSIN DOT STANDARD SPECIFICATIONS, DNR TECHNICAL STANDARD 1052 (NON CHANNEL APPLICATIONS), DNR TECHNICAL STANDARD 1053 (CHANNEL APPLICATIONS), AND LATEST MANUFACTURER SPECIFICATIONS, ESPECIALLY NOTING REQUIRED STAPLE PATTERNS AND ANCHOR TRENCH REQUIREMENTS.
3. INSTALLATION PROCEDURES MUST INSURE THAT THE MAT WILL REMAIN IN CONTACT WITH THE SOIL.
4. THE MATTING SHALL BE ANCHORED PER MANUFACTURER REQUIREMENTS
5. THE MATTING SHALL BE ANCHORED TO THE GROUND PER MANUFACTURER REQUIREMENTS
6. TEMPORARY EROSION CONTROL MATTING SHALL BE WisDOT PAL CLASS I, TYPE B AND PERMANENT EROSION CONTROL MATTING SHALL BE WisDOT PAL CLASS III, TYPE A
7. MATTED AREAS MUST BE INSPECTED ON A WEEKLY BASIS, AND AFTER EACH SIGNIFICANT RAINFALL. BARE SPOTS, MISSING OR LOOSENED MATTING MUST BE IMMEDIATELY REPLACED AND/OR RE-ANCHORED.
8. FOR CHANNEL APPLICATIONS, EXTEND MAT UPSLOPE ONE-FOOT MINIMUM VERTICALLY FROM DITCH BOTTOM OR SIX-INCHES HIGHER THAN DESIGN FLOW, WHICHEVER IS GREATER.

EROSION CONTROL MATTING DETAIL

NOTE: INSTALL ON ALL SLOPES OF 4:1 OR GREATER

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 21, 2025

Agenda Item #9 and 10

Applicant:

Eric Anderson
Covenant Harbor
1724 W. Main St. Lake Geneva, WI 53147

Request:

General Development Plan and CSM

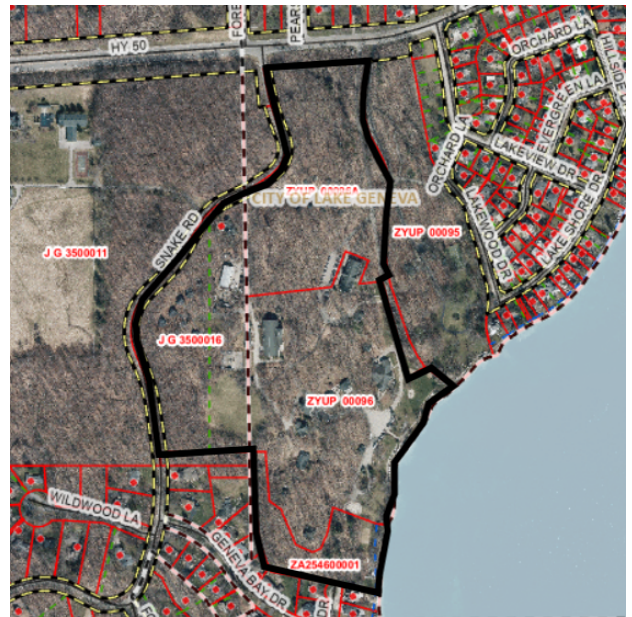
Description:

The applicant is requesting an amendment to their existing Planned Development – General Development Plan (GDP) for proposed modifications to the Covenant Harbor property which operates a Christian camp, conference, and retreat center on a 52-acre property on Geneva Lake.

Even though the property already has established Planned Development zoning, an amendment request to a Planned Development requires the same process as establishing a new Planned Development. The applicant has completed the pre-application and concept review steps. They are now seeking approval of a new General Development Plan. The fourth and final step is Precise Implementation Plan (PIP) approval.

The Applicant is proposing two main projects including:

1. Upgrade existing “worship tent” to an open walled pavilion. The use will not change, and the location will be approximately the same place and approximately the same size. The location in question crosses an internal property line over two parcels, both owned by Covenant Harbor and both within the City of Lake Geneva. One parcel is part of the existing PD (ZYUP 00096). The other is zoned ER-1 (parcel ZA254600001) but subject to a conservation easement that prohibits Covenant Harbor’s ability to sell or otherwise develop the ER-1 parcel.
2. The existing Dining Commons will be replaced by a new structure complying with zoning setbacks for the location. Other improvements include an “enhanced camper drop-off and vehicle turnaround, outdoor patios including seating, a lakeside café and generous windows with lake views.”



The following Planned Development amendments are proposed with this request:

1. A new GDP is required to change the boundary of the Planned Development to incorporate the ER-1 parcel where the worship tent is located. A CSM has been submitted concurrently to combine the parcels.
2. No further zoning flexibilities are expected for the Dining Commons or related improvements.
3. Approval of building and site plans for the new dining commons and worship pavilion with future PIP submittals.

GDP Staff Evaluation:

The PD simply amends the boundary to allow combination of parcels all unified in the PD zoning district. It also approves the expansion of uses and reconstruction of buildings. No new flexibilities are requested. Therefore many site details will be resolved with the PIP stage such as:

- The property is located in the Woodland Overlay District. Tree removal and replacement will need to comply with City Code.
- The applicant intends to situate buildings to preserve the existing terrain and trees to the greatest extent possible. Topography and detailed building and site plans will be further reviewed with the formal GDP submittal.
- The applicant plans to capture stormwater runoff and direct it via a drainage swale towards the Lake, which would prevent stormwater flow onto adjacent private property. The city's engineer is reviewing the proposed stormwater plan.
- The proposed turnaround for vehicles may need to be increased in width/radius to ensure access for public safety vehicles.
- Detailed review of proposed parking lot striping dimensions is required. Dimensions shall comply with standards in the zoning code.

CSM Staff Evaluation:

The CSM combines existing parcels into one to avoid a structure crossing a lot line and unify the whole parcel in one zoning district.

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 on the GDP:

Staff recommends that the Plan Commission recommend *approval* of the amendment to the GDP as submitted.

Staff recommends the affirmative set of findings provided above, noting that the proposal meets Factor 2c, that factors have changed, making the subject property more appropriate for the proposed GDP zoning.

Suggested Motions:

- *Approve:* I recommend approval of the proposed *General Development (GDP) for Eric Anderson 611 Sage St., Lake Geneva, WI, to allow for an updated boundary of the Planned Development zoning district to accommodate a new pavilion and dining hall for Covenant Harbor Bible Camp and Retreat Center, located at 1724 W Main St., Tax Key No. ZYUP00096 and ZA254600001*, including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- *Deny:* I recommend denial of the proposed *General Development (GDP) for Eric Anderson 611 Sage St., Lake Geneva, WI, to allow for an updated boundary of the Planned Development zoning district to accommodate a new pavilion and dining hall for Covenant Harbor Bible Camp and*

Retreat Center, located at 1724 W Main St., Tax Key No. ZYUP00096 and ZA254600001, 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]

Staff Recommendation on CSM:

- *Approve: I recommend approval of the proposed Certified Survey Map (CSM) for Eric Anderson 611 Sage St., Lake Geneva, WI, to allow to combine parcels as proposed, for property associated with Covenant Harbor Bible Camp and Retreat Center, located at 1724 W Main St including the affirmative set of findings, and any additional conditions of approval recommended by staff.*
- *Deny: I recommend denial of the proposed Certified Survey Map (CSM) for Eric Anderson 611 Sage St., Lake Geneva, WI, to allow to combine parcels as proposed, for property associated with Covenant Harbor Bible Camp and Retreat Center, located at 1724 W Main St 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]*

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

RESOLUTION OF THE PLAN COMMISSION			
Resolution recommending to the Common Council a Planned Development – General Development Plan (GDP) application filed by Eric Anderson, 611 Sage St., Lake Geneva, WI for a request to update the boundary of a Planned Development zoning district and to accommodate a new pavilion and dining hall for Covenant Harbor Bible Camp and Retreat Center located at 1724 W Main St., Tax Key No. ZYUP00096 and ZA254600001.			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	PC-014	Date:	April 21, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Planned Development – General Development Plan (GDP) application filed by Eric Anderson, 611 Sage St., Lake Geneva, WI for a request to update the boundary of a Planned Development zoning district and to accommodate a new pavilion and dining hall for Covenant Harbor Bible Camp and Retreat Center located at 1724 W Main St., Tax Key No. ZYUP00096 and ZA254600001, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on April 21, 2025, and

WHEREAS, the Plan Commission made the following findings of fact:

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:
 - The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;
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; and

WHEREAS, the Plan Commission has recommended the following conditions:

1. none

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends to the Common Council a Planned Development – General Development Plan (GDP) application filed by Eric Anderson, 611 Sage St., Lake Geneva, WI for a request to update the boundary of a Planned Development zoning district and to accommodate a new pavilion and dining hall for Covenant Harbor Bible Camp and Retreat Center located at 1724 W Main St., Tax Key No. ZYUP00096 and ZA254600001, per the findings of fact and additional conditions stated above.

