CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI

PLAN COMMISSION MEETING
MONDAY AUGUST 17, 2020 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL

THE CITY OF LAKE GENEVA IS HOLDING ALL MEETINGS VIRTUALLY AS WELL AS IN PERSON TO HELP PROTECT OUR COMMUNITY FROM THE CORONAVIRUS (COVID-19) PANDEMIC. IN-PERSON ATTENDANCE WILL BE LIMITED TO NO MORE THAN 13 PEOPLE, ON A FIRST COME FIRST SERVED BASIS. IF YOU WISH TO LISTEN OR WATCH THE MEETING YOU MAY DO SO BY USING THE FOLLOWING:

1. Livestream at the City of Lake Geneva Vimeo Channel found here www.vimeo.com/lakegeneva

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

3. Listen to audio via phone: (602) 333-2017 (Long distance rates may apply) (888) 204-5987 (Toll Free)
Access Code: 9746153

4. You can provide public comment on agenda items by emailing your comments to the City Clerk at cityclerk@cityoflakegeneva.com or you may deliver your written comments to the City of Lake Geneva City Hall, 626 Geneva Street, Lake Geneva, WI 53147. All written comments must be provided to the City Clerk by 5:00 P.M. on the date of the meeting. All written comments will be read aloud during the agenda item when public comments are allowed during the meeting.

5. REGISTER BUT DO NOT SPEAK: You can register your support or opposition to an agenda item without speaking by emailing the Building and Zoning Clerk at bzclerk@cityoflakegeneva.com by 5:00 PM on the date of the meeting. Support or opposition to an agenda item will be read during the public hearing.

6. REGISTER AND SPEAK: If you wish to speak at the virtual meeting on an agenda item, you must register by sending an email to bzclerk@cityoflakegeneva.com and providing the agenda item you wish to speak on, your name and telephone number where you can be reached during the meeting. You will be contacted by phone to provide your comments when the public hearing on the agenda item you wish to speak on is heard.

If you are disabled and need assistance, please call (262) 248-3673 before this meeting to make arrangements for reasonable accommodation.

CITY HALL WILL NOT BE OPEN TO THE PUBLIC DURING THE MEETING. YOU CAN OBSERVE OR LISTEN TO THE MEETING VIA THE ABOVE LISTED COMMUNICATIONS.

Agenda

1. Meeting called to order by Charlene Klein.

2. Roll Call.

3. Approve Minutes of the July 20, 2020 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. Application for Amendment to the Comprehensive Plan conceptual discussion only:

    a. Letitia Bennett Erdman d.b.a. FYF LLC N3102 Grandview Dr. Lake Geneva, with a request to the Future Land Use Map from Multi-family Residential – 8 (MR-8) to Planned Business (PB) for the property located at 429 S. Lake Shore Dr. Tax Key No. ZOP00363.

    b. Bethany Souza 997 S. Lake Shore Dr. with a request to the Future Land Use Map from Single Family - 4 (SR-4) to General Business (GB) for the property located at 930 Marshall St. Tax Key No. ZRA00031.

7. Downtown Design Review:

    a. Application by Audrey Lowe 245 Country Club Dr. 2B, request to install an on building sign and paint the exterior of the building located at 259 Broad St., in the Central Business (CB) zoning district, Tax Key No. ZOP00263.

    b. Application by Dimitrius Anagnos 148 Cass St, request to install an outdoor rotisserie pit and server station, located at 811 Wrigley Dr., in the Central Business (CB) zoning district, Tax Key No. ZA483300003.

8. Review and Recommendation of a Certified Survey Map (CSM) for Karen Layng d.b.a. 273 Maplewood LLC. 238 Maxwell St, to create 2 newly dimensioned lots CSM in the Single Family – 4 (SR-4) zoning classification as identified on the certified survey dated 7/06/20 Job # 20361 for Tax Key Nos. ZOP00201, ZOP00202 & ZOP 00204A.

9. Public Hearing and Recommendation of a Conditional Use Permit filed by John & Susan Gullicksen, 1096 LaGrange Dr., for the request to allow the new installation of a 62' Pier with boat 2 slips located at 1096 LaGrange Dr., situated within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZLE00001.

10. Public Hearing and Recommendation of a "Limited" Conditional Use Permit filed by Samantha Strenger, 615 Center St, for the request to allow for Commercial Indoor Lodging on the second floor of the property located at 703 W. Main St., within the Central Business (CB) zoning district, Tax Key No. ZA276000001.

11. Public Hearing and Recommendation to amend the existing Precise Implementation Plan (PIP) filed by McMurr II, LLC. 351 W. Hubbard, Suite 610, Chicago IL.60654, for a request to complete phase III of the Summerhaven subdivision to include the Planned Development (PD) zoning district the construction of 23 Single Family Homes, Tax Key No. ZSUM00002.

12. Public Hearing and Recommendation - (Applicant is requesting this item be continued to the September Plan Commission Meeting) of a Conditional Use Permit filed by Thomas Keefe d.b.a. Northern Waters LLC., 751 Geneva Pkwy, for the request to allow the Bed and Breakfast Land Use in the Neighborhood Business (NB) zoning district, located at 816 Wisconsin St. Tax Key No. ZOP00164.

13. Future agenda items suggested by Plan Commission members.
    a. Training possibilities for Plan Commission Member
        i. 4 session proposal from Vandewalle and Associates
        ii. Zoning Live Webinars via UW Stevens Point

14. 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.

Posted 8/12/2020

PLAN COMMISSION MEETING
MONDAY, JULY 20, 2020 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL – VIRTUAL MEETING VIA ZOOM/IN PERSON – LIMIT: 13

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

Roll Call. Present: Mayor Klein, Alderman Tim Dunn, William Catlin, Joseph Zimmer, Michael Krajovic. Absent (Excused) John Gibbs, Also Present: City Attorney Draper, Building and Zoning Administrator Walling, City Administrator Nord, Building & Zoning Administrative Assistant Follensbee.

Approve Minutes of the June 15, 2020 Plan Commission Meetings as distributed.
Dunn/Krajovic motion to approve. Motion carried unanimously.

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

Acknowledgement of Correspondence. None.

Applications for Amendment to the Comprehensive Plan conceptual discussion only:

Letitia Bennett Erdman d.b.a. FYF LLC N3102 Grandview Dr. Lake Geneva, with a request to the Future Land Use Map from Multi-family Residential – 8 (MR-8) to Planned Business (PB) for the property located at 429 S. Lake Shore Dr. Tax Key No. ZOP00363.
Applicant is not present.

Planner Slavney presented the annual process for individual applications to request Amendments to the Comprehensive Plan and noted the deadline to apply. Slavney briefly explained both application requests for 2020.

Bethany Souza 997 S. Lake Shore Dr. with a request to the Future Land Use Map from Single Family - 4 (SR-4) to General Business (GB) for the property located at 930 Marshall St. Tax Key No. ZRA00031.
Presentation and discussion only.
Bethany Souza presented her request, asked questions about restrictions, shared her rental experiences and suggested firmer rules for rentals. Commissioner Zimmer asked questions of the applicant. A discussion followed.

Zoning Administrator Walling, reiterated both applicants first need to change the Future Land Use Map and then change the Zoning Map. Walling said the discussions for the Applications to Amend the Comprehensive Plan can continue at the next Plan Commission Meeting. Slavney will provide a report with a history of the property and the proposed amendment for further discussion.

Commissioners Zimmer and Krajovic asked for further exploration & discussion on the two applications to Amend the Comprehensive Plan as a future agenda item.

Downtown Design Review:

Application by Kathy & Thomas George 3389 S. Shore Dr., Delavan, request to install an on building sign on the west and north sides of the building located at 832 Geneva St, in the Central Business (CB) zoning district, Tax Key No. ZOP00252.
Walling said the signs meet the requirements of the city and asked if the signs would be lighted. Thomas George said there will a soft, overhead light on each side, to wash the entire wall, keeping it subtle instead of a beacon.

Klein/ Krajovic motion to install an on-building sign on the west and north sides of the building and include all staff recommendations.
Roll Call: Klein, Dunn, Catlin, Zimmer, Krajovic "yes." Motion carried unanimously.

Application by Daniel Schuld 281 Keyes Ave Hampshire, IL 60140, request to install an outdoor tap bar at the exterior patio location, located at 727 Geneva St, in the Central Business (CB) zoning district, Tax Key No. ZOP00157.
Dan Schuld, owner, presented his request, stating the outside cabinet would be locked and the taps will be turned off from the inside. Tina O'Malley, general manager, said the cabinet is made to compliment the outside of building and if the cabinet and taps are damaged, no one would not have access to the beer.

Krajovic/ Zimmer motion to install an outdoor tap bar at the exterior patio location and include all staff recommendations.
Roll Call: Klein, Dunn, Catlin, Zimmer, Krajovic "yes." Motion carried unanimously.

Application by Unique Surface, LLC PO box 964 Lake Geneva, request to install an on building sign of the building located at 726 Geneva St, in the Central Business (CB) zoning district, Tax Key No. ZOP00262.
Claire Scheithe, tenant, presented her request. Zimmer asked if there will be any lighting. Scheithe said yes, they will use the existing lights.

Klein, Dunn motion to install an on-building sign and include all staff recommendations.
Roll Call: Klein, Dunn, Catlin, Zimmer, Krajovic "yes." Motion carried unanimously.

Public Hearing and Recommendation to amend the existing Precise Implementation Plan filed by Southwind Prairie LLC, 751 Geneva Pkwy Lake Geneva, for a request to enlarge the site plan and patio area of the communal pool facilities. Located in the Planned Development zoning district located at 775 Southwind Dr., Tax Key No. ZSWP00001.
Roger Wolff, owner, presented his request. Walling said the setbacks meet the city standards. Zimmer discussed landscape ratio and storm water management. Krajovic asked if the storm water pond is able to accommodate this additional patio. Walling said he spoke with the city engineer about the pond and the engineer said it was sufficient. Slavney stated Planned Development process allows the applicant to ask for flexibilities in numbers regarding impervious surface and landscaping from the baseline zoning district. If flexibilities are not requested, the underlying rules remain in place. Slavney said this plan is sufficient from a zoning standpoint.

Klein/Krajovic motion to close the Public Hearing. Motion carried unanimously.

Krajovic/Zimmer motion to enlarge the site plan and patio area of the homeowner association's pool and include all staff recommendations and adoption of fact finding in the affirmative.
Roll Call: Klein, Dunn, Catlin, Zimmer, Krajovic "yes." Motion carried unanimously.

Public Hearing and Recommendation for an amendment of the Zoning Ordinance section 98-704 restricting off street parking to paved surfaces only.
Walling explained the past history of the amendment to the Zoning Ordinance, restricting off-street parking. Walling read the changes into the record. Zimmer likes the idea and suggested encouraging permeable paving or grass pavers for parking lots when the number of spaces is beyond what is required in the Ordinance. Krajovic is in favor of encouraging better ground water drainage through pervious pavement. Slavney likes Zimmer's suggestion and thinks it should be considered.

Dunn/Klein motion to close the Public Hearing. Motion carried unanimously.

Klein/Dunn motion to recommend an amendment of the Zoning Ordinance section 98-704.
Roll Call: Klein, Dunn, Catlin, Zimmer, Krajovic "yes." Motion carried unanimously.

Walling asked members of the Plan Commission if they would like hard copies of the Zoning Code and the Comprehensive Plan. All members agreed the hard copies would be helpful.

Krajovic asked if the Short Term Rental Rules could be a future agenda item.
Walling explained a 'Future Agenda Items' line will be added to the agenda before adjournment. Walling asked the Plan Commissioners to contact him with future agenda items so staff can better prepare for these discussions. Mayor Klein assured Krajovic she is working on getting training for Plan Commission members.

Adjournment. Zimmer/Catlin motion to adjourn at 7:17 p.m. Motion carried unanimously.

_____
/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE PLAN COMMISSION

M E M O R A N D U M

To: City of Lake Geneva

From: Mike Slavney, FAICP, City Planner

Date: August 12, 2020

Re: An Introduction to the Requested 2020 Amendments to the City of Lake Geneva Comprehensive Plan

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Introduction

Every year, the City of Lake Geneva holds a Comprehensive Plan amendment period between May and November. The Annual Plan Amendment Cycle allows the months of May and June for Plan amendments to be proposed, the months of July and August for general presentation of the requested amendments, October for the required public hearing, and November for the final decision. This year, the City has received two proposal to amend the Plan's Future Land Use Map.

The annual Cycle allows for informal Plan Commission discussion of Plan amendment proposals during the months of July and August, before starting the formal public hearing process in September. During the July and August Plan Commission meetings, an agenda item is created to introduce the proposed amendments, allow Plan amendment advocates to explain their proposals to the Commission, and for the Commission to discuss the proposals with one-another, and with the advocates. Other members of the public are also invited to weigh-in on the proposals.

During the May through June proposal process, **two** Comprehensive Plan amendments have been requested for formal review. Both are for a change a single parcel on the Future Land Use Map (and associated descriptive text in the body of the Land Use chapter of the Plan).

The attached Future Land Use Map depicts the proposed areas of change. The current Future Land Use Category is the color depicted on the maps. The proposed Future Land Use Category is described in the text box and outlined with the solid red line.

Proposed 2020 Amendments to the Comprehensive Plan:

Two Amendments to the Future Land Use Maps are Proposed:
(See attached Map 5b Central City Area Coverage):

1. **Parcel Number ZOP00363 at 429 S. Lakeshore Drive.** Located at the northeast corner of the intersection of S. Lakeshore Drive and Campbell Street (See attached Future Land Use Map for the City.)

   From the **Single-Family Use** land use category to the **Planned Mixed Use** land use category.

   If granted, this amendment to the Future Land Use Map would enable the property owner to request an amendment of the zoning district for the property from the long-standing Multifamily (MR-8) Zoning District) to the General Business (GB) Zoning District. If

granted, this change to the Zoning Map would in-turn enable the property owner to apply for a conditional use permit to allow the conversion of the current Bed & Breakfast land use to a year-round vacation rental home as a one-unit Commercial Indoor Lodging facility.

2. **Parcel Number ZRA00031 at 930 Marshall Street.** Located on the south side of Marshall Street between Madison Street and Williams Street. (See attached Future Land Use Map for the City.)

   From the **Single-Family** land use category to the **Planned Mixed Use** land use category.

   If granted, this amendment to the Future Land Use Map would enable the property owner to request an amendment of the zoning district for the property from the long-standing Single-Family Residential-Four (SR-4) Zoning District) to the General Business (GB) Zoning District. If granted, this change to the Zoning Map would in-turn enable the property owner to apply for a conditional use permit to allow the conversion of the current single-family land use to a year-round vacation rental home as a one-unit Commercial Indoor Lodging facility.

Thus, both property owners are seeking to convert an existing single-family dwelling (one used now as a Bed & Breakfast) into a one-unit vacation rental home, which could be allowed under the following sequence of decisions:

Amend Comp Plan's Future Land Use Map to Planned Mixed Use	⇒	Amend Zoning Map to General Business (GB) Zoning District	⇒	Approve Conditional Use Permit for a Year-Round One-Unit, Commercial Indoor Lodging rental home

Each of these procedures in this sequence requires a public hearing, and approval of the previous amendment does not guarantee approval of the next requested step.

I encourage the Plan Commission to discuss these proposals at the August Plan Commission meeting, including the possibility for public comments during the consideration of this item by proposing parties, as well as the general public.

City Planner's Analysis

Each of these requested amendments is located in a part of the city with a complex pattern of existing land uses, zoning districts, the Comprehensive Plan's Future Land Use Map designations. However, the locations and details of the subject properties and their environs vary. Thus, the decisions for any step in the above sequence must be made independently for each parcel. My analysis is presented on the following pages.

Planner's Analysis of 429 South Lakeshore Drive

The context for 429 South Lakeshore Drive is as follows for 1) the pattern of existing land uses; 2) the pattern of zoning districts; and 3, the pattern of future land use categories recommended by the Comprehensive Plan:

1) Pattern of Existing Land Uses on and around 429 South Lakeshore Drive			
4-Unit Townhome	*LAKESHORE DR.*	Single-Family Dwelling	Small-Scale Businesses
4-Unit Townhome		**Single-Family Dwelling used as Bed & Breakfast**	Alley, Celebration on Wells Catering
CAMPBELL STREET			
Duplex	*S.*	Single-Family Dwelling	Single-Family Dwelling and Vacant Lot

2) Pattern of Zoning Districts on and around 429 South Lakeshore Drive			
MR-8 Multi-Family Residential	*LAKESHORE DR.*	MR-8 Multi-Family Residential	NB Neighborhood Business
MR-8 Multi-Family Residential		**MR-8 Multi-Family Residential**	Alley, NB Neighborhood Business
CAMPBELL STREET			
TR-6 Two-Family Residential	*S.*	SR-4 Single-Family Residential	PB Planned Business

3) Pattern of Future Land Use Map Categories on and around 429 South Lakeshore Drive			
Mixed Residential	*LAKESHORE DR.*	Single-Family Dwelling	Neighborhood Mixed Use
Mixed Residential		**Single-Family Dwelling used as Bed & Breakfast**	Neighborhood Mixed Use
CAMPBELL STREET			
Two-Family Residential	*S.*	Single-Family Dwelling	Planned Mixed Use

Diagram 1 depicts the pattern of *existing land use* in and around the subject property (shown in bold font). Three north-south bands of land use are present in the area. The subject property is located within a north-south band of single-family homes along the east side of South Lakeshore Drive. To the west is a parallel north-south band of small-scale multi-family development and duplexes along the west side of South Lakeshore Drive. To the east along the west side of Wells Street is a band of small-scale businesses (mostly north of Campbell Street) that transitions to mostly mid- and large-scale businesses south of Campbell Street.

Diagram 2 depicts the pattern of *zoning districts* in and around the subject property (shown in bold font). The zoning designations match the existing land use pattern on the north-south band to the west with MR-8 Multi-Family zoning north of Campbell Street, and TR-6 Two-Family Residential zoning south of Campbell Street. The zoning designations also match the existing land use pattern on the north-south band to the east, with NB Neighborhood Business zoning along the west side of Wells Street to the north of Campbell Street, and Planned Business zoning south of Campbell Street. However, the subject property, and its neighbors to the north along the east side of South Lakeshore Drive, have MR-8 Multi-Family zoning. This multi-family zoning designation was retained from the 1960s-1990s Zoning Map and Code. I believe this designation anticipated the transition of the "peninsula" of single-family land uses located between the multi-family development to the west, and the business development along Wells Street to the south.

Diagram 3 depicts the pattern of the Comprehensive Plan's *planned land uses* in and around the subject property (shown in bold font). The planned land use designations match the existing land use pattern and the existing zoning pattern on the north-south band to the west with the Mixed Residential land use category north of Campbell Street, and Two-Family Residential land use category south of Campbell Street. The planned land use designations also match the existing land use pattern and the existing zoning pattern on the north-south band to the east, with the Neighborhood Mixed land use category north of Campbell Street, and the Planned Mixed Use land use category south of Campbell Street. The subject property, and its neighbors to the north and south along the east side of South Lakeshore Drive, are designated in the Single-Family land use category. This matches the existing land use pattern, but not the zoning pattern. I believe this designation indicated the Plan Commission's desire to preserve the existing single-family pattern, and the Common Council's desire to not down-zone the property out of multi-family.

Planner's Recommendation

My opinion is that the ultimately desired General Business (GB) Zoning District is not appropriate, as it is oriented to aging and minimally-landscaped highway-oriented land uses, that would typically demolish the former residential structure on the site. Note that the Future Land Use Map does not recommend any new General Business-type development in the city. Instead, I think that if the Plan Commission and Common Council wish to allow for the proposed year-round one-unit hotel, it would be better for the applicant to apply for a change to the Neighborhood Mixed Use land use category (present to the east along the west side of Wells Street), and then for the Plan Commission and Common Council to amend the Zoning Ordinance to allow Indoor Commercial Lodging land uses to be located in the Neighborhood Business (NB) zoning district as a conditional use -- so long as they preserve the existing building footprint, preserve the residential appearance of the former dwelling unit, and do not increase the number of lodging units over the former number of residential dwelling units. This would be consistent with the intent of the NB zoning district – to accommodate a range of residential and small-scale business uses while maintaining the residential feel of the site.

Planner's Analysis of 930 Marshall Street

The context for 930 Marshall Street is as follows for 1) the pattern of existing land uses; 2) the pattern of zoning districts; and 3, the pattern of future land use categories recommended by the Comprehensive Plan:

1) Pattern of Existing Land Uses on and around 930 Marshall Street

Single-Family Dwelling	Single-Family Dwelling	Single-Family Dwelling	Single-Family Dwelling	Lake Geneva Massage Therapy	Single-Family Dwelling	*WILLIAMS STRET*
MARSHALL STREET						
Vacation Rental Home	**Single-Family Dwelling**	Single-Family Dwelling	Associated Bank with drive-through			
Dunn Lumber Warehouse in old rail corridor	Kwik Trip					

2) Pattern of Zoning Districts on and around 930 Marshall Street

SR-4 Single-Family Residential	SR-4 Single-Family Residential	SR-4 Single-Family Residential	SR-4 Single-Family Residential	NB Neighborhood Business	GB General Business	*WILLIAMS STRET*
MARSHALL STREET						
GB General Business	**SR-4 Single-Family Residential**	SR-4 Single-Family Residential	NB Neighborhood Business			
GI General Industrial	Planned Development Based on General Business					

3) Pattern of Future Land Use Map Categories on and around 930 Marshall Street

Single Family	Single Family	Single Family	Central Business District	Central Business District	Central Business District	*WILLIAMS STRET*
MARSHALL STREET						
Neighborhood Mixed Use	**Neighborhood Mixed Use**	Neighborhood Mixed Use	Central Business District			
Central Business District	Central Business District					

Diagram 1 depicts the pattern of *existing land use* in and around the subject property (shown in bold font). Three east-west bands of land use are present in the area. The subject property is located within an east-west band of single-family homes along the south side of Marshall Street that has begun to transition to business uses, most recently with Associated Bank acquiring the three westernmost lots. The adjacent lot to the east remains in single-family use, while the lot to the west is a vacation rental home. On the west end of Marshall Street in this block are properties with business and light industrial land uses, including Dunn Lumber, adjacent to and within the former railroad corridor. To the north is a band of single-family homes that extend to Madison Street to the west. The final two lots on the east end of the block -- reaching to Williams Street -- are devoted to small business use, including Geneva Massage Therapy. To the south is a parallel east-west band of lots that were formerly within or adjacent to the railroad corridor. Kwik Trip has redeveloped the west end of this band, while heavy commercial land uses occupy the west end of this band. The alley between Kwik Trip and Associated Bank only extends westerly along Kwik Trip's property.

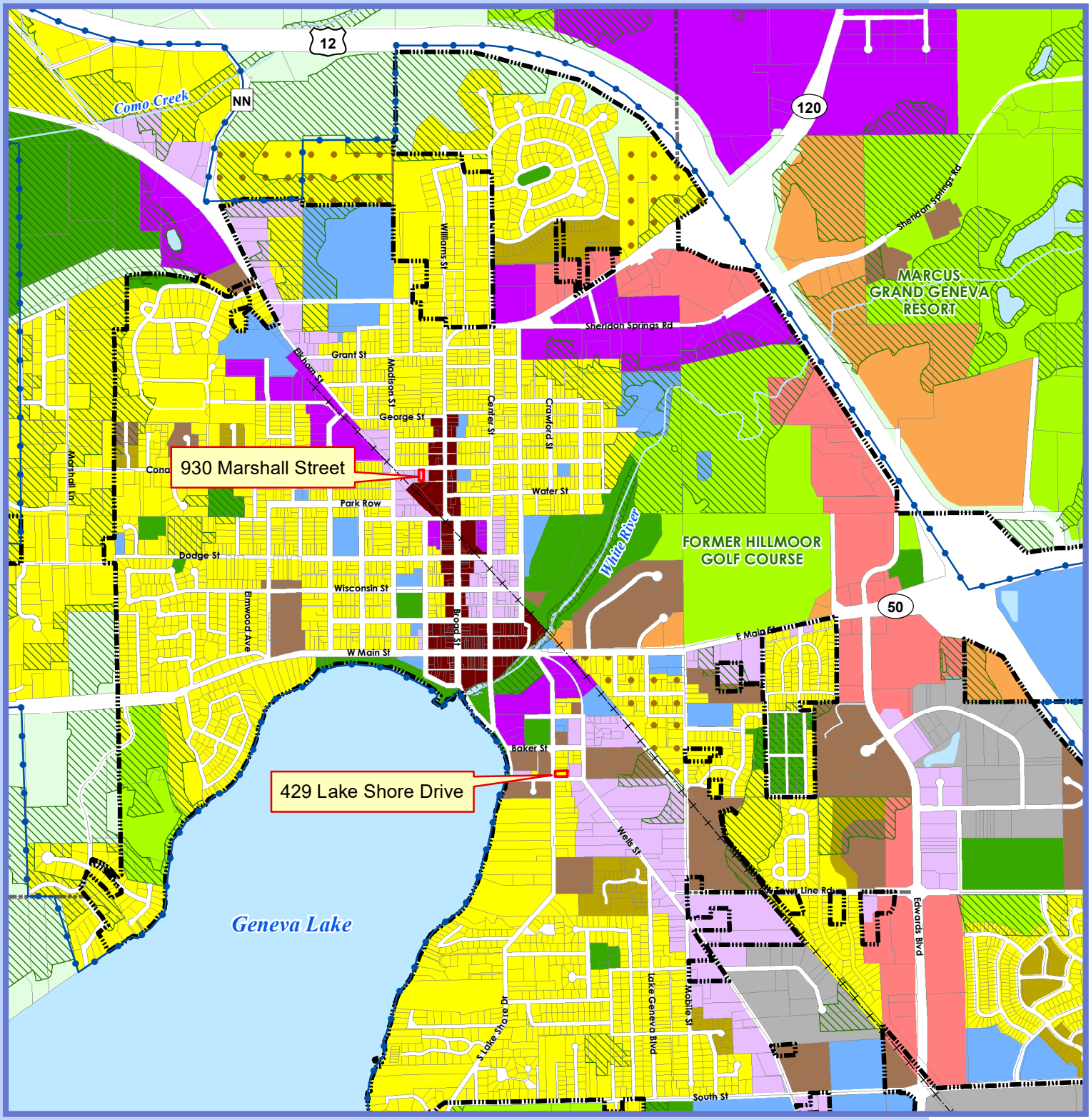
Diagram 2 depicts the pattern of *zoning districts* in and around the subject property (shown in bold font). The zoning designations match the existing land use pattern on the three east-west bands. The south side of Marshall Street has SR-4 Single-Family Residential zoning on the subject property and the home to the east. The Associated Bank parcel has NB Neighborhood Business zoning (as a method of restricting the building size to no more than 5,000 square feet on the ground floor), while the vacation rental home and the parcels to the west have GB General Business zoning dating back to rail corridor times. The east-west band to the south also reflects existing land uses, with the Kwik Trip having Planned Development zoning based on a GB General Business designation, and the Dunn Lumber and neighboring properties having GB General Business zoning. A small parcel, located partially behind the subject property retains GI General Industrial zoning from the rail era.

Diagram 3 depicts the pattern of the Comprehensive Plan's *planned land uses* in and around the subject property (shown in bold font). The planned land use designations somewhat match the existing land use pattern and the existing zoning pattern on the three east-west bands, but extends the non-residential designations across the entire south side of Marshall Street. The Associated Bank parcel is designated Central Business District – as is the Williams Street/Broad Street Corridor north to George and Gardner Streets. The remaining central portion of the block face (including the subject property) is designated for Neighborhood Mixed Use – indicating a desire to retain the residential character but allow small business uses. The northern east-west band along the north side of Marshall Street is planned to remain single-family, except for the three eastern lots, which are planned for Central Business District development as part of the Williams Street/Broad Street corridor. The southern east-west band, behind the subject property, is designated Central Business District along its entire length between Williams Street and Madison Street. This reflects the desire of this area to extend downtown character redevelopment from Williams Street along the rail corridor.

Planner's Recommendation

My opinion is that the ultimately desired General Business (GB) Zoning District is not appropriate, as it is oriented to aging and minimally-landscaped highway-oriented land uses, that would typically demolish the former residential structure on the site. Note that the Future Land Use Map does not recommend any new General Business-type development in the city. Instead, the subject property,

is already planned for Neighborhood Mixed Use development, which would enable the NB Neighborhood Business zoning district. I think that if the Plan Commission and Common Council wish to allow for the proposed year-round one-unit hotel, it would be better for the applicant to skip the amendment to the Comprehensive Plan's Future Land Use Map, and then for the Plan Commission and Common Council to amend the Zoning Ordinance to allow Indoor Commercial Lodging land uses to be located in the Neighborhood Business (NB) zoning district as a conditional use -- so long as they preserve the existing building footprint, preserve the residential appearance of the former dwelling unit, and do not increase the number of lodging units over the former number of residential dwelling units. This would be consistent with the intent of the NB zoning district – to accommodate a range of residential and small-scale business uses while maintaining the residential feel of the site.



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

DRAFT

Land Use Categories

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

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

- Neighborhood Mixed Use
- Planned Office
- Planned Business

- Central Business District
- Planned Mixed Use

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

- Planned Industrial
- General Industrial
- Institutional & Community Services
- Private Recreation Facilities
- Public Park & Recreation
- Environmental Corridor

- City of Lake Geneva
- Other Municipal Boundaries
- Urban Service Area Boundary

- Parcels
- Surface Water
- Abandoned Railroad

CITY OF LAKE GENEVA 1886 WISCONSIN

N

0 0.25 0.5 Miles

VANDEWALLE & ASSOCIATES INC.
shaping places, shaping change

Date: August 12, 2020
Adopted: January 8, 2020
Source: SEWRPC, Walworth County LIO, WisDNR, V&A

CITY OF LAKE GENEVA
APPLICATION FOR AMENDMENT TO THE COMPREHENSIVE PLAN

NOTE: All applications for amendments to the Comprehensive Plan must be submitted to the City Clerk on or before June 30th.

PART A: AMENDMENT REQUEST

I, LETITIA BENNETT ERDMAN, HEREBY REQUEST THE CITY OF LAKE GENEVA PLAN COMMISSION AND COMMON COUNCIL TO HOLD A PUBLIC HEARING ON THE FOLLOWING REQUEST FOR AMENDMENT TO THE LAKE GENEVA COMPREHENSIVE PLAN:

Please check all that apply:

- ✓ Amendment to the Future Land Use Map
- ____ Amendment to the Community Facilities & Utilities Map
- ____ Amendment to Other Maps
- ____ Text Amendment (policies, programs, etc.)
- ____ Other

PART B: CONTACT INFORMATION

APPLICANT:

Name (Person OR Firm): FYF LLC Address: N3102 GRANDVIEW DR. L.G. 5314

Email Address: lakegenevapremiumrentals@gmail.com Daytime Telephone: 920-723-1317

PROPERTY OWNER: (if different from Applicant) MY SIGNATTURE INDICATES THAT I AUTHORIZE AND AGREE WITH ALL ASPECTS OF THIS REQUEST:

Name: LBErdman LETITIA BENNETT ERDMAN Signature: LBErdman

PART C: BRIEF DESCRIPTION OF THIS PROPERTY AND PROPOSED LAND USE:

(IF request is NOT linked to a particular property, skip to PART D.)

Parcel Number: ZOP 00363 Address: 429 S. LAKESHORE DR. LAKE GENEVA, WI 53147

BRIEF DESCRIPTION OF THE PROPOSED AMENDMENT REQUEST:

TO CHANGE ZONING TO OBTAIN COMMERCIAL LODGING LICENSE

CURRENT ZONING:

Zoning District: MR8

FUTURE PROPOSED USE (be specific)

PB

PART D: The Plan Commission and Common Council consider the following criteria when making recommendations regarding amendments to the Comprehensive Plan. Please respond to the following questions: *(If you need additional space for your response, please attach to the back of this application form.)*

1. How will the proposed amendment to the Comprehensive Plan benefit the public, City, and/or surrounding neighbors or neighborhoods? I have been a responsible operator of a Bed & Breakfast since 2016 w/o complaints from neighbors or guests. I do not want to continue as a B&B but change to commercial lodging. The location is perfect with only one next door residence and restaurant behind
2. How does the request advance the Comprehensive Plan vision, and the goals, objectives and policies for the chapter within which the amendment affects? Tourists will always want to visit and stay in LG and are increasingly looking for alternatives to hotel stays. This property offers that with little to no negative impact on neighbors and I have a strict contract with guests to ensure that peaceful →
3. As it affects the amendment request, what circumstances have changed or what new information is now available since the original adoption of the City's Comprehensive Plan, or in the case of a previously requested amendment, what circumstances have changed since the last amendment process?

   I apologize but not sure how this question applies to me

4. Is there any additional information that the City of Lake Geneva should consider in its evaluation of this request?

   Please consider my 4 years of unblemished business at this location. I am completely invested in this community with another vacation tourist rooming house (THE DOWNTOWNER) on Main St and (HOUSE IN THE WOOD →

PART E: Please describe below (or on a separate sheet) what your specific request for a Comprehensive Plan amendment is. Provide any necessary maps, charts, or other supporting data as needed, including conceptual development plans (if applicable). Applicant also MUST ATTACH a redline/strikeout of the proposed text amendment and/or a clearly labeled and marked-up version of the proposed Map Amendment.

Signature of Applicant(s)

Date 6/26/20

#2 and respectful stays are maintained. There is also a large parking lot to prevent overcrowded street parking. This property is directly adjacent to a large area of neighborhood mixed use.

#4 on Hwy 50. This property (South Shore House) paid over $5000 in lodging tax to the city of Lake Geneva in 2019 and if allowed to change the zoning to PB and acquire the proper commercial license, I would expect that figure to increase.

REQUESTED COMPREHENSIVE PLAN AMENDMENT FOR:

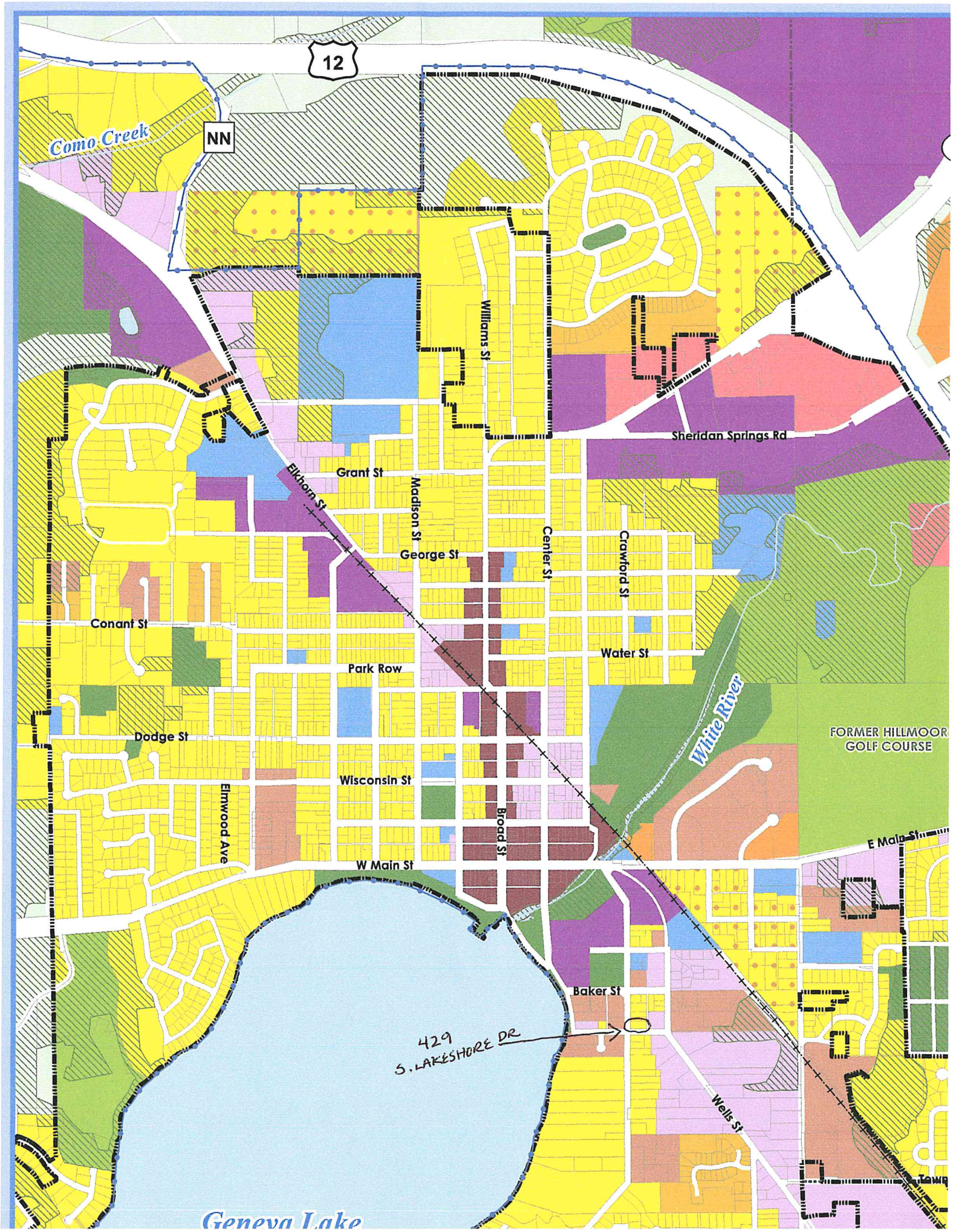
429 S. LAKESHORE DR. LAKE GENEVA, WI 53147
Subject Property Address(s)

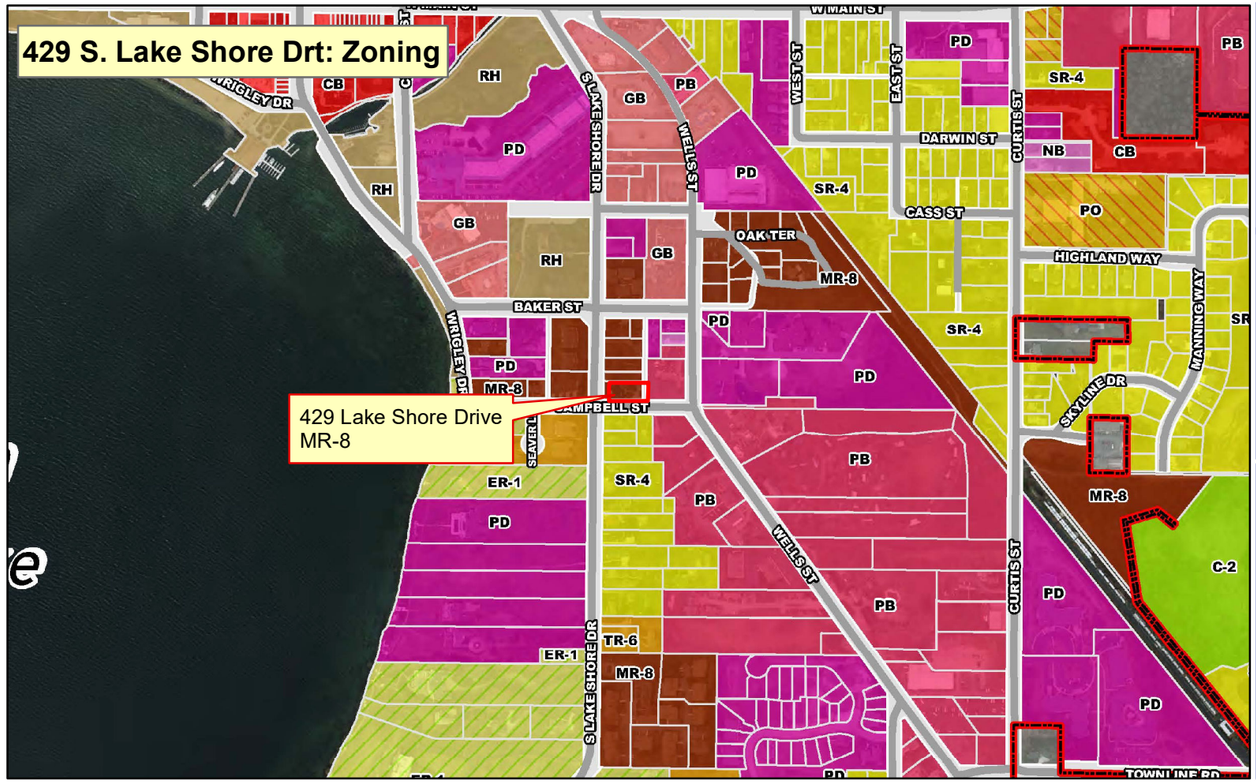
NAME OF OWNER(S)	ADDRESS(S):	
LETITIA BENNETT ERDMAN	N5102 GRANDVIEW DR. LAKE GENEVA WI	
FYF LLC		53147

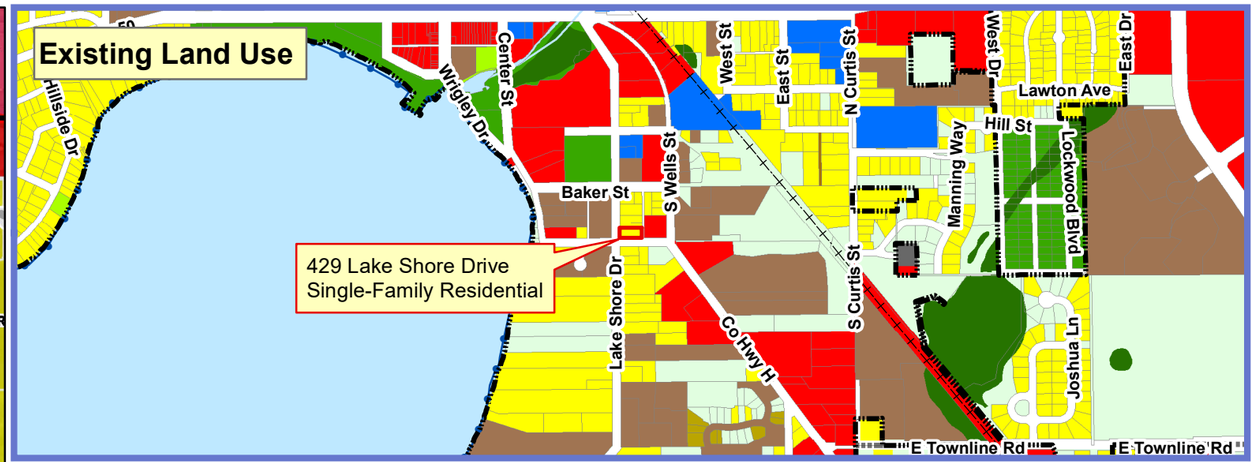
SUBJECT PROPERTY:	ADDRESS(S):	PARCEL/LOT #
LETITIA BENNETT ERDMAN	429 S. LAKESHORE DR.	IOP 00363
SOUTH SHORE HOUSE	LAKE GENEVA, WI	
	53147	

PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY:
(for Map Amendments only)

NAME	ADDRESS	PARCEL/LOT #


12
NN
Como Creek
Williams St
Sheridan Springs Rd
Elkhorn St
Grant St
Madison St
George St
Center St
Crawford St
Conant St
Water St
Park Row
White River
FORMER HILLMOOR GOLF COURSE
Dodge St
Wisconsin St
Elmwood Ave
Broad St
E Main St
W Main St
Baker St
429 S. LAKESHORE DR
Wells St
Geneva Lake





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

Land Use Categories

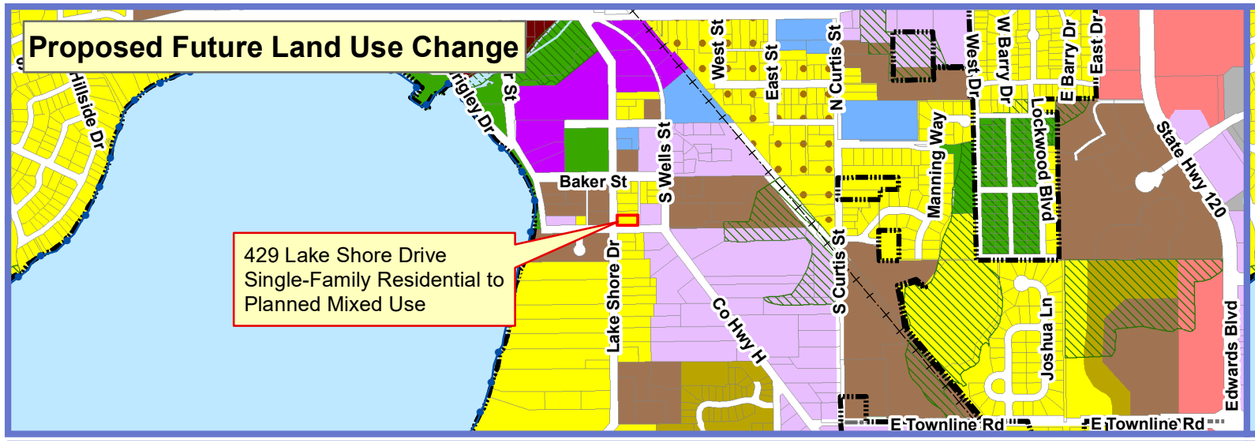
- Agricultural, Open Lands, & Vacant
- Single Family Residential (Unsewered)
- Single Family Residential(Sewered)
- Two-Family/Townhouse Residential
- Multi-Family Residential
- Commercial
- Government & Institutional
- Airport
- Private Recreation Facilities
- Public Park & Recreation
- Industrial
- Extraction
- Wetland
- Right of Way

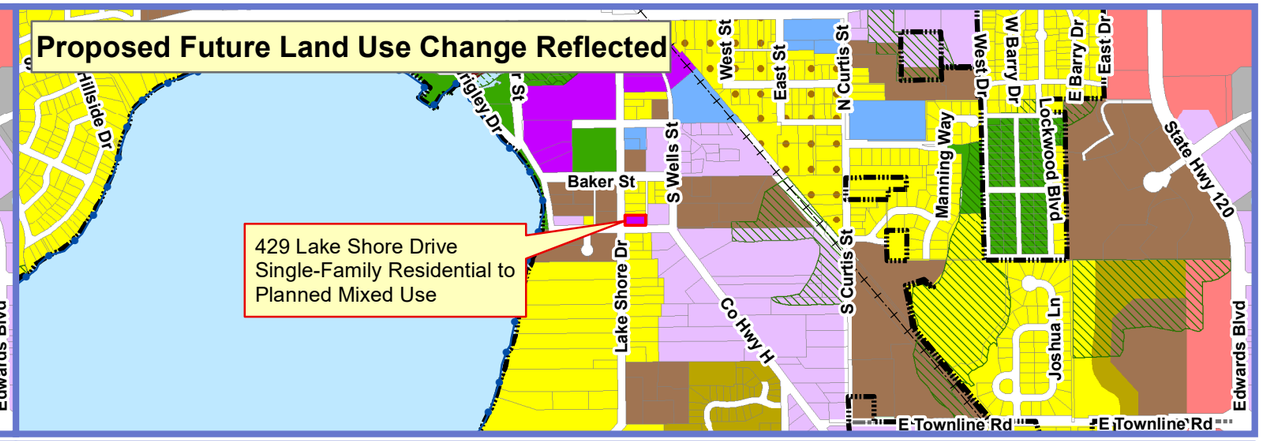
VANDEWALLE & ASSOCIATES INC. Shaping places, shaping change

Date: January 8, 2020
Source: SEWRPC, Walworth County LIO, WisDNR, V&A

N

0 0.1 0.2 0.4 Miles





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

Land Use Categories

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

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

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

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

- Planned Industrial
- General Industrial
- Institutional & Community Services
- Private Recreation Facilities
- Public Park & Recreation
- Environmental Corridor

- City of Lake Geneva
- Other Municipal Boundaries
- Urban Service Area Boundary
- Parcels
- Surface Water
- Abandoned Railroad

DRAFT

VANDEWALLE & ASSOCIATES INC. Shaping places, shaping change

Date: August 12, 2020
Adopted: January 8, 2020
Source: SEWRPC, Walworth County LIO, WisDNR, V&A

N

0 0.15 0.3 Miles

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

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DRAFT

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Date: August 12, 2020
Adopted: January 8, 2020
Source: SEWRPC, Walworth County LIO, WisDNR, V&A

N

0 0.15 0.3 Miles

CITY OF LAKE GENEVA
APPLICATION FOR AMENDMENT TO THE COMPREHENSIVE PLAN

NOTE: All applications for amendments to the Comprehensive Plan must be submitted to the City Clerk on or before June 30th.

PART A: AMENDMENT REQUEST

I, BETHANY SOUZA, HEREBY REQUEST THE CITY OF LAKE GENEVA PLAN COMMISSION AND COMMON COUNCIL TO HOLD A PUBLIC HEARING ON THE FOLLOWING REQUEST FOR AMENDMENT TO THE LAKE GENEVA COMPREHENSIVE PLAN:

Please check all that apply:

- ___ Amendment to the Future Land Use Map
- ___ Amendment to the Community Facilities & Utilities Map
- X Amendment to Other Maps CURRENT COMPREHENSIVE PLAN
- ___ Text Amendment (policies, programs, etc.)
- ___ Other

PART B: CONTACT INFORMATION

APPLICANT:

Name (Person OR Firm): BETHANY SOUZA Address: 997 S. LAKE SHORE DR.

Email Address: BETHANY@HISTORICINNOVATORS.com Daytime Telephone: 815-482-2782

PROPERTY OWNER: (if different from Applicant) MY SIGNATTURE INDICATES THAT I AUTHORIZE AND AGREE WITH ALL ASPECTS OF THIS REQUEST:

Name: BETHANY SOUZA Signature: [signature]

PART C: BRIEF DESCRIPTION OF THIS PROPERTY AND PROPOSED LAND USE:

(IF request is NOT linked to a particular property, skip to PART D.)

Parcel Number: ZRA 00031 Address: 930 MARSHALL St.

BRIEF DESCRIPTION OF THE PROPOSED AMENDMENT REQUEST:

TO CHANGE CURRENT COMPRENSIVE PLAN ZONING to Reflect neighboring AND CONTIGUOS PROPERTIES Which ARE CURRENTLY GB – 930 MARSHALL IS STILL SR4

CURRENT ZONING:

Zoning District: SR4

FUTURE PROPOSED USE (be specific)

Winter Residence + Summer Vacation Rental

PART D: **The Plan Commission and Common Council consider the following criteria when making recommendations regarding amendments to the Comprehensive Plan. Please respond to the following questions:** *(If you need additional space for your response, please attach to the back of this application form.)*

1. How will the proposed amendment to the Comprehensive Plan benefit the public, City, and/or surrounding neighbors or neighborhoods?

   It will be conforming to neighboring + contiguos properties and the improvements to the property will improve the neighborhood

2. How does the request advance the Comprehensive Plan vision, and the goals, objectives and policies for the chapter within which the amendment affects?

   it makes the current Comprensive Plan Cohesive to neighboring + Contiguos properties

3. As it affects the amendment request, what circumstances have changed or what new information is now available since the original adoption of the City's Comprehensive Plan, or in the case of a previously requested amendment, what circumstances have changed since the last amendment process?

4. Is there any additional information that the City of Lake Geneva should consider in its evaluation of this request?

   Please Review the map and surrounding parcels use Residential property contiguos to West + South both GB as well as Kwik Trip which borders the corner of my property.

PART E: Please describe below (or on a separate sheet) what your specific request for a Comprehensive Plan amendment is. Provide any necessary maps, charts, or other supporting data as needed, including conceptual development plans (if applicable). Applicant also MUST ATTACH a redline/strikeout of the proposed text amendment and/or a clearly labeled and marked-up version of the proposed Map Amendment.

