CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI

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

Agenda

1. Meeting called to order by Tom Hartz.

2. Roll Call.

3. Approve Minutes of the January 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. Review and Recommendation of a Certified Survey Map (CSM) for Constantine Athans, 999 Snake Road & Neuman Family Trust, 4666 Lorraine Ave Dallas TX, 75209 to create a new 4 Lot CSM in the Estate Residential – 1 (ER-1) zoning classification as identified on the certified survey dated 1/10/20 Job # 1901409 for Tax Key Nos. ZWIL00001 thru ZWIL00005.

7. Public Hearing and Recommendation of a "Limited" Conditional Use Permit filed by Cassandra Kordecki & Michael Strong d.b.a. Lake Geneva Home Rental LLC, W3437 Royal Glen Ct. Lake Geneva, for the request to allow Commercial Indoor Lodging land use located at 715 North St, within the Single Family – 4 (SR-4) zoning district, Tax Key No. ZF00054.

8. Public Hearing and Recommendation of a Conditional Use Permit filed by Robert & Barb Hogan, 328 Shoreline Rd. Lake Barrington IL. 60010, for the request to utilize the Single Family – 4 setbacks for a home addition in the Estate Residential -1 land use located at 1300 W. Main St., Tax Key No. ZYUP00094O.

9. Public Hearing and Recommendation on an application for an amendment to the Precise Implementation Plan (PIP) filed by Daniel Schuld, 281 Keys Ave. Hampshire, IL 60140, requesting to alter the exterior site plan that would allow for the outdoor seating to be located at grade level. The property is located at 727 Geneva St., Unit 1, in the Central Business (CB) zoning district, Tax Key No. ZOP00157.

10. Public Hearing and Recommendation on an application for a General Development Plan (GDP) filed by Omega Homes, 210 O'Connor Dr. Elkhorn WI. 53121, requesting a Planned Development to build 58 single family homes in 3 phases. The property is 17.26 acres located at LaSalle St and Edgewood Dr., in the Multi-family Residential - 8 (RM-8) zoning district, Tax Key No. ZA424700001.

11. Adjournment.

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

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

Posted 2/12/2020

PLAN COMMISSION MEETING
MONDAY, JANUARY 20, 2020 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL

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

Roll Call. Present: Mayor Hartz, Alderman Doug Skates, John Gibbs, William Catlin, Ann Esarco, Michael Krajovic. Absent (Excused) Brett Stanczak. Also Present: City Planner Slavney, City Attorney Draper, City Administrator Nord, Building and Zoning Administrator Walling, Building & Zoning Administrative Assistant Follensbee.

Approve Minutes of the November 26, December 12, & December 16, 2019 Plan Commission Meetings as distributed.
Skates/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.

Speaker #1: Joseph Zimmer, 415 Wells Street #105, shared his observations of the Comprehensive Plan suggesting the Green Initiative (Leeds) as a standard for public buildings and the options presented for Hillmoor, especially Option C, is misleading to the public and should be made clear.

Speaker #2: Joe Schnurr, 701 N Joshua Lane, asked when discussions will be held and decisions made for the Comprehensive Plan.

Speaker #3: Tom Reed, 100 E Main Street, shared his thoughts on the Comprehensive Plan, the Roger Brooks report, the development of Hillmoor and how decisions made today will affect the future of the city and future generations.

Speaker #4: David Widzisz, 748 N Andria Drive, shared his concerns on the Bender property development, noting the integration of apartments, increased traffic and recommending protection of his subdivision from the easement changing into a potential pathway between the two subdivisions.

Speaker #5: Ryan Finley, 805 Cumberland Trail, shared his thoughts on the Comprehensive Plan, in favor of preserving farmland, open space, green space, and ensuring Lake Geneva is a walkable city but believes allowing the apartment buildings would take away the open space, compromise the walking and biking path, and increase traffic at Townline Road & Edwards Blvd.

Speaker #6: Denise Schnurr, 701 N Joshua Lane, shared her concerns regarding the Bender property, specifically, adding apartments, traffic issues, water flow issues, and lack of green space.

Speaker #7: Helen Ixong, 711 N Andria Drive, shared her concerns about the traffic on Townline Road and traffic reports in the city for higher density areas near existing apartments or schools and asked the officials making decisions to think about what is best for the city and why residents want to stay.

Acknowledgement of Correspondence.

Correspondence was received by Sherri Slater, owner of Caboose #4, sharing her concerns and opposition to the storage units at 302 Townline Road. All correspondence has been distributed to the Plan Commission and the City Council.

Downtown Design Review:

Application by Roger Wolff - DBA Inspiration Coffee, request to install awnings on the front and rear of the building located at 883 W. Main St, in the Central Business (CB) zoning district, Tax Key No. ZOP00258.
Roger Wolff, 751 Geneva Pkwy, presented his request and background of Inspiration Coffee.

Esarco/Skates motion to recommend the installation of awnings on the front and rear exterior of the building and include all staff recommendations.
Roll Call: Hartz, Skates, Gibbs, Catlin, Esarco, Krajovic "yes." Motion carried unanimously.

Presentation of a Conceptual rendering for the property located at 302 Townline Rd. for a possible Planned Development that would allow multiple dwellings on one tax parcel. Applicants, Michael Hanley & John Engerman, - DBA Clear Sky LLC. 302 Townline Rd., located in the Planned Industrial (PI) zoning district, Tax Key No. ZYUP00144.
Mike Hanley, 302 Townline Road, presented his concept. Homes would be about 850 sq ft, 1 ½ story, 2 bedrooms, 2 bathrooms, rooftop deck, on public water & sewer, green space, an affordable housing community. Walling said this is a concept plan and encouraged the Plan Commission to give feedback. Slavney said residential zoning districts require 50% of residential area remains green space. Slavney also stated the city would like to see a 10' wide bike path instead of the 6' wide bike path shown in concept. Slavney said a storm water solution would be needed for the GDP submittal, stating he likes the residential option over the storage plan. Esarco said she loves the plan. Skates asked about limitations on parking. Slavney stated for typical single family homes, the zoning code requires 3 on-site parking spaces but this concept provides 2 parking spaces and no street parking is allowed here. Krajovic asked where guests would park. Slavney suggested taking out one or two units from plan to accommodate more parking. Walling clarified the turn-around for the Fire Department will be 90' instead of the 80'turn-around shown in the submittal. The applicant's goal is to provide an environmentally friendly community without the need for natural gas. Hartz asked about the pavilion, if the concrete slab could turn into a garage and if the road would remain private. A discussion followed. Krajovic asked about green space element. Slavney said the subdivision ordinance has a requirement for land dedication based on the number of dwelling units which this development would fall under. Skates questioned the 20-home development, especially the issues of parking, storage, ingress-egress on the property. Hartz suggested finding solutions to the parking and storage issues before moving forward with additional engineering. Esarco suggested assessing the number of units needed for a viable project and eliminate others units to provide for parking and greenspace for parks.

Presentation of Draft 3 of the Comprehensive Plan.
2020 Comprehensive Plan Update: Overview presentation of Draft 3 Plan recommendations in preparation for the public hearing on February 10. No discussion will occur or decisions will be made at this January 20th meeting.
Mike Slavney, Vandewalle & Associates, presented Draft #3 of the Comprehensive Plan, specifically, the first 14 pages & page 103: Map 5a – Future Land Use, with emphasis on the growth policy and executive summaries of key components for each required chapter in the plan. Most ideas were generated by the City Council, Plan Commission and public comments from prior meetings or workshops. The City Council, Plan Commission, public and other city boards, committees & commissions will need to sort out and prioritize these initiatives toward implementation.

Recommendation for the Bender Property Application to amend the Comprehensive Plan is still needed from the Plan Commission and will take place at the February 10th Joint Council and Plan Commission Meeting along with a vote for the Future Land Use Plan since the annual review process has been folded into the Ten-Year Update process of the Comprehensive Plan.

The Public Hearing is February 10, 2020, where public testimony is allowed; according to the statutes, the Plan Commission will vote first; the Council then votes supporting or opposing the Plan Commission's recommendation. If the Council opposes the Plan Commission's recommendation, the Comprehensive Plan is sent back to the Plan Commission for action. The statues provide the Plan Commission with a lot of power over the future of the community. Please direct any questions about the Comprehensive Plan to Jackie Mich as the primary contact or Mike Slavney at Vandewalle & Associates.

Adjournment. Skates/Gibbs motion to adjourn at 7:50 p.m. Motion carried unanimously.

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

THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE PLAN COMMISSION

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

Agenda Item: 6

Applicant:
Constantine Athans
999 Snake Rd.
&
Neuman Family Trust, 4666 Lorraine Ave Dallas TX, 75209
901 Snake Rd.

Request:
Create – 4 lot (CSM)
Tax Key Nos. ZWIL00001 thru ZWIL000005

Description:

This request is to approve a 4 lot Certified Survey Map (CSM) to create 4 newly reconfigured residential lots on the properties located at 999 Snake Rd. & 901 Snake Rd.

The result of these CSM's will create 4 new residential lots in the Willowbrook subdivision.

This request is to approve the proposed Certified Survey Map dated 01/10/2020 Job # 1901409 for the properties located in the Estate Residential – 1 (ER-1) zoning district.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed 4 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 4 lot – CSM as submitted.

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

[X] CERTIFIED SURVEY MAP or [ ] SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Constantine Athans
999 Snake Road
Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: ( )

EMAIL ADDRESS:

PROJECT ADDRESS W3121 Snake Road TAX KEY NUMBER: ZWIL00004

NAME AND ADDRESS OF APPLICANT:

Constantine Athans
999 Snake Road
Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: ( )

EMAIL ADDRESS:

NAME AND ADDRESS OF SURVEYOR:

Cardinal Engineering
PO Box 281
Lake Geneva, WI 53147

TELEPHONE NUMBER OF SURVEYOR: (262) - 757 - 8776

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

A redivision of Willowbrook subdivision & resolution of driveway/access encroachment issues.

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.

✓ PROVIDE 5 FULL SETS AND 20 - 11" X 17" COPIES OF CSM OR PLAT PRIOR TO PLACEMENT ON PLAN COMMISSION AGENDA.

✓ 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.

1.10.20
DATE

Kevin Cethans
SIGNATURE OF APPLICANT

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

☐ CERTIFIED SURVEY MAP or ☐ SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

NEUMAN FAMILY TRUST

4666 ~~466~~ LORRAINE AVE

DALLAS, TEXAS 75209

TELEPHONE NUMBER OF CURRENT OWNER: (214) 507-9669

EMAIL ADDRESS: RNEUMAN@HICKSHOLDINGS.COM

PROJECT ADDRESS ~~W3121~~ 901 SNAKE ROAD TAX KEY NUMBER: ZWIL00004

NAME AND ADDRESS OF APPLICANT:

NEUMAN FAMILY TRUST

4666 ~~466~~ LORRAINE AVE

DALLAS, TEXAS 75209

TELEPHONE NUMBER OF APPLICANT: (214) 507-9669

EMAIL ADDRESS: Same

NAME AND ADDRESS OF SURVEYOR:

CARDINAL ENGINEERING

PO BOX 281, LAKE GENEVA 53147

TELEPHONE NUMBER OF SURVEYOR: ( )

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

A REDIVISION OF WILLOWBROOK SUBDIVISION & RESOLUTION OF DRIVEWAY/ ACCESS ENCROACHMENT.

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.

2/6/20
DATE

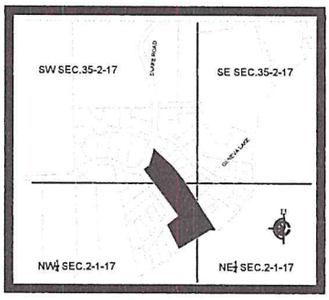
Eric Neuman
SIGNATURE OF APPLICANT For: Neuman Family Trust

NO. CERTIFIED SURVEY MAP _____

A Redivision of Lot 1, Lot 2, Lot 3, Lot 4, and Outlot 1 of Willowbrook Subdivision Recorded in Document # 664838 in the Walworth County Register of Deeds.

Part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2 in Township 1 North, Range 17 East, and Part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35, Township 2 North, Range 17 East, Town of Geneva, Town of Linn, and the City Of Lake Geneva, Walworth County, Wisconsin.

LOCATION MAP



SCALE: 1" = 2,000'

N

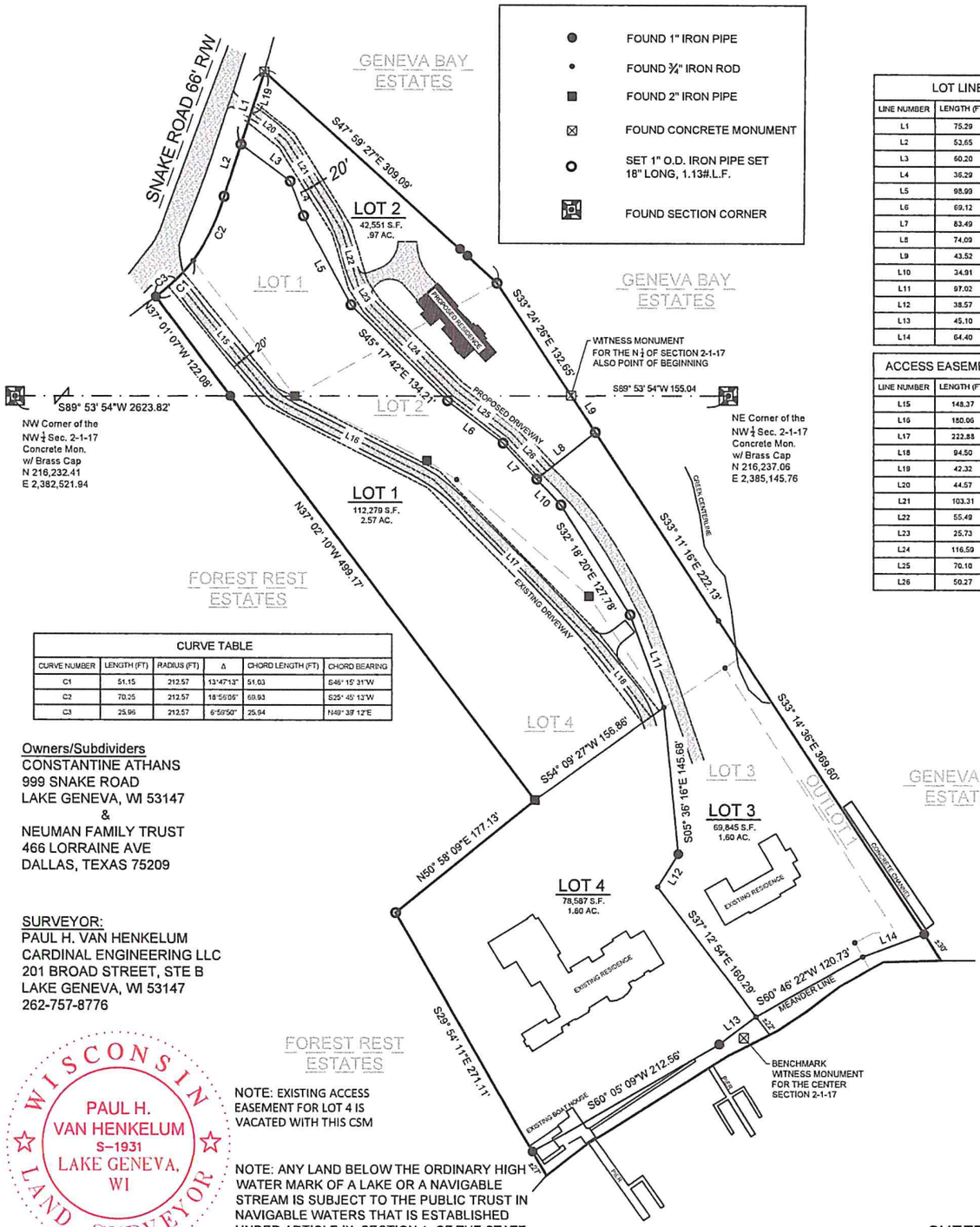
GRAPHIC SCALE

1 INCH = 150 FEET

Basis of Bearing: All Bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone.
Topography, soils, and zoning taken from Walworth County GIS website.
The north line of the NW $\frac{1}{4}$ of Sec. 2-1-17 was assumed to bear N89°53'54"W

LEGEND

- FOUND 1" IRON PIPE
- FOUND ¾" IRON ROD
- FOUND 2" IRON PIPE
- FOUND CONCRETE MONUMENT
- SET 1" O.D. IRON PIPE SET 18" LONG, 1.13#.L.F.
- FOUND SECTION CORNER



LOT LINES		
LINE NUMBER	LENGTH (FT)	DIRECTION
L1	75.29	N17° 49' 28"E
L2	53.65	N18° 05' 10"E
L3	60.20	S53° 28' 43"E
L4	36.29	S21° 23' 13"E
L5	98.99	S28° 12' 00"E
L6	69.12	S52° 36' 34"E
L7	83.49	S43° 02' 33"E
L8	74.09	N51° 11' 28"E
L9	43.52	S33° 18' 35"E
L10	34.91	S42° 56' 08"E
L11	97.02	S20° 09' 30"E
L12	38.57	S32° 01' 08"W
L13	45.10	S53° 06' 50"W
L14	64.40	S69° 35' 48"W

ACCESS EASEMENT LINES		
LINE NUMBER	LENGTH (FT)	DIRECTION
L15	148.37	S39° 15' 42"E
L16	180.06	S62° 55' 56"E
L17	222.88	S44° 33' 37"E
L18	94.50	S37° 57' 08"E
L19	42.32	S17° 49' 28"W
L20	44.57	S51° 33' 37"E
L21	103.31	S31° 53' 05"E
L22	55.49	S16° 32' 27"E
L23	25.73	S33° 39' 03"E
L24	116.59	S45° 10' 26"E
L25	70.10	S52° 12' 27"E
L26	50.27	S42° 22' 28"E

CURVE TABLE					
CURVE NUMBER	LENGTH (FT)	RADIUS (FT)	Δ	CHORD LENGTH (FT)	CHORD BEARING
C1	51.15	212.57	13°47'13"	51.03	S46° 15' 31"W
C2	70.25	212.57	18°56'05"	69.93	S25° 45' 13"W
C3	25.96	212.57	6°59'50"	25.94	N49° 38' 12"E

Owners/Subdividers
CONSTANTINE ATHANS
999 SNAKE ROAD
LAKE GENEVA, WI 53147
&
NEUMAN FAMILY TRUST
466 LORRAINE AVE
DALLAS, TEXAS 75209

SURVEYOR:
PAUL H. VAN HENKELUM
CARDINAL ENGINEERING LLC
201 BROAD STREET, STE B
LAKE GENEVA, WI 53147
262-757-8776

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

NOTE: EXISTING ACCESS EASEMENT FOR LOT 4 IS VACATED WITH THIS CSM

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

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

CERTIFIED SURVEY MAP NO. _____

A Redivision of Lot 1, Lot 2, Lot 3, Lot 4, and Outlot 1 of Willowbrook Subdivision Recorded in Document # 664838 in the Walworth County Register of Deeds.

Part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2 in Township 1 North, Range 17 East, and Part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35, Township 2 North, Range 17 East, Town of Geneva, Town of Linn, and the City Of Lake Geneva, Walworth County, Wisconsin.

SURVEYOR'S CERTIFICATE:

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

PART OF THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ AND THE NW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 2 IN TOWNSHIP 1 NORTH, RANGE 17 EAST, AND PART OF THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 17 EAST, TOWN OF GENEVA, TOWN OF LINN, AND THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NE CORNER OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 2; THENCE S89°53'54"W, 155.04' TO A CONCRETE WITNESS MONUMENT ALSO BEING THE POINT OF BEGINNING; THENCE S33°18'36"E, 43.52';THENCE S33°11'16"E, 222.13'; THENCE S33°14'36"E, 369.60'; THENCE S69°35'48"W, 64.40';THENCE S60°46'22"W, 120.73'; THENCE S53°06'50"W, 45.10'; THENCE S60°05'09"W, 212.56'; THENCE N29°54'11"W, 271.11'; THENCE N50°58'09"E, 177.13'; THENCE N37°02'10"W, 499.17'; THENCE N37°01'07"W, 122.08' TO A POINT ON THE RIGHT OF WAY LINE OF SNAKE ROAD; THENCE ALONG A CURVE TO THE LEFT WITH A CHORD THAT BEARS N46°15'31"E, WITH A CHORD LENGTH OF 51.03', WITH AN ARC LENGTH OF 51.15', AND A RADIUS OF 212.57'; THENCE ALONG A CURVE TO THE LEFT WITH A CHORD THAT BEARS N25°45'13"E, WITH A CHORD LENGTH OF 69.93', WITH AN ARC LENGTH OF 70.25', AND A RADIUS OF 212.57'; THENCE N18°05'10"E, 53.65'; THENCE N17°49'28"E, 75.29'; THENCE LEAVING THE RIGHT OF WAY LINE OF SNAKE ROAD S47°59'27"E, 309.09'; THENCE S33°24'26"E, 132.65' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 6.96 ACRES MORE OR LESS.

ALSO INCLUDES AN ACCESS EASEMENT FOR LOT 4 THROUGH LOT 1 DESCRIBED AS FOLLOWS:
EASEMENT BEING 20' WIDE WITH A CENTERLINE COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 1; THENCE ALONG A CURVE TO THE LEFT WITH A CHORD THAT BEARS N49°39'12"E, WITH A CHORD LENGTH OF 25.94', WITH AN ARC LENGTH OF 25.96', AND A RADIUS OF 212.57'; THENCE S39°15'42"E, 148.37'; THENCE S62°55'56"E, 180.06'; THENCE S44°33'37"E, 222.88'; THENCE S37°57'08"E, 94.50'.

ALSO INCLUDES AN ACCESS EASEMENT FOR LOT 3 THROUGH LOT 2 DESCRIBED AS FOLLOWS:
EASEMENT BEING 20' WIDE WITH A CENTERLINE COMMENCING AT THE NORTH MOST CORNER OF LOT 2; THENCE S17°49'26"W, 42.32'; THENCE S51°33'37"E, 44.57'; THENCE S31°53'05"E, 103.31'; THENCE S16°32'27"E, 55.49'; THENCE S33°39'03"E, 25.73'; THENCE S45°10'26"E, 116.59'; THENCE S52°12'27"E, 70.10'; THENCE S42°22'28"E, 50.27'.

I FURTHER CERTIFY THAT I HAVE MADE SAID MAP BY THE DIRECTION OF CONSTANTINE ATHANS AND NEUMAN FAMILY TRUST, OWNERS 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, AND WALWORTH COUNTY IN SURVEYING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____ 2019.

_____
PAUL H. VAN HENKELUM,
PROFESSIONAL LAND SURVEYOR #1931

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

OWNER'S CERTIFICATE

AS OWNERS, CONSTANTINE ATHANS AND NEUMAN FAMILY TRUST, I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON.

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

1.) CITY OF LAKE GENEVA
2.) WALWORTH COUNTY

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 2019.

_____
TRUSTEE
LAND OWNER

_____
TRUSTEE
LAND OWNER

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

CERTIFIED SURVEY MAP NO. _____

A Redivision of Lot 1, Lot 2, Lot 3, Lot 4, and Outlot 1 of Willowbrook Subdivision Recorded in Document # 664838 in the Walworth County Register of Deeds.
Part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2 in Township 1 North, Range 17 East, and Part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35, Township 2 North, Range 17 East, Town of Geneva, Town of Linn, and the City Of Lake Geneva, Walworth County, Wisconsin.

STATE OF) ss
COUNTY OF)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2018

THE ABOVE NAMED _____ TRUSTEE/OWNER OF CONSTANTINE ATHANS AND NEUMAN FAMILY TRUST 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 _____, 2019.

_____
TOM HARTZ
CHAIRMAN

_____
LANA KROPF
CITY CLERK

CERTIFICATE OF CITY BOARD APPROVAL:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP, IN THE CITY OF LAKE GENEVA, WISCONSIN,
IS HEREBY APPROVED BY THE TOWN BOARD ON THIS _____ DAY OF _____, 2019.

_____
TOM HARTZ
CHAIRMAN

_____
LANA KROPF
CITY CLERK

WALWORTH COUNTY LAND USE DIVISION:

APPROVED BY THE WALWORTH COUNTY DEPT. OF LAND USE DIVISION ON THIS _____ DAY OF
_____, 2019.

_____
MICHEAL P. COTTER,
DIRECTOR

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

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

SHEET 3 OF 3
DATE 01-10-2020
JOB#1901409

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

Agenda Item: 7

Applicant:
Cassandra Kordecki & Michael Strong d.b.a.
Lake Geneva Home Rental, LLC
W3437 Royal Glen Ct.
Lake Geneva

Request:
715 North St.
Limited Conditional Use Permit
Commercial Indoor Lodging
Tax Key No. ZF00054

Description:
The applicant is submitting a proposal for a Limited Conditional Use Permit (CUP) to continue a Commercial Indoor Lodging land use at the property located at 715 North St. to allow for a tourist rooming house type land use located in the Single Family Residential - 4 (SR-4) zoning district.

The unique situation with this application is that in this zoning classification the Commercial Indoor Lodging land use was in operations prior to zoning changes, and with the issuance of the Limited Conditional Use the owner can continue the business as it has since 2011.
Currently this request is not permitted in the SR-4 zoning designation, albeit since it has been in operations prior to the zoning code changes the applicant met with staff to determine that a Limited Conditional Use Permit would meet the intent of the zoning code.

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.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
715 North St, ZF00054: PT Large Lot 48 Fergusons Add Desc as Com in S LN Large Lot 48, 185' of SW Cor Sd Lot, E60', N137' W60', S to POB, Ferguson's Add City of Lake Geneva

Name and Address of Current Owner:
Cassandra Kordecki & Michael Strong D/B/A Lake Geneva Home Rental, LLC - W3437 Royal Glen Ct Lk Geneva S3147

Telephone No. with area code & Email of Current Owner: 262-203-4434
Cass@lakegenevahomerental.com, Casskordecki@yahoo.com

Name and Address of Applicant:
Lake Geneva Home Rental LLC, (Cass Kordecki & Michael Strong) W3437 Royal Glen Ct Lake Geneva WI S3147

Telephone No. with area code & Email of Applicant: Cass@lakegenevahomerental.com
262-203-4434

Proposed Conditional Use: 98-207(2) Limited Conditional Use - for commercial indoor lodging, Use to be continued, was using prior to amendment in 2016, as is: Home & Barn - 98-905(14)/1(d)

Zoning District in which land is located: SF-R

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

Short statement describing activities to take place on site:
Vacation Rental / Short term rental - residential in nature to one party at a time, 1-30 days in duration, 365 Days per year. Home has been licensed by State as tourist Rooming house through 1970, and again in 2011-current. Will obtain Room tax permit & submit taxes & business license.

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

12/13/19 — Date

Cass Kordecki — Signature of Applicant

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

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

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 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 map of the proposed conditional use:**

- ____ Showing all lands for which the conditional use is proposed;
- ____ Showing all other lands within 300 feet of the boundaries of the subject property;
- ____ Referenced to a list of the names and addresses of the owners of said lands as they 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 are clearly reproducible with a photocopier;
- ____ Map size of 11" by 17" and map scale not less than one inch equals 800 ft:
- ____ All lot dimensions of the subject property provided;
- ____ Graphic scale and north arrow provided.

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

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

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

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

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

   Home has been used for short term residential rentals to only one party at a time since 1970. Home was rehabbed & licensed by state in 2011, and is still being used for short term residential rentals to date - No Changes Planned.

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?

   Commercial/Business zoning accross street, Neighborhood since ~~Business~~ next door to West, Duplex to East.

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?

   Home was inspected by state & licensed building inspector in 2011 & Granted license as tourist rooming house. occupancy is required to conform to state regs. Parking is adequate off street.

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?

   land use intensity is same or less as residentially zoned properties near subject property. Will only rent to one group at a time, may not be occupied as often as residential rentals to full time residents.

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. It is situated on edge of business district.

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?

Subject property has been operated as short-term residential rental since 1970. In 2011 home was inspected & licensed for current use. No police reports or adverse activity has been reported.