Recommended to the Common Council of the City of Lake Geneva this 21st day of April 2025.

PC Action: ☐ Adopted ☐ Failed Vote _____

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

Todd Krause, Plan Commission Chair Date

Attest:

Lacey L Reynolds, City Clerk Date

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW



CERTIFIED SURVEY MAP or



SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

COVENANT HARBOR

1724 WEST MAIN ST.

LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER:

(262) 248-3600 x 326

OWNER SIGNATURE:



(ERIC ANDERSON
EXECUTIVE DIRECTOR)

EMAIL ADDRESS: EANDERSON@COVENANTHARBOR.ORG

PROJECT ADDRESS 1724 W. MAIN ST.

TAX KEY NUMBER:

ZA 2546 00001

ZA 2546 00002

ZA 95800002

NAME AND ADDRESS OF APPLICANT:

ERIC ANDERSON, EXECUTIVE DIRECTOR

COVENANT HARBOR

1724 W. MAIN ST. LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF APPLICANT:

(262) 248-3600 x 326

EMAIL ADDRESS: EANDERSON@COVENANTHARBOR.ORG

NAME AND ADDRESS OF SURVEYOR:

MICHAEL J. MARTIN, PLS-2307

CARDINAL ENGINEERING LLC

526 S. WELLS ST. LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF SURVEYOR:

(262) 757-8776

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

CONSOLIDATION OF PARCELS

\$200.00 fee, payable upon filing application

SUBMITTAL CHECKLIST

- _____ LOCATION MAP SHOWING LOCATION OF PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED WITH TOWN OR TOWNS, AND PARCELS WITHIN 1,000-FT OF BOUNDARY OF SUBJECT PROPERTY.
- _____ SKETCH MAP TO APPROXIMATE SCALE SHOWING ENTIRE PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED, AND SHOWING THE APPROXIMATE CONFIGURATION OF PROPOSED LOTS AND ROADS WITHIN THOSE PARCELS.
- ✓
_____ CITY OF LAKE GENEVA SIGNATURE BLOCK ON FACE OF CSM OR PLAT, PER STATE STATUTES. (ON SHEET 2)
- ✓
_____ PROVIDE 1 FULL SET - 11" X 17" OF CSM OR PLAT PRIOR TO PLACEMENT PLAN COMMISSION AGENDA. ON
- ✓
_____ PROVIDE 1 DIGITAL COPY OF THE FULL APPLICATION PACKET TO THE LAKE GENEVA BUILDING AND ZONING DEPARTMENT AT BZADMIN@CITYOFLAKEGENEVA.COM OR BZCLERK@CITYOFLAKEGENEVA.COM

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

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

3/31/25

DATE



SIGNATURE OF APPLICANT
ERIC ANDERSON
EXEC DIRECTOR

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.

ERIC ANDERSON, EXEC. DIR., as applicant/petitioner for

Project: COVENANT HARBOR

Project Address: 1724 W. MAIN ST.

Parcel No. ZA 2546 00001, ZA 2546 00002, ZA 9580002

Name: ERIC ANDERSON, EXEC. DIR.

Address: 1724 W. MAIN ST.

LAKE GENEVA, WI 53147

Cell Phone: (262) - 745 - 6222

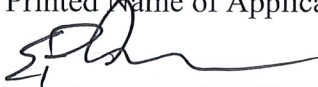
Phone: (262) - 248 - 3600 x 326

Email: EANDERSON @ COVENANTHARBOR. ORG

Dated this 31ST Day of MARCH, 20 25

ERIC ANDERSON, EXEC. DIR.

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

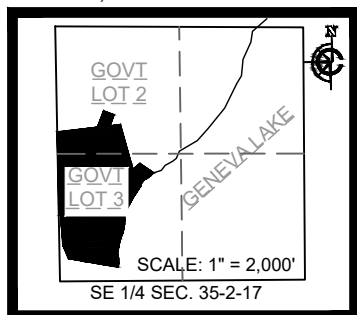
(2) Fees for Procedures Requested by the City of Lake Geneva: There shall be no fee in the case of applications filed in the public interest by the Common Council or the Plan Commission, other agency, or official of the City of Lake Geneva.

(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.

CERTIFIED SURVEY MAP NO.

LOT 1 AND A PORTION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 2546, A PORTION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 958, AND UNPLATTED LANDS LOCATED IN GOVERNMENT LOT 2 AND GOVERNMENT LOT 3 OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, STATE OF WISCONSIN



OWNERS/SUBDIVIDERS:
COVENANT HARBOR BIBLE CAMP
1724 MAIN ST. LAKE GENEVA WI. 53147

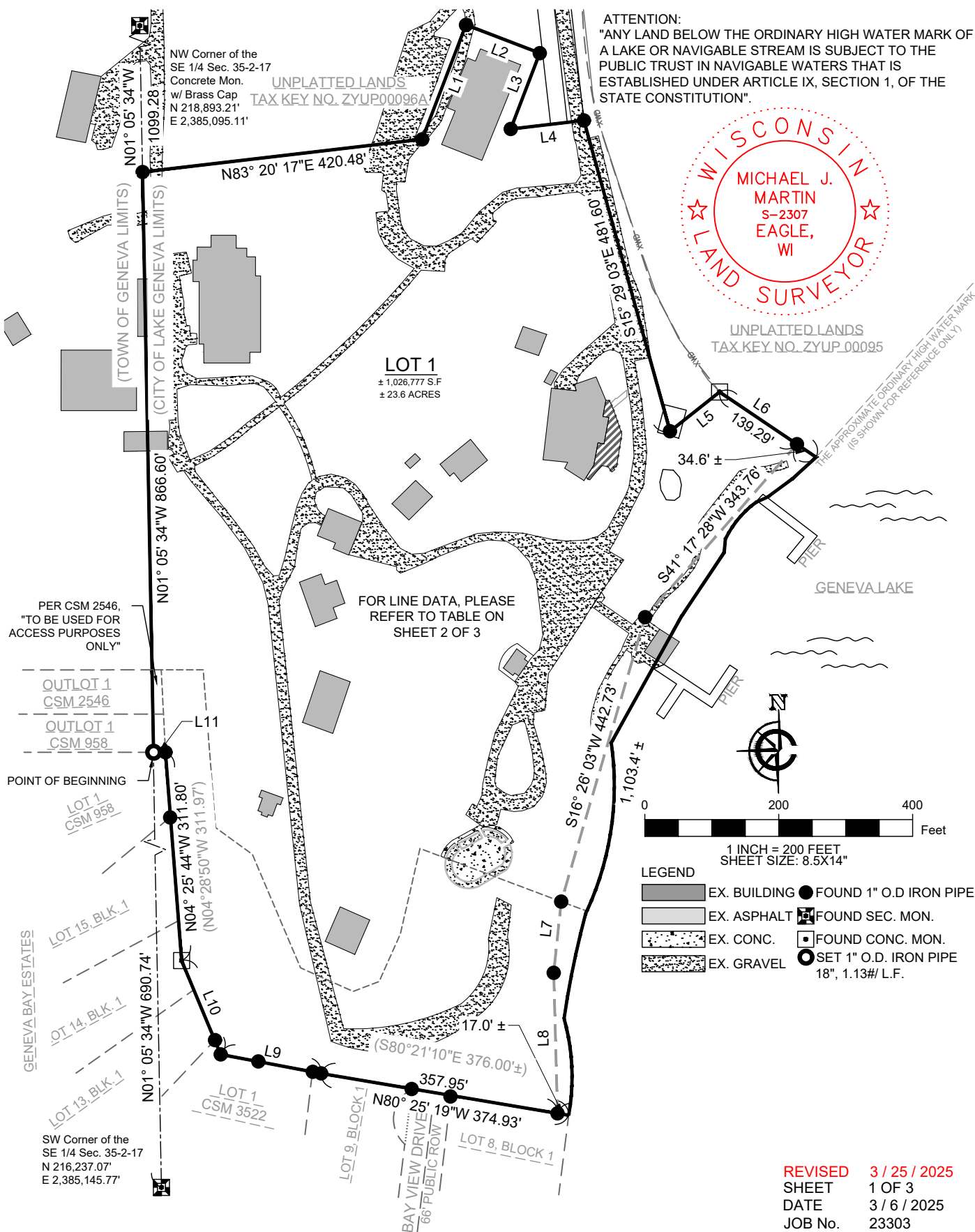
SURVEYOR:
MICHAEL J. MARTIN, PLS #2307
CARDINAL ENGINEERING LLC
526 S WELLS STREET, LAKE GENEVA, WI 53147
262-757-8776