930 Marshall is currently SR-4 it is surrounded by commercial property including Kwik Trip, Dunn Lumber + Vacation Rental my Request is for it to Conform to surrounding parcels and Be Changed to GB

Signature of Applicant(s)

6-30-20

Date

REQUESTED COMPREHENSIVE PLAN AMENDMENT FOR:

930 MARSHALL St. LAKE Geneva

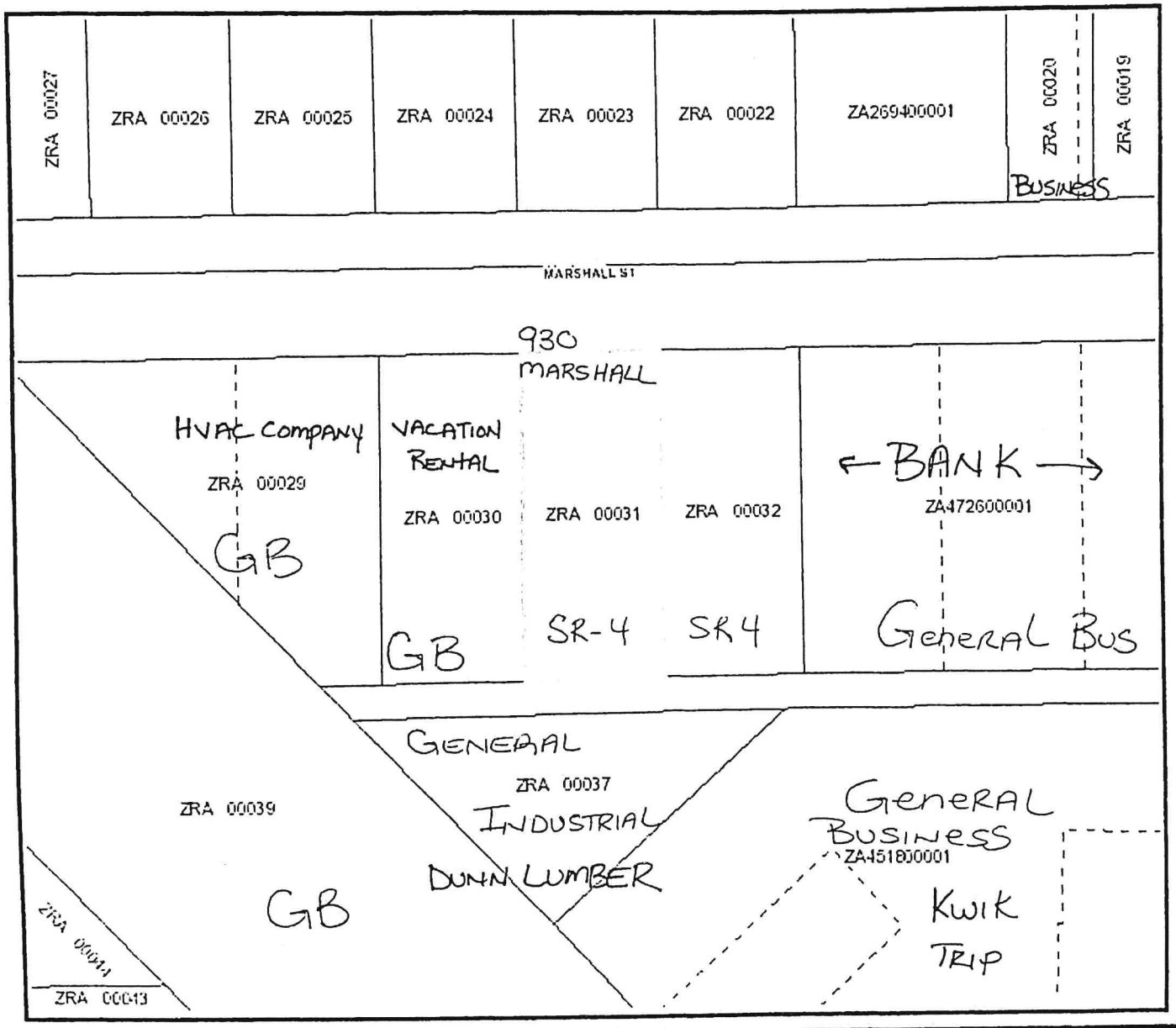
Subject Property Address(s)

NAME OF OWNER(S)	ADDRESS(S):	
B'Hive Investments	997 S. LAKE SHORE DR.	LAKE GENEVA WI
Bethany Souza	997 S. LAKE SHORE DR.	LAKE GENEVA WI

SUBJECT PROPERTY:	ADDRESS(S):	PARCEL/LOT #
	930 MARSHALL St.	ZRA 00031

PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY:
(for Map Amendments only)

NAME	ADDRESS	PARCEL/LOT #



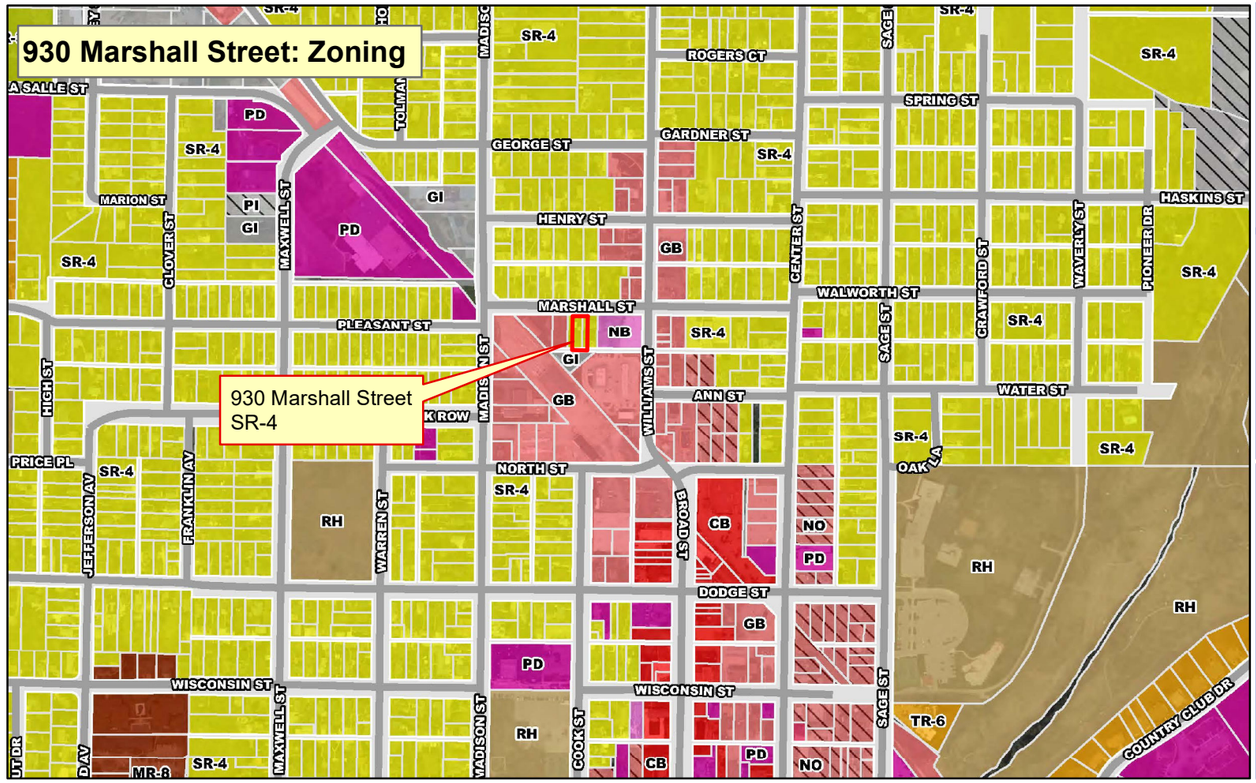
WALWORTH COUNTY
Est. 1839
WISCONSIN

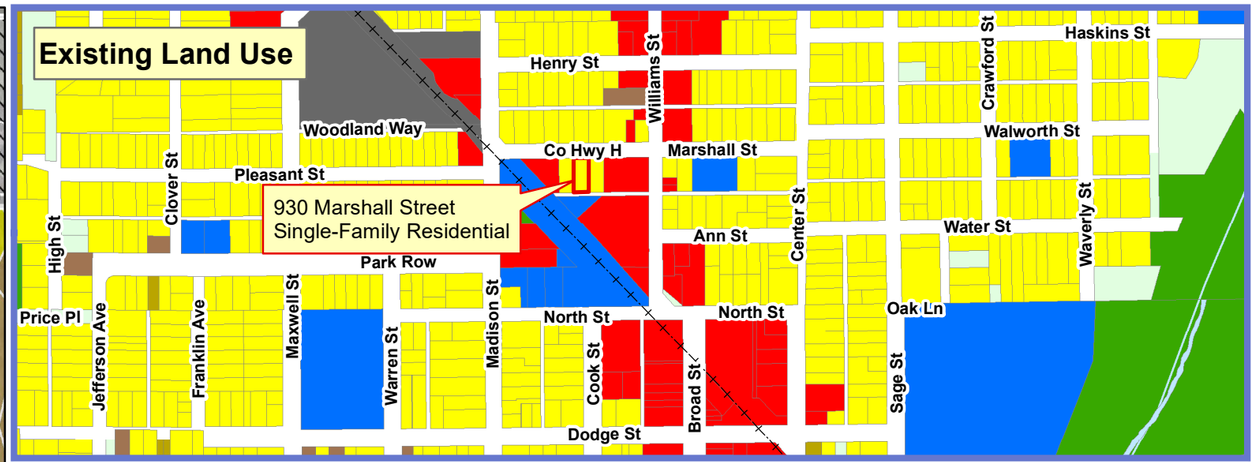
Municipal
Parcel Numb
School Distr
Zoning Distr

Owner Nan
Owner Name
Mailing Addre

2018 Valuation Information

T





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

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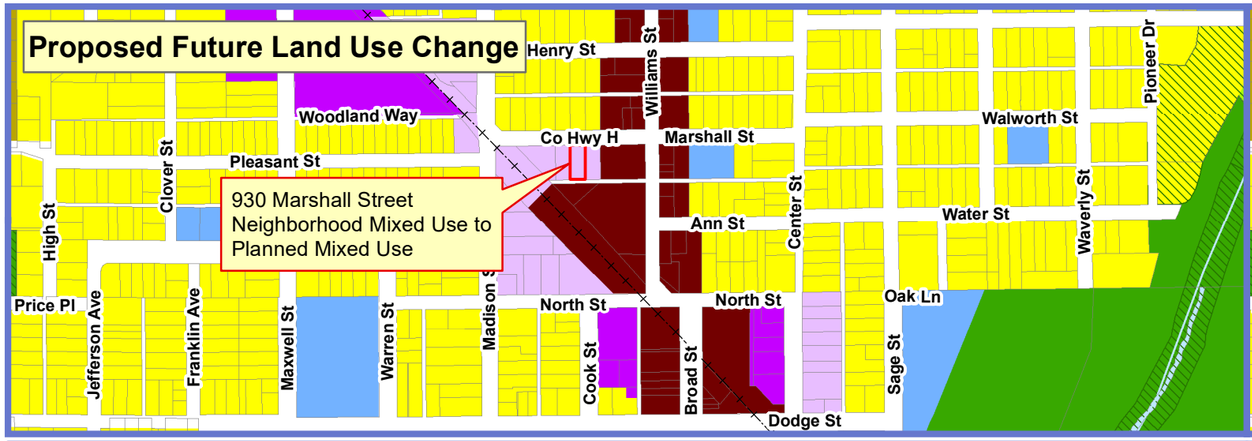
- Airport
- Private Recreation Facilities
- Public Park & Recreation
- Industrial
- Extraction
- Wetland
- Right of Way

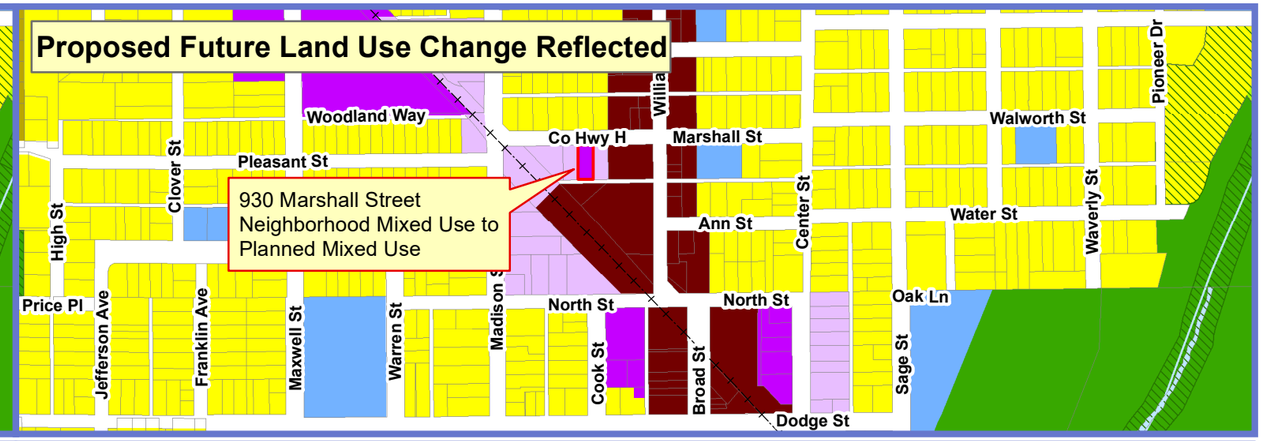
VANDEWALLE & ASSOCIATES INC. Shaping places, shaping change

Date: January 8, 2020
Source: SEWRPC, Walworth County LIO, WisDNR, V&A

N

0 0.05 0.1 0.2 Miles





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

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3. Multi-Family Residential
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5. Neighborhood Mixed Use
6. Public Park & Recreation

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

VANDEWALLE & ASSOCIATES INC. Shaping places, shaping change

Date: August 12, 2020
Adopted: January 8, 2020
Source: SEWRPC, Walworth County LIO, WisDNR, V&A

N

0 0.085 0.17 Miles

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

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DRAFT

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Date: August 12, 2020
Adopted: January 8, 2020
Source: SEWRPC, Walworth County LIO, WisDNR, V&A

N

0 0.085 0.17 Miles

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: August 17, 2020

Agenda Item #7a

Applicant:
Audrey Lowe
245 Country Club Dr. 2b
Lake Geneva, WI 53147

Request:
259 Broad St
Downtown Design Review for Exterior Signage
and painting the exterior of the building
Tax Key No. ZOP00263

Description:
The applicant is submitting an application for Downtown Design Review on the request to install a sign and paint the front of the building located at 259 Broad St., Tax Key No. ZOP00263.

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

Staff Recommendations:

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

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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:
259 Broad Street, Lake Geneva, WI 53147 Parcel No. #ZOPP00263

Name & Address of Current Building Owner:
Kocourek Property Holdings, LLC
P.O BOX 126
LAKE GENEVA, WI 53147
Telephone Number of Current Building Owner: 847-525-9060
Email Address: NONE
Owner Signature:

Name & Address of Applicant:
AUDREY LOWE
245 COUNTRY CLUB DR 2B
LAKE GENEVA, WI 53147
Telephone Number of Applicant: 847-987-7897
Email Address:
AKAYE627@GMAIL.COM

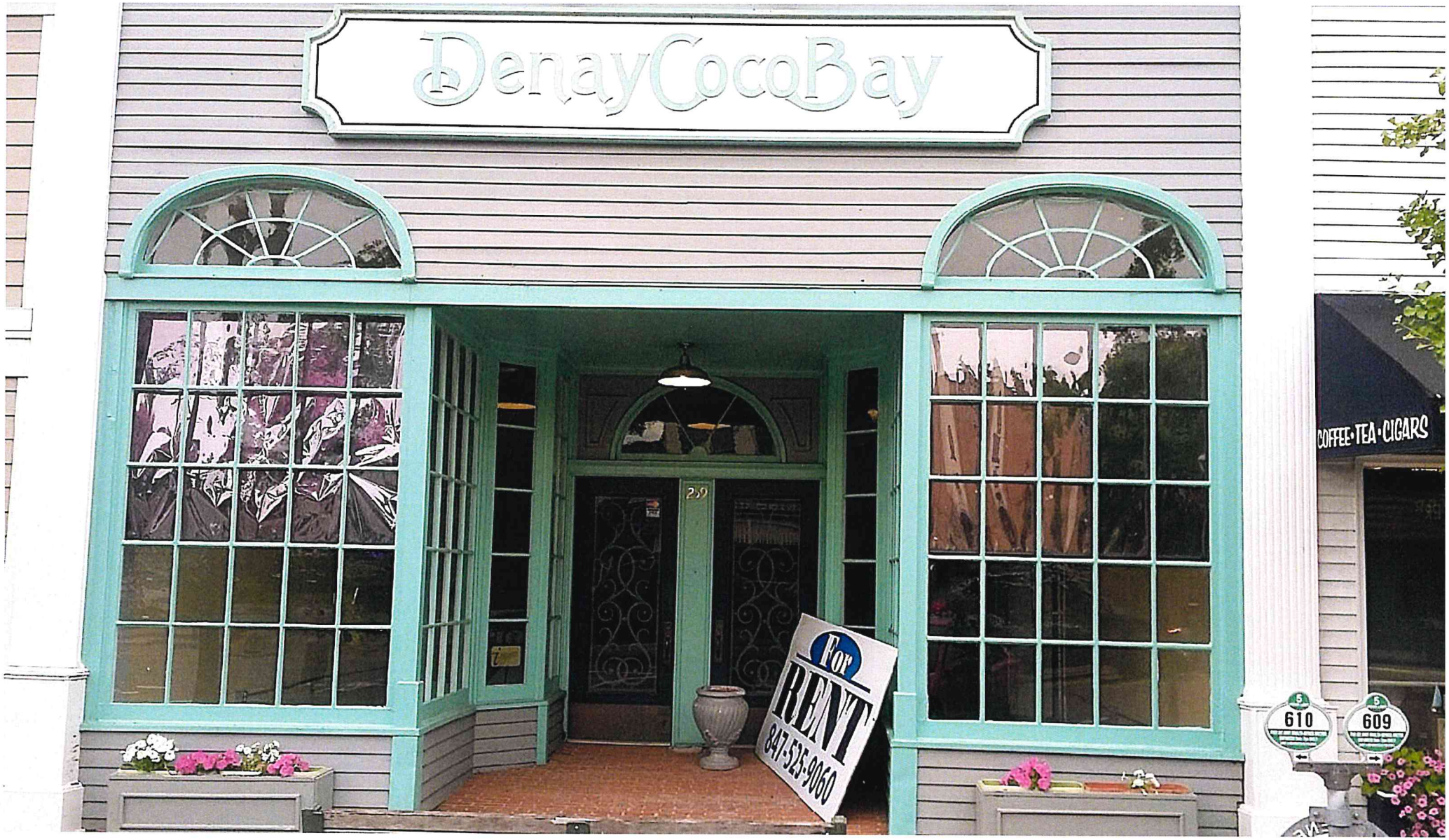
Proposed Design Change:
BUSINESS MARQUIS NAME CHANGE, TRIM COLOR TO MATCH BUSINESS COLOR PALETTE

Zoning District: CB

Names & Address of Architect, Engineer, and/or Contractor of Project:
SIGNATURE SIGNS LLC
W2888 KRUEGER RD
LAKE GENEVA, WI 53147

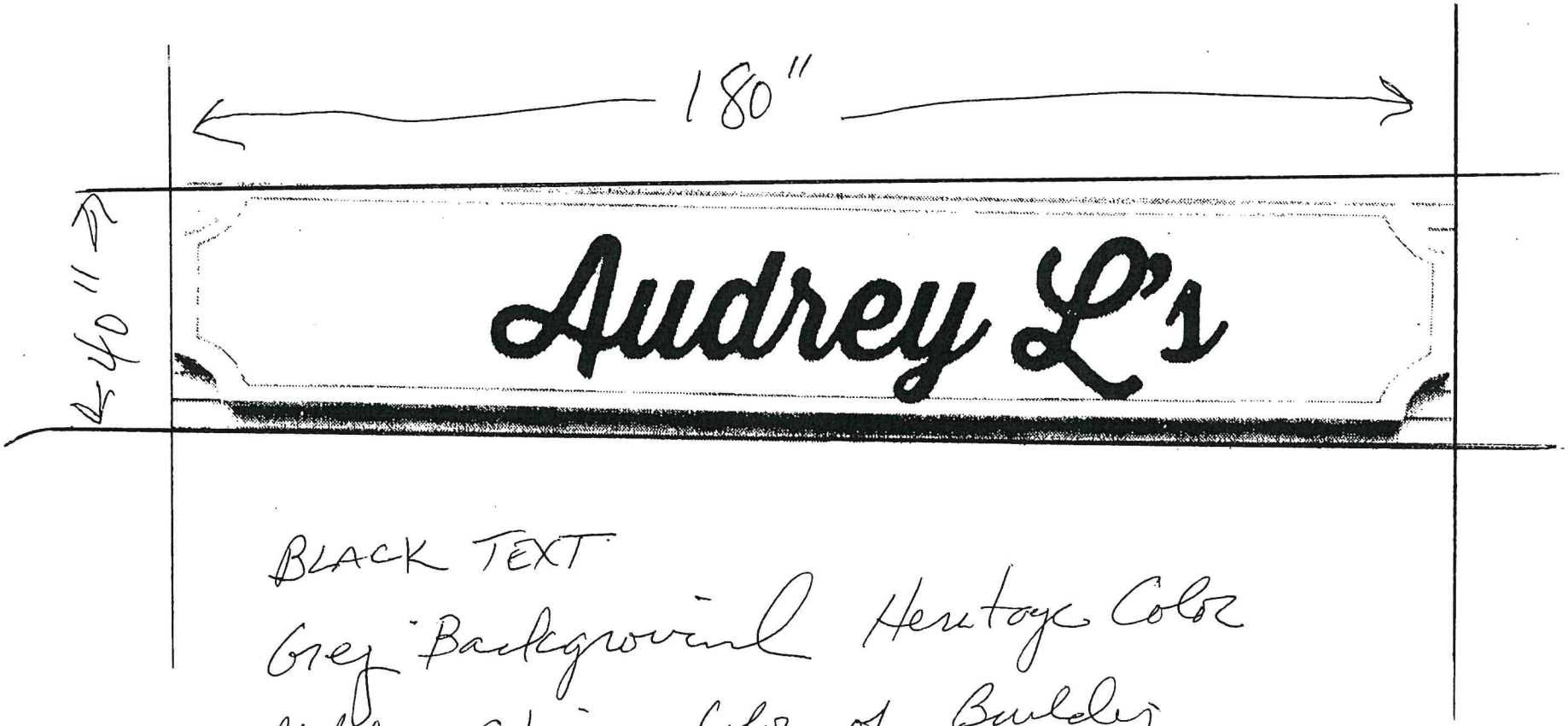
Description of Project: SIGN CHANGE AND TRIM PAINT

Date: 8-6-20 Signature of Applicant:


DenayCocoBay
29
For
RENT
847-525-9060
COFFEE·TEA·CIGARS
610
609

All current window and Door Trim currently blue to be painted Heritage Gray.

SW 2848
Roycroft Pewter
Arts & Crafts



BLACK TEXT
Grey Background Heritage Color
Matching Exterior Color of Building

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: August 17, 2020

Agenda Item #7b

Applicant:
Dimitrius Anagnos
148 Cass St.
Lake Geneva, WI 53147

Request:
811 Wrigley Dr
Downtown Design Review for Rotisserie Pit building and server station
Tax Key No. ZA483300003

Description:
The applicant is submitting an application for Downtown Design Review on the request to install Rotisserie Pit (redesign and relocate) from the original approval and install a server station for outdoor patio dining for the property located at 811 Wrigley Dr., Tax Key No. ZA483300003.

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

Staff Recommendations:

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

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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:
811 WRIGLEY DRIVE

Name & Address of Current Building Owner:
VERONICA ANAGNOS
1001 WISCONSIN STREET
LAKE GENEVA, WI 53147

Telephone Number of Current Building Owner: 262-248-1580
Email Address:

Name & Address of Applicant:
DIMITRIUS ANAGNOS
148 CASS STREET
LAKE GENEVA, WI

Telephone Number of Applicant: 262-745-3902
Email Address: DIMITRI@POPEYESLKG.COM

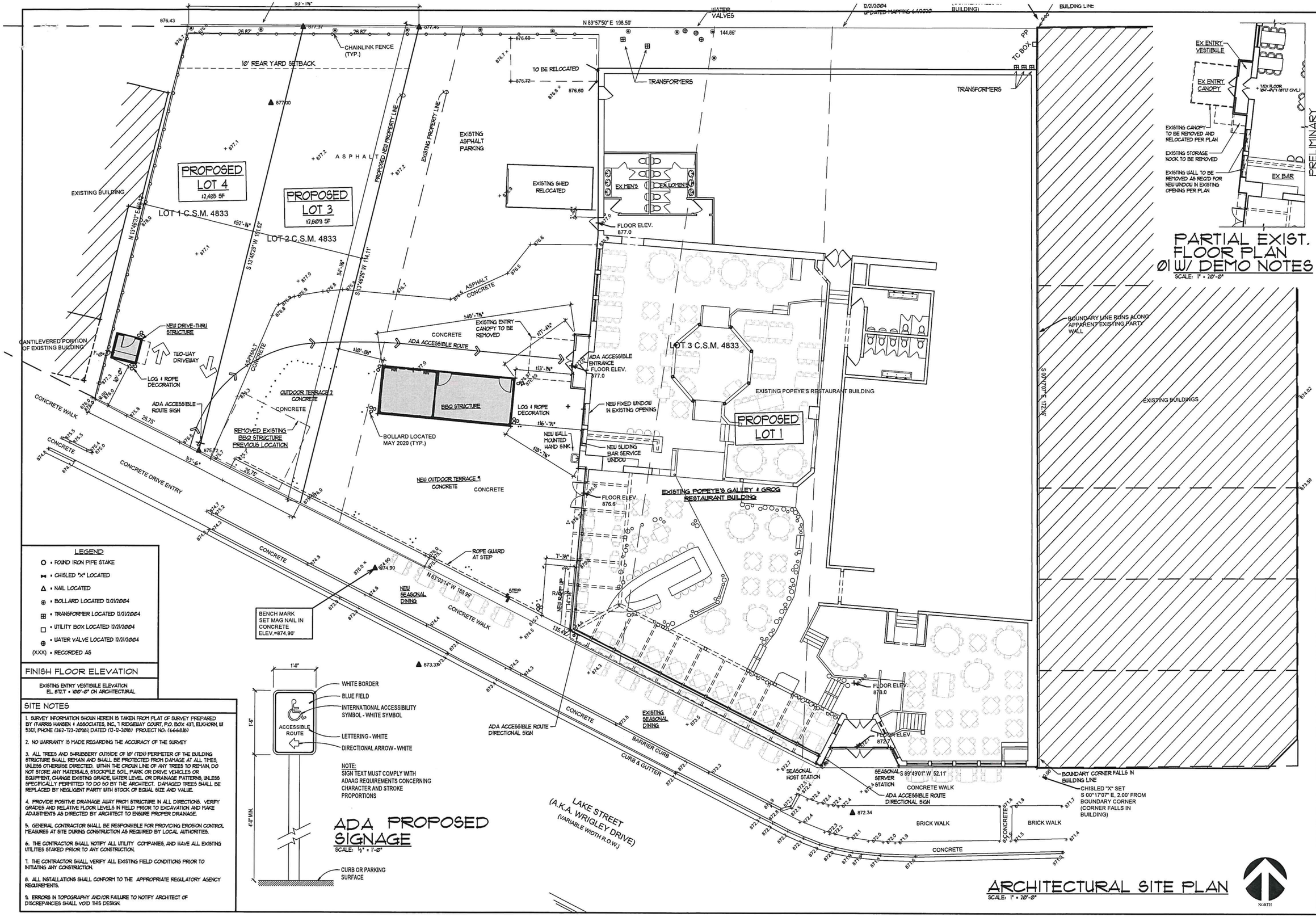
Proposed Design Change:
30 X 10 ROTISSERIE PIT & SERVER STATION

Zoning District:

Names & Address of Architect, Engineer, and/or Contractor of Project:
RON McCORMICK - ARCHITECT
MIKE STRAUSER - CONTRACTOR
DAN HURZELER - CONTRACTOR

Description of Project:
ROTISSERIE RELOCATED, ADDING ON SERVER STATION FOR DROP OFF / CURB SIDE / SODA / COMPUTERS
SIGNS - LIGHTS - ROPES

Date: 7/23/2020 Signature of Applicant:



LEGEND

- ○ = FOUND IRON PIPE STAKE
- ⋈ = CHISLED "X" LOCATED
- △ = NAIL LOCATED
- ◉ = BOLLARD LOCATED 12/21/2004
- ⊞ = TRANSFORMER LOCATED 12/21/2004
- □ = UTILITY BOX LOCATED 12/21/2004
- ⊕ = WATER VALVE LOCATED 12/21/2004
- (XXX) = RECORDED AS

FINISH FLOOR ELEVATION

EXISTING ENTRY VESTIBULE ELEVATION
EL. 872.7' = 100'-0" ON ARCHITECTURAL

SITE NOTES

1. SURVEY INFORMATION SHOWN HEREIN IS TAKEN FROM PLAT OF SURVEY PREPARED BY (FARRIS HANSEN & ASSOCIATES, INC., 7 RIDGEWAY COURT, P.O. BOX 437, ELKHORN, WI 53121, PHONE (262-723-2098), DATED (12-12-2018) PROJECT NO: (66683B)

2. NO WARRANTY IS MADE REGARDING THE ACCURACY OF THE SURVEY

3. ALL TREES AND SHRUBBERY OUTSIDE OF 10' (TEN) PERIMETER OF THE BUILDING STRUCTURE SHALL REMAIN AND SHALL BE PROTECTED FROM DAMAGE AT ALL TIMES, UNLESS OTHERWISE DIRECTED. WITHIN THE CROWN LINE OF ANY TREES TO REMAIN, DO NOT STORE ANY MATERIALS, STOCKPILE SOIL, PARK OR DRIVE VEHICLES OR EQUIPMENT, CHANGE EXISTING GRADE, WATER LEVEL OR DRAINAGE PATTERNS, UNLESS SPECIFICALLY PERMITTED TO DO SO BY THE ARCHITECT. DAMAGED TREES SHALL BE REPLACED BY NEGLIGENT PARTY WITH STOCK OF EQUAL SIZE AND VALUE.

4. PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE IN ALL DIRECTIONS. VERIFY GRADES AND RELATIVE FLOOR LEVELS IN FIELD PRIOR TO EXCAVATION AND MAKE ADJUSTMENTS AS DIRECTED BY ARCHITECT TO ENSURE PROPER DRAINAGE.

5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EROSION CONTROL MEASURES AT SITE DURING CONSTRUCTION AS REQUIRED BY LOCAL AUTHORITIES.

6. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES, AND HAVE ALL EXISTING UTILITIES STAKED PRIOR TO ANY CONSTRUCTION.

7. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO INITIATING ANY CONSTRUCTION.

8. ALL INSTALLATIONS SHALL CONFORM TO THE APPROPRIATE REGULATORY AGENCY REQUIREMENTS.

9. ERRORS IN TOPOGRAPHY AND/OR FAILURE TO NOTIFY ARCHITECT OF DISCREPANCIES SHALL VOID THIS DESIGN.

ADA PROPOSED SIGNAGE

SCALE: ½" = 1'-0"

1'-0" · 1'-6" · 4'-0" MIN.

ACCESSIBLE ROUTE

- WHITE BORDER
- BLUE FIELD
- INTERNATIONAL ACCESSIBILITY SYMBOL - WHITE SYMBOL
- LETTERING - WHITE
- DIRECTIONAL ARROW - WHITE

NOTE:
SIGN TEXT MUST COMPLY WITH ADAAG REQUIREMENTS CONCERNING CHARACTER AND STROKE PROPORTIONS

CURB OR PARKING SURFACE

PARTIAL EXIST. FLOOR PLAN 01 W/ DEMO NOTES

SCALE: 1" = 20'-0"

EX ENTRY VESTIBULE · EX ENTRY CANOPY · 1.5X FLOOR 901-49-9 (BTU CMU) · EXISTING CANOPY TO BE REMOVED AND RELOCATED PER PLAN · EXISTING STORAGE NOOK TO BE REMOVED · EXISTING WALL TO BE REMOVED AS REQ'D FOR NEW WINDOW IN EXISTING OPENING PER PLAN · EX BAR

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

SHEET AS-2 OF ____

DATE 7-21-2020

PROJECT NO. 1846

PRELIMINARY

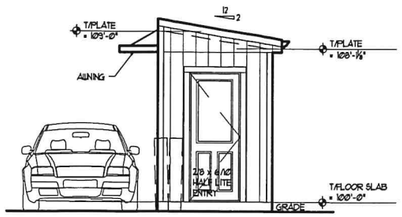
ALTERATIONS TO POPEYES GALLEY & GROG RESTAURANT

811 WRIGLEY DRIVE
LAKE GENEVA, WI 53147

COMMENTS: NONE

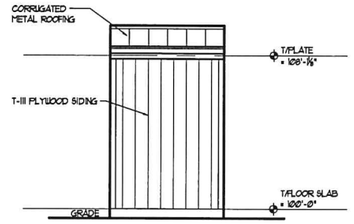
McCormack + Etten / Architects TM, LLP
400 Broad Street Lake Geneva, WI 53147
Ph (262) 248-8391 Fax (262) 248-8392
contact@mccormacketten.com www.mccormacketten.com

© McCormack + Etten / Architects, LLP



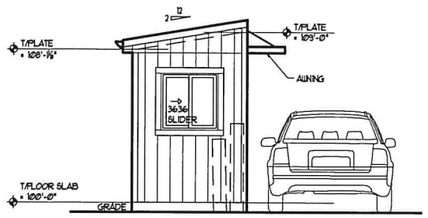
DRIVE-THRU STRUCTURE NORTH ELEVATION

SCALE: ⅛" = 1'-0"



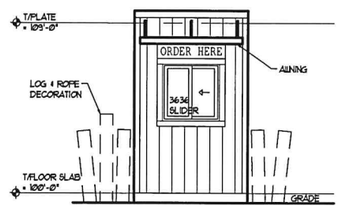
DRIVE-THRU STRUCTURE WEST ELEVATION

SCALE: ⅛" = 1'-0"



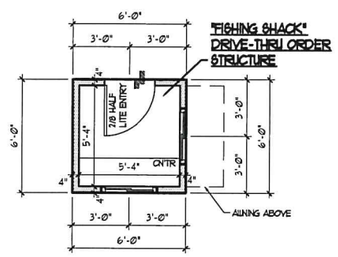
DRIVE-THRU STRUCTURE SOUTH ELEVATION

SCALE: ⅛" = 1'-0"



DRIVE-THRU STRUCTURE EAST ELEVATION

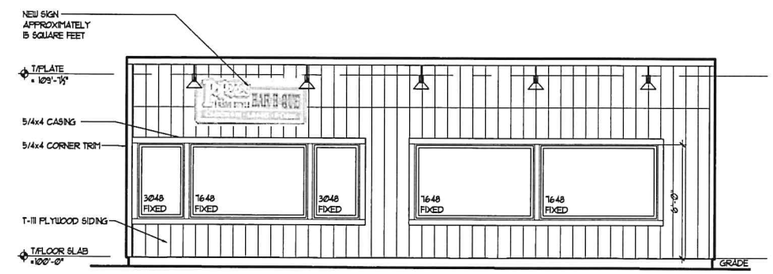
SCALE: ⅛" = 1'-0"



DRIVE-THRU STRUCTURE FLOOR PLAN

SCALE: ⅛" = 1'-0"

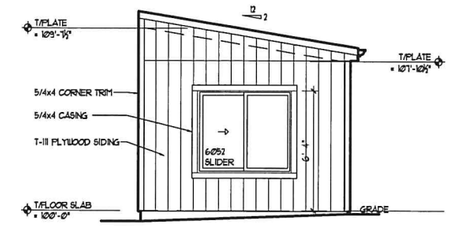
DRIVE-THRU STRUCTURE



BBQ STRUCTURE SOUTH ELEVATION

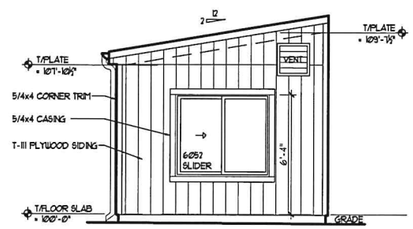
SCALE: ⅛" = 1'-0"

SIGNAGE TABULATION
BBQ Shack building length on Wrigley Drive: 31'
31 S.F. of signage allowed
proposed sign = 15 S.F.
total = 15 S.F. < 31 S.F.



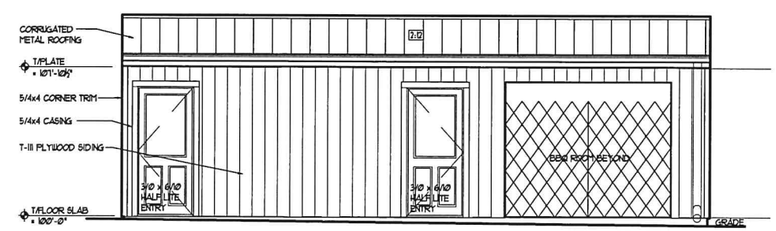
BBQ STRUCTURE EAST ELEVATION

SCALE: ⅛" = 1'-0"



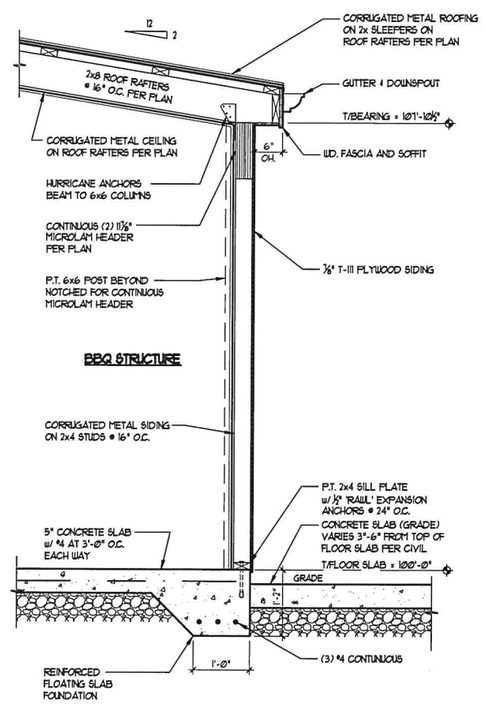
BBQ STRUCTURE WEST ELEVATION

SCALE: ⅛" = 1'-0"



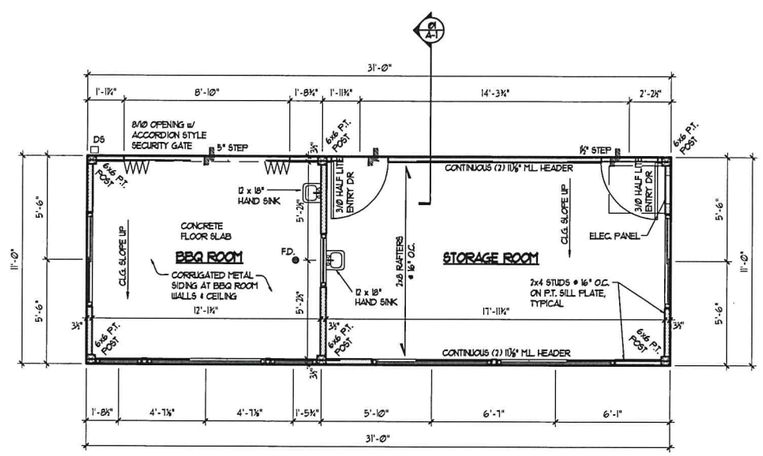
BBQ STRUCTURE NORTH ELEVATION

SCALE: ⅛" = 1'-0"



BBQ STRUCTURE 01 WALL DETAIL

SCALE: ⅜" = 1'-0"



BBQ STRUCTURE FLOOR PLAN

SCALE: ⅛" = 1'-0"

NEW BBQ SHACK STRUCTURE CODE SUMMARY
Floor area: 341 SQ FT
Cubic volume: 9'-6" tall = 3240 Cu Ft
< 25,000 CuFt is exempt from Plan Review Requirement
< 50,000 CuFt can be reviewed by Lake Geneva as Certified Municipality

IRC 2015 CODE:
Occupancy: Business Group Type "B"
Construction Type: VB unrated wood frame construction
Allows 9000 SF so ok

Occupant load: Type B 100 SF / Person = 3 persons

Building Separation, Table 602
Fire Separation Distance for Occupancies A & B: < 5' = 1 HR
> 10' = 0 hour rating so OK

BBQ STRUCTURE

PRELIMINARY

SHEET A-1 OF ___

DATE 7-21-2020

PROJECT NO. 1846

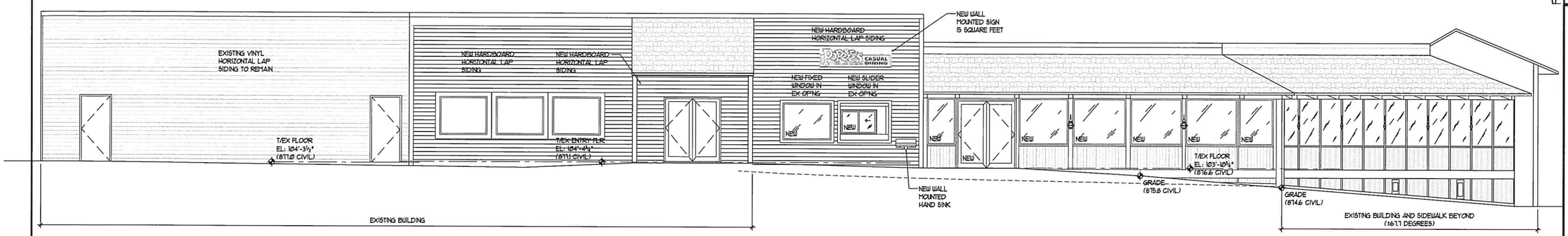
ALTERATIONS TO
POPEYES GALLEY & GROG RESTAURANT
811 WRIGLEY DRIVE
LAKE GENEVA, WI 53147

COMMENTS: NONE

McCormack + Etten / Architects TM, LLP
400 Broad Street
Lake Geneva, WI 53147
Ph (262) 248-8391
Fax (262) 248-8392
contact@mccormacketten.com
www.mccormacketten.com

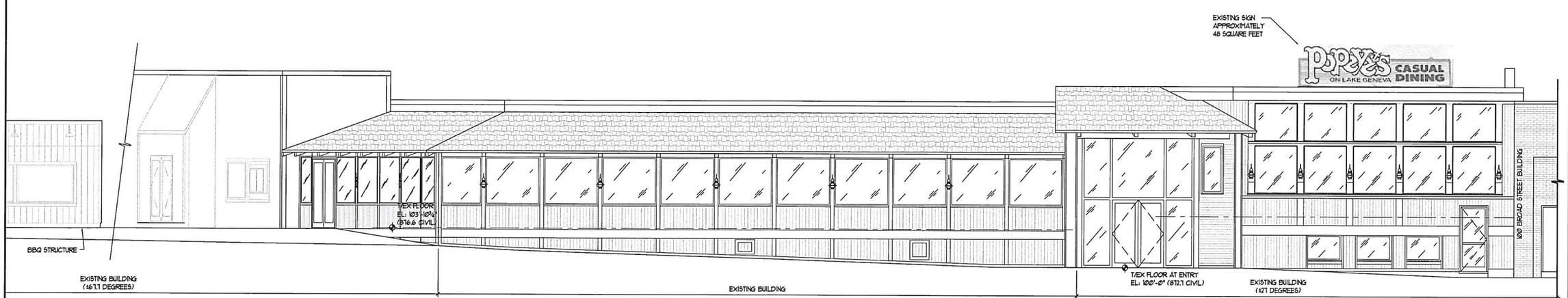
© McCormack + Etten / Architects, LLP

SIGNAGE TABULATION
Main Restaurant building length on Wrigley Drive: 52.11' + 68.75' = 120.86'
120 S.F. of signage allowed
existing sign = 48 S.F.
proposed sign = 15 S.F.
total = 63 S.F. < 120 S.F.



PROPOSED WEST ELEVATION

SCALE: 3/32" = 1'-0"



PROPOSED SOUTHWEST (LAKE STREET) ELEVATION

SCALE: 3/32" = 1'-0"

PRELIMINARY

SHEET A-3 OF ____

DATE 7-21-2020

PROJECT NO. 1846

ALTERATIONS TO
POPEYES GALLEY & GROG RESTAURANT
811 WRIGLEY DRIVE
LAKE GENEVA, WI 53147

COMMENTS: NONE

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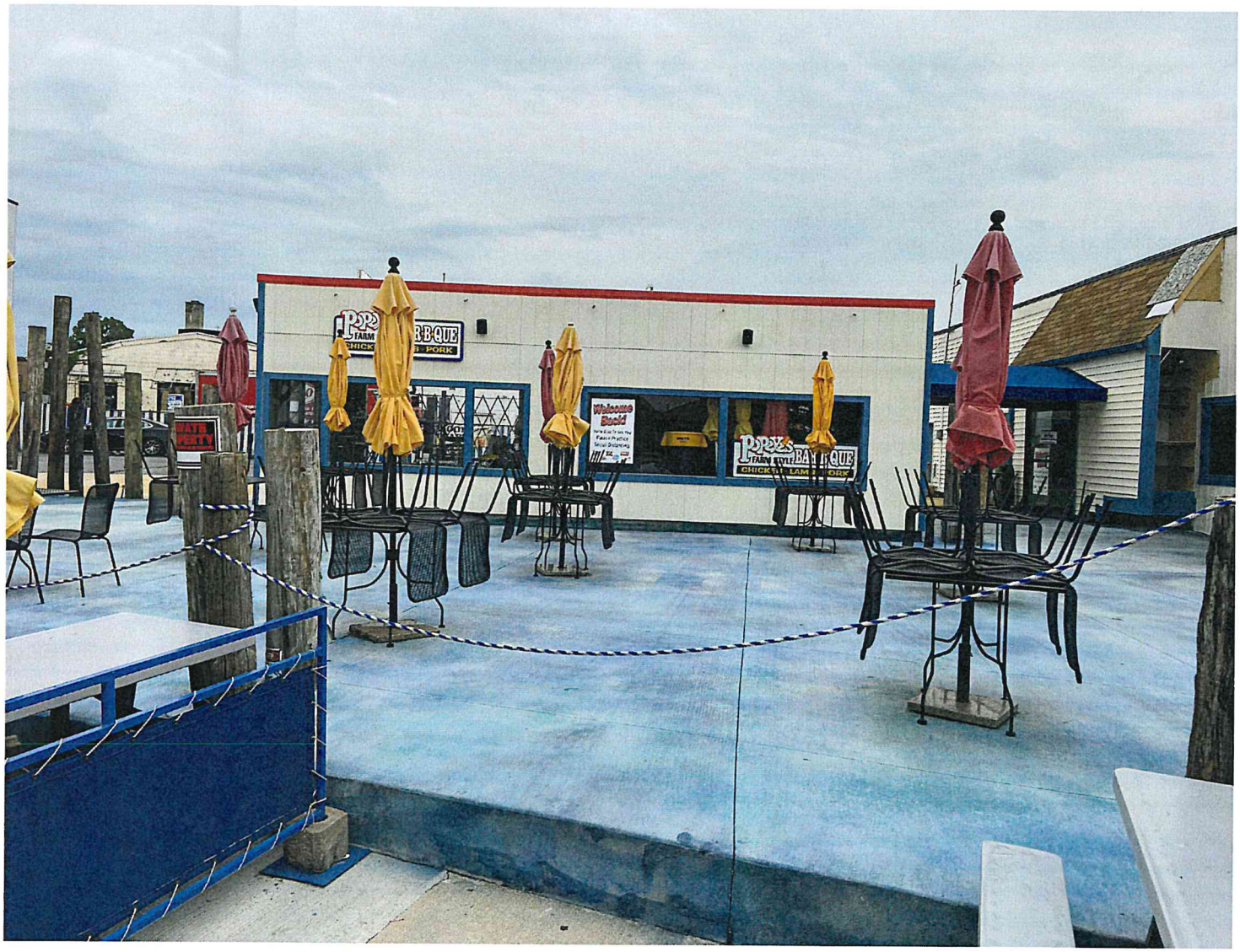

Welcome Back
CHICKEN · LAMB · PORK

FARM STY
CHICKEN
PORK
WATER PARTY

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: August 17, 2020

Agenda Item: 8

Applicant:
Karen Layng
d.b.a. 273 Maplewood LLC.
238 Maxwell St.
Lake Geneva

Request:
Create – 2 lot (CSM) for 238 & 302 Maxwell St. Tax Key Nos. ZOP00201; SOP00202; & ZOP00204A will be combined into 2 lots.

Description:

This request is to approve a 2 lot Certified Survey Map (CSM) to create 2 newly reconfigured residential lots on the properties located at 238 Maxwell St. & 302 Maxwell St.

This request is to approve the proposed Certified Survey Map dated 07/6/2020 Job #20361 for the properties located in the Single-family - 4 (SR-4) zoning district.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed 2 lot - Certified Survey Map (CSM):

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

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

Staff Recommendation on the proposed - Certified Survey Map (CSM):

Staff recommends that the Plan Commission recommend *approval* of the 2 lot – CSM as submitted.

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

☒ CERTIFIED SURVEY MAP or ☐ SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER: (OF 302 Maxwell)
273 Maplewood, LLC. c/o Karen P. Layng, President
238 Maxwell
Lake Geneva, Wisconsin 53147

TELEPHONE NUMBER OF CURRENT OWNER: (312) 848-1200

EMAIL ADDRESS: Kplayng@mait-co.com

PROJECT ADDRESS 302 Maxwell TAX KEY NUMBER: 00201 (Parcel No. 24ka)

NAME AND ADDRESS OF APPLICANT:
273 Maplewood LLC c/o Karen P. Layng
(same as above)
(Also, as to 238 Maxwell, Karen P. Layng)

TELEPHONE NUMBER OF APPLICANT: (312) 848-1200

EMAIL ADDRESS: Kplayng@mait-co.com

NAME AND ADDRESS OF SURVEYOR:
Cardinal Engineering
1200 LaSalle Street
Lake Geneva, Wisconsin 53147

TELEPHONE NUMBER OF SURVEYOR: (262) 757-8776

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:
The intent of this application is to convey a strip of land 8.94 x 358.27 feet and a parcel of land approximately 211.22 x 120 feet from 302 Maxwell to the owner of 238 Maxwell. The driveway on 302 Maxwell will be moved closer to the house, and the shared curb and apron will be separated with a new curb cut for 302 Maxwell.

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.

O * PROVIDE 5 FULL SETS AND 20 - 11" X 17" COPIES OF CSM OR PLAT PRIOR TO PLACEMENT ON PLAN COMMISSION AGENDA. * please let me know if you still want these or if you are only accepting digital applications. thank you.

✓ PROVIDE AN ELECTRONIC 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.

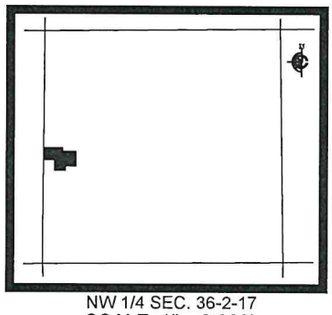
6/22/2020
DATE

SIGNATURE OF APPLICANT

CERTIFIED SURVEY MAP NO. _____

PART OF THE SW$\frac{1}{4}$ OF THE NW$\frac{1}{4}$ OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

LOCATION MAP



NW 1/4 SEC. 36-2-17
SCALE: 1" = 2,000'

BASIS OF BEARING: ALL BEARINGS REFER TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE NORTH LINE OF THE NW$\frac{1}{4}$ OF SEC. 36-2-17 WAS ASSUMED TO BEAR N89°26'17"E

NOTE: DRIVEWAYS TO BE RECONFIGURED.

GRAPHIC SCALE

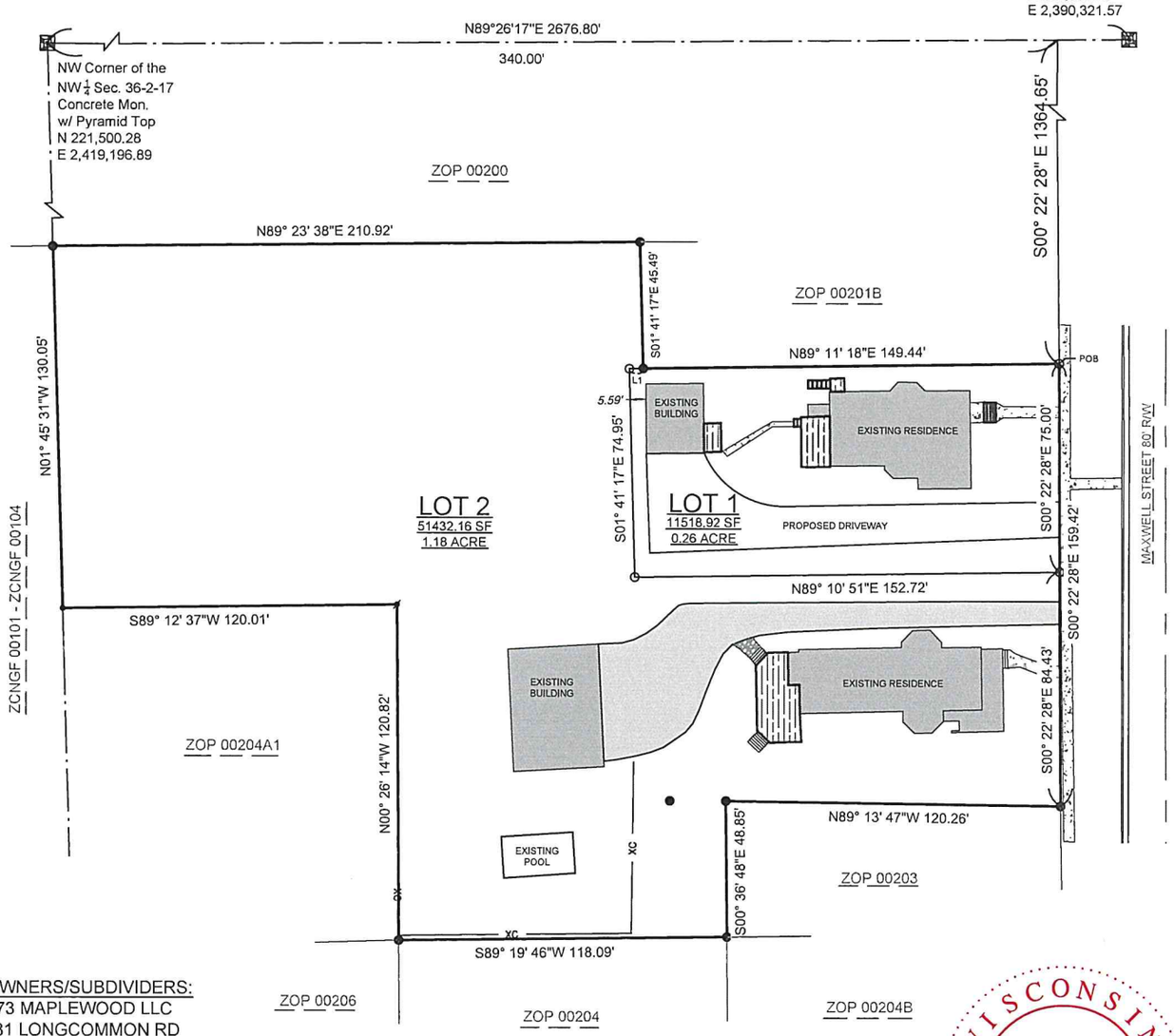
0 60 120 Feet

1 INCH = 60 FEET

LEGEND

- 1" IRON PIPE- FOUND
- 1.5" IRON PIPE- FOUND
- SET 1" O.D. IRON PIPE 18" LONG, 1.13# L.F.
- FOUND SECTION CORNER
- EXISTING BUILDING
- EXISTING ASPHALT DRIVEWAY
- EXISTING CONCRETE
- EXISTING DECK
- EXISTING STONE WALKWAY
- — xc — EXISTING FENCE

PARCEL LINES		
LINE NUMBER	LENGTH (FT)	DIRECTION
L1	5.00	N88° 18' 43"E



OWNERS/SUBDIVIDERS:
273 MAPLEWOOD LLC
181 LONGCOMMON RD
RIVERSIDE IL, 60546

KAREN P & PATRICK S LAYNG TRUST
181 LONGCOMMON RD
RIVERSIDE IL, 60546

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

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

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

SHEET 1 OF 2
DATE 07-06-2020
JOB# 20361

CERTIFIED SURVEY MAP NO. _____

PART OF THE SW$\frac{1}{4}$ OF THE NW$\frac{1}{4}$ OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 17 EAST,
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, PAUL H. VAN HENKELUM, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND HEREIN DESCRIBED:

PART OF THE SW$\frac{1}{4}$ OF THE NW$\frac{1}{4}$ OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE COMPLETELY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID NW$\frac{1}{4}$; THENCE N89°26'17"E 340.00' ALONG THE NORTH LINE OF SAID NW $\frac{1}{4}$; THENCE S00°22'28"E 1364.65' TO THE POINT OF BEGINNING; THENCE ALONG THE RIGHT OF WAY OF MAXWELL ST S00°22'28"E 159.42'; THENCE N89°13'47"W 120.26'; THENCE S00°36'48"E 48.85'; THENCE S89°19'46"W 118.09'; THENCE N00°26'14"W 120.82'; THENCE S89°12'37"W 120.01'; THENCE N01°45'31"W 130.05' ALONG THE WEST LINE OF SAID NW$\frac{1}{4}$; THENCE N89°23'38"E 210.92'; THENCE S01°41'17"E 45.49'; THENCE N89°11'18"E 149.44' TO THE POINT OF BEGINNING; CONTAINING TOTAL 1.44 ACRES OF LAND MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE SAID MAP BY THE DIRECTION OF KAREN LAYNG, 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 THE LAND DIVISION ORDINANCES OF THE CITY OF LAKE GENEVA, IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

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

DATED THIS _____ DAY OF _____ 20___.