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: _____**

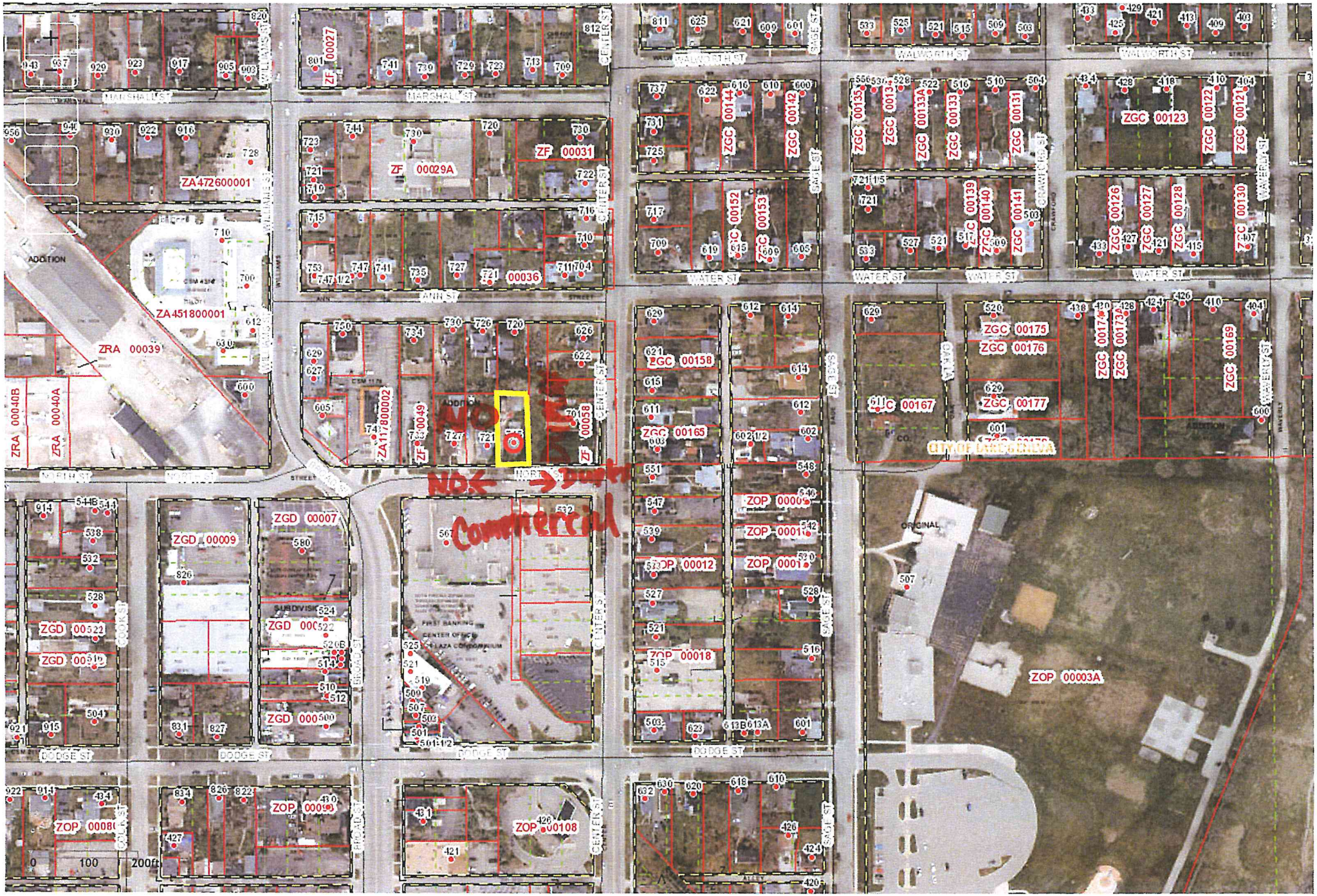
____ **A digital copy of Final Application Packet shall be emailed to the Building and Zoning Department upon submittal deadline.** **Date: _____ by: _____**

Walworth County, WI - OneView

()

Help Resources Employee Login

715 NORTH ST LAKE GENEVA, LAKE GENEVA

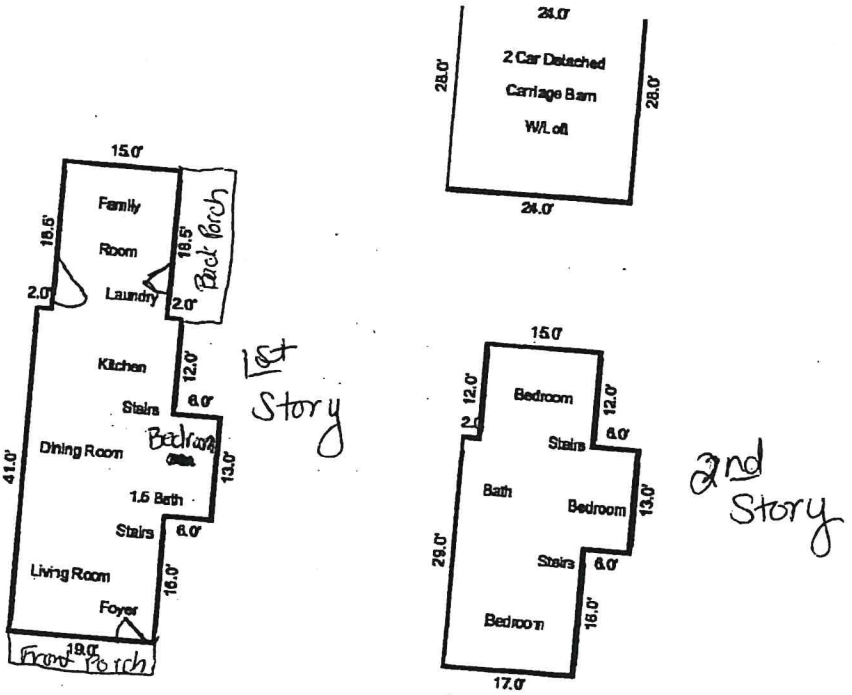


Server [redacted] Fax Server

FLOORPLAN

[redacted]

State: WI: [redacted]



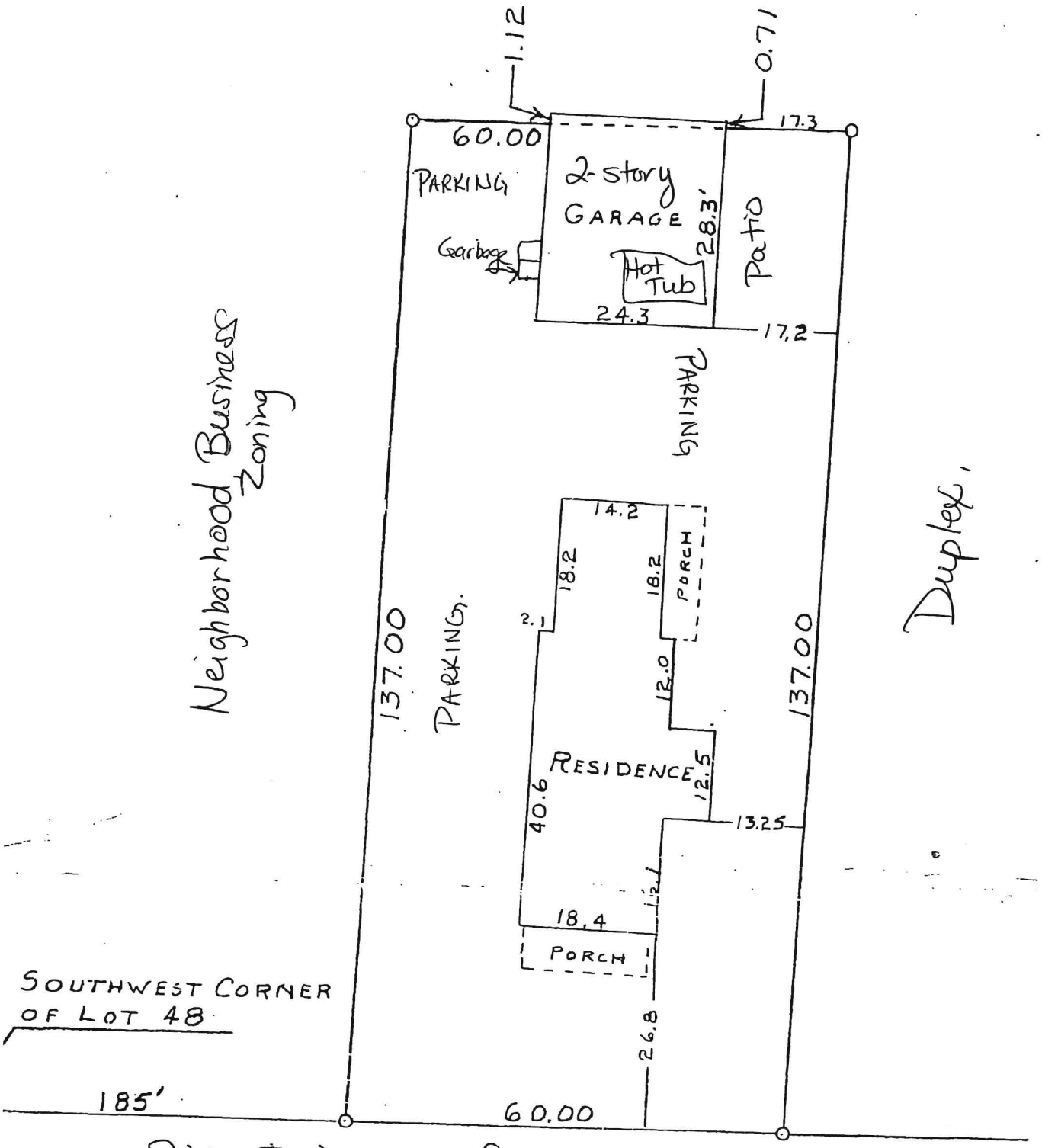
Sketch by Apex IV Windows™

AREA CALCULATIONS SUMMARY

Code	Description	Size	Totals
GLA1	First Floor	1134.50	1134.50
GLA2	Second Floor	751.00	751.00
GAR	Garage	672.00	672.00
TOTAL LIVABLE (rounded)			1886

LIVING AREA BREAKDOWN

Breakdown	Subtotals
First Floor	
15.0 x 18.5	277.50
6.0 x 13.0	78.00
19.0 x 41.0	779.00
Second Floor	
12.0 x 15.0	180.00
17.0 x 29.0	493.00
6.0 x 13.0	78.00
6 Areas Total (rounded)	1886



Site Diagram for
715 NORTH ST.

STREET

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: February 17, 2019

Agenda Item: 8

Applicant:
Robert & Barb Hogan
328 Shoreline Rd.
Lake Barrington IL 60010

Request:
1300 W. Main St
Conditional Use Permit
Estate Residential (ER-1)
Tax Key No. ZYUP00094O

Description:
The applicant is submitting a proposal for a Conditional Use Permit (CUP) that would allow for a small addition to the home of approximately 400 Sqft.

The request will not impact any neighboring properties, when completed the east side yard setback will still be 40+ feet.

This property is located in the Estate Residential (ER-1) 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 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 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.

20.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
HOGAN RESIDENCE 1300 W. MAIN ST.
PIN 000940

Name and Address of Current Owner:
ROBERT & BARB HOGAN
1300 W. MAIN ST.

Telephone No. with area code & Email of Current Owner: 262.249.1116
RHOGAN@RMCONTROLS.COM

Name and Address of Applicant:
HARDIN BUILDERS INC., NEIL HARDIN, PRESIDENT
328 SHORELINE RD. LAKE BARRINGTON, IL 60010

Telephone No. with area code & Email of Applicant: 847.381.6200
NEIL@HARDINBUILDERS.COM

Proposed Conditional Use: KITCHEN AND ENTRY EXPANSION

Zoning District in which land is located: ER 1

Names and Addresses of architect, professional engineer and contractor of project:
JOE MURAN MURAN ARCHITECTS INC.
21720 LONG GROVE RD. SUITE C-184 DEER PARK, IL 60010

Short statement describing activities to take place on site:
ADDITION KITCHEN EXPANSION; ENTRY TOWER; PAVER WALK; LANDSCAPING.
INTERIOR REMODEL OF FAMILY RM, ADD BATH ON SECOND FLOOR

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

1.13.2020
Date

Signature of Applicant

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

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

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 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 map of the proposed conditional use:**

- ✓ Showing all lands for which the conditional use is proposed;
- ____ Showing all other lands within 300 feet of the boundaries of the subject property;
- ✓ Referenced to a list of the names and addresses of the owners of said lands as they 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 are clearly reproducible with a photocopier;
- ____ Map size of 11" by ~~17"~~ 8½" and map scale not less than one inch equals 800 ft:
- ✓ All lot dimensions of the subject property provided;
- ✓ Graphic scale and north arrow provided.

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

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

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

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

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

   USE IS TO EXPAND KITCHEN AND FORMAL ENTRY AREAS FOR OWNERS USE AND IMPROVED ESTHETIC ON EXTERIOR TO BETTER COMPLY WITH LAKE SIDE.

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?

   EXPANSION OF THE SOUTH SIDE OF PROPERTY CREATING A STRONGER PRESENCE FROM THE LAKES VIEW. MORE APPROPRIATE FOR THE AREA.

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?

   NONE AFFECTED! ADDITION IS NOT CLOSE TO SOUTH SIDE YARD SETBACKS.

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?

   USE EASILY FALLS INTO DEVELOPING LOT ALLOWANCES WITH MINIMAL IMPACT ON EXIST. LOT.

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?

THERE'S NO ADDITIONAL OR BURDEN TO EXIST. FACILITIES OR UTILITIES OF THE EXPANSION OR USE. THERE'S ONLY (2) OCCUPANTS SEASONALLY.

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

THE ADDITION / REMODEL BENEFITS OF USE AND IMPROVED ESTHETICS HAVE NO ADVERSE IMPACT. WE HAVE INCREASED ITS CONFORMITY ALONG THE LAKE VIEW.

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 **Detailed Landscaping Plan of the subject property:**

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

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

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

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

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

____ **Receipt of 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:

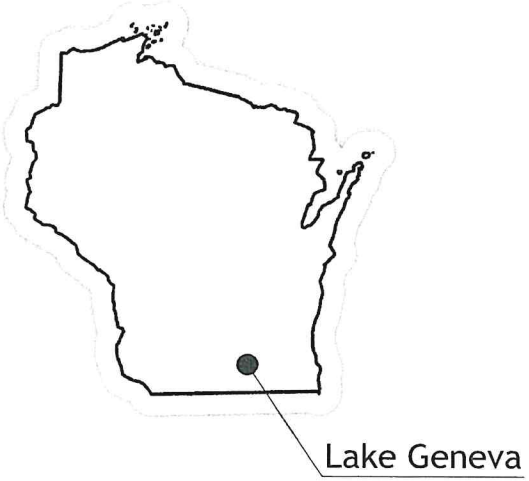
- Number of units_____
- Number of bedrooms in each unit_____
- Water service size requirement_____

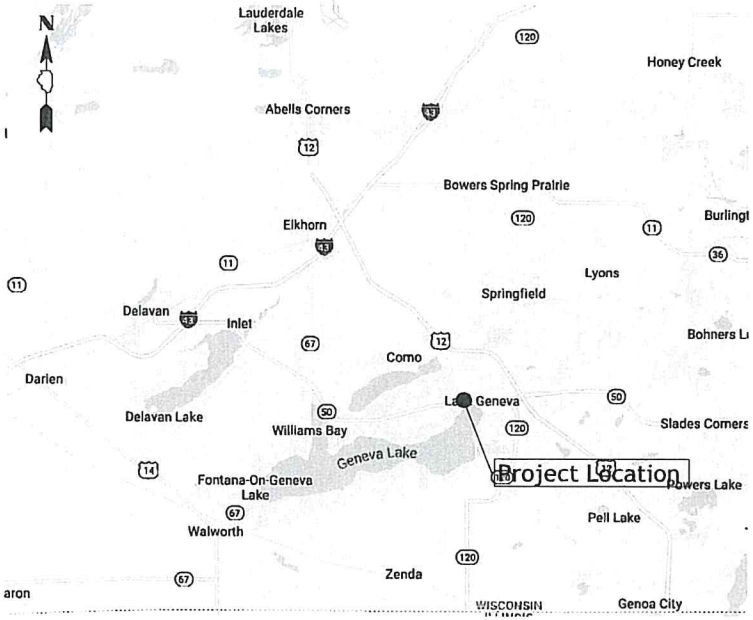
Proposed Improvement

House addition

1300 W Main St, Lake Geneva,

Wisconsin, Walworth County, 53147





Index of sheets:

C1 - Cover Sheet

C2 - Existing Site Conditions

C3 - Proposed Site Conditions

C4 - General Notes

Civil Engineer:
Val Lykholap
Fluenta Consulting
201 E. Lakeside Dr.
Vernon Hills, IL 60061
Tel: (773)-349-5881

Client:
Hardin Builders
328 Shoreline Rd,
Barrington, IL 60010
Tel: (847)-381-6200

No.	Revision/Issue	Date

FLUENTA CONSULTING

Firm Name and Address:
Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

Client Name and Address:
Hardin Builders
328 Shoreline Rd,
Barrington, IL 60010
Tel: (847)-381-6200

Project

Date

Scale 1" - 20'

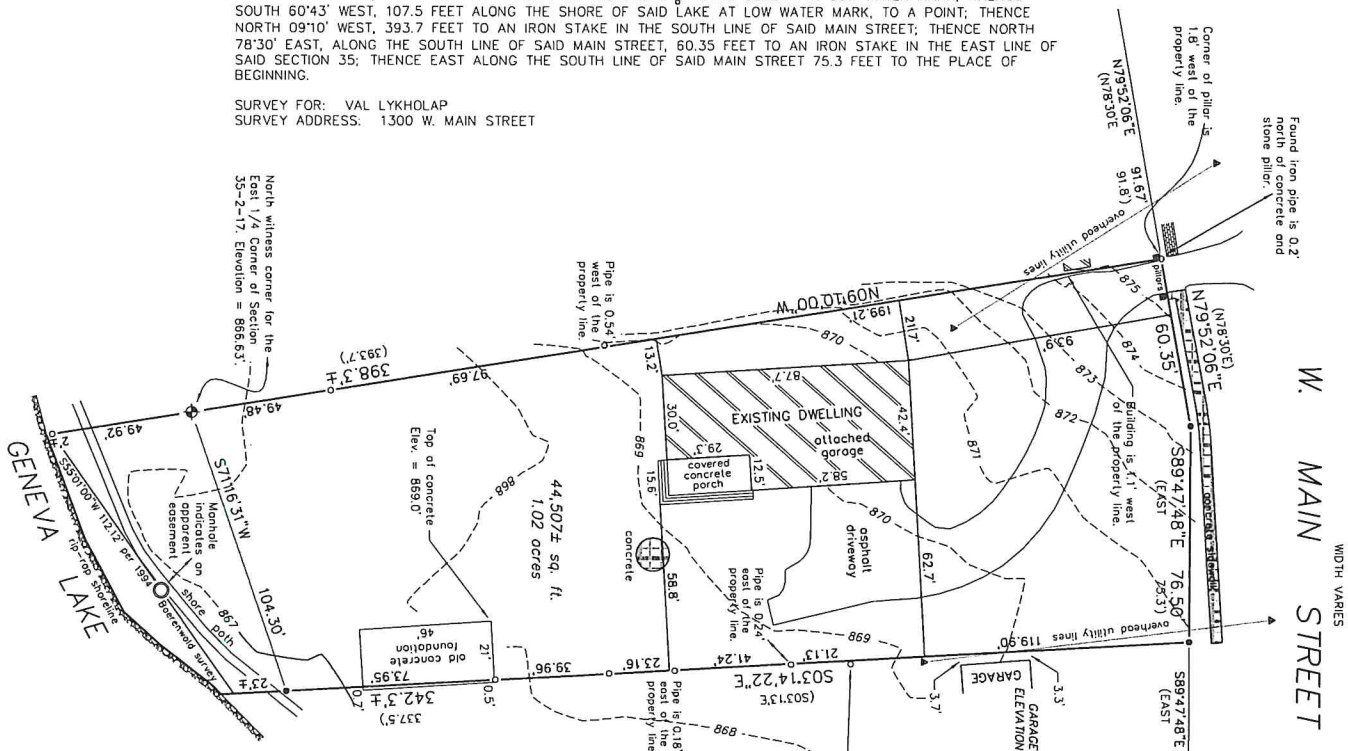
Sheet

C1

Existing Site Conditions

COMMENCING AT AN IRON STAKE IN THE SOUTH LINE OF MAIN STREET OF THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, THAT IS 75.3 FEET EAST OF THE INTERSECTION OF THE EAST LINE OF SECTION 35, TOWN 2 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN AND THE SOUTH LINE OF SAID MAIN STREET; THENCE SOUTH 03°13' EAST, 337.5 FEET TO A POINT ON THE SHORE OF LAKE GENEVA AT LOW WATER MARK; THENCE SOUTH 60°43' WEST, 107.5 FEET ALONG THE SHORE OF SAID LAKE AT LOW WATER MARK, TO A POINT; THENCE NORTH 09°10' WEST, 393.7 FEET TO AN IRON STAKE IN THE SOUTH LINE OF SAID MAIN STREET; THENCE NORTH 78°30' EAST, ALONG THE SOUTH LINE OF SAID MAIN STREET, 60.35 FEET TO AN IRON STAKE IN THE EAST LINE OF SAID SECTION 35; THENCE EAST ALONG THE SOUTH LINE OF SAID MAIN STREET 75.3 FEET TO THE PLACE OF BEGINNING.

SURVEY FOR: VAL LYKHOLAP
SURVEY ADDRESS: 1300 W. MAIN STREET



LEGEND

- FOUND BRASS CAPPED CONCRETE MONUMENT
- FOUND IRON PIPE
- SET IRON PIPE
- ( ) RECORDED AS
- UTILITY POLE

a.) Utility data other than physical evidence visible on the ground is shown as per records obtained from private and public sources as indicated and should be assumed to be approximate.

b.) Compare all points before building by same and at once report any difference. For building and easement lines and other restrictions not shown hereon, refer to your obtract, deed contract or zoning ordinance.

EXISTING FIRST FLOOR ELEVATION = 872.0'
EXISTING GARAGE FLOOR ELEVATION = 870.2'

Note: The base flood elevation for Geneva Lake is 865. The 865 contour lands on the rip-rap shoreline.

No.	Revision/Issue	Date

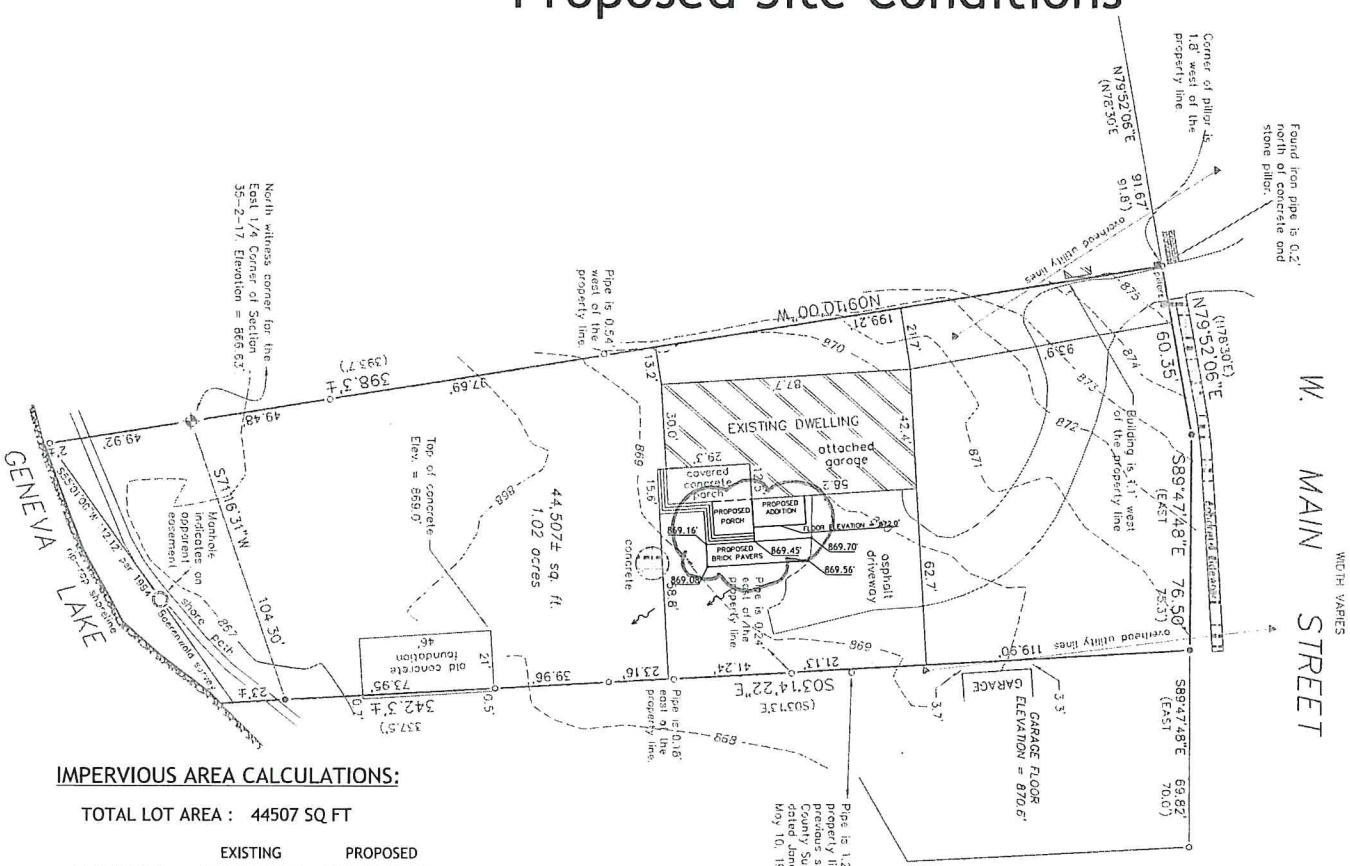
FLUENTA CONSULTING

Firm Name and Address:
Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

Client Name and Address:
Hardin Builders
328 Shoreline Rd.
Barrington, IL 60010
Tel: (847)-381-6200

Project
Date
Scale 1" - 20'
Sheet C2

Proposed Site Conditions



LEGEND

- 637.99' PROPOSED ELEVATION
- 638.13 EXISTING ELEVATION
- 637.00 EXISTING CONTOUR
- 781 PROPOSED CONTOUR
- DRAINAGE FLOW
- SILT FENCE
- PROPOSED STORM SEWER
- REMOVE TREE
- ELECTRICAL CABLE
- SITE BENCHMARK
- EXISTING WATER LINE
- PROPOSED WATER LINE

IMPERVIOUS AREA CALCULATIONS:

TOTAL LOT AREA : 44507 SQ FT

	EXISTING	PROPOSED
HOUSE AREA	= 3348.73 SQ FT	3532.48 SQ FT
DRIVEWAY AREA	= 4898.72 SQ FT	4898.72 SQ FT
PORCH AREA	= 513.62 SQ FT	725.45 SQ FT
CONCRETE SLAB AREA	= 996.65 SQ FT	996.65 SQ FT
CONCRETE PAD AREA	= 111.97 SQ FT	111.97 SQ FT
IMPERVIOUS TOTAL	= 9869.69 SQ FT	10265.27 SQ FT
PERVIOUS TOTAL	= 34637.31 SQ FT	34241.73 SQ FT

VALERIY LYKHOLAP
47531-6
REGISTERED PROFESSIONAL ENGINEER OF WISCONSIN

By

January 7, 2020
Wisconsin Professional Engineer
Certificate No. 47531 - 6
Expiration date: 7-31-2020

No.	Revision/Issue	Date

FLUENTA CONSULTING

Firm Name and Address:
Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

Client Name and Address:
Hardin Builders
328 Shoreline Rd,
Barrington, IL 60010
Tel: (847)-381-6200

Project
Date
Scale 1" - 20'
Sheet
C3

General Notes

NOTES AND CONDITIONS:

1. ALL EARTHWORK, GRADING AND PAVING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN WISCONSIN, STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION (W.D.O.T.), ADOPTED JANUARY 1, 2012, AND ALL REVISIONS AND SUPPLEMENTS THERETO, AND THE REQUIREMENTS AND SPECIFICATIONS SUPPLEMENTS THERETO, AND THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF LAKE GENEVA.

2. ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, SIXTH EDITION" DATED JULY 2009, AND ALL REVISIONS AND SUPPLEMENTS THERETO, AND THE PUBLISHED STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF LAKE GENEVA. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE CITY OF LAKE GENEVA REQUIREMENTS.

3. THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF LAKE GENEVA SHALL GOVERN OVER ALL.

4. THE CITY OF LAKE GENEVA PUBLIC WORKS DEPARTMENT MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OR RESUMPTION OF ANY WORK.

5. THE CONTRACTOR SHALL KEEP CAREFUL MEASUREMENTS AND RECORDS OF ALL CONSTRUCTION AND SHALL FURNISH THE ENGINEER AND THE CITY OF LAKE GENEVA WISCONSIN
WITH RECORD DRAWINGS UPON COMPLETION OF HIS WORK.
ONE SET OF AUTOCAD & PDF RECORD DRAWINGS AND COPIES MUST BE FURNISHED TO THE CITY OF LAKE GENEVA BY THE DEVELOPER.

6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. THIS INCLUDES SANITARY SEWER, WATER MAIN, STORM SEWER, TELEPHONE, ELECTRIC GAS, CABLE, ETC. THE JULIE PHONE NUMBER IS 1-800-892-0123.

7. ANY DIRT OR MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR OFFSITE AT THE CONTRACTOR'S EXPENSE. THE DISPOSAL LOCATION MUST BE APPROVED BY THE CITY OF LAKE GENEVA IF IT IS WITHIN THE CITY OF LAKE GENEVA LIMITS.

8. ALL STRUCTURES, INLETS, PIPES, SWALES AND ROADS MUST BE KEPT CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.

9. THE CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS IN MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES AND ALL OTHER MEASURES THAT ARE NECESSARY TO PROTECT THE SAFETY OF THE SITE AT ALL TIMES.

10. ALL ELEVATIONS ARE U.S.G.S. DATUM.

11. BUILDING LINES AND EASEMENT ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT, CONTRACT, TITLE POLICY AND LOCAL BUILDING REGULATION. WE DO NOT CERTIFY AS TO LOCATION OF UNDERGROND UTILITIES OR UNDERGROUND IMPROVEMENTS.

12. THE CONTRACTOR SHALL REFER TO THE APPROVED ZONING APPLICATION FOR ALL SETBACK DIMENSIONS.

13. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL PROVIDE AND MAINTAIN LIABILITY INSURANCE THAT WILL PROTECT THE OWNER, ENGINEER/ARCHITECT, SUBCONTRACTORS AND HIMSELF.

14. ANY CHANGES OR SUBSTITUTIONS MADE TO THE PLANS, WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER SHALL VOID THE ENGINEERS SEAL, SIGNATURE AND ANY RESPONSIBILITY.

15. "TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATER WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS RESIDENCE OR ANY PART THEREOF, OR THAT IF DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS APPROVED FOR USE BY THE CITY ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTIES BECAUSE OF THE CONSTRUCTION OF THIS DEVELOPMENT."

SOIL EROSION AND SEDIMENT CONTROL:

1. STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE WISCONSIN URBAN MANUAL, (CURRENT EDITION). EROSION AND SEDIMENT CONTROL PLANNING SHALL BE IN ACCORDANCE WITH PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION SEDIMENTATION CONTROL IN WISCONSIN,

2. ANY DISTURBED AREAS SHALL BE KEPT TO A PRACTICAL MINIMUM AND SHALL BE MULCHED, SEEDED, SODDED, OR PAVED AS SOON AS POSSIBLE.

3. ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT.

4. STOCKPILES SHALL HAVE A SILT FENCE AROUND THE CIRCUMFERENCE TO CONTROL SILT IF NEEDED. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT MUST HAVE SUFFICIENT VEGETATION TO CONTROL BOTH WATER AND WIND EROSION AND MUST BE STABILIZED IMMEDIATELY.

5. SILT FENCE FIRMLY ANCHORED SHALL BE PLACED AROUND ALL INLETS, CATCH BASINS, AND SWALES THAT RECEIVE SILTY RUNOFF DURING THE COURSE OF CONSTRUCTION. ADD FILTER BASKETS BETWEEN THE RIM AND FRAME.

6. PERENNIAL RYE GRASS SHALL BE SEEDED AND MAINTAINED IN AREAS WITH HIGH EROSION POTENTIAL.

7. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT.

8. REPLACE SOIL EROSION CONTROL DEVICES WITH TOPSOIL AND SOD/SEED AT THE COMPLETION OF THE PROJECT.

9. ADDITIONAL SOIL EROSION CONTROL MEASURES SHALL BE UNDERTAKEN IF DEEMED NECESSARY BY THE ENGINEERING INSPECTOR DURING THE COURSE OF CONSTRUCTION.

10. THE CONTRACTOR SHALL INSTALL ADDITIONAL SOIL/EROSION CONTROLS, IF REQUIRED BY THE CITY INSPECTOR.

11. THE CONTRACTOR SHALL ROUTINELY INSPECT & MAINTAIN THE SOIL EROSION MEASURES.

12. THE CONTRACTOR SHALL SOD ALL DAMAGED PARKWAYS.

EARTHWORK, GRADING, AND PAVING:

1. ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.

2. THE SUBGRADE SHALL BE INSPECTED AND APPROVED BY THE CITY OF LAKE GENEVA PRIOR TO PLACING THE BASE MATERIAL.

3. STOCKPILING OF SOIL SHALL BE AT LOCATIONS DESIGNATED BY OWNER AND HAVE PROPER EROSION STABILIZATION.

4. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SPOIL MATERIAL FROM THE UNDERGROUND CONTRACTORS, PREPARING THE ROADWAY SUBGRADE, PLACING TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES TO FINISHED GRADE, GRADING OF DRAINAGE SWALES, AND ALL OTHER TASKS AS DIRECTED BY THE OWNER OR ENGINEER.

5. ANY QUANTITIES CONTAINED IN THESE DOCUMENTS ARE APPROXIMATE AND ESTIMATED, AND ARE PRESENTED AS A GUIDE TO THE CONTRACTOR IN DETERMINING ALL QUANTITIES AND TO BECOME FAMILIAR WITH THE SITE.

6. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.

7. THE PAVING CONTRACTOR IS RESPONSIBLE FOR THE FINAL SUBGRADE PREPARATION, THE PAVEMENT BASE, BINDER, AND SURFACE, AND ALL FINAL CLEAN-UP AND RELATED WORK ASSOCIATED WITH THE PAVING OPERATION.

8. CONCRETE SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE WITH 5-8% AIR ENTRAINMENT, 6-BAG MIX, WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,500 P.S.I. AT 14 DAYS. ALL CONCRETE SHALL BE BROOM FINISHED.