BASIS OF BEARING:
ALL BEARINGS REFER TO GRID NORTH OF THE
WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH
ZONE, NAD-83 (2011). THE WEST LINE OF THE SE 1/4 SEC.
35-2-17, IS ASSUMED TO BEAR N01°05'34"W.

ATTENTION:
"ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF
A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE
PUBLIC TRUST IN NAVIGABLE WATERS THAT IS
ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE
STATE CONSTITUTION".



UNPLATTED LANDS
TAX KEY NO. ZYUP 00095



REVISED 3 / 25 / 2025
SHEET 1 OF 3
DATE 3 / 6 / 2025
JOB No. 23303

CERTIFIED SURVEY MAP NO. _____

LOT 1 AND A PORTION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 2546, A PORTION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 958, AND UNPLATTED LANDS LOCATED IN GOVERNMENT LOT 2 AND GOVERNMENT LOT 3 OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, STATE OF WISCONSIN

SURVEYOR'S CERTIFICATE:

I, MICHAEL J. MARTIN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND HEREIN DESCRIBED: LOT 1 AND A PORTION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 2546, A PORTION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 958, AND UNPLATTED LANDS LOCATED IN GOVERNMENT LOT 2 AND GOVERNMENT LOT 3 OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 35 IN TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, WISCONSIN; THENCE N01°05'34"W, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 690.74 FEET TO A POINT ON THE SOUTHEAST CORNER OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 958 AND THE POINT OF BEGINNING; THENCE CONTINUING N01°05'34"W, ALONG SAID WEST LINE, 866.60 FEET; THENCE N83°20'17"E, 420.48 FEET; THENCE N20°58'32"E, 183.05 FEET; THENCE S69°01'28"E, 118.00 FEET; THENCE S20°58'32"W, 121.27 FEET; THENCE N83°20'17"E, 110.14 FEET; THENCE S15°29'03"E, 481.60 FEET; THENCE N51°38'32"E, 94.59 FEET; THENCE S55°55'56"E, 173.89 FEET, MORE OR LESS, TO A POINT ON THE SHORELINE OF GENEVA LAKE; THENCE SOUTHWESTERLY ALONG THE SHORELINE OF GENEVA LAKE, A DISTANCE OF 1,103.4 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2546; THENCE CONTINUING N80°25'19"W ALONG SAID SOUTH LINE, 374.93 FEET; THENCE N79°16'30"W, ALONG THE SOUTHERN LINE OF SAID LOT 1, A DISTANCE OF 152.75 FEET; THENCE N22°35'44"W, ALONG THE SOUTHWEST LINE OF SAID LOT 1, A DISTANCE OF 151.86 FEET; THENCE N04°25'44"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 311.80 FEET TO THE SOUTHEAST CORNER OF OUTLOT 1 OF CERTIFIED SURVEY MAP 958; THENCE N89°59'50"W, ALONG THE SOUTH LINE OF SAID OUTLOT 1, A DISTANCE OF 17.78 FEET TO THE POINT OF BEGINNING. SAID DESCRIPTION CONTAINS 1,024,953.7 SQUARE FEET (23.5 ACRES), MORE OR LESS. SAID CERTIFIED SURVEY MAP NO. 2546 BEING A MAP DULY RECORDED JANUARY 3, 1995, AT THE REGISTER OF DEEDS OFFICE FOR WALWORTH COUNTY, IN VOLUME 13, PAGES 1 THROUGH 2, INCLUSIVE, AND AS DOCUMENT NO. 299023. SAID CERTIFIED SURVEY MAP NO. 958 BEING A MAP DULY RECORDED JULY 31, 1979, AT THE REGISTER OF DEEDS OFFICE FOR WALWORTH COUNTY, IN VOLUME 4, PAGE 212, AND AS DOCUMENT NO. 50301.

I FURTHER CERTIFY THAT I HAVE MADE SAID MAP BY THE DIRECTION OF THE OWNER OF SAID LAND. THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION THEREOF. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES AND OF THE LAND DIVISION ORDINANCES OF THE CITY OF LAKE GENEVA IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____ 20_____

MICHAEL J. MARTIN,
PROFESSIONAL LAND SURVEYOR #2307



LINE TABLE			RECORDED AS	
LINE NUMBER	DIRECTION	LENGTH (FT)	DIRECTION	LENGTH (FT)
L1	N20° 58' 32"E	183.05	N/A	N/A
L2	S69° 01' 28"E	118.00	N/A	N/A
L3	S20° 58' 32"W	121.27	N/A	N/A
L4	N83° 20' 17"E	110.14	N/A	N/A
L5	N51° 38' 32"E	94.59	N/A	N/A
L6	S55° 55' 56"E	173.89	N/A	N/A
L7	S06° 01' 07"W	106.86	S05°00'50"W	107.69
L8	S01° 31' 52"E	209.94	S00°21'00"E	210.97
L9	N79° 16' 30"W	152.75	N79° 07' 40"W	152.19
L10	N22° 35' 44"W	151.86	N22° 44' 45"W	151.80
L11	N89° 59' 50"W	17.78	N/A	N/A

CERTIFIED SURVEY MAP NO. _____

LOT 1 AND A PORTION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 2546, A PORTION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 958, AND UNPLATTED LANDS LOCATED IN GOVERNMENT LOT 2 AND GOVERNMENT LOT 3 OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 17 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, STATE OF WISCONSIN

OWNER'S CERTIFICATE

AS OWNER, I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON.

AS OWNER OF SAID LAND, I FURTHER CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL:

1) CITY OF LAKE GENEVA

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____ , 20____

ERIC P. ANDERSON, EXECUTIVE DIRECTOR

STATE OF _____) ss
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ , 2018

THE ABOVE NAMED ERIC P. ANDERSON, EXECUTIVE DIRECTOR, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

NO MORTGAGE ON THE PROPERTY AT THE TIME OF RECORDING.

CERTIFICATE OF THE CITY COUNCIL:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF LAKE GENEVA, IS HEREBY APPROVED BY THE CITY COUNCIL ON

THIS _____ DAY OF _____ , 20_____

TODD KRAUSE
CITY MAYOR

LACEY L. REYNOLDS
CITY CLERK

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 21, 2025

Agenda Item #9 and 10

Applicant:

Eric Anderson
Covenant Harbor
1724 W. Main St. Lake Geneva, WI 53147

Request:

General Development Plan and CSM

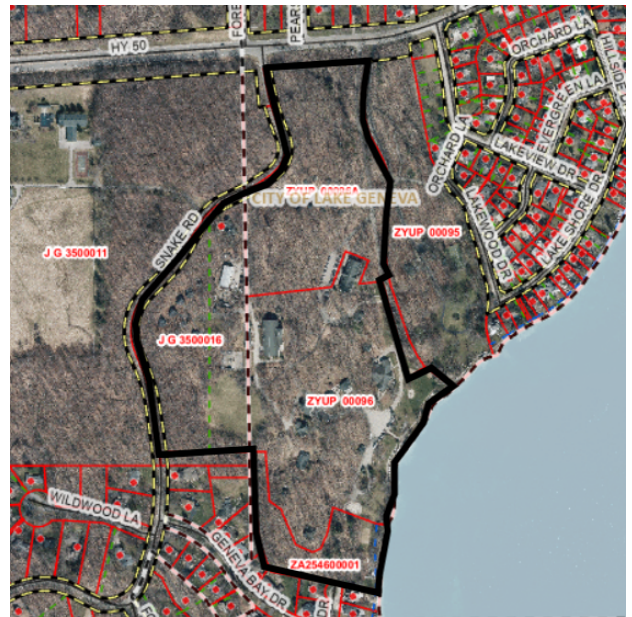
Description:

The applicant is requesting an amendment to their existing Planned Development – General Development Plan (GDP) for proposed modifications to the Covenant Harbor property which operates a Christian camp, conference, and retreat center on a 52-acre property on Geneva Lake.