_____

PAUL H. VAN HENKELUM,
PROFESSIONAL LAND SURVEYOR #1931

OWNER'S CERTIFICATE

AS TRUSTEES, KAREN P LAYNG AND PATRICK S LAYNG AND MANAGING MEMBER, KAREN LAYNG, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON.

AS OWNERS OF SAID LAND, WE FURTHER CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

1.) THE CITY OF LAKE GENEVA

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

_____
KAREN LAYNG, MANAGING MEMBER AND TRUSTEE

_____
PETER S LAYNG, TRUSTEE

STATE OF_____) ss
COUNTY OF_____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20___.

THE ABOVE NAMED KAREN LAYNG AND PATRICK S LAYNG, 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 PLAN COMMISSION APPROVAL:

APPROVED BY THE PLAN COMMISSION OF THE CITY OF LAKE GENEVA
ON THIS _____ DAY OF _____, 20___.

CHARLENE KLEIN MAYOR	LANA KROPF CITY CLERK

CERTIFICATE OF COMMON COUNCIL APPROVAL:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP, IN THE CITY OF LAKE GENEVA, WISCONSIN,
IS HEREBY APPROVED BY THE CITY BOARD ON THIS _____ DAY OF _____, 20___.

CHARLENE KLEIN MAYOR	LANA KROPF CITY CLERK

INSTRUMENT DRAFTED BY PAUL H. VAN HENKELUM, P.L.S.#1931

SHEET 2 OF 2
DATE 07-06-2020
JOB# 20361

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: August 17, 2020

Agenda Item: 9

Applicant:
John & Susan Gullicksen
1096 LaGrange Dr.
Lake Geneva, WI 53147

Request: 1096 LaGrange Dr.
Conditional Use Permit (CUP)
Pier Installation Tax Key No. ZLE00001

Description:

The applicant is submitting a request for a Conditional Use Permit (CUP) that would allow for the candidate to install a 62 foot pier and 2 boat slip in the Estate Residential – 1 (ER-1) zoning district, for the residence located at 1096 LaGrange Dr.

The application has been submitted to the DNR and has been approved.

The riparian setbacks meet the "12.5 feet required setback" as proposed.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Conditional Use Permit (CUP):

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 CUPs; and,
- Provide specific suggested *requirements* to modify the project as submitted.

Staff Review Comments:

No impacts to neighboring properties are anticipated.

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 Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

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

1. In general, the proposed Conditional Use Permit (CUP) is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

2. Specific to this site, the proposed Conditional Use Permit (CUP) is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

4. The proposed Conditional Use Permit (CUP) does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

5. The proposed Conditional Use Permit (CUP) is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed Conditional Use Permit (CUP) do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the Proposed Conditional Use Permit (CUP):

1. Staff recommends that the Plan Commission recommend *approval* of the proposed Conditional Use Permit (CUP) as submitted, with the findings under A.1-6., above. If they are in agreement with the above finding.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
1096 LAGRANGE DR. LAKE GENEVA / LOT 1 OF LAKE GENEVA EAST SHORE ESTATES / SE 1/4 OF THE NE 1/4 SEC 1 TOWN 1 N RANGE 17 E

Name and Address of Current Owner:
1096 LAGRANGE DR / JOHN + SUSAN GULLICKSEN / LAKE GENEVA WI 53147

Telephone No. with area code & Email of Current Owner: JOHNSUSANG@AOL.COM
815-474-7462

Name and Address of Applicant:
RYAN NIEGELSEN COMPLETE PIERS & LIFTS LLC.
P.O. BOX 917 EAST TROY WI 53120

Telephone No. with area code & Email of Applicant: COMPLETEPIERS@GMAIL.COM
414-379-7437 - 262-642-4383

Proposed Conditional Use: REPLACE CURRENT PIER WITH NEW PIER IN CLOSE SIMILARITY OF CURRENT CONFIGURATION

Zoning District in which land is located: _____

Names and Addresses of architect, professional engineer and contractor of project:
SAME AS ABOVE

Short statement describing activities to take place on site:
REMOVE EXISTING PIER AND CRIBS AND REPLACE WITH NEW PIER AND CRIBS.

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

3/13/20
Date

Signature of Applicant

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

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

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

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

   THE PIER IS BUILT IN THE GENEVA STYLE PAINTED WHITE TO MATCH THE EXISTING PIERS ON THE LAKE.

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

   THE PIER IS GOING PREDOMINANTLY THE SAME LOCATION.

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?

   NO SAME LOCATION NO REAL CHANGE OF CURRENT LOCATATION.

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

   THE PIER IS MADE TO LOOK LIKE THE PIERS NEAR BY. THE NEW RENOVATION WILL GET RID OF SOME OF THE ODD APPARATUS CURRENTLY IN USE.

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?

NO

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

YES

IV. FINAL APPLICATION PACKET INFORMATION

____ **Receipt of 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____

____ **Receipt of 20 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____

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

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

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

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

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

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

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

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 20 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (5 Copies to Zoning Administrator) *Date:* _____ *by:* _____

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

⇓

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

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

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

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

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

____ Possible future expansion and related implications for points above;

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

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

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

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

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

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

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

____ A legal description of the subject property;

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

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

____ All required building setback lines;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

____ **Receipt of 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator:** **Date: _____ by: _____**

____ **Receipt of 20 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 _____
Applicant name _____
Applicant email _____ Phone Number _____

Architect/Contractor/Designer Name _____
Architect/Contractor/Designer Email _____Phone Number _____

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

Engineering

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

- Storm water management provisions provided? YES / NO
  - As-built/certification notification
- Erosion control plan provided? YES / NO
- Wetlands, floodplains, environmental corridors, groundwater Identified. YES / NO
- Utility Plans Provided
  - Watermain
  - Sanitary Sewer
  - Storm Water
- Is a Land Division required? YES / NO
- Access points and dimensions shown? YES / NO
  - WISDOT Right-of-way?
  - County Right-of-way?
- Estimated Traffic impacts_____
  - Traffic Study Required YES/NO
  - Traffic Control Plan Required YES/NO
  - Will construction affect street parking or intersections? YES / NO

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

Water/Sewer Utilities

If an existing structure please circle the following:

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

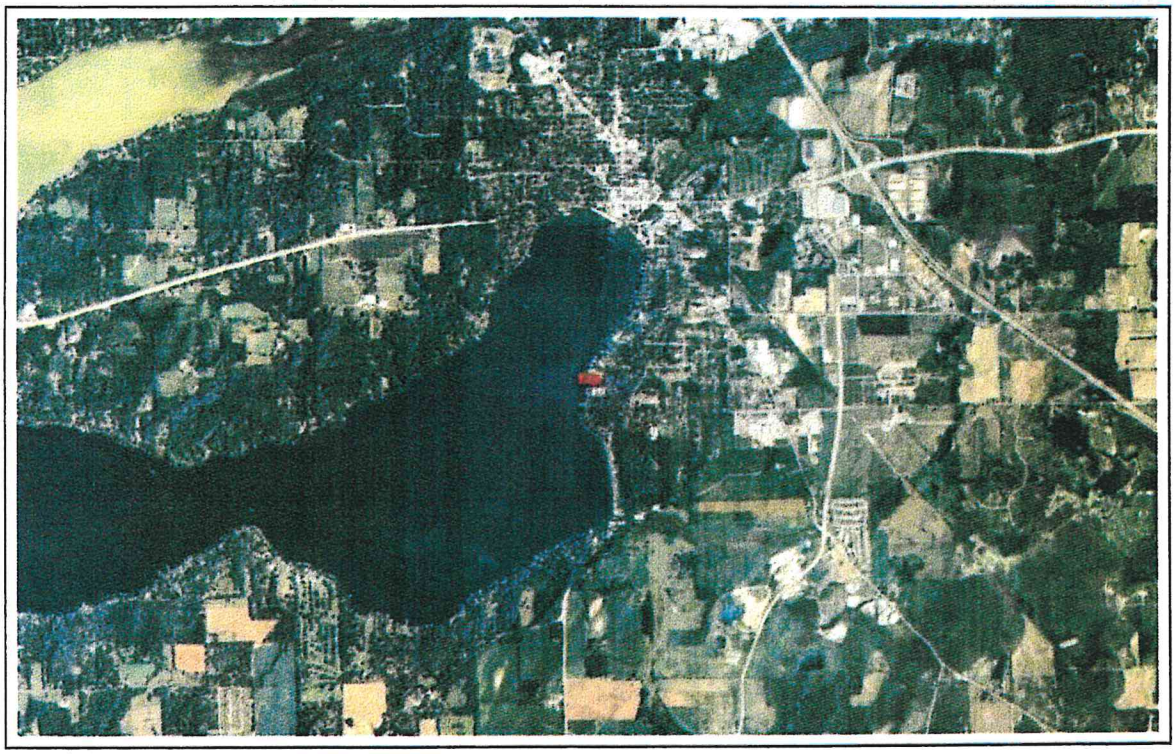
If the development is Commercial or Industrial, please provide the following:

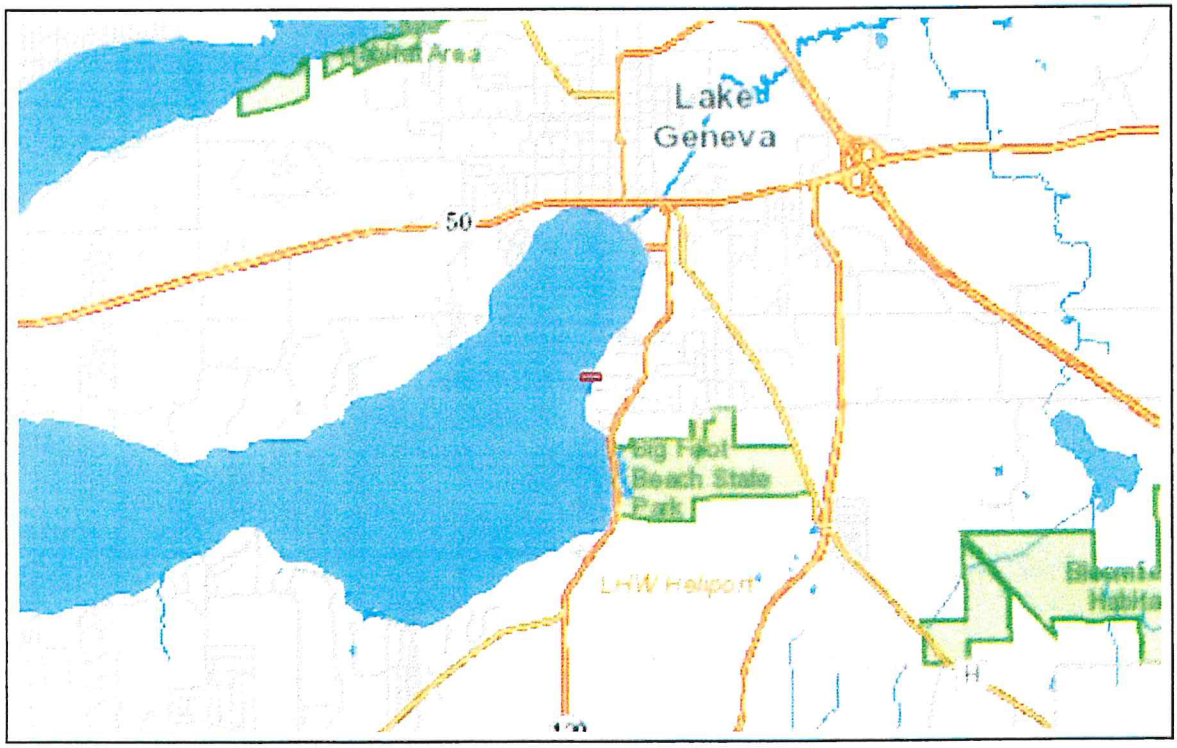
- Water service size requirement_____
- Estimated daily water usage in gallons per day_____
- Estimated maximum water flow in gallons per minute_____
- Number of bathrooms_____
- Brief description of process (if Industrial)_____

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

- Number of units_____
- Number of bedrooms in each unit_____
- Water service size requirement_____

Project Area Maps

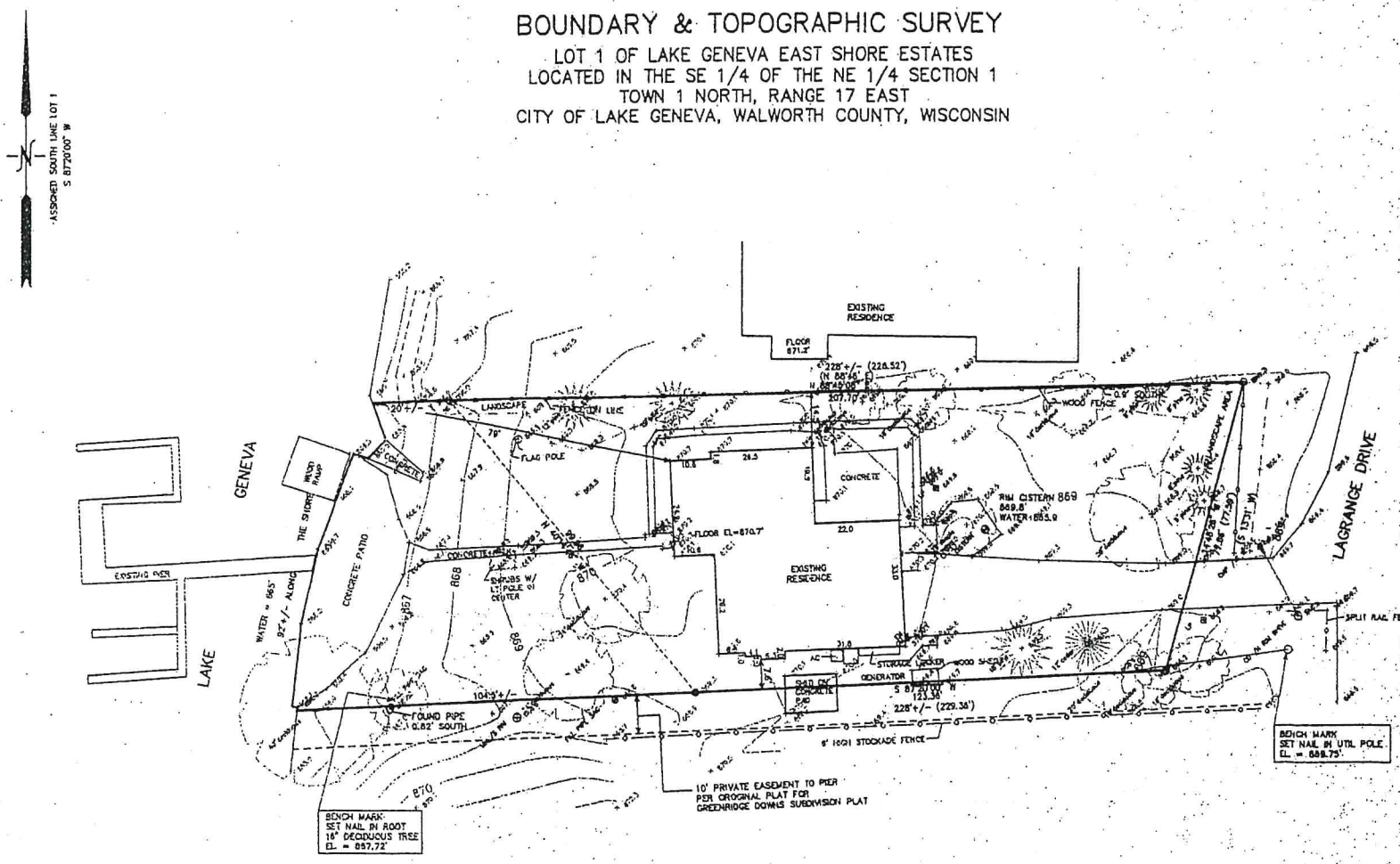




The information shown on these maps has been obtained from various sources, and is of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. Users of these maps should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: http://dnr.wi.gov/legal/.

BOUNDARY & TOPOGRAPHIC SURVEY

LOT 1 OF LAKE GENEVA EAST SHORE ESTATES
LOCATED IN THE SE 1/4 OF THE NE 1/4 SECTION 1
TOWN 1 NORTH, RANGE 17 EAST
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



LEGEND

○ = FOUND IRON PIPE STAKE

● = FOUND IRON REBAR STAKE

(XXX) = RECORDED AS

10 5 0 10 20 30 40 50 60 70 80 90 100

MAP SCALE IN FEET ORIGINAL 1" = 20'

AUG - 4 2016

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: JUNE 30, 2016

PETER S. GORDON P.L.S. 2101

ORIGINAL

WORK ORDERED BY:
SUSAN GULLICKSEN
1086 LAGRANGE DRIVE
LAKE GENEVA, WI. 53147

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 457
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2068 FAX: (262) 723-3666

REVISIONS

PROJECT NO. 9548

DATE: 06-30-2017

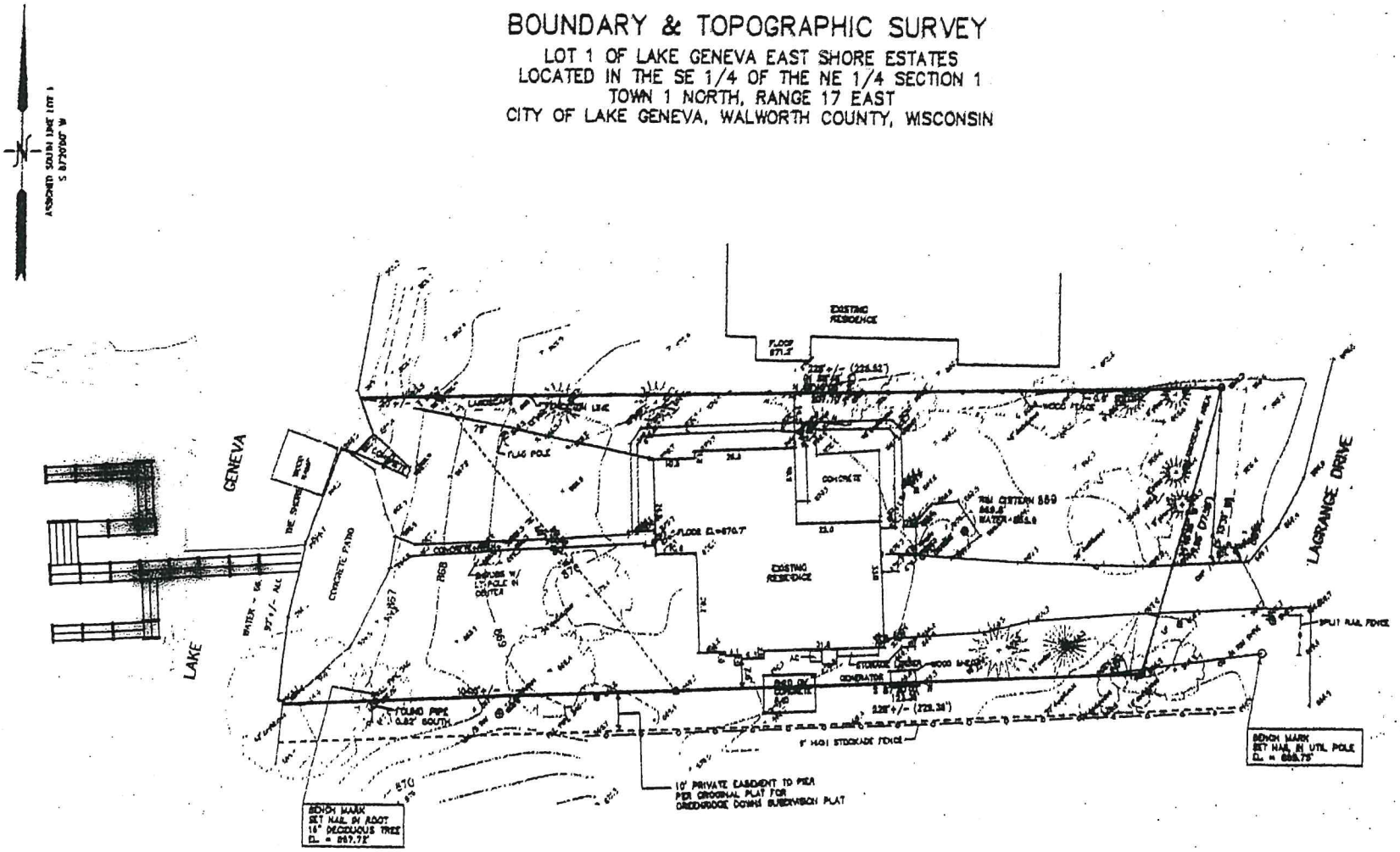
SHEET NO. 1 OF 1

ZLE-1

C07 3296

BOUNDARY & TOPOGRAPHIC SURVEY

LOT 1 OF LAKE GENEVA EAST SHORE ESTATES
LOCATED IN THE SE 1/4 OF THE NE 1/4 SECTION 1
TOWN 1 NORTH, RANGE 17 EAST
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



LEGEND
○ = FOUND IRON PIPE STAKE
● = FOUND IRON REBAR STAKE
(XXX) = RECORDED AS

10 5 0 10 20 30 40 50 60 70 80 90 100
MAP SCALE IN FEET ORIGINAL 1" = 20'

PROPOSED

AUG - 4 2016

SMF

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

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DATED: JUNE 30, 2016

WORK ORDERED BY:
SUSAN GULLICKSEN
1098 LAGRANGE DRIVE
LAKE GENEVA, WI. 53147

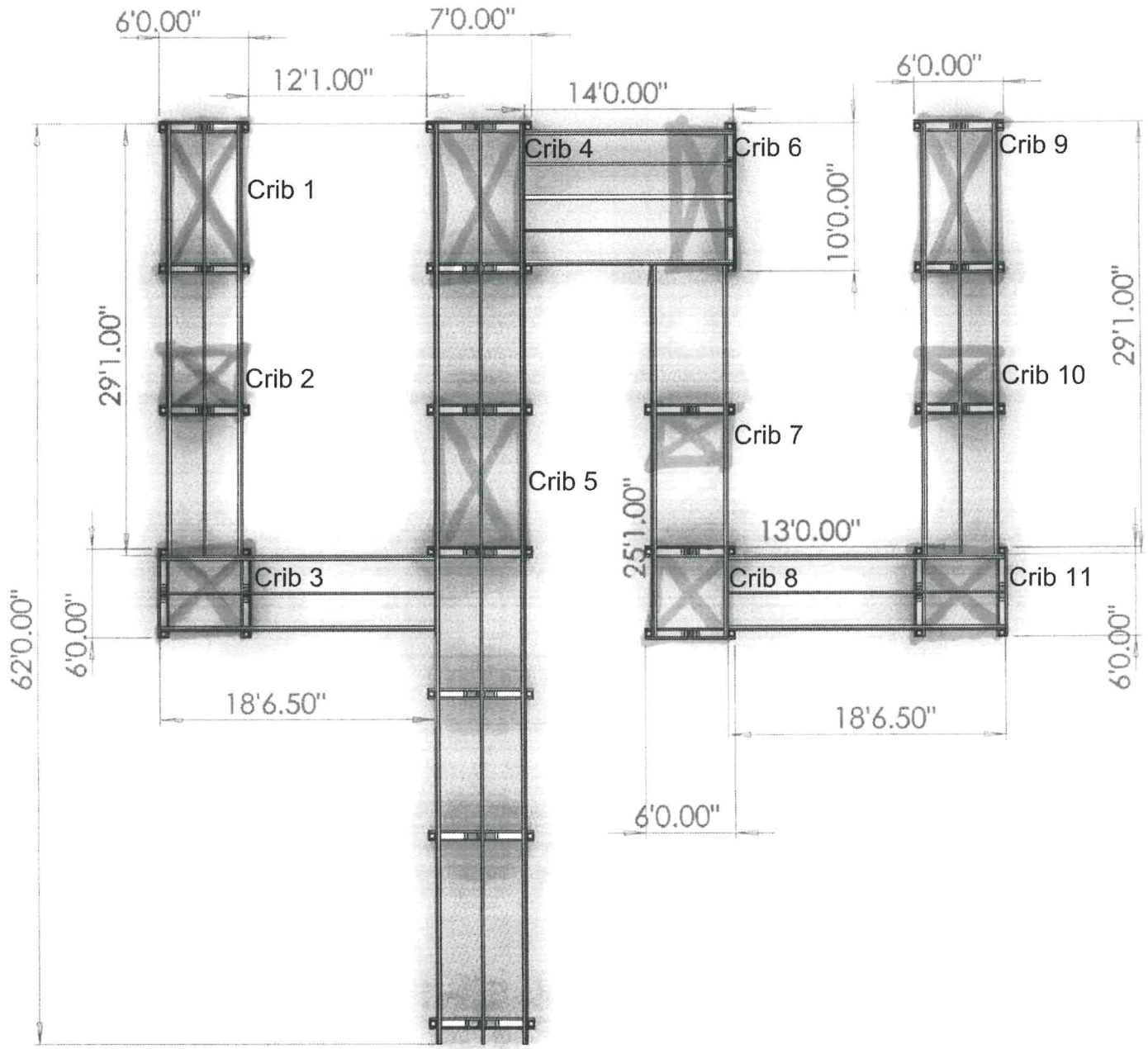
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2048 FAX: (262) 723-5086

REVISIONS

PROJECT NO.

Crib 1: 72 ft^2
Crib 2: 24 ft^2
Crib 3: 36 ft^2
Crib 4: 84 ft^2
Crib 5: 84 ft^2
Crib 6: 72 ft^2
Crib 7: 24 ft^2
Crib 8: 36 ft^2
Crib 9: 72 ft^2
Crib 10: 24 ft^2
Crib 11: 36 ft^2

Total: 564 ft^2



John & Susan
Gullicksen
CRIBS

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, WI 53212-3128

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

May 8, 2020

IP-SE-2020-65-00290

John and Susan Gullickson
1096 LaGrange Dr
Lake Geneva, WI 53147

Dear Mr. or Ms. Gullickson:

The Department of Natural Resources has completed its review of your application for a permit to place a pier on the bed of Geneva Lake, in the City of Lake Geneva, Walworth County. You will be pleased to know your application is approved.

I am attaching a copy of your permit, which lists the many important conditions that must be followed to protect water quality and habitat. A copy of the permit must be posted for reference at the project site. Please read your permit conditions carefully so that you are fully aware of what is expected of you.

Please note you are required to submit photographs of the completed project within 7 days after you've finished construction. This helps both of us to document the completion of the project and compliance with the permit conditions.

Your next step will be to notify me of the date on which you plan to start construction and again after your project is complete.

If you have any questions about your permit, please call me at (262) 282-4740 or email Theresa.Szabelski@wisconsin.gov.

Sincerely,

Theresa Szabelski
Water Management Specialist

cc: Project Manager, U.S. Army Corps of Engineers
Walworth County Zoning Administrator
Project Consultant
NR Basin Supervisor, WDNR
Recreational Warden, WDNR
City of Lake Geneva
Geneva Lake Association
Geneva Lake Conservancy

STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES

Pier PERMIT
IP-SE-2020-65-00290

John and Susan Gullickson is hereby granted under Section 30.12(3m), Wisconsin Statutes, a permit to place a pier on the bed of Geneva Lake, in the City of Lake Geneva, Walworth County, also described as being in the SW1/4 of the NW1/4 of Section 01, Township 01 North, Range 17 East, subject to the following conditions:

PERMIT

1. You must notify Theresa Szabelski at phone (262) 282-4740 263-8670 or email Theresa.Szabelski@wisconsin.gov before starting construction and again not more than 5 days after the project is complete.

2. You must complete the project as described on or before 5/8/2023. If you will not complete the project by this date, you must submit a written request for an extension prior to expiration of the initial time limit specified in the permit. Your request must identify the requested extension date. The Department shall extend the time limit for an individual permit or contract for no longer than an additional 5 years if you request the extension before the initial time limit expires. You may not begin or continue construction after the original permit expiration date unless the Department extends the permit in writing or grants a new permit.

3. This permit does not authorize any work other than what you specifically describe in your application and plans, and as modified by the conditions of this permit. If you wish to alter the project or permit conditions, you must first obtain written approval of the Department.

4. Before you start your project, you must first obtain any permit or approval that may be required for your project by local zoning ordinances and by the U.S. Army Corps of Engineers. You are responsible for contacting these local and federal authorities to determine if they require permits or approvals for your project. These local and federal authorities are responsible for determining if your project complies with their requirements.

5. Upon reasonable notice, you shall allow access to your project site during reasonable hours to any Department employee who is investigating the project's construction, operation, maintenance or permit compliance.

6. The Department may modify or revoke this permit for good cause, including if the project is not completed according to the terms of the permit or if the Department determines the activity is detrimental to the public interest.

7. You must post a copy of this permit at a conspicuous location on the project site, visible from the waterway, for at least five days prior to construction, and remaining at least five days after construction. You must also have a copy of the permit and approved plan available at the project site at all times until the project is complete.

8. Your acceptance of this permit and efforts to begin work on this project signify that you have read, understood and agreed to follow all conditions of this permit.

9. You must submit a series of photographs to the Department, within one week of completing work on the site. The photographs must be taken from different vantage points and depict all work authorized by this permit.

10. You, your agent, and any involved contractors or consultants may be considered a party to the violation pursuant to Section 30.292, Wis. Stats., for any violations of Chapter 30, Wisconsin Statutes, or this permit.

11. Construction shall be accomplished in such a manner as to minimize erosion and siltation into surface waters. Erosion control measures (such as silt fence and straw bales) must meet or exceed the technical standards of ch. NR 151, Wis. Adm. Code. The technical standards are found at: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html .

12. All equipment used for the project including but not limited to tracked vehicles, barges, boats, hoses, sheet pile and pumps shall be de-contaminated for invasive and exotic viruses and species prior to use and after use.

    The following steps must be taken *every time* you move your equipment to avoid transporting invasive and exotic viruses and species. To the extent practicable, equipment and gear used on infested waters shall not be used on other non-infested waters.

    1. **Inspect and remove** aquatic plants, animals, and mud from your equipment.
    2. **Drain all water** from your equipment that comes in contact with infested waters, including but not limited to tracked vehicles, barges, boats, hoses, sheet pile and pumps.
    3. **Dispose** of aquatic plants, animals in the trash. Never release or transfer aquatic plants, animals or water from one waterbody to another.
    4. **Wash your equipment** with hot (>140° F) and/or high pressure water,

       - OR -

       Allow your equipment to **dry thoroughly for 5 days**.

13. This permit must not interfere with the rights of other riparian owners.

14. The method determined for the pier installation is that of the permit holder and not of the Department.

15. The pier must allow the free movement of water and must not entrap vegetation.

16. The pier must not enclose any portion of the navigable waterway.

17. All canopies and boat shelters must comply with the standards in NR 326, Wisconsin Administrative Code & 30.01 (1c)(a), Wisconsin Statutes.

18. Electrical, fueling, and waste handling facilities must comply with applicable safety and environmental protection regulations.

19. To place a mooring buoy further than 150 feet from shore you will need to apply for a Waterways Marker permit. Please contact DNR Recreational Warden Brad Wilson at (262) 374-8270 for additional information on this approval.

20. Existing pier will be removed using proper BMPs and all materials are to be taken off-site to disposed of within an approved location.

FINDINGS OF FACT

1. John and Susan Gullickson has filed an application for a permit to place a pier on the bed of Geneva Lake, in the City of Lake Geneva, Walworth County, also described as being in the SW1/4 of the NW1/4 of Section 01, Township 01 North, Range 17 East.

2. Project includes the full replacement and construction of a new pier located at 1096 LaGrange Drive on Geneva Lake. The new pier design will have the same configuration, less one boat slip; the main stem/walkway is 6' wide x 62' length. A 6' wide L-section, a 10' wide x 14' long platform and into a 10' wide 6' wide U-section branch off of the main stem. The total length of pier will be 80'. Total number of boat slips of two. Eleven new rock filled cribs will be placed to support the pier structure. See attached Exhibit A for pier layout.

3. The Department has completed an investigation of the project site and has evaluated the project as described in the application and plans.

4. Geneva Lake is a navigable water (and no bulkhead exists at the project site.)

5. The proposed project, if constructed in accordance with this permit will not adversely affect water quality, will not increase water pollution in surface waters and will not cause environmental pollution as defined in s. 283.01(6m), Wis. Stats.

6. The proposed project will impact wetlands if constructed in accordance with this permit.

7. The Department of Natural Resources has determined that the agency's review of the proposed project constitutes an equivalent analysis action under s. NR 150.20(2), Wis. Adm. Code. The Department has considered the impacts on the human environment, alternatives to the proposed projects and has provided opportunities for public disclosure and comment. The Department has completed all procedural requirements of s. 1.11(2)(c), Wis. Stats., and NR 150, Wis. Adm. Code for this project.

8. The Department of Natural Resources and the applicant have completed all procedural requirements and the project as permitted will comply with all applicable requirements of Sections 30.12(3m), Wisconsin Statutes and Chapters NR 102, 103, 326 of the Wisconsin Administrative Code.

   The applicant was responsible for fulfilling the procedural requirements for publication of notices under s. 30.208(5)(c)1m., Stats., and was responsible for publication of the notice of pending application under s.30.208(3)(a), Stats. or the notice of public informational hearing under s.30.208(3)(c), Stats., or both. S. 30.208(3)(e), Stats., provides that if no public hearing is held, the Department must issue its decision within 30 days of the 30-day public comment period, and if a public hearing is held, the Department must issue its decision within 20 days after the 10-day period for public comment after the public hearing. S. 30.208(5)(bm), Stats., requires the Department to consider the date on which the department publishes a notice on its web site as the date of notice.

9. The structure or deposit will not materially obstruct navigation because it will be placed at a similar distance and angle to other piers in the vicinity and vessels will be able to navigate around and waterward of the pier structure.

10. The structure or deposit will not be detrimental to the public interest because the pier will be placed using best management practices and does not exceed reasonable use thresholds for this property.

11. The structure or deposit will not materially reduce the flood flow capacity of the lake.

CONCLUSIONS OF LAW

1. The Department has authority under the above indicated Statutes and Administrative Codes, to issue a permit for the construction and maintenance of this project.

NOTICE OF APPEAL RIGHTS

If you believe that you have a right to challenge this decision, you should know that the Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions shall be filed. For judicial review of a decision pursuant to sections 227.52 and 227.53, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to file your petition with the appropriate circuit court and serve the petition on the Department. Such a petition for judicial review shall name the Department of Natural Resources as the respondent.

To request a contested case hearing of any individual permit decision pursuant to section 30.209, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of the Department of Natural Resources, P.O. Box 7921, Madison, WI, 53707-7921. The petition shall be in writing, shall be dated and signed by the petitioner, and shall include as an attachment a copy of the decision for which administrative review is sought. If you are not the applicant, you must simultaneously provide a copy of the petition to the applicant. If you wish to request a stay of the project, you must provide information, as outlined below, to show that a stay is necessary to prevent significant adverse impacts or irreversible harm to the environment. If you are not the permit applicant, you must provide a copy of the petition to the permit applicant at the same time that you serve the petition on the Department.

The filing of a request for a contested case hearing is not a prerequisite for judicial review and does not extend the 30 day period for filing a petition for judicial review.

A request for contested case hearing must meet the requirements of section 30.209, Wis. Stats., and sections NR 2.03, 2.05, and 310.18, Wis. Admin. Code, and if the petitioner is not the applicant the petition must include the following information:

1. A description of the objection that is sufficiently specific to allow the department to determine which provisions of this section may be violated if the proposed permit or contract is allowed to proceed.

2. A description of the facts supporting the petition that is sufficiently specific to determine how the petitioner believes the project, as proposed, may result in a violation of Chapter 30, Wis. Stats;.
3. A commitment by the petitioner to appear at the administrative hearing and present information supporting the petitioner's objection.

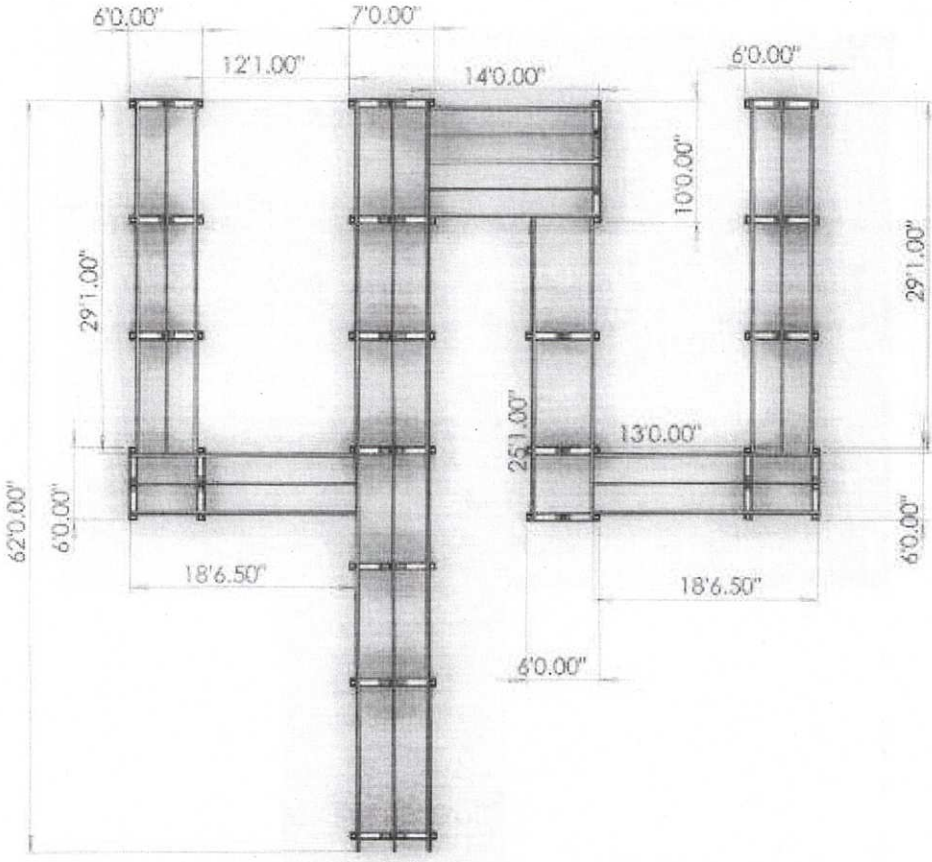
If the petition contains a request for a stay of the project, the petition must also include information showing that a stay is necessary to prevent significant adverse impacts or irreversible harm to the environment.

Dated at Southeast Region Headquarters, Milwaukee, Wisconsin on 5/8/2020.

STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES
For the Secretary

By _____
Theresa Szabelski
Water Management Specialist

Exhibit A



John & Susan
Gullicksen

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: August 17, 2020

Agenda Item: 10

Applicant:
Samantha Strenger
615 Center St.
Lake Geneva

Request:
703 W. Main St.
"Limited" Conditional Use Permit
Commercial Indoor Lodging in the Central Business (CB) zoning district
Tax Key No. ZA276000001

Description:
The applicant is submitting a proposal for a Limited Conditional Use Permit (CUP) for Commercial Indoor Lodging land use for the property located at 703 W. Main St. that will allow for a tourist rooming house type land use located in the Commercial Business (CB) zoning district.

The application is that in this zoning classification for the Commercial Indoor Lodging land use is permitted with the issuance of the **Limited** Conditional Use. All lodgings will be located on the second floor with allocated parking on and off site.

Project Details from Limited CUP Submittal

The proposed project submittal meets or exceeds all requirements of the Zoning Ordinance.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Limited Conditional Use Permit (CUP):

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

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

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

A proposed Limited 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:

   a. In general, the proposed limited 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.

   b. Specific to this site, the proposed limited 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.

   c. The proposed limited 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.

   d. The proposed limited 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.

   e. The proposed limited 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.

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

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

   a. In general, the proposed limited conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

   b. Specific to this site, the proposed limited conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

   c. The proposed limited conditional use in its proposed location, and as depicted on the required site plan does result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they

may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

d. The proposed limited conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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

f. The potential public benefits of the proposed limited conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the proposed Limited Conditional Use Permit:

1. Staff recommends that the Plan Commission recommend approval of the proposed "limited" conditional use as submitted, with the findings under A.1-6., above.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.

July 2nd - Aug 1th

4

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

703 Main Street ZA276000061

Name and Address of Current Owner:

Venture Investment Partners
751 Geneva Parkway North, Lake Geneva, WI 53147

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

262-903-3222 ROGER@ROGERWOLFF.COM

Name and Address of Applicant:

Samantha Strenger - 615 Center Street, Lake Geneva
Tom Keefe 751 Geneva Parkway Lake Geneva, WI 53147

Telephone No. with area code & Email of Applicant: (262) 994-8554

Brquest721@gmail.com

Proposed Conditional Use: Commercial Indoor Lodging

Zoning District in which land is located: Central Business

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

Dana Scheib - Quality Services of Lake Geneva LLC
728 N. Freeman Street, Genoa City, WI 53128

Short statement describing activities to take place on site:

Indoor Lodging - upscale "camping" at Main Street Loft in downtown Lake Geneva.

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

7-2-20
Date

Samantha Strenger
Signature of Applicant

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

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

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

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

   This property meets all requirements of a commercial indoor lodging establishment in Lake Geneva.

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

   Same as above

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

   NO, it does not negatively affect any of the above factors.

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?

   Loft is located in central business district amongst other downtown lodging, restaurants, shops & businesses.

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

Yes.

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

Yes, this will promote Lake Geneva's visitor population and thus stimulate our economy.

IV. FINAL APPLICATION PACKET INFORMATION

____ Receipt of 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

____ Receipt of 20 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: _____

Lake Geneva
Wisconsin
MAIN STREET
est.
2020
LOFTS
Upscale "camping" in downtown Lake Geneva
703 Main Street

CONCEPT

Dear planning commission members,

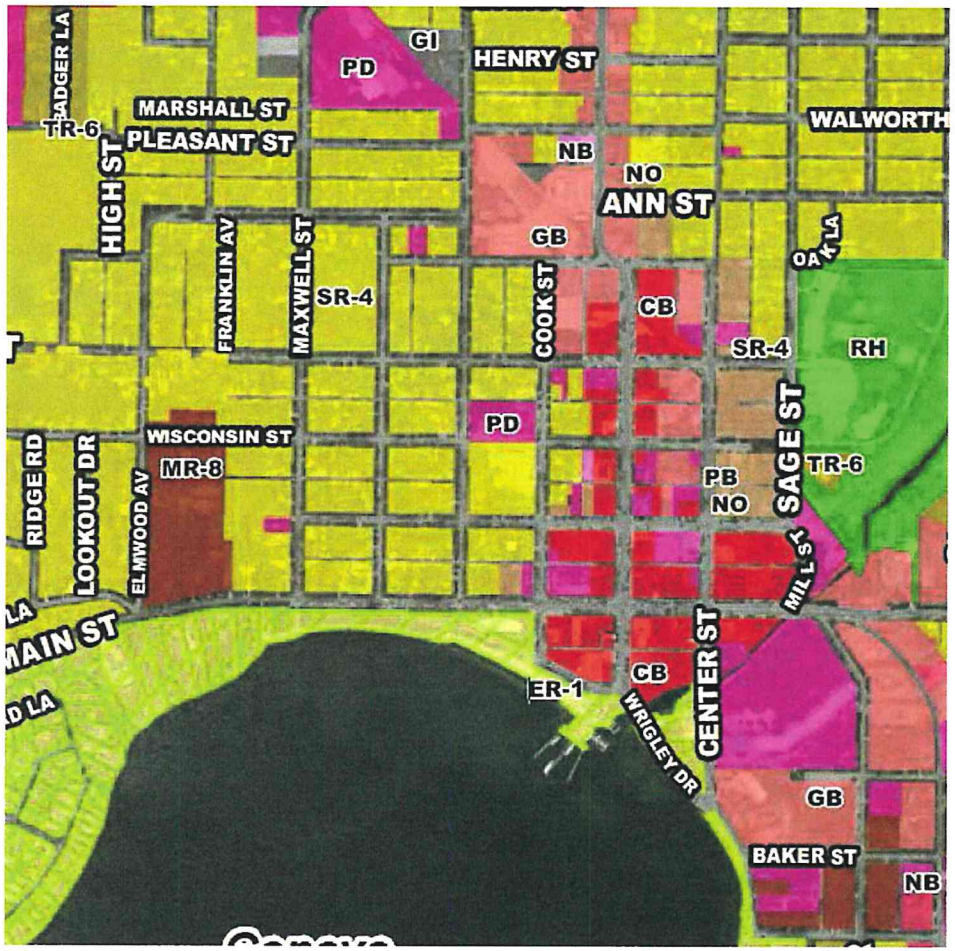
We are applying for a conditional use permit for commercial indoor lodging at 703 West Main Street ZA276000001. Attached please find all applicable information about this property including zoning, parking, and floorplans of the loft.

Our plan is to create a unique lodging experience. The sleeping rooms will be non-permanent structures, five 4M bell tents that are 8' in height and 13' in diameter. See attached images for concept overview. Each tent will be tastefully designed to accommodate two people. Total occupancy for the loft will be 10-12 guests. We have provided one parking space per non-permanent room structure.

We are both experienced with short term lodging in Lake Geneva and will operate this property with the utmost attention and care. We are enthusiastic about the potential to partner with many local businesses on Main street and stimulate our downtown economy.