No.	Revision/Issue	Date

FLUENTA CONSULTING

Firm Name and Address:
Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881

Client Name and Address:
Hardin Builders
328 Shoreline Rd.,
Barrington, IL 60010
Tel: (847)-381-6200

Project

Date

Scale 1" - 20'

Sheet
C4

THE ARCHITECT HAS NOT IN ANY WAY BEEN HIRED IN A SUPERVISORY CAPACITY FOR THE CONSTRUCTION OF THIS PROJECT. THEREFORE, THE USE OF THESE DRAWINGS BY THE OWNER OR ANY CONTRACTOR, SUB-CONTRACTOR, BUILDER, TRADESMAN OR WORKMAN SHALL CONSTITUTE A "HOLD HARMLESS AGREEMENT" BETWEEN THE DRAWING USER AND THE ARCHITECT.
THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARDS TO THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. FURTHER, THE ARCHITECT SHALL BE HELD HARMLESS AGAINST ANY LIABILITY OF ANY KIND WHATSOEVER, OR FOR ANY RESPONSIBILITY IN REGARD TO ANY COSTS OR PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, SUB-CONTRACTOR, BUILDER, TRADESMAN OR WORKMAN. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT SHALL ASSUME NO RESPONSIBILITY FOR THE PLAN USERS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR CONTRACT DOCUMENTS.

GENERAL NOTES FOR PROJECT:

1.0 SCOPE OF WORK:
THE SCOPE OF THIS PROJECT IS LIMITED TO THE EXTENT OF THE BUILDING'S/ PATIO ENVELOPE, EXCEPT IT INCLUDES BEARING MATERIALS FOR FOUNDATIONS AND CONCRETE SLABS ON GRADE, EXTERIOR BUILDING MOUNTED LIGHTING, MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING BEARING PADS. SOME WRITTEN SPECIFICATIONS PROVIDED BY BUILDER/CONTRACTOR MAY TAKE PRECEDENCE.

1.1 RELATED WORK NOT INCLUDED:
WORK NOT INCLUDED IN THESE DOCUMENTS SHALL CONSIST OF ALL WORK OUTSIDE OF THE BUILDING ENVELOPE UNLESS SPECIFICALLY NOTED OTHERWISE. THESE DOCUMENTS ASSUME THAT DESIGN OF THE FOLLOWING IS PROVIDED BY OTHERS OR IS DETERMINED BY LOCAL GOVERNMENT ENGINEERING STANDARDS:

WATER AND SEWER SYSTEM FOR ENTIRE STRUCTURES.
GAS SERVICE FOR THE ENTIRE STRUCTURES.
ELECTRICAL SERVICE FOR THE ENTIRE STRUCTURES.
TELEPHONE SERVICE FOR THE ENTIRE STRUCTURES.
SITE CLEARING AND GRADING.
SITE DRAINAGE FROM EDGE OF BUILDING PATIO ENVELOPE AND BEYOND.
LANDSCAPING AND FENCING
SIDEWALKS AND DRIVEWAYS INCLUDING PROPER BEARING MATERIALS.

1.2 BIDDERS RESPONSIBILITY:
BIDDER SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND TOOLS NECESSARY TO PROVIDE A COMPLETE INSTALLATION FOR THE SCOPE OF WORK COVERED IN THEIR BID AND SHALL INCLUDE BECOMING FAMILIAR WITH THE CONDITIONS AT THE JOB AND BY SUBMITTING A BID ACKNOWLEDGES THAT ALL SUCH CONDITIONS HAVE BEEN TAKEN INTO ACCOUNT IN THEIR BID OR LIST SPECIFIC EXCEPTIONS THERETO. SOME SPECIFICATIONS PROVIDED BY BUILDER/CONTRACTOR MAY BE REQUIRED.

1.3 OWNERSHIP OF DOCUMENTS
THE ARCHITECT IS THE AUTHOR OF THESE DOCUMENTS AND RETAINS ALL COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT. THE DOCUMENTS ARE FOR USE SOLELY ON THIS PROJECT. USE FOR ANY OTHER PROJECT SHALL BE ONLY BY SPECIFIC WRITTEN CONSENT OF THE ARCHITECT AND ONLY AS ISSUED FOR A SPECIFIC LOCATION TO BE IDENTIFIED ON EACH OF THE REUSE DOCUMENTS.

1.4 ARCHITECTS DISCLAIMER:
THE ARCHITECT WILL NOT HAVE CONTROL OVER OR CHARGE OF AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE BUILDER/CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE ARCHITECT WILL NOT HAVE CONTROL OVER OR CHARGE OF AND WILL NOT BE RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

1.5 APPLICABLE CONSTRUCTION CODES:
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS OF LOCAL, STATE, NATIONAL AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. NO CONTRACTOR SHALL PERFORM WORK WHICH HE KNOWS TO BE IN CONFLICT WITH THIS REQUIREMENT. NOTIFY ARCHITECT OF CONFLICT AND DO NOT PROCEED UNTIL WRITTEN CLARIFICATION IS ISSUED OR BE RESPONSIBLE FOR COST OF CORRECTIVE MEASURES.

1.6 CONFLICTS BETWEEN DOCUMENTS:
DISCREPANCIES OF A DIMENSIONAL NATURE SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE AFFECTED WORK. PROCEED ONLY WHEN WRITTEN GRAPHIC CLARIFICATION HAS BEEN ISSUED. FAILURE TO REPORT OR TO ASSIST CLARIFICATION SHALL BE CAUSE FOR BUILDER/CONTRACTOR OR SUB-CONTRACTOR TO ASSUME RESPONSIBILITY FOR COST OF CORRECTION.

1.7 WORKMANSHIP STANDARDS:
ALL WORK SHALL BE DONE IN A MANNER THAT IS CONSIDERED TO BE GOOD PRACTICE IN ACCORDANCE WITH THE REGIONAL STANDARDS FOR THE SPECIFIC TRADE INVOLVED, BY STANDARDS ESTABLISHED BY INDUSTRY TRADE ORGANIZATIONS AND BE FREE FROM DEFECTS NOT INHERENT IN THE QUALITY OF WORK AS SPECIFIED. THESE PLANS DO NOT INDICATE ALL OF THE WORK REQUIRED FOR FULL COMPLETION OF THIS PROJECT. THEREFORE, IT IS THE IMPLIED UNDERSTANDING BY ALL CONTRACTORS THAT THEY ARE TO FURNISH AND INSTALL ALL THE NECESSARY ITEMS FOR THE PROPER COMPLETION OF THE WORK.

1.8 MATERIAL STANDARDS:
MATERIALS SHALL BE NEW UNLESS SPECIFIED HEREINAFTER TO BE OTHERWISE, OF THE BEST QUALITY CONSISTENT WITH THE SPECIFICATION AND FREE FROM DEFECTS NOT INHERENT IN THAT QUALITY REQUIRED.

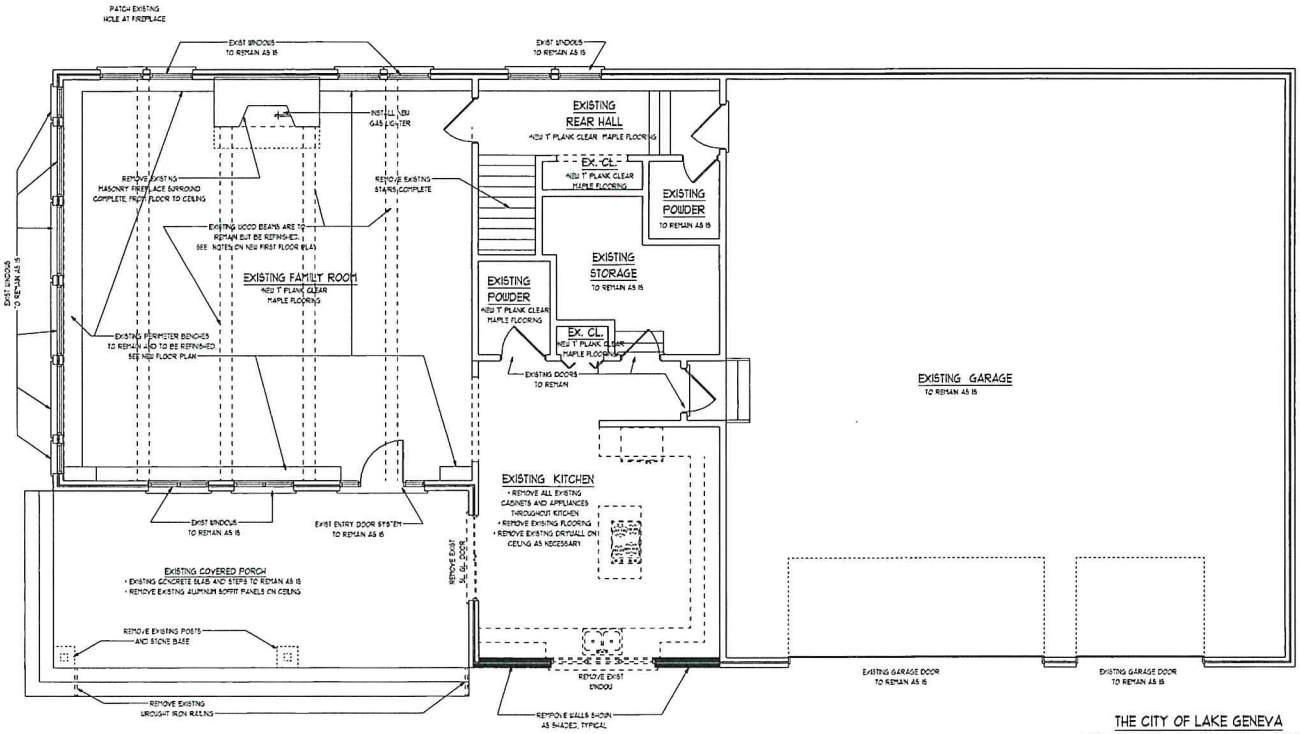
1.9 LOCATION OF HVAC, PLUMBING, AND ELECTRICAL WORK:
LOCATIONS OF MENTIONED MECHANICALS SHALL BE COORDINATED THROUGH THE CONTRACTOR BY THE TRADES INVOLVED AND APPROVED BY THE CONTRACTOR BEFORE WORK BEGINS. EACH TRADE IS RESPONSIBLE FOR ONSITE VERIFICATION OF ACTUAL DIMENSIONS AND CLEARANCES. DO NOT SCALE LAYOUT LENGTHS OR LOCATIONS FROM THE DRAWING.

1.10 INCLUDED AS PART OF THESE DRAWINGS IS THE "GENERAL CONDITIONS FOR CONSTRUCTION - A 1.1.2. DOCUMENT A 201, ARTICLES 1 THRU 14 INCLUSIVE.

1.11 CONTRACTOR SHALL REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PROVISIONS OF THE "OCCUPATIONAL SAFETY AND HEALTH ACT" THE LATEST EDITION.

1.12 THE CONTRACTOR SHALL DURING THE COURSE OF CONSTRUCTION, MAINTAIN THE STRUCTURAL INTEGRITY OF ALL BUILDING COMPONENTS INCLUDING, BUT NOT LIMITED TO, FLOORS, ROOFS, WALLS, FOUNDATION WALLS AND FOOTINGS, AND LINTELS AND HEADERS.

1.13 THE CONTRACTOR SHALL BE SOLELY IN CHARGE OF, AND RESPONSIBLE FOR, THE CONTROL OF THE WORK INCLUDING ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND PROCEDURES USED IN PERFORMING THE WORK DESCRIBED ON THESE PLANS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR ALSO AGREES THAT THE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR, OR AUTHORITY TO CONTROL THE ACTIVITIES DESCRIBED IN THIS PARAGRAPH.



EXISTING FIRST FLOOR & DEMO PLAN

(1/4" = 1'-0")

THE CITY OF LAKE GENEVA
HAS ADOPTED THE FOLLOWING CODES:
(WITH ALL AMENDMENTS)

WISCONSIN ADMINISTRATIVE CODE
WISCONSIN UNIFORM BUILDING CODE

I CERTIFY THAT THESE PLANS WERE DESIGNED AND PRODUCED UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE CONFORM TO ALL GOVERNING STATE BUILDING CODES AND ALL GOVERNING BUILDING CODES AND ORDINANCES OF THE CITY OF LAKE GENEVA, WISCONSIN.

WISCONSIN JOSEPH H. MURAN 6910 ARCHITECT

12/23/2019
DATE

STATE OF WISCONSIN REGISTERED ARCHITECT # 6910

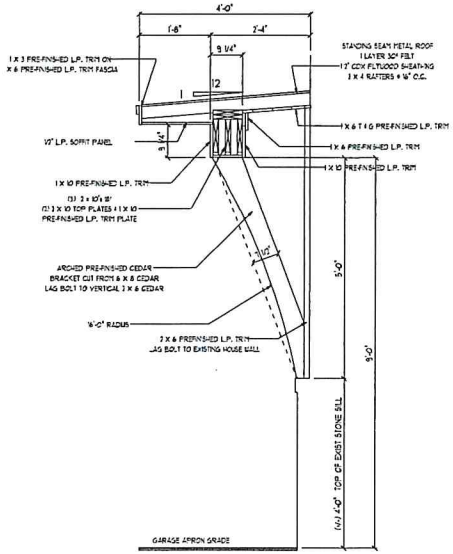
MURAN ARCHITECTS INC.
21720 W. LONG GROVE ROAD, SUITE C-184 DEER PARK, IL 60010
www.muranarchitects.com 847-955-9090

HARDIN
847.381.6200
DESIGN / BUILD
BARRINGTON, IL
WWW.HARDINBUILDERS.COM

NEW ADDITION AT :
HOGAN RESIDENCE
1300 W. MAIN STREET
LAKE GENEVA, WI.

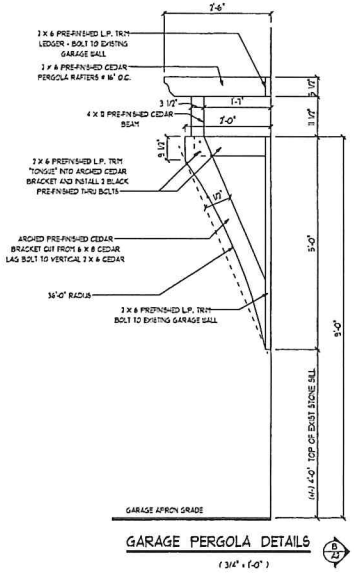
DATE:
NOVEMBER 1 2019
DRAWN BY :
J.H. MURAN
REVISIONS :
NOVEMBER 9, 2019
BD SET DEC. 18 2019
BD SET DEC. 23 2019

SHEET
A1



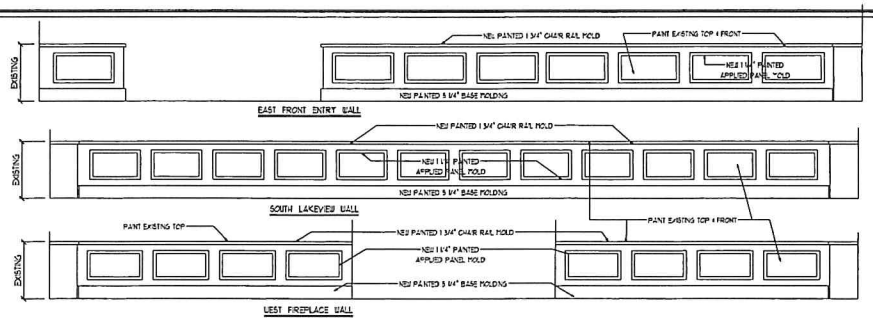
COVERED GRILL AREA ROOF DETAILS

(3/4" = 1'-0")



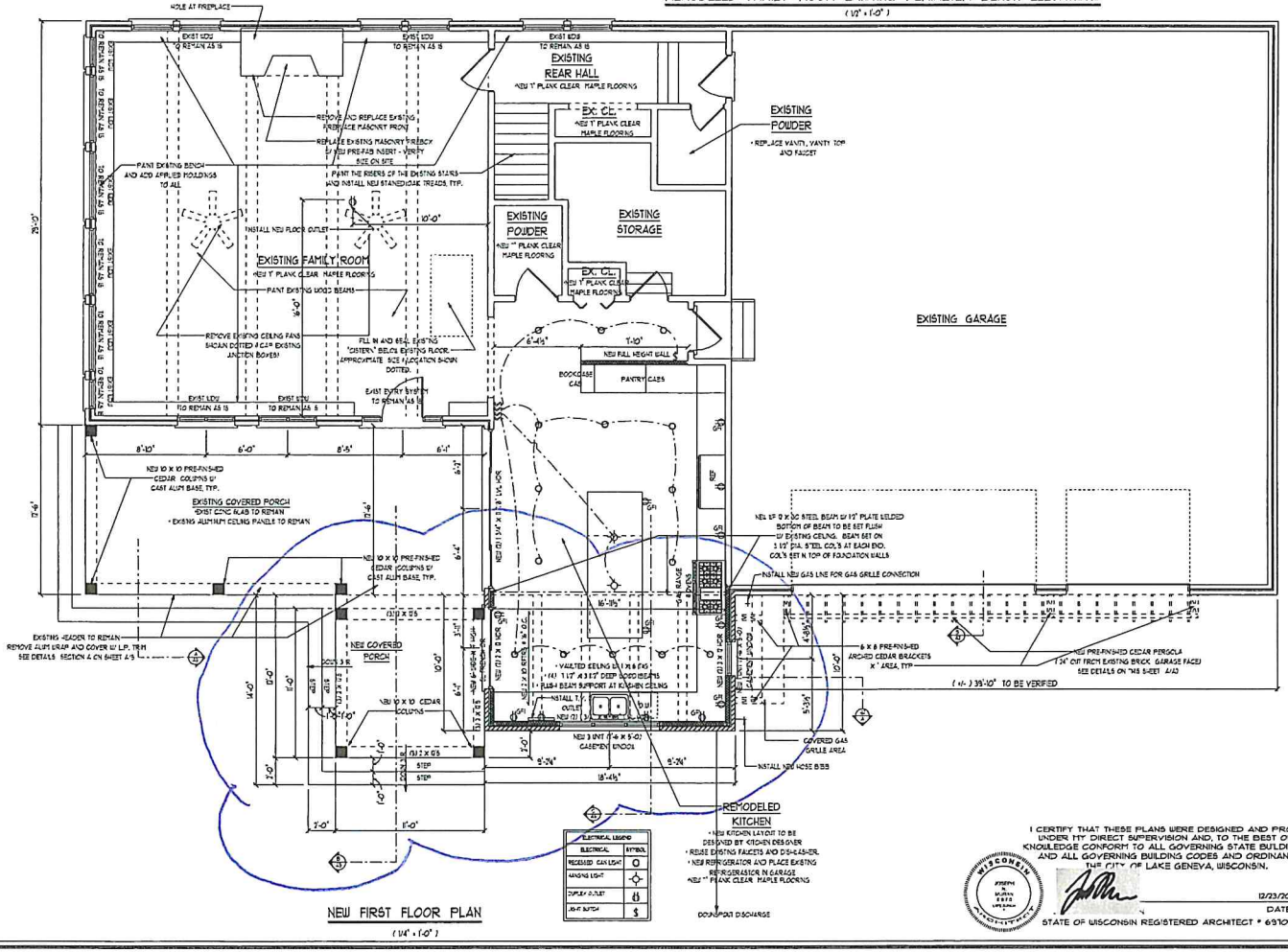
GARAGE PERGOLA DETAILS

(3/4" = 1'-0")



REMODELED FAMILY ROOM EXISTING PERIMETER BENCH ELEVATIONS

(1/2" = 1'-0")



NEW FIRST FLOOR PLAN

(1/4" = 1'-0")

I CERTIFY THAT THESE PLANS WERE DESIGNED AND PRODUCED UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE CONFORM TO ALL GOVERNING STATE BUILDING CODES AND ALL GOVERNING BUILDING CODES AND ORDINANCES OF THE CITY OF LAKE GENEVA, WISCONSIN.

12/23/2019

DATE

STATE OF WISCONSIN REGISTERED ARCHITECT # 6970

MURAN ARCHITECTS INC.
21720 W. LONG GROVE ROAD, SUITE C-184, DEER PARK, IL 60010
847-955-9090
www.muranarchitects.com

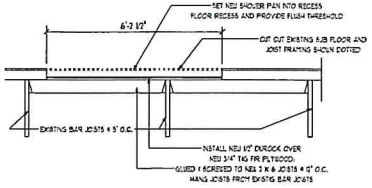
HARDIN
847.381.6200
DESIGN / BUILD
BARRINGTON, IL
WWW.HARDINBUILDERS.COM

NEW ADDITION AT:
HOGAN RESIDENCE
1300 W. MAIN STREET
LAKE GENEVA, WI.

DATE:	NOVEMBER 1, 2019
DRAWN BY:	J.N. MURAN
REVISIONS:	NOVEMBER 5, 2019
	B.D. SET DEC. 18, 2019
	S.D. SET DEC. 23, 2019

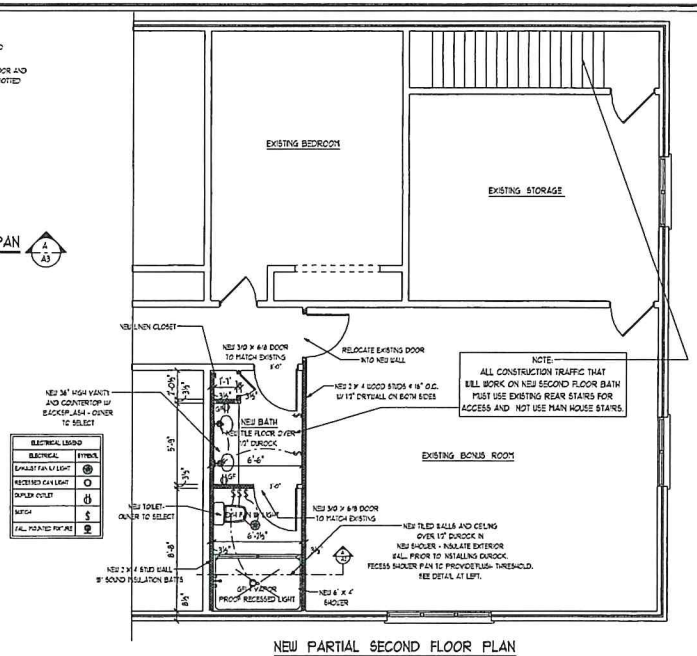
SHEET

A2



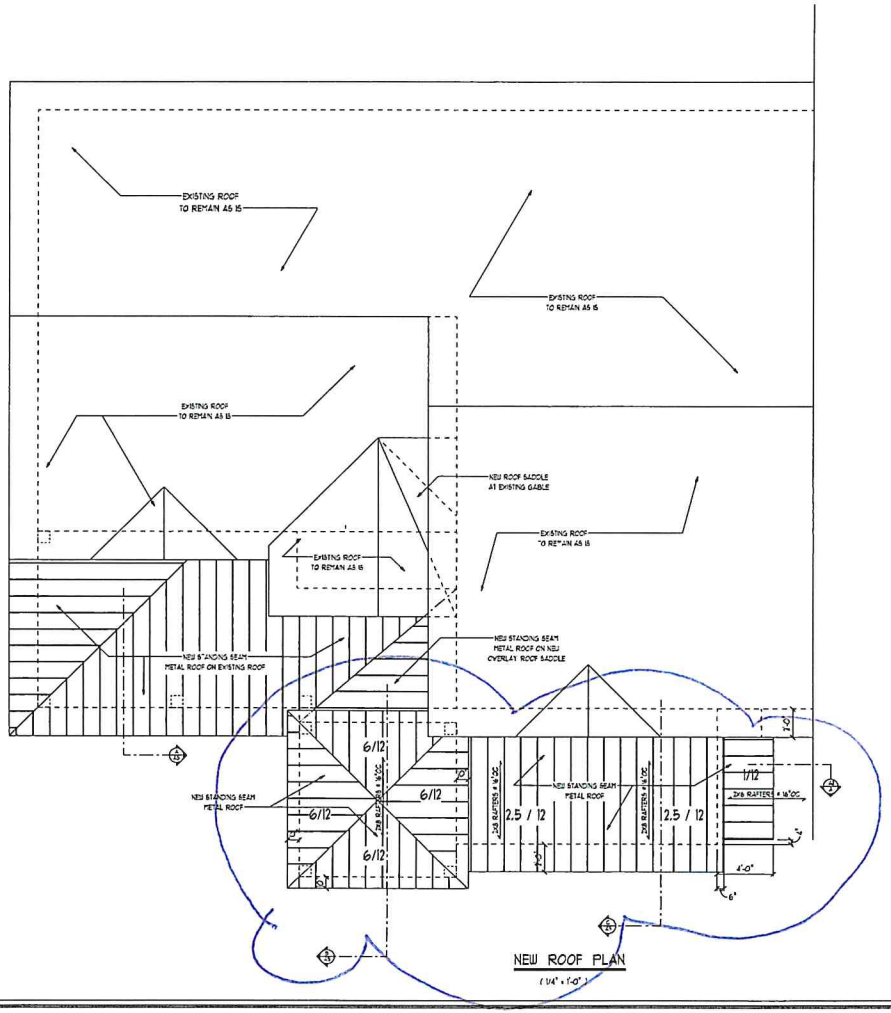
NEW PRECESSED FRAMING DETAIL FOR NEW SHOWER PAN (A/A3)

(1/2" = 1'-0")



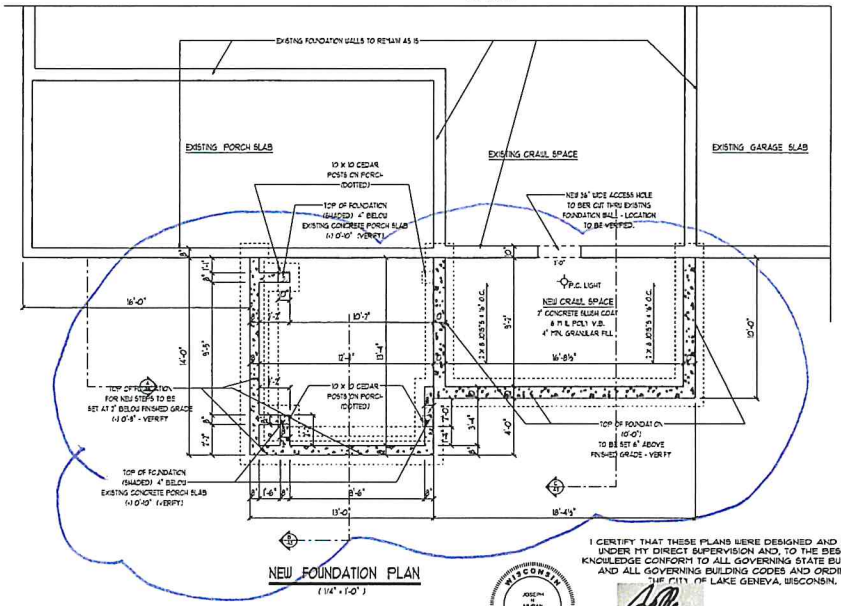
NEW PARTIAL SECOND FLOOR PLAN

(1/4" = 1'-0")



NEW ROOF PLAN

(1/4" = 1'-0")



NEW FOUNDATION PLAN

(1/4" = 1'-0")

I CERTIFY THAT THESE PLANS WERE DESIGNED AND PRODUCED UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE CONFORM TO ALL GOVERNING STATE BUILDING CODES AND ALL GOVERNING BUILDING CODES AND ORDINANCES OF THE CITY OF LAKE GENEVA, WISCONSIN.

WISCONSIN JOSEPH N. MURAN E-6910 ARCHITECT

12/23/2019

DATE

STATE OF WISCONSIN REGISTERED ARCHITECT # 6910

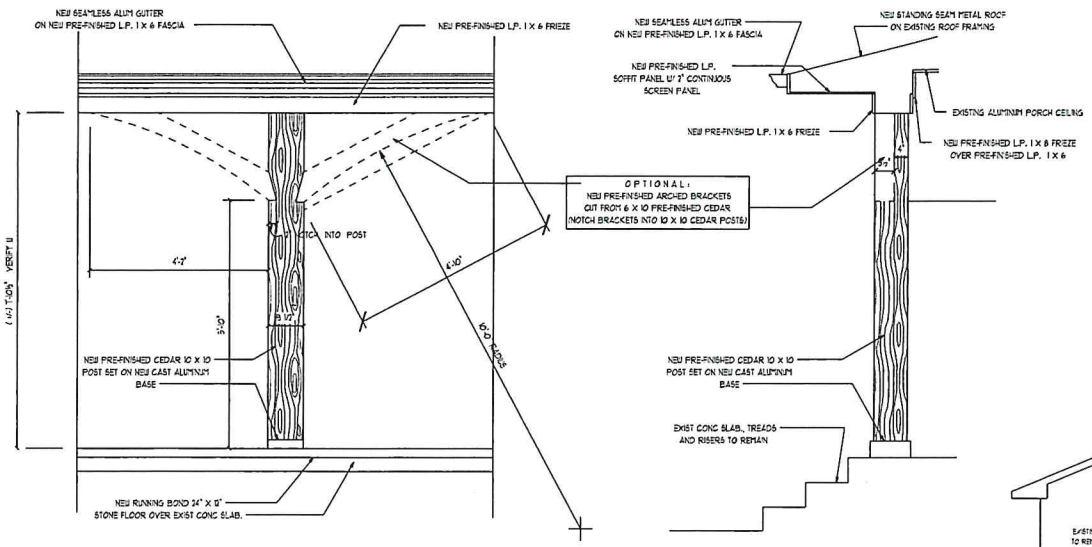
MURAN ARCHITECTS INC.
21720 W. LONG GROVE ROAD, SUITE C-154, DEER PARK, IL 60010
www.muranarchitects.com 847 - 955 - 9090

HARDIN
847.381.6200
DESIGN / BUILD
BARRINGTON, IL
WWW.HARDINBUILDERS.COM

NEW ADDITION AT :
HOGAN RESIDENCE
1300 W. MAIN STREET
LAKE GENEVA, WI.