Even though the property already has established Planned Development zoning, an amendment request to a Planned Development requires the same process as establishing a new Planned Development. The applicant has completed the pre-application and concept review steps. They are now seeking approval of a new General Development Plan. The fourth and final step is Precise Implementation Plan (PIP) approval.

The Applicant is proposing two main projects including:

1. Upgrade existing “worship tent” to an open walled pavilion. The use will not change, and the location will be approximately the same place and approximately the same size. The location in question crosses an internal property line over two parcels, both owned by Covenant Harbor and both within the City of Lake Geneva. One parcel is part of the existing PD (ZYUP 00096). The other is zoned ER-1 (parcel ZA254600001) but subject to a conservation easement that prohibits Covenant Harbor’s ability to sell or otherwise develop the ER-1 parcel.
2. The existing Dining Commons will be replaced by a new structure complying with zoning setbacks for the location. Other improvements include an “enhanced camper drop-off and vehicle turnaround, outdoor patios including seating, a lakeside café and generous windows with lake views.”



The following Planned Development amendments are proposed with this request:

1. A new GDP is required to change the boundary of the Planned Development to incorporate the ER-1 parcel where the worship tent is located. A CSM has been submitted concurrently to combine the parcels.
2. No further zoning flexibilities are expected for the Dining Commons or related improvements.
3. Approval of building and site plans for the new dining commons and worship pavilion with future PIP submittals.

GDP Staff Evaluation:

The PD simply amends the boundary to allow combination of parcels all unified in the PD zoning district. It also approves the expansion of uses and reconstruction of buildings. No new flexibilities are requested. Therefore many site details will be resolved with the PIP stage such as:

- The property is located in the Woodland Overlay District. Tree removal and replacement will need to comply with City Code.
- The applicant intends to situate buildings to preserve the existing terrain and trees to the greatest extent possible. Topography and detailed building and site plans will be further reviewed with the formal GDP submittal.
- The applicant plans to capture stormwater runoff and direct it via a drainage swale towards the Lake, which would prevent stormwater flow onto adjacent private property. The city's engineer is reviewing the proposed stormwater plan.
- The proposed turnaround for vehicles may need to be increased in width/radius to ensure access for public safety vehicles.
- Detailed review of proposed parking lot striping dimensions is required. Dimensions shall comply with standards in the zoning code.

CSM Staff Evaluation:

The CSM combines existing parcels into one to avoid a structure crossing a lot line and unify the whole parcel in one zoning district.

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 on the GDP:

Staff recommends that the Plan Commission recommend *approval* of the amendment to the GDP as submitted.

Staff recommends the affirmative set of findings provided above, noting that the proposal meets Factor 2c, that factors have changed, making the subject property more appropriate for the proposed GDP zoning.

Suggested Motions:

- *Approve:* I recommend approval of the proposed *General Development (GDP) for Eric Anderson 611 Sage St., Lake Geneva, WI, to allow for an updated boundary of the Planned Development zoning district to accommodate a new pavilion and dining hall for Covenant Harbor Bible Camp and Retreat Center, located at 1724 W Main St., Tax Key No. ZYUP00096 and ZA254600001*, including the affirmative set of findings, and any additional conditions of approval recommended by staff.
- *Deny:* I recommend denial of the proposed *General Development (GDP) for Eric Anderson 611 Sage St., Lake Geneva, WI, to allow for an updated boundary of the Planned Development zoning district to accommodate a new pavilion and dining hall for Covenant Harbor Bible Camp and*

Retreat Center, located at 1724 W Main St., Tax Key No. ZYUP00096 and ZA254600001, 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]

Staff Recommendation on CSM:

- *Approve: I recommend approval of the proposed Certified Survey Map (CSM) for Eric Anderson 611 Sage St., Lake Geneva, WI, to allow to combine parcels as proposed, for property associated with Covenant Harbor Bible Camp and Retreat Center, located at 1724 W Main St including the affirmative set of findings, and any additional conditions of approval recommended by staff.*
- *Deny: I recommend denial of the proposed Certified Survey Map (CSM) for Eric Anderson 611 Sage St., Lake Geneva, WI, to allow to combine parcels as proposed, for property associated with Covenant Harbor Bible Camp and Retreat Center, located at 1724 W Main St 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]*

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

RESOLUTION OF THE PLAN COMMISSION			
Resolution approving a Certified Survey Map application filed by Eric Anderson, 611 Sage St., Lake Geneva, WI, to combine Tax Key Nos. ZYUP00096, ZA254600001, a portion of ZA254600002, and a portion of ZA95800002 for Covenant Harbor Bible Camp and Retreat Center located at 1724 W. Main Street			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	PC-015	Date:	April 21, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Certified Survey Map application filed by Eric Anderson, 611 Sage St., Lake Geneva, WI, to combine Tax Key Nos. ZYUP00096, ZA254600001, a portion of ZA254600002, and a portion of ZA95800002 for Covenant Harbor Bible Camp and Retreat Center located at 1724 W. Main Street titled "Certified Survey Map No. ____" and dated March 25, 2025, and

WHEREAS, the Plan Commission made the following findings of fact:

1. The proposed Certified Survey Map furthers the purposes of Chapter 66 Subdivisions and the applicable rules and regulations of Wisconsin Statutes Chapter 236, and

WHEREAS, the Plan Commission has recommended the following conditions:

1. none

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby approves a Certified Survey Map application filed by Eric Anderson, 611 Sage St., Lake Geneva, WI, to combine Tax Key Nos. ZYUP00096, ZA254600001, a portion of ZA254600002, and a portion of ZA95800002 for Covenant Harbor Bible Camp and Retreat Center located at 1724 W. Main Street titled "Certified Survey Map No. ____" and dated March 25, 2025, per the findings of fact and additional conditions stated above.

Approved by the Plan Commission of the City of Lake Geneva this 21st day of April 2025.

PC Action: ☐ Adopted ☐ Failed Vote _____

Mayoral Action: ☐ Accept ☐ Veto

Todd Krause, Plan Commission Chair

Date

Attest:

Lacey L Reynolds, City Clerk

Date

Proposed Zoning Code Amendments: Group Developments

Date: 3.6.24

Section 98-205 Regulations applicable to all land uses.

(10) Number of land uses per building.

- (a) No more than one nonresidential land use shall be permitted in any building unless a conditional use permit for a Group Development is granted in compliance with Section 98-208.

~~(b) With the exceptions of a commercial apartment or a home occupation, no building containing a nonresidential land use shall contain a residential land use. [See Sections 98-206(8)(a) and 98-206(8)(j).]~~

Sec. 98-208 Group developments.

(1) Definition. A group development is any development containing two or more structures containing principal land uses (as listed in Table 98-203) on the same lot, ~~and/or any single structure on a single lot which contains five or more dwelling units~~ or two or more nonresidential uses on the same lot. Common examples of group developments include ~~six-unit apartment buildings~~, apartment or condominium complexes, shopping centers, multi-tenant buildings, ~~one-building office structures~~ office centers with two or more structures, and one-building commercial strip centers, ~~four-unit apartment buildings, and other land uses in which each lot contains four or fewer dwelling units, are not group developments, even though such developments may contain parcels under common ownership.~~

(a) Exceptions: The following situations are exempt from the requirements of this section:

- i. Upper-story Commercial Indoor Lodging land uses in the Central Business Zoning District
- ii. Planned Development Zoning District

(2) Regulation of group developments. Group developments are permitted as conditional uses in all zoning districts. Any land use which is permitted within the applicable zoning district(s) is permitted to locate within a group development. The land use regulations of this section, as well as Section 98-206 and all other applicable provisions of this chapter

shall apply to the group development. The requirements of Section 98-905 shall apply to the review of proposals for group developments.