Thank you,

Samantha Strenger and Tom Keefe



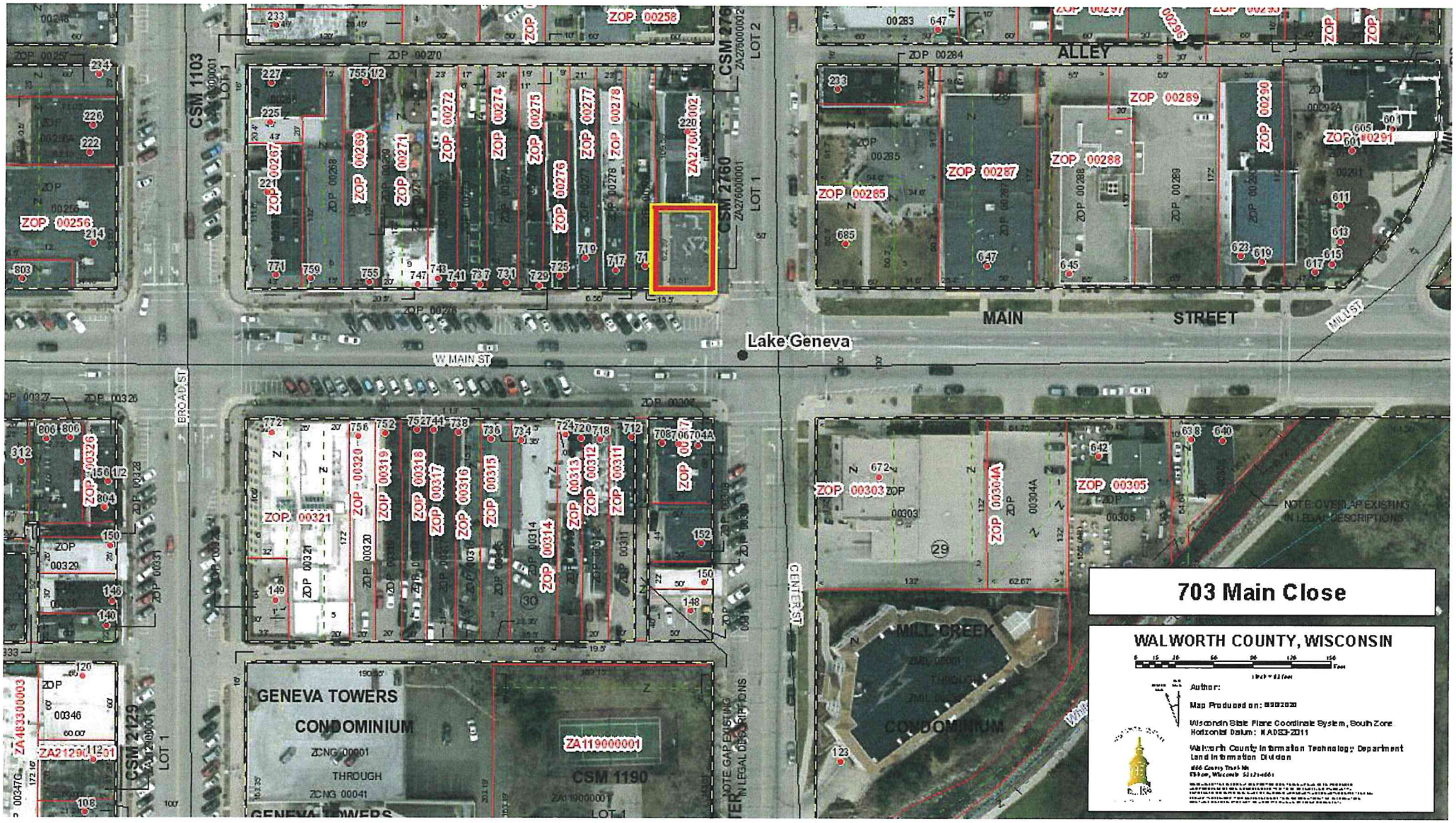
Zoning

Classification

Central Business (CB)

This district is intended to permit both large and small scale "downtown" commercial development at an intensity which provides significant incentives for infill development, redevelopment, and the continued economic viability of existing development

- Permitted use: Permitted as conditional use
- Adjacent Properties zoning: Central Business District (CB)
- Structures: Loft (2,535 sq ft)
- Parking:
- 4-Parking spaces private lot at 721 Geneva Street (include maps of both)
- 2-Parking space 737 Main and 725 Main
- Total: 6


703 Main Close
WALWORTH COUNTY, WISCONSIN
Author:
Map Produced on: 8/20/2020
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011
Walworth County Information Technology Department
Land Information Division
MAIN STREET
ALLEY
W MAIN ST
BROAD ST
CENTER ST
MILL ST
Lake Geneva
GENEVA TOWERS
CONDOMINIUM
MILL CREEK
CONDOMINIUM
CSM 1103
CSM 2760
CSM 2129
CSM 1190
NOTE: OVERLAP EXISTING IN LEGAL DESCRIPTIONS

703 Main Wide
WALWORTH COUNTY, WISCONSIN
Author:
Map Produced on:
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83-2011
Walworth County Information Technology Department
Land Information Division
Lake Geneva
CITY OF LAKE GENEVA
TOWN OF GENEVA
Geneva Lake
WISCONSIN ST
GENEVA ST
W MAIN ST
BAKER ST
CASS ST
DARWIN ST
WARREN ST
MAXWELL ST
MADISON ST
COOK ST
BROAD ST
CENTER ST
WRIGLEY DR
SAGE ST
HILL ST
WEST ST
EAST ST
HAVERWOOD DR
COUNTRY CLUB DR
White River
S LAKE SHORE DR
ZOP 00092
ZOP 00173A
ZOP 00003A
ZOP 00003
ZOP 00005
ZOP 00002G
ZOP 00002F
ZOP 00004
ZOP 00002G
ZOP 00019C
ZOP 00200
ZOP 00201
ZOP 00206
ZOP 00348
ZOP 00375
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ZOP 00376
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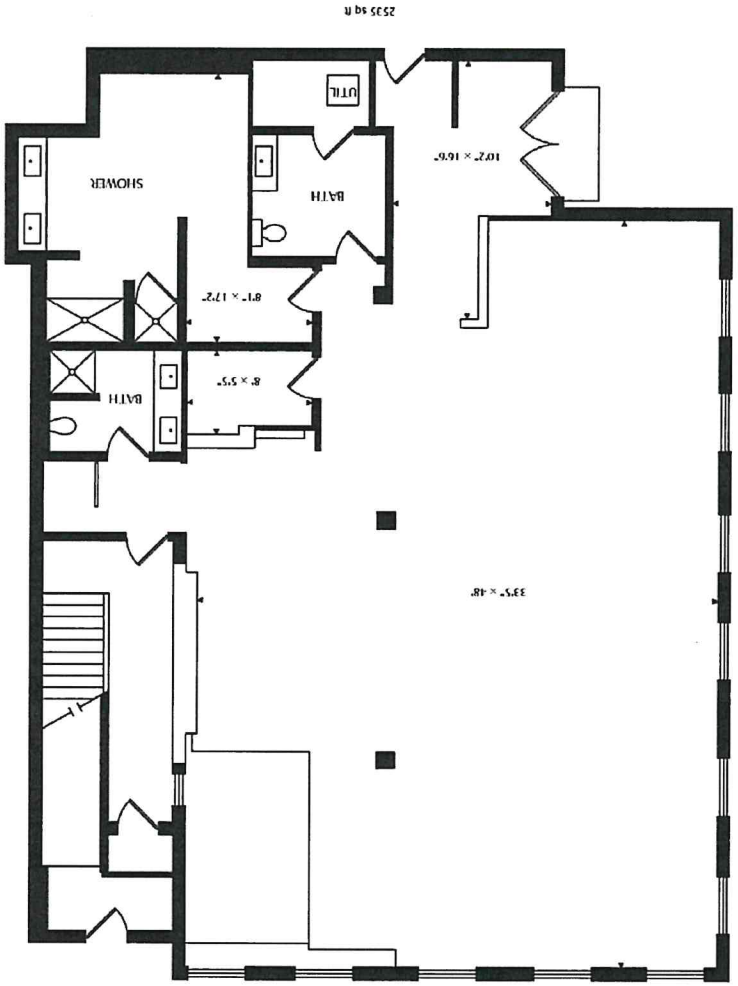
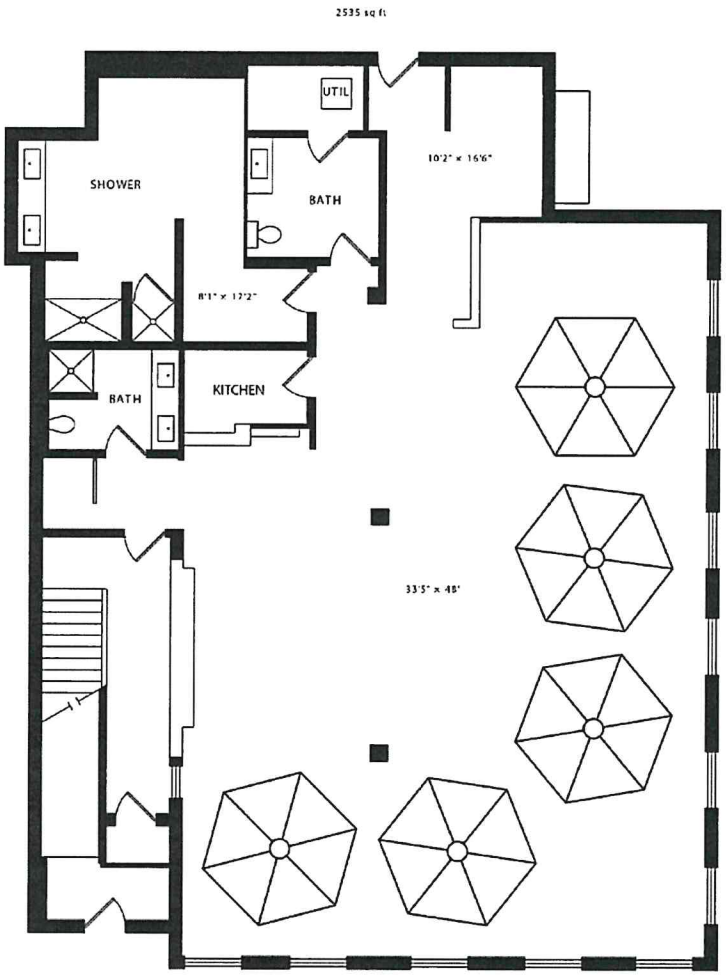


Current Floorplan

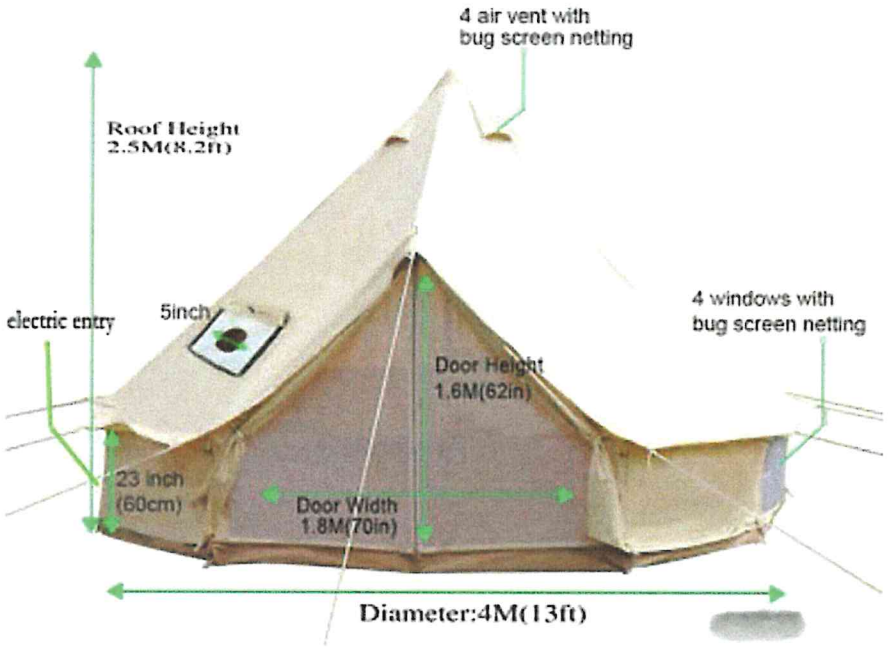
- Approx. 2535 Sq/Ft
- Sleeping Area 1584 sq/ft
- 2 Bathrooms
- 3 Showers



Proposed Floorplan

- 5 "Sleeping Room" areas
- Add Kitchen
- Block off Elevator Entrance

Sleeping Rooms



Bell Tent Dimensions

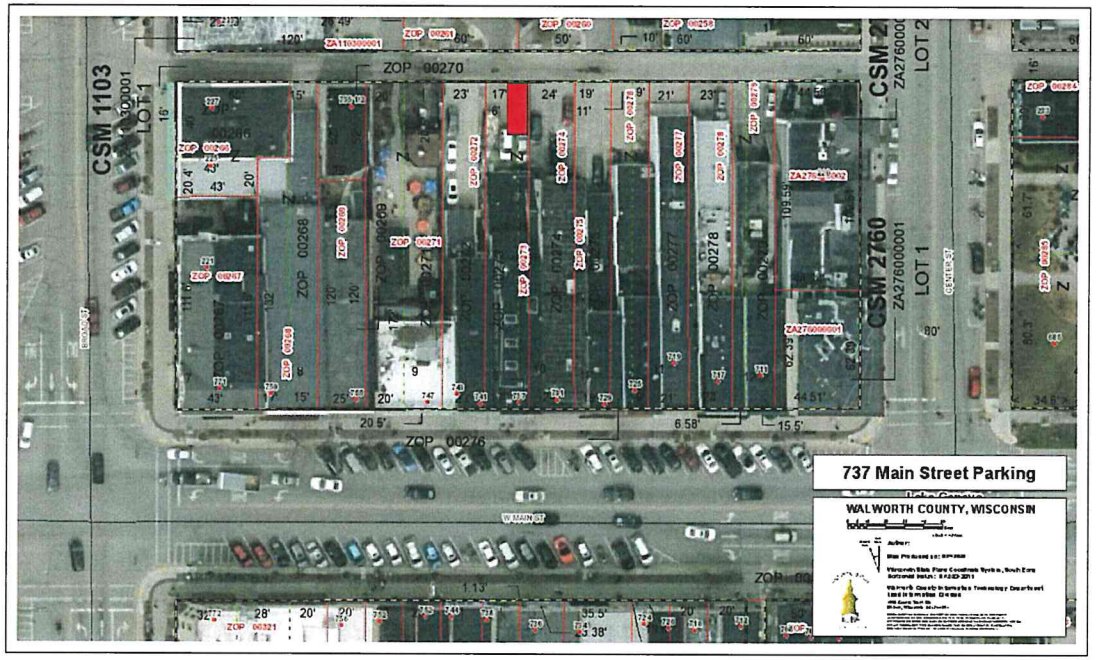
State Guidelines Comparison

State Guidelines for a "Sleeping Room"

- 400 cubic feet of air space for each occupant over 12
- 200 cubic feet of air space for each occupant under 12
- Every sleeping room shall have a minimum height of 7 feet

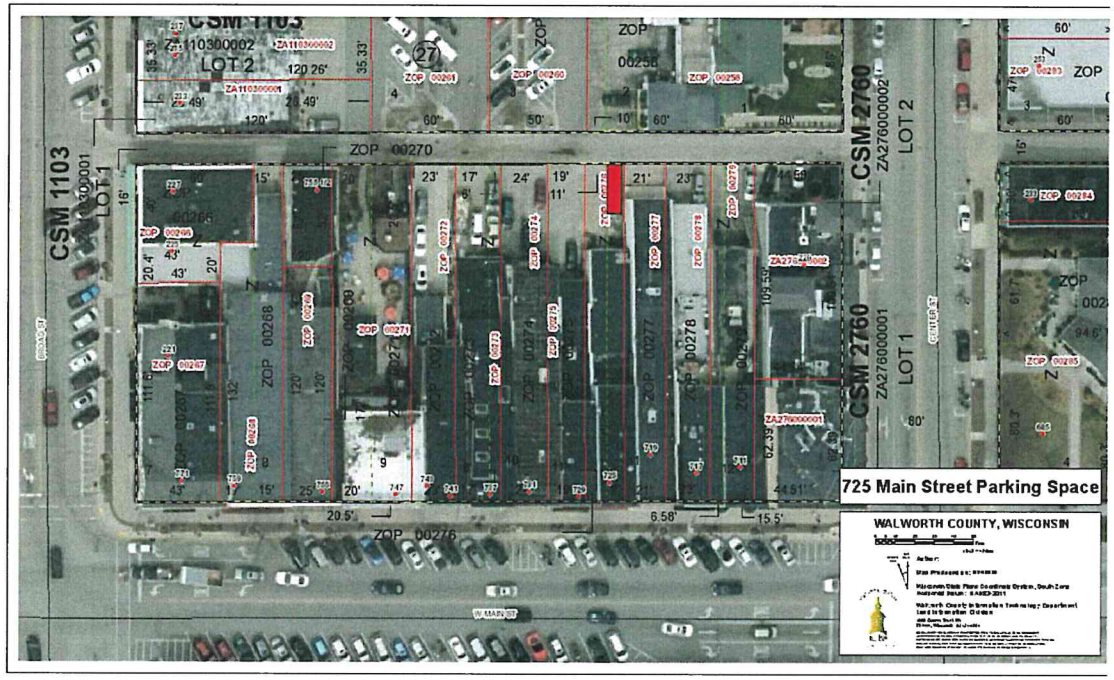
Main Street Loft "Sleeping Room" Dimensions

- 13' diameter
- 8' feet tall
- 134' area
- 1072 cubic feet
- Max capacity per sleeping Room is 2 occupants over 12



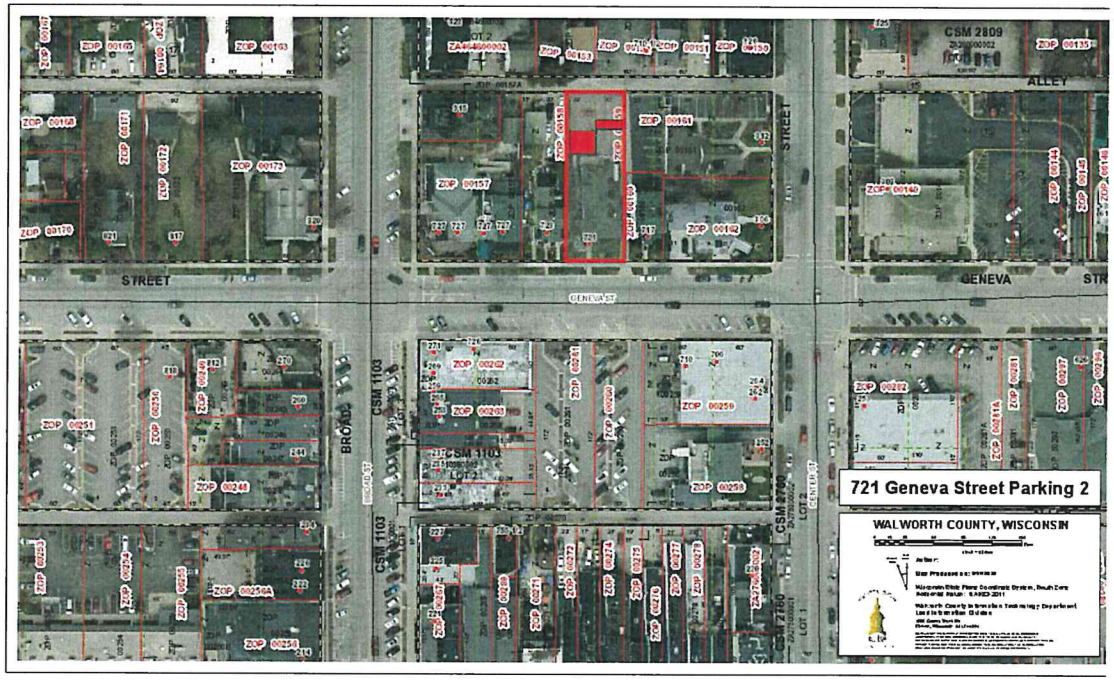
Parking

737 Main Street
(1 Space)



Parking

725 Main Street
(1 Space)



Parking

721 Geneva Street
(4 Spaces)

Mansfields
Jusfrute

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: August 17, 2020

Agenda Item: 11

Applicant:
Dan Mclean
d.b.a. McMurr III LLC.
351 W. Hubbard Suite 610
Chicago IL 60654

Request:
Summerhaven Subdivision Phase III
Precise Implementation Plan (PIP)
Planned Development (PD)
Tax Key No. ZSUM00002

Description:
The applicant is submitting a proposal for the Precise Implementation Plan (PIP) request that will allow for the development of Phase III and the construction of 23 single family residences located in the Planned Development (PD) zoning district.

Project Details from (PIP) Submittal

The proposed project submittal meets or exceeds all requirements of the Zoning Ordinance.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Precise Implementation Plan (PIP):

As part of the consideration of the requested PIP, 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 the Common Council:

A proposed PIP 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:
   a. 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.
   b. 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.

c. 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.

d. 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.

e. 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.

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

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

a. In general, the proposed PIP is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

b. Specific to this site, the proposed PIP is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

d. The proposed PIP 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.

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

f. The potential public benefits of the proposed PIP do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the proposed Precise Implementation Plan (PIP):

1. Staff recommends that the Plan Commission recommend approval of the proposed PIP as submitted, with the findings under A.1-6., above.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.

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):
Summerhaven of Lake Geneva II - Phase III - See attached Narrative Exhibit A incorporated herein.

Name and Address of Current Owner:
McMurr II, LLC, 351 W. Hubbard, Suite 610, Chicago, IL 60654, Attn: Murray S. Peretz

Telephone No. with area code & Email of Current Owner: 312-527-3600 X 1;
dem@mclcompanies.com

Name and Address of Applicant: Same as Owner.

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

Proposed Use**:** See attached Summerhaven Phase III - Narrative to PIP Application incorporated herein.

Zoning District in which land is located: Planned Development - General Development Plan

Names and Addresses of architect, professional engineer and contractor of project:
FARRIS, HANSEN & ASSOCIATES, INC., 7 Ridgway Court, Elkhorn, WI 53121

Short statement describing activities to take place on site:
See Narrative.

PIP fee $400.00, payable upon filing application. McMurr II, LLC

12/5/2019
October , 2019.
Date

By: _____
Signature of Applicant - Murray S. Peretz,
Its Manager

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

Prior to submitting the 20 complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (5 Copies to Zoning Administrator) *Date:* _____ *by:* _____
⇓ *Draft Final Packet (1 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:
- ____ Showing all lands within 300 feet of the boundaries of the subject property;
- ____ Referenced to a list of the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);
- ____ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
- ____ Map and all its parts clearly reproducible with a photocopier;
- ____ Map size of 11" by 17" and map scale not less than one inch equals 800 feet;
- ____ All lot dimensions of the subject property provided;
- ____ Graphic scale and north arrow provided.

____ (3) **A general written description** of proposed PIP including:
- ____ Specific project themes and images;
- ____ The specific mix of dwelling unit types and/or land uses;
- ____ Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
- ____ The specific treatment of natural features;
- ____ The specific relationship to nearby properties and public streets.
- ____ A Statement of Rationale as to why PD zoning is proposed identifying perceived barriers in the form of requirements of standard zoning districts and opportunities for community betterment through the proposed PD zoning.
- ____ A complete list of zoning standards which will not be met by the proposed PIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PIP and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall

be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.

____ (4) **A Precise Implementation Plan Drawing** at a minimum scale of 1"=100' (and reduced to 11" x 17") of the proposed project showing at least the following information in sufficient detail: *(See following page)*

____ A PIP site plan conforming to all requirements of Section 98-908(3). If the proposed PD is a group development (per Section 98-208) also provide a proposed preliminary plat or conceptual plat;

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

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

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

____ (5) **A Property Site Plan drawing which includes:**

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

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

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

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

____ A legal description of the subject property;

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

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

____ All required building setback lines;

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

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

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

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

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

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

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

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

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

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

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

____ Lot Area;

____ Floor Area;

____ Floor Area Ratio (b/a);

____ Impervious Surface Area;

____ Impervious Surface Ratio (d/a);

____ Building Height.

____ (6) **A landscaping plan for subject property**, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.

____ (7) **A series of building elevations** for the entire exterior of all buildings in the PD, including detailed notes as to the materials and colors proposed.

____ (8) **A general signage plan** including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and group development signage themes which are proposed to vary from City standards or common practices.

____ (9) **A general outline of the intended organizational structure** for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.

____ (10) **A written description** which demonstrates the full consistency of the proposed PIP with the approved GDP.

____ (11) **A written description** of any and all variations between the requirements of the applicable PD/GDP zoning district and the proposed PIP development; and,

____ (12) **Proof of financing capability** pertaining to construction and maintenance and operation of public works elements of the proposed development.

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

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

____ **Receipt of 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____**

____ **Receipt of 20 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____**

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

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

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

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

Development Review Committee (DRC) Application

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

Applicant Information

Property Address _____
Applicant name _____
Applicant email _____ Phone Number _____

Architect/Contractor/Designer Name _____
Architect/Contractor/Designer Email _____Phone Number _____

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

Engineering

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

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

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

Water/Sewer Utilities

If an existing structure please circle the following:

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

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

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

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

- Number of units_____
- Number of bedrooms in each unit_____
- Water service size requirement_____

SUMMERHAVEN
OF
LAKE GENEVA PHASE III

PLANNED DEVELOPMENT –
PRECISE IMPLEMENTATION PLAN
Applicant: McMurr II, LLC,
an Illinois limited liability company

May 8, 2020

SUMMERHAVEN – PHASE III
PRECISE IMPLEMENTATION PLAN
NARRATIVE

PRECISE IMPLEMENTATION PLAN INTRODUCTION:

McMurr II, LLC, an Illinois limited liability company ("McMurr II"), is the Successor Declarant of the Summerhaven development ("Summerhaven"), and the owner of all the lands composing the third phase of Summerhaven, more particularly described in the attached Exhibit A incorporated herein (sometimes, "Phase III," or "Site"). McMurr II has promoted considerable single-family construction in Summerhaven, by clearing it of piles of broken asphalt, restoring the capacity of the storm water management ponds, altering the storm water drainage to prevent the flooding of neighboring property, paving a private drive to Lake Geneva Boulevard for emergency vehicles, and selling most of its units in the first phase of Summerhaven, approximately 8.04 acres ("Phase I"). McMurr II has rezoned the second phase of Summerhaven, approximately 1.75 acres ("Phase II"), as PD, Planned Development Zoning District – Precise Implementation Plan, and platted it with four site condominium units, designating Phase III as expansion area for up to 23 additional site condominium units, and has rezoned Phase III to PD, Planned Development Zoning District – General Development Plan. Both Phase II and Phase III use the TR-6, Two-family Zoning District, as the base district.

Phase I is under condominium ownership, subject to the Declaration of Condominium and the Plat of Condominium of Summerhaven of Lake Geneva Condominium, as amended by recorded amendments and addenda thereto (collectively, "Summerhaven of Lake Geneva Condominium"). McMurr II has installed and repaired the incomplete public and private infrastructure for the balance of Phase I, agreed to repair a sanitary sewer service lateral partially obstructing the sanitary sewer main in Phase I and to seal 17 unused sanitary sewer service laterals that access such sanitary sewer main, constructed the pool promised by the original developer of Summerhaven, as well as a pool house, and installed the final lift of asphalt for the Phase I private streets.

The public infrastructure (e.g., municipal water and sanitary sewer mains) and the private infrastructure (e.g., storm water management system, force main sewer, private streets, and public utilities) for Summerhaven have been designed and installed with sufficient capacity to accommodate not only the 37 units originally approved for Phase I, now reduced to 28 dwelling units, but also to accommodate an additional 47 units originally approved for Phase II and Phase III, now reduced to not more than a total of 27 single-family units in the two phases.

To restore the original vision for Summerhaven, to broaden the base of financial support for Summerhaven's extensive private infrastructure, including, without limitation, the streets, the storm water management facilities, the pool and the pool house, and to provide quality infill development, McMurr II proposes this PD, Planned Development Zoning District - Precise Implementation Plan, for Phase III ("PIP").

The ten-year period during which Phase II and Phase III could be added to the Summerhaven of Lake Geneva Condominium as expansion units under the Wisconsin Condominium Ownership Act has expired.

Phase II is under condominium ownership, pursuant to a recorded Declaration of Condominium and Plat of Condominium of Summerhaven of Lake Geneva II, consisting of four (4) platted single-family site condominium units in Phase II, with Phase III designated as Expansion Area for up to 23 additional single-family site condominium units. Contemporaneously with this PIP application, McMurr II has filed with the City an Application for Land Division Review for a First Amendment to Declaration of Condominium for Phase III to the recorded declaration ("First Amendment to Declaration") and an Addendum No. 1 to Plat of Condominium to the recorded plat ("Addendum No. 1") to add and plat the expansion area Phase III units and an adjacent 66-foot-wide private drive to serve as part of the access for Phase III to Lake Geneva Boulevard.

McMurr II, through Summerhaven II Condominium Owners Association, Inc., has entered into a Cross-Easement & Cost-Sharing Agreement with Summerhaven Condominium Owners Association, Inc., recorded in the office of the Walworth County Register of Deeds on November 14, 2019, as Document Number 998242 ("Easement Agreement"), to share the use of and the cost to maintain, repair and replace the private streets, the storm water management facilities, the pool and pool house, and other common amenities and private infrastructure used by both condominiums.

All storm water from the western portion of Phase III, including from the cul-de-sac at the west terminus of Evan Drive, will drain into the drainage basins near the west boundary of Phase III and from them into the large shared drainage basin in Phase I. No storm water from Phase III will drain onto properties to the north or west of the western portion of Phase III.

With respect to storm water from Phase I, it is McMurr's understanding that the storm water management system was designed by the former City Engineer and that the grading within Phase I, particularly along its western boundary, has been done in accordance with the grading plan for Phase I and the subsequent grading plan for each unit of Phase I approved by the City.

The properties surrounding Phase III are zoned PB, Planned Business Zoning District, principally along Wells Street, and PD-PIP (i.e., Phase I and Phase II), to the north and east; MR-8, Multi-family Residential-8 Zoning District, to the west; and SR-4, Single-family Residential-4 Zoning District, to the south. The single-family use and the proposed density should fit well with the neighboring properties.

PRECISE IMPLEMENTATION PLAN REQUIREMENTS:

1. **Location Map**: *See the Location Map, showing the location of Phase III on the City's Land Use Plan Map, attached as Exhibit B and incorporated herein.*

2. Map of Site with Zoning and Names and Addresses of Owners within 300 feet of the Site: *See Group Exhibit C incorporated herein.*

3. General written description of the proposed PIP:
a. Specific project themes and images: *A Site Plan of Phase II and Phase III is attached as Exhibit D and incorporated herein. Sample elevations and floor plans for one-story residences for Phase III are attached as Group Exhibit E and incorporated herein. Two-story residences may be used, as well, for Phase III. The Final Engineering Plans for Phase III are attached as Group Exhibit F and incorporated herein. Sanitary sewer laterals and water services as depicted on Exhibit F may be relocated on units to avoid driveways on such units. The landscaping, signage, lighting, organizational structure, and consistency of the GDP and the PIP for Phase III will be substantially similar to those of Phase I and Phase II, to make an integrated community.*
b. Specific mix of dwelling unit types and/or land uses: *Only single-family residences are proposed for Phase III.*
c. Specific residential densities: *(i) Dwelling units per gross acre: Phase III, approximately 4.7 units/acre; (ii) floor area ratio: 22.6%; (iii) impervious surface area ratio: 40%.*
d. Specific treatment of natural features: *Phase III includes detention ponds that will serve not only Phase III improvements, but the Phase I improvements, as well. Open space in Phase III will be treated much as open space is treated in Phase I and Phase II.*
e. Specific relationship to nearby properties and public streets: *Access to Phase III will be through the existing Summerhaven Drive from Lake Geneva Boulevard and Evan Drive, a private drive to be constructed from Lake Geneva Boulevard at its eastern terminus, intersecting the south terminus of Summerhaven Drive, and ending in a cul-de-sac at the western end of Phase III, in part extending over an existing 66 foot-wide private drive intersecting with Lake Geneva Boulevard owned by McMurr II, pursuant to an easement granted by McMurr to the unit owners of Summerhaven under the First Amendment to Declaration and the Easement Agreement. The Evan Drive access has been used as emergency access for Phase I under the original PD. The single-family residences of Phase III will relate well to the Phase I and Phase II development.*
f. Statement of Rationale - why PD zoning proposed: *McMurr II requests PD zoning to obtain flexibilities from land use and bulk regulations for Phase III, the most significant of which have been granted in Phase I and Phase II, modified in part by a First Amendment to the General Development Plan for Phase III filed concurrently by McMurr II with this application ("First Amendment to GDP"), to promote uniformity of development with Phase I and Phase II, and to accommodate the number of single-family units sufficient to support the private infrastructure of Summerhaven, which has been planned for more multi-family units under the original PD. Despite the flexibilities sought under the requested PD zoning, permitted density in Phase III's underlying base district zoning of Two-Family Residential District (TR-6) is up to six dwelling units per acre, while Phase III is approximately 4.7 dwelling units per acre.*
g. Complete list of zoning standards not met by proposed PD and location(s) in which they apply, and complete list of zoning standards more than met by the proposed PD and location(s) in which they apply:

McMurr II reiterates the following flexibilities from bulk regulations for Phase III, which have been granted under the approved General Development Plan for Phase II and Phase III or proposed under the First Amendment to GDP:

i. *Easements for the private streets of 50 feet in width* (Ordinance: minimum 66- foot width);

ii. *Cul-de-sac length of 720 feet* (Ordinance maximum: 400 feet) – N/A - applies to Phase II only;

iii. *Minimum front and rear eave width of 6 inches for side of gables* (Ordinance: 18 inches);

iv. *Side of front porch to side of adjacent front porch of 12 feet, minimum side yard of 5 feet to 10 feet for proposed unit 6 along boundary with common element, and 5 feet for proposed unit 5 along boundary with common element; side of front porch to side of adjacent front porch of 12 feet, minimum side yard of 6 feet under the GDP* (Ordinance: minimum dwelling unit separation of 12 feet, minimum side yard of 6 feet);

v. *Units in Phase III will range in size from approximately 4,222 square feet to approximately 11,638 square feet, to accommodate single-family dwellings in place of the duplex structures permitted under the TR-6, Two-family Zoning District. By comparison, some units in Phase I are below 7,000 square feet in size.* (Ordinance: 9,000 square foot minimum);

vi. *Minimum Landscape Surface Ratio (LSR): 45%* (Ordinance: 50%);

vii. *Maximum Building Coverage: 45%* (Ordinance: 40%);

viii. *Minimum Lot Width: 50 feet* (Ordinance: 75 feet);

ix. *Total of Both Sides, Lot Lines to House/Garage: 12 feet* (Ordinance: 15 feet);

x. *Rear Lot Line to House or Garage: for proposed units 16, 17, 18, 19, and 20, 10 feet, for proposed units 14 and 15, 0 feet (modified rear yards of all proposed units abut Phase I drainage basin common element), for proposed unit 6, 5 feet to 14 feet; reduced from 15 feet under the GDP* (Ordinance: 30 feet); and

xi. *Front or Street Lot Line to House: for proposed units 5, 6, and 7, 0 feet for portions of such units; for all other proposed units, 17 feet* (Ordinance: 25 feet).

Phase III will meet the following bulk regulations:

Residential Density and Intensity Requirements: Conventional Development

i Maximum Gross Density (MGD): 6 dwelling units/acre - *Phase III totals approximately 4.7 dwelling units per acre.*

ii. Maximum Accessory Building Coverage: 10%

iii. Residential Bulk Requirements:

1. Minimum Street Frontage: 50 feet
2. Minimum Setbacks:

Front or Street Lot Line to House: as modified under *(xi)* above

Front or Street Lot Line to Garage: as modified under *(xi)* above

Side Lot Line to House or Garage: as modified under *(iv)* above

Side Lot Line to Accessory Structure: three feet from property line

Rear Lot Line to Accessory Structure: as modified under *(x)* above

Minimum Paved Surface Setback: as modified under *(iv)*, *(x)* and *(xi)* above

Minimum Dwelling Unit Separation: 12 feet
Maximum Height of Dwelling Unit: 35 feet
Maximum Height of Accessory Structure: 15 feet
Minimum Number of Off-Street Parking Spaces Required on the Lot (Includes garage, drives, and all designated parking surfaces): 3
Minimum Dwelling Core Dimensions: 24 feet by 40 feet
Minimum Roof Pitch: 3 : 12

3**. Residential Landscaping Requirements**: Not applicable for single-family.

4. Precise Implementation Plan Drawing showing at least the following information:

1. a. **PIP Site Plan conforming to §98-908(3).** *See attached Exhibit G incorporated herein and McMurr II's proposed First Amendment to Declaration and Addendum No. 1 submitted concurrently.*

   b. **Location of public recreational and open space areas and facilities**. *None on Site. All amenities, including the pool and pool house in Phase I, are intended for the use of Summerhaven residents and their guests. The unit owners of Phase I have rejected McMurr II's offer to construct a small children's playground facility in the common elements containing the pool and pool house. As an alternative, McMurr II proposes a paved pedestrian and bicycle path across a 33 foot-wide strip of property in Phase III owned by the City and containing underground public utilities, which runs south from the intersection of Summerhaven Drive and Evan Drive to Oakwood Lane, creating a short cut for Summerhaven residents and their guests to a nearby City park and its extensive playground facilities. The path will limit public street crossings between Summerhaven and the park to one, across the lightly-trafficked Oakwood Lane, at its intersection with Timothy Drive. The path will be maintained under the Easement Agreement.*

c. **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 City. *See 3(g), above.*

d. **Notations** relating (3) (a) 3.a.-f., above to specific area. *See Exhibit G.*

5. Landscaping Plan, noting approximate locations of foundation, street, yard and paving, landscaping, and compliance with landscaping requirements, and the use of extra landscaping and bufferyards. *There are no residential landscaping requirements for single-family residences in the base district TR-6, Two-family Zoning District. Each owner in Phase II will landscape his or her yard as he or she sees fit.*

6. Building Elevations of exteriors of all buildings: *See Group Exhibit E.*

7. General Signage Plan, including all project identification signs and concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles) which vary from City standards or common practices. *Signage and light fixtures and poles for Phase III shall be substantially similar in appearance and location to the signage and light fixtures and poles for Phase I and Phase II, to preserve continuity with Phase I and Phase II. Only directional and street signage is planned for Phase III; no project identification signage is needed.*

8. General Outline of Intended Organizational Structure: Phase III will be under condominium ownership as a part of Summerhaven of Lake Geneva II Condominium, pursuant to the First Amendment to Declaration and Addendum No. 1, consisting of up to 23 additional single-family site condominium units.

The cost of the maintenance, repair and replacement of the private streets, the storm water management facilities, the pool and the pool house, the pedestrian path to Oakwood Lane, and other common amenities and private infrastructure used by all unit owners in Summerhaven are shared under the Easement Agreement.

9. Consistency of Proposed PIP with Approved GDP: The proposed PIP for Phase III is fully consistent with the approved GDP for Phase II and Phase III (as amended), and with the approved PIP for Phase I, using many of the same flexibilities from bulk and other zoning standards in all phases and implementing varied but complementary design themes, to create a phased, seamless, predominantly single-family development throughout Summerhaven.

10. All Variations between Requirements of GPD and PIP: None, as the GDP for Phase III is being amended concurrently.

11. Proof of Financing Capability: McMurr II will enter into a development agreement with the City for the Phase III improvements and the Phase I sanitary sewer repairs and submit a performance bond thereunder in the amount of 120% of the value of the public improvements, as determined by the City Engineer and McMurr II.

McMurr II respectfully requests that the City grant the PIP pursuant to this Application, to complete this infill development in the City, subject to such reasonable conditions as the City may impose.

EXHIBIT A
SUMMERHAVEN – PHASE III
PRECISE IMPLEMENTATION PLAN

LEGAL DESCRIPTION OF PHASE III

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 754, RECORDED AS DOCUMENT NO. 28944 OF WALWORTH COUNTY CERTIFIED SURVEYS, SAID POINT LOCATED S 89DEG 31MIN 36SEC W, 733.28 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 36 (T2N, R17E); THENCE S 01DEG 33MIN 07SEC E, ALONG THE WEST LINE OF SAID LOT 1 CSM 754, 129.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING; THENCE S 01DEG 35MIN 49SEC E, 66.14 FEET ALONG SAID CSM 754 TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF LOT 3 OF SAID CSM 754; THENCE S 01DEG 31MIN 43SEC E, TO AN IRON PIPE STAKE FOUND AT THE SOUTHWEST CORNER OF SAID CSM 754, 128.13 FEET, SAID POINT BEING ON THE NORTH LINE OF CERTIFIED SURVEY MAP NUMBER 4098; THENCE ALONG THE NORTH LINE OF SAID CSM 4098, N 89DEG 51MIN 07SEC W, 113.85 FEET TO AN IRON PIPE STAKE AT THE NORTHWEST CORNER OF SAID CSM 4098 AND THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 2820; THENCE ALONG THE NORTH LINE OF SAID CSM 2820, N 89DEG 57MIN 18SEC W, 282.16 FEET TO THE NORTHWEST CORNER OF SAID CSM 2820 AND THE NORTHEAST CORNER OF LOT 14 OF GENEVA WOODS SUBDIVISION; THENCE ALONG THE NORTH LINE OF GENEVA WOODS SUBDIVISION, S 89DEG 26MIN 58SEC W, 345.08 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF LOT 11 OF SAID GENEVA WOODS SUBDIVISION; THENCE ALONG THE NORTH LINE OF GENEVA WOODS SUBDIVISION, S 89DEG 00MIN 57SEC W, 50.64 FEET TO A FOUND IRON REBAR STAKE; THENCE N 00DEG 46MIN 30SEC W, 323.66 FEET TO A FOUND IRON REBAR STAKE ON THE SOUTH LINE OF LAKE SHORE VILLAGE CONDOMINIUM; THENCE N 89DEG 53MIN 53SEC E, 207.84 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHEAST CORNER OF SAID LAKE SHORE VILLAGE CONDOMINIUM; THENCE N 89DEG 55MIN 25SEC E, 103.47 FEET; THENCE S 06DEG 43MIN 55SEC E, 226.04 FEET; THENCE S 89DEG 41MIN 51SEC E, 124.31 FEET; THENCE N 04DEG 56MIN 22SEC W, 161.61 FEET; THENCE N89DEG 38MIN 02SEC E, 310.88 FEET; THENCE S 01DEG 33MIN 07SEC E, 64.31 FEET; THENCE N 89DEG 40MIN 56SEC E, 30.01 FEET TO THE POINT OF BEGINNING. CONTAINING 201,115 SQUARE FEET (4.62 ACRES) OF LAND, MORE OR LESS;

Property Index Number: ZSUM 00002

AND
LOT 1 OF CERTIFIED SURVEY MAP NO. 754, SAID SURVEY BEING A PART OF THE NORTHEAST ¼ OF SECTION 1, T1N, R17E, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, AND RECORDED IN VOL. 3 OF CERTIFIED SURVEYS AT PAGE 275 AS DOCUMENT NO. 28944 WALWORTH COUNTY RECORDS;

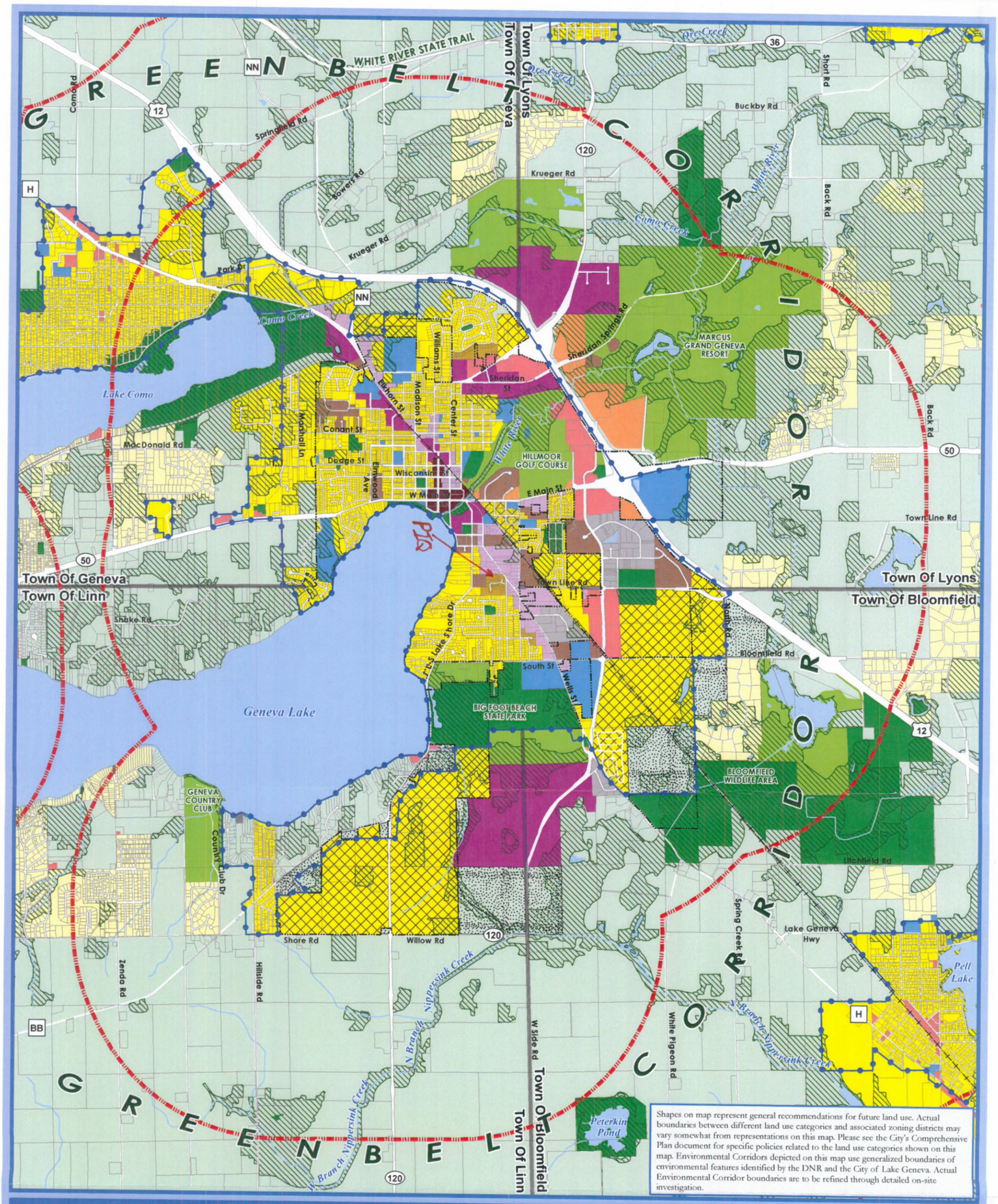
Property Index Number: ZA 75400001

AND
THE 66 FOOT-WIDE PRIVATE DRIVE AS PLATTED ON CERTIFIED SURVEY MAP NO. 754, RECORDED IN VOLUME NO. 3 ON PAGE 275 OF WALWORTH COUNTY CERTIFIED SURVEYS AS DOCUMENT NO. 28944 (end of legal description).

EXHIBIT B
SUMMERHAVEN – PHASE III
PRECISE IMPLEMENTATION PLAN

LOCATION MAP

See attached.



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

Land Use Categories

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

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

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

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

- Planned Industrial
- General Industrial
- Institutional & Community Services
- Private Recreation Facilities
- Public Park & Recreation
- Environmental Corridor
- Long Range Exurban Growth Area
- City of Lake Geneva
- Township Boundary
- Urban Service Area Boundary
- Extraterritorial Jurisdiction Boundary
- Parcels
- Surface Water
- Abandoned Railroad

0 0.25 0.5 1 Miles

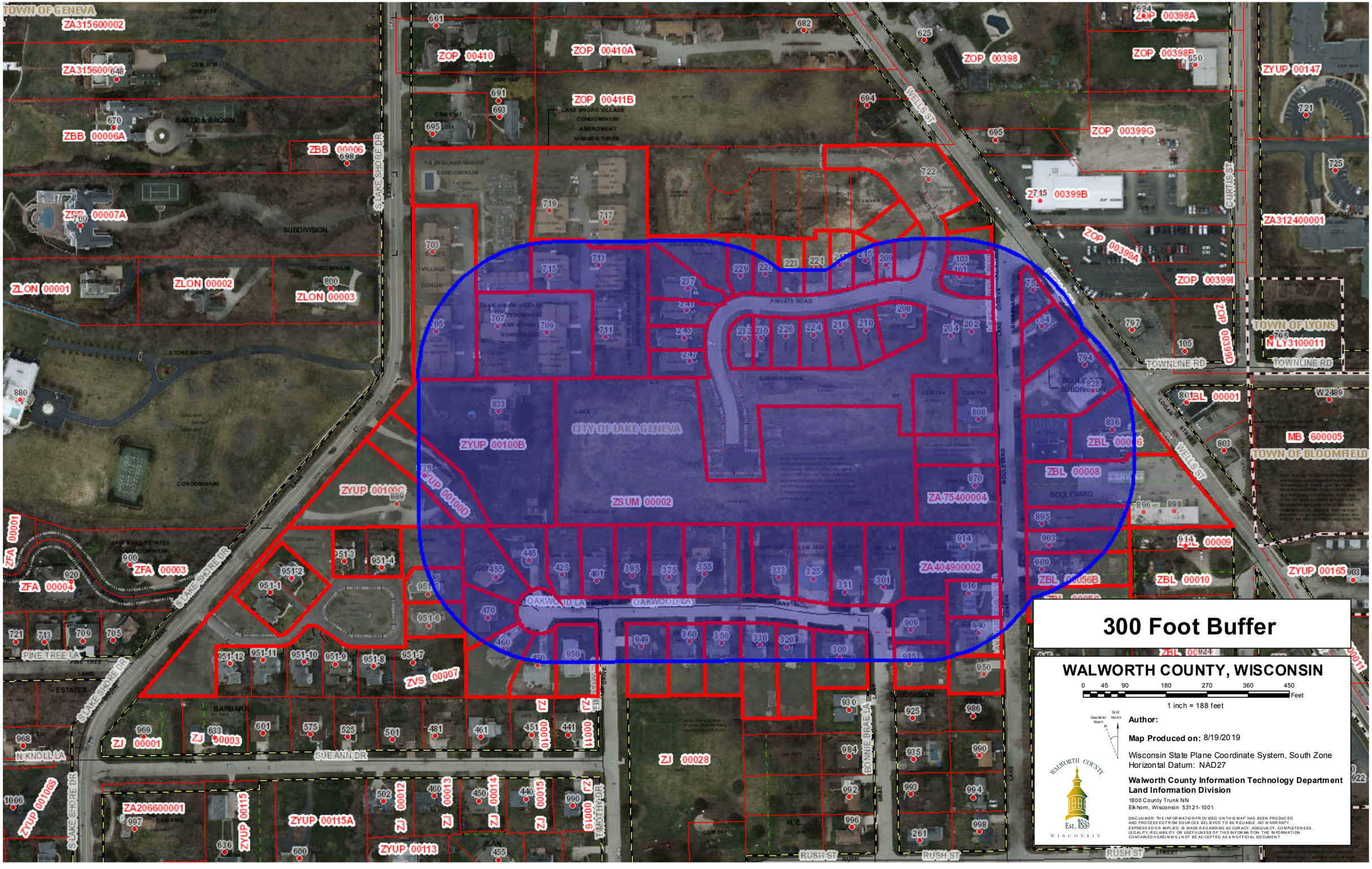
Adopted: October 24, 2014

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

GROUP EXHIBIT C
SUMMERHAVEN – PHASE III
PRECISE IMPLEMENTATION PLAN

MAP OF SITE AND LIST OF OWNERS WITHIN 300 FEET

See attached.


TOWN OF GENEVA
ZA315600002
ZA315600
ZBB 00006A
ZBB 00006
ZBB 00007A
ZLON 00001
ZLON 00002
ZLON 00003
BAKER & BROWN
SUBDIVISION
STONE MANOR
CONDOMINIUM
LAKE SHORE DR
ZOP 00410
ZOP 00410A
ZOP 00411B
LAKE SHORE VILLAGE CONDOMINIUM AMENDMENT NUMBER THREE
ZOP 00398
ZOP 00398A
ZOP 00398B
ZOP 00399G
ZL15 00399B
ZOP 00399A
ZOP 00399I
ZYUP 00147
ZA312400001
WELLS ST
CURTIS ST
TOWNLINE RD
TOWN OF LYONS
N LY3100011
W2489
MB 600005
TOWN OF BLOOMFIELD
801BL 00001
ZBL 00006
ZBL 00008
ZBL 00009
ZBL 00010
ZBL 00056B
ZYUP 00165
CITY OF LAKE GENEVA
ZYUP 00100B
ZYUP 00100C
ZYUP 00100D
ZSUM 00002
ZA754000004
ZA404900002
PRIVATE ROAD
OAKWOOD LA
BONNIE BRAE LA
BOULEVARD
ZFA 00001
ZFA 00003
ZFA 00004
PINE TREE LA
ZVS 00007
ZJ 00001
ZJ 00003
ZJ 00028
SUE ANN DR
N KNOLL LA
ZYUP 00105S
ZA206600001
ZYUP 00115
ZYUP 00115A
ZYUP 00113
RUSH ST
300 Foot Buffer
WALWORTH COUNTY, WISCONSIN
0 45 90 180 270 360 450 Feet
1 inch = 188 feet
Geodetic North
Grid North
Author:
Map Produced on: 8/19/2019
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD27
Walworth County Information Technology Department
Land Information Division
1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001
WALWORTH COUNTY
Est. 1839
WISCONSIN
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.