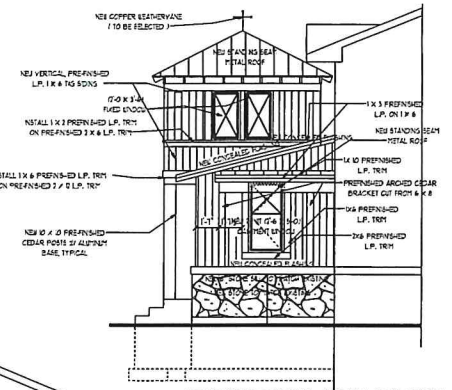
DATE:
NOVEMBER 1, 2019
DRAWN BY :
J N MURAN
REVISIONS :
NOVEMBER 5, 2019
BID SET DEC. 16, 2019
BID SET DEC. 26, 2019

SHEET
A3



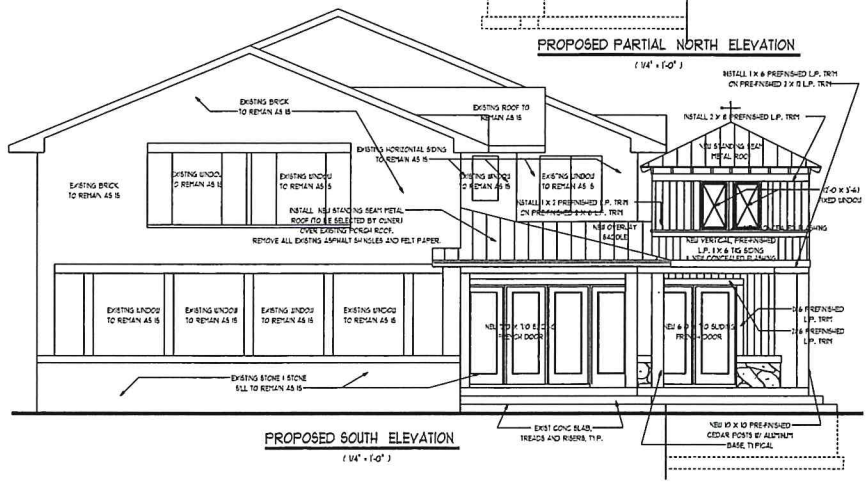
TYPICAL PORCH POST AND BRACKET DETAILS

(3/4" = 1'-0")



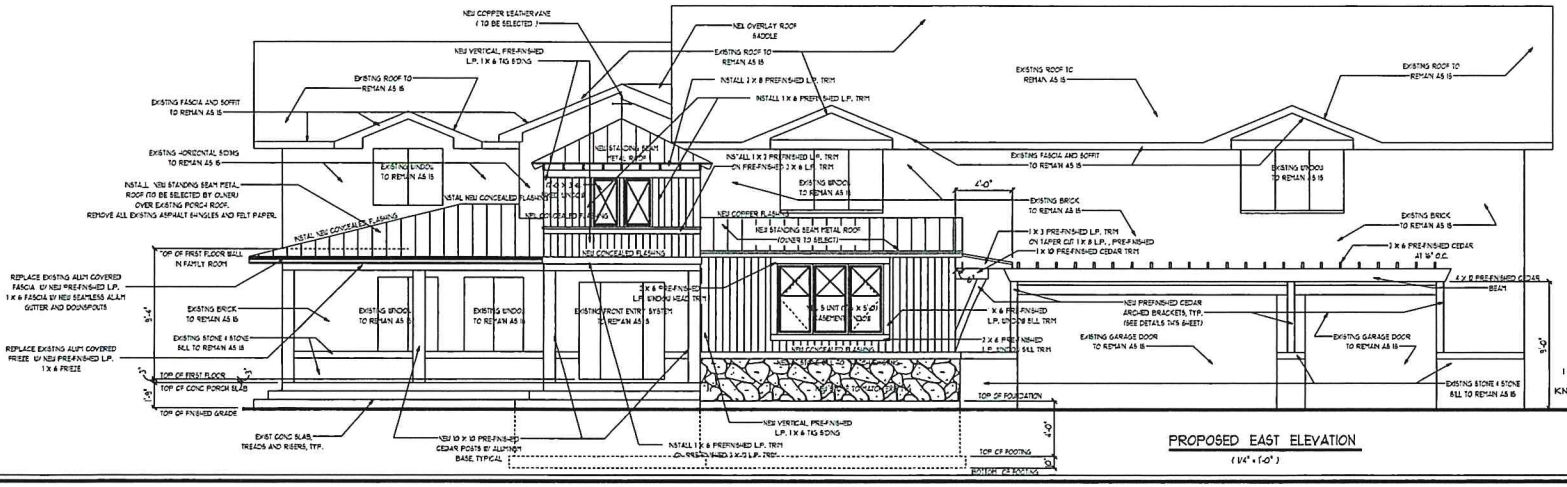
PROPOSED PARTIAL NORTH ELEVATION

(1/4" = 1'-0")



PROPOSED SOUTH ELEVATION

(1/4" = 1'-0")



PROPOSED EAST ELEVATION

(1/4" = 1'-0")

I CERTIFY THAT THESE PLANS WERE DESIGNED AND PRODUCED UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE CONFORM TO ALL GOVERNING STATE BUILDING CODES AND ALL GOVERNING BUILDING CODES AND ORDINANCES OF THE CITY OF LAKE GENEVA, WISCONSIN.

12/23/2019

DATE

STATE OF WISCONSIN REGISTERED ARCHITECT # 6930

MURAN ARCHITECTS INC.
21720 W. LONG GROVE ROAD, SUITE C-184, DEER PARK, IL 60010
847-955-9090
www.muran-architects.com

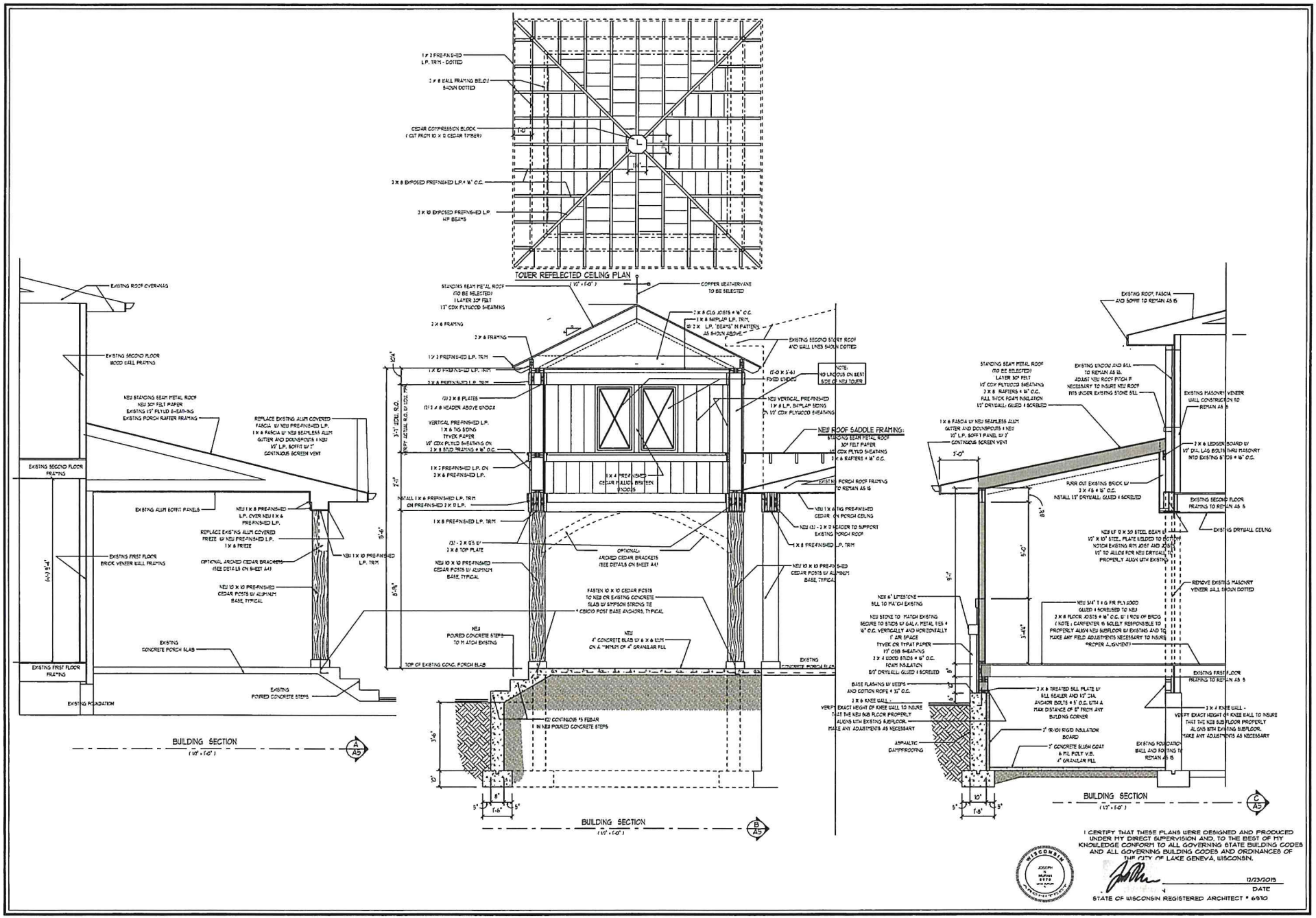
HARDIN
847.381.6200
DESIGN / BUILD
BARRINGTON, IL
WWW.HARDINBUILDERS.COM

NEW ADDITION AT:
HOGAN RESIDENCE
1300 W. MAIN STREET
LAKE GENEVA, WI.

DATE:
NOVEMBER 1, 2019
DRAWN BY:
J H MURAN
REVISIONS:
NOVEMBER 5, 2019
BID SET DEC. 18, 2019
BID SET DEC. 23, 2019

SHEET

A4



I CERTIFY THAT THESE PLANS WERE DESIGNED AND PRODUCED UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE CONFORM TO ALL GOVERNING STATE BUILDING CODES AND ALL GOVERNING BUILDING CODES AND ORDINANCES OF THE CITY OF LAKE GENEVA, WISCONSIN.

12/23/2015
DATE

STATE OF WISCONSIN REGISTERED ARCHITECT # 6510

MURAN ARCHITECTS
21720 W. LONG GROVE ROAD, SUITE C-154, DEER PARK, IL 60010
www.muranarchitects.com 847-955-9090

HARDIN
847.381.6200
DESIGN / BUILD
BARRINGTON, IL
WWW.HARDINBUILDERS.COM

NEW ADDITION AT:
HOGAN RESIDENCE
1300 W. MAIN STREET
LAKE GENEVA, WI.

DATE:	NOVEMBER 1, 2015
DRAWN BY:	J.H. MURAN
REVISIONS:	
	NOVEMBER 5, 2015
BID SET	DEC. 18, 2015
BID SET	DEC. 23, 2015

SHEET
A5

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: February 17, 2019

Agenda Item: 9

Applicant:
Daniel E. Schuld
281 Keys Ave.
Hampshire IL 60140

Request:
727 Geneva St, Unit 1
Amend Precise Implementation Plan (PIP)
Central Business (CB)
Tax Key No. ZOP00157

Description:
The applicant is submitting a proposal to amend the existing Precise Implementation Plan (PIP) the request is to reconfigure the exterior public seating areas.

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.

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

Memo to the City of Lake Geneva

To: **Fred Walling, Zoning Administrator** **Date:** **November 11, 2019**

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

CC: **Dave Nord – City Administrator**
Brenda Follensbee – Building and Zoning Administrative Assistant
Tom Earle – Director of Public Works
Josh Gajewski – Utility Director
Greg Governatori – Kapur & Associates, Inc.

Subject: **727 Geneva Street – General Development Plan**

BACKGROUND AND REQUEST:

A general development plan application was submitted for the remodeling of an existing building at 727 Geneva Street. The proposed improvements include improvements to the interior of the structure and remodeling of the outdoor landscaping.

The following plans were submitted for review:

- Additions and Alternations to the Geneva Street Village, Lake Geneva WI Sheets T1, S1, A1, A2, A4, A5, prepared by McCormack & Etten Architects LLP dated October 11, 2019.

Comments:

1. It appears that the proposed landscape improvements will add additional impervious surface that is less than 0.5 acre; therefore, no post-construction stormwater management is required.
2. It appears the existing utility connections will be utilized.
3. The existing drainage patterns on the site shall be maintained.

The plans have been reviewed for conformance with generally accepted engineering practices and City of Lake Geneva policies. Although the material has been reviewed, the applicant is ultimately responsible for the thoroughness and accuracy of the plans and supplemental data and for compliance with state, county, and other local ordinances and procedures.

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

APPLICATION FOR GENERAL DEVELOPMENT PLAN OR AMENDMENT

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
727 GENEVA ST., LAKE GENEVA, WI 53147 TAX KEY# ZOP 00157

Name and Address of Current Owner:
DANIEL E. SCHULD
281 KEYES AVENUE, HAMPSHIRE, IL 60140

Telephone No. with area code & Email of Current Owner: (847) 778 · 7070
E.mail: daneschuld@gmail.com

Name and Address of Applicant:
SAME AS ABOVE

Telephone No. with area code & Email of Applicant:
SAME AS ABOVE

Proposed Use: THE OWNER WISHES TO AMEND THE PREVIOUS GDP + PIP APPLICATION THAT WAS APPROVED ON FEBRUARY 25, 2019, TO REMODEL THE EXISTING BUILDING TO INCLUDE A MICROBREWERY, BAR, RETAIL SHOPS, AND OUTDOOR PATIO AREAS.

Zoning District in which land is located: THE PROPERTY IS CURRENTLY ZONED PD USING THE CRITERIA OF THE CB CENTRAL BUSINESS ZONING DISTRICT.

Names and Addresses of architect, professional engineer and contractor of project:
MC CORMACK + ETTEN / ARCHITECTS LLP
400 BROAD STREET, LAKE GENEVA, WI 53147

Short statement describing activities to take place on site:
THE PROPOSED REMODELING WOULD INCLUDE A NEW MICROBREWERY / BAR WITH INDOOR AND OUTDOOR SERVICE PLUS SEVERAL RETAIL SPACES. THE USES WOULD INCLUDE INDOOR AND OUTDOOR COMMERCIAL ENTERTAINMENT USES THAT ARE CONDITIONAL USES UNDER THE CB-CENTRAL BUSINESS ZONING DISTRICT

GDP fee $400.00, payable upon filing application

10/11/19
Date

Signature of Applicant

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

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:* _____

⇓

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

X (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;

X (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" x 17" and map scale not less than one inch equals 800 feet;
- ____ All lot dimensions of the subject property provided;
- ____ Graphic scale and north arrow provided.

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

- ____ General project themes and images;
- ____ The general mix of dwelling unit types and/or land uses;
- ____ Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
- ____ The general treatment of natural features;
- ____ The general relationship to nearby properties and public streets;
- ____ The general relationship of the project to the Master Plan,
- ____ A statement of Rationale as to why PD zoning is proposed. This shall identify barriers that the Applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the Applicant suggests are available through the proposed PD zoning.

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

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

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

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

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

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

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

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

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

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

____ Project identification signs;

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

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

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

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

X **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:** _____

October 11, 2019

Mr. Fred Walling
Building Inspector / Zoning Administrator
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147

Re: APPLICATION FOR AMENDMENT TO
GDP – GENERAL DEVELOPMENT PLAN &
PIP – PRECISED IMPLEMENTATION PLAN
PD - PLANNED DEVELOPMENT ZONING
PROPOSED BREWERY, TAP ROOM & SHOPS
GENEVA STREET VILLAGE
727 GENEVA STREET
LAKE GENEVA, WISCONSIN
JOB NO. 1840

Dear Mr. Walling & Plan Commission Members:

Dan Schuld wishes to amend the *PD - Planned Development Zoning* for the *Geneva Street Village Building* at 727 Geneva Street, Lake Geneva, Wisconsin, Tax Key #ZOP 00157, to allow for the creation of a *New Brewery, Tap Room & Shops* within the *Existing Building*, as described below. *This application is for amendments to the plans previously approved by the Lake Geneva Plan Commission and City Council on February 25, 2019.*

The *Existing Site* consists of approximately 13,810 sq. ft. or 0.32 acres. In addition to the *Existing Building*, the *Site* contains a paved Outdoor Terrace and a Storage Garage on the north side, and Outdoor Deck and Access Ramp on the south (Geneva Street) side, and a limited amount of landscaped and green areas on the south and west sides.

The *Existing Building* consists of the original *former First Baptist Church*, the *former Parsonage*, and *connecting Entry Structure* that was built in 1998 when the Building was first remodeled for the *Geneva Street Village*. The *former Church* is a one story, brick and wood frame structure with a *Basement* that was built in 1910. The *former Parsonage* is a two-story wood framed structure that is also over 100 years old and the *connecting Entry Structure* dates to 1998 when the building was purchased and remodeled to create a group of small retail spaces called *Geneva Street Village*. The building was recently purchased by Dan Schuld who would now like to reconfigure the original Church space as a Brewery & Tap Room with the balance of the structure to include several other retail businesses. *Under the Lake Geneva Zoning Ordinance, the current use was classified as "Indoor Commercial Entertainment", which was a Conditional Use within the CB - Central Business Zoning District. When the Building was remodeled in 1998, the zoning was changed to PD - Planned Development.*

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

In its present configuration, the Building contains retail spaces, a book store, a cooking school, bathrooms, storage and mechanical space on the *Main Floor*. The *Lower Level* of the *former Church* includes retail spaces, bathrooms, storage and mechanical space The *Second Floor* of the *former Parsonage* contains private office space for the Owners and is not open to the public.

A. ***Under this amended General Development Plan & Precise Implementation Plan, Dan Schuld wishes to construct a New Brewery & Tap Room within the Main Floor of the Existing Building, remove the Existing Outdoor Deck on the south side of the property and create a New Beer Garden in the area between the Building and the sidewalk along Geneva Street and Broad Street, remodel the Existing Patio on the north side as a small Sitting Area, and continue to maintain several small retail spaces within the building. The intention would be to accommodate a maximum of approximately 200 occupants in the New Brewery & Tap Room on the First Floor, Brewing Operations on the Lower Level, seasonal outdoor seating in the New Beer Garden on the south and west sides, and New Sitting Area on the north side. The Existing Garage would remain and be used for storage.***

The Amended Reconfigured Site Plan, as currently proposed, would include the following:

FORMER CHURCH BASEMENT LEVEL	**4,075 sq. ft.**	***EXISTING SOUTH ACCESS DECK & RAMP***	**633 sq. ft.**
FORMER CHURCH MAIN FLOOR	**4,075 sq. ft.**	***EXISTING NORTH ACCESS DECK & RAMP***	**752 sq. ft.**
FORMER PASONAGE FIRST FLOOR	**1,504 sq. ft.**	***NEW BEER GARDEN SOUTH & WEST SIDES***	**1,133 sq. ft.**
FORMER PASONAGE SECOND FLOOR	**1,340 sq. ft.**	***EXISTING NORTH PATIO / SITTING AREA***	**1,593 sq. ft.**
EXSTG. CONNECTING ENTRY STRUCTURE	**610 sq. ft.**	***EXISTING GARAGE***	**408 sq. ft.**

B. Under the current *City of Lake Geneva Zoning Ordinance*, the property is zoned *PD - Planned Development District* but it is surrounded by *CB – Central Business Zoning and utilizes many of the CB Zoning* requirments. Several facts should be considered when viewing the remodeling for a *New Brewery & Tap Room with Shops* on this site:

- **It is a unique, historic existing structure on a very limited site that was originally zoned *CB–Central Business* and has been a multi-tenant commercial building since 1998 when it was rezoned to its current *PD-Planned Development* zoning.**

- **It is located in close proximity to the *Central Business District Zoning* and its configuration would be more nearly in keeping with the criteria for the *Central Business (CB) District. It should be noted that the City currently allows for outdoor dining on the City street right-of-way within specific parameters. The proposed Outdoor Beer Garden and would be entirely within the property currently owned by the Geneva Street Village and would increase the seating capacity of the Brewery / Taproom only seasonally.***

- ***Since 2001, the adjoining properties along Broad Street were rezoned to CB - Central Business Zoning which relieved them of parking requirements for most commercial uses.***

Since the Existing Geneva Street Village building, site and proposed use are so unique, we believe the best option would be to allow an Amendment to the current PD- Planned Development with criteria similar to those used in the Central Business (CB) Zoning District and to allow uses Permitted by Right or as Conditional Uses under CB Zoning.

C. *Zoning Intensity and Bulk Standards Under CB - Central Business Zoning (Nonresidential Uses) That Would Be Met:*

Maximum Number of Floors:	**4 Floors Allowed / 2 Stories + Basement Provided. (3 Floors Total)**
Minimum Lot Area:	**1,750 s.f. Required / 13,754 s.f. Actual**
Minimum Lot Width:	**20' Required / 104.81' Provided.**
Maximum Bldg. Height:	**45' Max. / 20' Min. / Approx. 45' Actual**
Front Street Setback @ Geneva Street:	**0' Required @ Side Street Side 0' Provided @ New Beer Garden**
Side Street Setback @ Broad Street:	**0' Required @ Front Street Side 0' Provided @ New Beer Garden**
Min. Rear Lot Line Setback @ North Side:	**10'-0" Required / +/- 20'-0" Actual Existing Main Building to Lot Line**
Min. Paved Surface Setback:	**0' Required / 0' Actual on Broad St. 0' Actual on Geneva St.**
Min. Landscape Surface:	**0% Required / 13.4% Provided (1,848 s.f. Landscape / 13,810 s.f. Lot)**
Maximum Floor Area Ratio:	**3.0 Allowed / 0.94 Actual (12,984 s.f. Building / 13,810 s.f. Lot)**

D. ***Zoning Standards Under the present PD – Planned Development / Central Zoning (Nonresidential Uses) That Would Not Be Met:***

Required Parking:	**Indoor & Outdoor Commercial Entertainment 1 per Every 3 Patron Seats or at maximum capacity of establishment /** ***None provided as per CB-Central Business Zoning requirements.***

The following documents are enclosed to facilitate the review of the proposed Planned Development rezone:

1. **A** ***Location Map of the Subject Site*** **and other lands within 300 feet of the Subject Site on the** ***City of Lake Geneva Zoning and Land Use Map.***

2. **A** ***Certified Survey Map*** **which depicts the dimensions of the** ***Subject Site.***

3. **A** ***General Written Description*** **of the** ***Proposed Amended GDP and Potential Requested Exemptions.***

4. **A** ***Site Plan, Floor Plans & Elevations*** **of the proposed additions and changes to the Building.**

5. ***Landscaping, Signage, Exterior Colors & Lighting Information.***

Thank you for your consideration of the above project. Please let me know if you need additional information or have any questions.

Sincerely,

Kenneth L. Etten A.I.A.
McCormack + Etten / Architects

A. GENERALIZED LOCATION MAP

City of Lake Geneva
Zoning Map

March 19, 2015

N

0 500 1,000 2,000

Feet

gai consultants

SUBJECT SITE

GENEVA

LAKE

RH — Rural Holdings
Areas for agricultural uses; agricultural support businesses; schools, parks, churches or very low-density single-family residential at a density of less than one dwelling unit per 35 acres.

CR-5 — Conservation Residential - 5AC
Areas for very low density single-family development at maximum densities of one dwelling unit for every five gross acres, and support institutional uses such as schools, parks, and churches.

ER-1 — Single Residential - 1
Areas for low density single-family development at maximum densities of one dwelling unit per acre, and support institutional uses such as schools, parks, and churches.

SR-3 — Multi-family Residential-3
Areas for moderate density single-family development at maximum densities of three dwelling units per acre, and support institutional uses such as schools, parks, and churches.

SR-4 — Multi-family Residential-4
Areas for moderate density single-family development at maximum densities of four dwelling units per acre, and support institutional uses such as schools, parks, and churches.

PD — Planned Development
Areas approved for planned development zoning unique to the subject property.

TR-6 — Two-family Residential-6
Areas for single-family detached and two-family residential development at densities up to six dwelling units per acre, and support institutional uses such as schools, parks, and churches.

MR-8 — Multi-family Residential-8
Areas for mixed single-family detached and two-family, and multi-family residential development at densities up to eight dwelling units per acre and support institutional uses.

C-2 — Resource Conservation
Areas for fishing; floodwater overflow and storage; pedestrian trails; preservation of scenic, historic and scientific areas; soil and water conservation; stream bank and lakeshore protection; water retention ponds and wildlife areas.

NO — Neighborhood Office
Areas for high-quality office and office-support commercial uses in older, transitioning residential areas of the community. Residential qualities set an attractive, high quality character.

PO — Planned Office
Areas for office and office-support commercial and service uses. Generous landscaping and limited signage set an attractive, high quality character.

NB — Neighborhood Business
Areas for small scale, neighborhood-oriented service and retail uses, which shall not spread into adjacent residential areas. (generous landscaping and limited signage)

PB — Planned Business
Newly developing areas for a full complement of commercial, office, and institutional uses. (Generous landscaping and limited signage)

GB — General Business
Existing areas for a full complement of commercial, office, and institutional uses (moderate amounts of landscaping and signage)

CB — Central Business
Areas for a full complement of downtown and high density neighborhood character commercial, office, and institutional uses. (Pedestrian - oriented landscaping and signage)

PI — Planned Industrial
Areas for a full complement of indoor office, manufacturing, assembly and storage uses. Generous landscaping and limited signage set an attractive, high-quality character.

GI — General Industrial
Areas for a full complement of indoor light and heavy industrial land uses, and carefully controlled outdoor storage uses. Moderate amounts of landscaping and signage set an attractive character.

HI — Heavy Industrial
Areas for primarily outdoor and/or heavy industrial production, storage, extraction and disposal uses.

PBP — Planned Business Park
Areas approved for planned development zoning unique to the subject property.

Primary Environmental Corridor

Woodlands Overlay

Lakeshore Overlay

City Boundary

Downtown Design Review

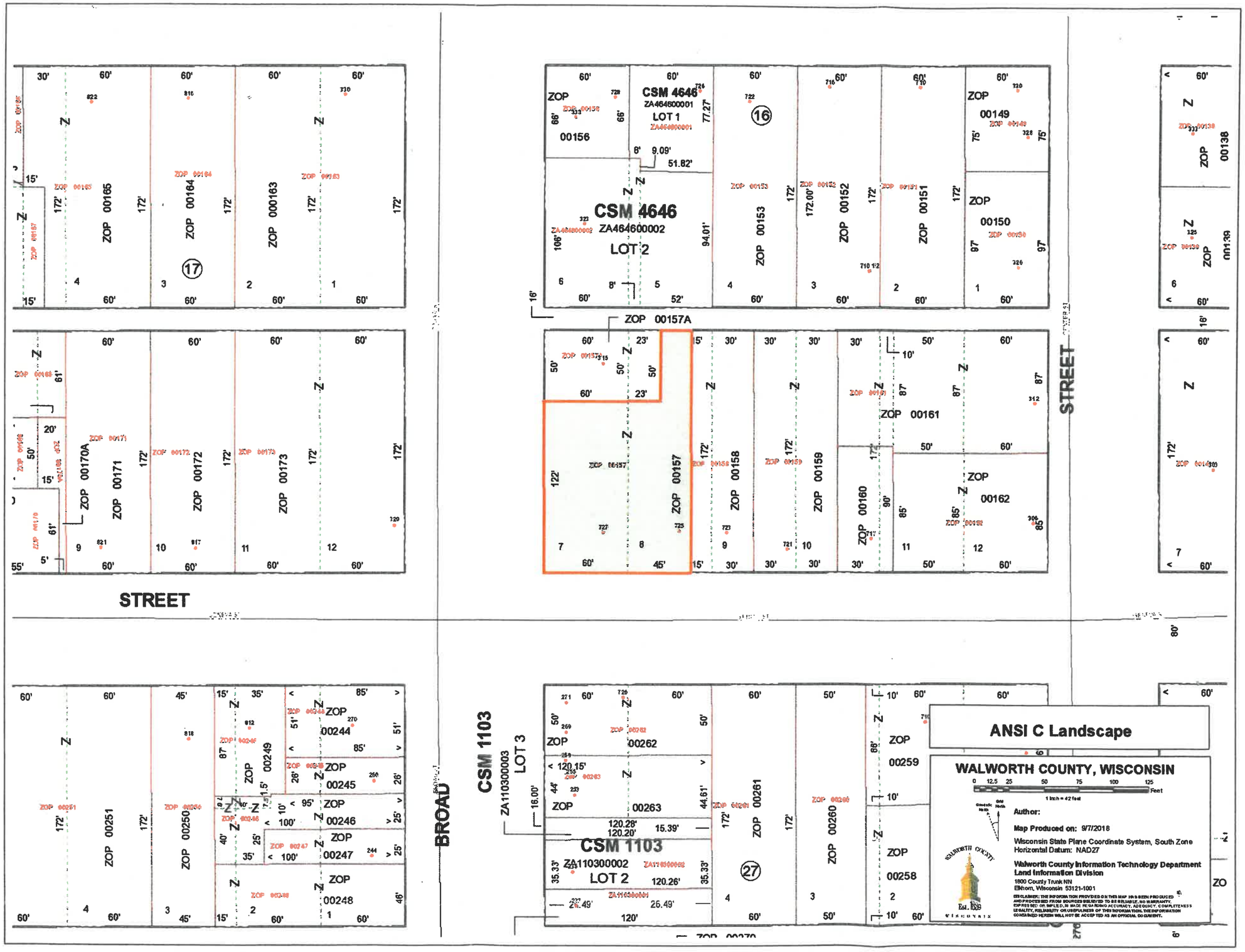
Drainage Way

Slopes (12% or greater)

Shorelines, Ponds and Streams

FEMA Floodplain Overlay

B. MAP OF SUBJECT PROPERTY AND CERTIFIED SURVEY MAP

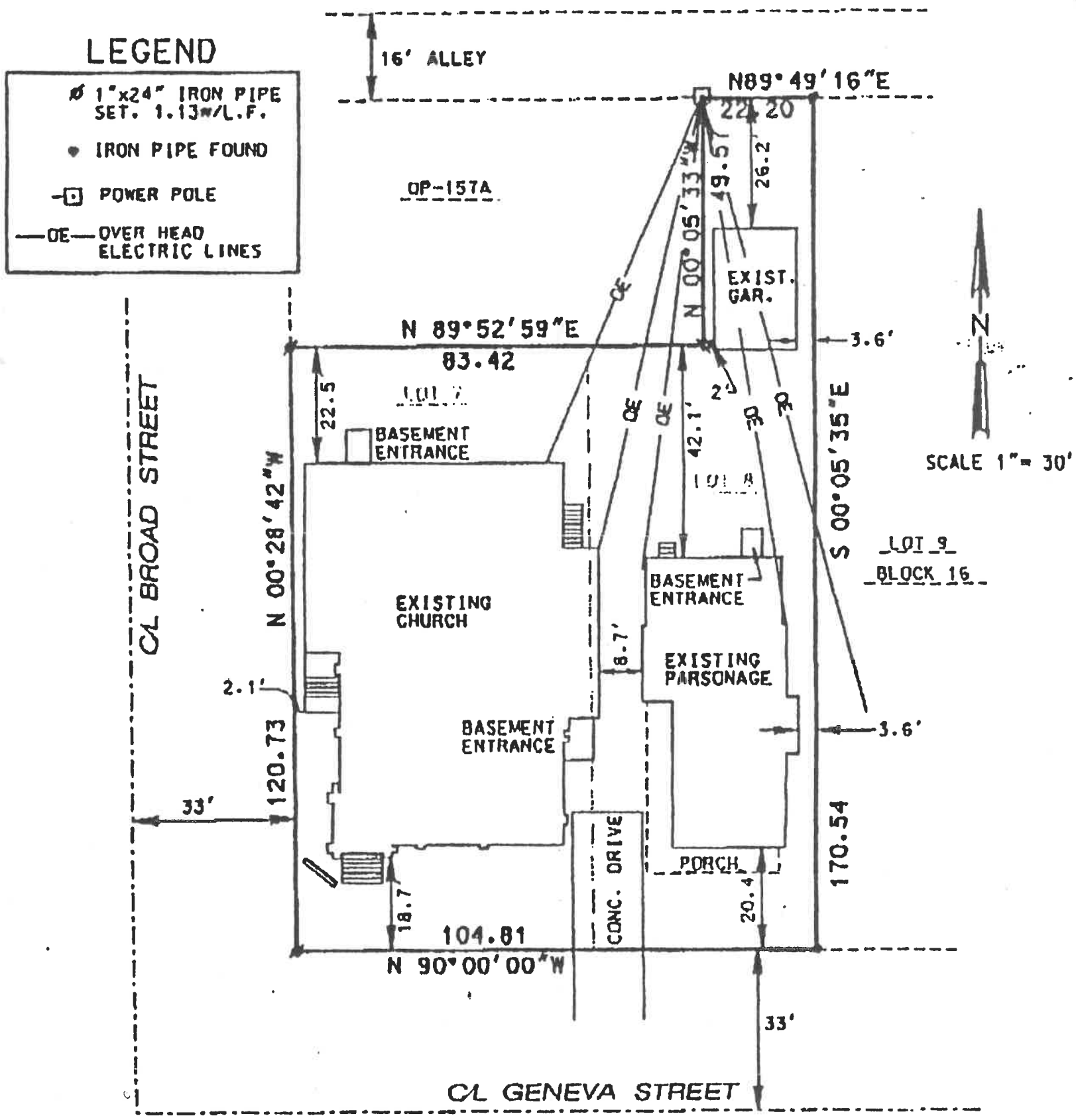

ZOP 00165
ZOP 00164
ZOP 000163
ZOP 00170A
ZOP 00171
ZOP 00172
ZOP 00173
STREET
ZOP 00156
CSM 4646
ZA464600001
LOT 1
CSM 4646
ZA464600002
LOT 2
ZOP 00153
ZOP 00152
ZOP 00151
ZOP 00149
ZOP 00150
ZOP 00157A
ZOP 00157
ZOP 00158
ZOP 00159
ZOP 00161
ZOP 00160
ZOP 00162
STREET
ZOP 00138
ZOP 00139
ZOP 00251
ZOP 00250
ZOP 00249
ZOP 00244
ZOP 00245
ZOP 00246
ZOP 00247
ZOP 00248
BROAD
CSM 1103
ZA110300003
LOT 3
ZOP 00262
ZOP 00263
CSM 1103
ZA110300002
LOT 2
ZOP 00261
ZOP 00260
ZOP 00259
ZOP 00258
ANSI C Landscape
WALWORTH COUNTY, WISCONSIN
1 Inch = 42 feet
Author:
Map Produced on: 9/7/2018
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
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.