(3) Specific development standards for group developments.

(a) Land uses and development shall comply with the applicable requirements of this Chapter, including, but not limited to, standards unique to each land use as defined in Article 2, density, intensity, bulk, setback, and building separation requirements; building and site design standards; landscaping and green space requirements; access; parking; loading requirements; and signage requirements.

(b) All development located within a group development shall be located so as to comply with the intent of this chapter regarding setbacks of structures and buildings from lot lines. As such, individual principal and accessory structures and buildings located within group developments shall be situated within building envelopes which serve to demonstrate complete compliance with said intent. Said building envelopes which serve to demonstrate complete compliance with said intent. Said building envelopes shall be depicted on the site plan required for review of group developments. The use of this approach to designing group developments will also ensure the facilitation of subdividing group developments in the future, (if such action is so desired). All development located within a group development, including individual principal and accessory structures, shall comply with the intent of this chapter regarding setbacks from lot lines. All buildings shall be situated so that they meet minimum setbacks and as if they were placed on individual lots, allowing for the possibility of subdivision of the group development in the future. Building envelopes shall be depicted on the site plan required for review of group developments.

(c) No group development shall take access to a local residential street. All nonresidential projects shall take access to an arterial or collector street.

(a)(d) All required off-street parking spaces and access drives shall be located entirely within the boundaries of the group development.

(e) Parking lots or structures should not visually dominate the site. Parking areas should be located at the side or rear of principal buildings wherever possible. Parking areas located between a principal building and the street shall be screened with landscaping, screening wall, and/or solid fence.

(b)(f) The development shall contain a sufficient number of waste bins to accommodate all trash and waste generated by the land uses in a convenient manner.

(4) Changes to an approved group development.

- (a) Following initial issuance of a conditional use permit for the group development, all subsequent changes determined to be significant by the Zoning Administrator to site design and building design (including addition of structures, addition to structures, and expansions of parking or storage areas) in the group development shall require an amendment to the conditional use permit regardless of individual land use(s).
- (b) Changes to individual land uses within a group development listed as permitted uses within the applicable zoning district are allowed without amendment to the group development, unless the conditional use permit placed restrictions on change of use.
- (c) Changes to individual land uses within a group development listed as conditional uses within the applicable zoning district shall be allowed only by amendment of the conditional use permit regardless of whether the use entails modifications of the building and/or site layout in the group development, unless the change in use is defined as a Successor Conditional Use as defined in Section 98-908(15) of this Chapter.

(5) Discrimination against condominium forms of ownership. It is not the intent of this section, nor any other provision of this chapter, to discriminate against condominium forms of ownership in any manner which conflicts with § 703.27, Wis. Stats. The provisions of this section are designed to ensure that condominium forms of ownership are subject to the same standards and procedures of review and development as other physically identical forms of development.

STAFF REPORT
To: Lake Geneva Plan Commission
Meeting Date: April 21, 2025

Agenda Item #11

Request:

Proposed Zoning Code Amendments pertaining to Group Developments (Section 98-205(10) and 98-208).

Description:

The purpose of these amendments is to clarify the Group Developments section of the zoning code. A Group Development is any situation that involves multiple principal buildings on a single lot and or multiple nonresidential uses on the same lot. Common examples of Group Developments are complexes that involve multiple buildings and multi-tenant shopping centers. These situations require a conditional use permit, which gives the Plan Commission and Council additional oversight to ensure that the multiple uses and all work together effectively on a single site. The conditional use process also allows the City to add conditions unique to a given situation.

Staff notes that, as currently written, the definition of Group Development in Section 98-208 is difficult for most people to understand. The proposed changes do not change the definition of a Group Development but rather simplify the language so that the concept is much clearer.

Mixed use buildings that contain a residential and a commercial use are not subject to the Group Development process. However, establishing a new upper-story Commercial Indoor Lodging above an existing first-floor commercial use meets the definition of Group Development (as it involves two nonresidential uses on the same lot). This has become increasingly prevalent in the downtown, as upper-story residential uses have been converted to Commercial Indoor Lodging, a nonresidential use. Staff feels that this situation was never the intention of the Group Development concept, which is oriented to newer development, not downtown. Staff also feels that requiring the Group Development process in such cases is counter to the purpose of the downtown zoning district, which is intended to allow for mixed use development by right in the downtown. Because Commercial Indoor Lodging already requires a conditional use permit, requiring a second conditional use permit for a Group Development creates more costs and administrative work, and it does not benefit the City. The proposed code amendments exempt this common situation from the Group Development process.

Finally, the existing standards for Group Developments do not provide sufficient guidance to staff about the review and approval of changes to existing Group Developments, such as when a new tenant is added to a shopping center. The proposed code amendments provide that guidance.

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

RESOLUTION OF THE PLAN COMMISSION			
Resolution recommending to the Common Council a Zoning Code Amendment pertaining to Group Developments (Section 98-205(10) and 98-208)			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	PC-016	Date:	April 21, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Zoning Code Amendment pertaining to Group Developments (Section 98-205(10) and 98-208), as described in the document titled “Proposed Zoning Amendments: Group Developments,” dated March 6, 2025, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on April 21, 2025, and

WHEREAS, the Plan Commission made the following findings of fact:

1. The proposed text amendment furthers the purposes of this chapter as outlined in Section 98-005.
2. The proposed text amendment furthers the purposes of the general article in which the amendment is proposed to be located.
3. The proposed text amendment furthers the purposes of the specific section in which the amendment is proposed to be located.
4. The following factors have arisen that are not properly addressed in the current zoning text:
 - New methods of development or providing infrastructure make it necessary to alter this chapter to meet these new factors;
 - A change has occurred in the land market, or other factors have arisen which require a new form of development, a new type of land use, or a new procedure to meet said change(s);
5. The proposed amendment maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts, and

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends to the Common Council a Zoning Code Amendment pertaining to Group Developments (Section 98-205(10) and 98-208), as described in the document titled “Proposed Zoning Amendments: Group Developments,” dated March 6, 2025, per the findings of fact and additional conditions stated above.

Recommended to the Common Council of the City of Lake Geneva this 21st day of April 2025.

PC Action: ☐ Adopted ☐ Failed Vote _____

Mayoral Action: ☐ Accept ☐ Veto

Todd Krause, Plan Commission Chair

Date

Attest:

Lacey L Reynolds, City Clerk

Date

Proposed Zoning Code Amendment: Private Drives, Private Streets, and Fire Lanes

Date: 3.27.24

Sec. 98-034 Definitions

ACCESS A means of vehicular approach, i.e., entry to or exit from a property, street or highway, including driveways, private drives, and private streets.

PRIVATE DRIVE Private routes of ingress and egress from any public right-of-way, for the purpose of providing access to no more than one single-family dwelling unit, two-family building, nonresidential building, or property. Private Drives are a type of access subject to Section 98-702, Access Standards. See also “Private Street.”

FIRE LANE A Fire Department access that is marked as such and provided in accordance with SPS 362 and NFPA 1

PRIVATE STREET Private route of ingress and egress that provides access to one or more of the following: multi-family residential (3+ units), any property that lacks direct access to a public street, or two or more single-family dwelling units, two-family buildings, nonresidential buildings, or properties. Private Streets are a type of access subject to Section 98-702, Access Standards. See also “Private Drive.”

STREET Any public or private way dedicated or permanently open to pedestrian and vehicular use which is 22 feet or more in width if it exists at the time of enactment of this chapter; and any such public right-of-way 60 feet or more in width when established after the effective date of this chapter.

Sec. 98-702 Access Standards

- (1) Purpose. The purpose of this section is to alleviate or prevent congestion of public rights-of-way so as to promote the safety and general welfare of the public by establishing minimum requirements for the provision of access to public rights-of-way in accordance with the utilization of various sites.
- (2) Permit required. Each access point onto a public street or right-of-way shall have a permit issued by the Director of Public Works per § 86.07(2), Wis. Stats.
- (3) Number of access points.
 - a. For each lot, no more than two access points shall be permitted on a single street frontage. Each lot shall have not more than two access points on any street frontage adjacent to any lot. Said access shall require approval by the Zoning Administrator and the Director of Public Works.
 - i. For each lot, no more than one access point shall be permitted on a single street frontage that is less than 100 linear feet, as measured along the right-of-way line.
 - b. In no instance shall any lot be permitted more than one access point on any one street if its frontage on said street is less than 100 linear feet (as measured along the right-of-way line).
 - c. On arterial streets and in certain areas experiencing, or expected to experience, congestion and/or safety problems, access to a lot may be required to be located via an access point located on an adjacent property or another street frontage.