300 FOOT BUFFER
NAMES AND ADDRESSES

TaxKey	Owner1	Owner2	Address1	City	State	Zip
ZA 1200001	MARILYN J MCLAUGHLIN		PO BOX 1334	LAKE GENEVA	WI	531470000
ZA 1200002	LINDA L FRAME		940 LAKE GENEVA BLVD	LAKE GENEVA	WI	531470000
ZA 1200003	ELMER HANSEN		950 LAKE GENEVA BLVD	LAKE GENVA	WI	531470000
ZA 75400001	MCMURR II LLC		414 N ORLEANS ST, STE 610	CHICAGO	IL	60610
ZA 75400002	JOHN P BILLINGS		808 LAKE GENEVA BLVD	LAKE GENEVA	WI	531470000
ZA 75400004	BRUCE N JALOSZYNSKI	JOYCE A JALOSZYNSKI	870 LAKE GENEVA BLVD	LAKE GENEVA	WI	531470000
ZA282000001	JEFFERSON KILLIAN	MADELINE KILLIAN	333 OAKWOOD DR	LAKE GENEVA	WI	531470000
ZA282000002	MARK R MOLLER-GUNDERSON TRUST	MARY ANN MOLLER-GUNDERSON TRUST	325 OAKWOOD LA	LAKE GENEVA	WI	53147
ZA282000003	JAMES P HANNY	GRACE L HANNY	311 OAKWOOD LA	LAKE GENEVA	WI	53147
ZA404900001	ANDREW WISNIEWSKI	CHRISTINE WISNIEWSKI	301 OAKWOOD LN	LAKE GENEVA	WI	531470000
ZA404900002	COYA W STINNETT	JENNIFER M STINNETT	914 LAKE GENEVA BLVD	LAKE GENEVA	WI	53147
ZBL 00003	MOLLY M FINE	FREDERICK MICHAELIS	204 LOOKOUT DR	LAKE GENEVA	WI	53147
ZBL 00004	JOHN MANNA TRUST	ROSA MANNA TRUST	61 ARLINGTON HEIGHTS RD	ELK GROVE VILLAGE	IL	600070000
ZBL 00005	DAVID HEIDENREICH	PATRICIA L HEIDENREICH	794 S WELLS ST	LAKE GENEVA	WI	531470000
ZBL 00006	BOWMAN FARMS INC		2934 FISH HATCHERY RD,, STE 222	FITCHBURG	WI	53713
ZBL 00006A	RITA M POPELKA		1075 LAKE GENEVA BLVD	LAKE GENEVA	WI	531470000
ZBL 00008	BOWMAN FARMS INC		2934 FISH HATCHERY RD	MADISON	WI	53713
ZBL 00056	JEAN-PAUL MEYER		2319 S. HIDDEN TRAIL BLVD	SPRING GROVE	IL	600810000
ZBL 00056B	CHRISTOPHER J WINTERS	HEATHER N WINTERS	909 LAKE GENEVA BLVD	LAKE GENEVA	WI	531470000
ZBL 00057	CHRISTOPHER J KLOCKAU	KAREN A KLOCKAU	4310 83RD AVE CT	MILAN	IL	612640000
ZBL 00058	BOWMAN FARMS INC		2934 FISH HATCHERY RD	MADISON	WI	53713
ZGW 00001	DALIA RUZGA		350 OAKWOOD LA	LAKE GENEVA	WI	53147
ZGW 00002	RANDALL W SIMS	DEBORAH K SIMS	360 OAKWOOD LN	LAKE GENEVA	WI	531470000
ZGW 00003	MICHAEL A WOODS	RUTH A WOODS	949 TIMOTHY DR	LAKE GENEVA	WI	531470000
ZGW 00004	JANE I TULLY		950 TIMOTHY DR	LAKE GENEVA	WI	531470000
ZGW 00005	JOHN E BALDWIN		450 OAKWOOD LN	LAKE GENEVA	WI	531470000
ZGW 00006	MICHAEL D KRAMP	JENNIFER S KRAMP	460 OAKWOOD LN	LAKE GENEVA	WI	531470000
ZGW 00007	GABRIEL J HAMMERSTROM		470 OAKWOOD LN	LAKE GENEVA	WI	531470000
ZGW 00008	ROBERT ROBINSON	LORI ROBINSON	455 OAKWOOD LN	LAKE GENEVA	WI	53147
ZGW 00009	DAVID V HETTIGER	GEORGETTE P HETTIGER	445 OAKWOOD LN	LAKE GENEVA	WI	531470000
ZGW 00010	ARVANITAKIS TRUST		425 OAKWOOD LN	LAKE GENEVA	WI	531470000
ZGW 00011	MARION ROSIAK	LILIJA E ROSIAK	401 OAKWOOD LN	LAKE GENEVA	WI	531472348
ZGW 00012	DUSTIN A DEAN	MARIA J DEAN	395 OAKWOOD LN	LAKE GENEVA	WI	53147

300 FOOT BUFFER
NAMES AND ADDRESSES

ZGW 00013	RAJ HANDA	KULWINDER HANDA	375 OAKWOOD LN	LAKE GENEVA	WI	531470000
ZGW 00014	JEFFREY M ZUKOWSKI		355 OAKWOOD LN	LAKE GENEVA	WI	531470000
ZLSV 00001A	MARK S JOHNSON	REBECCA L JOHNSON	703 SOUTH LAKE SHORE DR	LAKE GENEVA	WI	531470000
ZLSV 00001B	JOHN J MALCOLM TRUST	DENISE R MALCOLM TRUST	6 LANCELOT LA	HAWTHORN WOODS	IL	60047
ZLSV 00001C	JOSEPH D ORI	ELIZABETH A ORI	317 W KATHLEEN DR	PARK RIDGE	IL	60068
ZLSV 00001D	IRVING SEGAL		8787 E MOUNTAIN VIEW RD. #1066	SCOTTSDALE	AZ	85258
ZLSV 00001E	MARISA SERRATO		750 N NOBLE ST APT D	CHICAGO	IL	60642
ZLSV 00001F	PATRICIA L WOLTER		703 S LAKESHORE DR UNIT 1F	LAKE GENEVA	WI	531470000
ZLSV 00001G	DONNA JEAN SIMON	BRYAN W SIMON	453 RAINTREE CT #1F	GLEN ELLYN	IL	601370000
ZLSV 00001H	TRACI MARNUL		703 S LAKE SHORE DR	LAKE GENEVA	WI	53147
ZLSV 00002A	DONNA G TABROSKY TRUST		705 S LAKE DR UNIT 2A	LAKE GENEVA	WI	53147
ZLSV 00002B	MARY LYNN BRENNAN		705 S LAKE SHORE DR UNIT B	LAKE GENEVA	WI	531470000
ZLSV 00002C	DEBORAH R HAWKINS		122 E VALLETTE ST	ELMHURST	IL	60126
ZLSV 00002D	CONRAD ROHATSCH	ROBERTA ROHATSCH	170 NORTHWEST HWY	PARK RIDGE	IL	60068
ZLSV 00002E	JOHN KOLAKOWSKI		8029 W CATHERINE AVE	CHICAGO	IL	60656
ZLSV 00002F	WILLIAM B ITTNER		705 S LAKE SHORE DR, #2F	LAKE GENEVA	WI	531470000
ZLSV 00002G	RICHARD F CORN	PATRICIA J CORN	2217 CREEK RIDGE DR	CARROLLTON	TX	750070000
ZLSV 00002H	BARBARA A HARTKE TRUST		705 S LAKE SHORE DR, 2H	LAKE GENEVA	WI	53147
ZLSV1 00003A	DIANA L WILSON		707 S LAKESHORE DR UNIT 3A	LAKE GENEVA	WI	531470000
ZLSV1 00003B	JOAN A FAHERTY TRUST		707 S LAKE SHORE DR UT 3B	LAKE GENEVA	WI	53147
ZLSV1 00003E	VALENTINA GURAN TRUST		6161 N HOYNE APT 402	CHICAGO	IL	606594205
ZLSV1 00003F	MARIE L KRUTWIG		707 S LAKE SHORE DRIVE UT 3F	LAKE GENEVA	WI	53147
ZLSV1 00004A	MARILYN I ELLMAN		709 S LAKE SHORE DR #4A	LAKE GENEVA	WI	53147
ZLSV1 00004B	MARILYN I ELLMAN		709 S LAKE SHORE DR #4A	LAKE GENEVA	WI	53147
ZLSV1 00004C	RICHARD J FREIBERG TRUST	KERRY J FREIBERG TRUST	11980 W PALLOTTINE DR	GREENFIELD	WI	53228
ZLSV1 00004D	KENNETH F MILICI		5919 48TH AVE SW	SEATTLE	WA	98136
ZLSV1 00004E	WAYNE JAMES TOBIASZ		709 S LAKE SHORE DR #4E	LAKE GENEVA	WI	53147
ZLSV1 00004F	LOUISE E ZAPFE		709 LAKE SHORE DR UNIT #4-F	LAKE GENEVA	WI	531470000
ZLSV1 00004G	HELEN M RADLOFF		709 S LAKESHORE DRIVE, 4G	LAKE GENEVA	WI	53147
ZLSV1 00004H	BERNADINE F PELETZ FOX		709 SOUTH LAKE SHORE DR UT H	LAKE GENVA	WI	53147
ZLSV2 00005A	LEIGH A CROWLEY TRUST		0N413 TAYLOR DR	GENEVA	IL	60134
ZLSV2 00005B	GREGORY D HOWSE	KAREN C HOWSE	18655 FOREST VIEW LA	LANSING	IL	604380000
ZLSV2 00005E	MARILYN HEDBERG TRUST		1500 LANDS END RD	LANTANA	FL	33462
ZLSV2 00005F	JAMES J POLEK	VICKIE POLEK	4901 DRENDAL RD	DOWNERS GROVE	IL	60515

300 FOOT BUFFER
NAMES AND ADDRESSES

ZLSV2 00006A	MARGARITA P SANDOVAL		739 WILLOW ST	SAN JOSE	CA	95125
ZLSV2 00006B	MARK BUTITTA	MARY BUTITTA	2429 S ALPINE RD	ROCKFORD	IL	611080000
ZLSV2 00006E	JOHN S RITCHIE JR		728 N BRIAR HILL LA, UT 2	ADDISON	IL	60101
ZLSV2 00006F	LOUIS M LOBIANCO	TERRI L LOBIANCO	821 FOREST VIEW	PARK RIDGE	IL	600680000
ZLSV2 00007A	JOHN T PYTEL	JACQUELINE M PYTEL	908 JEREMY LN	LIBERTYVILLE	IL	600480000
ZLSV2 00007B	NARDA F AGUILERA LAND TRUST		1125 STARWOOD PASS	LAKE IN THE HILLS	IL	60156
ZLSV2 00007E	SHARON M DVORAK		715 S LAKE SHORE DR UT 7E	LAKE GENEVA	WI	53147
ZLSV2 00007F	ELLEN M LIEBNER TRUST	MARY ANN TANQUARY TRUST	411 ASHLAND AVE	RIVER FOREST	IL	603050000
ZLSV3 00008A	SCHILLACI FAMILY TRUST		17811 BERNARD DR	ORLAND PARK	IL	604670000
ZLSV3 00008B	ALAN KUPSIK	CHRISTINE KUPSIK	717 S LAKE SHORE DR - #8B	LAKE GENEVA	WI	531470000
ZLSV3 00008E	LINDA ISER TRUST		717 S LAKE SHORE DR UNIT 8E	LAKE GENEVA	WI	531470000
ZLSV3 00008F	CAROL T WILCOX TRUST	CHRISTOPHER P BEARDSLEY TRUST	717 S LAKESHORE DR	LAKE GENEVA	WI	53147
ZLSV3 00009A	LOUIS A IMBURGIA	ROSEMARY A IMBURGIA	205 THIERRY LA	PROSPECT HEIGHTS	IL	60070
ZLSV3 00009B	RUSSELL D SABAC		719 S LAKE SHORE DR UT B	LAKE GENEVA	WI	53147
ZLSV3 00009E	VICTORIA D KUK TRUST		8340 W BERWYN AVE APT 1	CHICAGO	IL	606561980
ZLSV3 00009F	JOHN W WHITTINGTON	CHARLOTTE A WHITTINGTON	452 WINSOR DR	ANTIOCH	IL	600020000
ZLSV3 00010A	LAWRENCE B WIELAND TRUST	DEANNA L WIELAND TRUST	PO BOX 5905	SUN CITY WEST	AZ	85376
ZLSV3 00010B	KENNETH A WIESS		W3276 HUNT RIDGE DR	ELKHORN	WI	531210000
ZLSV3 00010E	SUZETTE TOIA		721 S LAKESHORE DR, UT 10E	LAKE GENEVA	WI	53147
ZLSV3 00010F	GARY S PIPER	JADWIGA PIPER	12 OXFORD DR	LINCOLNSHIRE	IL	600690000
ZMERR 00001	DOROTHY M PHILIP		909 BONNIE BRAE LN	LAKE GENEVA	WI	531470000
ZMERR 00002	JEFFREY D LEVATO	ERICA R LEVATO	915 BONNIE BRAE LN	LAKE GENEVA	WI	531472325
ZMERR 00005	JOSEPH ESPOSITO		300 OAKWOOD LN	LAKE GENEVA	WI	531470000
ZMERR 00006	JAMES R CONNORS	LYNN Y CONNORS	320 OAKWOOD LA	LAKE GENEVA	WI	531470000
ZMERR 00007	RICHARD J ANCHONDO	CHRISTINA K ANCHONDO	330 OAKWOOD LA	LAKE GENEVA	WI	53147
ZSUM 00002	MCMURR II LLC		414 N ORLEANS ST, STE 610	CHICAGO	IL	60610
ZSUM 00101	DEMETRA C CONDOS		101 SUMMERHAVEN LN	LAKE GENEVA	WI	531470000
ZSUM 00103	JAMES B LARSON	JULIE SCHAUER LARSON	103 SUMMERHAVEN LN	LAKE GENEVA	WI	53147
ZSUM 00107	MCMURR II LLC		414 N ORLEANS ST, STE 610	CHICAGO	IL	60610
ZSUM 00109	MCMURR II LLC		414 N ORLEANS ST, STE 610	CHICAGO	IL	60610
ZSUM 00112	KATIE MCMILLAN		2433 TANAGER CT	WAUKESHA	WI	53189
ZSUM 00116	GREGORY JOHN ZASKOWSKI	JACLYN ANN ZASKOWSKI	100 SKYLINE DR #25	LAKE GENEVA	WI	53147
ZSUM 00126	MCMURR II LLC		414 N ORLEANS ST, STE 610	CHICAGO	IL	60610
ZSUM 00202	JOSEPH R FUSINATO		202 SUMMERHAVEN LN	LAKE GENEVA	WI	531470000

300 FOOT BUFFER
NAMES AND ADDRESSES

ZSUM 00204	IRMA GRONAU TRUST		204 SUMMERHAVEN LA	LAKE GENEVA	WI	53147
ZSUM 00207	MCMURR II LLC		414 N ORLEANS ST, STE 610	CHICAGO	IL	60610
ZSUM 00208	LAURA M MCGOUGH	GABRIEL A DIFRANCO	5030 N MOZART ST	CHICAGO	IL	60625
ZSUM 00209	MARK PINNER	DONNA PINNER	2917 BRIDLEPATH CT	LAKE GENEVA	WI	53147
ZSUM 00210	ROBERT HECHT TRUST	SHELLY HECHT TRUST	500 S EDWARDS BLVD	LAKE GENEVA	WI	53147
ZSUM 00215	MARK PINNER	DONNA PINNER	215 SUMMERHAVEN LA	LAKE GENEVA	WI	53147
ZSUM 00216	CATHY A POMARANSKI		640 SOUTHWIND DR UT 104	LAKE GENEVA	WI	53147
ZSUM 00217	SUSAN SPANBAUER		PO BOX 517	LAKE GENEVA	WI	53147
ZSUM 00221	PETER STEIN	KAREN STEIN	221 SUMMERHAVEN LA	LAKE GENEVA	WI	53147
ZSUM 00223	THOMAS KARKHOFF	LORETTA KARKHOFF	223 SUMMERHAVEN LA	LAKE GENEVA	WI	53147
ZSUM 00224	TINA E JOHNSON		224 SUMMERHAVEN LN	LAKE GENEVA	WI	53147
ZSUM 00226	HENRICKSON TRUST		226 SUMMERHAVEN LA	LAKE GENEVA	WI	53147
ZSUM 00227	KATHERINE POHOLIK-CATUARA		227 SUMMERHAVEN LA	LAKE GENEVA	WI	53147
ZSUM 00229	EDMUND J JUNG	ELIZABETH A JUNG	229 SUMMERHAVEN LANE	LAKE GENEVA	WI	53147
ZSUM 00230	JOHN HALFORD	SUSAN HALFORD	230 SUMMERHAVEN LA	LAKE GENEVA	WI	53147
ZSUM 00232	OHANNES J ARAKELIAN	DIRUHI ARAKELIAN	999 SHERMER RD	NORTHBROOK	IL	600620000
ZSUM 00237	ALBERT E DURKIN	KATHLEEN DURKIN	237 SUMMERHAVEN LA	LAKE GENEVA	WI	53147
ZSUM 00239	JAMES A FUHRER		239 SUMMERHAVEN LA	LAKE GENEVA	WI	53147
ZSUM 00241	KENNETH F LOCHOWICZ	JANE D LOCHOWICZ	241 SUMMERHAVEN LN	LAKE GENEVA	WI	531470000
ZSUM 00245	DAVID A WALL	LARA LAIDLEY WALL	245 SUMMERHAVEN LN	LAKE GENEVA	WI	531470000
ZSUM 00247	LYNN M MILLER TRUST		9136 WINDSOR DR	ORLAND PARK	IL	60462
ZVS 00001	PENELOPE ROEHRER		951 S LAKE SHORE DR UT 1	LAKE GENEVA	WI	531470000
ZVS 00002	ALICIA M LANZITO		951 S LAKE SHORE DR, UT 2	LAKE GENEVA	WI	53147
ZVS 00003	FRANK R SERRECCHIA	JULIE A SERRECCHIA	1423 VINEYARD LN	LIBERTYVILLE	IL	600480000
ZVS 00004	4SQUARE LLC		951-4 S LAKESHORE DR	LAKE GENEVA	WI	531470000
ZVS 00005	LAURA L SELBY		195 N HARBOR DR, UT 2705	CHICAGO	IL	60601
ZVS 00006	RAYMOND ALOIS RING	PAMELA ANN RING	951 S LAKESHORE DR UT 6	LAKE GENEVA	WI	531470000
ZVS 00007	GARRETT C SCHULTZ		951 S LAKE SHORE DR UT 7	LAKE GENEVA	WI	53147
ZVS 00008	TIMOTHY J GOBAT	CHRISTINE SCHMAUS	1331 N RIDGE AVE	ARLINGTON HEIGHTS	IL	60004
ZVS 00009	IRWIN ABRAMS	LISA ABRAMS	101 WESTMORELAND DR	WILMETTE	IL	600910000
ZVS 00010	GARY L KAGY	NATALIE J KAGY	951 S LAKE SHORE DR, UT 10	LAKE GENEVA	WI	53147
ZVS 00011	ELAINE VLAHAKIS	DAVID LOOMOS	222 N WASHINGTON	PARK RIDGE	IL	600680000
ZVS 00012	JOE PORTER MCLEAN	LINDA S MCLEAN	951 S LAKE SHORE DR UT 12	LAKE GENEVA	WI	531470000
ZYO 00001	MARY KRAL		403 W HILLGROVE	LAGRANGE	IL	60925

300 FOOT BUFFER
NAMES AND ADDRESSES

ZYO 00002	MARTIN A HAEGER TRUST	PEGGY A HAEGER TRUST	1209 BEAVER CREEK RD	CHESTERFIELD	MT	63017
ZYO 00003	THERESE M BOYLE		10356 S SAWYER AVE	CHICAGO	IL	60655
ZYO 00004	MARTIN K LAPOINTE	PATRICIA A LAPOINTE	305 ANNE CT	PROSPECT HEIGHTS	IL	60070
ZYO 00005	DANIEL T O'CARROLL	GAIL A O'CARROLL	439 ARLINGTON AVE	GLEN ELLYN	IL	601370000
ZYO 00006	MARK L WASHACK	KAREN A WASHACK	11030 S KEELER	OAK LAWN	IL	604530000
ZYO 00007	MYRA P ZENKE TRUST		130 COMMONS DR	PALOS PARK	IL	60464
ZYO 00008	ANNE M SAMYN TRUST		612 N HIGHLAND AV	ARLINGTON HTS	IL	600040000
ZYO 00009	NANCY C NEWBOURNE		701 S LAKESHORE DR 2B	LAKE GENEVA	WI	53147
ZYO 00010	KERRY TRUNKETT	CAMILLE TRUNKETT	3936 BORDEAUX DR	NORTHBROOK	IL	60062
ZYO 00011	KRISTIAN KIELHOFNER		701 S LAKE SHORE DR #2D	LAKE GENEVA	WI	531470000
ZYO 00012	LAUREL K STEWART		9048 SHERI CT	ORLAND PARK	IL	60462
ZYO 00013	JEFFREY A NEWMAN	EDITH F NEWMAN	2180 OAK HILL DR	LISLE	IL	60532
ZYO 00014	ANTHONY J RUCCI TRUST		7800 TILLINGHAST DR	DUBLIN	OH	430170000
ZYO 00015	RICHARD G SCHMIDT	NANCY E SCHMIDT	1205 MONTGOMERY AVE	ROSEMONT	PA	19010
ZYO 00016	JILL RODRIGUEZ TRUST		701 S LAKESHORE DR 3C	LAKE GENEVA	WI	53147
ZYUP 00100B	EVANGELIA TRAVLOS		6335 N LAWNDALE	CHICAGO	IL	606450000
ZYUP 00100C	ALBERT J HINTON TRUST	GERALDINE L HINTON TRUST	5701 LONGVIEW DR	COUNTRYWIDE	IL	605253553
ZYUP 00100D	ALBERT J HINTON TRUST	GERALDINE L HINTON TRUST	5701 LONGVIEW DR	COUNTRYSIDE	IL	605250000

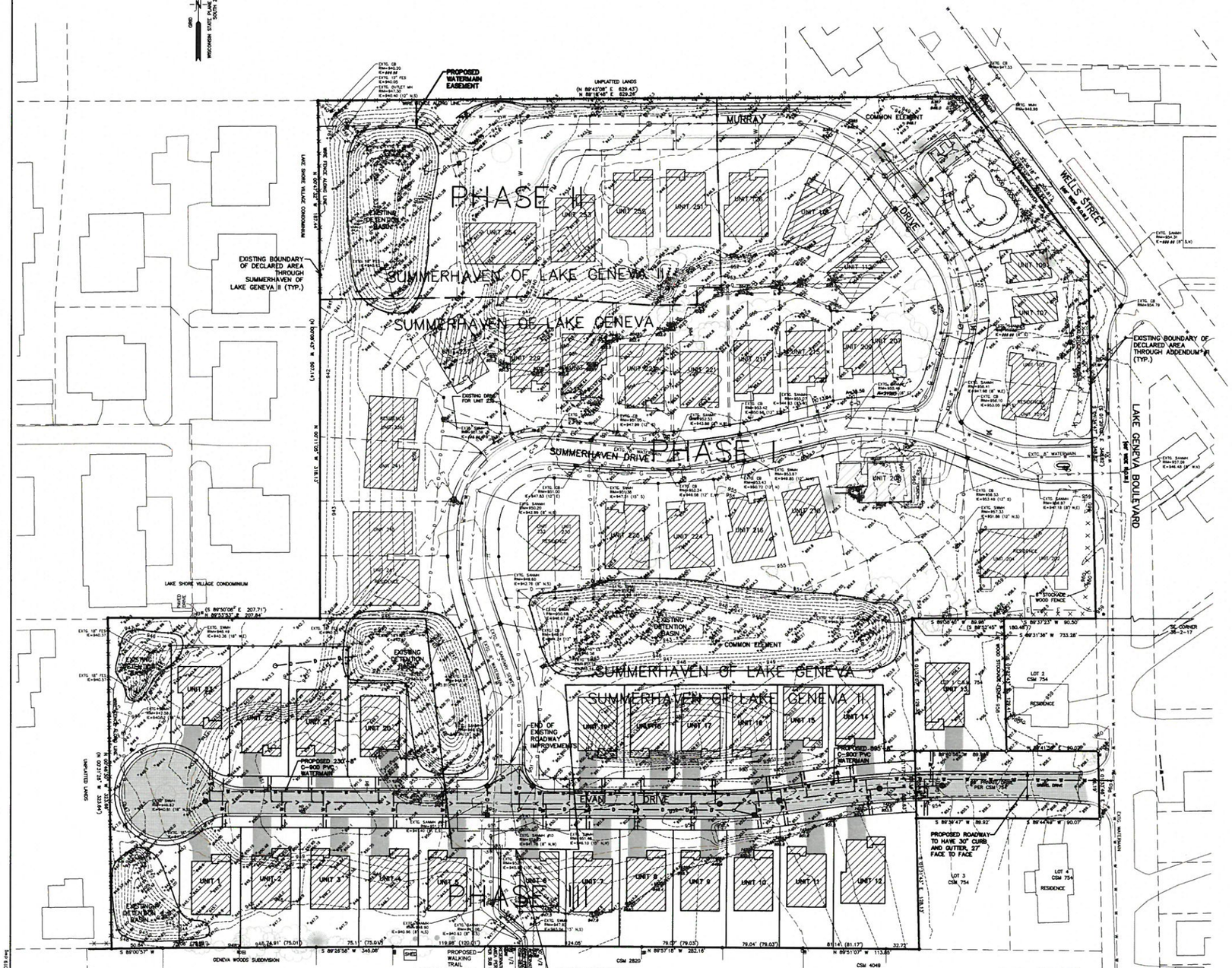
EXHIBIT D
SUMMERHAVEN – PHASE III
PRECISE IMPLEMENTATION PLAN

SITE PLAN

See attached.

AMENDMENT NO. 4 TO THE PRECISE IMPLEMENTATION PLAN (FOR PHASE III)
"SUMMERHAVEN OF LAKE GENEVA II ADDENDUM NO. 1"

LOCATED IN NE 1/4 & NW 1/4 OF THE NE 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



LEGAL DESCRIPTION – SUMMERHAVEN OF LAKE GENEVA, SUMMERHAVEN OF LAKE GENEVA II, AND 66' WIDE PRIVATE DRIVE

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 754, RECORDED AS DOCUMENT NO. 28944 OF WALWORTH COUNTY CERTIFIED SURVEYS; SAID POINT LOCATED S 89DEG 31MIN 36SEC W, 733.28 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 36 (T2N, R17E); THENCE S 01DEG 33MIN 07SEC E, ALONG THE WEST LINE OF SAID LOT 1 CSM 754, 129.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S 01DEG 35MIN 46SEC E, 88.14 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF LOT 3 OF CERTIFIED SURVEY MAP NO. 754; THENCE S 01DEG 31MIN 43SEC E, 128.13 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 3 AND THE NORTHERLY BOUNDARY OF CERTIFIED SURVEY MAP NO. 4049; THENCE ALONG THE NORTHERLY BOUNDARY OF CERTIFIED SURVEY MAP NO. 4049, N 89DEG 51MIN 07SEC W, 113.85 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 2820; THENCE ALONG THE NORTHERLY BOUNDARY OF CERTIFIED SURVEY MAP NO. 2820, N 89DEG 57MIN 18SEC W, 282.16 FEET TO AN IRON REBAR STAKE FOUND MARKING THE NORTHEAST CORNER OF GENEVA WOODS SUBDIVISION; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION, S 89DEG 29MIN 58SEC W, 345.08 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG SAID SUBDIVISION, S 89DEG 00MIN 57SEC W, 50.84 FEET; THENCE N 00DEG 46MIN 30SEC W, 333.96 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE SOUTHERLY BOUNDARY OF LAKE SHORE VILLAGE CONDOMINIUM; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID CONDOMINIUM, N 89DEG 53MIN 53SEC E, 207.84 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHEAST CORNER OF SAID CONDOMINIUM; THENCE ALONG THE EASTERLY BOUNDARY OF SAID CONDOMINIUM, N 00DEG 11MIN 05SEC W, 318.13 FEET TO AN IRON PIPE STAKE; THECE CONTINUE ALONG SAID CONDOMINIUM, N 00DEG 47MIN 32SEC W, 187.44 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHEAST CORNER OF SAID CONDOMINIUM; THENCE N 89DEG 18MIN 46SEC E, 829.28 FEET TO A CONCRETE MONUMENT FOUND MARKING A POINT ALONG THE SOUTHWEST RIGHT OF WAY BOUNDARY OF WELLS STREET; THENCE S 37DEG 55MIN 32SEC E, ALONG WELLS STREET, 202.94 FEET TO THE WEST RIGHT OF WAY BOUNDARY OF LAKE GENEVA BOULEVARD; THENCE S 01DEG 34MIN 47SEC E, ALONG SAID BOULEVARD, 348.82 FEET TO THE NORTH LINE OF SAID CERTIFIED SURVEY MAP NO. 754; THENCE S 89DEG 37MIN 23SEC W, 90.50 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 754; THENCE CONTINUE ALONG CERTIFIED SURVEY MAP NO. 754, S 89DEG 38MIN 40SEC W, 89.98 FEET TO THE POINT OF BEGINNING. CONTAINING 627,619 SQUARE FEET (14.41 ACRES) OF LAND, MORE OR LESS.

TOGETHER WITH SAID LOT 1 OF CERTIFIED SURVEY MAP NO. 754, RECORDED AS DOCUMENT NO. 28944 OF WALWORTH COUNTY CERTIFIED SURVEYS. CONTAINING 11,636 SQUARE FEET (0.27 ACRES) OF LAND, MORE OR LESS.

TOGETHER WITH THE 66' WIDE PRIVATE DRIVE DESCRIBED ON CERTIFIED SURVEY MAP NO. 754, RECORDED AS DOCUMENT NO. 28944 OF WALWORTH COUNTY CERTIFIED SURVEYS. CONTAINING 11,902 SQUARE FEET (0.27 ACRES) OF LAND, MORE OR LESS.

TOTAL AREA: 651,159 SQUARE FEET (14.95 ACRES) OF LAND, MORE OR LESS.

SITE SUMMARY

TOTAL LAND AREA TOTAL	–	14.95 ACRES
TOTAL LAND AREA PHASE I	–	8.04 ACRES
TOTAL LAND AREA PHASE II	–	1.75 ACRES
TOTAL LAND AREA PHASE III	–	4.88 ACRES
66' WIDE PRIVATE DRIVE	–	0.28 ACRES
EXISTING ZONING	–	PLANNED DEVELOPMENT
EXISTING DUPLEX	–	10 UNITS
EXISTING SINGLE FAMILY	–	1 UNIT
PROPOSED SINGLE FAMILY	–	18 UNITS
TOTAL UNITS FOR PHASE I	–	29 UNITS
TOTAL UNITS FOR PHASE II	–	4 UNITS
TOTAL UNITS FOR PHASE III	–	23 UNITS
TOTAL UNITS	–	56 UNITS
OVERALL DENSITY	–	0.27 ACRES PER UNIT
IMPERVIOUS AREA	–	5.73 ACRES (38.3%)
GREEN SPACE	–	9.22 ACRES (61.7%)

NOTE: MINIMUM RESIDENTIAL BUILDING SEPARATION IS 12 FEET.

THERE IS A CROSS-EASEMENT & COST-SHARING AGREEMENT IN PLACE BETWEEN SUMMERHAVEN CONDOMINIUM OWNERS ASSOCIATION AND SUMMERHAVEN II CONDOMINIUM OWNERS ASSOCIATION PER DOCUMENT NO. 998242.

BUILDING FOOTPRINT SIZES RANGE FROM 1,900 SQ. FT. TO 2,520 SQ. FT. INCLUDING GARAGES (UNITS 1 THROUGH 23).

LEGEND

PROPOSED		EXISTING
	FOUND IRON PIPE STAKE	
	FOUND IRON REBAR STAKE	
	FOUND CONCRETE COUNTY MONUMENT	
	RECORDED AS	(XXX)
	SET IRON REBAR STAKE	
	SANITARY MANHOLE	
	DRAINAGE MANHOLE	
	CATCH BASIN	
	WATER VALVE IN BOX	
	FIRE HYDRANT	
	UTILITY POLE	
	LIGHT POLE	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	TREELINE	
	WOOD STOCKADE FENCE	
	WIRE FENCE	
—D—	STORM SEWER	—D—
—S—	SANITARY SEWER	—S—
—W—	WATER MAIN	—W—
	GAS MAIN	—G—
	OVERHEAD WIRES	—OH—
	UNDERGROUND WIRES	—E—
	TELEPHONE LINE	—T—
	1' CONTOURS	
	SPOT ELEVATION	x645.49
	PAVEMENT	
	BUILDING BOX	
	CONCEPT DRIVEWAY LOCATIONS	

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT:
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WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

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PRECISE IMPLEMENTATION PLAN
SUMMERHAVEN OF LAKE GENEVA
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

AMENDMENT NO. 4 TO THE PRECISE IMPLEMENTATION PLAN (FOR PHASE 3)

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.	8868
DATE	12/06/2019
SHEET NO.	1 OF 1

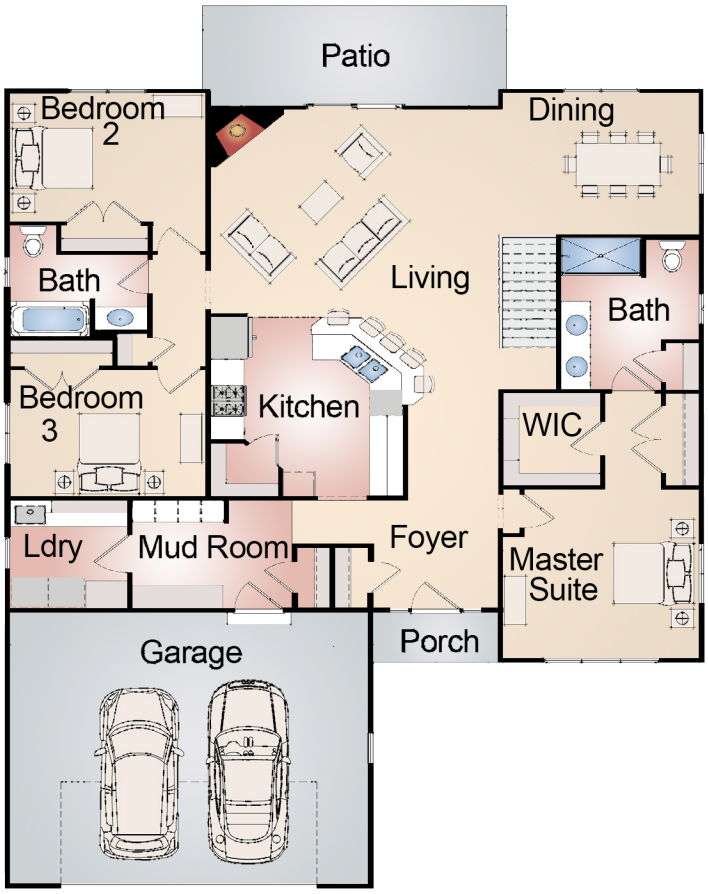
GROUP EXHIBIT E
SUMMERHAVEN – PHASE III
PRECISE IMPLEMENTATION PLAN

SAMPLE ELEVATIONS & FLOOR PLANS

See attached.

Bombay

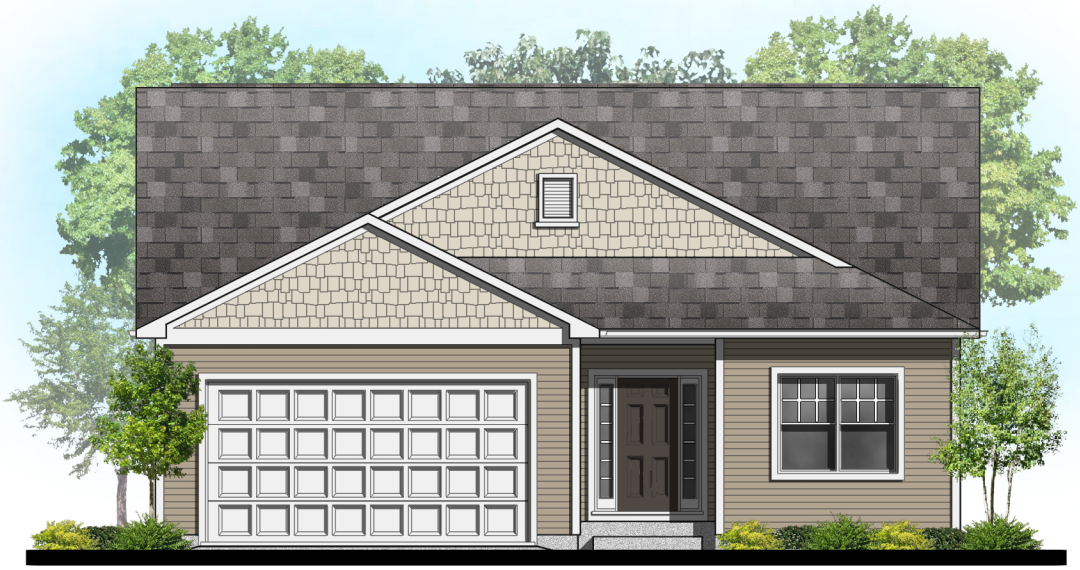
Home Style: Ranch
1850 Square Feet
63'-8" Depth
43'-8" Width

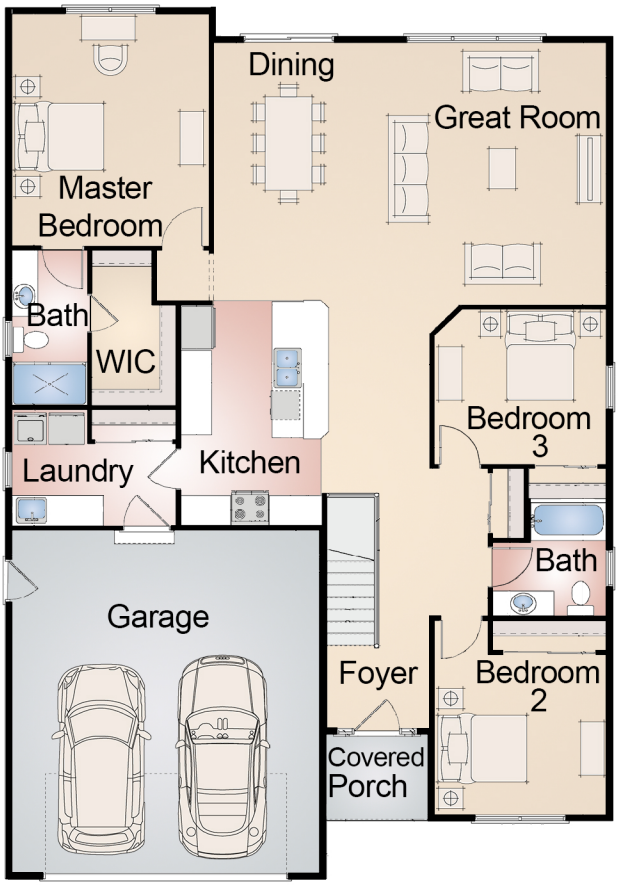


405 Skyline Drive - Lake Geneva, WI 53147
Phone: (262) 248-3378 - Fax: (262) 248-3899
Email: info@bassobuilders.com
www.bassobuilders.com

Cottage

Home Style: Ranch
1730 Square Feet
60’-0” Depth
40’-0” Width





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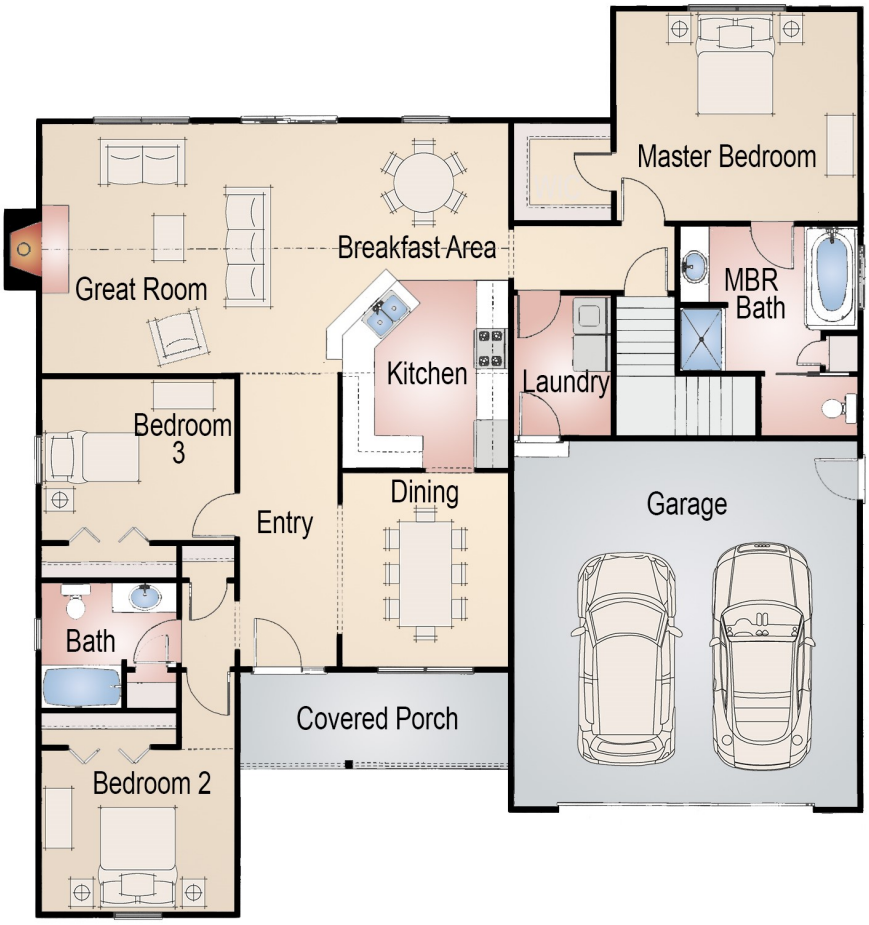
Glendale

Home Style: Ranch
1754 Square Feet
49'-6" Depth
51'-4" Width



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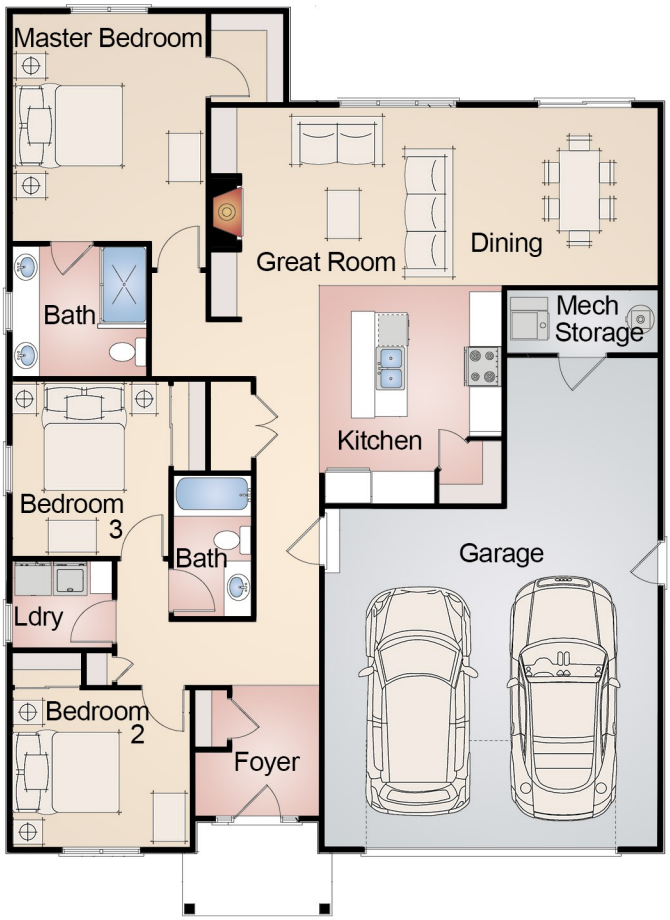
Haven

Home Style: Ranch
1534 Square Feet
58'-0" Depth
42'-0" Width



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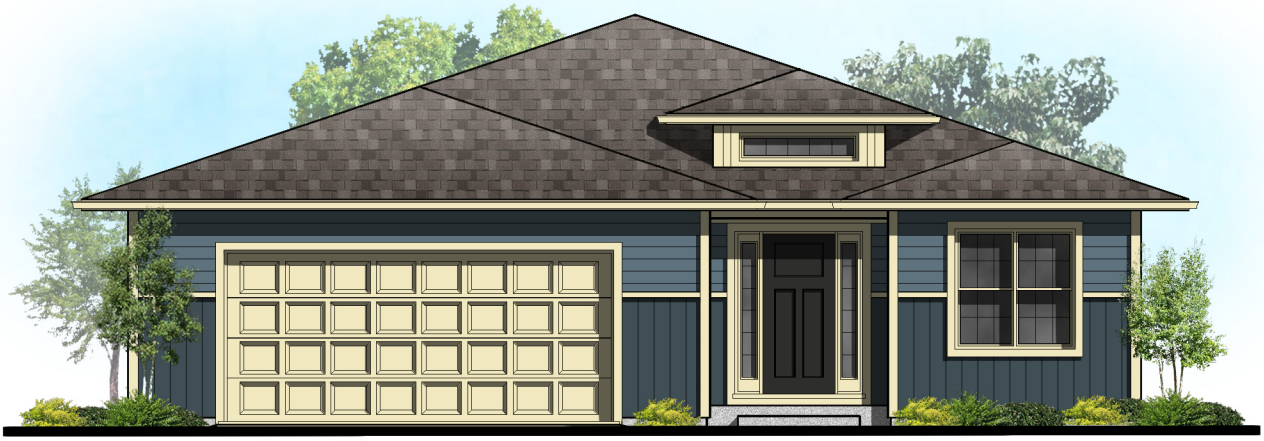
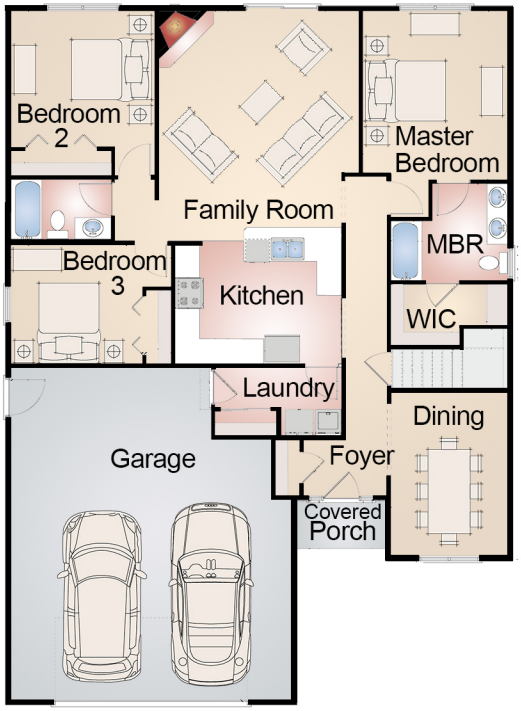
Email: info@bassobuilders.com
www.bassobuilders.com

Pine Ridge

Home Style: Ranch
1542 Square Feet
58'-0" Depth
42'-0" Width





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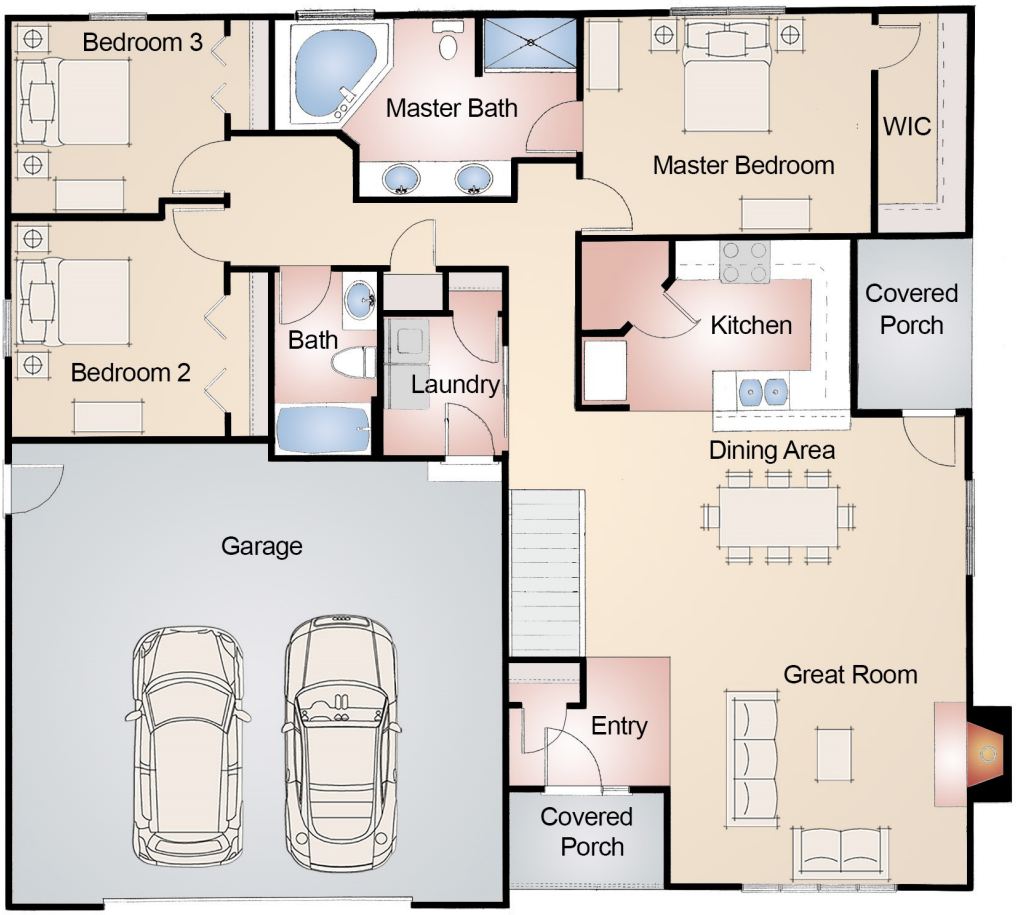
Email: info@bassobuilders.com
www.bassobuilders.com

Teton

Home Style: Ranch
1586 Square Feet
46'-0" Depth
50'-0" Width



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GROUP EXHIBIT F
SUMMERHAVEN – PHASE III
PRECISE IMPLEMENTATION PLAN

FINAL ENGINEERING PLANS FOR PHASE III

See attached.

SUMMERHAVEN OF LAKE GENEVA – PHASE 3
FINAL ENGINEERING PIP PLANS

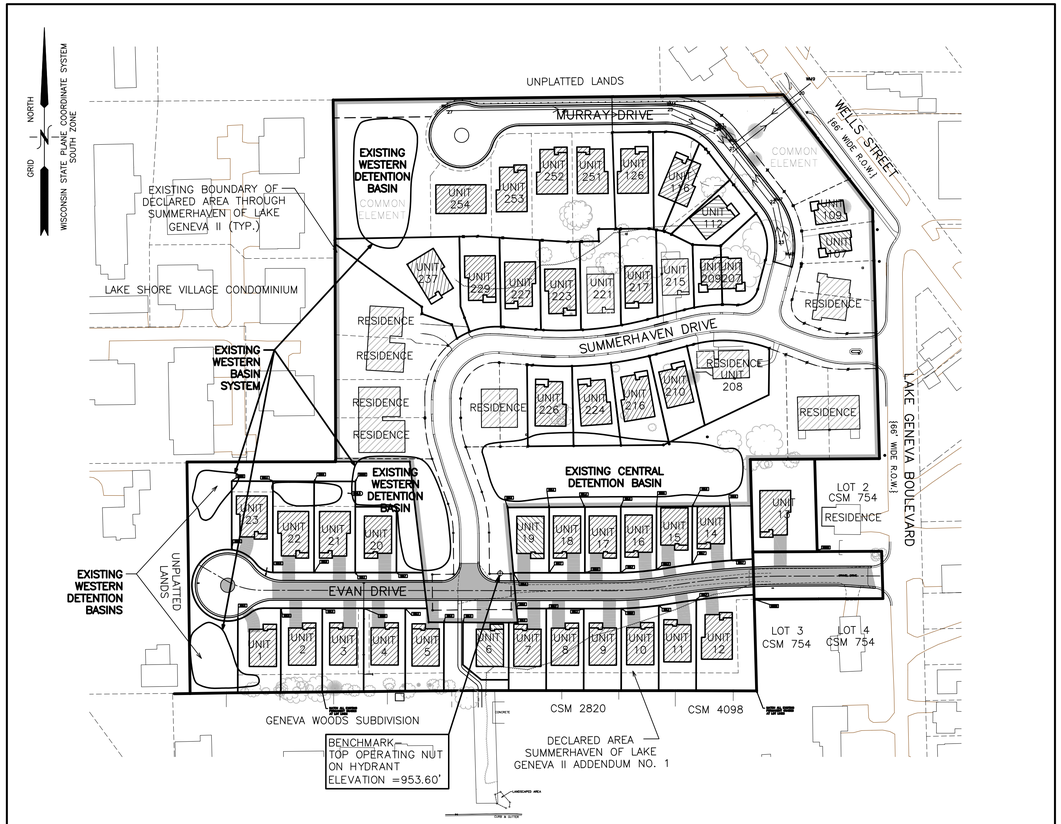
LOCATED IN NE 1/4 & NW 1/4 OF THE NE 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

SEQUENCE OF CONSTRUCTION

1. OBTAIN REQUIRED NR 216 PERMIT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES BEFORE START OF ANY LAND DISTURBING ACTIVITY ON SITE.
2. HOLD PRE-CON TO ADDRESS ANY ISSUES WITH PLAN AND SEQUENCE.
3. INSTALL ALL APPROPRIATE EROSION CONTROL MEASURES ON SITE INCLUDING TEMPORARY SILT FENCE, STONE TRACKING PAD PER WDNR TECHNICAL STANDARDS.
4. CLEAR AND GRUB ON SITE (SEE SPECIFICATIONS).
5. STRIP TOPSOIL FROM ACCESS ROADS AND IN PLANNED WORK AREA OF TEMPORARY SEDIMENT TRAP AND STOCKPILE WHERE SHOWN ON PLAN. INSTALL TEMPORARY SILT FENCE AROUND ENTIRE PERIMETER OF STOCKPILE PER WDNR TECHNICAL STANDARDS. SOIL LEFT UNDISTURBED FOR 14 DAYS MUST BE SEEDED AND STABILIZED.
6. COMPLETE FINAL GRADING OF DRAINAGE SWALES. INSPECT SWALES TO MEET SPECIFICATIONS ON PLAN AND WDNR TECHNICAL STANDARDS INCLUDING IMPORT OF OFF-SITE FILL.
7. SEEDING AND EROSION MATTING AS SPECIFIED ON PLAN FOR TEMPORARY SEDIMENT TRAP & DRAINAGE SWALES SHALL BEGIN WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.
8. STABILIZE ALL OTHER EXPOSED SOIL AREAS WITH PROPER SEEDING AND EROSION MATTING PER WDNR TECHNICAL STANDARDS.
9. ROUGH GRADE PROPOSED ROAD.
10. INSTALL WATER, SANITARY AND STORM UTILITIES.
11. CONSTRUCT RETAINING WALLS.
12. FINE GRADE ROAD SUBGRADES.
13. INSTALL ROAD BASE COURSE.
14. COMPLETE CONSTRUCTION OF ALL ROADS BY INSTALLING BINDER PAVEMENT. SURFACE COURSE MAY BE DELAYED UP TO 12 MONTHS
15. RESTORE ALL REMAINING DISTURBED AREAS.
16. IF SEDIMENT HAS ACCUMULATED WITHIN TEMPORARY SEDIMENT TRAPS DURING CONSTRUCTION IT SHALL BE REMOVED AND TRAPS SHALL BE RESTORED TO PROPOSED FINISHED GRADE.
17. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES UPON FINAL STABILIZATION.

NOTE: ANY CHANGES TO OR VARIANCE OF SITE PLAN AND/OR CONSTRUCTION SEQUENCE DUE TO CONSTRUCTION MEANS AND METHODS SHOULD BE APPROVED BY THE ENGINEER AND OWNER PRIOR TO IMPLEMENTATION. THE ENGINEER SHALL NOTIFY THE DEPARTMENT OF NATURAL RESOURCES OF ANY CHANGES TO THE PLANS AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION. IT IS ANTICIPATED THAT WORK WILL NOT START UNTIL EARLY SPRING 2017 AND EXTEND THROUGH SUMMER WITH ALL WORK DONE BY OCTOBER 1, 2017. ACTUAL TIME LINES FOR VARIOUS WORK MY VARY DEPENDING ON OWNERS OPERATIONS BUT EROSION CONTROL IS TO BE CONTINUOUSLY MAINTAINED.

LOCATION SKETCH



OVERALL LAYOUT

SHEET 1	–	COVER SHEET
SHEETS 2 & 3	–	SITE, GRADING, DRAINAGE EROSION CONTROL PLAN
SHEET 4	–	PAVING & STORM SEWER PLAN & PROFILE
SHEET 5	–	PUBLIC SEWER & WATER PLAN & PROFILE
SHEETS 6 & 7	–	PUBLIC SEWER AND WATER SPECIFICATIONS
SHEET 8	–	SITE SPECIFICATIONS
SHEET 9 & 10	–	CONSTRUCTION DETAILS

INDEX OF SHEETS

PHASE 3

UNITS 1 THROUGH 23 INCLUDING LOT 1 OF C.S.M. 754 AS UNIT 13; EVAN DRIVE, INCLUDING CONNECTIONS TO SUMMERHAVEN DRIVE AND LAKE GENEVA BOULEVARD; REMAINING PUBLIC UTILITIES WITHIN THE BOUNDARY OF THE DECLARED AREA OF SUMMERHAVEN OF LAKE GENEVA II, ADDENDUM NO. 1.

PHASING SUMMARY

OWNER/DEVELOPER

SPECTRUM REAL ESTATE PROPERTIES
351 WEST HUBBARD, SUITE 610
CHICAGO, IL 60654

SOURCE BENCHMARK

R.B.M. AS SHOWN ON THE WALWORTH COUNTY SURVEYOR'S TIE SHEET, DATED 5-1-97
ELEVATION = 949.35'

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT...