PLAT OF SURVEY

RSV ENGINEERING, INC

FOR: KEEFE REAL ESTATE, INC. DATE: 9/11/97

DESCRIPTION: BEING PART OF LOTS 7 AND 8 OF BLOCK 16 , OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN BEING MORE COMPLETELY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID LOT 7; THENCE WITH THE EASTERLY RIGHT OF WAY OF BROAD STREET N00°28'42"W, A DISTANCE OF 120.73' TO A POINT; THENCE N89°52'59"E, A DISTANCE OF 83.42' TO A POINT; THENCE N00°05'33"W, A DISTANCE OF 49.57' TO A POINT; THENCE N89°49'16"E, A DISTANCE OF 22.20' TO A POINT; THENCE S00°05'35"E, A DISTANCE OF 170.54' TO A POINT ON THE NORTHERLY RIGHT OF WAY OF GENEVA STREET; THENCE WITH SAID RIGHT OF WAY N90°00'00"W, A DISTANCE OF 104.81' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 13814 S.F.



THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF ALL THE PROPERTY, EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HERETO.

BRADFORD L. SPENCER, R.L.S. 2069
RSV#97222.DGN

C. GENERAL WRITTEN DESCRIPTION & POTENTIAL REQUESTED EXEMPTIONS

GENERAL WRITTEN DESCRIPTION OF PROPOSED PLANNED DEVELOPMENT AMENDMENT

Dan Schuld respectfully requests an ***Amendment to PD - Planned Development Zoning*** for his property to allow for the remodeling of the ***Geneva Street Village Building*** as described herein.

A. The ***Existing Building*** is located in the **City of Lake Geneva** at **727 Geneva Street** and presently consists of a **two story structure** with a partial basement plus a small **Garage** on the north. The main portion was originally a **Church** and **Parsonage** that was converted to a **commercial / retail use in 1998** and operated for the past 20 years with a number of small retail businesses including a cooking school. ***The last major remodeling of the building took place in 1998 when it was converted from a vacant Church to a multi-tenant commercial building.***

B. The ***Existing Site*** consists of **13,754 sq. ft.** or approximately 0.32 acres. Under the current ***PD - Planned Development Zoning,*** the **Proposed Building Use** as a **Brewery & Tap Room** with **Outdoor Beer Garden** is classified as ***Indoor and Outdoor Commercial Entertainment,*** which is a **Conditional Use** within the ***CB - Central Business Zoning District. Portions of the Building will also continue to be used for Indoor Sales & Service along with all other uses permitted by right in the Central Business District.*** In its present configuration, the **Building** contains a mix of small **commercial / retail shops** in the **original Church structure** on the **Main Floor** and the **Lower Level** and a **cooking school** in the **original Parsonage** plus **mechanical, storage and bathroom space.** There is also an **Existing Open Deck** on the south side of the **Church** and an **Open Paved Courtyard** on the north side plus **Open Handicapped Accessible Ramps** and **Porches** on the south and north plus a small **Garage / Storage Building** in the northeast corner of the property. There are limited green areas on the west, south and east sides of the **Building.** ***The Site contains no on-site parking but there is public on-street parking on the Broad and Geneva Street plus two public Parking Lots within a block of the site.***

C. The ***Proposed Brewery & Tap Room*** **Dan Schuld** wishes to construct would consist of a small **Brewery** space for the production of beer on site along with a **Tap Room** and small **Gift Shop** on the **Main Floor** and **Brewery** space on the **Lower Level.** ***In addition, the Existing Outdoor Deck would be removed and the space reconfigured for a New Outdoor Beer Garden. The Existing North Patio for use as an Outdoor Seating Area.*** The **Building** would also continue to include several small **Retail Spaces** in the original **Church** and **Parsonage** structures. ***This Existing Outdoor Deck would be removed and the area reconfigured to create a New Outdoor Beer Garden to be used only when weather conditions permit.***

D. The **Owner** wishes to continue the **Finish Materials** and **Landscaping** of the ***Existing Building*** in keeping with the current style. The **Exterior Finish Materials** would be predominately the same as the existing with minor upgrades to replaced damaged and/or aged materials. The colors would be consistent with the **current earth tones**, including **red brick, shades of white, terra cotta, and brown.** ***New Landscaping, Signage and Lighting would be done on the Broad Street and Geneva Street sides of the property in conjunction with the creation of the New Outdoor Beer Garden. The Owner would like to make arrangements for limited food service with off-site preparation. The food assembly and service would be within the Bar Area noted on the Floor Plans and dining would be within the Tap Room, Beer Garden and Outdoor Seating noted on the Floor Plans and Site Plan. The Existing Garage is to remain.***

E. ***Dan Schuld wishes to operate the New Brewery & Tap Room, both indoor and outdoor spaces, within the normal hours allowed by State and City laws and ordinances for a Brewery & Tap Room. To start with, the hours of operation would be as follows:***

Monday – Thursday:	**11:00 A.M. to 10:00 P.M.**
Friday & Saturday:	**11:00 A.M. – 12:00 Midnight**
Sunday:	**11:00 A.M. – 6:00 P.M.**

WRITTEN JUSTIFICATION FOR REQUESTING PLANNED DEVELOPMENT ZONING AMENDMENT

There are several reasons for requesting the ***Amendment to the Existing PD - Planned Development Zoning*** under the **Lake Geneva Zoning Ordinance,** including the following items:

1. **SETBACKS:** Under ***CB - Central Business District*** requirements that exist on the adjoining properties, the required setback to a **Street Side Lot Line** would be 0' on **Geneva and Broad Streets.** The required **Side Lot Line Setback** on the East side would be 0', and the **Minimum Paved Surface Setback** would be 0'. The ***Existing Building,*** as situated, would be 2.25' from the 100' right-of-way for **Broad Street** on the west side, 2' off the right-of-way on **Geneva Street** on the south side, and approximately 5' from the **Non-Residential** property on the east side. The **Existing Paved Surface** on the north side abuts the lot line and the **Existing Garage** is 26' off the alley to the north and 3'-6" off the property to the east. ***The New Beer Garden would be entirely within the Petitioner's property. The Owner would request an amendment to allow the use of the normal CB – Central Business Setback requirements.***

2. **OFF STREET PARKING SPACES: The** ***Geneva Street Village Building*** could, based on the ***2015 International Building Code,*** in theory have a **maximum occupancy** of approximately **200 people** on the **Main Floor Brewery and Retail Space** and **23** people on the **Lower Level** plus an additional approximately and **65 people** in the **Proposed New Beer Garden** on south side and **22** people in the **New Seating Area** on the north side for a total of approximately **310 people.** ***Taking into account a comfortable arrangement of tables and chairs plus circulation space, the actual seating provided would probably be closer to 200.*** The requirements of the **Central Business District** for **Indoor Commercial Entertainment** require **1 Parking Stall for every 3 Patron Seats.** ***There is metered public parking on Broad Street and Geneva Street and two public parking lots less than a block away. Due to its location within the Central Business Zoning District, the Owner would request an exemption from any on-site parking requirements.***

3. **SPECIFIC PERFORMANCE STANDARDS:** This ***Building*** has been a part of the **Lake Geneva** community for over 100 years. From its remodeling from a **Church** to its current use as a **Multi-tenant Commercial Building** in **1998**, there have been a commercial / retail uses at this location for 20 years. ***Very few of the buildings on Broad Street within the adjoining CB - Central Business Zoning District would meet the Bulk and Intensity requirements or the Parking requirements called for in the Zoning Ordinance.*** Given the location and the intent of the ***CB - Central Business Zoning District,*** we believe that this project with the proposed improvements would be an asset to the City of Lake Geneva. ***Dan Schuld requests the cooperation of the Plan Commission and the City Council in allowing this Amendment to the current PD – Planned Development Zoning.***

D. PLANS AND ELEVATIONS

PRELIMINARY

PROPOSED SOUTH ELEVATION (GENEVA STREET)

SHEET R-1 OF ____

DATE 1-9-2020

PROJECT NO. 1840

ADDITIONS AND ALTERATIONS TO THE

GENEVA STREET VILLAGE

727 GENEVA STREET
LAKE GENEVA, WISCONSIN 53147

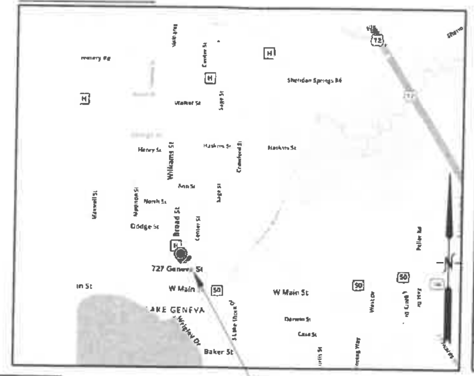
COMMENTS: NONE

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

ADDITIONS AND ALTERATIONS TO THE
GENEVA STREET VILLAGE
727 GENEVA STREET
LAKE GENEVA, WISCONSIN 53147

LOCATION MAP



PROJECT LOCATION

PROJECT SKETCH

DRAWING SHEET INDEX:

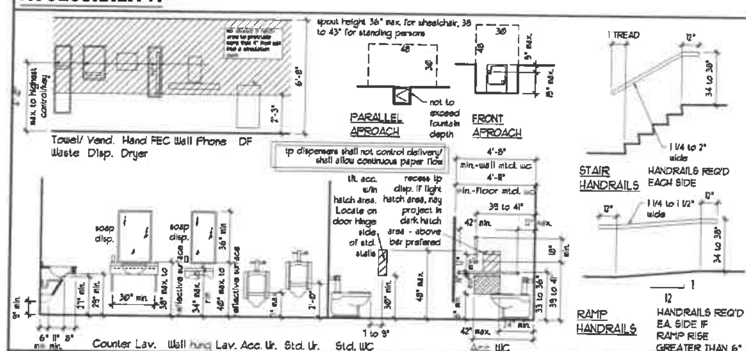
T-1 TITLE SHEET: LOCATION, ADA CLEARANCES & CODE SUMMARY
S-1 EXISTING & NEW SITE PLANS

ARCHITECTURAL
AB-1 EXISTING - DEMOLITION LOWER LEVEL PLAN
AB-2 EXISTING - DEMOLITION FIRST FLOOR PLAN
AB-3 EXISTING - DEMOLITION SOUTH & WEST ELEVATIONS
AB-4 EXISTING - DEMOLITION NORTH ELEVATION

A-1 REMODELED LOWER LEVEL PLAN
A-2 REMODELED FIRST FLOOR PLAN
A-3 SCHEDULES, INTERIOR ELEVATIONS, WALLS TYPES & FURNACE RM. PLAN
A-4 REMODELED SOUTH & WEST ELEVATIONS
A-5 REMODELED NORTH ELEVATION
A-6 BUILDING SECTIONS
A-7 WALL SECTIONS & DETAILS

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

ACCESSIBILITY:



MOUNTING HEIGHT SCHEDULE

ITEM	HEIGHT FROM FINISHED FLOOR
LIGHT SWITCHES	48" TOP OF BOX (SEE ADJACENT)
ELECTRICAL RECEPTICLE	16" BOT. OF BOX (VERIFTY WITH HVAC) (4" ABOVE BACKSPLASH WHEN LOCATED ABOVE COUNTER)
FIRE ALARM PULL	48" TOP OF BOX (SEE ADJACENT)
FIRE ALARM HORN	80" BOT OF BOX (OR 6" BELOW CEILING WHICHEVER IS LOWER)
WALL MNTD. PHONE	48" TOP OF BOX
THERMOSTAT	48" TOP OF BOX
DRINKING FOUNTAIN	SEE ELEVATION
F.E.C.	60" TOP OF CABINET (48" MAX TO HANDLE/KEY)
GRAB BAR/HANDRAIL	34 TO 38" TO TOP
TP DISPENSERS	ABOVE GRAB BARS PREFERED (SEE ELEVATION)
LAVATORY MIRROR	38"MAX. TO LOWEST REFLECTIVE SURFACE, 7'-4" MIN. TO TOP

WHEN ITEMS ARE WITHIN PROXIMITY ALIGN WITH CENTERLINE — CLOCK — F.A. STROBE — THERMOSTAT / LIGHT SWITCH / F.A. PULL — F.E.C. — RECEPTICLE / UNIT HEATER

CODE SUMMARY:

BUILDING, PLUMBING, ACCESSIBILITY, ENERGY CONSERVATION CODE ANALYSIS (IBC, IEBC, IECC/2015, ICC A117.1-2009)

1. TYPE OF PROJECT:
(PARTIAL CHANGE OF OCCUPANCY - M TO F-2 AND A-2, ALTERATION LEVEL 3 - WORK AREA GREATER THAN 50% OF STORY FLOOR AREA)

2. TYPE OF CONSTRUCTION, FIRE RATINGS OF STRUCTURAL FRAME:
- TYPE OF CONSTRUCTION (CHAPTER 6) VB - COMBUSTIBLE, UNPROTECTED
- PRIMARY STRUCTURAL FRAME (T601, 704): 0 HOUR
- BEARING WALLS
  - EXTERIOR (T601 & 705): SEE ITEM 4 BELOW
  - INTERIOR (T601): 0 HOUR
- NON BEARING WALLS
  - EXTERIOR (T602 & 705): SEE ITEM 4 BELOW
  - INTERIOR (T601): 0 HOUR
- FLOOR CONSTRUCTION AND SECONDARY MEMBERS (T601): 0 HOUR
- ROOF CONSTRUCTION AND SECONDARY MEMBERS (T601): 0 HOUR

3. OCCUPANCY(IES), HEIGHT/AREA:
- USE GROUP(S) (CHAPTER 3): A-2 - TAVERN AND BAR, F-2 MANUFACTURE OF BEVERAGE WITH UP TO 16% ALCOHOL CONTENT, M - MERCANTILE, B - EXISTING OFFICES (3)
- SPECIAL OCCUPANCIES (CHAPTER 4 - 420): NOT APPLICABLE, NO R OCCUPANCY
- UNLIMITED AREA BUILDINGS (501): NOT APPLICABLE
- MIXED USE SEPARATION OPTION (508, SEE ITEM 7, 706, 707, & 711): (NONSEPARATED PER 508.3)
  HEIGHT/AREA CONTROLLED BY MOST RESTRICTIVE OCCUPANCY GROUP/CONSTRUCTION TYPE - FOR THIS PROJECT THE MOST RESTRICTIVE HEIGHT/AREA IS THE A-2 OCCUPANCY
  REQUIREMENTS FOR FIRE SPRINKLERS AND FIRE ALARM SYSTEMS CONTROLLED BY MOST RESTRICTIVE OCCUPANCY GROUP - FOR THIS PROJECT THE MOST RESTRICTIVE OCCUPANCY FOR BOTH FIRE SPRINKLERS AND FIRE ALARM IS THE A-2 OCCUPANCY
- PARKING STRUCTURES UNDER OTHER OCCUPANCIES (510): NOT APPLICABLE
- ALLOWABLE HEIGHT, IN FEET - TABULAR (T504.3): 60 FEET WHEN SPRINKLERED
- ALLOWABLE HEIGHT, IN STORIES - TABULAR (T504.4): 2 STORIES WHEN SPRINKLERED
- MEZZANINES AND EQUIPMENT PLATFORMS (505): LESS THAN OR EQUAL TO 1/3 OF ROOM BELOW, OPEN UNLESS OCCUPANT LOAD LESS THAN OR EQUAL TO 10
- ACTUAL HEIGHT (GRADE PLANE TO AVERAGE ROOF HEIGHT (502.1)): 34 FEET, 2 STORIES
- ALLOWABLE AREA - TABULAR (T506.2): 18000 FT2 WHEN MULTI STORIED AND SPRINKLERED
- FRONTAGE INCREASE (MINIMUM 20' FROM PROPERTY LINE, CENTER OF RIGHT-OF-WAY OR ANOTHER BUILDING ON SAME LOT)
  AREA MODIFICATION (506.3) (119' OPEN PERIMETER/358' TOTAL PERIMETER - 0.25) X 30'/30' = 0.25 X (TABULAR NOT SPRINKLERED) 6000 = 1500 FT2
- ALLOWABLE AREA - TOTAL MODIFIED: 19500 FT2
- TOTAL ACTUAL AREA PER FLOOR (BOUND BY INTERIOR SIDE OF EXTERIOR AND FIRE WALLS)(502): 5926 FT2
- MAXIMUM ALLOWABLE AREA ON ALL FLOORS COMBINED (506.2.3): ACTUAL # OF STORIES = 1 (MAX. = 3) X TOTAL ALLOWABLE AREA/FLOOR = 19500 FT2
- TOTAL ACTUAL AREA OF ALL FLOORS COMBINED (NOT INCLUDING FLOORS BELOW GRADE)(502): 5926 FT2

4. EXTERIOR WALL FIRE RATINGS BASED UPON SEPARATION DISTANCE (FROM LOT LINE, CENTER OF RIGHT-OF-WAY OR IMAGINARY PROPERTY LINE BETWEEN BUILDINGS ON THE SAME LOT)(T602):

	UNDER 5'	5 to UNDER 10'	10 to UNDER 30'	30' or MORE
OCCUPANCY GROUPS F-1, M, S-1	2	1	0	0
OCCUPANCY GROUPS A, B	1	1	0	0

LINTELS SPANNING GREATER THAN 6' & EXTERIOR WALL COLUMNS/BEAMS(704.10, 704.11): SAME AS WALL ASSEMBLY WITHIN

5. FIRE SUPPRESSION:
- THROUGHOUT OCCUPANCY, 'FIRE AREA' OR 'BUILDING' (903.2): A-2 OCCUPANCY FIRE AREA EXCEEDS 5000 FT2, M OCCUPANCY FIRE AREA EXCEEDS 12000 FT2
- FIRE AREA(S) (901.7, 706.2, 706.3, 706.4, 706.5, 706.6, 706.7 & 706.8): SEE 'FIRE WALL', 'FIRE BARRIER', AND 'HORIZONTAL ASSEMBLY' IN ITEM 8 BELOW
- THROUGHOUT UNLIMITED AREA BUILDING (507.4, 507.5, 507.6, 507.7, 507.8, 507.9, 507.10, 507.11): NOT APPLICABLE
- PARTIAL
  - INCIDENTAL ACCESSORY OCCUPANCIES (509.4): SEE ITEM 7 BELOW
  - STORY(IES) WITHOUT OPENINGS GREATER THAN 1500 FT2 (903.2.11.1): NOT APPLICABLE, OPENINGS (WINDOWS) TOTALING NOT LESS THAN 20 FT2 IN AREA FOR EACH 50 LINEAR FEET OF BUILDING WALL ARE WITHIN 75' OF ALL AREAS OF LOWER LEVEL
  - RUBBISH AND LINEN CHUTES (903.2.11.2): NOT APPLICABLE
  - BUILDINGS W/ FLOOR LEVEL GREATER THAN 55' ABOVE FIRE DEPARTMENT VEHICLE ACCESS (903.2.11.3): NOT APPLICABLE
  - DUCTS CONVEYING HAZARDOUS EXHAUSTS (903.2.11.4) NOT APPLICABLE
  - COMMERCIAL KITCHEN HOODS (903.2.11.5): NOT APPLICABLE
  - WHERE LISTED IN TABLE 903.2.11.6: SEE ITEM 7 BELOW
- LIMITED AREA (903.3.8) LIMITED TO NOT MORE THAN 6 HEADS PER FIRE AREA
  - WITHOUT ANTIFREEZE CONTAMINANTS OR FDC (DOUBLE CHECK)(903.3.5): NOT APPLICABLE
  - WITH ANTIFREEZE CONTAMINANTS OR FDC (RPZ)(903.3.5): NOT APPLICABLE
- COMBINATION DOMESTIC WATER/SPRINKLER WATER SERVICE (903.3.5.2) NOT APPLICABLE AS NFPA 13 (NOT 13R OR 13D) IS REQUIRED FOR THIS PROJECT'S OCCUPANCIES
- 7 HEADS OR MORE PER SYSTEM (903.1.1): NFPA 13 - BUILDING HAS AN EXISTING SYSTEM THROUGHOUT - PROTECTION WITHIN CONCEALED COMBUSTIBLE SPACES MAY NOT EXIST. WISCONSIN AMENDMENT TO IEBC 804.2 ALLOWS EXCLUSION OF PROTECTION WITHIN CONCEALED COMBUSTIBLE SPACES THAT ARE NOT ACCESSIBLE IN EXISTING BUILDINGS.
- STANDPIPE SYSTEMS (905): NOT APPLICABLE, AS LESS THAN 30' HEIGHT FROM FIRE DEPT. VEHICLE ACCESS TO ANY FLOOR LEVEL
- PORTABLE FIRE EXTINGUISHERS (906): 1-A: 10-B:C AT MAXIMUM OF 75' TRAVEL DISTANCE

6. FIRE ALARM AND DETECTION (907.2):

	REQ'D	NOT REQ'D
MANUAL FIRE ALARM BY OCCUPANCY (907.2):		X, AS LESS THAN 300 OCC'S
AUTOMATIC FIRE DETECTION BY OCCUPANCY (907.2):		X
AUTOMATIC FIRE DETECTION (716.5.9.2, 909.12, 3003.2, 3005.5):		NOT APPLICABLE
FIRE SUPPRESSION SYSTEM MONITOR (903.4, 907.6.6):	X, VERIFY IF EXISTING	
HVAC SMOKE DUCT DETECTION (907.3.1, IMC 606):	X, IF MORE THAN 2000 CFM/UNIT	
SINGLE/MULTIPLE STATION SMOKE DETECTORS (907.2.11):		X
SPECIAL OCCUPANCIES (907.2.12 THROUGH 907.2.23):		X

NOTE THAT FIRE SUPPRESSION SYSTEM MONITORING (TAMPER SWITCHES AND FLOW SWITCH) AND DUCT SMOKE DETECTORS MUST BE CONNECTED TO A MONITORED FIRE ALARM PANEL/SYSTEM IN ACCORDANCE WITH 903.4.1, 907.3.1 AND 907.6.6

7. INCIDENTAL ACCESSORY OCCUPANCY AREAS (WHERE NOT CONSIDERED NONSEPARATED MIXED USE AND NOT WITHIN A DWELLING UNIT)(T509):
- FURNACE ROOM W/ INDIVIDUAL APPLIANCE ≥ 400 MBH INPUT: NOT APPLICABLE
- BOILER ROOM W/ INDIVIDUAL BOILER ≥ 15 PSI & 10 HP: NOT APPLICABLE
- LAUNDRY ROOMS GREATER THAN 100 FT2: NOT APPLICABLE
- OTHER: NOT APPLICABLE

8. OTHER FIRE RESISTIVE ASSEMBLIES:
- FIRE WALLS (706): NOT APPLICABLE
- FIRE BARRIERS (WALLS) (707):
  - VERTICAL SHAFT ENCLOSURES (713.4): 1 HOUR AS LESS THAN 4 STORIES
    DUCTS/PIPING, REFUSE AND LAUNDRY CHUTES, ELEVATORS/DUMBWAITERS
  - VERTICAL EXIT ENCLOSURES(1023.2): 1 HOUR AS LESS THAN 4 STORIES, STAIRS

  EXIT ACCESS STAIRS MAY BE OPEN/UNENCLOSED IF MEET 1019.3, 712.1.9, 712.1.12, 1017.2 AND T1006.2.1 (CONNECTING NOT MORE THAN 2 STORIES, MINIMUM NUMBER OF EXITS PROVIDED, EXIT TRAVEL DISTANCE INCLUDING STAIR TO EXIT DISCHARGE NOT EXCEEDED)
  - EXIT PASSAGEWAYS (1024.3): SAME AS VERTICAL EXIT ENCLOSURE SERVED
  - HORIZONTAL EXITS THROUGH FIRE BARRIERS OR FIRE WALLS (1026.2): NOT APPLICABLE
  - ATRIUMS (404.6): NOT APPLICABLE
  - INCIDENTAL ACCESSORY OCCUPANCY AREAS (509): SEE ITEM 7 ABOVE
  - HAZARDOUS MATERIAL CONTROL AREAS (414.2.4): NOT APPLICABLE
  - SEPARATED MIXED OCCUPANCIES(508.4): NOT APPLICABLE - SEE ITEM 3
  - FIRE AREA SEPARATIONS (707.3.10): NOT APPLICABLE
  - AREA OF REFUGE, EXTERIOR RESCUE ASSISTANCE (1009.6.4 & .12, 709.3, 1026.2): NOT REQUIRED AS IS AN EXISTING BUILDING PER 1009.1 EXCEPTION 1
- FIRE PARTITIONS (708)
  - DWELLING UNIT SEPARATION (420, 708.3): NOT APPLICABLE
  - SLEEPING UNITS (IN R-2, R-1 OCCUPANCIES) SEPARATION (420, 708.3): NOT APPLICABLE
  - TENANT SPACE IN A 'COVERED OR OPEN MALL' (402.4.2.1, 708.3): NOT APPLICABLE

  EXIT ACCESS CORRIDORS SERVING MORE THAN 30 OCCUPANTS (1020.1): 0 HOUR AS IS AN EXISTING SPRINKLER SYSTEM THROUGHOUT
- SMOKE BARRIERS (709)
  - I-2 AMBULATORY CARE AND I-3 OCCUPANCIES (407.5, 422.3, 408.6): NOT APPLICABLE
  - ELEVATOR LOBBY(IES)(3007.6.2, 3008.6.2, 709.3, 1016.2 ITEM 1): NOT APPLICABLE
- HORIZONTAL ASSEMBLIES (711.2.4): NOT APPLICABLE

9. PENETRATIONS, JOINTS AND OPENINGS (714, 715, 716):
- PENETRATIONS BY METAL CONDUITS AND PIPE, PLASTIC PIPE AND DUCTWORK (714):
  - VERTICAL AND HORIZONTAL FIRE RESISTIVE ASSEMBLIES (714.3 & 714.4): ASSEMBLY INSTALLED AS 'APPROVED' OR TESTED PER ASTM E814 or UL1479
  - NON-FIRE RESISTANCE RATED HORIZONTAL ASSEMBLIES CONNECTING MORE THAN 2 STORIES (714.5): FILL ANNULAR SPACE WITH 'APPROVED' MATERIALS
- JOINTS WHERE FIRE RESISTANCE RATED WALLS MEET WALL, FLOOR OR ROOF (715.1): ASSEMBLIES TESTED IN ACCORDANCE WITH ASTM 1966 OR UL 2079
- OPENINGS (716):

	ASSEMBLY TYPE	ASSEMBLY	OPENING
DOORS AND SHUTTERS (716.5)	SHAFT, EXIT STAIR/RAMP/PASSAGE	1 HOUR	1 HOUR
	OTHER FIRE BARRIERS	1 HOUR	3/4 HOUR
WINDOW AND GLAZING (716.6)	ASSEMBLY TYPE	ASSEMBLY	OPENING
	INTERIOR FIRE BARRIERS	1 HOUR	1 HOUR IF TESTED AS WALL ASSEMBLY, RATHER THAN AN OPENING
	INCIDENTAL USE AREAS	1 HOUR	3/4 HOUR
	INTERIOR FIRE PARTITIONS	0.5 HOUR	1/3 HOUR

10. INTERIOR FINISH CLASS(T803.11):

	SPRINKLERED	NONSPRINKLERED
EXIT STAIR/RAMP ENCLOSURES AND PASSAGEWAYS	B	
EXIT ACCESS CORRIDORS/STAIRS/RAMPS	B	
ROOMS/ENCLOSED SPACES	C	

11. OCCUPANT LOAD (1004.1)(SEE PLANS)

	LOWER LEVEL	1stFL	Outdoor 1st FL	2nd FL
BY TABLE (1004.1.2):	23	168	88	13
ACTUAL (1004.1.2, 1004.2):	23 OR LESS	168 OR LESS	88 OR LESS	13 OR LESS

12. EGRESS WIDTH (PER FLOOR)(1005.3, 1010.1.1, 1011.2, 1012.5.1, 1017.2, 1024.2):

	STAIRWAYS	OTHER COMPONENTS
CALCULATED (1005):	44" MIN. IF SERVING 50 OR MORE OCCUPANTS	32" MIN. CLEAR DOOR WHEN OPEN 90 DEGREES, 44" MIN. CORRIDOR IF SERVING 50 OR MORE
ACTUAL:	40" EXISTING NON REQUIRED EXIT, 48" REQUIRED EXISTING AND NEW EXIT STAIRS	32" MIN. CLEAR NEW DOORS 72" MIN. CLEAR NEW CORRIDORS

- DOOR ENCROACHMENT (1005.7): 7" WHEN FULLY OPENED, 1/2 REQUIRED EGRESS WIDTH

13. NUMBER OF EXITS (1006.2.1, T1006.2.1, 1006.3.2, T1006.3.2(1) & T1006.3.2(2)):
- SPACES WITH ONE EXIT MAX. OCCUPANT LOAD: 49 MAX. TRAVEL DIST.: 75' FOR A AND M OCCUPANCIES, 100' FOR B AND F OCCUPANCIES
- STORIES W/ ONE EXIT STORY BASEMENT & FIRST # OF OCCUPANTS: 49 TRAVEL DISTANCE: 75' FOR A, F & M OCCUPANCIES
- STORIES W/ ONE EXIT STORY SECOND # OF OCCUPANTS: 29 TRAVEL DISTANCE: 75' FOR B OCCUPANCY
- MORE THAN ONE EXIT (T1006.3.1) OCCUPANT LOAD 1-500 MIN. # OF EXITS 2

14. EXIT ACCESS TRAVEL DISTANCE/REMOTENESS (1017.2, 1007.1.1):
- MAXIMUM ALLOWED TRAVEL (IF MORE THAN 1 EXIT): 250' (A & M), 300' (B), 400' (F-2) AS SPRINKLERED THROUGHOUT WITH NFPA 13 SYSTEM ACTUAL MAXIMUM TRAVEL: 121' MAX. - SEE PLANS
- REQUIRED REMOTENESS: 1/2 DIAGONAL OF SPACE (1/3 IF FULLY SPRINKLERED), NOT LESS THAN 30'