- ~~d.~~ For residential uses, two access points serving the same street frontage shall require conditional use permit approval. may be approved as a conditional use.
- (4) Residential uses. Residential uses shall not have access points onto a nonresidential collector or arterial street unless such street has the only available frontage.
- (5) Nonresidential uses. Nonresidential uses shall not have access points onto a residential street unless such street has the only available frontage.
- (6) Access near street intersections. At its intersection with the street right-of-way line on an arterial or nonresidential collector street, no access point shall be located closer than 100 feet from the intersection of any two street rights-of-way unless such street is the only available frontage on the subject property. In all cases, access points shall be located as far from an intersection as the lot size permits.
- (7) Distance between access drives. The minimum distance between access drives serving the same property shall be 25 feet (edge to edge), as measured at the property line. A distance in excess of said 25 feet may be required if, in the opinion of the Zoning Administrator and the Director of Public Works, present or projected traffic factors warrant a greater distance.
- (8) Angle of intersection with public right-of-way. All access drives shall intersect with any public right-of-way at an angle of not less than 75°, and shall intersect at an angle of 90° wherever possible.
- (9) Distance from property line. The distance from an access drive to the property line of an adjacent property shall not be less than five feet, as measured along the right-of-way line.
- (10) Width of Driveways Access Drives
- a. All access drives less than 150 feet in length shall have a minimum width of 10 feet for one- and two-family dwellings, and 18 feet for all other land uses.
- b. All access drives 150 feet in length or more shall have a minimum width of 20 feet.
- c. All curb openings for access drives have a maximum width of 25 feet for all residential uses, and 35 feet for all nonresidential uses, as measured at the right-of-way line. Access drives may be flared between the right-of-way line and the roadway up to a maximum of five additional feet.
- (11) Traffic control. The traffic generated by any use shall be channelized and controlled in a manner which avoids congestion on public streets and other safety hazards. Traffic into and out of all off-street parking, loading and traffic circulation areas serving six or more parking spaces shall be forward moving, with no backing into streets or pedestrian ways. Traffic control devices shall be required as determined by the Director of Public Works.
- (12) Depiction on required site plan. Any and all proposed access drives on the subject property shall be depicted as to their location and configuration on the site plan required for the development of the subject property. (Refer to Section 98-909.)
- (13) Paving of access.
- a. All access approach areas located within a street right-of-way shall be paved to the satisfaction of the Director of Public Works with a hard, all-weather surface, and shall be maintained so as to prevent the transport of gravel, dirt, or other eroded material from the subject property into the right-of-way.
- b. Except for residential driveways in the RH district, all access drives shall be paved with a hard, all-weather surface designed to support the use of emergency vehicles, to the satisfaction of the Director of Public Works.

- (14) Private streets, as defined in Section 98-034, shall be constructed to public road standards as set forth in Chapter 66 Subdivision Design Standards.
- (15) Emergency vehicle access for access drives 150 feet in length or more:
- a. All access drives 150 feet in length or more shall provide a minimum 45-foot radius cul de sac or turnaround area for emergency vehicle use as approved by the City of Lake Geneva Fire Department.
 - b. See Section 98-727 pertaining to Fire Department Access.

Section 98-727 Fire Department Access and Provision of Fire Lanes

- (1) The Fire Chief is authorized to require any property owner to construct fire lanes to further the purposes of this Chapter. The Fire Chief shall notify the property owner of the necessity to establish a fire lane. Such notice shall advise the property owner as to the nature and location of the fire lane and shall further specify the time period within which the fire lane shall be constructed which in no event shall exceed 60 days from the date of the notice.
- (2) Access drives or off-street parking areas serving as required fire access or designated fire lanes shall be designed and constructed to meet the minimum standards as outlined in a-c below.
- a. Specifications. All fire lanes, whether required by this Chapter or not, shall meet SPS 362 and NFPA 1, and shall be at least 20 feet wide. Fire lanes shall be located so that the closest edge of the fire lane is at least 10 feet from a building but not more than 30 feet from the building(s) with which it is associated. All curves and turnarounds shall be designed for a minimum 45-foot turning radius. If the fire lane has a dead end that is greater than 150 feet, an appropriately designed turnaround space approved by the City of Lake Geneva Fire Department is required.
 - b. Marking. Any fire lane, whether required by this Chapter or not, shall be marked with approved signs within 5 feet of the beginning and within 5 feet of the end of the fire lane. Spacing between such signs shall not exceed 100 feet. Fire lane signs shall be affixed to a stationary pole or object and shall face in the direction of oncoming traffic. In addition to signage, the curb along each fire lane shall be painted yellow. Where there is no curb, a 4-inch-wide stripe shall be painted the full length of the fire lane. In addition to signage and marking described above, any roadway for the exclusive use as a fire lane shall be striped with 4-inch wide yellow stripes.
 - c. Maintenance of Fire Lanes. The property owner shall keep the fire lane clear of all obstructions, including ice and snow, at all times.
- (3) Temporary access specifications during construction. Access roadways on construction sites shall be extended to within 30 feet of the closest part of the building being constructed. Such roadways shall have not less than 20 feet of unobstructed width and a minimum of 13 feet 6 inches of vertical clearance. Such roadways over 300 feet in length shall be provided with approved provisions for a turn-around adequate for Fire Department apparatus. A driving surface of at least road base quality gravel shall be maintained at all times in order that all-weather integrity is assured. The road base shall be capable of supporting the imposed loads of fire apparatus.

STAFF REPORT
To: Lake Geneva Plan Commission
Meeting Date: April 21, 2025

Agenda Item #12

Request:

Proposed Zoning Code Amendments pertaining to Definitions (Section 98-034), Access Standards (Section 98-702), and Fire Department Access and Provision of Fire Lanes (Section 98-727).

Description:

The proposed amendments were initiated by the City Engineer, Fire Department, and Vandewalle and Associates. Currently, long, private driveways that serve multiple properties are allowed, but the zoning code provides very little guidance as to minimum standards. The Fire Department has expressed concerns about long, narrow driveways and driveways serving multiple properties, as they can be difficult for fire trucks to access. The proposed amendments address this by requiring fire lanes and turnarounds in certain situations.

Additionally, long private driveways, particularly those shared by multiple properties, tend to operate like public streets, except that they are built to lower standards, and their maintenance is the responsibility of the property owners and/or neighborhood or condo associations. In many cases, these private streets are not adequately maintained over the long term, creating a range of safety issues. In these situations, the City sometimes is compelled to take over these private streets to address the safety situation and take on all future maintenance. This can be a challenge for the City, as these private streets are often too narrow and lack curb and gutter, thus resulting in public streets that are well below the city's standards for public streets. This has become a more prominent topic in recent years, as more property owners are pursuing infill development (i.e., building on underdeveloped or vacant lots within the developed part of the City), sometimes relying on long, private driveways for access to these properties. The proposed amendments require new private streets to be built to the same standards as public streets, which results in higher-quality private streets and which protects the City from potentially taking on substandard streets in the future. This is consistent with the approach taken in communities around the state.

The proposed changes include the following:

- Define access, private drives, and private streets and establish clear regulations for each
- Require new private streets be constructed to public road standards
- Require fire lanes and turnarounds for any access drive longer than 150 feet
- Improve language clarity throughout

Access Standards

More commonly described as driveways, “access” is the term the zoning code uses to describe any access point onto a property. The proposed amendments define two types of access: private drives and private streets.

The table on the following page summarizes the key differences between the two types of access.

Table 1: Types of Access (Proposed)

Type of Access:	Used for:	Key Requirements:
Private Drive	No more than 1 of the following: • 1 single family dwelling unit, or • 1 two family building, or • 1 nonresidential building/property	Curb and gutter not required Minimum widths: • Access drives less than 150 feet in length: ○ 10 feet for one- and two-family ○ 18 feet for all other land uses • Access drives 150 feet in length or more: 20 feet
Private Street	Any of the following: • Multi-family (3+ units) • Any property that lacks direct access to a public street • 2+ single family dwelling units • 2+ two family buildings • 2+ nonresidential buildings/properties	Build to public standards per the subdivision code (Chapter 66), including: • Curb and gutter required • Minimum right-of-way widths • Minimum pavement width • Minimum cul de sac diameter • Etc.