DIGGERS HOTLINE

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Milwaukee Area (414) 259-1181
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SUMMERHAVEN OF LAKE GENEVA
PHASE 3
FINAL ENGINEERING PLANS
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

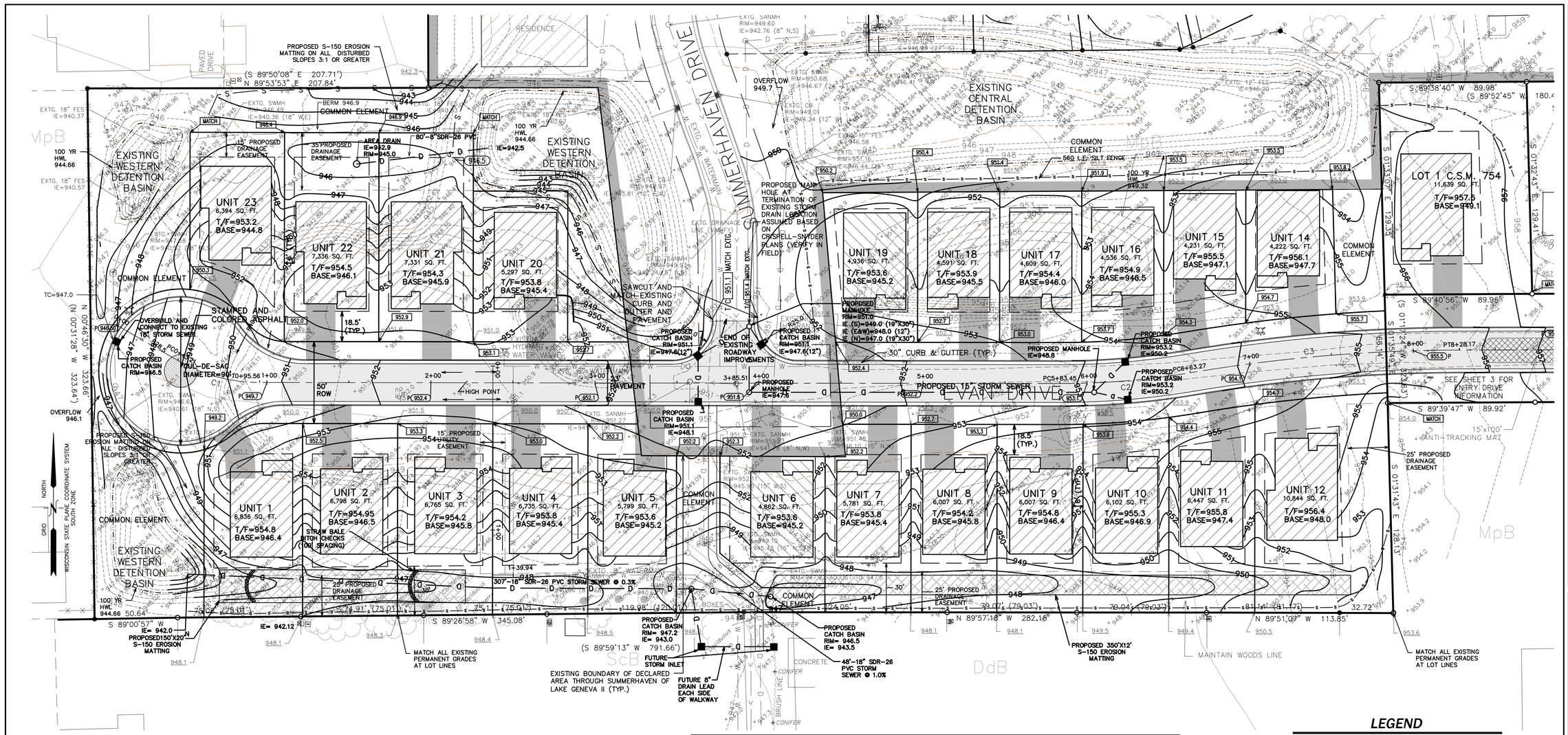
COVER SHEET

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

12/23/2019 – TS ADJUST LATERALS
04/13/2020 – TS ADD DRAINAGE EASEMENTS
05/11/2020 – TS ADVANCE
06/15/2020 – TS ADVANCE
07/02/2020 – TS ADVANCE
07/24/2020 – TS ADVANCE
08/05/2020 – TS ADVANCE

PROJECT NO. 8868
DATE 08/19/2019
SHEET NO. 1 OF 11



EROSION CONTROL NOTES

1. INLET PROTECTION TO BE INSTALLED IN EXISTING CURB INLET STRUCTURES AND MAINTAINED THROUGHOUT DURRATION OF CONSTRUCTION ACTIVITIES.
2. THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF LOCAL EROSION CONTROL PLANS AND/OR ORDINANCES.
3. INSPECT SWALES TO MEET SPECIFICATIONS ON PLAN AND WDNR TECHNICAL STANDARDS ON AN ON-GOING BASIS.
4. SEEDING AND EROSION CONTROL MATTING AS SPECIFIED ON PLAN FOR TEMPORARY SEDIMENT TRAP AND SWALES SHALL BEGIN WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.
5. SILT FENCE TO ACT AS A SEDIMENT BARRIER/TRAP AND SHALL BE CLEANED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
6. PROVIDE INLET PROTECTION AT ALL CATCH BASINS AS EACH IS INSTALLED. INLET PROTECTION TO INCLUDE FABRIC BARRIERS UNDER CASTINGS.
7. INSPECT EROSION CONTROL ON SITE AND DOCUMENT FINDINGS IN AN INSPECTION REPORT. MAINTAIN WEEKLY INSPECTION SCHEDULE AND INSPECT SITE 24 HOURS AFTER EVERY RAINFALL EVENT FOR RUNOFF MANAGEMENT.
8. ALL DISTURBED SLOPES 3:1 OR GREATER TO BE STABILIZED WITH NORTH AMERICAN GREEN S-150 EROSION CONTROL BLANKET.

GENERAL NOTES

1. ALL ELEVATIONS ARE IN RELATION TO NATIONAL GEODETIC VERTICAL DATUM OF 1929.

   SOURCE BENCHMARK – R.B.M. AS SHOWN ON THE WALWORTH COUNTY SURVEYOR'S TIE SHEET, DATED 5-1-97, ELEVATION = 949.35'
2. PROPOSED PAVED ROADWAYS SHOWN ARE 27' WIDE BETWEEN FACE OF CURB WITH 30" CURB AND GUTTER AND SHALL BE BUILT TO CITY STANDARDS.
3. ALL UNITS ARE TO BE SERVED WITH PUBLIC SEWER AND WATER.
4. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION CONFERENCE MUST BE HELD AT THE CITY HALL. THE PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED AND MODERATED BY THE DESIGN ENGINEER OF RECORD.
5. TEMPORARY TOPSOIL STOCKPILES TO BE DETERMINED BY ENGINEER IN FIELD AFTER ALL CLEARING AND GRUBBING OPERATIONS ARE COMPLETED TO DETERMINE THE BEST SUITABLE SITE.
6. TOP OF FOUNDATION ELEVATIONS (T/F=) SHOWN ON THE PLAN ARE SUGGESTED GRADES ONLY FOR A TYPICAL HOME SITE LOCATED AT WHAT IS FELT TO BE THE BEST SITE LOCATION. OWNERS SHALL BE REQUIRED TO HAVE THE ENGINEER OF RECORD PREPARE A DETAILED SITE AND GRADING PLAN WITH EROSION CONTROL DETAILS FOR THE HOME SITES. THE PLAN IS TO BE USED FOR SUBMITTAL TO THE CITY FOR ZONING AND BUILDING PERMITS.

LEGEND

- = EXISTING CONTOURS
- x949.19 = EXISTING SPOT ELEVATION
- = PROPOSED CONTOURS
- T/F = TOP OF FOUNDATION
- BSMT. = BASEMENT FLOOR ELEVATION
- G = FINISHED GROUND
- P = FINISHED PAVEMENT
- XXX.XX = PROPOSED CL ROAD GRADE
- XXX.X = PROPOSED SPOT GRADE
- = SILT FENCE
- = EASEMENT LINE
- = PROPOSED PAVEMENT
- = EROSION MAT OR EQUIVALENT
- = PROPOSED BUILDING BOX HOME SITE
- = PROPOSED DRIVE LOCATIONS
- XXX.X = EXISTING ELEVATION OF PROPERTY CORNER

SITE SUMMARY

EXISTING ZONING	–	PUD
OVERALL AREA (Phasess 1 & 2)	–	10.06 ACRES
PROPOSED RIGHT OF WAY	–	2.07 ACRES
NET DEVELOPMENT AREA	–	7.99 ACRES
EXSITNG DUPLEX UNITS	–	10 UNITS
PROPOSED SINGLE-FMAILY	–	23 UNITS
DENSITY	–	4.13 UNITS PER ACRE

NOTE: COMMON ELEMENT TO BE PRESERVED AS PRIVATE ROADWAY OR OPEN SPACE.

PUD ZONING BUILDING SETBACK REQUIREMENTS

STREET YARD	–	18.5' ALONG PRIVATE ROADWAYS
SIDE YARD	–	6' FOR DETACHED SINGLE-FAMILY UNITS
REAR YARD	–	VARIABLE

NOTE: CLEARING OF UNITS 8-12 TO BEONLY AFTER ALL OTHER WORK IS COMPLETED AND HOMES ARE PLANNED TO BE BUILT. AS MUCH OF THE WOODED BORDER ON THE REAR YARDS IS TO BE MAINTAINED

STORM WATER MODELING

STORM EVENT	CENTRAL BASIN (STAGE)	WESTERN BASIN SYSTEM (STAGE)
2-YEAR	947.50	942.01
10-YEAR	948.31	943.19
100-YEAR	949.32	944.66

30 15 0 30 60 90 120
MAP SCALE IN FEET – ORIGINAL 1"=30'

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT...
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SUMMERHAVEN OF LAKE GENEVA
PHASE 3
FINAL ENGINEERING PLANS
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

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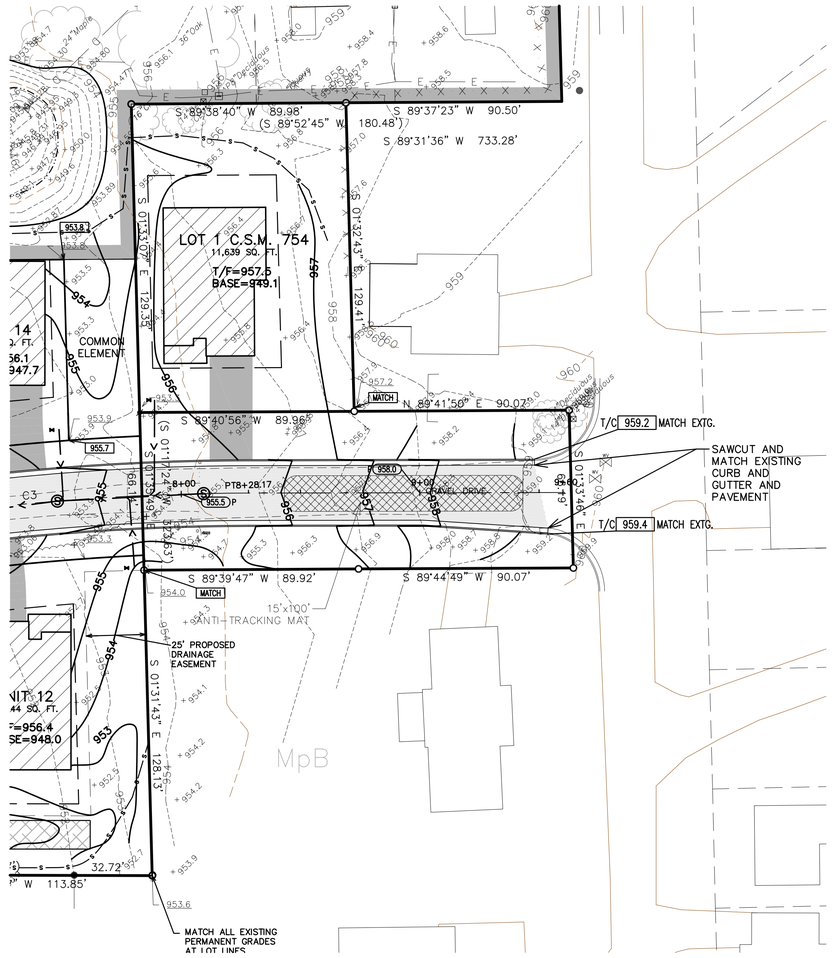
06/15/2020 –TS ADVANCE
07/02/2020 –TS ADVANCE
07/24/2020 – TS ADVANCE

PROJECT NO. 8868
DATE 08/19/2019
SHEET NO. 2 OF 11



GRID NORTH

WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE

EROSION CONTROL NOTES

1. INLET PROTECTION TO BE INSTALLED IN EXISTING CURB INLET STRUCTURES AND MAINTAINED THROUGHOUT DURRATION OF CONSTRUCTION ACTIVITIES.
2. THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF LOCAL EROSION CONTROL PLANS AND/OR ORDINANCES.
3. INSPECT SWALES TO MEET SPECIFICATIONS ON PLAN AND WDNR TECHNICAL STANDARDS ON AN ON-GOING BASIS.
4. SEEDING AND EROSION CONTROL MATTING AS SPECIFIED ON PLAN FOR TEMPORARY SEDIMENT TRAP AND SWALES SHALL BEGIN WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.
5. SILT FENCE TO ACT AS A SEDIMENT BARRIER/TRAP AND SHALL BE CLEANED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
6. INSPECT EROSION CONTROL ON SITE AND DOCUMENT FINDINGS IN AN INSPECTION REPORT. MAINTAIN WEEKLY INSPECTION SCHEDULE AND INSPECT SITE 24 HOURS AFTER EVERY RAINFALL EVENT FOR RUNOFF MANAGEMENT.
7. ALL DISTURBED SLOPES 3:1 OR GREATER TO BE STABILIZED WITH NORTH AMERICAN GREEN S-150 EROSION CONTROL BLANKET.

GENERAL NOTES

1. REMOVE ALL BRUSH AND SCRUB TREES PRIOR TO STRIPPING OF TOPSOIL.
2. TOPSOIL STOCKPILE SHALL BE LOCATED WHERE SHOWN ON PLAN. INSTALL TEMPORARY SILT FENCE AROUND ENTIRE PERIMETER OF STOCKPILE PER WDNR TECHNICAL STANDARDS. SOIL LEFT UNDISTURBED FOR 14 DAYS MUST BE SEEDED AND STABILIZED.
3. ALL FILL PLACED SHALL BE ON PREPARED LEVELED SUBSOIL WITH FILL PLACED IN COMPACTED 8" TO 12" LIFTS BY DOZER AND SHEEPSFOOT COMPACTOR.
4. ANY DISTURBED OR DAMAGED ROADWAY OR SIDEWALK SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
5. WELLS STREET TO BE KEPT FREE OF DIRT, MUD, DEBRIS, ETC. AT ALL TIMES.
6. ALL SITE CLEANING, EXCAVATION, GRADING, COMPACTION, SUBGRADE PREPARATION, SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION," 2016 EDITION, STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE REQUIREMENTS OF ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL ORDINANCES.

LEGEND

- = EXISTING CONTOURS
- x949.49 = EXISTING SPOT ELEVATION
- = PROPOSED CONTOURS
- T/F = TOP OF FOUNDATION
- BSMT. = BASEMENT FLOOR ELEVATION
- G = FINISHED GROUND
- P = FINISHED PAVEMENT
- XXX.XX = PROPOSED CL ROAD GRADE
- XXX.X = PROPOSED SPOT GRADE
- —s— = SILT FENCE
- — — — = EASEMENT LINE
- = EROSION MAT OR EQUIVALENT
- = PROPOSED BUILDING BOX HOME SITE
- = PROPOSED DRIVE LOCATIONS
- XXX.X = EXISTING ELEVATION OF PROPERTY CORNER

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT...

DIGGERS HOTLINE

Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

30 15 0 30 60 90 120

MAP SCALE IN FEET – ORIGINAL 1"=30'

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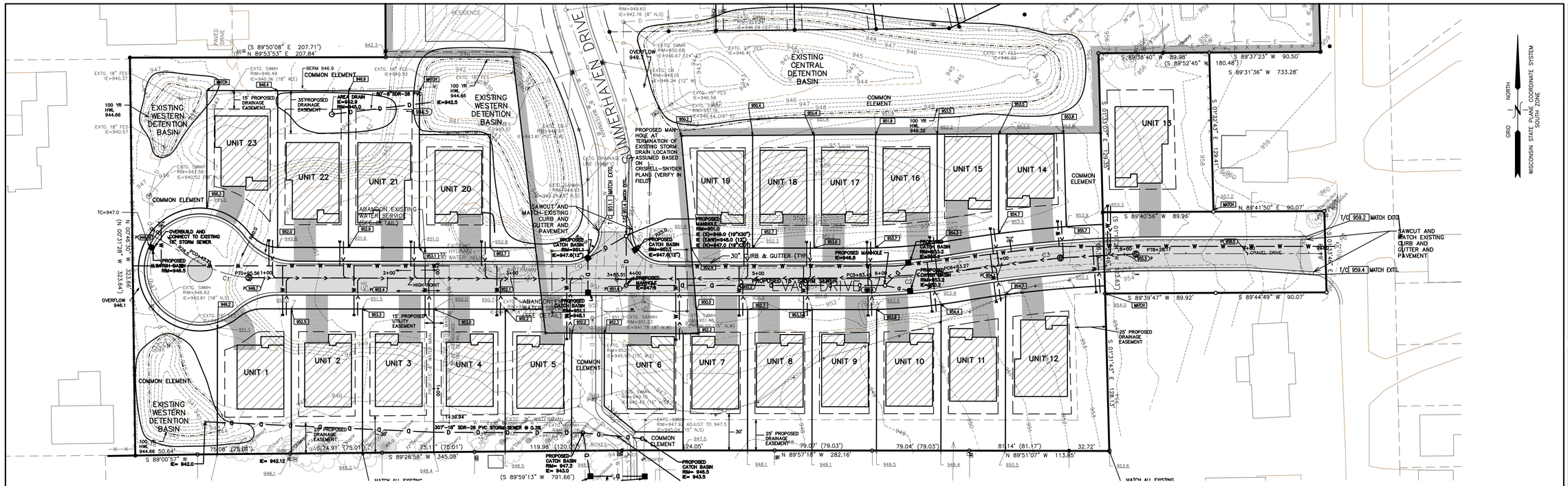
SUMMERHAVEN OF LAKE GENEVA
PHASE 3
FINAL ENGINEERING PLANS
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
12/23/2020 – TS ADJUST LATERALS
05/11/2020 – TS ADVANCE
06/15/2020 – TS ADVANCE

PROJECT NO. 8868
DATE 08/19/2019
SHEET NO. 3 OF 11



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2. PROPOSED PAVED ROADWAYS SHOWN ARE 27' WIDE BETWEEN FACE OF CURB WITH 30" CURB AND GUTTER AND SHALL BE BUILT TO CITY STANDARDS.
3. ALL WORK DONE WITHIN THE ROAD RIGHT-OF-WAY TO BE DONE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.

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XX.X = PROPOSED SPOT GRADE

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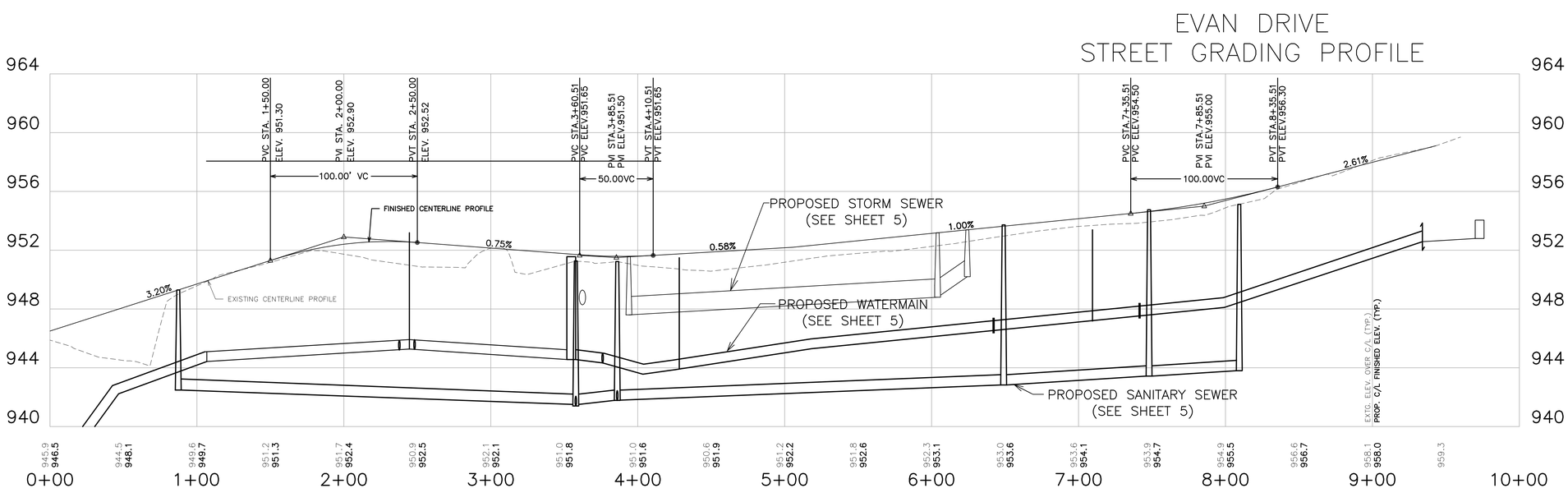
MAP SCALE IN FEET – ORIGINAL 1" = 40' (HORIZINTAL)
MAP SCALE IN FEET – ORIGINAL 1" = 4' (VERTICAL)



SUMMERHAVEN OF LAKE GENEVA
PHASE 3
FINAL ENGINEERING PLANS
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

PAVING & STORM SEWER PLAN & PROFILE

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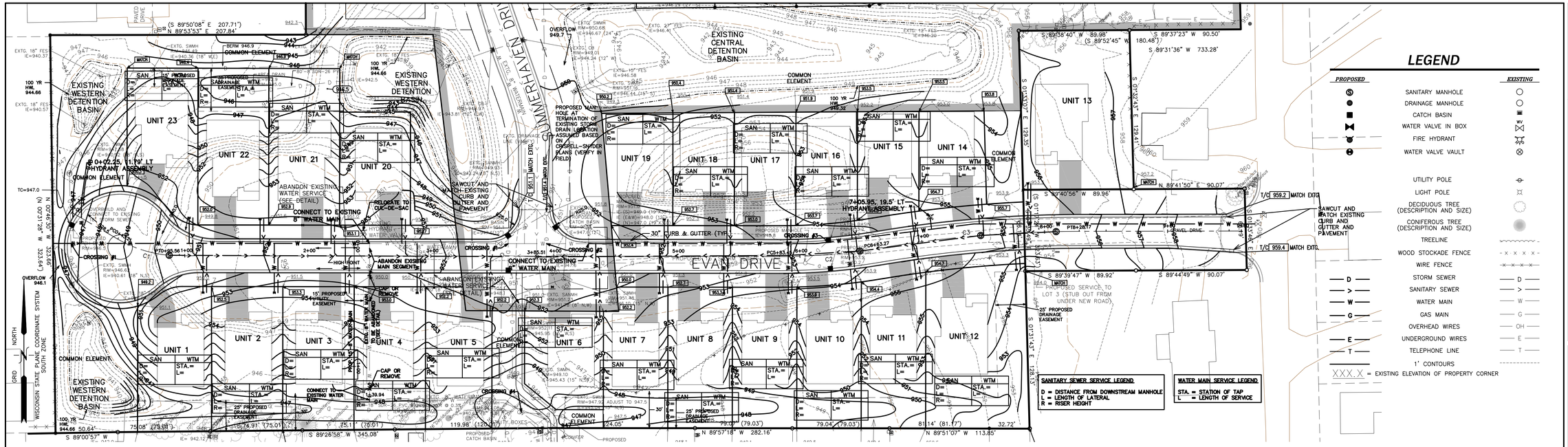

LEGEND

PROPOSED		EXISTING
	SANITARY MANHOLE	
	DRAINAGE MANHOLE	
	CATCH BASIN	
	WATER VALVE IN BOX	
	FIRE HYDRANT	
	WATER VALVE VAULT	
	UTILITY POLE	
	LIGHT POLE	
	DECIDUOUS TREE (DESCRIPTION AND SIZE)	
	CONIFEROUS TREE (DESCRIPTION AND SIZE)	
	TREELINE	
	WOOD STOCKADE FENCE	
	WIRE FENCE	
D	STORM SEWER	D
>	SANITARY SEWER	>
W	WATER MAIN	W
G	GAS MAIN	G
	OVERHEAD WIRES	OH
E	UNDERGROUND WIRES	E
T	TELEPHONE LINE	T
	1' CONTOURS	

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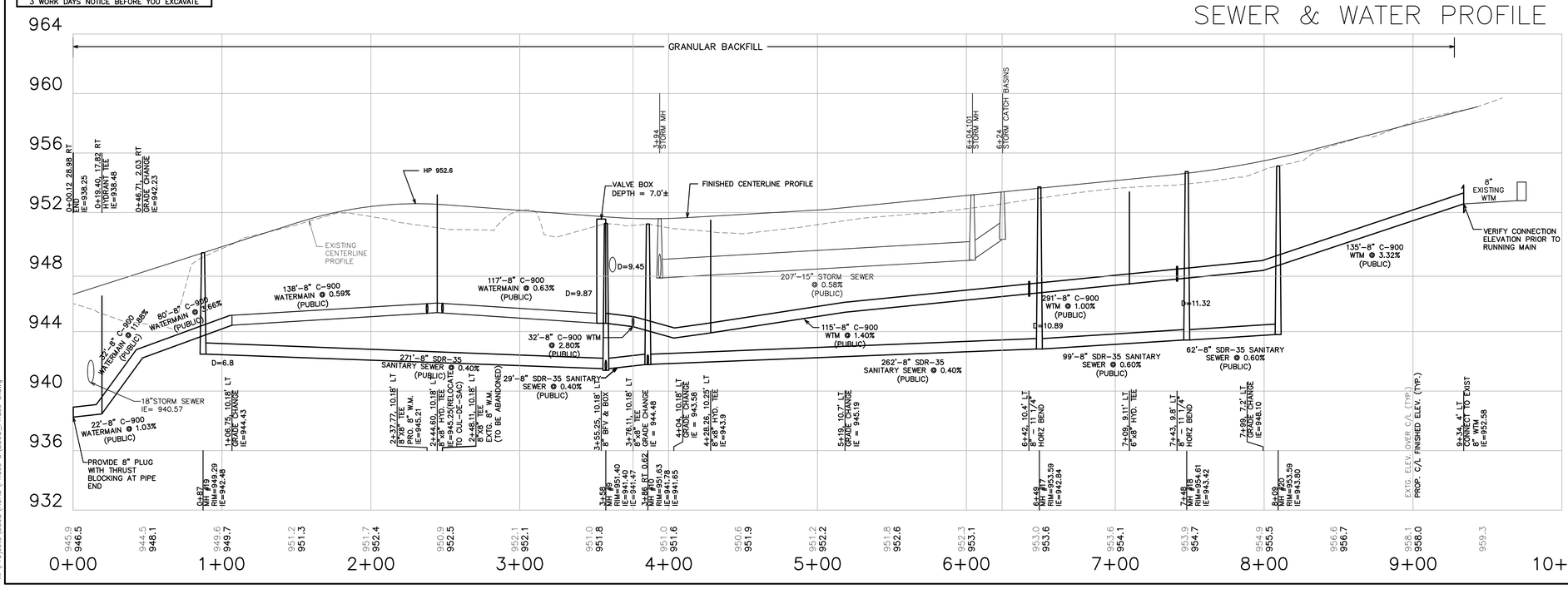
EVAN DRIVE SEWER & WATER PROFILE



UNIT #	WATER SERVICE STA.	SEWER LATERAL STA.
Unit 1	1+14.84 R30.01	1+17.78 R29.91
Unit 2	1+72.87 R29.95	1+75.78 R29.98
Unit 3	2+30.62 R30.01	2+33.78 R30.22
Unit 4	2+88.93 R30.00	2+91.80 R29.99
Unit 5	3+45.78 R49.35	3+48.26 R49.34
Unit 6	4+34.53 R49.71	4+37.38 R49.66
Unit 7	4+85.83 R30.01	4+88.79 R30.01
Unit 8	5+38.18 R29.95	5+41.18 R29.94
Unit 9	5+90.23 R29.84	5+92.98 R29.87
Unit 10	6+39.28 R29.89	6+42.44 R30.15
Unit 11	6+91.37 R30.99	6+95.12 R29.82
Unit 12	7+75.46 R29.98	7+78.83 R31.54
Unit 13	7+88.07 L39.82	7+90.35 L39.68
Unit 14	7+48.09 L29.89	7+51.000 L29.84
Unit 15	6+94.74 L29.96	6+97.44 L29.59
Unit 16	6+44.74 L30.29	6+47.97 L32.07
Unit 17	5+90.05 L29.97	5+93.25 L29.96
Unit 18	5+40.64 L29.97	5+43.64 L30.04
Unit 19	4+89.63 L30.00	4+92.63 L30.03
Unit 20	2+76.43 L30.00	2+79.30 L29.79
Unit 21	2+18.94 L29.98	2+21.72 L29.79
Unit 22	1+61.20 L29.87	1+64.14 L29.87
Unit 23	1+03.56 L30.78	1+06.56 L30.77

UTILIY CROSSING #	CROSSING LOC.	CROSSING SEPERATION DIST.
1	3+62.36,10.18 LT	34"
2	3+93.98,10.20 LT	37"
3	6.24.32,11.50 LT	38"
4	SE OF UNIT 5	28" ASSUMING WM HAS A BURY DEPTH OF 7'
5	CUL-DE-SAC	18"

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PROJECT NO. 8868
DATE 08/19/2019
SHEET NO. 5 OF 11

SUMMERHAVEN OF LAKE GENEVA PHASE 3
FINAL ENGINEERING PLANS
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

PUBLIC SEWER & WATER PLAN & PROFILE

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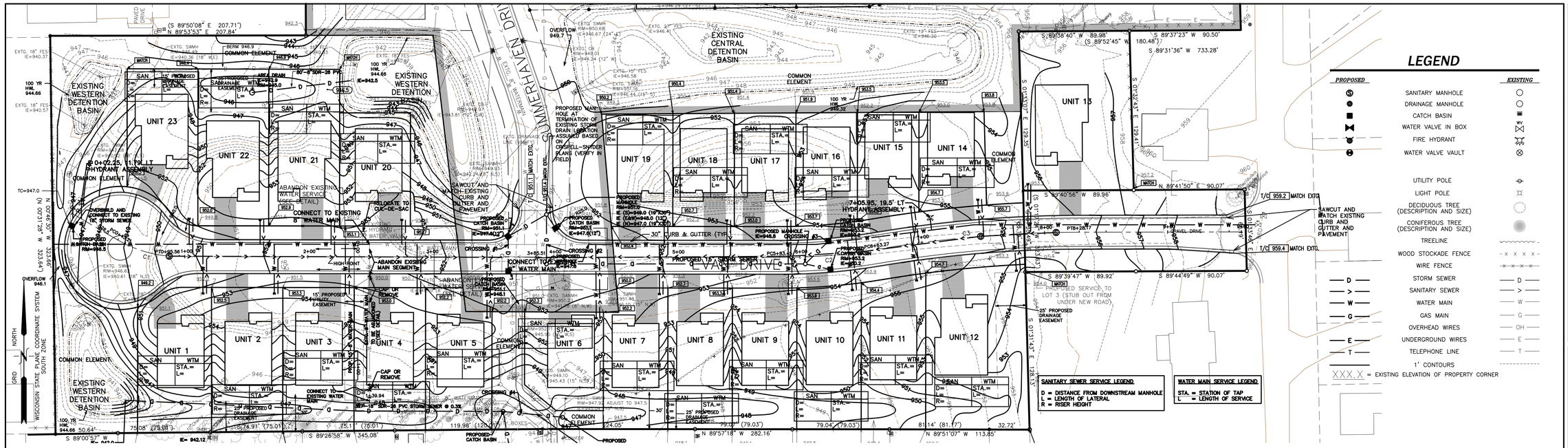

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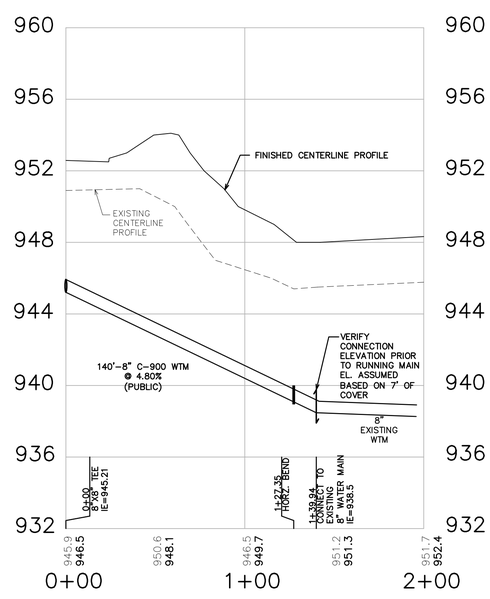
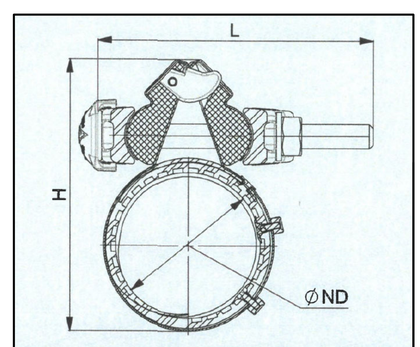
UNIT 3–4 WATER MAIN PROFILE





HYMAX CLAMP DETAIL

NOTE: HYMAX CLAMP IS TO BE USED FOR WATER SERVICE ABANDONMENT. CLAMPS ARE TO BE 12" IN LENGTH AND SIZED TO THE NOMINAL DIAMETER OF THE WATER SERVICE. ABANDONED WATERMAIN IS TO BE CAPPED AT BOTH NORTHERN AND SOUTHERN EXTENTS OF SEGMENT.

SUMMERHAVEN OF LAKE GENEVA PHASE 3

FINAL ENGINEERING PLANS
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

PUBLIC WATER PLAN & PROFILE

FARRIS, HANSEN & ASSOCIATES, INC.
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PROJECT NO. 8868
DATE 08/19/2019
SHEET NO. 6 OF 11

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PUBLIC SANITARY SEWER AND WATER MAIN
101. STANDARD SPECIFICATIONS

The "Standard Specifications for Sewer and Water Construction in Wisconsin", Sixth Edition, December 22, 2003, with Addendum No. 1, "Standard Specifications" and The City of Lake Geneva Special Provisions Development Standards for Private Developments, "Special Provisions" will govern all public sanitary sewer and water main utility work performed on this project. Below are the relevant sections of the "Special Provisions".

In the event of a discrepancy between the "Special Provisions" and the "Standard Specifications" the "Special Provisions" shall govern.

Copies of the "Standard Specifications" may be obtained by contacting:
Public Works Industry Improvement Program
2835 N. Mayfair Road, Suite 35
Milwaukee, WI 53222
Phone: (414) 778–1050

Copies of The City of Lake Geneva Special Provisions Development Standards for Private Developments may be obtained by contacting the City Water and Sewer Utility Engineer (City Utility Engineer):
Kapur & Associates
1224 S. Pine St.
Burlington, WI 53105
Phone: (262) 767–2747

201. SANITARY SEWER CONSTRUCTION

A. Bedding and Cover Material
1. Sanitary sewer bedding and cover material shall conform to the appropriate sections of the "Standard Specifications", as specified and/or modified below:
a. PVC Pipe – Section 3.2.6(i), as modified below (Note that the bedding section is essentially Class "B" Bedding including placing a minimum of 12 inches of cover material over the top of the pipe.):
(1) Bedding material used for 18" diameter or smaller sewer pipes shall conform to either Table 32 (3/8" crushed stone chips containing at least 85% machine fractured particles) or Table 33 (3/4" crushed stone chips containing at least 65% machine fractured particles) of Section 8.43.2(a). Crushed pea gravel will not be allowed for use as bedding material. Cover material shall be the same material as used for bedding.

(2) Delete the following sentence from Paragraphs 3.2.6(b)2 and 3.2.6(i)l:

"If crushed stone chips or other materials conforming to Section 8.43.2(a) are used as cover material, no compaction or staging is required."

(3) Placement and Compaction.
(a) Place bedding material to the springline of the pipe and compact prior to placing cover material. Compaction of bedding material at the level of the pipe springline shall include working bedding material under the haunches of the pipe using shovels or other suitable methods. The Contractor shall take care to completely work bedding material under the haunches of the pipe to provide adequate side support.

(b) Place and compact cover material in one or more lifts after compacting bedding material. Place a minimum of 12 inches of cover material over the pipe.

(c) Refer to Subsection 607.B. of the "Special Provisions" for requirements for recompacting Class "B" bedding disturbed by trench boxes.

B. Laterals
1. Connections to the Main Sewer
a. Building sewer (lateral) connections to the main sewer 18" in diameter or less shall be made with wyes except as noted below. The ends of laterals shall be plugged in accordance with Paragraph 3.2.5(f) of the "Standard Specifications".

(1) All lateral connections to new flexible pipe shall be made with factory fabricated or injection molded in–line wyes unless otherwise approved by the Engineer.

b. Place wyes at a typical vertical angle of 45° to the horizontal except install wyes flat or level when the Plans state to install laterals as low as possible.

2. Grade
a. Install sewer laterals at a minimum 2.08% (1/4"/ft.) grade unless shown otherwise on the Plans.

3. Marker Stakes
a. The Contractor shall furnish and install a marker stake over the end of each lateral installed. The marker shall be a minimum 2" x 4" x 4' wooden plank or as approved by the Engineer. The marker shall be placed vertically with its top flush with the surface grade. Place a spike or other durable magnetic material in the top of the marker stake to aid in future relocation.

4. Risers
a. Risers on shallow flexible gravity sewer mains shall be constructed of flexible gravity sewer pipe in accordance with File No. 10E of the "Standard Specifications". Use File No. 10E for risers up to 6 feet in height and for mains not exceeding 16 feet in depth measured from the flowline of the sewer.

b. Riser connections shall be made with factory fabricated or injection molded in–line tees. Do not use saddles for riser connections.

5. Cleanouts
a. All laterals exceeding 100 feet in length shall have cleanouts installed on them. Cleanouts shall be placed at 100 foot maximum spacings as shown on the Plans or as directed by the Engineer. They shall be constructed in accordance with the details shown on the Plans.

C. Connections to Existing Manhole
1. Sewer connections to existing manholes shall be made in accordance with Section 3.5.7 of the "Standard Specifications". Field tapped holes for connecting sewer pipe to manholes shall be made by coring the manhole except that connections to brick or block manholes may be made by punching out the opening. Flexible pipe connections shall be made with flexible watertight connectors, Kor–N–Seal, Link–Seal or equal. All clamps, bolts, etc. of pipe to manhole seals shall be stainless steel. If Link–Seal connectors are used, the bolt heads shall be placed on the inside of manholes.

2. Form a new flow line(s) in the existing manhole(s) in accordance with File No. 13 of the "Standard Specifications".

3. For outside drop connection to existing manhole follow section 3.5.8(d)4, File 22 of the "Standard Specifications".

4. Plug Downstream Manhole
a. Place temporary plugs in all downstream (receiving) manholes to prevent groundwater and debris from entering the existing sewer system.

D. Pipe Flotation
1. Pipes installed below the groundwater elevation shall be protected against flotation. The Contractor shall lower the groundwater elevation until after adequate cover has been placed to secure pipes.

E. Insulation
1. Sewer lines shall be insulated where noted on the Plans and wherever the depth of cover is less than five (5) feet when so ordered by the Engineer. Insulation shall be in accordance with Chapter 4.17.0 of the "Standard Specifications" and the details in the Appendix of the "Special Provisions".

F. Deflection Testing
1. Polyvinyl chloride (PVC) sewer pipe shall be deflection tested with an approved go–no–go acceptance testing device. The test shall not be conducted until after all backfill has been placed and consolidated and after riser pipes and sewer laterals have been installed. The entire length of sewer pipe shall be tested.
a. PVC pipe shall be deflection tested in accordance with Paragraph 3.2.6(i)4. of the "Standard Specifications", as amended below:
(1) PVC pipe shall not be deflection tested until at least 14 days after all backfill has been placed, including backfilling of laterals and risers. Initial deflection testing shall be done using a 95% mandrel. The use of a 92.5% testing device will not be allowed for initial testing regardless of the time elapsed after backfilling.

(2) All sections failing to pass the test shall be repaired and retested, however, if at least 30 days have elapsed since the pipe was placed and backfilled, the Contractor will be allowed to retest the sewer line using a 92.5% mandrel.
2. Mandrels
a. Go–no go mandrels shall conform to the requirements of File No. 30 and 30A of the "Standard Specifications".

G. Leakage Testing
1. Low Pressure Air Test
a. Amend Paragraph 3.7.1 of the "Standard Specifications" to read in part: "Sanitary sewers less than or equal to 36 inches in diameter shall be tested for leakage using the low pressure air test. The length of laterals included in the test section shall be included in determining the test time."

H. Televising Sewers
1. The Contractor shall televise all sewers after successfully completing deflection and leakage testing.

2. The Contractor shall provide the Owner with a copy of the videotape and a written report by the video contractor. The report shall indicate all defects (i.e.; bad joints, cracked pipe, infiltration, standing water, etc.) and shall list locations of all laterals.

3. All defects shall be corrected and any dirt, gravel or foreign material removed from the sewer prior to acceptance by the Owner.

205. SANITARY SEWER MATERIALS

A. Sanitary sewer pipe material shall be polyvinyl chloride (PVC) pipe conforming to the following:
1. Polyvinyl chloride (PVC) sewer pipe (4 inch through 15 inch diameter) meeting the requirements of ASTM D3034, SDR 35, with a minimum pipe stiffness of 46 psi and having integral bell type flexible elastomeric joints meeting the requirements of ASTM D3212. Gaskets shall meet the requirements of ASTM F477. PVC material shall have a cell classification of 12454B, 12454C, 12364C or 13364B, except that 12364C and 13364B shall have a minimum modulus of elasticity of 500,000 psi. (Option: SDR 26 with a minimum pipe stiffness of 115 psi.)

2. Polyvinyl chloride (PVC) small diameter profile wall sewer pipe (8 inch and 10 inch diameter) meeting the requirements of ASTM F949, open profile, core type pipe (CONTECH A–2026). Pipe shall have a minimum pipe stiffness of 115 PSI and have integral bell type flexible elastomeric joints meeting the requirements of ASTM D3212. Joint gaskets shall meet the requirements of ASTM F477. PVC material shall have a cell classification of 12454B or 12454C and a minimum modulus of elasticity of 500,000 psi.

a. Lateral pipe material shall conform to the requirements of ASTM D3034, SDR 26.

210. SANITARY MANHOLES
A. Standard Manhole.
1. Sanitary manholes shall be constructed in accordance with Chapter 3.5.0 and File Nos. 12, 12A, 13, and 15 of the "Standard Specifications" and these Special Provisions.

a. Poured Manhole Base
(1) All manhole bases (benches) shall be poured in place in accordance with Subsection 3.5.5(b) of the "Standard Specifications". Precast manhole bases or precast integral base units will be allowed in accordance with Subsection 3.5.5(c), however, no precast base units with preformed benches are allowed. All manhole benches shall be poured in place.

2. Manholes shall be precast 48 inch inside diameter with concentric cones.

a. Adjusting Rings
(1) A minimum of 4 inches to a maximum of 19 inches of adjusting rings shall be furnished for each manhole, unless shown otherwise on the Plans. (Note: Type II Manholes – 3 inches minimum of rings is acceptable.)

(2) Furnish manholes to minimize the chimney height required, so that chimney seal extensions will not be required. Note that a standard 9 inch seal covers a 6–1/2 inch chimney height.
(3) Material
(a) Adjusting rings shall be concrete, unless specified otherwise below, meeting the requirements of Subsection 8.39.11 of the "Standard Specifications".

(b) Rubber Adjusting Rings
I) The top adjusting ring on manholes subject to traffic loadings shall be rubber as manufactured by Infra–Risers, Adaptor, Inc., or equal. Use tapered adjusting rings alone or in combination to place the manhole casting truly parallel with the plane of the pavement. Install adjusting rings in accordance with the manufacturer's instructions using the recommended adhesive.

b. Manhole depths shown on the Plans are approximate only, unless the cover elevation is indicated. Manhole covers shall be placed to match the existing grade unless the finished elevation is shown on the Plans.

(I) Place manhole covers 1/4 inch below the pavement grade in roadways.

3. Manhole Frames and Covers
a. Manhole frames and covers shall be Neenah R–1580 with Type "B" self–sealing lids, non–rocking, or equal.

B. Frame/Chimney Joints
1. Type I – Modified
a. All sanitary manholes shall be constructed with Type I frame/chimney joints. Type I joints shall consist of the following:
(1) Adjusting rings shall be set with butyl rubber sealant troweled into a 1/4 inch thick layer over the entire surface area of all adjusting rings. The butyl rubber sealant shall be EZ–Stik or Kent–Seal butyl base sealant in trowelable grade or equal.

(2) Internal/External Chimney Seal

Type I joints shall be provided with an external manhole chimney seal (internal/external adaptor seal) as manufactured by Adaptor Inc., West Allis, Wisconsin. The internal/external manhole seal shall be installed in accordance with the manufacturer's instructions.
(a) Furnish and install manhole seals to span (cover) the entire chimney height. Provide extensions as required.

2. Cone/Ring Dimensions
a. Manhole Cone Sections
(1) The top dimensions of cone sections shall be either 24 inches inside diameter by 36 inches outside diameter or 26 inches inside diameter by 38 inches outside diameter.

(2) The outside diameter of the top of the cone section shall be as large as or larger than the base flange of the manhole casting.

b. Adjusting Rings
(1) Adjusting ring dimensions shall match the dimensions of the top of the cone section; either 24" x 36" or 26" x 38".

(2) Adjusting rings shall have flat or even bearing surfaces providing bearing contact over the entire contact surfaces.

(3) Adjusting rings shall be as specified in Section 8.39.11 of the "Standard Specifications" or Subsection 210.A.2.a(3) of the "Special Provisions", except the dimensions shall be as specified above.

c. Center adjusting rings on manhole cones and center manhole castings on adjusting rings so that their surfaces will be flush whenever possible.

C. Manhole Riser Joints
1. Joints for precast manhole riser sections shall be made with rubber "O"–ring gaskets, a continuous ring of butyl rubber sealant (EZ–Stik or Kent–Seal in rope form) or equal. The butyl sealant shall be 1 inch diameter equivalent or as recommended by the manhole manufacturer.

2. Joints for precast manhole barrel sections including the joint with the bottom of the cone shall be wrapped with an external joint seal as manufactured by Mar Mac Construction Products Company; Cretex Specialty Products; CCI Pipeline Systems, LLC; or equal. The external manhole seal shall be installed in accordance with the manufacturer's instructions.
a. If external joint seals require steel strapping, it hall be a minimum 5/8" – 316 stainless steel with stainless steel "strap lock" fasteners.

D. Manhole Lifting Holes
1. All lifting holes in precast manhole sections shall be lugged using rubber plugs supplied by the manhole supplier, non–shrink grout or other approved method. Non–shrink grout shall fill the entire void and shall be troweled at each face to provide smooth surfaces. Cement mortar shall not be used to plug lifting holes.

E. Manhole Pipe Connections
1. Connections of pipes to manholes shall be made in accordance with Section 3.5.7 of the "Standard Specifications". All field tapped holes for connecting sewer pipe to manholes shall be made by coring.

2. All plastic pipe shall be connected to manholes by means of flexible watertight pipe to manhole seals in accordance with Subsection 3.5.7(c). Manhole seals shall be Kor–N–Seal, Link Seal or equal. All clamps, bolts, etc. of pipe to manhole seals shall be stainless steel. If Link Seal connectors are used, the bolt heads shall be placed on the inside of manholes.

F. Drop Manholes
1. All drop manholes, unless shown otherwise on the Plans, shall be constructed as "outside" drop manholes in accordance with Section 3.5.8(d) and File No. 19 or 20 of the "Standard Specifications" and the requirements of these Special Provisions.
a. Heights of manhole drops shown on the Plans are figured from the invert of the outgoing sewer to the invert of the incoming sewer.

G. Manhole Air Vents
1. The Contractor shall construct manhole air vents at the locations shown on the Plans and/or as directed by the Engineer. Manhole air vents shall be constructed in accordance with the details shown on the Plans or included in the Appendix of the "Special Provisions".

H. Manhole Vacuum Testing
1. Delete Section 3.7.6 of the "Standard Specifications" in its entirety and replace it with the following.

2. The Contractor shall vacuum test all sanitary sewer manholes for leakage, regardless of the sewer diameter, in accordance with the following:
a. The chimney and casting shall be in place prior to vacuum testing manholes.

b. All testing shall be done in the presence of the City Utility Engineer or his representative.

3. Isolate the manhole to be tested by plugging the inlet and outlet pipes with inflatable stoppers or other suitable test plugs. The plugs shall be securely braced to prevent the plugs from being drawn into the manhole.

4. The test head shall be placed at the top of the manhole in accordance with the manufacturer's recommendations.

a. Prior to starting the vacuum pump, determine the hydrostatic head on the lowest pipe connection to the manhole being tested.

b. If the hydrostatic head on the lowest pipe connection to the manhole is 12 feet or less, a vacuum pressure equal to 10 inches Hg (mercury) shall be applied to the manhole utilizing the vacuum pump.

c. When the pressure gage indicates 10 inches Hg, close the control valve, shut off the vacuum pump, and begin counting the seconds for the indicated pressure to drop one inch Hg. If the elapsed time is longer than the minimum time indicated in the following Table J, the manhole passes the test.

d. In the event the hydrostatic head is between 12 feet and 21 feet above the lowest connection to the manhole, the test vacuum pressure shall be reduced one inch Hg for each foot of hydrostatic head in accordance with the following Table II. If the hydrostatic head is greater than 22 feet, no vacuum test shall be performed.

e. If the test fails, repair or seal the manhole using non–shrink grout or other approved materials. Retest until an acceptable test is obtained.

f. Tests may be conducted before or after backfilling.

501. WATER MAIN CONSTRUCTION
A. Bedding and Cover Material
1. Polyvinyl Chloride (PVC) Pipe
a. Bedding and cover material shall be crushed stone chips conforming to either Table 32 (3/8" crushed stone chips containing at least 85% machine fractured particles) or Table 33 (3/4" crushed stone chips containing at least 65% machine fractured particles) of Section 8.43.2(a) of the "Standard Specifications". Crushed pea gravel will not be allowed for use as bedding or cover material.

2. Trench Section
a. The trench section shall conform to Section 4.3.3 and File No. 36 of the "Standard Specifications", as amended below:
(1) Bedding and cover shall be placed in a minimum of three separate lifts to ensure adequate compaction of these materials, with one lift of bedding material ending at or near the springline of the pipe. The Contractor shall take care to completely work bedding material under the haunch of the pipe to provide adequate side support.

(2) Amend Section 4.3.3 and File No. 36 of the "Standard Specifications" to require a minimum of 12 inches of cover material over the top of the pipe.

B. Polyethylene Wrap
1. Delete Section 4.4.4 and all references to polyethylene wrap from the "Standard Specifications". Polyethylene wrap is not required along the trunk water main unless the Engineer orders it to be installed.

2. Water mains installed within organic soil layers, former landfill areas or crossing cathodically protected pipe lines shall be wrapped as ordered by the Engineer.
a. Polyethylene wrap, if required, shall meet the requirements of AWWA Standard C–105 (ANSI A21.5) using Class C (black) polyethylene material and shall be installed as specified in Section 4.4.4 of the "Standard Specifications".
3. All fittings and valves are to be polyethylene wrapped. Polyethylene wrap shall meet the requirements of AWWA Standard C–105 (ANSI A21.5) using Class C (black) polyethylene material and shall be installed as specified in Section 4.4.4 of the "Standard Specifications".

C. Disinfecting Water Mains
1. Water mains shall be cleaned and disinfected in accordance with Sections 4.3.11 and 4.3.12 and Chapter 4.16.0 of the "Standard Specifications" and AWWA Standard C651. Place calcium hypochlorite tablets in the water main as specified in Section 4.3.12.

2. See Section 555 of the "Special Provisions" for water main flushing and sampling requirements.

D. Sewer Crossings
1. Center one full length of water main pipe on sewers wherever water main crosses over or under a sanitary or storm sewer so that both water main joints will be as far from the sewer as possible.

E. High Points in Water Main
1. The Contractor shall install water main at the grades shown on the Plans with no high points constructed in the main except at hydrants and as indicated on the Plans. If a high point which could trap air cannot be prevented, then an air release assembly shall be constructed at that point, if so ordered by the Engineer.
a. The Engineer reserves the right to order the Contractor to relay water main placed at the wrong grade. The cost of such relay work shall be paid for by the Contractor.

F. Joint Restraint
1. Restraining Fittings, Valves and Sleeves
a. MEGALUG Restrained Joints
(1) Restrain all fittings (bends, tees, caps and plugs), valves and sleeves using MEGALUG restrained joints as manufactured by EBAA Iron Sales, Inc. of Eastland, Texas.

(2) Buttress all fittings, as provided for in Paragraph G.1 below, in addition to joint restraint.

2. Restraining Vertical Bends and Offsets
a. Changes in the grade of the water main made by vertical bends or offsets shall be restrained as provided for in Subsection F.1 above.

3. Restrained Joint Pipe Sections
a. All water main pipe and fittings, within sections shown on the Plans as "Joint Restraint" or "Restrained", shall be restrained as specified in Subsection F. above and fittings shall be buttressed as specified in Subsection G. below.

b. Restrained Joints in Casings
(1) The joints of restrained joint pipe installed in casings shall be fully extended to take up the joint slack prior to making the end connections.

4. Restrain Valves on PVC Pipe in Valve Manholes
a. All valves placed in valve manholes and installed on PVC pipe shall be restrained using PVC joint restraint systems as manufactured by EBAA Iron Sales, Inc.

5. Restrained Hydrant Leads
a. Hydrant leads shall be restrained in accordance with Subsection 530.D. of the "Special Provisions".

G. Concrete Blocking (Buttresses)
1. All horizontal bends, tees, caps and plugs shall be provided with concrete buttresses, in addition to joint restraint as specified in Paragraph F.1.a(I) above, in accordance with Section 4.3.13 and File Nos. 44, 44A, 45 and 46 of the "Standard Specifications".
H. Insulation
1. Water mains shall be insulated where noted on the Plans and wherever the depth of cover is less than five (5) feet when so ordered by the Engineer. Insulation shall be in accordance with Chapter 4.17.0 of the "Standard Specifications" and the details in the Appendix of the "Special Provisions".

I. Operation of Existing Valves
1. All existing valves will be operated by or under the supervision of the Lake Geneva Utility Commission. Contact Josh Gajewski at (262) 248–2311, ext. 6115.