15. MISC. ROOM AND ASSEMBLY SPACE EGRESS(1006.2.2, 1029): NOT APPLICABLE

16. DOOR SIZE, SWING, HARDWARE:
- DOORS SERVING MEANS OF EGRESS(OTHER THAN REACH-IN CLOSETS) SHALL HAVE A MINIMUM CLEAR WIDTH OF 32" WHEN OPEN 90° (1010.1.1) (MEASURED FROM FRAME STOP TO FACE OF DOOR)
- DOORS SERVING MEANS OF EGRESS AND AN OCCUPANT LOAD OF 50 OR MORE SHALL SWING IN THE DIRECTION OF EGRESS (1010.1.2.1)
- DOORS SERVING MEANS OF EGRESS AND AN OCCUPANT LOAD OF 50 OR MORE IN A & E OCCUPANCIES SHALL HAVE PUSH/PULL (NON-FIRE RATED) OR LATCHING EXIT DEVICES (REQUIRED IF OPENING IS FIRE RATED OR LOCKING ON PULL SIDE)(1010.1.10)

17. ATTIC AND UNDERFLOOR VENTILATION(1203.2 AND 1203.4):
- AREA(S) OF ATTIC: 5926 FT2 VENTILATION high nfa: 7.89 TO 9.87 FT2(1137 TO 1421 IN2)
  VENTILATION low nfa: 11.84 TO 9.87 FT2 (1705 TO 1421 IN2)
- AREA(S) UNDERFLOOR: NOT APPLICABLE VENTILATION(nfa): NOT APPLICABLE

18. DRAFTSTOPPING:
- NON-SPRINKLERED ATTIC(S) OVER 3000 FT2 AND ALIGNED WITH SLEEPING/DWELLING UNIT SEPARATIONS (718.4): EXISTING ATTIC DIVIDED INTO LESS THAN 3000 FT2 AREAS
- NON-SPRINKLERED FLOOR SPACES OVER 1000 FT2 AND ALIGNED WITH SLEEPING/DWELLING UNIT SEPARATIONS(718.3): NOT APPLICABLE

19. RESTROOMS:
- DEFINITION - PUBLIC (INCLUDES EMPLOYEES AND PRIVATE FACILITY CUSTOMERS)
- DEFINITION - PRIVATE OR PRIVATE USE (W/IN DWELLING, HOTEL/MOTEL GUEST ROOM OR 1 PERSON OFFICE)
- OCCUPANT LOAD - SEE ITEM 11 ABOVE: 23 (12 male, 11 female) AT LOWER LEVEL F-2 OCCUPANCY; 74 (37 male, 37 female) AT 1ST FLOOR M OCCUPANCY; 182 (102 male, 80 female) AT 1ST FLOOR A-2 OCCUPANCY; 13 (7 male, 6 female) AT EXISTING 2ND FLOOR OFFICE
- SEPARATE MALE, FEMALE RESTROOMS REQUIRED(2902.2): YES, MORE THAN 15 OCCUPANTS IN F-2; NO, LESS THAN 100 OCCUPANTS IN M; YES, MORE THAN 15 OCCUPANTS IN A-2; NO, LESS THAN 15 OCCUPANTS IN B
- PUBLIC RESTROOMS REQUIRED(2902.3): YES, FACILITY INTENDED FOR CUSTOMER/PATRON/VISITOR UTILIZATION IN ADDITION TO EMPLOYEES
- OCCUPANCY(IES) (CHAPTER 3, T1004.1.2, T2902.1): A-2 TAVERN, B, F-2 FACTORY & M MERCANTILE
- NUMBER OF FIXTURES REQUIRED (A-2)

	MIN # REQUIRED MALE	MIN # REQUIRED FEMALE	ACTUAL # PROVIDED MALE	ACTUAL # PROVIDED FEMALE
WATER CLOSETS (1/40)	3	2	2	2
URINALS (UP TO 50% OF REQ'D WC'S)	UP TO 1 OF 3		2	
LAVATORIES (1/75)	2	2	3	2
DRINKING FOUNTAINS (1/500)	1		1 HIGH/LOW	
OTHER FIXTURES	1 SERVICE SINK/FLOOR 3-COMPARTMENT SINK OR DW EMPLOYEE HANDWASH		1 AT 1ST FLOOR	

- NUMBER OF FIXTURES REQUIRED (M)

	MIN # REQUIRED MALE	MIN # REQUIRED FEMALE	ACTUAL # PROVIDED MALE	ACTUAL # PROVIDED FEMALE
WATER CLOSETS (1/500)	1 UNISEX		1 UNISEX	
URINALS (UP TO 50% OF REQ'D WC'S)	NOT REQ'D		1	
LAVATORIES (1/750)	1 UNISEX		1	
DRINKING FOUNTAINS (1/1000)	1		1 HIGH/LOW	
OTHER FIXTURES	1 SERVICE SINK/FLOOR		1 AT 1ST FL	

- NUMBER OF FIXTURES REQUIRED (F-2)

	MIN # REQUIRED MALE	MIN # REQUIRED FEMALE	ACTUAL # PROVIDED MALE	ACTUAL # PROVIDED FEMALE
WATER CLOSETS (1/100)	1	1	1	1
URINALS (UP TO 50% OF REQ'D WC'S)	0		0	
LAVATORIES (1/100)	1	1	1	1
DRINKING FOUNTAINS (1/400)	1		1 HIGH/LOW	
OTHER FIXTURES	1 SERVICE SINK/FLOOR 3-COMPARTMENT SINK OR DW EMPLOYEE HANDWASH		1 AT LOWER L.	

20. ACCESSIBILITY (CHAPTER 11, EXISTING BUILDING CODE' AND ANSI A117.1) OR IAC:
- GENERAL EXCEPTIONS (1103.2): EMPLOYEE WORK STATIONS, EQUIPMENT SPACES INFREQUENTLY ACCESSED ONLY BY MAINTENANCE PERSONNEL, WALK-IN COOLERS AND FLOOR LEVELS ABOVE/BELOW ACCESSIBLE LEVEL THAT IS LESS THAN 3000 FT2 AFTER EXEMPT AREAS LISTED ABOVE SUBTRACTED
- EXISTING BUILDINGS (ALTERATIONS, ADDITIONS): IEBC 'EXISTING BUILDING CODE' FOR SCOPING REQ'TS
- EXTERIOR ACCESSIBLE ROUTE AND ENTRANCES(1104 & 1105): ROUTE FROM PUBLIC WALK AND FROM ACCESSIBLE PARKING SPACES TO SLOPE NOT MORE THAN 1:20 OR HAVE RAMPS WITH HANDRAILS (WHERE GREATER THAN 6" RISE) WITH SLOPE NOT MORE THAN 1:12. MINIMUM 60% OF ENTRANCES SHALL BE ACCESSIBLE
- PARKING SPACES AND PASSENGER LOADING AREAS(1106): SEE T1106.1, 1106.2, 1106.3, 1106.4, 1106.5, 1106.7
- SPECIAL OCCUPANCIES(1107 & 1108): (DINING & DRINKING AREAS)
- OTHER FEATURES AND FACILITIES(1109): (TOILET/BATHING FACILITIES, SINKS, DRINKING FOUNTAINS, LIFTS, COAT HOOKS, SHELVES, CLOSETS, DRAWERS, DETECTABLE WARNINGS, SEATING AT TABLES/COUNTERS/ WORK SURFACES, SERVICE COUNTERS, CONTROLS, DOOR APPROACHES/CLEARANCES AND DOOR HARDWARE
- RECREATIONAL/SPORTS FACILITIES (1110): NOT APPLICABLE
- SIGNS WHERE REQUIRED(1110): IDENTIFICATION AT NOT APPLICABLE TO PROJECT DIRECTIONAL AT NOT APPLICABLE TO PROJECT OTHERS AT NOT APPLICABLE TO PROJECT

21. ENERGY CONSERVATION (IECC COMMERCIAL PROVISIONS FOR OTHER THAN R-2, R-3, R-4 OCCUPANCIES LESS THAN OR EQUAL TO 3 STORIES ABOVE GRADE IN HEIGHT):
- MANDATORY REQUIREMENTS OF COMMERCIAL PROVISIONS CHAPTERS SHALL BE MET INCLUDING:
  - AIR LEAKAGE (BUILDING ENVELOPE, FENESTRATION, ROOMS CONTAINING FUEL BURNING APPLIANCES, AIR INTAKE/EXHAUST OPENINGS, VESTIBULES, RECESSED LIGHTING)
  - MECHANICAL SYSTEMS (CALCULATION OF HEATING AND COOLING LOADS - ANSI/ASHRAE/ACCA STANDARD 183, EQUIPMENT AND SYSTEM SIZING, EQUIPMENT PERFORMANCE REQUIREMENTS, SYSTEM CONTROLS, DEMAND CONTROLLED VENTILATION, DUCT AND PLENUM INSULATION AND SEALING, PIPING INSULATION, SYSTEM COMMISSIONING AND COMPLETION EVIDENCE BY DESIGN PROFESSIONAL OR APPROVED AGENCY, GREATER THAN 5 HP FAN AIR SYSTEM DESIGN AND CONTROL, HEATING OUTSIDE A BUILDING TO BE RADIANT WITH OCCUPANCY SENSOR, REFRIGERATION EQUIPMENT PERFORMANCE, WALK-IN COOLERS/FREEZERS, REFRIGERATED DISPLAY CASES)
  - SERVICE WATER HEATING (EQUIPMENT PERFORMANCE EFFICIENCY, GREATER THAN OR EQUAL TO 1000 MBH EQUIPMENT MIN. 90% EFFICIENCY, HEAT TRAPS ON NONCIRCULATING SYSTEMS, PIPE INSULATION PER TC403.2.10, EFFICIENT HEATED WATER SUPPLY PIPING (MAXIMUM LENGTH OR MAXIMUM VOLUME), HEATED-WATER CIRCULATION AND TEMPERATURE MAINTENANCE SYSTEMS (CIRCULATION, HEAT TRACE, CONTROLS FOR STORAGE), DEMAND RECIRCULATION CONTROLS, DRAIN WATER HEAT RECOVERY UNITS, COMMISSIONING EVIDENCE BY DESIGN PROFESSIONAL OR APPROVED AGENCY)
  - ELECTRICAL POWER AND LIGHTING SYSTEMS (LIGHTING CONTROLS - OCCUPANCY SENSORS, TIME SWITCHES, MANUAL CONTROL ALLOWING GREATER THAN OR EQUAL TO 50% REDUCTION, DAYLIGHT CONTROLS WITHIN SIDE OR TOP LIT DAYLIGHT ZONES, DISPLAY/ACCENT LIGHTING, DISPLAY CASE, EXTERIOR LIGHTING CONTROLS, EXIT SIGNS LESS THAN OR EQUAL TO 5W PER SIDE, TOTAL EXTERIOR LIGHTING POWER ALLOWANCE)
  - AT LEAST ONE OF ADDED EFFICIENCY OPTIONS : 1. HIGHER EFFICIENT HVAC PERFORMANCE, 2. LOWER LIGHTING POWER DENSITY, 3. ENHANCED LIGHTING CONTROLS, 4. ON-SITE RENEWABLE ENERGY, 5. DOAS HVAC, 6. HIGH EFFICIENCY SERVICE WATER HEATING
- PRESCRIPTIVE REQUIREMENTS FOR HVAC SYSTEMS (C403.3, C403.4) AND INTERIOR LIGHTING (C405.4) SHALL ALSO BE MET IF A TOTAL BUILDING PERFORMANCE COMPUTER SOFTWARE SIMULATION IS NOT COMPLETED.
  - HVAC ECONOMIZERS, MULTI-ZONE SYSTEMS CONTROLS AND EQUIPMENT, REFRIGERATION SYSTEMS (CONDENSERS AND COMPRESSORS)
  - INTERIOR LIGHTING POWER DINING 1.01, MANUFACTURING 1.11, OFFICE 0.81, RETAIL 1.26, MANUFACTURING 1.29 WAREHOUSE 0.66 WATTS/FT2
- BUILDINGS USING ≤ 3.4 Btu/h /FT2 OR 1.0 W/FT2, WHERE NOT CONDITIONED AND GREENHOUSES ARE EXEMPT FROM BUILDING ENVELOPE REQUIREMENT PROVISIONS OF CODE (IECC C402.1.1)
- AS OPTION TO PRESCRIPTIVE REQUIREMENTS LISTED BELOW, MAY USE TOTAL BUILDING PERFORMANCE METHOD USING COMPUTER SOFTWARE (I.E. DOE-2, BLAST, ENERGYPLUS, OPENSTUDIO, COMCHECK, OR OTHER APPROVED SOFTWARE) OR COMPLY WITH ANY ANSI/ASHRAE/IESNA STANDARD 90.1 COMPLIANCE PATH
- IF PRESCRIPTIVE OPTION, MAY NOT BE MORE THAN 30% OF WALL ABOVE GRADE(40% WITH 4 CONDITIONS), NOR MORE THAN 3% OF GROSS ROOF AREA (5 % IF DAYLIGHT RESPONSIVE CONTROLS INSTALLED IN ACCORDANCE WITH C405.2.3.1) AS GLAZING (WINDOWS, DOORS, SKYLIGHTS)
- LOCATION Walworth County, WI CLIMATE ZONE 6A (7200 - HDD65degF - 9000 NOT 'Marine' nor 'Dry')

	R-VALUE	U(equiv)
ROOF	49	0.021
Attic or framing (batts between framing)		
ABOVE GRADE WALLS		
Mass (masonry, concrete, ICF, earth, timber/logs)(not integral cmu insul)	13.3 ci	0.080
Wood framed and other (1st R-value is batts w/in framing, 2nd is cont. rigid)	13 + 12.5 ci	0.051
BELOW GRADE WALLS		
Down 10' below grade or level of floor, whichever is less. If on exterior cover/protect insulation above grade and 6" min. below grade.	15 ci	C-0.119
SLAB ON GRADE PERIMETER (EDGE)		
Unheated (Insulation may be interior or exterior side of foundation wall and extend down from top of slab distance indicated or from top of slab down to bottom of slab then horizontal under slab/soil/paving for total distance indicated. If on exterior protect horiz. insulation w/paving or 10" soil and vert. insul. to 6" below grade)	10, 24 inch	F-0.54
OPAQUE DOORS (LESS THAN 50% glass)		
Swinging		0.37
Nonswinging	4.75	
VERTICAL FENESTRATION (glazed windows, doors, storefronts, curtain walls)		
Fixed		0.36
Operable		0.43
Entrance door		0.77
Solar heat gain coefficient (SHGC) for all frame types where no permanent shading device where horizontal projection of device is less than 0.2, 0.2 to less than 0.5 or greater than 0.5 of vertical distance from bottom of device to bottom of glazing)	0.40, 0.48 or 0.64	

ADDITIONS AND ALTERATIONS TO THE GENEVA STREET VILLAGE
727 GENEVA STREET
LAKE GENEVA, WISCONSIN 53147

PROJECT NO. 1840

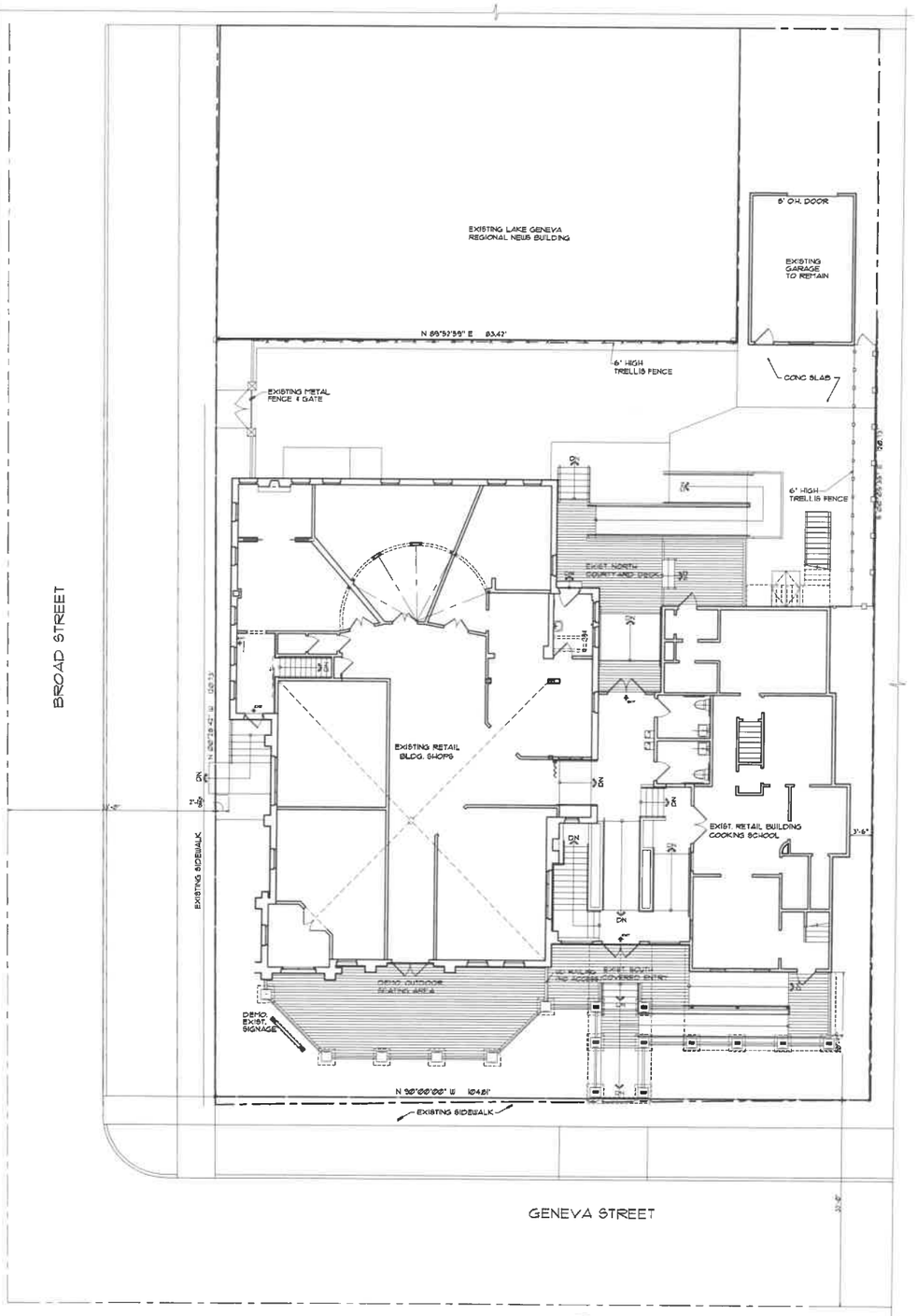
REVISIONS
(3) 06.11.19

☐ PRELIMINARY
■ BID/APPROVAL
■ PERMIT
■ CONSTRUCTION

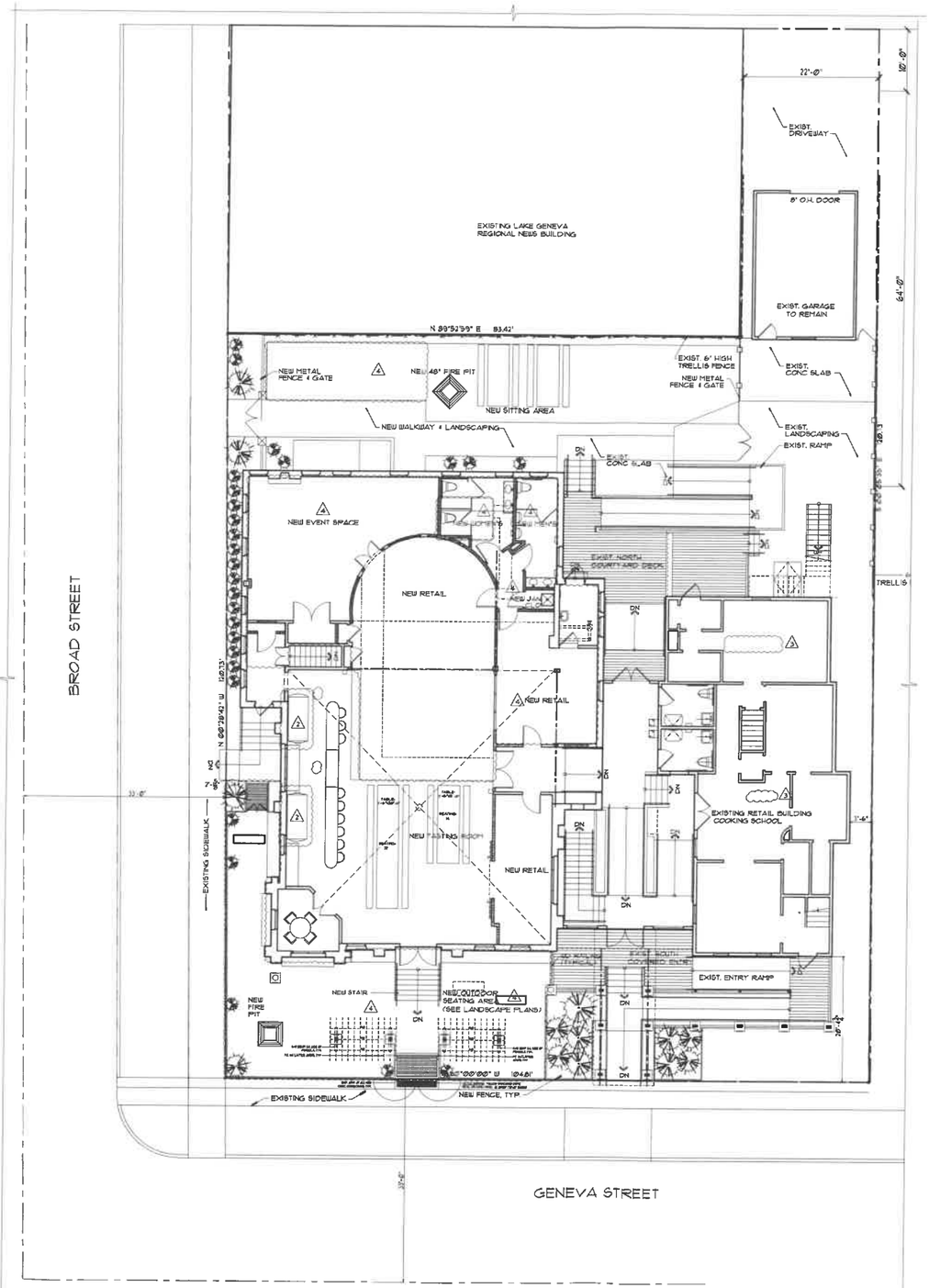
DATE 12.19.19

SHEET T-1 OF ___

© McCormack + Etten / Architects, LLP



EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



NEW SITE PLAN
SCALE: 1/8" = 1'-0"

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

ADDITIONS AND ALTERATIONS TO THE
GENEVA STREET VILLAGE
727 GENEVA STREET
LAKE GENEVA, WISCONSIN 53147

PROJECT NO.
1840

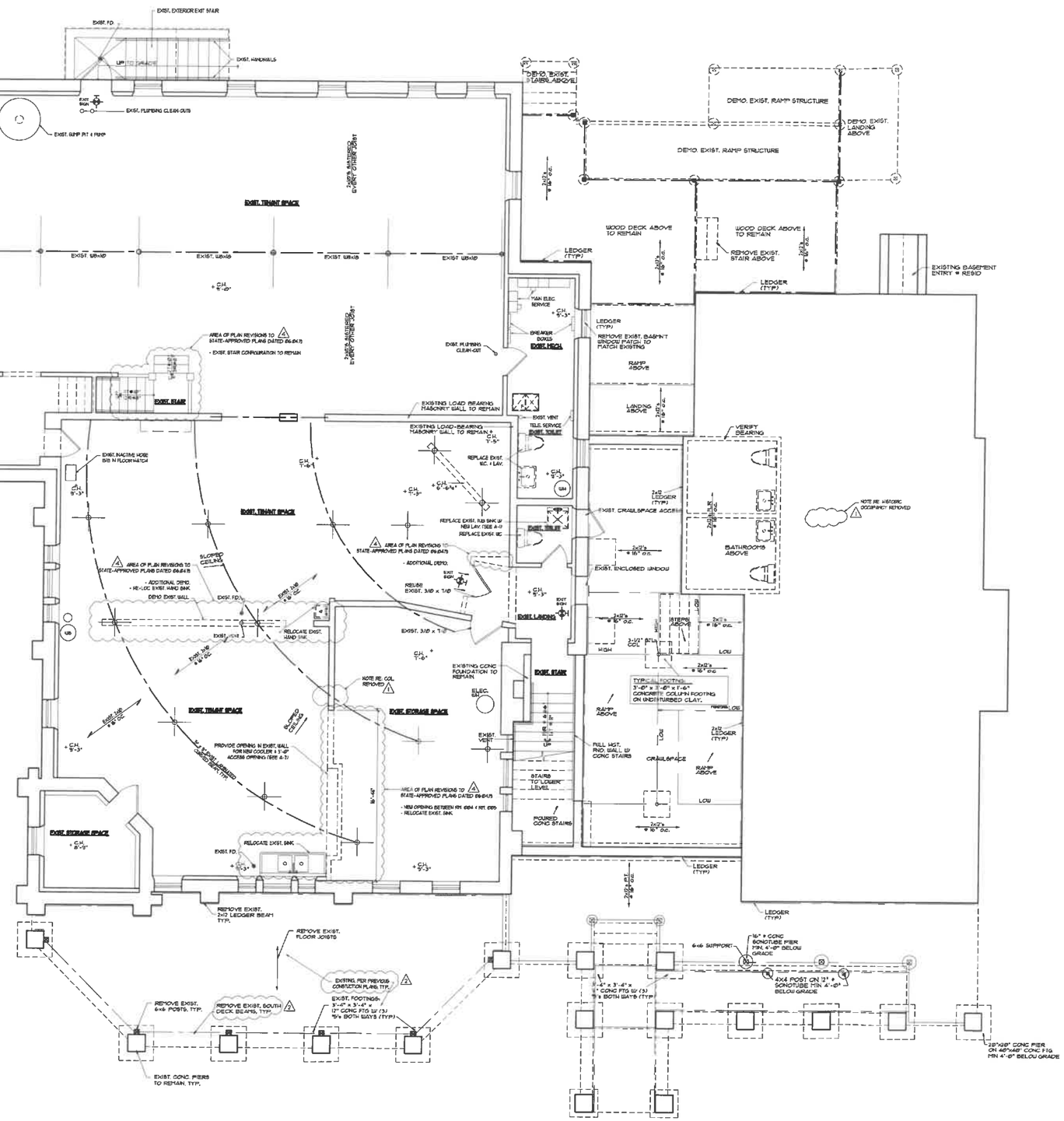
REVISIONS
1. 06.10.19
2. 06.17.19
3. 12.20.19

- PRELIMINARY
- BID/APPROVAL
- PERMIT
- CONSTRUCTION

DATE
12.19.19

SHEET
S-1
OF ____

© McCormack + Etten / Architects, LLP



EXISTING / DEMO. LOWER LEVEL PLAN

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

DEMOLITION NOTES:

1. ALL WORK SHALL COMPLY W/ APPLICABLE BUILDING CODE STANDARDS, OSHA STANDARDS AND ANY ADDITIONAL REQUIREMENTS AS SPECIFIED BY THE LOCAL BUILDING INSPECTOR.

2. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR CONFORMANCE TO LOCAL AND STATE LAWS.

3. ALL ACTIVE UTILITIES DESIGNATED TO REMAIN SHALL BE PRESERVED IN OPERATING CONDITION.

4. NOTIFY ALL UTILITY COMPANIES (JULIE, DIGGERS HOTLINE, ETC.) AS APPLICABLE. ENTERPRISE CAUTION SHALL BE TAKEN TO VERIFY LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

5. PROVIDE ADEQUATE SHORING AND BRACING OF ALL RELATED STRUCTURE TO REMAIN PRIOR TO ANY DEMOLITION OPERATIONS. NOTIFY ARCHITECT OF ANY STRUCTURAL CONCERN IMMEDIATELY.

6. USE ALL MEANS NECESSARY TO PROTECT EXISTING OBJECTS DESIGNATED TO REMAIN. IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

7. CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE W/ ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.

8. REMOVE ALL DEBRIS, RUBBISH OR OTHER MATERIALS RESULTING FROM THE DEMOLITION ON A DAILY BASIS. FINAL CLEANUP SHALL BE THROUGH CLEAN INSIDE AND RAKED OUTSIDE WITH NO BROKEN GLASS REMAINING. LEGALLY DISPOSE OF THE ABOVE MATERIALS OFF-SITE IN AN APPROVED LANDFILL AREA.

9. ALL WALLS, CEILINGS, SOFFITS, FLOORS, CONCRETE SLABS, FOOTINGS AND FOUNDATIONS SHALL BE REMOVED AS NOTED ON DRAWINGS.

10. ALL MECHANICAL, PLUMBING OR ELECTRICAL EQUIPMENT, DOORS AND WINDOWS, APPLIANCES, CABINETS, SPECIAL MILLWORK AND OTHER ITEMS REMOVED SHALL BE STORED AS DIRECTED BY OWNER UNLESS OTHER AGREEMENT FOR SALVAGE.