Fire Lanes and Turnarounds

The proposed zoning code amendments create Section 98-727, Fire Department Access and Provision of Fire Lanes. This new section codifies fire lane requirements and adds new requirements for turnarounds. It allows the Fire Chief to require fire lanes, which can include access drives and areas within off-street parking areas. The proposed amendments provide specifications for the design of fire lanes. The proposed amendments also require fire truck turnarounds (cul de sac or T-turnarounds) for dead end streets and access drives longer than 150 feet.

Subdivision Code Updates:

City staff also proposes amendments to Section 62-3 of the subdivision code to identify the needed specifications of existing private streets that may be potentially dedicated to the City of Lake Geneva. Changes to the subdivision code do not require Plan Commission review. These changes will be made concurrently with these zoning code amendments (if approved).

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

RESOLUTION OF THE PLAN COMMISSION			
Resolution recommending to the Common Council a Zoning Code Amendment pertaining to Definitions (Section 98-034), Access Standards (Section 98-702), and Fire Department Access and Provision of Fire Lanes (Section 98-727)			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	PC-017	Date:	April 21, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Zoning Code Amendment pertaining to Definitions (Section 98-034), Access Standards (Section 98-702), and Fire Department Access and Provision of Fire Lanes (Section 98-727), as described in the document titled “Proposed Zoning Amendment: Private Drives, Private Streets, and Fire Lanes,” dated March 27, 2025, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on April 21, 2025, and

WHEREAS, the Plan Commission made the following findings of fact:

1. The proposed text amendment furthers the purposes of this chapter as outlined in Section 98-005.
2. The proposed text amendment furthers the purposes of the general article in which the amendment is proposed to be located.
3. The proposed text amendment furthers the purposes of the specific section in which the amendment is proposed to be located.
4. The following factors have arisen that are not properly addressed in the current zoning text:
 - a. New methods of development or providing infrastructure make it necessary to alter this chapter to meet these new factors;
 - b. Changing governmental finances require amending this chapter in order to meet the needs of the government in terms of providing and affording public services.
5. The proposed amendment maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts, and

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends to the Common Council a Zoning Code Amendment pertaining to Definitions (Section 98-034), Access Standards (Section 98-702), and Fire Department Access and Provision of Fire Lanes (Section 98-727), as described in the document titled “Proposed Zoning Amendment: Private Drives, Private Streets, and Fire Lanes,” dated March 27, 2025, per the findings of fact and additional conditions stated above.

Recommended to the Common Council of the City of Lake Geneva this 21st day of April 2025.

PC Action: ☐ Adopted ☐ Failed Vote _____

Mayoral Action: ☐ Accept ☐ Veto

Todd Krause, Plan Commission Chair

Date

Attest:

Lacey L Reynolds, City Clerk

Date

Proposed Zoning Code Amendment: Parking Standards 2.19.25

Sec. 98-704 Off-street Parking and Traffic Circulation Standards.

(1) Purpose. The purpose of this section is to alleviate or prevent congestion of public rights-of-way so as to promote the safety and general welfare of the public by establishing minimum requirements for the provision of off-street parking and circulation in accordance with the utilization of various sites. Please refer to Section 98-717, Drainage standards.

(2) Depiction on required site plan. Any and all parking and traffic circulation areas proposed to be located on the subject property shall be depicted as to their location and configuration on the site plan required for the development of the subject property. (Refer to Section 98-908.) Each and every on-site parking space designed to serve as required parking shall not be located farther than 300 feet, except as permitted by a conditional use permit, of shortest walking distance from the access to all of the various areas it is designated to serve. A garage stall, meeting the access requirements of Subsection (6)(d), below, shall be considered a parking space. Parking spaces for any and all vehicles exceeding 18 feet in length, shall be clearly indicated on said site plan.

(3) Use of off-street parking areas. The use of all required off-street parking areas shall be limited to the parking of operable vehicles not for lease, rent, or sale. Within residential districts, required parking spaces shall only be used by operable cars and trucks. All vehicles shall be parked on paved surfaces and shall not be parked on grass.

(4) Traffic circulation and traffic control. Site circulation shall be designed to provide for the safe and efficient movement of all traffic entering, exiting, and on the site. Circulation shall be provided to meet the individual needs of the site with specific mixing of access and through movements, and where required, shall be depicted on the required site plan. Circulation patterns shall conform with the general rules of the road and all traffic control measures shall meet the requirements of the Manual of Uniform Traffic Control Devices.

(5) Maintenance of off-street parking and traffic circulation areas. All off-street parking and traffic circulation areas shall be paved and maintained in a dust-free condition at all times. In no instance or manner shall any off-street parking or traffic circulation area be used as a storage area, except as provided for by Section 98-706(3).

...

STAFF REPORT
To: Lake Geneva Plan Commission
Meeting Date: April 21, 2025

Agenda Item #13

Request:

Zoning Code Amendments – Section 98-720 (Fencing) and Section 98-704 (Off-Street Parking)

Description:

Staff have presented a list of potential zoning code updates to the Plan Commission in recent months. Many of the updates are intended to clean-up outdated zoning language. Other proposed changes are focused on implementing comprehensive plan goals. A first round of changes is complete after approval by the Plan Commission and the Council affecting the following topics:

- Correct verbiage in fence regulations regarding maximum opacity
- Clarify how pervious pavers relate to stormwater regulations
- Clarify that decks are impervious surface
- Correct parking information for “minor indoor commercial entertainment” land uses
- Correct information for “in-family suite” land uses

Additional topics will be brought forward based on the original list presented to the Plan Commission. Tonight’s agenda includes two more “clean-up” code fixes described below.

Zoning Code Updates:

The amendments currently proposed for consideration on this agenda include:

- Clarify fence regulations in Section 98-720
- Clarify off-street parking regulations in Section 98-704

Fencing

- Require fences to be set back five feet from alleys, rather than allowing them right on the property line. This allows for easier snow plowing in the alleyway.

Off-Street Parking

- We have added language stating that all vehicles shall be parked on paved surfaces and shall not be parked on grass. We also added language that states that all off-street parking and traffic circulation areas shall be paved and maintained in a dust-free condition at all times. The purpose is to clarify that parking on lawns is prohibited.

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

RESOLUTION OF THE PLAN COMMISSION			
Resolution recommending to the Common Council a Zoning Code Amendment pertaining to parking on paved surfaces (Section 98-704)			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	PC-006	Date:	March 17, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Zoning Code Amendment pertaining to parking on paved surfaces (Section 98-704) as described in the document titled “Proposed Zoning Amendment: Parking Standards,” dated February 19, 2025, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on March 17, 2025, and

WHEREAS, the Plan Commission made the following findings of fact:

1. The proposed text amendment furthers the purposes of this chapter as outlined in Section 98-005.
2. The proposed text amendment furthers the purposes of the general article in which the amendment is proposed to be located.
3. The proposed text amendment furthers the purposes of the specific section in which the amendment is proposed to be located.
4. The following factors have arisen that are not properly addressed in the current zoning text:
 - a. New methods of development or providing infrastructure make it necessary to alter this chapter to meet these new factors;
 - b. Changing governmental finances require amending this chapter in order to meet the needs of the government in terms of providing and affording public services.
5. The proposed amendment maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts, and

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends to the Common Council a Zoning Code Amendment pertaining to parking on paved surfaces (Section 98-704), as described in the document titled “Proposed Zoning Amendment: Parking Standards,” dated February 19, 2025, per the findings of fact and additional conditions stated above.

Recommended to the Common Council of the City of Lake Geneva this 17th day of March 2025.

PC Action: ☐ Adopted ☐ Failed Vote _____

Mayoral Action: ☐ Accept ☐ Veto

Todd Krause, Plan Commission Chair

Date

Attest:

Lacey L Reynolds, City Clerk

Date

Proposed Zoning Code Amendment: Fencing Standards 2.19.25

Section 98-720 *Fencing Standards*

(b) Location.