J. Water Service Disruption
1. The Contractor shall coordinate his work schedule with the Owner when connecting intersecting streets to the new water main in order to minimize inconvenience and disruption caused by the temporary discontinuance of water service. Water service to residences shall not be shut down for a period longer than eight (8) hours, nor after 4:30 p.m. or on weekends without approval of the Owner. Residential water service may only be shut down between the hours of 8:30 a.m. to 4:30 p.m., except that residential water services may be shut down outside of these hours with the Owner's permission. Water service to businesses shall not be shut down for a period longer than two (2) hours unless satisfactory arrangements are made with the businesses affected. The Contractor shall take whatever measures are necessary to return service at the end of each working day, including the use of temporary valves or plugs.
a. The Contractor shall notify homeowners and businesses at least 24 hours prior to shutting off any water service.

K. Water Main Offsets
1. Water mains shall be offset as shown on the Plans or as directed by the Engineer. Water main offsets shall be in accordance with File No. 47 of the "Standard Specifications" as modified below.
a. Place offsets to provide a minimum of six (6) feet of cover.
(1) Water main shall be offset down only (under the conflicting utility) to prevent high points being created in the offset.

b. Offset castings may be used when the change in grade is 24 inches or less.

c. Concrete buttresses shall be constructed as shown, however, optional restraining methods as specified in the section on Joint Restraint of this article shall be used in lieu of strapping.

L. Tracer Wire
a. PVC water main shall be provided with tracer wire, including stubs and nonmetallic services and dead–end mains.

b. Material. Tracer wire shall be single strand, single conductor, insulated copper wire, minimum thickness No. 10 AWG.

c. Installation. Place tracer wire at the springline of the main and tape to the pipe at five–foot intervals. Extend wire up all valve boxes and hydrants terminated in a Bingham & Taylor Pb200NFG12W2T box set behind each hydrant.

d. Testing. The contractor shall test tracer wire for electrical continuity prior to acceptance of the main.

505. WATER MAIN MATERIALS
A. Water main pipe material shall be ductile iron (DI) or polyvinyl chloride (PVC) pipe conforming to the following:

B. Tests
1. Pipe material delivered for use on this project shall conform to the requirements of the appropriate AWWA and ASTM Specifications noted herein. All pipe shall be marked in accordance with the requirements of the cited Specifications and each load delivered to the job site shall be accompanied by the manufacturer's certification of such compliance. Said certification to be delivered to the Engineer or his representative.

505.1. DUCTILE IRON PIPE
A. Ductile iron pipe meeting the requirements of AWWA Standard C151 (ANSI 21.51), cement mortar lined with internal and external bituminous coating and furnished with either push–on or mechanical joints with rubber gaskets. Do not furnish cable bonding or other methods of providing electrical conductivity.
1. Ductile iron pipe shall be furnished for the following minimum thickness classes:
a. Six (6) inch hydrant lead and 8 inch pipe shall be Class 53.

505.2. POLYVINYL CHLORIDE PIPE
A. Polyvinyl chloride (PVC) pipe (4 inch through 12 inch diameter) meeting the requirements of AWWA Standard C900, DR18, with cast iron O.D. and integral elastomeric bell and spigot joints.
1. Hydrant leads shall be ductile iron pipe.

2. Do not furnish cable bonding or other methods of providing electrical conductivity on valves, hydrants and fittings located within sections of water main constructed with PVC pipe.

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SUMMERHAVEN OF LAKE GENEVA
PHASE 3
FINAL ENGINEERING PLANS
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

PUBLIC SEWER & WATER SPECIFICATIONS

REVISIONS

PROJECT NO. 8868
DATE 08/19/2019
SHEET NO. 7 OF 11

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505.4. FITTINGS (USED WITH DUCTILE IRON AND PVC PIPE)

A. Fittings shall be ductile iron or cast iron, cement mortar lined with internal and external bituminous coating and meeting the requirements of AWWA Standard C110 (ANSI 21.10). Fittings shall be supplied with mechanical joints with rubber gaskets.

1. Ductile iron mechanical joint fittings meeting the requirements of AWWA Standard C153 for "compact fittings", 3" through 24" size, may be used in place of the fittings specified above.

2. All fittings shall be North American made; Star Pipe Products, Tyler/Union and Sigma Corp. ONLY.

B. Bolts

1. All water main nuts and bolts, including connections to mains, fittings, valves and hydrants, shall be stainless steel or Cor-Blue T-Bolts as manufactured by NSS Industries or equal.

510. VALVES AND VALVE BOXES

A. Resilient-Seated Gate Valves

1. Resilient-seated gate valves shall meet the requirements of AWWA C-509 or AWWA C-515.
   a. Resilient-seated gate valves shall be furnished with mechanical joints with rubber gaskets, cast iron or ductile iron body, bronze mounted, resilient wedge, non-rising stem, "O"-ring stem seals, 2 inch square operating nut opening to the left (counterclockwise) and rated at 200 psi working pressure.
      (1) Furnish valves with "Everdur" or "NDZ" heavy-duty brass stem.

   b. All 4, 6, and 8 inch valves shall be resilient-seated gate valves unless shown otherwise on the Plans.

   c. Resilient-seated gate valves shall be Waterous, American Flow Control 2500 series valve C515.

B. Valve Boxes

1. Valve boxes shall be three (3) piece cast iron valve boxes consisting of bottom (5-1/4" shaft diameter) and screw type top section with cover marked "WATER".
   a. Place valve box covers at the existing grade or to the elevation shown on the Plans or as specified in the "Special Provisions". Furnish extension sections as required. Turn the top section down, where covers are set below the finished grade, to allow for future final adjustment (raising) to finish grade.

   b. Valve boxes shall be North American made; Tyler/Union, East Jordan Iron Works, Bingham & Taylor.

2. Valve Box Adaptors
   a. Valve boxes for both gate and butterfly valves shall be installed by mounting on valve box adaptors. Valve box adaptors shall be Adaptor, Inc.#6 Series Valve Box Adaptor.

3. Valve Box Depth
   a. Valve box depths shown on the Plans are approximate only, unless the cover elevation is indicated. Valve box covers shall be placed to match the existing grade (1/4 inch below pavement surface) unless the finished elevation is shown on the Plans.

C. Tapping Valves and Sleeves

1. Tapping valves shall be similar to the AWWA gate valves specified in Subsection 510.A. of the "Special Provisions" except for the end connection (usually flanged) to the tapping sleeve and oversized seat rings to permit entry of the tapping machine cutters.

2. Tapping sleeves shall be supplied by the manufacturer of the tapping valves.

D. Cutting-In Valves and Sleeves

1. Cutting-in valves shall be similar to the AWWA gate valves specified in Subsection 510.A of the "Special Provisions" except that they shall be provided with special gaskets allowing assembly on various types of pipe.

2. Cutting-in sleeves shall be supplied by the manufacturer of the cutting-in valves.

530. HYDRANTS

A. Standard Hydrant

1. Hydrants shall be Waterous "Pacer" Model WB-67, conforming to the following specifications:
   a. Hydrants shall be compression type, with 5-1/4 inch bottom valve and 6 inch mechanical joint inlet connection equipped with cable bonding, "O"-ring packing, safety flange construction, meeting the requirements of AWWA Standard C502 and meeting specifications for 300 PSI test pressure and 150 PSI working pressure.

   b. Hydrants shall have two 2-1/2 inch hose nozzles with National Standard fire hose coupling screw threads and nut type nozzle caps with gaskets and chains and one 4-1/2 inch pumper nozzle with STORZ-LOK 125 quick-connect fitting.

   c. Hydrants shall have 1-1/2 inch pentagon operating nut opening to the left (counter-clockwise).

   d. Hydrants, including barrel extensions, shall be painted federal safety yellow.

2. Air-Release Hydrants
   a. Air-release hydrants shall be installed m accordance with the details shown in the Appendix of the "Special Provisions".

B. Barrel Extensions

1. Hydrants shall be furnished for 6-1/2 feet of bury unless the Plans show greater burial depths. Use bends in the hydrant lead to bring the hydrant to the proper burial depth. The distance from the ground line to the centerline of the lowest nozzle shall be from 18 to 23 inches.

2. Extensions
   a. Hydrant extensions may be used only where bends cannot be utilized to bring the hydrant to the desired depth and only with the Owner's approval. Hydrant extensions shall be compatible with hydrant barrel and stem sections and shall be installed at the top of the barrel section.

C. Valves and Valve Boxes

1. Hydrant valves and valve boxes shall conform to the requirements for gate valves and valve boxes of the "Special Provisions".

D. Hydrant Leads

1. Hydrant leads shall be six (6) inch, Class 53, ductile iron pipe.

2. Restrain hydrants with thrust blocking and by anchoring to the main. Restrain all joints with MEGALUG restrained joints or anchoring pipe and anchoring fittings. Provide concrete thrust blocks for both hydrant and hydrant tee.

3. Restrain one full length of pipe on both sides of the hydrant tee.

E. Hydrant and Auxiliary Valve Locations

1. Place hydrants 5 feet behind the back of curb or as shown on the Plans.

2. Place hydrant valves within 30 inches of the main.

F. Temporary Hydrant Cover

1. Temporarily cover new hydrants during construction with polyethylene bags, securely fastened in place, until after the water main has been tested and placed in service.

540. WATER SERVICES

A. Installation

1. Water service piping shall be installed in accordance with Chapter 5.5.0 of the "Standard Specifications" and the following provisions:
   a. Do not connect services to the water main until after the main has been tested and a safe water sample obtained.

   b. Insert the corporation stop into the water main while the main is in service and under pressure.

   c. Don't backfill the water service trench until after the service has been checked for leaks and the service piping thoroughly flushed.

2. Cover
   a. Install water service piping with 6-1/2 feet minimum cover except provide 5 feet minimum cover at ditches.

3. Tapping PVC Water Main
   a. PVC water main shall be tapped using double strap service clamps. Corporation stops installed on PVC pipe shall be furnished with AWWA tapered threads conforming to AWWA C-800.

      (1) Service clamps shall have the following minimum total widths:
         (a) 3/4" and 1" services - 2" minimum width.
         (b) 1-1/4", 1-1/2" and 2" services - 3" minimum width.

   b. Taps shall be located at least 2 feet from the ends of pipe sections and at least 18 inches apart measured in a horizontal direction.

   c. Tap PVC pipe using a shell cutter with internal teeth. Do not use a standard drill and tap for direct tapping under pressure.

   d. Place teflon tape on corporation stop threads prior to installation. Corporation stops shall be torqued to a maximum of 35 ft.-lb. or as recommended by the manufacturer.

B. Curb Valve Location

1. Curb valves shall be placed six (6) inches to one (1) foot from the right-of-way line, unless shown otherwise on the Plans; with the residence side of the curb valve capped or plugged.
   a. Valve placement in sidewalk is NOT acceptable.

C. Water Service/Sanitary Sewer (Lateral) Separation

1. Horizontal Separation
   a. Install water services 2-1/2 inches or larger in diameter at least 8 feet horizontally from sanitary sewer laterals.

   b. Install water services 2 inches or less in diameter at least 30 inches horizontally from sanitary sewer laterals.
      (1) Water services may be installed closer than 30 inches from a sewer lateral if the bottom of the water piping is at least 12 inches above the sewer.

   c. No water service may be installed within 6 inches of a storm sewer.

2. Vertical Separation
   a. Water main and water service piping crossing a sanitary sewer, including laterals, and located within 10 feet of the point of crossing shall be installed:
      (1) At least 12 inches above the top of the sewer, or
      (2) At least 18 inches below the bottom of the sewer from the top of the water piping, or
      (3) Within a waterproof sleeve, made of PVC (ASTM D3034 or ASTM D1785) or other acceptable material per Table 84.30-3 of the Plumbing Code - Department of Commerce.

B. Water Service Piping

1. Copper Tubing
   a. Water service piping for shall be CTS SDR9 poly tubing.

C. Water Service Materials

1. The cost of water services shall include furnishing and installing corporation stop, service clamps if required, curb valve, valve box, and stationary rod as specified herein and as shown on the Plans.
   a. Corporation stops shall be Mueller B25008 compression fittings.
      (1) Install all stops on PVC pipe with double strap service clamps. Furnish saddles for PVC OD pipe.

   b. Curb valves shall be Mueller B25155.

   c. Curb boxes shall be extension type with Minneapolis pattern base; Mueller H-10300 (1-1/4" upper section) with stationary rod #84261.
      (1) Furnish curb boxes with stationary rod for 6-1/2 feet of bury. Stationary rods shall be 51" in length.

   d. All water service fittings shall be compression type.

550. HYDROSTATIC TESTS

A. General Requirements

1. All tests shall be performed as specified in Chapter 4.15.0 of the "Standard Specifications", except that the water main shall pass three consecutive one-hour leakage tests. The City Utility Engineer or his Representative shall be present at all times during testing.

2. The Contractor shall furnish all labor, equipment and material to complete all testing.

3. Temporary Air-Release
   a. Trapped air shall be bled off (by tapping the main) when filling the main with water and/or removed by flushing through hydrants.

   b. Temporary air-release may be provided by tapping 1 inch corporation stops into the high points of pipe or into the plug on dead end lines. After flushing and testing is completed, the temporary taps shall be abandoned in place.

   c. The Contractor shall provide temporary flushing hydrants if required to flush dead end lines.

B. Test Sections

1. The Contractor has the option to test the entire new water main as one continuous test section or in segments per his discretion.

2. Connections to intersecting streets need not be tested, however, the Contractor shall sterilize and flush all connecting mains. The intersecting main(s) shall be subjected to line pressure and any visible defects repaired prior to backfilling.

555. DISINFECTION

A. General Requirements

1. The water main shall be disinfected in accordance with Section 4.3.12 and Chapter 4.16.0 of the "Standard Specifications".
   a. Amend paragraph 4.16.5 of the "Standard Specifications" to read:

      4.16.5 SAMPLING. The Contractor shall take all necessary samples of the water and provide any equipment necessary to take these samples at no cost to the Owner. The Contractor, accompanied by the Engineer or his representative, shall deliver the samples to an approved laboratory for testing.

B. Safe Samples

1. At least one (1) safe sample must be obtained from each of the segments hydrostatically tested as listed under Subsection 550.B. (Test Sections) of these Special Provisions. Additional samples may also be required from:
   a. Representative locations from each of the test sections to establish that all of the mains are free of contamination.

   b. Dead end lines.

   c. Connections to existing mains (see Subsection 555.C. of the "Special Provisions").

2. Water main segment(s) shall not be placed in service until after safe water sample(s) have been obtained.

C. Procedures for Disinfecting Connections to Existing Mains

The following procedures apply when existing mains are wholly or partially dewatered. Existing mains that are isolated by an existing valve require no disinfection. After the appropriate procedures have been completed, the existing main may be returned to service prior to completion of bacteriological testing to minimize disruption to service.

1. Apply liberal quantities of hypochlorite to wet trenches at or near the connection to the existing main. Use hypochlorite tablets if water is being pumped from the trench to prolong protection as hypochlorite is slowly released as the tablets dissolve.

2. Swab the interior of all pipe and fittings located between the connection to the existing main and the closest new valve (including connection pipe and fittings) with a one percent hypochlorite solution in accordance with Subsection 555.F. of the "Special Provisions".

3. Flush the connection to the existing main, from both directions toward the connection if valve and locations permit, as soon as the connection has been completed and the nearest new valve installed and secured. Flush through the new main until all discolored water is eliminated.

4. Should the water main connection be severely contaminated by dirty water or other means, the existing main and connection shall be disinfected by slug chlorination in accordance with the procedure specified below:
   a. Continue to isolate the section of contaminated main.

   b. Shut off all service connections.

   c. Place hypochlorite tablets in the connection to the new main.

   d. Flush the main to remove particulates.

   e. Slowly dose the contaminated main with a 300 mg/l free chlorine concentration for a period of at least 15 minutes.

   f. Flush the main until the water is free of noticeable chlorine odor.

   g. Open service connections and return the main to service.

5. Take bacteriological samples to provide a record for determining the effectiveness of the procedure. Samples may be required from both sides of the connection.

If unsatisfactory tests are recorded, the City Utility Engineer will determine the necessary corrective action. Take daily samples until two consecutive safe samples have been recorded.

D. Rechlorination

1. Should any test prove unsatisfactory, the water main shall be sterilized by the Contractor by such methods as he deems necessary and samples taken until acceptable results are obtained.

E. Flushing

1. All water mains, including dead end mains and all hydrants, and all water services shall be flushed. Water services shall be flushed, with a minimum amount of water equivalent to the volume of the service pipe, until the water is visibly clean.
   a. Provisions shall be made to convey water used for flushing or testing to a suitable discharge point without damage to crops or cropland and without disruption of farming operations. No flushing water may be discharged on farmlands.

   b. The Contractor shall use suitable methods for disposing of flushing water to prevent surface erosion.

   c. The Contractor shall provide temporary flushing hydrants as required.

2. Water Furnished By the City of Lake Geneva
   a. Water for testing and flushing will be furnished by the City of Lake Geneva. The Contractor shall notify the City prior to commencing flushing and shall coordinate his operations with the City in order not to deplete the water supply. Water usage may be restricted to periods of flow demand (night time or weekend hours) if water usage is high during normal working hours. All flushing of new mains and services shall be done under the direct supervision of the Engineer or his representative.

B. Swabbing Water Main.

1. All piping installed outside of water main test segments shall be disinfected by swabbing with a 1% hypochlorite solution and thoroughly flushed. The entire interior surfaces of all pipes and fittings shall be thoroughly swabbed. The diameter of swabs used in pipes shall match the interior pipe diameter and provide resistance when swabbing the pipes. Pipes shall be swabbed with a pumping motion with all surfaces wiped several times. The Contractor shall use extreme care to insure the cleanliness of all water main materials used.

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SUMMERHAVEN OF LAKE GENEVA
PHASE 3
FINAL ENGINEERING PLANS
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

PUBLIC SEWER & WATER SPECIFICATIONS

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO. 8868

DATE 08/19/2019

SPECIFICATIONS FOR
ROADWAY, GRADING,
STORM SEWER CONSTRUCTION
SITE PREPARATION, DRAINAGE
AND EROSION CONTROL
SUMMERHAVEN OF LAKE GENEVA, PHASE 3
CITY OF LAKE GENEVA
WALWORTH COUNTY, WISCONSIN

GENERAL DESCRIPTION

Spectrum Real Estate Properties, defined as OWNER, will receive bids for all work as shown on the plans, indicated within the bid Proposal, and further described in the following Specifications complete, and in accordance with the "Standard Specifications for Sewer and Water Construction in Wisconsin" sixth edition, December 22, 2003 with Addendum No. 1, December 22, 2004, except Part I thereof, and its Addendums and the "Standard Specifications for Highway and Structure Construction," 2016 Edition, State of Wisconsin Department of Transportation, except Part I thereof.

The project consists of all the roadways, storm sewer construction, site grading, and erosion control. The project and roadways are to be privately owned and maintained.

The work that shall be done under this Contract consists of furnishing all labor, tools, equipment, machinery and appliances, and all materials, except where definitely specified to the contrary, and construction complete, in working order, ready for use.

The ENGINEER, Farris, Hansen & Associates, Inc., will stake the work once at no expense to the CONTRACTOR: however, if the CONTRACTOR shall request re-staking, this work will be done at the expense of the CONTRACTOR. CONTRACTOR should make every attempt to notify ENGINEER a minimum of two (2) days prior to his commencing work requiring either line and/or grade stakes. Requests shall be made periodically as work proceeds.

PART 1 – STORM SEWER (TO BE PRIVATELY OWNED)
1. STANDARD SPECIFICATIONS

All work under this project shall be done in accordance with the "Standard Specifications for the Sewer and Water Construction in Wisconsin," Sixth Edition, December 22, 2003, and its Addendums, hereinafter referred to as the "Standard Specifications," and its amendments and corrections. Specifications contained herein shall supersede these standard specifications as indicated only to modify, alter or extend them.

2. EXISTING UTILITIES

It shall be the responsibility of the CONTRACTOR to notify all public utilities such as telephone, power, gas, etc., prior to excavating to determine for himself the extent of existing underground utilities. In addition the CONTRACTOR shall be responsible for any costs involved with relocating or bracing any above ground utility poles or structures which may be weakened or on line of any proposed sewer construction.

3. ABOVE GROUND UTILITIES

It shall be the responsibility of the CONTRACTOR to notify any above ground utilities such as electric power utilities, phone companies, and telegraph companies to relocate or reinforce any poles, ties, or anchors, which may be on the line of the proposed sewer line, or weakened by excavation for the sewer line at no extra cost to the OWNER.

4. UNDERGROUND UTILITIES

The CONTRACTOR shall have located or verify all known underground utilities such as existing gas line, telephone lines, underground power lines, storm sewer, sanitary sewers or water mains, prior to requesting grades for any sewer line. If any other utility is on line or grade, the location of the sewer line will be relocated to clear such utility, if possible, or the underground utility will be relocated.

5. UTILITY CROSSINGS

The CONTRACTOR shall carefully expose, with hand tools, all utilities which cross the proposed storm sewer prior to construction in the immediate area of same, to allow the ENGINEER to check for conflicts. All utilities shall be protected from any disturbance throughout the project work and supported in accordance with Section 2.6.5 of the "Standard Specifications."

6. INTERFERENCE OF UNDERGROUND STRUCTURES

Section 2.1.1 of the "Standard Specifications" shall govern except as modified hereafter: All altered work shall be either negotiated between CONTRACTOR and OWNER or payment made by increasing or decreasing the bid item involved. Concrete encasement or capping of sewer when ordered shall be negotiated as an extra.

7. SURFACE REPLACEMENT

Sections 2.6.11, 2.6.12, 2.7.1 and 2.7.2 of the "Standard Specifications: shall be deleted and the following shall apply: The CONTRACTOR shall include within his unit price bid for utilities the cost of replacing all damaged or disturbed driveways, pavements, or other existing surface improvements. Replacement of all existing surface improvements shall meet or exceed the quality of the original materials or workmanship. Existing bituminous or concrete pavements shall be sawcut prior to excavating.

8. SEWER CONSTRUCTION

The appropriate provisions of Parts II and III of the "Standard Specifications" shall apply except as modified or amended hereinafter. Construction shall be in accordance with requirements contained within all permits obtained for the project, copies of which shall be furnished to the CONTRACTOR and made a part of these specifications.

All excavations within established roadways, shoulders or new roadways shall be backfilled with granular material conforming to Section 8.43.4. Consolidation of backfill within these established areas shall be by mechanical compaction as defined in Section 2.6.14. granular material in established roadways.
All excavations outside of existing pavement or shoulder areas may be backfilled with excavated material conforming to Section 8.46.5 unless the material is determined to be unsuitable. If determined unsuited at the time of construction, granular material conforming to Section 8.43.4 shall be substituted and paid for as an extra cost. Extra cost shall include wasting the unsuitable soils on site outside of building pad areas in designated fill areas as shown on the plans which have been stripped of topsoil preceding its placement. Cubic yard quantities shall be determined by using the factor 0.15 cubic yards per foot of trench depth per foot of trench length.

All bedding and cover materials used for sewer construction shall conform to materials as defined under Section 8.43.0 of the "Standard Specifications".

9. COMPACTION

Compact soil to not less than the following percentages of maximum density for soils which exhibit a well-defined moisture density relationship (cohesive soils) determined in accordance with ASTM D1557; and not less than the following percentages of relative density, determined in accordance with ASTM D2049; for soils which will not exhibit a well-defined moisture-density relationship (cohesionless soils):

a. Under Paving Areas: Compact top eight inches of existing ground surface and each layer of backfill or fill material to 98 percent maximum density for cohesive soils for 95 percent relative density for cohesionless soils.
b. Other Areas: Compact top eight inches of existing ground surface and each layer of backfill for fill material to 95 percent maximum density for cohesive soils or 90 percent relative density for cohesionless soils.

Compact the soil materials around piping and conduit with hand-operated tampers.

Do not allow heavy vehicles, equipment, or machinery to operate directly over piping and conduit until a minimum of 24 inches of backfill has been placed and compacted over it.

10. STORM SEWER PIPE MATERIALS

The CONTRACTOR shall furnish all new materials required to complete work as called for within these specifications and shown on the drawings. Reinforced concrete pipe shall be used throughout entire project unless specifically noted on the plans.

Reinforced concrete pipe used for storm sewers shall meet the requirements of ASTM C-76 with rubber gasket joints conforming to ASTM C-443 or Section 3.2.15 of the "Standard Specifications".

11. CATCH BASINS AND AREA DRAINS

The provisions of Section 3.6.1 of the "Standard Specifications" shall govern except as modified hereafter. Catch basins in gutter line of pavement shall be 48" I.D., unless otherwise shown, and conform to details shown on this plan, castings shall be Neenah R-3067 with Type R grate. Catch basins shall be bid to include all costs associated with their construction complete including inlet castings and grates.

Backfill trenches within new roadways with granular material.

Area drains shall be 48 inches diameter precast concrete section with a top opening to accommodate the Neenah R-2560-E1 frame and grate.

It should be noted that placement of catch basins and area drains may be modified by Engineer prior to construction if conflicts or other conditions occur.

12. CLEANING OF SEWERS and APPURTENANCES

The interior of all sewers and appurtenances shall be kept clean throughout construction. The Work shall be freed from all dirt and extraneous materials of all types as the work progresses and left clean at the completion of work.

13. COORDINATION OF WORK

The CONTRACTOR shall coordinate his work effort with that of the Contractor for the site, grading and roadway construction. Stripping and stockpiling of topsoil and rough grading of roadway sub-grade shall be done by others ahead of installation of the underground utilities by this CONTRACTOR. After all sewer and construction for a given street or area is complete the CONTRACTOR for the roadway construction shall be responsible for the protection of all surface protruding appurtenances such as manhole frames and lids, area drains, catch basins, etc.

14. SURPLUS EXCAVATED MATERIALS

The provisions of Section 2.2.11 of the "Standard Specifications" shall be deleted and the following shall apply: The CONTRACTOR shall haul and dispose of surplus excavated material to designated fill areas on site. The cost of placing such surplus or disposing of material to the designated fill area shall be included in the bid for the work.

15. ADJUSTMENT OF SURFACE PROTRUSIONS

All catch basins, area drains, and other surface protrusions shall be adjusted at the request of the CONTRACTOR for Street Construction if found to be unreasonably high or low at the time of paving or doing other work which must meet elevations of the surface protrusions. This work shall be done promptly or the OWNER may cause others to do the work and charge this CONTRACTOR for the costs.

16. STAKING, STAKES AND LATH

Necessary stakes and lath shall be furnished by the ENGINEER for staking of line and grade. All line and grade shall be provided as required by the Project Engineer.

17. SURVEY POINTS

All reference stakes, horizontal and vertical control points, survey monuments and other points which are marked by lath crossed over the point and heavily ribboned shall be protected by the CONTRACTOR against being destroyed. If these points are destroyed by the CONTRACTOR's work activity, they shall be replaced at the CONTRACTOR's cost by the ENGINEER.

18. SUBSURFACE SOIL INVESTIGATION

Subsurface soil investigations have not been made. All CONTRACTORS who review shall make his own judgment pertaining to the character of existing subsurface materials of the site. The CONTRACTOR shall be responsible in formulating his own opinion of the soils to be encountered and to what extent testing or investigation is required for him to formulate his bid. The CONTRACTOR shall assume the responsibility of constructing all improvements for the bid prices. The only exception to this shall be as specified for ordering undercut and other specified extras or changes to work.

19. SCHEDULE OF WORK

It shall be the intent of the Owner to complete all grading for the sub-base of the roadways, drainage swales and underground pipe work as soon as possible. The CONTRACTOR shall submit a schedule for his work completion with his bid as contained within the proposal of the Contract Document.

20. TRAFFIC CONTROL

The Contractor shall maintain access to the existing residences at all times. Roads shall be maintained in a safe condition throughout the duration of the project. The Contractor shall take all precautions necessary to safely warn the public of the probable increased danger to travel due to construction of the work.

Whenever the Contractor's activities obstruct through traffic, there shall be sufficient flagmen on duty to guide the traffic, and the Contractor shall furnish and install all temporary signing and barricades required to safely direct the traveling public around the obstructed area. Traffic control shall be provided in accordance with the 'Manual on Uniform Traffic Control Devices'.

PART 2 – ROADWAY AND SITE WORK
1. STANDARD SPECIFICATIONS

All work as shown on the plans, indicated within the bid proposal, and further described in the following specifications, completed, and in accordance with "Standard Specifications for Highway and Structure Construction", Edition of 2016, State of Wisconsin Department of Transportation, except Part I thereof.

The ENGINEER will stake the work once at no expense to the CONTRACTOR; however, if CONTRACTOR shall request re-staking, this work will be done at the expense of the CONTRACTOR. CONTRACTOR should make every attempt to notify ENGINEER a minimum of two (2) days prior to his commencing work requiring either line and/or grade stakes. Requests shall be made periodically as work proceeds. All project areas shall be stripped, rough graded and brought to subgrades, as shown on the plans.

2. CLEARING AND GRUBBING

All clearing and grubbing will be in accordance with plan requirements and as directed by Engineer.

The CONTRACTOR shall clear, grub and dispose of all brush, trees, stumps, logs, etc. within all excavation limits in accordance with Section 201 of the "Standard Specifications". Clearing and grubbing shall be paid for on a lump sum basis. All brushy vegetation and limbs shall be chipped and blown over existing vegetated site in a maximum of one to two inches depth. Stumps are to be ground and logs to be hauled offsite.

3. UNCLASSIFIED EXCAVATION

Unclassified excavation shall consist of all excavations necessary to provide a subgrade at suitable elevations such that roadways, curb and gutter, and lands adjacent thereto can be constructed to finished elevations shown on the plans by application of stone base course and pavement or topsoil replacement as applicable.

Payment for the unclassified excavation shall be lump sum which shall include all required transportation and disposal costs of excess materials. All excess excavated materials shall be disposed of on site in designated areas shown on the plans as directed by either OWNER or ENGINEER.

5. CUTS

All areas of grading work, particularly cut areas, shall be kept shaped and drained during construction. All roadway and drainage swales, pockets, depressions and, low areas shall drain effectively at all times. Graded areas shall be protected against erosion prior to the completion of the work by use of temporary traps, diversions, checks and other methods.

5. COMPACTION

Compact soil to not less than the following percentages of maximum density for soils which exhibit a well-defined moisture density relationship (cohesive soils) determined in accordance with ASTM D1557; and not less than the following percentages of relative density, determined in accordance with ASTM D2049; for soils which will not exhibit a well-defined moisture-density relationship (cohesionless soils):

A. Under Paving Areas: Compact top eight inches of existing ground surface and each layer of backfill or fill material to 98 percent maximum density for cohesive soils and90 percent relative density for cohesionless soils may be adjusted by building designer).

B. Other Areas: Compact top eight inches if existing ground surface and each layer of backfill for fill material to 95 percent maximum density for cohesive soils or 90 percent relative density for cohesionless soils.

Where soil materials must be moisture conditioned before compaction, uniformly apply water to the surface. Prevent free water from appearing on the surface of soil materials during or subsequent to compaction operations.

Remove, replace, or scarify all dry air soil materials that are too wet to permit compaction to the specified density.

All compaction tests and inspections shall be made by an independent testing laboratory acceptable to Engineer. Site contractor will assist the testing firm in the performance of their tests and inspections and be responsible for coordinating the tests and inspections. Soil testing reports and procedures shall be completed and followed. Copies are to be provided to the OWNER.

No fill shall be placed without inspection and approval of the subgrade and fill material composition by a representative of the testing laboratory or Engineer.

Method of test for density of soil in place shall be the Sand-Cone Method, ASTM D1556 or Nuclear Denosmeter. Method of test for moisture-density relations of soils shall be Modified Proctor, ASTM D-1557-78. Relative density of cohesionless soils shall be established by ASTM D-2049-69, 90 percent relative density.

Excavated materials may be used for backfill provided all wood, roots and other deleterious materials are removed and subject to approval by the Construction Manager. Excavated material shall be placed into fill areas once dried to proper moisture content or determined to be suitable by site Engineer. Excavated site materials shall be inspected, placed and compacted in lifts as recommended by the testing firm.

6. FILL

Place the fill under finish graded and compacted subgrade surfaces to the thickness indicated. Maintain optimum moisture content for compacting material during placement operations.
Provide, place and compact off site pit run granular material to supplement any site shortage of suitable material to bring to the site to subgrade if ordered by owner at a unit price per ton. Borrow site within the existing pond areas will be considered if suitable materials are found there. Otherwise the material will be hauled in form off-site from an appropriate location.

7. SUBGRADE INSPECTION

Upon completion of final subgrade work and prior to the placement of crushed aggregate base material, the roadway areas will be inspected by the Engineer to check that conformance to the proposed grades is maintained. In addition, all subgrade shall be test rolled with a loaded quad-axle truck with the CITY ENGINEER present before base course placement is started.

8. CRUSHED AGGREGATE BASE COURSE

Crushed aggregate base course shall be twelve inches (12") thick and placed in a minimum of two lifts and shall conform to Gradation No. 2 as specified in accordance with the "State Specifications" Section 305.2. All crushed aggregate base course shall be compacted with water truck, grader and vibrator roller.

The base course shall be crushed stone and shall be constructed in accordance with the requirements of Section 305 of the "State Specifications". Payment shall be by the ton hauled.

If undercut and compacted granular fill is ordered by the ENGINEER at the time of excavating for the subgrade, payment shall be made as an extra at the supplemental price bid per cubic yard. All subgrade shall be test rolled with loaded quad-axle truck with CITY ENGINEER present before base course placement is started.

9. BITUMINOUS CONCRETE PAVEMENT

Bituminous concrete pavement shall be 4 LT 58-28 S – 2.25 inch thickness of binder course and a 5 LT 58-28 S – 1.75 inch thickness of surface course materials. The materials and methods used in application of the bituminous concrete pavement shall comply with the general requirements of Section 450 of the "State Specifications". Asphalt shall be Type MC complying with AASHTO M82 and aggregates to Sub-section 460.2.2 of the "State Specifications". No recycle.

All bituminous concrete paving operations shall be done under the observation of the City Engineer.

10. TACK COAT

All existing paved surfaces which call for a surface lift of pavement shall be thoroughly cleaned and dry prior to paving with an emulsified asphalt tack coast applied at a rate of 0.05 – 0.15 gallons per square yard. For new pavements when a time delay between binder course and surface course is specified or ordered by the ENGINEER the first binder lift shall be thoroughly cleaned and dry with an emulsified asphalt tack coat applied at 0.04 – 0.08 gallons per square yard.

11. CONCRETE

All concrete used on this project, except for pavement, shall be air-entraining, 6-bag mix with a minimum 28 day compressive strength of 4,000 psi. All requirements of Section 501 of the "State Specifications" shall apply unless otherwise modified herein or waived by the ENGINEER. Course aggregate shall be proportioned between Size No. 1 and No. 2 to provide suitable workability with a 6 percent air content plus or minus 1.5 percent.

12. CURB & GUTTER

Curb and gutter shall be constructed in accordance with the requirements of Sections 501 and 601 of the "State Specifications" and the typical section and requirements shown on the plans unless otherwise modified herein.

Reinforcement shall be placed in the curb and gutter at all points where open cut trenches for sewer laterals and water services cross the curb and gutter. Reinforcement shall consist of 3 – #5 bars 15 feet long placed as shown on the drawings and centered over the previously open cut trenches.

Expansion joints for curb and gutter shall be provided at all street intersections where the tangent and radial curb and gutter meet, at all other points of curvature, and on tangent sections at a maximum spacing of 300 feet. The expansion joints shall be 3/4 in. with an approved type bituminous filler and elastomeric sealer. Contraction joints shall be placed every 10 feet along the length of the curb and gutter with a minimum of 8 feet at terminations. Place expansion joints 3 feet from each side of drainage extensions.

Finished surfaces of the curb and gutter shall be troweled and brushed and an impervious curing compound applied conforming to Subsections 415.2.4 and 415.2.5 of the "State Specifications".

Traffic shall not be allowed on curb and gutter for a period of at least 7 days after placing or until the concrete has attained a compressive strength of at least 3,000 pounds per square inch.

13. TRAFFIC CONTROL

The Contractor shall maintain access to the existing residence at all times. Roads shall be maintained in a safe condition throughout the duration of the project. The Contractor shall take all precautions necessary to safely warn the public of the probable increased danger to travel due to construction of the work.

Whenever the Contractor's activities obstruct through traffic, there shall be sufficient flagmen on duty to guide the traffic, and the Contractor shall furnish and install all temporary signing and barricades required to safely direct the traveling public around the obstructed area. Traffic control shall be provided in accordance with the 'Manual on Uniform Traffic Control Devices'.

14. DRAINAGE SWALES & OFF STREET GRADING

Drainage swales and off street grading shall be constructed in accordance with details of line, grade and configuration shown on the plans and as specified under Sub-section 205.3.6 of the "State Specifications". Temporary bale ditch checks, sediment basins, diversions, silt fence, etc., shall be used to minimize erosion throughout construction.

All swales and off pavement grading shall be graded smooth to inlets of the storm sewer provided. If erosion control is found necessary, fabric, silt fencing, or other materials shall be provided as directed by the ENGINEER for the costs as listed in the Supplementary Prices.

15. DELIVERY TICKETS

Delivery tickets for all items paid for on a unit price basis shall be provided by the CONTRACTOR at the time of delivery to the site. Tickets shall be dated, numbered and include all applicable pay quantities thereon with signature of scale operator as applicable. Provisions for required scale operations shall be provided by the CONTRACTOR. All items to be paid by weight shall be signed by the scale operator and all other quantities of volume or number shall be monitored by the Project Inspector.

16. SALVAGE, STOCKPILE & REPLACEMENT OF TOPSOIL

All topsoil on areas to be disturbed shall be stripped and stockpiled in areas as indicated on the plans or otherwise approved by the ENGINEER.

After excavating and rough grading of all required areas a minimum 6" topsoil shall be replaced and graded. All work shall be performed in accordance with the requirements of Section 625 of the "State Specifications". All excess topsoil shall remain the property of the OWNER and be placed in fill locations outside building site areas.

17. REMOVING MISCELLANEOUS MATERIALS

The CONTRACTOR shall remove and dispose of any old curb and gutter, bituminous pavement, masonry and manholes in accordance with the requirements of Subsection 204 of the "State Specifications". Payment for removal of miscellaneous structures shall be included in the Proposal for the work.

18. WASTE MATERIALS OR EXCESS EXCAVATION

All excess excavated materials resulting from construction of roadways and drainage courses shall be moved offsite or to designated fill areas on the site and there deposited in compacted 12 in. lifts as staked by the ENGINEER. This work shall be done only after stripping topsoil. All material shall be used on site. (See requirements for engineered fill under buildings and roadways.)

19. TIME PERIOD FOR PAVING

Installation of the binder course shall be done at as early a date as possible after initial start of work. The surface course shall not be constructed until one (1) year after installation of the binder course unless an earlier or later installation is approved by the Owner. The CONTRACTOR shall provide for any tack oil coat required. The delayed installation of the surface course shall not interfere with finalizing the Contract and payments for all other work. In addition the paving shall be disregarded in determining the time of completion.

Prior to the paving operation streets shall be regraded and additional crushed gravel provided and compacted to bring the base course to grades as shown on the plans. The ENGINEER shall stake centerline base course grades (red tops) once for CONTRACTORS use prior to the paving work as required. The base course shall be proof rolled before paving.

20. SEEDING, MULCHING & FERTILIZER

Preparation of all seed beds, sowing, and other requirements shall be in accordance with Section 630 of the "State Specifications". Seed Mixture shall be Seed Mixture No. 40, applied at a rate of 4 pounds per 1000 square feet of area. All seeded areas shall be mulched in accordance with Section 627 of the "State Specifications".

Fertilizer to be used shall be as defined under Sub-section 629.2.1 and applied at a rate of 7 pounds per 1000 square feet of area following procedures conforming to Sub-section 629.3 of the "State Specifications" for all areas seeded or sodded.

The street terraces, finished areas along boundary and sewer easements shall be seeded, mulched and fertilized except as may be otherwise noted on the plans. CONTRACTOR will provide a perennial rye cover crop over other disturbed or open lands. These disturbed areas on slopes shall be prepared and seeded with Seed Mixture No. 20 applied a rate of 5 pounds per 1000 square feet area or approved lawn turf mix.

Following any initial soil disturbance, permanent or temporary stabilization shall be completed within seven calendar days as to the surface of all slopes greater than 3:1. In addition, all other disturbed or graded areas shall be stabilized within fourteen calendar days.

21. DUST PALLIATIVE

The CONTRACTOR shall minimize the dispersion of dust from the sub-base, basecourse, drainage swales and other surface areas disturbed throughout construction until acceptance of work, by the applications of water or other approved dust control materials when surfaces are dry and travel over unfinished surfaces is required. No extra for water trucks and control will be paid. Calcium chloride, if used, shall be applied at a rate of 2 lbs. per square yard.

22. EROSION CONTROL

The Contractor shall use the current Wisconsin Department of National Resources Construction Site Erosion & Sediment Control Standards as a reference and guide for erosion control practices.

The Contractor shall comply with the provisions of local erosion control plans and/or ordinances.

All erosion and sediment control measures should be constructed and maintained in accordance with these Standards. Sediment control measures should be adjusted to meet field conditions at the time of construction and installed prior to any grading or disturbance of existing surface materials. Periodic inspection and maintenance of all sediment control structures should be provided to ensure intended purpose is accomplished. Sediment control measures are to be in working condition at the end of each working day. After any significant rainfall, sediment control structures should be inspected for integrity. Any damaged structures should be corrected for integrity. Sediment control measures should not be removed until the areas served have established vegetative cover. Stone and gravel mats should be installed at all construction site exits to prevent tracking of soil. Any tracked soil should be collected from paved roads located near the construction site. Overland flow should be prevented from directly leaving the work site by routing through proposed sediment traps. Following the cessation of initial soil disturbance and work activities in the area, permanent or temporary stabilization shall be completed and stabilized within fourteen calendar days of work completion.

All disturbed areas shall be seeded with temporary dormant seed mix (oats, winter wheat, annual rye) if permanent seed cannot be completed by September 15, 2017, with appropriate follow-up to address erosion problems, wash-out, etc. Permanent seed mix must then be made by June 1, 2018. Seeding rates and mixes shall conform to Section 630 of the "State Specification". If lands are disturbed after October 30 additional stabilization may be required with anionic polymer over a cover crop of winter wheat, oats, or annual rye on all slopes 4:1 or greater.

23. EROSION MAT

The CONTRACTOR shall place erosion mat over all seeded areas with slopes over 4:1 as required to control erosion, including at the locations shown on the plans and/or as directed by the ENGINEER. Erosion mat shall be placed in accordance with the procedure recommended by the manufacturer and Section 628.3.2 of the "State Specification" or as directed by the engineer.

Erosion mat material shall be North American Green S-150 double net straw blanket or equal, as indicated on the plans.
24. SEDIMENT TRAPS

Sediment traps shall be constructed as indicated on the plans and shall be constructed as part of the initial BMPs whenever practical. An overflow weir is incorporated at the outlet to discharge flow from the trap. Sediment traps shall be phased with the earthwork activity where practical. If sediment trap sizes shown on the grading plan cannot be constructed due to terrain, CONTRACTOR shall incorporate a 'Best Fit' sediment trap.

25. DEWATERING

All site or trench dewatering shall be done by acceptable methods in strict accordance with technical standards (Code No. 1061) WI DNR. Discharge shall be into storm water basins and sediment containment areas at rates that can be accommodated (ENGINEER to approve).

Any dewatering being pumped directly to storm sewer or offsite shall be done through geotextile bags. In general, dewatering shall be pumped to the storm water basin area for containment.

26. PERMITS

Contractor shall be responsible for all permit conditions concerning erosion control and City site permit conditions along with the State NOI permits. Drainage that leaves the site must be controlled and erosion prevented. It will be very important to prevent tracking of mud or other materials off site onto the roadways. If this occurs it must be immediately cleaned by power brush or other acceptable means. Anti-tracking mats are to be created and maintained as shown.

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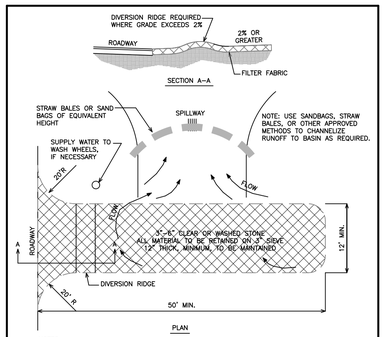
SUMMERHAVEN OF LAKE GENEVA
PHASE 3
FINAL ENGINEERING PLANS
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

SITE SPECIFICATIONS

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO. 8868
DATE 08/19/2019
SHEET NO. 9 OF 11



NOTES:

1. 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 EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLAYING SOIL INTO STONE.

2. TIRE WASHING: IF CONDITIONS ON THE SITE ARE SUCH THAT THE SEDIMENT IS NOT REMOVED FROM VEHICLE TIRES BY THE TRACKING PAD, THEN TIRES SHALL BE WASHED USING PRESSURIZED WATER BEFORE ENTERING A PUBLIC ROAD.

THE WASHING STATION SHALL BE LOCATED ON–SITE IN AN AREA THAT IS STABILIZED AND DRAINS INTO SUITABLE SEDIMENT TRAPPING OR SETTLING DEVICE.

THE WASH RACK SHALL CONSIST OF HEAVY GRATING OVER A LOWERED AREA. THE RACK SHALL BE STRONG ENOUGH TO SUPPORT THE VEHICLES THAT WILL CROSS IT.

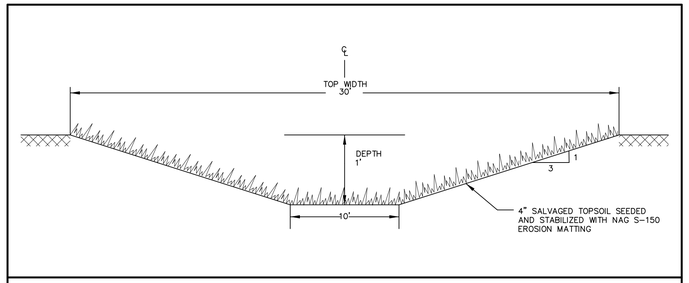
ROCKS LODGED BETWEEN THE TIRES OF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.

3. TRACKING PAD AND TIRE WASHING STATIONS SHALL, AT 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.

THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP–DRESSING WITH ADDITIONAL AGGREGATE.

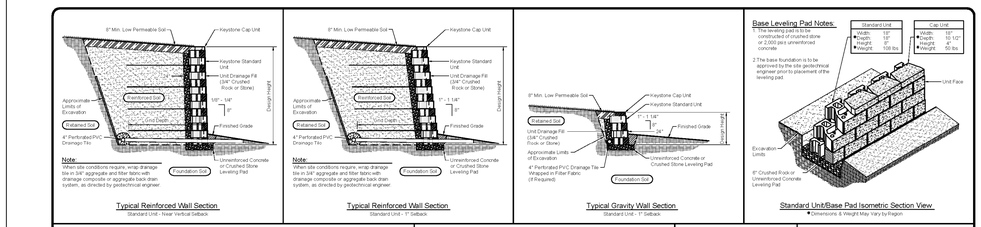
N.T.S.

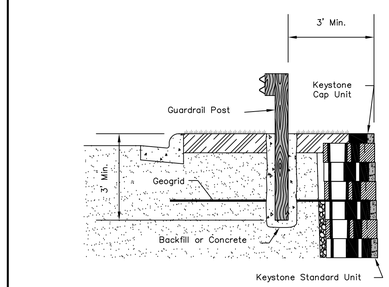
ANTI–TRACKING MAT



N.T.S.

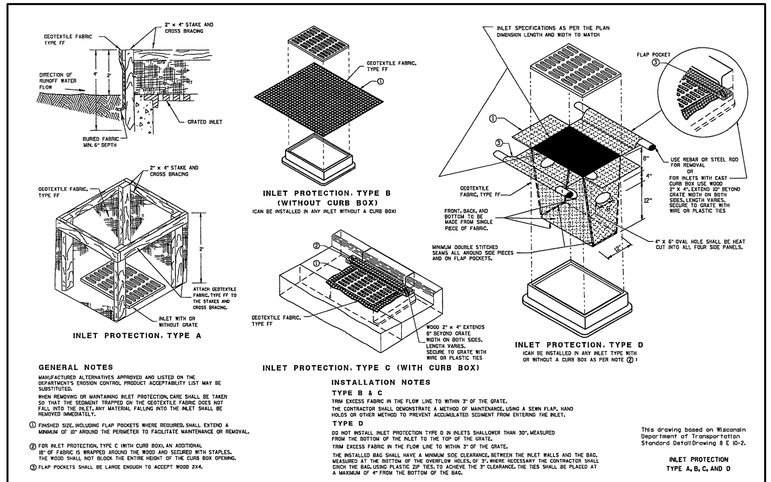
GRASSED SWALE





N.T.S.

TYPICAL GUARD RAIL INFRONT OF WALL



GENERAL NOTES

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 20" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 8" 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

TYPE 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 HOLES OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D

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.

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

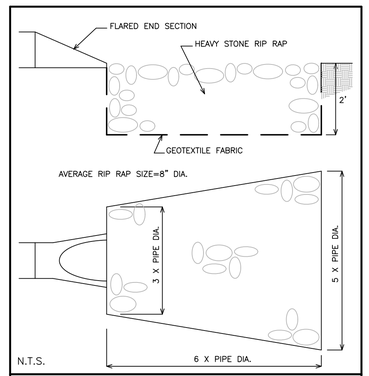
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE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

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 10-2.

INLET PROTECTION TYPE A, B, C, AND D

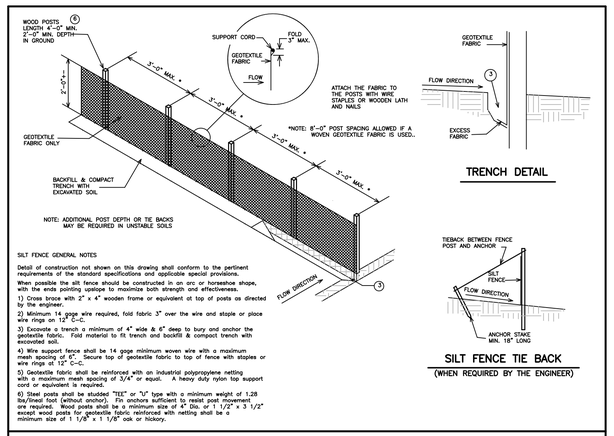
N.T.S.

INLET PROTECTION TYPE A, B, C, AND D



N.T.S.

RIP RAP PLACEMENT DETAIL



SILT FENCE GENERAL NOTES

Detail of construction not shown on this drawing shall conform to the pertinent requirements of the standard specifications and applicable special provisions.

When possible the silt fence should be constructed in an arc or horseshoe shape, with the ends pointing upslope to maximize both strength and effectiveness.

1) Cross brace with 2" x 4" wooden frame or equivalent at top of posts as directed by the engineer.

2) Minimum 14 gage wire required, fold fabric 3" over the wire and staple or place wire rings on 12" C–C.

3) Excavate a trench 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.

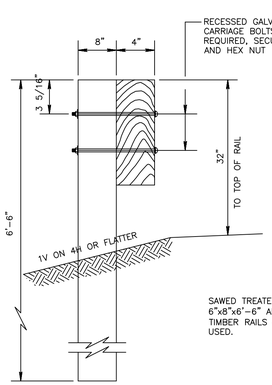
4) Wire support fence shall be 14 gage minimum woven wire with a maximum mesh spacing of 6". Secure top of geotextile fabric to top of fence with staples or wire rings at 12" C–C.

5) Geotextile fabric shall be reinforced with an industrial polypropylene netting with a maximum mesh spacing of 3/4" or equal. A heavy duty nylon top support cord or equivalent is required.

6) Steel posts shall be studded "TEE" or "U" type with a minimum weight of 1.28 lbs/linear foot (without anchor). Fin anchors sufficient to resist post movement are required. Wood posts shall be a minimum size of 4" Dia. or 1 1/2" x 3 1/2" except wood posts for geotextile fabric reinforced with netting shall be a minimum size of 1 1/8" x 1 1/8" oak or hickory.

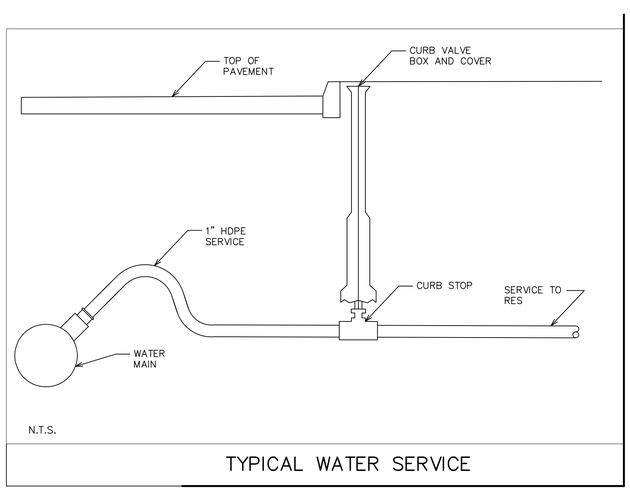
N.T.S.

SILT FENCE (NON–REINFORCED) DETAIL



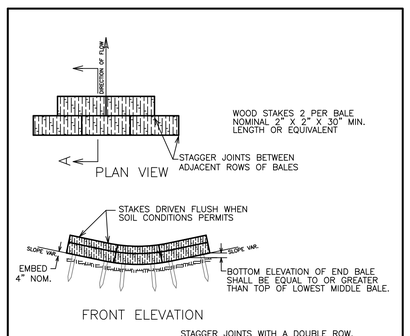
N.T.S.