McCormack + Etten / Architects LLP
400 Broad Street
Lake Geneva, WI 53147
Ph: (262) 248-8361
Fax: (262) 248-8362
www.mccormacketten.com
contact@mccormacketten.com

ADDITIONS AND ALTERATIONS TO THE
GENEVA STREET VILLAGE
721 GENEVA STREET
LAKE GENEVA, WISCONSIN 53147

PROJECT NO. 1840

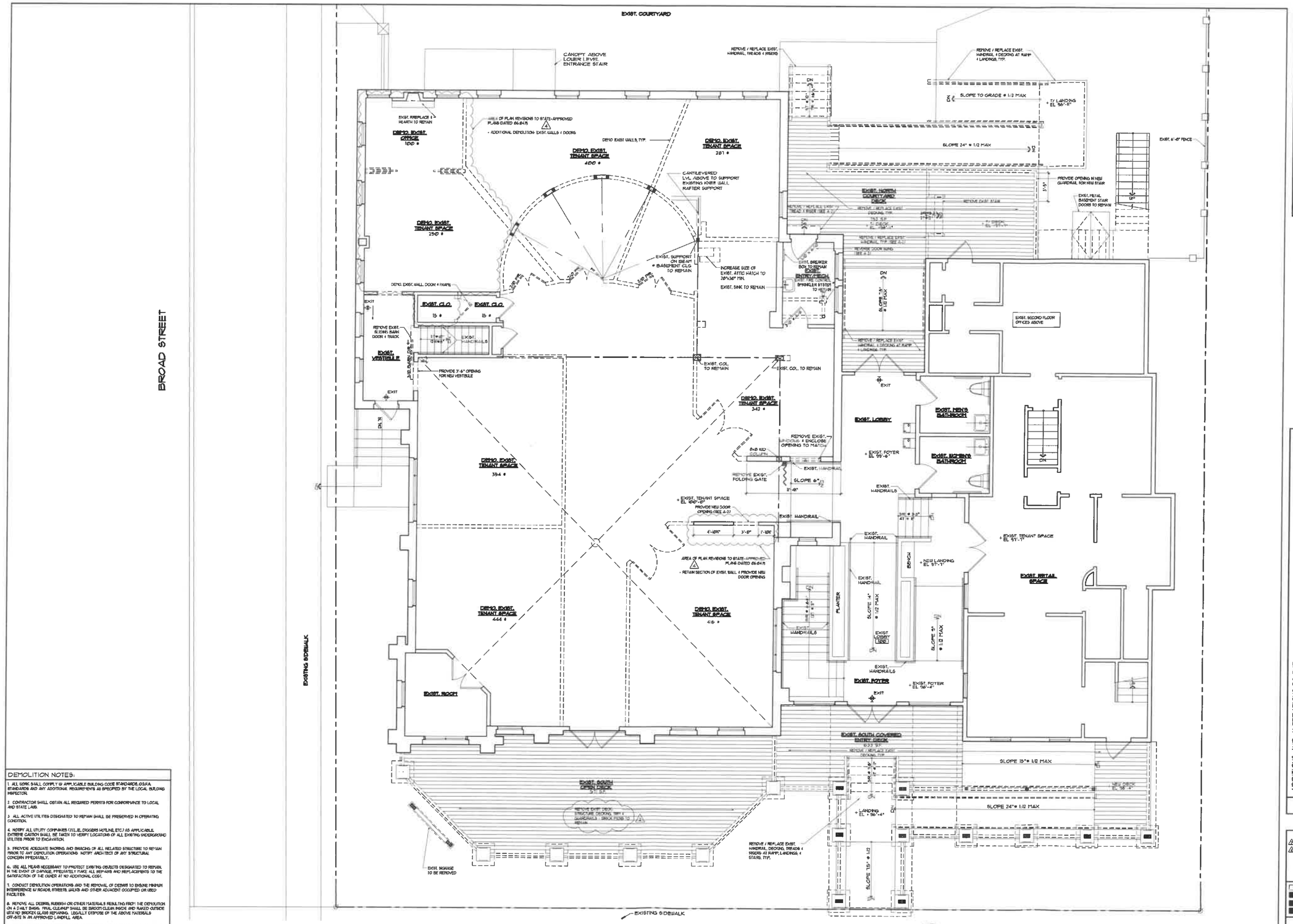
REVISIONS
1. 05.30.13
2. 06.16.13
3. 7.30.13

PRELIMINARY
BID/APPROVAL
PERMIT
CONSTRUCTION

DATE 12.19.13

SHEET AB-1 OF ____

© McCormack + Etten / Architects, LLP



DEMOLITION NOTES:

1. ALL WORK SHALL COMPLY W/ APPLICABLE BUILDING CODE STANDARDS, OSHA STANDARDS AND ANY ADDITIONAL REQUIREMENTS AS SPECIFIED BY THE LOCAL BUILDING INSPECTOR.
2. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR CONFORMANCE TO LOCAL AND STATE LAWS.
3. ALL ACTIVE UTILITIES DESIGNATED TO REMAIN SHALL BE PRESERVED IN OPERATING CONDITION.
4. NOTIFY ALL UTILITY COMPANIES (TELLIE, DIGGERS HOTLINE, ETC.) AS APPLICABLE. EXTREME CAUTION SHALL BE TAKEN TO VERIFY LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
5. PROVIDE ADEQUATE SHORING AND BRACING OF ALL RELATED STRUCTURE TO REMAIN PRIOR TO ANY DEMOLITION OPERATIONS. NOTIFY ARCHITECT OF ANY STRUCTURAL CONCERN IMMEDIATELY.
6. USE ALL MEANS NECESSARY TO PROTECT EXISTING OBJECTS DESIGNATED TO REMAIN. IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
7. CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE W/ ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
8. REMOVE ALL DEBRIS, RUBBISH OR OTHER MATERIALS RESULTING FROM THE DEMOLITION ON A DAILY BASIS. FINAL CLEANUP SHALL BE BROOM CLEAN INSIDE AND RAKED OUTSIDE WITH NO BROKEN GLASS REMAINING. LEGALLY DISPOSE OF THE ABOVE MATERIALS OFF-SITE IN AN APPROVED LANDFILL AREA.
9. ALL WALLS, CEILINGS, SOFFITS, FLOORS, CONCRETE SLABS, FOOTINGS AND FOUNDATIONS SHALL BE REMOVED AS NOTED ON DRAWINGS.
10. ALL MECHANICAL, PLUMBING OR ELECTRICAL EQUIPMENT, DOORS AND WINDOWS, APPLIANCES, CABINETS, SPECIAL MILLWORK AND OTHER ITEMS REMOVED SHALL BE STORED AS DIRECTED BY OWNER, UNLESS OTHER AGREEMENT FOR SALVAGE.

EXISTING / DEMO. FIRST FLOOR PLAN

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

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

ADDITIONS AND ALTERATIONS TO THE
GENEVA STREET VILLAGE
721 GENEVA STREET
LAKE GENEVA, WISCONSIN 53147

PROJECT NO. 1840

REVISIONS
06.10.19
12.20.19

- PRELIMINARY
- SUB/APPROVAL
- PERMIT
- CONSTRUCTION

DATE 12.19.19

SHEET AB-2 OF ____

© McCormack + Etten / Architects, LLP

EXISTING - DEMOLITION SOUTH ELEVATION (GENEVA STREET)

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

EXISTING - DEMOLITION WEST ELEVATION (BROAD STREET)

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

DEMOLITION NOTES:

1. ALL WORK SHALL COMPLY W/ APPLICABLE BUILDING CODE STANDARDS, OSHA STANDARDS AND ANY ADDITIONAL REQUIREMENTS AS SPECIFIED BY THE LOCAL BUILDING INSPECTOR.

2. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR CONFORMANCE TO LOCAL AND STATE LAWS.

3. ALL ACTIVE UTILITIES DESIGNATED TO REMAIN SHALL BE PRESERVED IN OPERATING CONDITION.

4. NOTIFY ALL UTILITY COMPANIES (WE.ENERGIES, DIGGERS HOTLINE, ETC.) AS APPLICABLE. EXTREME CAUTION SHALL BE TAKEN TO VERIFY LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

5. PROVIDE ADEQUATE SHORING AND BRACING OF ALL RELATED STRUCTURE TO REMAIN PRIOR TO ANY DEMOLITION OPERATIONS. NOTIFY ARCHITECT OF ANY STRUCTURAL CONCERN IMMEDIATELY.

6. USE ALL MEANS NECESSARY TO PROTECT EXISTING OBJECTS DESIGNATED TO REMAIN. IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

7. CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE W/ ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.

8. REMOVE ALL DEBRIS, RUBBISH OR OTHER MATERIALS RESULTING FROM THE DEMOLITION ON A DAILY BASIS. FINAL CLEANUP SHALL BE BROOM CLEAN INSIDE AND RAKED OUTSIDE WITH NO BROKEN GLASS REMAINING. LEGALLY DISPOSE OF THE ABOVE MATERIALS OFF-SITE IN AN APPROVED LANDFILL AREA.

9. ALL WALLS, CEILINGS, SOFFITS, FLOORS, CONCRETE SLABS, FOOTINGS AND FOUNDATIONS SHALL BE REMOVED AS NOTED ON DRAWINGS.

10. ALL MECHANICAL, PLUMBING OR ELECTRICAL EQUIPMENT, DOORS AND WINDOWS, APPLIANCES, CABINETS, SPECIAL MILLWORK, AND OTHER ITEMS REMOVED SHALL BE STORED AS DIRECTED BY OWNER UNLESS OTHER AGREEMENT FOR SALVAGE.

McCormack + Eiten / Architects SC, LLP
400 Broad Street
Lake Geneva, WI 53147
Ph: (262) 248-8361
Fax: (262) 248-8362
contact@mccormackeiten.com
www.mccormackeiten.com

ADDITIONS AND ALTERATIONS TO THE
GENEVA STREET VILLAGE
721 GENEVA STREET
LAKE GENEVA, WISCONSIN 53147

PROJECT NO. 1840

REVISIONS
1. 03.26.19
2. 06.06.19

PRELIMINARY
DEV/APPROVAL
PERMIT
CONSTRUCTION

DATE 12.19.18

SHEET AB-3
OF

© McCormack + Eiten / Architects, LLP

EXISTING - DEMOLITION NORTH ELEVATION

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

DEMOLITION NOTES:

1. ALL WORK SHALL COMPLY W/ APPLICABLE BUILDING CODE STANDARDS, OSHA STANDARDS AND ANY ADDITIONAL REQUIREMENTS AS SPECIFIED BY THE LOCAL BUILDING INSPECTOR.

2. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR CONFORMANCE TO LOCAL AND STATE LAWS.

3. ALL ACTIVE UTILITIES DESIGNATED TO REMAIN SHALL BE PRESERVED IN OPERATING CONDITION.

4. NOTIFY ALL UTILITY COMPANIES (J.U.L.IE., DIGGERS HOTLINE, ETC.) AS APPLICABLE. EXTREME CAUTION SHALL BE TAKEN TO VERIFY LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

5. PROVIDE ADEQUATE SHORING AND BRACING OF ALL RELATED STRUCTURE TO REMAIN PRIOR TO ANY DEMOLITION OPERATIONS. NOTIFY ARCHITECT OF ANY STRUCTURAL CONCERN IMMEDIATELY.

6. USE ALL MEANS NECESSARY TO PROTECT EXISTING OBJECTS DESIGNATED TO REMAIN. IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

7. CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE W/ ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.

8. REMOVE ALL DEBRIS, RUBBISH OR OTHER MATERIALS RESULTING FROM THE DEMOLITION ON A DAILY BASIS. FINAL CLEANUP SHALL BE BROOM CLEAN INSIDE AND RAKED OUTSIDE WITH NO BROKEN GLASS REMAINING. LEGALLY DISPOSE OF THE ABOVE MATERIALS OFF-SITE IN AN APPROVED LANDFILL AREA.

9. ALL WALLS, CEILINGS, SOFFITS, FLOORS, CONCRETE SLABS, FOOTINGS AND FOUNDATIONS SHALL BE REMOVED AS NOTED ON DRAWINGS.

10. ALL MECHANICAL, PLUMBING OR ELECTRICAL EQUIPMENT, DOORS AND WINDOWS, APPLIANCES, CABINETS, SPECIAL MILLWORK AND OTHER ITEMS REMOVED SHALL BE STORED AS DIRECTED BY OWNER UNLESS OTHER AGREEMENT FOR SALVAGE.

McCormack + Elten / Architects, LLP
400 Broad Street
Lake Geneva, WI 53147
Ph: (262) 248-8301
Fax: (262) 248-8382
contact@mccormackelten.com
www.mccormackelten.com

ADDITIONS AND ALTERATIONS TO THE
GENEVA STREET VILLAGE
727 GENEVA STREET
LAKE GENEVA, WISCONSIN 53147

PROJECT NO. 1840

REVISIONS

- PRELIMINARY
- BID/APPROVAL
- PERMIT
- CONSTRUCTION

DATE 12.19.19

SHEET AB-4 OF ____

© McCormack + Elten / Architects, LLP

LOWER LEVEL:	EXTERIOR 1ST FLOOR:	REQUIRED FIXTURES:
OCCUPANCY: INDUSTRIAL 15 OCCUPANTS	OCCUPANCY: ASSEMBLY 88 OCCUPANTS	REFER TO ITEM 15 ON SHEET T-1
OCCUPANCY: STORAGE / MECH. 8 OCCUPANTS		

FIRST FLOOR:

OCCUPANCY: MERCANTILE
70 OCCUPANTS

OCCUPANCY: ASSEMBLY
104 OCCUPANTS

FUNCTION	OCCUPANTS
ASSEMBLY (EXTERIOR)	88
ASSEMBLY (INTERIOR)	104
MERCANTILE	70
INDUSTRIAL	15
STORAGE / MECH.	8
TOTAL	285

NEW WALL TYPES: 1 2 3 4 - SEE SHEET A-3

DOOR KEY: NEW DOOR EXIST. DOOR

GENERAL CONSTRUCTION NOTES:

1. NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE ARCHITECT.

2. ALL DIMENSIONS CONTROLLED BY EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE SITE.

3. CONSTRUCTION AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE REQUIREMENTS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION ON THE PROJECT, INCLUDING ALL COUNTY AND LOCAL ORDINANCES, AND THE SAFETY ORDERS OF THE STATE INDUSTRIAL ACCIDENT COMMISSION (OSHA).

4. THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS.

5. ALL WORK PERFORMED SHALL CONFORM WITH THE REQUIREMENTS OF THE CURRENT BUILDING CODE AND OTHER APPLICABLE GOVERNING CODES AND BUILDING ORDINANCES. REFER TO BUILDING DESIGN LOADS FOR ADDITIONAL INFORMATION.

6. ALL STRUCTURAL MATERIALS SHALL BE FURNISHED AS SHOWN IN THESE PLANS UNLESS ALTERNATES ARE APPROVED IN WRITING BY THE ARCHITECT.

7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING AND PROVIDING BRACING DURING CONSTRUCTION ERECTION TO SUPPORT ALL CONSTRUCTION LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED.

8. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE COMPLETED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, INCLUDING, BUT NOT LIMITED TO BRACING AND SHORING. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT DURING THE CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ARCHITECT ARE FOR THE PURPOSE OF QUALITY CONTROL, AND IN THE INTEREST OF ACHIEVING COMPLIANCE WITH THE CONTRACT DOCUMENTS. THEY DO NOT GUARANTEE THE CONTRACTORS PERFORMANCE AND SHALL NOT BE CONSTRUED AS CONSTRUCTION SUPERVISION.

9. THE SHOP DRAWING REVIEW PROCESS BY THE ARCHITECT WILL ONLY COMMENCE AFTER THE PREPARATION OF SHOP DRAWINGS HAVE BEEN AS FOLLOWS:

A. INITIALLY REVIEWED AND ACCEPTED AS CONFORMING WITH THE CONSTRUCTION DRAWINGS BY THE RESPONSIBLE SUPERVISOR AND DRAWING CHECKER WITH THEIR SIGNATURES.

B. APPROVED AND ACCEPTED WITH A STAMP FROM THE GENERAL CONTRACTOR AS CONFORMING TO THE CONSTRUCTION DOCUMENTS.

C. A MINIMUM OF 10 WORKING DAYS HAS BEEN ALLOCATED FOR THE REVIEW PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE SHOP DRAWING REVIEW SCHEDULE.

10. SEE THE SPECIFICATIONS PACKAGE PRODUCED FOR ADDITIONAL REQUIREMENTS, IF APPLICABLE.

CONCRETE NOTES

1. ALL CONCRETE DESIGN AND CONSTRUCTION SHALL CONFORM WITH THE CURRENT ADOPTED EDITION OF THE ACI CODE AND SPECIFICATIONS (ACI 318, ACI 301).

2. THE SPECIFIED COMPRESSIVE STRENGTH OF THE CONCRETE (f'c) FOR EACH PORTION OF THE STRUCTURE SHALL BE AS DESIGNATED BELOW, UNLESS NOTED OTHERWISE ON THE PLANS. STRENGTH REQUIREMENTS SHALL BE BASED ON A 28-DAY COMPRESSIVE STRENGTH TEST.

3. CONCRETE DESIGN STRENGTH (f'c)

FOOTINGS	3000 P.S.I.
SLABS	3500 P.S.I.
WALLS	4000 P.S.I.

4. CONTRACTOR SHALL NOTIFY THE ARCHITECT AT LEAST 24 HOURS PRIOR TO PLACING CONCRETE.

5. DO NOT PLACE OR CUT HOLES IN CONCRETE SLABS, BEAMS, COLUMNS OR WALLS WITHOUT PRIOR APPROVAL OF THE ARCHITECT.

6. EXTERIOR EXPOSED CONCRETE SHALL BE AIR-ENTRAINED. MINIMUM CONTENT SHALL BE SIX PERCENT (6%).

7. ALL FOUNDATION WALL THICKNESSES PER PLAN. SEE DETAILS FOR TYP. REINFORCING.

8. ALLOW AT LEAST 24 HOURS BEFORE POURING ADJACENT WALL SECTIONS BETWEEN CONSTRUCTION JOINTS. MAXIMUM LENGTH OF POUR TO BE 40 FEET, UNLESS CRACK INDUCERS ARE USED.

9. NO HOLES, TRENCHES, OR DISTURBANCES OF THE SOIL SHALL BE ALLOWED WITHIN THE VOLUME DESCRIBED BY 45 DEGREE LINES SLOPING FROM THE BOTTOM EDGE OF THE FOOTING. IF SUCH ARE REQUIRED, FOOTINGS MUST BE LOWERED.

10. PIPES AND CONDUITS EMBEDDED IN OR PASSING THROUGH STRUCTURAL MEMBERS MUST BE APPROVED BY THE ARCHITECT. PIPE AND CONDUITS EMBEDDED IN CONCRETE SHALL NOT BE LARGER IN OUTSIDE DIAMETER AT ITS WIDEST POINT OR FITTING THAN 2" NOR 1/3 OF THE THICKNESS OF THE SLAB, BEAM OR WALL.

11. ELECTRICAL CONDUIT OR PIPES EMBEDDED IN OR PASSING THROUGH FLOORS, WALLS OR BEAMS SHALL BE LOCATED AND PLACED SO THAT:
A. THEY ARE NOT CLOSER THAN 3 DIAMETERS ON CENTER.
B. THE CONCRETE COVER IS NOT LESS THAN 1".
C. THEY RUN BETWEEN REINFORCING & DO NOT DISPLACE IT.

12. SLABS ON GRADE SHALL BE CAST ALLOWING A SUFFICIENT NUMBER OF JOINTS TO ADEQUATELY CONTROL SHRINKAGE CRACKING. SAW CUTTING SHALL BE DONE AS SOON AS SAW CUT WILL NOT RAVEL CONCRETE OR WITHIN 16 HOURS MAXIMUM OF INITIAL POURING OPERATION. MAXIMUM SIZE OF PANELS 12' X 12'.

13. SLABS ON GRADE SHALL BE THICKNESS AS NOTED ON DRAWINGS AND REINFORCED WITH 6X6-W1.4XW1.4 WELDED WIRE MESH UNO.

FOUNDATION NOTES

1. IF A SOILS REPORT IS AVAILABLE IT SHALL BE INCLUDED IN ITS ENTIRETY AS PART OF THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR AND CONCRETE SUBCONTRACTOR SHALL REVIEW AND FAMILIARIZE THEMSELVES WITH THE SOILS REPORT. WHEN A SOILS REPORT IS NOT PROVIDED, MINIMUM ASSUMED VALUES SHALL BE USED.

2. SOILS REPORT BY: N/A

3. SOIL DESIGN VALUES:

SOIL TYPE:	ASSUMED GW OR GP (SANDY GRAVEL OR GRAVEL)
CONTINUOUS FOOTINGS:	ASSUMED 3000 P.S.F.
ISOLATED PAD FOOTINGS:	ASSUMED 3000 P.S.F.
LATERAL PASSIVE PRESSURE:	ASSUMED 30 P.S.F. PER FT.
FROST PENETRATION LEVEL:	48"

IF ACTUAL CONDITIONS ARE DIFFERENT (SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL - TYPES SW, SP, SM, SC, GM, GC _OR_ CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT TYPES CL, ML, MH, CH) WITH LOWER BEARING CAPACITIES, NOTIFY ARCHITECT IMMEDIATELY.

4. ALL FOOTINGS ARE INDICATED BY DASHED LINES. SEE DETAILS FOR SIZE AND TYPICAL REINFORCING.

5. FOOTINGS SHALL BE CAST ON UNDISTURBED SUBSOIL OR COMPACTED FILL.

6. UNSPECIFIED WALL FOOTINGS SHALL BE TWICE THE WIDTH OF THE SUPPORTED WALL AND AS DEEP AS THE WALL THICKNESS.

7. EXCAVATION DEPTHS FOR THE FOUNDATIONS SHOWN ON THE DRAWINGS ARE TO BE MEASURED FROM THE LOWEST ADJACENT UNDISTURBED SOIL GRADE OR APPROVED COMPACTED EARTH GRADE WITH AT LEAST 5'-0" MINIMUM HORIZONTAL DISTANCE TO DAYLIGHT AT BOTTOM OF FOUNDATION EXCAVATION, UNO.

8. TOPSOIL OR UNSUITABLE FILL BELOW SLABS ON GRADE SHALL BE REMOVED. BACK FILL UNDER SLABS AND AGAINST WALLS SHALL BE BANK- RUN GRAVEL COMPACTED IN 6" LAYERS. SLABS ON GRADE SHALL BE CAST ON AT LEAST 6" OF COMPACTED GRAVEL.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING NECESSARY TO SUPPORT ANY CUT AND FILL BANKS DURING EXCAVATION, AND FOR FORMING AND PLACEMENT OF CONCRETE AND DRAINAGE.

10. FILLING AND BACK FILLING SHALL BE COMPACTED TO A MINIMUM OF 90% OR MORE IF SO NOTED, OF MAXIMUM DENSITY IN ACCORDANCE WITH THE SOILS REPORT AND ASTM TEST METHOD D-557-78. FLOODING OF BACK FILL IS NOT PERMITTED.

11. ALL FILL AND BACK FILL MATERIAL SHALL BE APPROVED BY THE PROJECT SOILS ENGINEER WHERE APPLICABLE.

12. WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO PLACEMENT OF CONCRETE. CARE SHALL BE TAKEN SO AS NOT TO DRY OUT THE UNDERLYING NATURAL SOIL.

13. UNLESS NOTED OTHERWISE, CURBS, GUTTERS, AND SIDEWALK AREAS OF THE SLABS MAY BE PLACED DIRECTLY ON APPROVED 90% MIN. COMPACTED FILL.

14. DO NOT BACK FILL AGAINST WALLS UNTIL THE STRUCTURAL FLOOR SLAB IS IN PLACE AND WALL IS CURED AT LEAST SEVEN (7) DAYS OR UNTIL THE WALL IS ADEQUATELY BRACED.

FOUNDATION ABBREVIATIONS USED
T/W = TOP OF WALL ELEVATION
R/W = RAISED WALL ELEVATION
B/L = BRICK LEDGE ELEVATION
S/L = STONE LEDGE ELEVATION
T/S = TOP OF SLAB ELEVATION
B/F = BOTTOM OF FOOTING ELEVATION

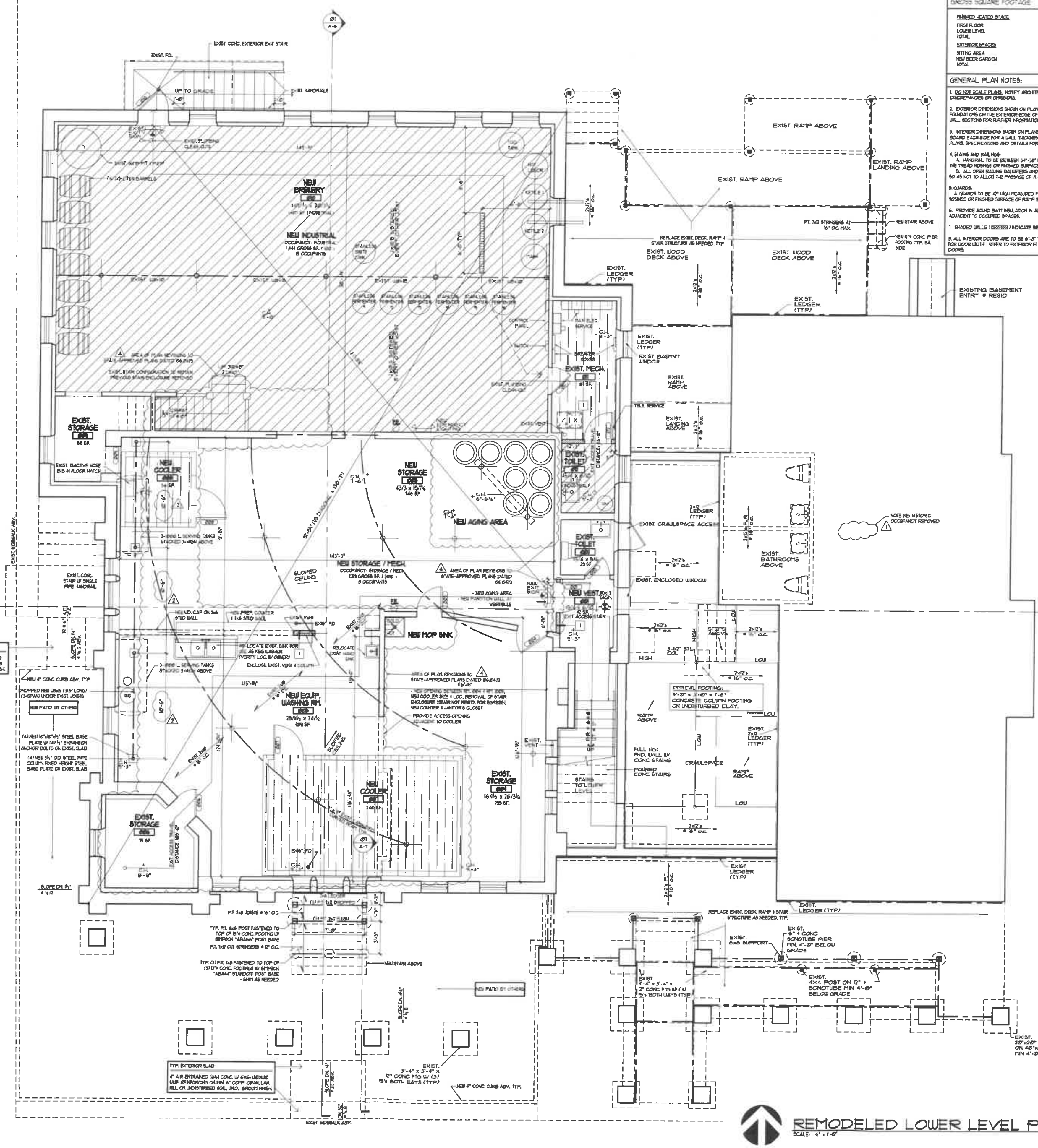
⚠1 REVISED DESIGN LOADS

BUILDING STRUCTURAL DESIGN LOADS

1. GOVERNING CODE: WISCONSIN ADMINISTRATIVE CODE: SPS361 & 2015 I.B.C.

2. APPLIED DESIGN LOADS

DEAD (D)	
FLOOR	20 PSF
ROOF	12 PSF
CEILING	5 PSF
WALL (Ext. Framing only)	n/a
APPLIED LIVE	
FLOOR (Assembly/common)	100 PSF
ATTIC/ MECH (L)	20 PSF
ROOF (Lr)	n/a
APPLIED SNOW (S)	
GROUND SNOW LOAD (Pg)	30 PSF
FLAT ROOF SNOW LOAD (Pf)	23 PSF
SNOW EXPOSURE FACTOR (Ce)	0.9
SNOW LOAD IMPORTANCE (Is)	1.0
THERMAL FACTOR (Ct)	1.2
APPLIED WIND (W)	
BASIC WIND SPEED (3 SEC GUST)	115 MPH
EXPOSURE CATEGORY	B
WIND IMPORTANCE FACTOR (Iw)	1.0



REMODELED LOWER LEVEL PLAN
SCALE: ¼" = 1'-0"

GROSS SQUARE FOOTAGE

FINISHED HEATED SPACE

FIRST FLOOR	5,523 SF.
LOWER LEVEL	3,637 SF.
TOTAL	9,160 SF.

EXTERIOR SPACES

SITTING AREA	317 SF.
NEW BEER GARDEN	933 SF.
TOTAL	1,250 SF.

GENERAL PLAN NOTES:

1. DO NOT SCALE PLANS. NOTIFY ARCHITECT IMMEDIATELY WITH DIMENSION DISCREPANCIES OR OMISSIONS.

2. EXTERIOR DIMENSIONS SHOWN ON PLANS ARE: REFERENCED TO THE EXTERIOR FACE OF FOUNDATIONS OR THE EXTERIOR EDGE OF STUD AT EXTERIOR FRAME WALLS. REFER TO WALL SECTIONS FOR FURTHER INFORMATION.

3. INTERIOR DIMENSIONS SHOWN ON PLANS ASSUME: 2x4 OR 2x6 STUDS W/ ½" GYPSUM BOARD EACH SIDE FOR A WALL THICKNESS OF 4½" OR 6½" RESPECTIVELY UNO. SEE PLANS, SPECIFICATIONS AND DETAILS FOR OTHER REQUIREMENTS.

4. STAIRS AND RAILINGS:
A. HANDRAIL TO BE BETWEEN 34"-38" HIGH MEASURED MEASURED VERTICALLY FROM THE TREAD NOSINGS OR FINISHED SURFACE OF RAMP SLOPE.
B. ALL OPEN RAILING BALUSTERS AND STAIR TREADS SHALL BE SIZED AND SPACED SO AS NOT TO ALLOW THE PASSAGE OF A 4" SPHERE.

5. GUARDS:
A GUARDS TO BE 42" HIGH MEASURED MEASURED VERTICALLY FROM THE TREAD NOSINGS OR FINISHED SURFACE OF RAMP SLOPE.

6. PROVIDE SOUND BATT INSULATION IN ALL BATHROOM WALLS AND IN CEILINGS / FLOORS ADJACENT TO OCCUPIED SPACES.

7. SHADED WALLS ( ) INDICATE BEARING WALLS O.N.O.

8. ALL INTERIOR DOORS ARE TO BE 6'-8" TALL AND 1-¾" THICK, O.N.O. REFER TO PLAN FOR DOOR WIDTH. REFER TO EXTERIOR ELEVATIONS FOR ALL WINDOWS & EXTERIOR DOORS.

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

ADDITIONS AND ALTERATIONS TO THE
GENEVA STREET VILLAGE
727 GENEVA STREET
LAKE GENEVA, WISCONSIN 53147

PROJECT NO. 1840

REVISIONS
⚠1 05.30.19
⚠2 06.10.19
⚠3 12.20.19

PRELIMINARY
BID/APPROVAL
PERMIT
CONSTRUCTION

DATE 12.19.19

SHEET A-1 OF ___

© McCormack + Etten / Architects, LLP

LOWER LEVEL:	EXTERIOR 1ST FLOOR:	REQUIRED FIXTURES:
OCCUPANCY: INDUSTRIAL 15 OCCUPANTS	OCCUPANCY: ASSEMBLY 88 OCCUPANTS	REFER TO ITEM 15 ON SHEET T-1
OCCUPANCY: STORAGE / MECH. 8 OCCUPANTS		
FIRST FLOOR:		
OCCUPANCY: MERCANTILE 10 OCCUPANTS		
OCCUPANCY: ASSEMBLY 104 OCCUPANTS		

FUNCTION:	OCCUPANTS:
ASSEMBLY (EXTERIOR)	88
ASSEMBLY (INTERIOR)	104
MERCANTILE	10
INDUSTRIAL	15
STORAGE / MECH.	8
TOTAL	225

NEW WALL TYPES: 1 2 3 4 - SEE SHEET A-3

DOOR KEY: NEW DOOR / EXIST. DOOR

NAILING SCHEDULE

FRAMING CONNECTIONS	NAILING (SINKERS)	NAILING (COMMONS)
1. FLOOR JOISTS SILL OR GIRDER, SLANTNAILED	(4) 10d	(3) 8d
2. RIMBOARD TO PLATE OR GIRDER, SLANTNAILED	10d @ 6" OC.	8d @ 6" OC.
3. RIM BOARD TO FLOOR JOISTS, FACENAILED	(2) 16d	(2) 10d
4. FLOOR JOIST LAP JOINT (LUMBER ONLY), FACE NAIL	(1) 10d, EA SIDE	(4) 16d, EA SIDE
5. BRIDGING OR BLOCKING TO JOIST, TOENAIL EA. END	(4) 10d	(3) 8d
6. SOLE PLATE TO JOIST OR BLOCKING, TYP FACE NAIL	(2) 12d @ 24" OC.	16d @ 16" OC.
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALLS	(2) 12d @ 8" OC.	(3) 16d @ 16" OC.
7. SOLE/TOP PLATE TO STUD, END NAIL	(3) 12d	(2) 16d
8. STUD TO SOLE/TOP PLATE, TOENAIL	(4) 12d	(4) 8d
9. DOUBLE STUDS, FACE NAIL	(2) 12d @ 24" OC.	16d @ 24" OC.
10. DOUBLE TOP PLATES, TYP FACE NAIL	(2) 12d @ 24" OC.	16d @ 16" OC.
DOUBLE TOP PLATES, LAP SPLICE FACE NAIL	(10) 12d	(8) 16d
11. TOP PLATES LAPS AND INTERSECTIONS, FACENAIL	(3) 12d	(2) 16d
12. CEILING JOIST TO TOP PLATE, SLANTNAIL	(4) 10d	(3) 8d
13. CEILING JOIST LAP JOINT, FACE NAIL	(6) 10d	(3) 16d
14. CEILING JOIST TO PARALLEL RAFTER, FACE NAIL	(6) 10d	(3) 16d
15. ROOF TRUSS / RAFTER TO TOP PLATE, SLANTNAILED	(3) 12d EA SIDE	(2) 16d EA. SIDE
16. 2x NAILERS (SOFFITS, OVERHANGS, ETC.)	(2) 20d EACH STUD	(2) 20d EACH STUD
17. BUILT-UP WOOD BEAM: 2 & 3 Ply 5 1/2" & 1 1/8" LVL, 2 x 10 & 2 x 12	(3) ROWS 16d @24" OC.	(2) ROWS 16d @24" OC.
14", 16", & 18" LVL	(4) ROWS 16d @24" OC.	(3) ROWS 16d @24" OC.
18. BUILT-UP WOOD BEAM. 4 Ply All Material	2 ROWS 1/2"Dia. Bolts @ 24" OC.	
SHEATHING FASTENING		
1. WOOD SHEATHING (FOR LISTED APPLICATION AND THICKNESS) SUBFLOOR (23/32"), @ 6" OC. EDGES 12" OC. FIELD; WALL SHEATHING (15/32") @ 6" OC. EDGES 12" OC. FIELD; ROOF SHEATHING (15/32"), @ 6" OC. EDGES & FIELD AT 3' FROM RIDGE AND OVERHANGS, @ 6" OC. EDGES 12" OC. FIELD OTHERWISE	8d R.B. COMMON NAILS OR #8 WOOD SCREWS	
2. FOAM SHEATHING (UP TO 1" THICK)	2" PLASTIC COLLAR NAILS 12" OC.	
3. GYPSUM SHEATHING USED IN DESIGNATED BRACED WALL PANELS 1/2" OR 5/8" THICK	#6x1-5/8" TYPE W SCREWS 4" @ EDGES, 8" OC. FIELD	

WOOD NOTES

1. THE DESIGN, FABRICATION AND CONSTRUCTION OF WOOD FRAMING SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT ADOPTED EDITION OF AF&PA/AWC "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION & SUPPLEMENT" OR "LRFD MANUAL FOR ENGINEERED WOOD CONSTRUCTION & SUPPLEMENT"
2. FABRICATION AND ERECTION OF WOOD FRAMING SHALL CONFORM TO AF&PA "WCD 1 - DETAILS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION" U.N.O.
2. LUMBER MATERIAL SPECIFICATIONS

2x4 & 2x6 PRE-CUT STUDS	STUD GRADE S.P.F. (N.L.G.A.)
2x4	STANDARD GRADE S.P.F. (N.L.G.A.)
2x6, 2x8, 2x10 & 2x12	#2 S.P.F. (N.L.G.A.)
P.T. 2x4 & 2x6	#2 P.P. (WWP.A.)
P.T. 2x8, 2x10 & 2x12	#2 S.Y.P. (S.P.I.B.)