1. ~~On all properties, no~~All fences, landscape walls, or decorative posts shall be ~~located closer than set back at least~~ two feet ~~to from~~ the front yard or street yard property line.
2. Fences may be located on any property line abutting a side or rear yard.
- 1-3. ~~All fences, landscape walls, or decorative posts shall be set back at least five feet from a property line abutting a public alleyway.~~

(c) Maximum height. The maximum height of any fence, landscape wall, or decorative post shall be the following:

1. Fences in excess of 36 inches tall shall not be permitted within ~~the following~~a required yard setbacks; ~~including~~ street front yard, street side yard, and street rear yard, except with the granting of a conditional use permit per Section 98-905.
2. Six feet when located on any residentially zoned property, but not within a required front yard setback or a required street yard setback; and
3. Eight feet when located on any nonresidentially zoned property, but not within a required front yard or a required street yard, except that security fences may exceed this height.

STAFF REPORT
To: Lake Geneva Plan Commission
Meeting Date: April 21, 2025

Agenda Item #13

Request:

Zoning Code Amendments – Section 98-720 (Fencing) and Section 98-704 (Off-Street Parking)

Description:

Staff have presented a list of potential zoning code updates to the Plan Commission in recent months. Many of the updates are intended to clean-up outdated zoning language. Other proposed changes are focused on implementing comprehensive plan goals. A first round of changes is complete after approval by the Plan Commission and the Council affecting the following topics:

- Correct verbiage in fence regulations regarding maximum opacity
- Clarify how pervious pavers relate to stormwater regulations
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Additional topics will be brought forward based on the original list presented to the Plan Commission. Tonight’s agenda includes two more “clean-up” code fixes described below.

Zoning Code Updates:

The amendments currently proposed for consideration on this agenda include:

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- Clarify off-street parking regulations in Section 98-704

Fencing

- Require fences to be set back five feet from alleys, rather than allowing them right on the property line. This allows for easier snow plowing in the alleyway.

Off-Street Parking

- We have added language stating that all vehicles shall be parked on paved surfaces and shall not be parked on grass. We also added language that states that all off-street parking and traffic circulation areas shall be paved and maintained in a dust-free condition at all times. The purpose is to clarify that parking on lawns is prohibited.

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

RESOLUTION OF THE PLAN COMMISSION			
Resolution recommending to the Common Council a Zoning Code Amendment pertaining to alley setbacks for fences (Section 98-720)			
Committee:	N/A		
Fiscal Impact:	N/A		
File Number:	PC-007	Date:	March 17, 2025

WHEREAS, the City of Lake Geneva Plan Commission has considered a Zoning Code Amendment pertaining to alley setbacks for fences (Section 98-720) as described in the document titled “Proposed Zoning Amendment: Fencing Standards,” dated February 19, 2025, and

WHEREAS, the Plan Commission held a Public Hearing thereon pursuant to proper notice given on March 17, 2025, and

WHEREAS, the Plan Commission made the following findings of fact:

1. The proposed text amendment furthers the purposes of this chapter as outlined in Section 98-005.
2. The proposed text amendment furthers the purposes of the general article in which the amendment is proposed to be located.
3. The proposed text amendment furthers the purposes of the specific section in which the amendment is proposed to be located.
4. The following factors have arisen that are not properly addressed in the current zoning text:
 - a. New methods of development or providing infrastructure make it necessary to alter this chapter to meet these new factors;
 - b. Changing governmental finances require amending this chapter in order to meet the needs of the government in terms of providing and affording public services.
5. The proposed amendment maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts, and

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission hereby recommends to the Common Council a Zoning Code Amendment pertaining to alley setbacks for fences (Section 98-720) as described in the document titled “Proposed Zoning Amendment: Fencing Standards,” dated February 19, 2025,, per the findings of fact and additional conditions stated above.

Recommended to the Common Council of the City of Lake Geneva this 17th day of March 2025.

PC Action: ☐ Adopted ☐ Failed Vote _____

Mayoral Action: ☐ Accept ☐ Veto

Todd Krause, Plan Commission Chair

Date

Attest:

Lacey L Reynolds, City Clerk

Date



April 3, 2025

Attn: Jackie Mich

Re: *General Development Plan Submittal – 240 Edwards Blvd, Lake Geneva, WI*

Jackie:

This letter is in reference to the General Development Plan for 240 Edwards Blvd, Lake Geneva, WI. We would appreciate the Village's feedback on our General Development Plan.

Applicant: Core Ventures, LLC

Adam Bell
10 Parkway North Ste. 120
Deerfield, Illinois 60015

Property: 240 Edwards Blvd, Lake Geneva, WI 53147

Tax Parcel:
ZA218400002

Legal Description: LOT 2 OF CERTIFIED SURVEY MAP NO. 2184 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN ON JULY 28, 1992, IN VOLUME 10, PAGE 262 AS DOCUMENT NO. 238417, SAID CERTIFIED SURVEY MAP BEING A REDIVISION OF OUTLOT 1 AND OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 1961, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

Project Description: Applicant is proposing a re-tenanting of the existing building and an addition of a drive-thru. The user will either incorporate a full drive-thru with a menu board, or a pick-up only lane where order are pre-placed on an app and customers utilize the drive-thru to pick-up already completed orders. Additionally, Applicant has agreed to a reciprocal easement agreement with the Taco Bell owner that would provide cross access and cross parking allowing much better access and circulation from the current design. Additionally, this will provide a more cohesive site between the two parcels. The current Taco Bell offers 18' parking stalls and a 23.5' access drive. Applicant is looking for a similar deviation on our proposed plan to allow for the necessary access/parking. Core is seeking a 1' variance between the access drive and parking stalls.

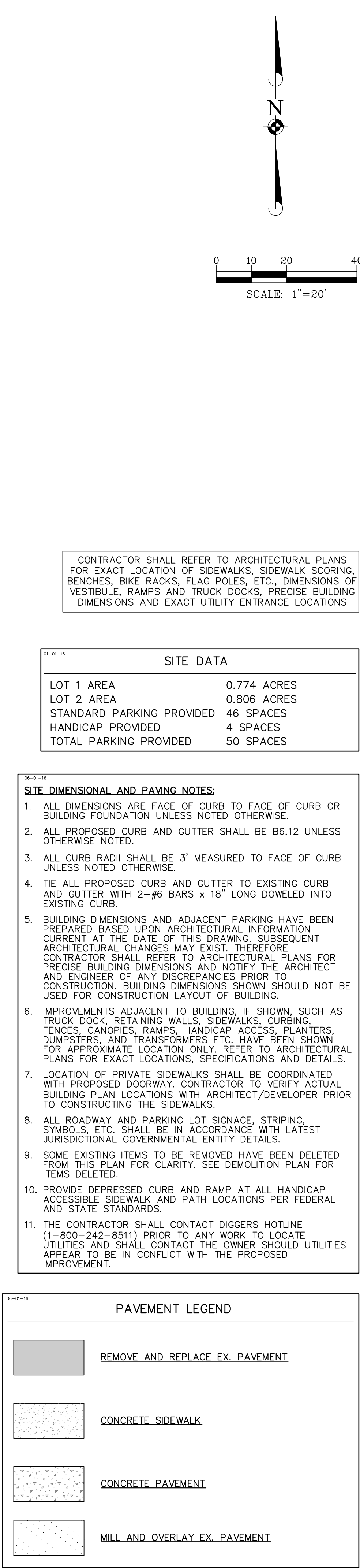
Neighboring Properties:

Location	Zoning	Land Use
North	Planned Development	Commercial
South	Planned Development	Multi-Family Residential
East	Planned Development	Commercial
West	None Listed	Single Family Residential (Sewered)

Signage:**Accompanying Documents:**

Application for General Development Plan
City of Lake Geneva Land Use Plan Map

Sincerely,
Adam Bell
Core Ventures, LLC

[illegible]

Manhard
CONSULTING™

One Overlook Point, Suite 250, Lincolnshire, IL 60069
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
ph: 815.783.1550 fax: 815.783.0095 manhard.com

LAKE GENEVA RESTAURANT REDEVELOPMENT

CITY OF LAKE GENEVA, WISCONSIN

SITE DIMENSIONAL AND PAVING PLAN

PROJ. MGR.: JSP
PROJ. ASSOC.: EJB
DRAWN BY: EJB
DATE: 04.04.25
SCALE: 1"=20'

SHEET

1 OF 1

CAQ.LGW101