SAWN WOOD POST GUARD RAIL



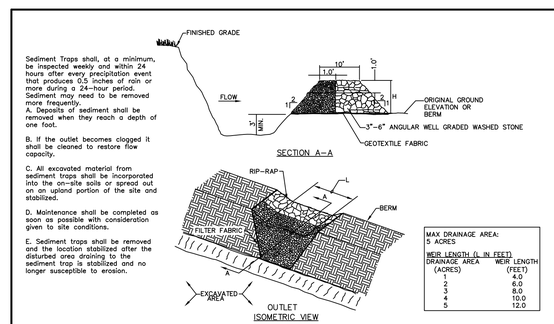
N.T.S.

TYPICAL WATER SERVICE



N.T.S.

STRAW BALE DITCH CHECK



MAX DRAINAGE AREA: 5 ACRES	
WEIR LENGTH (L IN FEET)	
DRAINAGE AREA (ACRES)	WEIR LENGTH (FEET)
1	4.0
2	6.0
3	8.0
4	10.0
5	12.0

N.T.S.

TEMPORARY SEDIMENT TRAP

CONSTRUCTION DETAILS

SUMMERHAVEN OF LAKE GENEVA
PHASE 3
FINAL ENGINEERING PLANS
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723–2098 FAX: (262) 723–5886

REVISIONS

06/15/2020 – TS
ADD DETAILS

PROJECT NO. 8868

DATE 08/19/2019

SHEET NO. 10 OF 11

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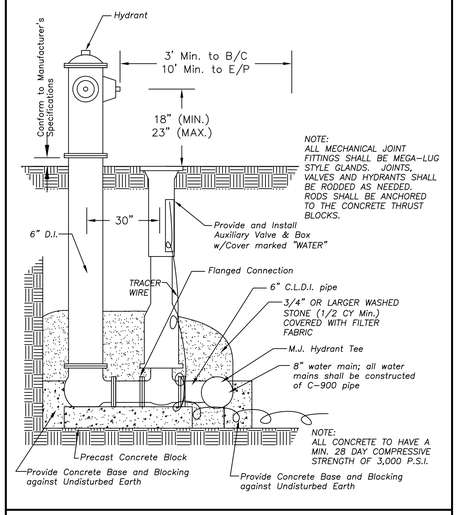
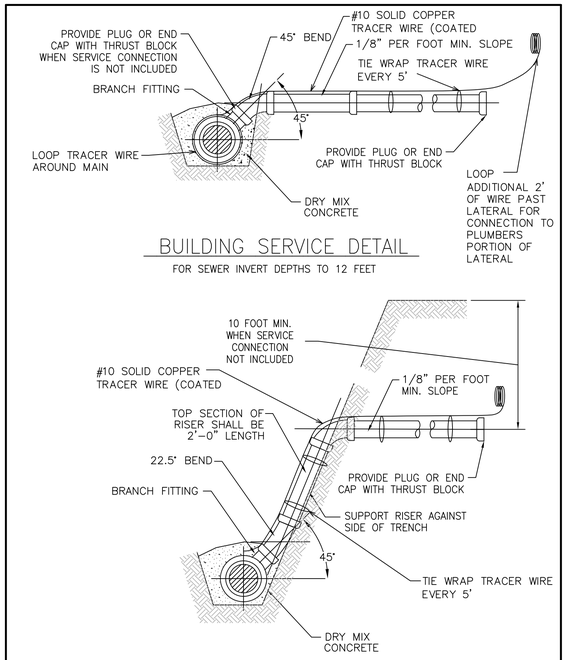


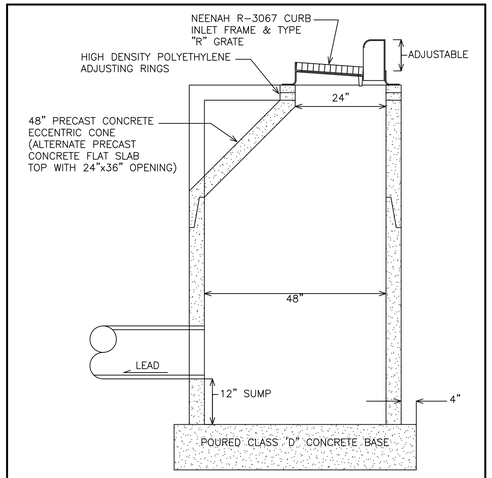
N.T.S.

STANDARD FIRE HYDRANT DETAIL



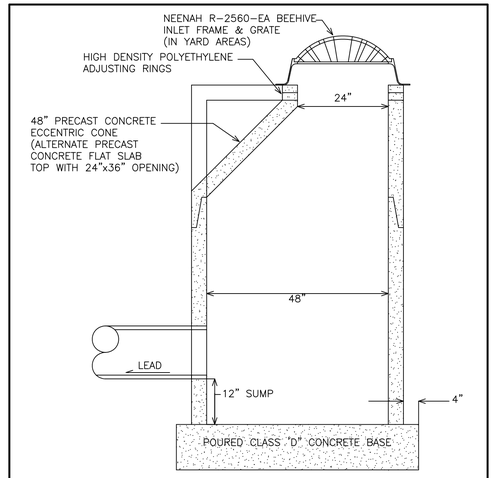
N.T.S.

SANITARY LATERAL



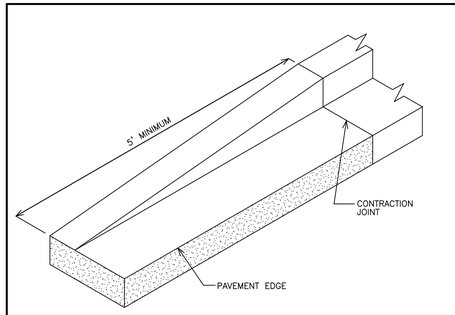
N.T.S.

STANDARD CURB CATCH BASIN



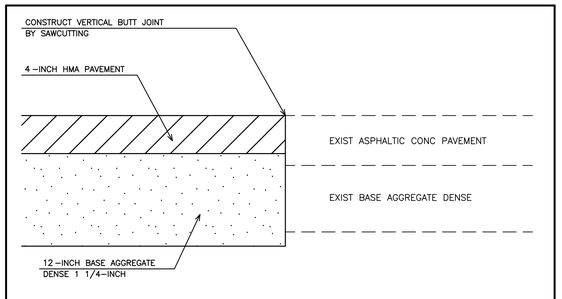
N.T.S.

STANDARD AREA DRAIN



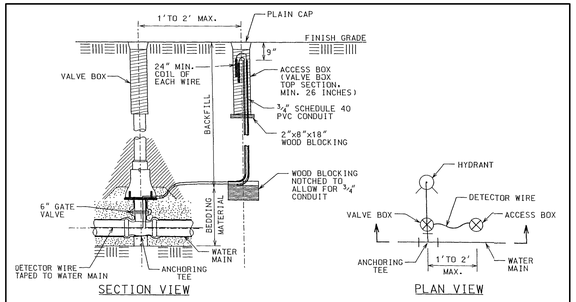
N.T.S.

END SECTION CURB & GUTTER



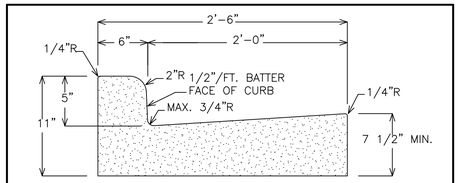
N.T.S.

BUTT JOINT DETAIL



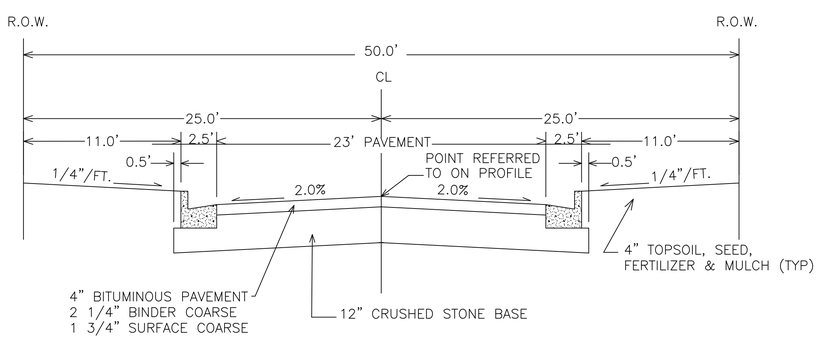
TRACER WIRE ACCESS BOX

N.T.S.



N.T.S.

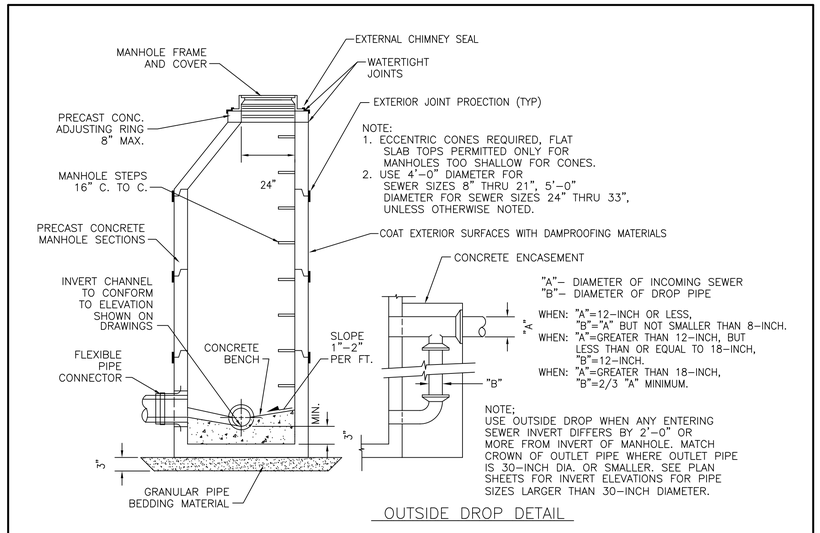
30" STANDARD CURB & GUTTER, TYPE D



NOTE:
TOP OF CURB GRADE EQUAL TO FINISHED CENTERLINE GRADE PLUS 0.14'

N.T.S.

TYPICAL CROSS-SECTION



N.T.S.

SANITARY MANHOLE DETAIL

SUMMERHAVEN OF LAKE GENEVA
PHASE 3
FINAL ENGINEERING PLANS
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

CONSTRUCTION DETAILS

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
06/15/2020 -TS ADVANCE

PROJECT NO. 8868
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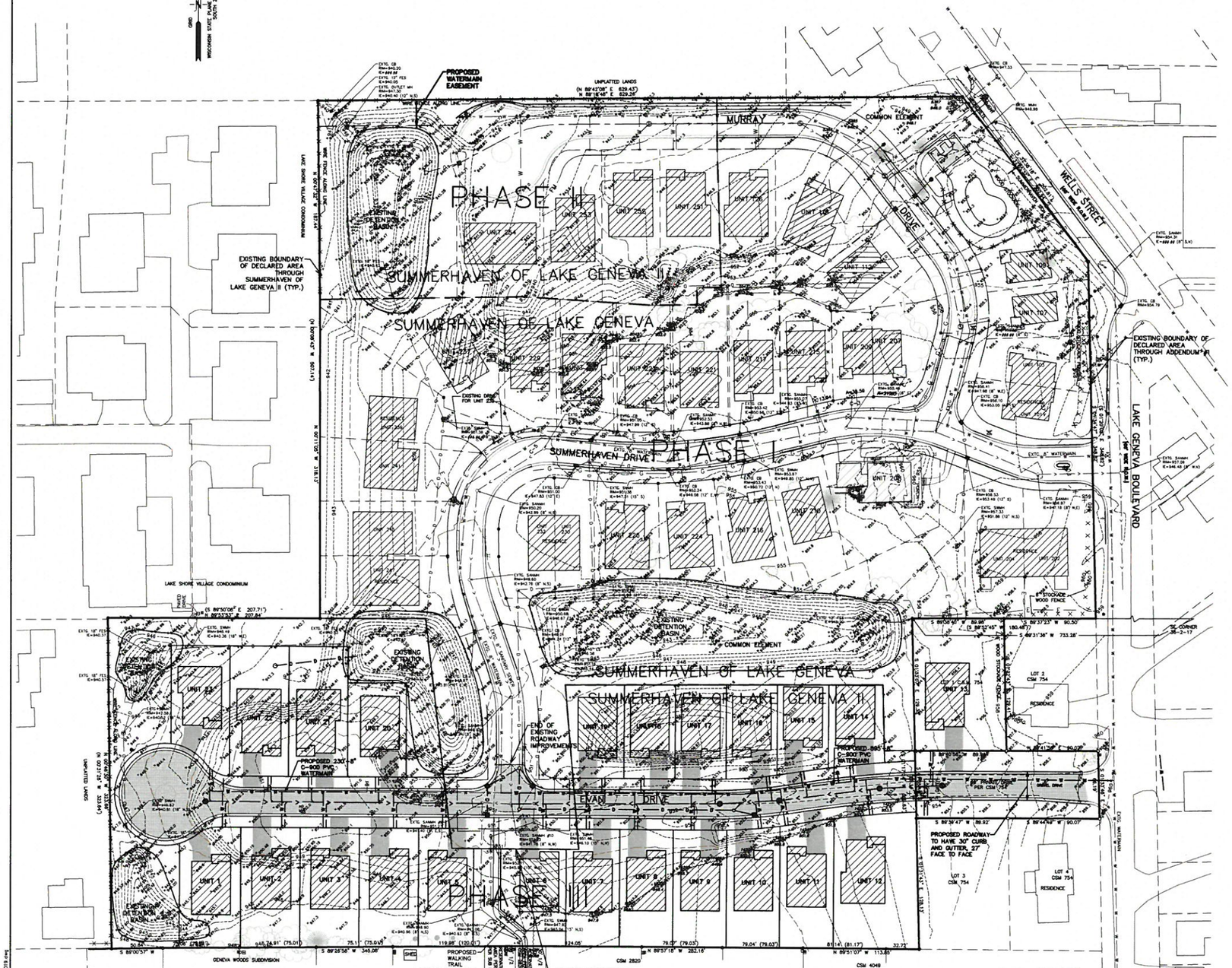
EXHIBIT G
SUMMERHAVEN – PHASE III
PRECISE IMPLEMENTATION PLAN

PRECISE IMPLEMENTATION PLAN DRAWING

See attached.

AMENDMENT NO. 4 TO THE PRECISE IMPLEMENTATION PLAN (FOR PHASE III)
"SUMMERHAVEN OF LAKE GENEVA II ADDENDUM NO. 1"

LOCATED IN NE 1/4 & NW 1/4 OF THE NE 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



LEGAL DESCRIPTION – SUMMERHAVEN OF LAKE GENEVA, SUMMERHAVEN OF LAKE GENEVA II, AND 66' WIDE PRIVATE DRIVE

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 754, RECORDED AS DOCUMENT NO. 28944 OF WALWORTH COUNTY CERTIFIED SURVEYS; SAID POINT LOCATED S 89DEG 31MIN 36SEC W, 733.28 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 36 (T2N, R17E); THENCE S 01DEG 33MIN 07SEC E, ALONG THE WEST LINE OF SAID LOT 1 CSM 754, 129.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S 01DEG 35MIN 46SEC E, 88.14 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF LOT 3 OF CERTIFIED SURVEY MAP NO. 754; THENCE S 01DEG 31MIN 43SEC E, 128.13 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 3 AND THE NORTHERLY BOUNDARY OF CERTIFIED SURVEY MAP NO. 4049; THENCE ALONG THE NORTHERLY BOUNDARY OF CERTIFIED SURVEY MAP NO. 4049, N 89DEG 51MIN 07SEC W, 113.85 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 2820; THENCE ALONG THE NORTHERLY BOUNDARY OF CERTIFIED SURVEY MAP NO. 2820, N 89DEG 57MIN 18SEC W, 282.16 FEET TO AN IRON REBAR STAKE FOUND MARKING THE NORTHEAST CORNER OF GENEVA WOODS SUBDIVISION; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION, S 89DEG 29MIN 58SEC W, 345.08 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG SAID SUBDIVISION, S 89DEG 00MIN 57SEC W, 50.84 FEET; THENCE N 00DEG 46MIN 30SEC W, 333.96 FEET TO AN IRON REBAR STAKE FOUND MARKING A POINT ALONG THE SOUTHERLY BOUNDARY OF LAKE SHORE VILLAGE CONDOMINIUM; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID CONDOMINIUM, N 89DEG 53MIN 53SEC E, 207.84 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHEAST CORNER OF SAID CONDOMINIUM; THENCE ALONG THE EASTERLY BOUNDARY OF SAID CONDOMINIUM, N 00DEG 11MIN 05SEC W, 318.13 FEET TO AN IRON PIPE STAKE; THECE CONTINUE ALONG SAID CONDOMINIUM, N 00DEG 47MIN 32SEC W, 187.44 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHEAST CORNER OF SAID CONDOMINIUM; THENCE N 89DEG 18MIN 46SEC E, 829.28 FEET TO A CONCRETE MONUMENT FOUND MARKING A POINT ALONG THE SOUTHWEST RIGHT OF WAY BOUNDARY OF WELLS STREET; THENCE S 37DEG 55MIN 32SEC E, ALONG WELLS STREET, 202.94 FEET TO THE WEST RIGHT OF WAY BOUNDARY OF LAKE GENEVA BOULEVARD; THENCE S 01DEG 34MIN 47SEC E, ALONG SAID BOULEVARD, 348.82 FEET TO THE NORTH LINE OF SAID CERTIFIED SURVEY MAP NO. 754; THENCE S 89DEG 37MIN 23SEC W, 90.50 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 754; THENCE CONTINUE ALONG CERTIFIED SURVEY MAP NO. 754, S 89DEG 38MIN 40SEC W, 89.98 FEET TO THE POINT OF BEGINNING. CONTAINING 627,619 SQUARE FEET (14.41 ACRES) OF LAND, MORE OR LESS.

TOGETHER WITH SAID LOT 1 OF CERTIFIED SURVEY MAP NO. 754, RECORDED AS DOCUMENT NO. 28944 OF WALWORTH COUNTY CERTIFIED SURVEYS. CONTAINING 11,636 SQUARE FEET (0.27 ACRES) OF LAND, MORE OR LESS.

TOGETHER WITH THE 66' WIDE PRIVATE DRIVE DESCRIBED ON CERTIFIED SURVEY MAP NO. 754, RECORDED AS DOCUMENT NO. 28944 OF WALWORTH COUNTY CERTIFIED SURVEYS. CONTAINING 11,902 SQUARE FEET (0.27 ACRES) OF LAND, MORE OR LESS.

TOTAL AREA: 651,159 SQUARE FEET (14.95 ACRES) OF LAND, MORE OR LESS.

SITE SUMMARY

TOTAL LAND AREA TOTAL	–	14.95 ACRES
TOTAL LAND AREA PHASE I	–	8.04 ACRES
TOTAL LAND AREA PHASE II	–	1.75 ACRES
TOTAL LAND AREA PHASE III	–	4.88 ACRES
66' WIDE PRIVATE DRIVE	–	0.28 ACRES
EXISTING ZONING	–	PLANNED DEVELOPMENT
EXISTING DUPLEX	–	10 UNITS
EXISTING SINGLE FAMILY	–	1 UNIT
PROPOSED SINGLE FAMILY	–	18 UNITS
TOTAL UNITS FOR PHASE I	–	29 UNITS
TOTAL UNITS FOR PHASE II	–	4 UNITS
TOTAL UNITS FOR PHASE III	–	23 UNITS
TOTAL UNITS	–	56 UNITS
OVERALL DENSITY	–	0.27 ACRES PER UNIT
IMPERVIOUS AREA	–	5.73 ACRES (38.3%)
GREEN SPACE	–	9.22 ACRES (61.7%)

NOTE: MINIMUM RESIDENTIAL BUILDING SEPARATION IS 12 FEET.

THERE IS A CROSS-EASEMENT & COST-SHARING AGREEMENT IN PLACE BETWEEN SUMMERHAVEN CONDOMINIUM OWNERS ASSOCIATION AND SUMMERHAVEN II CONDOMINIUM OWNERS ASSOCIATION PER DOCUMENT NO. 998242.

BUILDING FOOTPRINT SIZES RANGE FROM 1,900 SQ. FT. TO 2,520 SQ. FT. INCLUDING GARAGES (UNITS 1 THROUGH 23).

LEGEND

PROPOSED		EXISTING
	FOUND IRON PIPE STAKE	
	FOUND IRON REBAR STAKE	
	FOUND CONCRETE COUNTY MONUMENT	
	RECORDED AS	(XXX)
	SET IRON REBAR STAKE	
	SANITARY MANHOLE	
	DRAINAGE MANHOLE	
	CATCH BASIN	
	WATER VALVE IN BOX	
	FIRE HYDRANT	
	UTILITY POLE	
	LIGHT POLE	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	TREELINE	
	WOOD STOCKADE FENCE	
	WIRE FENCE	
—D—	STORM SEWER	—D—
—S—	SANITARY SEWER	—S—
—W—	WATER MAIN	—W—
	GAS MAIN	—G—
	OVERHEAD WIRES	—OH—
	UNDERGROUND WIRES	—E—
	TELEPHONE LINE	—T—
	1' CONTOURS	
	SPOT ELEVATION	x645.49
	PAVEMENT	
	BUILDING BOX	
	CONCEPT DRIVEWAY LOCATIONS	

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT:
DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com
WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

X:\PROJECTS\8868\ACAD\Phase 3\PDP-2019.dwg

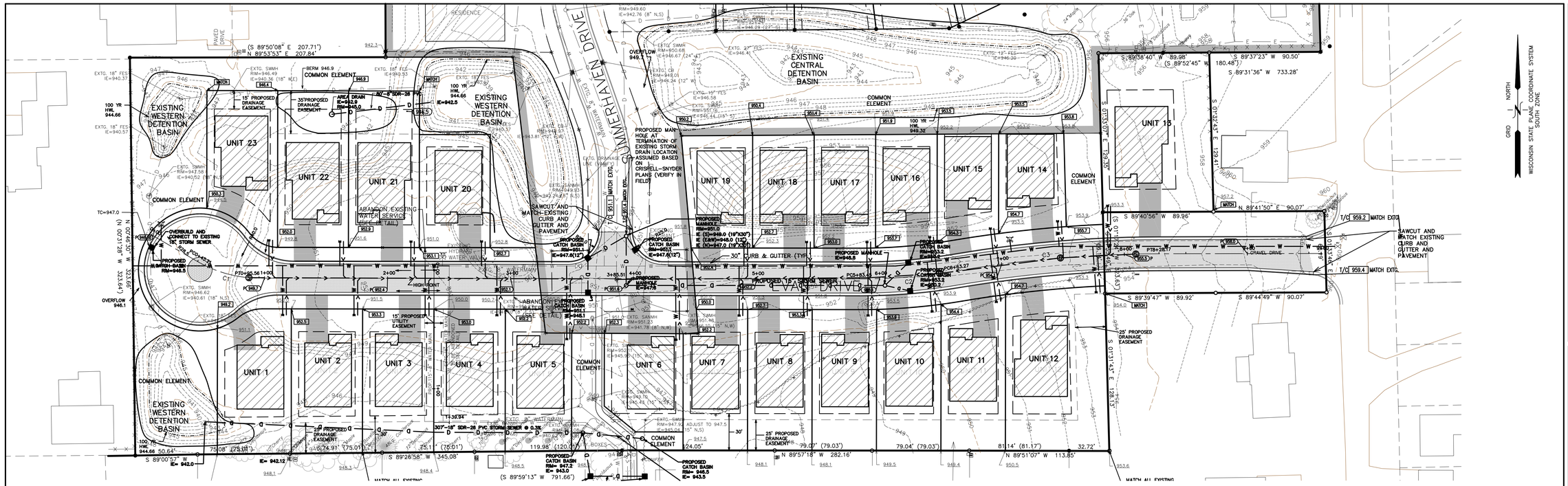
PRECISE IMPLEMENTATION PLAN
SUMMERHAVEN OF LAKE GENEVA
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

AMENDMENT NO. 4 TO THE PRECISE IMPLEMENTATION PLAN (FOR PHASE 3)

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.	8868
DATE	12/06/2019
SHEET NO.	1 OF 1



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GENERAL NOTES:

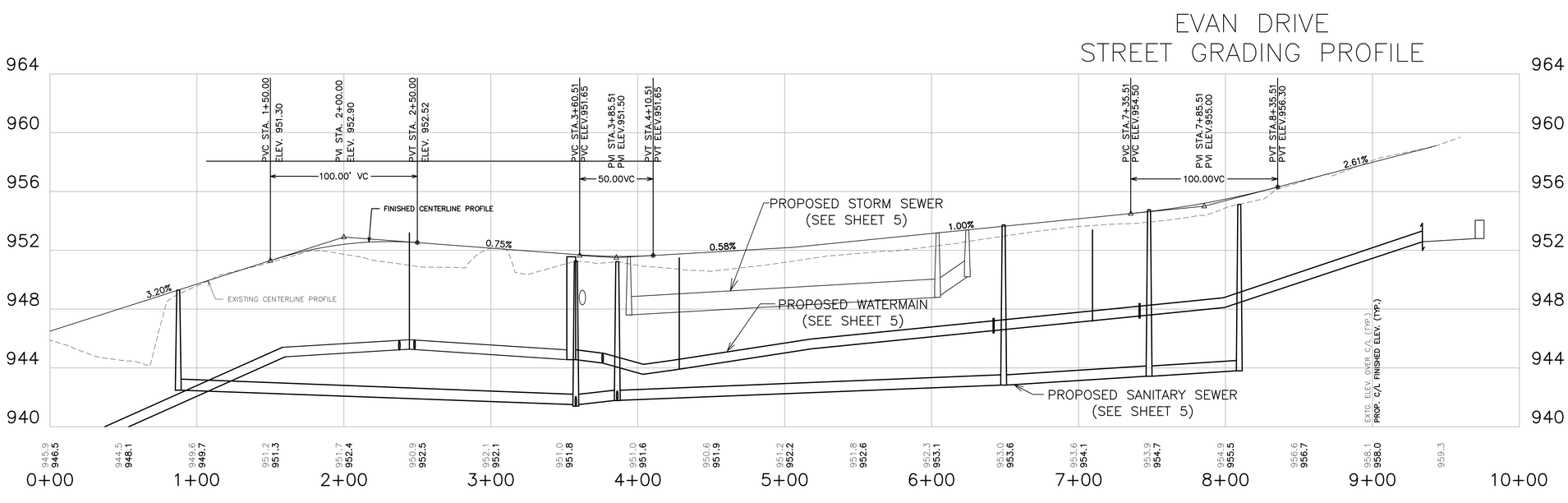
1. LOCATIONS OF EXISTING UNDERGROUND UTILITIES OR STRUCTURES SHOWN ANYWHERE WITHIN THESE PLANS ARE BASED UPON RECORDS AVAILABLE AT THE TIME THE PLANS WERE PREPARED AND SHOULD NOT BE ASSUMED TO BE COMPLETE OR CORRECT IN ALL INSTANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE FOR HIMSELF THE EXACT LOCATIONS AND TYPES OF THEIR FACILITIES BEFORE EXCAVATING. THE CONTRACTOR SHALL PROTECT ALL EXISTING UNDERGROUND WORK DURING THE COURSE OF HIS CONSTRUCTION ACTIVITY.
2. PROPOSED PAVED ROADWAYS SHOWN ARE 27' WIDE BETWEEN FACE OF CURB WITH 30" CURB AND GUTTER AND SHALL BE BUILT TO CITY STANDARDS.
3. ALL WORK DONE WITHIN THE ROAD RIGHT-OF-WAY TO BE DONE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.

ROAD CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	52.36'	51.76'	S 74°55'27" E	60°00'05"
C2	494.88'	79.82'	79.73'	N 85°15'45" E	80°43'33"
C3	1000.00'	164.90'	164.71'	N 85°10'20" E	80°33'08"

XX.X = PROPOSED SPOT GRADE

40 20 0 40 80 120 160
MAP SCALE IN FEET – ORIGINAL 1" = 40' (HORIZINTAL)
MAP SCALE IN FEET – ORIGINAL 1" = 4' (VERTICAL)



SUMMERHAVEN OF LAKE GENEVA
PHASE 3
FINAL ENGINEERING PLANS
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

PAVING & STORM SEWER PLAN & PROFILE

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
12/23/2020 – TS ADJUST LATERALS
04/13/20 – TS ADD STORM SEWER PROFILE
05/11/2020 –TS ADVANCE
06/15/2020 – TS ADVANCE
07/02/2020 – TS ADVANCE
07/24/2020 – TS ADVANCE
08/05/2020 – TS ADVANCE

PROJECT NO. 8868
DATE 08/19/2019
SHEET NO. 4 OF 11

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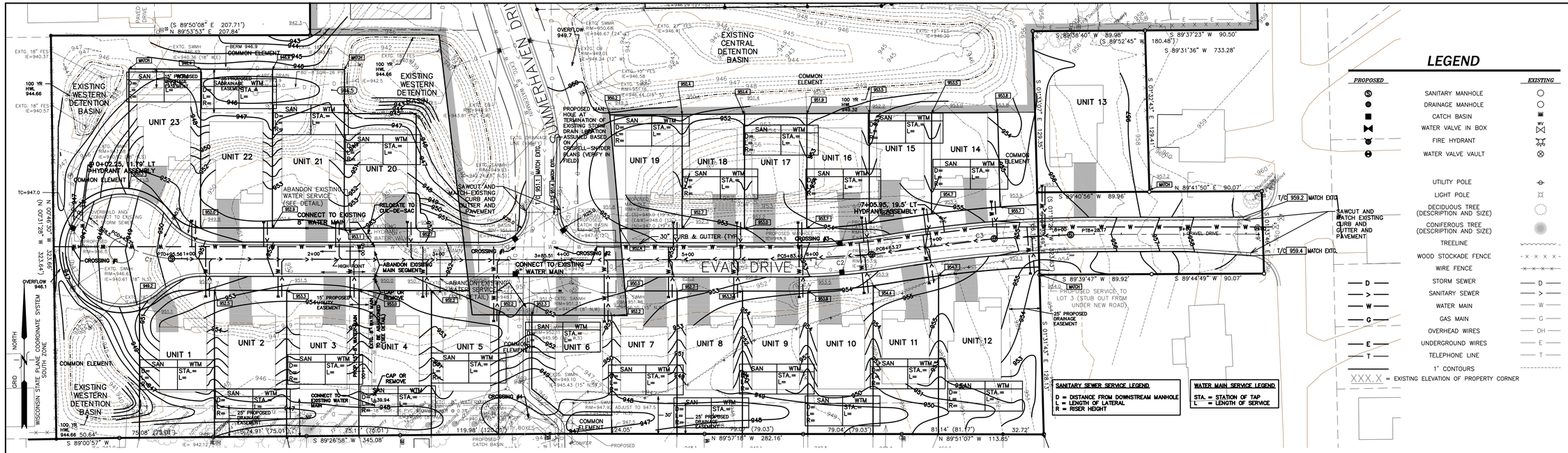

LEGEND

PROPOSED		EXISTING
	SANITARY MANHOLE	
	DRAINAGE MANHOLE	
	CATCH BASIN	
	WATER VALVE IN BOX	
	FIRE HYDRANT	
	WATER VALVE VAULT	
	UTILITY POLE	
	LIGHT POLE	
	DECIDUOUS TREE (DESCRIPTION AND SIZE)	
	CONIFEROUS TREE (DESCRIPTION AND SIZE)	
	TREELINE	
	WOOD STOCKADE FENCE	
	WIRE FENCE	
— D —	STORM SEWER	— D —
— > —	SANITARY SEWER	— > —
— W —	WATER MAIN	— W —
— G —	GAS MAIN	— G —
	OVERHEAD WIRES	— OH —
— E —	UNDERGROUND WIRES	— E —
— T —	TELEPHONE LINE	— T —
	1' CONTOURS	

XXX.X = EXISTING ELEVATION OF PROPERTY CORNER

UTILITY NOTES

1. LOCATIONS OF EXISTING UNDERGROUND UTILITIES OR STRUCTURES SHOWN ANYWHERE WITHIN THESE PLANS ARE BASED UPON RECORDS AVAILABLE AT THE TIME THE PLANS WERE PREPARED AND SHOULD NOT BE ASSUMED TO BE COMPLETE OR CORRECT IN ALL INSTANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE FOR HIMSELF THE EXACT LOCATIONS AND TYPES OF THEIR FACILITIES BEFORE EXCAVATING. THE CONTRACTOR SHALL PROTECT ALL EXISTING UNDERGROUND WORK DURING THE COURSE OF HIS CONSTRUCTION ACTIVITY.
2. CONTRACTOR SHALL CONTACT THE CITY OF LAKE GENEVA DEPARTMENT OF PUBLIC WORKS TO COORDINATE CONNECTION TO EXISTING MUNICIPAL SERVICES.
3. ALL WORK DONE WITHIN THE ROAD RIGHT-OF-WAY TO BE DONE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.
4. MANHOLE CASTINGS WITHIN PAVEMENT SHALL INITIALLY BE CONSTRUCTED TO 1/4" BELOW THE TOP OF THE FIRST LAYER OF ASPHALT & ADJUSTED AT THE TIME THE FINAL ASPHALT LAYER IS PLACED.
5. A TEMPORARY PLUG MUST BE INSTALLED IN THE DOWNSTREAM MANHOLE DURING CONSTRUCTION TO PREVENT SEDIMENT/DEBRIS FROM ENTERING THE DOWNSTREAM SEWER. ALL PLUGS MUST BE REMOVED PRIOR TO CITY ACCEPTANCE OF THE NEW SERVICES.

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WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

CONSTRUCTION & INSPECTION NOTES

1. NO CONSTRUCTION, OR INSTALLATION OR IMPROVEMENTS SHALL COMMENCE UNTIL ARRANGEMENTS FOR INSPECTION BY THE CITY ENGINEER HAVE BEEN MADE AND THE CITY ENGINEER HAS GIVEN WRITTEN AUTHORIZATION TO COMMENCE SAID CONSTRUCTION.
2. CONTRACTOR SHALL CONTACT THE CITY ENGINEER AT LEAST 72 HOURS PRIOR TO THE NEED FOR AS REQUIRED BY THE SPECIAL PROVISIONS ON SHEETS 6 & 7.
3. NO MATERIAL OF ANY KIND SHALL BE USED IN THE WORK UNTIL IT HAS BEEN INSPECTED AND ACCEPTED BY THE CITY ENGINEER OR HIS INSPECTOR. THE CITY ENGINEER MAY WAIVE THIS INSPECTION REQUIREMENT IN HIS SOLE DISCRETION. ALL REJECTED MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE PREMISES. ANY MATERIALS OR WORKMANSHIP FOUND AT ANY TIME TO BE DEFECTIVE SHALL BE REPLACED OR REMEDIED AT ONCE REGARDLESS OF PREVIOUS INSPECTION. INSPECTION OF MATERIALS SHALL BE PROMPTLY MADE, AND WHERE PRACTICABLE, AT THE SOURCE OF SUPPLY.
4. THE CITY ENGINEER, HIS INSPECTORS, REPRESENTATIVES OR AGENTS SHALL, AT ALL TIMES, HAVE UNRESTRICTED ACCESS TO ALL PARTS OF THE WORK AND TO OTHER PLACES WHERE OR IN WHICH THE PREPARATION OF MATERIALS AND OTHER INTEGRAL PARTS OF THE WORK ARE BEING CARRIED ON AND CONDUCTED.

ROAD CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	52.36'	51.76'	S 74°55'27" E	60°00'05"
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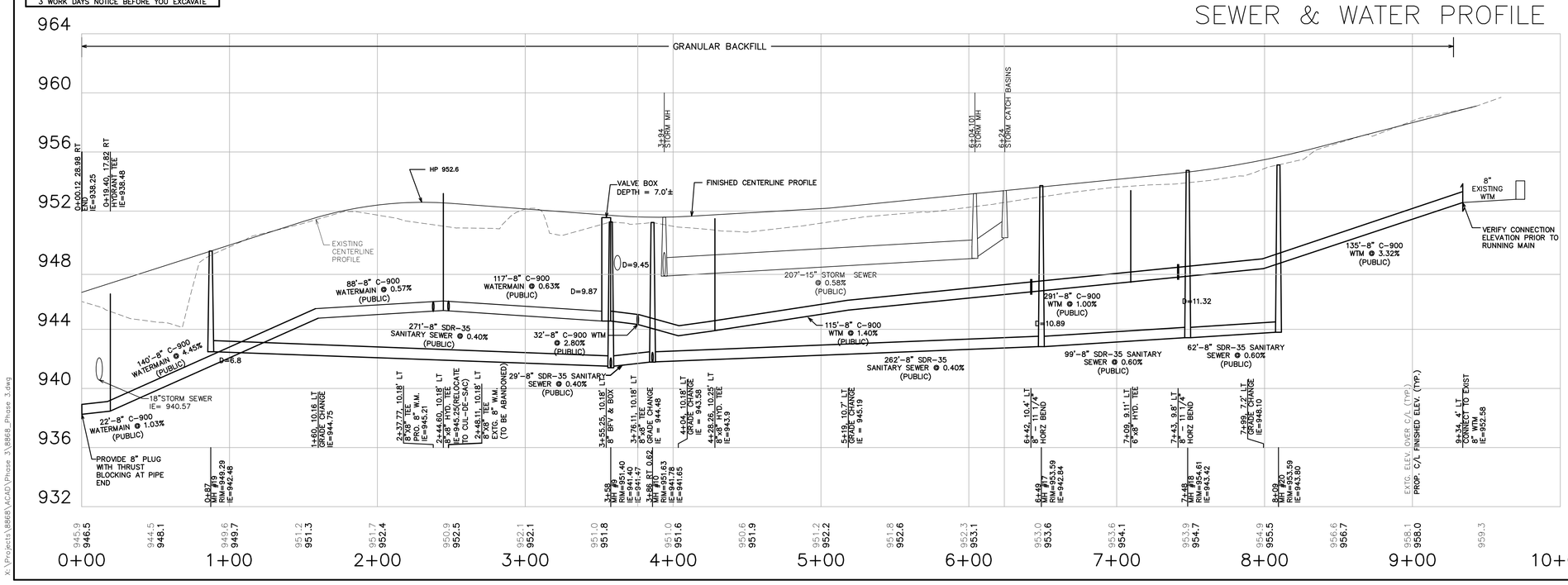
40 20 0 40 80 120 160
MAP SCALE IN FEET – ORIGINAL 1" = 40' (HORIZINTAL)
MAP SCALE IN FEET – ORIGINAL 1" = 4' (VERTICAL)

EVAN DRIVE SEWER & WATER PROFILE



UNIT #	WATER SERVICE STA.	SEWER LATERAL STA.
Unit 1	1+14.84 R30.01	1+17.78 R29.91
Unit 2	1+72.87 R29.95	1+75.78 R29.98
Unit 3	2+30.62 R30.01	2+33.78 R30.22
Unit 4	2+88.93 R30.00	2+91.80 R29.99
Unit 5	3+45.78 R49.35	3+48.26 R49.34
Unit 6	4+34.53 R49.71	4+37.38 R49.66
Unit 7	4+85.83 R30.01	4+88.79 R30.01
Unit 8	5+38.18 R29.95	5+41.18 R29.94
Unit 9	5+90.23 R29.84	5+92.98 R29.87
Unit 10	6+39.28 R29.89	6+42.44 R30.15
Unit 11	6+91.37 R30.99	6+95.12 R29.82
Unit 12	7+75.46 R29.98	7+78.83 R31.54
Unit 13	7+88.07 L39.82	7+90.35 L39.68
Unit 14	7+48.09 L29.89	7+51.000 L29.84
Unit 15	6+94.74 L29.96	6+97.44 L29.59
Unit 16	6+44.74 L30.29	6+47.97 L32.07
Unit 17	5+90.05 L29.97	5+93.25 L29.96
Unit 18	5+40.64 L29.97	5+43.64 L30.04
Unit 19	4+89.63 L30.00	4+92.63 L30.03
Unit 20	2+76.43 L30.00	2+79.30 L29.79
Unit 21	2+18.94 L29.98	2+21.72 L29.79
Unit 22	1+61.20 L29.87	1+64.14 L29.87
Unit 23	1+03.56 L30.76	1+06.56 L30.77

UTILIY CROSSING #	CROSSING LOC.	CROSSING SEPERATION DIST.
1	3+62.36,10.18 LT	34"
2	3+93.98,10.20 LT	37"
3	6.24.32,11.50 LT	38"
4	SE OF UNIT 5	28" ASSUMING WM HAS A BURY DEPTH OF 7'
5	CUL-DE-SAC	18"

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SUMMERHAVEN OF LAKE GENEVA PHASE 3

FINAL ENGINEERING PLANS
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

PUBLIC SEWER & WATER PLAN & PROFILE

REVISIONS
12/23/2020 –TS ADJUST LATERALS
04/13/20 – TS ADD STORM SEWER PROFILE
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07/24/2020 – TS ADVANCE
08/10/2020 – TS ADVANCE
08/05/2020 – TS ADVANCE

PROJECT NO. 8868
DATE 08/19/2019
SHEET NO. 5 OF 11

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City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

[ ] CERTIFIED SURVEY MAP or [X] SUBDIVISION PLAT - Addendum to Plat of Condominium

NAME AND ADDRESS OF CURRENT OWNER:

McMurr II, LLC, 351 W. Hubbard, Suite 610, Chicago, IL 60654, Attn: Murray S. Peretz

TELEPHONE NUMBER OF CURRENT OWNER: (312) 527-3600 X 1

EMAIL ADDRESS: dem@mclcompanies.com

PROJECT ADDRESS Summerhaven Phase III TAX KEY NUMBER: ZSUM 00002 & ZA 75400001

NAME AND ADDRESS OF APPLICANT:

Same as Owner

TELEPHONE NUMBER OF APPLICANT: ( )

EMAIL ADDRESS:

NAME AND ADDRESS OF SURVEYOR:

FARRIS, HANSEN & ASSOCIATES, INC., 7 Ridgway Court, Elkhorn, WI 53121

TELEPHONE NUMBER OF SURVEYOR: (262) 723-2098

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Summerhaven of Lake Geneva II Condominium permits the addition of up to 23 single-family site condominium units in its expansion area, Phase III of the Summerhaven development. McMurr II files the First Addendum to Plat and the First Amendment to Declaration of Condominium for Summerhaven II to add such units. Concurrently herewith, McMurr II files the First Amendment to the GDP and the Precise Implementation Plan for Phase III of Summerhaven.

SUBMITTAL CHECKLIST

X 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.

X 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.

X CITY OF LAKE GENEVA SIGNATURE BLOCK ON FACE OF CSM OR PLAT, PER STATE STATUTES.

X PROVIDE 5 FULL SETS AND 20 - 11" X 17" COPIES OF CSM OR PLAT PRIOR TO PLACEMENT ON PLAN COMMISSION AGENDA.

X PROVIDE AN ELECTRONIC 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.

McMurr II, LLC, an Illinois limited liability company

April 22, 2020
DATE

By: James P. Howe
SIGNATURE OF APPLICANT
James P. Howe, as attorney-in-fact

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: August 17, 2020

Agenda Item: 12

Request to be Continued until September per applicant

Applicant:
Thomas Keefe
d.b.a. Northern Waters LLC.
752 Geneva Parkway
Lake Geneva

Request:
816 Wisconsin St.
Conditional Use Permit
Bed & Breakfast in the Neighborhood Business (NB)
Tax Key No. ZOP00164

Description:
The applicant is submitting a proposal for a Conditional Use Permit (CUP) that will allow for a Bed & Breakfast land use for the property located at 816 Wisconsin St. located in the Neighborhood Business (NB) zoning district.

Project Details from CUP Submittal

The proposed project submittal meets or exceeds all requirements of the Zoning Ordinance.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Conditional Use Permit (CUP):
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 Limited CUP;
- Include *findings* required by the Zoning Ordinance for CUPs; and,
- Provide specific suggested *requirements* 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:
   a. In general, the proposed limited 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.

b. 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.

c. 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.

d. 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.

e. 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.

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

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

a. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

b. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

d. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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

f. The potential public benefits of the proposed conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the proposed Conditional Use Permit:

1. Staff recommends that the Plan Commission recommend approval of the proposed conditional use as submitted, with the findings under A.1-6., above.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
816 WISCONSIN ST, LAKE GENEVA, WI 53147
ZOP 00164, LOT 3, BLOCK 17 ORIGINAL PLOT, CITY OF LAKE GENEVA

Name and Address of Current Owner:
NEWPORT PROPERTIES LLC (HAROLD + CAROL THEESFELD)
6411 MADELINE LN, CALEDONIA, WI 53108

Telephone No. with area code & Email of Current Owner: * 414-881-0635
* ctheesfeld@gmail.com

Name and Address of Applicant:
NORTHERN WATERS, LLC (THOMAS H KEEFE ET AL)
751 GENEVA PARKWAY, LAKE GENEVA, WI 53147

Telephone No. with area code & Email of Applicant: 262-248-4492
tkeefe@keefrealestate.com, gdunham@keefrealestate.com

Proposed Conditional Use: NEIGHBORHOOD BUSINESS, LOOKING FOR BED + BREAKFAST CONDITIONAL USE GRANT

Zoning District in which land is located: NEIGHBORHOOD BUSINESS

Names and Addresses of architect, professional engineer and contractor of project:
ARCHITECT - MCCORMACK + ETTEN, 400 BROAD ST, LAKE GENEVA, WI
ENGINEER - FOCUS ENGINEERING, 607 DAVIS ST, ELKHORN, WI
CONTRACTOR - TBD.

Short statement describing activities to take place on site:
OPERATE A BED + BREAKFAST IN A CURRENT MULTI-TENANT BLDG AT 816 WISCONSIN ST. PROPERTY IS CURRENTLY IN NEED OF SIGNIFICANT REMODELING AND MAINTENANCE

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

7-6-2020
Date

X
Signature of Applicant

Harold Theesfeld 07/06/2020 01:51 PM CDT
Signature of Current Owner

Carol Theesfeld 07/06/2020 01:52 PM CDT
Signature of Current Owner

STREET
WISCONSIN ST
816 Wisconsin
Bed & Breakfast
BROAD ST
ZOP 00100
ZOP 00101
ZOP 00102
ZOP 00103
ZOP 00104
ZOP 00105
ZOP 00106
ZOP 00117
ZOP 00118
ZOP 00156
ZOP 00163
ZOP 00164
ZOP 00165
ZOP 00166
ZOP 00167
CSM 4646
ZA464600001
LOT 1
ZA464600001
00156
00104
00106
00165
00164
000163
17
Legal Landscape
WALWORTH COUNTY, WISCONSIN
0 5 10 20 30 40 50 Feet
1 inch = 42 feet
Author:
Map Produced on: 8/12/2020
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.

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: August 17, 2020

Agenda Item: 13

Applicant:
City of Lake Geneva

Request:
Plan Commissioner Training

Description:
The city has provided two means of Plan Commissioner training opportunities as requested by the commission.

The two provided are as attached:

1. Vandewalle and Associates – 4 – (1 hour – sessions) which can occur at the closing of the monthly Plan Commission meetings September thru December.

2. Live Webinars during the work day provided by UW Stevens Point, which will allow live interaction and question & answer during the webinars.

City of Lake Geneva Plan Commission Training Program

FREE "ROLE OF THE PLAN COMMISSION" WEBINAR: AUGUST 13, 3PM

- UW-Stevens Point Center for Land Use Education
- https://www.eventbrite.com/e/zoning-webinars-registration-112871838708

VANDEWALLE TRAINING SESSION 1: SEPTEMBER 21 PLAN COMMISSION MEETING

The Development Process - *40 minutes for presentation, 20 minutes for discussion*

- Role of the Plan Commission
- How to review projects and make motions for better development
- The development process and interaction with the City at various points

VANDEWALLE TRAINING SESSION 2: DATE TO BE DETERMINED

Zoning Districts and Comprehensive Plan Future Land Use Categories

- Comprehensive Plan Consistency Requirement
- The theory behind Lake Geneva's Zoning Districts and how they relate to each other
- The theory behind Lake Geneva's Future Land Use Categories, how they relate to each other, and how they relate to zoning districts
- The relationship between Lake Geneva's Zoning Map and Future Land Use Map – mostly related to preserving many zoning patterns in the "old" Zoning Map

VANDEWALLE TRAINING SESSION 3: DATE TO BE DETERMINED

Approaches to Growth and Natural Resource Preservation

- Types of growth policies and implications
- How much development fits within the City: within the current City Limits, within the future growth areas shown on the Future Land Use Map, and areas beyond

Implementing the Comprehensive Plan and other adopted plans:

- Comprehensive Plan Implementation Table
- Capital Improvement Planning, Site Plan Review, Land Division review
- What is the Official Map and does the City need one?

VANDEWALLE TRAINING SESSION 4: DATE TO BE DETERMINED

Zoning Ordinance

- Recent state statutes pertaining to local zoning and land division regulations
- Suggested updates to keep up with contemporary practices (e.g., design standards)
- Short-term rental policy

City of Lake Geneva

Plan Commission Training Program

August 11, 2020

SCOPE OF SERVICES

The following Scope of Services for Plan Commission Training will grow the knowledge of Lake Geneva Plan Commissioners. This four-part training series further seeks to improve the effectiveness and decision-making capacity of the Plan Commission and prepare Commissioners to consider issues of importance to City residents. Specifically, the training will address essential topics such as state law, the role of the Plan Commission, and past and current practices specific to Lake Geneva.

The training program relies on Mike Slavney's 22+ years of experience as on-call planner for Lake Geneva and Jackie Mich's experience as the Comprehensive Plan author and current role as adjunct professor at UW-Milwaukee's School of Architecture and Urban Planning.

Vandewalle & Associates proposes to complete the requested scope of services and conduct all four sessions within approximately five months of contract execution for a fixed fee of $2,450 per training session ($9,800 for all four), inclusive of all related travel and meeting preparation expenses.

Training Session 1: The Development Process

Vandewalle & Associates will prepare a one-hour training presentation via PowerPoint, including time for discussion. The training will be conducted via Zoom or in person. The City will be responsible for video recording the meeting, if desired.

Training Session 2: Zoning Districts and Comprehensive Plan Future Land Use Categories

Vandewalle & Associates will prepare a one-hour training presentation via PowerPoint, including time for discussion. The training will be conducted via Zoom or in person. The City will be responsible for video recording the meeting, if desired.

Training Session 3: Approaches to Growth and Implementing the Comprehensive Plan

Vandewalle & Associates will prepare a one-hour training presentation via PowerPoint, including time for discussion. The training will be conducted via Zoom or in person. The City will be responsible for video recording the meeting, if desired.

Training Session 4: The Zoning Ordinance

Vandewalle & Associates will prepare a one-hour training presentation via PowerPoint, including time for discussion. The training will be conducted via Zoom or in person. The City will be responsible for video recording the meeting, if desired.

ZONING WEBINARS

5-Part Series

August - November

Attend one or multiple sessions!

The Center for Land Use Education is offering a new 5-part webinar series designed to orient new and continuing officials and staff to their roles and responsibilities related to zoning.

Divided into two tracks, the Basic Sessions are designed for newly elected and appointed officials, clerks, administrators, and others who are new to planning and zoning. The Advanced Sessions are for those looking to expand their knowledge of specific zoning topics. Planning and zoning staff, experienced officials, and individuals who have completed the basic training sessions are encouraged to attend.

Webinars will be recorded. Recordings will be made available to registered participants of individual sessions.

Basic Sessions - Free

Role of the Plan Commission

Thursday, August 13, 2020, 3-4 pm

This session will introduce three primary tools for land use decision-making: the comprehensive plan, zoning ordinance, and subdivision ordinance. We'll take a closer look at zoning decisions and review different rules that apply when your plan commission and elected officials adopt and apply ordinances.

Role of the Zoning Board of Adjustment/Appeals

Thursday, August 20, 2020, 3-4 pm

This session will cover decisions typically assigned to the zoning board of adjustment or appeals, including variances, administrative appeals, and conditional uses. We'll take a closer look at the quasi-judicial role of the zoning board and how their decisions impact communities.

Advanced Sessions - $20 each

New Rules for Conditional Uses

Tuesday, September 29, 2020, 10-11 am

Take a deep dive into conditional uses! Designed for planning and zoning staff and experienced officials, this session will review new rules that apply to conditional uses. Learn how to apply the new standards, and discuss how to update your ordinance, forms, and procedures.

Variances

Thursday, October 29, 2020, 10-11 am

Designed for planning and zoning staff and the zoning board of adjustment or appeals, this session will take a closer look at variances. Learn about different types of variances, legal standards for granting a variance, and how to create a complete record for the courts.

Refreshing Your Zoning Ordinance

Monday, November 30, 2020, 10-11 am

From a simple rezone to complex ordinance updates, learn about the process for updating your zoning ordinance. Take a closer look at how communities are addressing new and emerging land uses, replacing long lists of dated uses with use categories, and incorporating graphics and other user-focused features.

Who Should Attend?

■ Primary Audience
□ Secondary Audience

		Governing Body	Plan Commission	Zoning Board	Staff
Basic Sessions	**Role of the Plan Commission** August 13, 3-4 pm Free!	□	■		□
	Role of the Zoning Board August 20, 3-4 pm Free!	□		■	□
Advanced Sessions	**New Rules for Conditional Uses** September 29, 10-11 am $20	■	■	■	■
	Variances October 29, 10-11 am $20	□		■	■
	Refreshing Your Zoning Ordinance November 30, 10-11 am $20	■	■		■

Workshop Cost

Participants may attend one or multiple sessions. Basic Sessions are Free. Advanced Sessions are $20 each.

Handbooks

Print copies of the Plan Commission Handbook and Zoning Board Handbook may be purchased at the time of registration for an additional cost of $25 apiece. These handbooks are recommended for new and continuing officials but are not required to attend the workshop. The handbooks are also accessible, free of charge, at: www.uwsp.edu/cnr-ap/clue.

Registration

Registration is through Eventbrite: Online Registration Link. Registration ends midnight before each session.

Questions? Email landcenter@uwsp.edu or phone 715-346-3783

Center for Land Use Education
College of Natural Resources
University of Wisconsin-Stevens Point

Extension
UNIVERSITY OF WISCONSIN–MADISON

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