ALL MATERIAL SHALL BE NOMINAL & S-DRY
ALL MATERIAL SHALL BE OF EQUAL GRADE OR BETTER

3. ENGINEERED LUMBER MATERIAL SPECIFICATIONS

LVL	VERSA-LAM 1.E (BCI)
PSL	PARALLAM 2.0E (TRUS JOIST)
LSL	TIMBERSTRAND 1.5E (TRUS JOIST)
LVL-RIMBOARD	1-1/8" VERSA-RIM OSB (BCI)
GLULAM	24F-V8 DF/DF

4. WALL SHEATHING

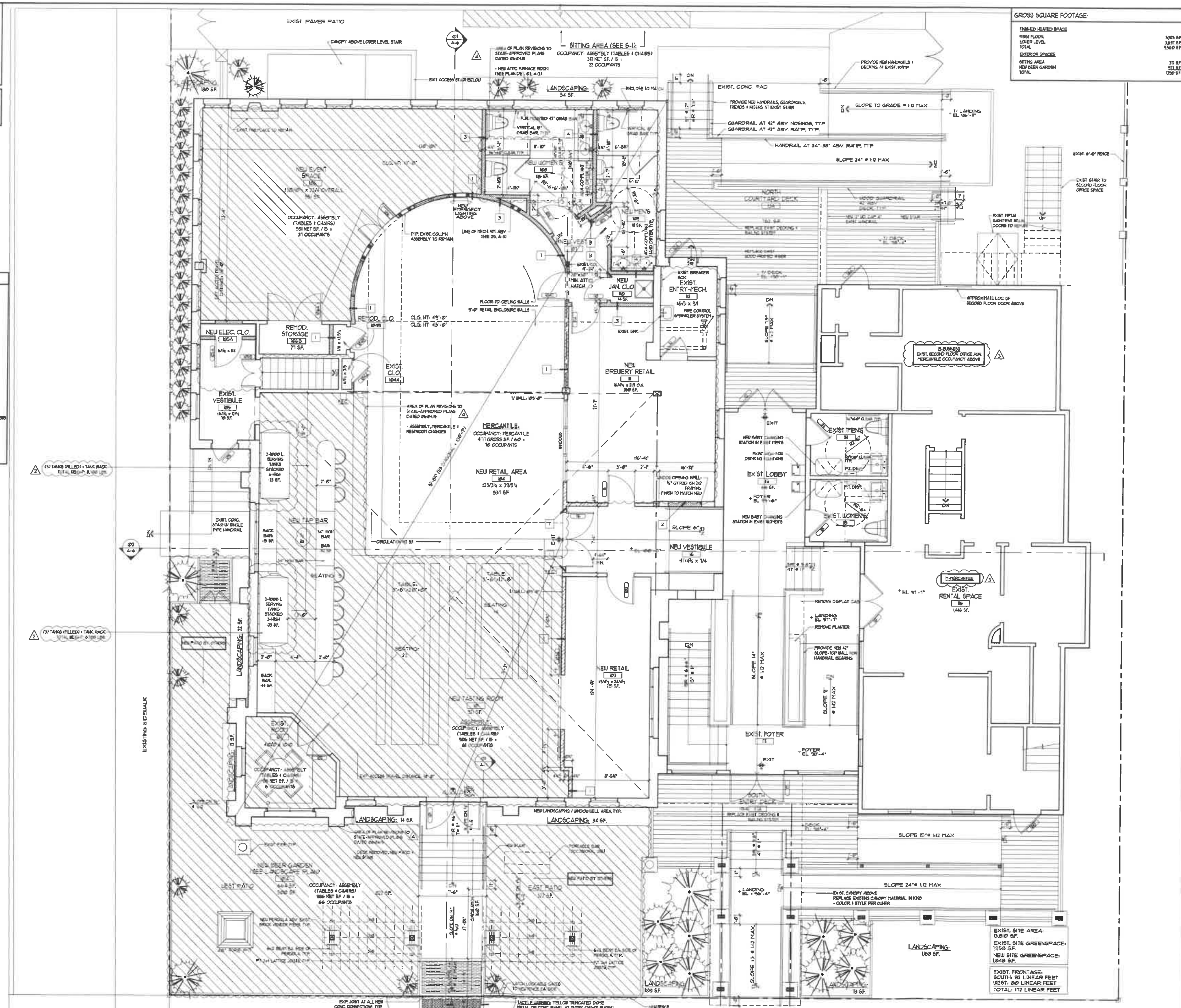
BRACED PANEL: WOOD SHEATHING	15/32" APA RATED SHEATHING 32/16 EXPOSURE-1
BRACED PANEL: GYPSUM WALL BOARD	1/2" THICK GWB PER PLANS OR SPECIFICATIONS
UN-BRACED WALL TYP. U.N.O.	POLY-ISO FOAM WALL SHEATHING, THICKNESS PER PLANS

ALL BRACING IS NOTED AND SCHEDULED ON PLANS. EXTERIOR SHEATHING IS CONTINUOUS FROM SILL PLATES TO RAFTERS AND FASTENED PER NAILING SCHEDULE

5. FLOOR DECKING: 23/32" APA RATED STURD-I-FLOOR 24-OC EXPOSURE-1 T&G PANELS, GLUED AND FASTENED PER SCHEDULE. U.N.O.
6. ROOF SHEATHING: 15/32" APA RATED SHEATHING 32/16 EXPOSURE-1 OVER STRUCTURAL MEMBERS AT 16" OC. AND SHALL BE 19/32" APA RATED SHEATHING 40/20 EXPOSURE-1 OVER STRUCTURAL MEMBERS AT 24" OC. PROVIDE PLYWOOD CLIPS AT 24" OC. UNLESS TONGUE AND GROOVE DECKING OR BLOCKING @ PANEL EDGES IS USED.
7. TYPICAL STUDWALL FRAMING UP TO 10' HIGH WALLS (OVER 10' HIGH WALLS WILL BE NOTED)
   - A. EXTERIOR WALLS OF RESIDENCE
     1. 4" NOM. STUDS SHOWN
        - A. BASEMENT
          - SUPPORTING TWO FLOORS AND A ROOF: 3X4 AT 16" OC. OR 2X4 AT 12" OC.
          - SUPPORTING ONE FLOOR AND A ROOF: 2X4 AT 16" OC.
        - B. FIRST FLOOR - 2X6 AT 16" OC.
        - C. SECOND FLOOR - 2X6 AT 16" OC.
     2. 6" NOM. STUDS SHOWN - 2X6 AT 16" OC.
   - B. EXTERIOR WALL OF GARAGE: 2x4 OR 2x6 AS SHOWN AT 16" OC.
   - C. INTERIOR LOAD BEARING WALL (SHADED)
     1. 4" NOM. STUDS SHOWN
        - A. BASEMENT
          - SUPPORTING TWO FLOORS AND A ROOF - 2X4 AT 12" OC. OR 3X4 AT 16" OC.
          - SUPPORTING ONE FLOOR AND A ROOF - 2X4 AT 16" OC.
        - B. FIRST AND SECOND FLOOR - 2X4 AT 16" OC.
     2. 6" NOM. STUDS SHOWN - 2X6 AT 16" OC.
   - D. INTERIOR NON-LOAD BEARING WALL 2x4 OR 2x6 AS SHOWN AT 16" OC.
8. ALL SPLICES IN TOP PLATE MUST BE CENTERED OVER STUD AND STAGGERED 4'-0" MIN.
9. PROVIDE ONE JAMB STUD & ONE KING STUD @ HEADER SPANS LESS THAN 6'-0". PROVIDE TWO (2) JAMB STUDS PLUS TWO (2) KING STUDS FOR SPANS 6'-0" TO 12'-0". FOR WALLS TALLER THAN 10'-0" OR OPENINGS LARGER THAN 12'-0" FRAMING WILL BE NOTED.
10. ALL WOOD SILL PLATES BEARING ON CONCRETE SHALL BE TREATED FOR ROT AND TERMITE PROTECTION.
11. FIBERGLASS OR FOAM SILL SEALER SHALL BE INSTALLED UNDER ALL EXTERIOR WALL PLATES, INCLUDING GARAGE WALLS AND AT WALLS BETWEEN GARAGE AND HOUSE.
12. INTERIOR BEARING WALL IN WHICH HEAT DUCTS OR PLUMBING MUST PASS THROUGH SHALL NOT HAVE TOP AND BOTTOM PLATE CUT OUT ENTIRELY, FRAME WITH 2x6 STUDS WHERE DIRECTED.
13. PROVIDE CODE APPROVED METAL JOIST HANGERS WHERE RAFTER OR JOISTS DO NOT BEAR ON PLATES, BEAMS OR LEDGERS.
14. PROVIDE BRIDGING FOR ALL TRUSSES AND JOISTS AT 8'-0" OC. MAX. UNLESS APPROVED OTHERWISE BY GOVERNING AUTHORITIES OR TRUSS/ JOIST MANUFACTURER. DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS FLOOR SPAN. SPACE JOISTS AT 12" CENTERS UNDER ALL BATH TUBS AND LAUNDRY TRAYS U.N.O. PROVIDE SOLID BRIDGING UNDER ALL PERPENDICULAR PARTITIONS.
15. PROVIDE 2" NOMINAL WOOD FIRE STOPPING TO CUT OFF ALL CONCEALED DRAFT OPENINGS BETWEEN FLOORS AND AT ATTIC PER APPLICABLE CODES.
16. EXTERIOR DECKING SHALL BE SPACED 1/8" TO 1/4" APART, U.N.O.
17. ALL BUILT-UP STUD COLUMNS MUST BE GLUED AND NAILED THE FULL LENGTH OF THE COLUMN.
18. PROVIDE SOLID BLOCKING OF SAME FRAMING MATERIAL OR VERTICAL SQUASH BLOCKING UNDER ALL COLUMN LOCATIONS.

WOOD CONNECTORS & FASTENERS

1. ALL PRE-ENGINEERED METAL CONNECTORS FOR WOOD CONSTRUCTION SHALL BE SUPPLIED AND INSTALLED AS NOTED ON PLANS AND SHALL BE MANUFACTURED BY "SIMPSON STRONG-TIE" U.N.O. OR UNLESS ACCEPTABLE ALTERNATES ARE APPROVED IN WRITING BY THE ARCHITECT.
2. ALL PRE-ENGINEERED METAL CONNECTORS FOR WOOD CONSTRUCTION MUST BE CODE EVALUATED AND APPROVED BY THE PERMIT AUTHORITY OR HAVE SHOP DRAWINGS SEALED BY AN ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED.
3. ALL NAILS SHALL CONFORM TO ASTM F1667 AND ALL SCREWS SHALL CONFORM TO ANSI B18.6.1 OR HAVE CODE EVALUATIONS AND APPROVAL BY THE PERMIT AUTHORITY AS ALTERNATE FOR THE SPECIFIED FASTENER.
4. ALL BOLTS AND LAG SCREWS SHALL CONFORM TO ASTM A307 OR HAVE CODE EVALUATIONS AND APPROVAL BY THE PERMIT AUTHORITY AS ALTERNATE FOR THE SPECIFIED FASTENER.
5. CUSTOM CONNECTOR FABRICATOR SHALL PROVIDE SHOP DRAWINGS AND SUBMIT TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
6. ALL FASTENERS USED TO INSTALL PRE-ENGINEERED METAL CONNECTORS FOR WOOD CONSTRUCTION SHALL STRICTLY FOLLOW MANUFACTURERS SPECIFICATIONS U.N.O.
7. ALL CONNECTORS IN CONTACT WITH PRESERVATIVE TREATED WOOD MEMBERS SHALL HAVE A MINIMUM PROTECTION AS FOLLOWS:
   - A. PRE-ENGINEERED METAL CONNECTORS SHALL MEET ASTM A653, CLASS G185 GALVANIZED SHEET
   - B. FASTENERS SHALL MEET ASTM A153 HOT DIPPED GALVANIZING
   - C. CUSTOM METAL CONNECTORS OVER 1/4" PLATE SHALL BE SHOP PRIMED w/ RUST INHIBITIVE PRIMER



GROSS SQUARE FOOTAGE:

FINISHED HEATED SPACE	
FIRST FLOOR	5,923 SF.
LOWER LEVEL	3,637 SF.
TOTAL	9,560 SF.
EXTERIOR SPACES	
SITTING AREA	311 SF.
NEW BEER GARDEN	973 SF.
TOTAL	1,290 SF

REMODELED FIRST FLOOR PLAN

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

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

ADDITIONS AND ALTERATIONS TO THE
GENEVA STREET VILLAGE
727 GENEVA STREET
LAKE GENEVA, WISCONSIN 53147

PROJECT NO. 1840

REVISIONS
2 06.10.19
3 06.11.19
4 12.20.19

PRELIMINARY
BID/APPROVAL
PERMIT
CONSTRUCTION

DATE 12.19.19

SHEET A-2 OF

© McCormack + Etten / Architects, LLP

ROOM FINISH SCHEDULE:

NO.	ROOM NAME	FLOOR: CERAMIC / PORCELAIN TILE	FLOOR: VINYL PLANK FLOORING	FLOOR: NONE	FLOOR: EXIST.-TO REMAIN	BASE: CERAMIC / PORCELAIN TILE	BASE: 4" VINYL	BASE: WOOD TO MATCH	BASE: NONE	BASE: EXIST.-TO REMAIN	WALLS: 5/8" GYPSUM BOARD	WALLS: CERAMIC TILE WAINSCOT	WALLS: F.R.P. PANEL	WALLS: NONE	WALLS: EXIST.-TO REMAIN	CEILING: 5/8" GYPSUM BOARD	CEILING: F.R.P. PANEL	CEILING: NONE	CEILING: EXIST.-TO REMAIN	CEILING HEIGHT	REMARKS • NOTE: ALL MATERIALS TO MATCH NEW INT. COLOR SCHEME & PER OWNER
LOWER LEVEL																					
001	NEW VEST.				●				●		X				X				●	±9'-3"	
002	EXIST. TOILET				●				●						X				●	±9'-3"	
003	NEW STORAGE				●					●	X				X				●	VARIES	
004	EXIST STORAGE				●				●						X				●	VARIES	
005	NEW EQUIP. WASHING RM.				●					●					X				●	VARIES	
006	EXIST. STORAGE				●					●					X				●	±9'-3"	
007	NEW COOLER				●					●					X				●	UNIT HT ±9'-6"	INSULATED PANELIZED SYSTEM PER OWNER
008	NEW COOLER				●					●					X				●	UNIT HT ±8'-6"	INSULATED PANELIZED SYSTEM PER OWNER
009	EXIST. STORAGE				●					●					X				●	±9'-3"	
010	NEW BREWERY				●					●					X				●	±9'-0"	
011	EXIST. MECH.				●				●						X				●	±9'-3"	
012	EXIST. TOILET				●			●			X					●				±9'-3"	

NO.	ROOM NAME	FLOOR: CERAMIC / PORCELAIN TILE	FLOOR: VINYL PLANK FLOORING	FLOOR: FIBERON HORIZON COMPOSITE	FLOOR: CONCRETE PAVERS	FLOOR: NONE	FLOOR: EXIST.-TO REMAIN	BASE: CERAMIC / PORCELAIN TILE	BASE: 4" VINYL	BASE: PAINTED/STAINED WOOD	BASE: NONE	BASE: EXIST.-TO REMAIN	WALLS: 5/8" GYPSUM BOARD	WALLS: CERAMIC TILE WAINSCOT	WALLS: F.R.P. PANEL	WALLS: NONE	WALLS: EXIST.-TO REMAIN	CEILING: 5/8" GYPSUM BOARD	CEILING: F.R.P. PANEL	CEILING: NONE	CEILING: EXIST.-TO REMAIN	CEILING HEIGHT	REMARKS • NOTE: ALL MATERIALS TO MATCH NEW INT. COLOR SCHEME & PER OWNER. *NOTE: PATCH EXISTING WALLS, CEILING & FLOOR TO MATCH NEW
FIRST FLOOR																							
101	NEW TASTING ROOM		●							●			X				X				●	VARIES	PATCH WALLS, FLOORS & CLG AS NEEDED
101A	NEW BEER GARDEN				●						●					●				●		NO CLG	
102	EXIST. ROOM		●									●					X				●	EXIST.	PATCH / FINISH WALLS, FLOORS & CLG TO MATCH
103	NEW VESTIBULE		●							●			X				X				●	EXIST.	"
104	NEW RETAIL AREA		●							●			X			X					●	EXIST.	"
104A	EXIST. CLO.		●							●							X				●	EXIST.	"
104B	EXIST. CLO.		●							●			X				X				●	EXIST.	"
105	EXIST. VESTIBULE		●									●	X				X				●	EXIST.	"
105A	NEW ELEC. CLO.		●									●	X				X				●	EXIST.	"
106	NEW EVENT SPACE		●							●			X				X				●	EXIST.	"
106B	REMOD. STORAGE		●							●			X				X				●	EXIST.	"
107	NEW VEST.		●							●			X				X				●	EXIST.	"
108	NEW WOMEN'S	●						●					X				X				●	EXIST.	"
109	NEW MEN'S	●						●					X				X				●	EXIST.	"
110	NEW JAN. CLO.	●						●					X				X				●	EXIST.	"
111	NEW BREWERY RETAIL		●							●			X				X				●	EXIST.	"
112	EXIST. ENTRY-MECH.						●					●					X				●	EXIST.	"
113	EXIST LOBBY		●									●					X				●	EXIST.	"
113A	NORTH COURTYARD DECK			●							●					●				●		NO CLG	"
114	EXIST. MEN'S	●								●							X				●	EXIST.	"
115	EXIST. WOMEN'S	●								●							X				●	EXIST.	"
116	NEW VESTIBULE		●							●			X				X				●	EXIST.	"
117	EXIST. FOYER		●									●					X				●	EXIST.	"
117A	SOUTH ENTRY DECK			●							●					●				●		NO CLG	"
118	EXIST. RETAIL SPACE						●					●					X				●	EXIST.	"

DOOR SCHEDULE:

OPNG. NO.	ROOM NO.	F. RTG. (HR)	GLASS	PAIR	WIDTH	HEIGHT	THICKNESS	DOOR TYPE	DOOR MAT'L	DOOR FINISH	FRAME TYPE	FRAME MAT'L	FRAME FINISH	HDWR	KYSDE	THSHLD.	WTHRSTP.	LOCKSET	REMARKS • NOTE: ALL NEW WINDOW AND DOOR TRIM TO MATCH EXIST. MATERIALS, INT. COLOR SCHEME & PER OWNER
LOWER LEVEL																			
001	001				3-0	6-8	1¾"	A	WD.			WD.			001			3	
002	002				2-6	6-8	EXIST.	EXIST	EXIST.	EXIST	EXIST	EXIST.	EXIST.	EXIST.	EXIST.			EXIST.	
003	003				2-6	6-8	1½"	A	WD.			WD.						2	
004	004				3-0	6-8	EXIST.	EXIST	EXIST.	EXIST.	EXIST	EXIST.	EXIST.	EXIST.	EXIST.			EXIST.	
006	006				2-8	6-8	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.			EXIST.	
007	007				3-0	6-8	PER MFR.	INSUL.	PER MFR.	PER MFR.	PER MFR.	PER MFR.	PER MFR.	PER MFR.				PER MFR.	NEW COOLER DOOR
008	008				3-0	6-8	PER MFR.	INSUL.	PER MFR.	PER MFR.	PER MFR.	PER MFR.	PER MFR.	PER MFR.				PER MFR.	NEW COOLER DOOR
009	009				2-8	6-8	EXIST.	EXIST	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.			EXIST.	
010	010		YES		3-0	7-0	EXIST.	EXIST.	EXIST.	EXIST.	EXIST	EXIST.	EXIST.	EXIST.	EXIST.			EXIST.	
011	011				2-8	6-8	EXIST.	EXIST	EXIST.	EXIST.	EXIST	EXIST.	EXIST.	EXIST.	EXIST.			EXIST.	PROVIDE OFFSET HINGE & NO FRAME STOPS BELOW 48" AFF.
012	012				2-8	6-8	1¾"	A	WD.			WD.			011			5	PROVIDE OFFSET HINGE & NO FRAME STOPS BELOW 48" AFF.
FIRST FLOOR																			
101	101		YES	YES	3-0	6-8	±1¾"	C	WD			WD			EXT.	*	*	1	* PER DOOR HARDWARE SCHEDULE
102	102				2-4	6-8	EXIST.	FRENCH	WD	EXIST.	EXIST.	WD	EXIST.	EXIST.	101			EXIST.	
103	103				3-0	6-8	1¾"	A	WD			WD			116			3	
103A	103			YES	3-0	6-8	1¾"	D	WD			WD			103			6	
104A	104				2-6	6-8	EXIST.		WD	EXIST.	EXIST.	WD	EXIST.	EXIST.				EXIST.	
104B	104				2-6	6-8	EXIST.		WD	EXIST.	EXIST.	WD	EXIST.	EXIST.				EXIST.	
104C	104				3-0	6-8	1¾"	A	WD			WD			104			3	
105	105				2-9	7-0	EXIST.		WD	EXIST.	EXIST.	WD	EXIST.	EXIST.	EXT.	EXIST.	EXIST.	EXIST.	
105A	105			YES	1-6	6-8	1¾"	B	WD			WD			105			3	
105B	105				3-0	6-8	1¾"	A	WD			WD			105			3	
106	106		YES	YES	2-0	6-8	1¾"		WD			WD			104			3	
106A	106A			YES	3-0	6-8	1¾"	B	WD			WD						2	
108	108				3-0	6-8	1¾"	A	WD			WD						2	
109	109				3-0	6-8	1¾"	A	WD			WD						2	
110	110				2-6	6-8	1¾"	A	WD			WD			107			7	
111	111				3-0	6-8	1¾"	A	WD			WD			116			3	
111A	111				3-0	6-8	1¾"	A	WD			WD			116			3	
112	112				3-0	6-8	EXIST.		WD	EXIST.	EXIST.	WD	EXIST.	EXIST.	EXT.				
112A	112A				3-0	6-10	EXIST.		WD	EXIST.	EXIST.	WD	EXIST.	EXIST.	EXT.	EXIST.	EXIST.	EXIST.	
113	113		YES	YES	3-0	6-8	1¾"	C	WD			WD			EXT.	*	*	1	* PER DOOR HARDWARE SCHEDULE
114	114				3-0	6-8	EXIST.		WD	EXIST.	EXIST.	WD	EXIST.	EXIST.	113			EXIST.	
115	115				3-0	6-8	EXIST.		WD	EXIST.	EXIST.	WD	EXIST.	EXIST.	113			EXIST	
116	116		YES	YES	3-0	6-8	±1¾"	B	WD			WD			116			3	
117	117		YES	YES	3-0	6-8	±1¾"	C	WD			WD			EXT.	*	*	1	* PER DOOR HARDWARE SCHEDULE
118	115		YES	YES	3-0	6-8	EXIST.	FRENCH	WD	EXIST.	EXIST.	WD	EXIST.	EXIST.	115			EXIST.	
118A	115				3-0	6-8	EXIST.		WD	EXIST.	EXIST.	WD	EXIST.	EXIST.	EXT.	EXIST.	EXIST.	EXIST.	
118B	115				3-0	6-9	EXIST.		WD	EXIST.	EXIST.	WD	EXIST.	EXIST.	EXT.	EXIST.	EXIST.	EXIST.	

AREA OF PLAN REVISIONS TO STATE-APPROVED PLANS DATED 06.04.19 (4)
- REVISED ROOM FINISHES & DOORS (SEE A-1 & A-2)

DOOR HARDWARE SCHEDULE: ALL QUANTITIES PER LEAF

HARDWARE SET NO. 1: ENTRANCE DOOR
1½ PAIR BUTT HINGES, (1) "SCHLAGE" ENTRANCE LOCK: SERIES, LEVER, TRIM & FINISH PER OWNER, (3) "GLYNN-JOHNSON" DOOR SILENCERS, "IVES" NO. 401 WALL STOP (WHERE NECESSARY), PEMKO 252x2-FG ALUMINUM THRESHOLD W/ SWEEP AND GASKETED WEATHERSTRIPPING, NORTON "1600 SERIES" CLOSER - FINISH TO MATCH FRAME

HARDWARE SET NO. 2: PASSAGE / CORRIDOR DOORS
1½ PAIR BUTT HINGES, (1) "SCHLAGE" PASSAGE LATCH: SERIES, LEVER, TRIM & FINISH PER OWNER, (3) "GLYNN-JOHNSON" DOOR SILENCERS, "IVES" NO. 401 WALL STOP (WHERE NECESSARY), NORTON "1600 SERIES" CLOSER - FINISH TO MATCH FRAME

HARDWARE SET NO. 3: INTERIOR ENTRY/EXIT & SECURE STORAGE DOORS
1½ PAIR BUTT HINGES, "SCHLAGE" CYLINDRICAL ENTRANCE / OFFICE LOCK: SERIES, LEVER, TRIM & FINISH PER OWNER, (3) "GLYNN-JOHNSON" DOOR SILENCERS, "IVES" NO. 401 WALL STOP (WHERE NECESSARY) - FINISH TO MATCH FRAME

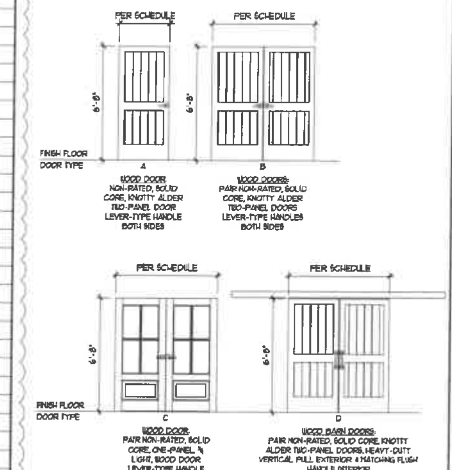
HARDWARE SET NO. 4: RESTROOM DOORS
1½ PAIR BUTT HINGES, (1) "SCHLAGE" PASSAGE LATCH: SERIES, LEVER, TRIM & FINISH PER OWNER, (3) "GLYNN-JOHNSON" DOOR SILENCERS, "IVES" NO. 401 WALL STOP (WHERE NECESSARY), NORTON "1600 SERIES" CLOSER - FINISH TO MATCH FRAME

HARDWARE SET NO. 5: TOILET RM DOORS
1½ PAIR BUTT HINGES, (1) "SCHLAGE" PRIVACY LOCK: SERIES, LEVER, TRIM & FINISH PER OWNER, (3) "GLYNN-JOHNSON" DOOR SILENCERS, "IVES" NO. 401 WALL STOP (WHERE NECESSARY) - FINISH TO MATCH FRAME

HARDWARE SET NO. 6: SLIDING BARN DOORS HEAVY-DUTY DOOR HANGERS, TRACK & ACCESSORIES (BY "EASELIFE" OR APPROVED EQUAL); ADA-ACCESSIBLE 12" BARN DOOR PULL WITH FLUSH PLATE & LATCH (BY NUC & COMPANY, OR APPROVED EQUAL) - HDWR FINISH TO MATCH FRAME

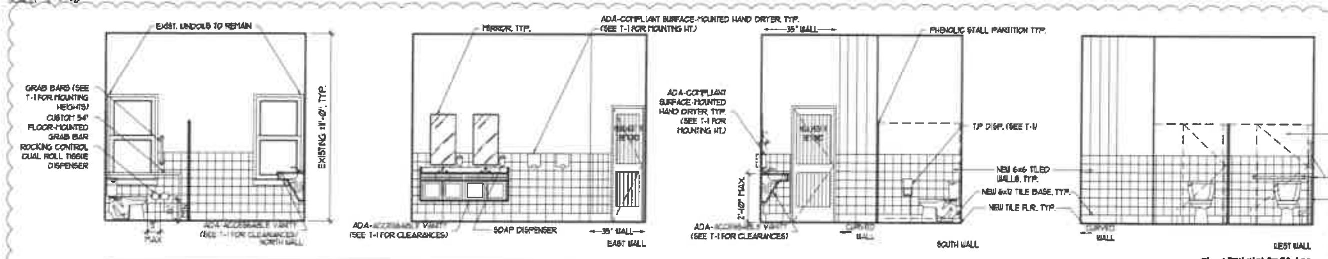
HARDWARE SET NO. 7: JANITOR'S CLOSET DOOR: 1½ PAIR BUTT HINGES, (1) "SCHLAGE" STOREROOM LOCK: SERIES, LEVER, TRIM & FINISH PER OWNER (3) "GLYNN-JOHNSON" DOOR SILENCERS, "IVES" NO. 401 WALL STOP (WHERE NECESSARY) - FINISH TO MATCH FRAME

NOTES:
- VERIFY SELECTIONS AND FINISHES WITH OWNER BEFORE ORDERING

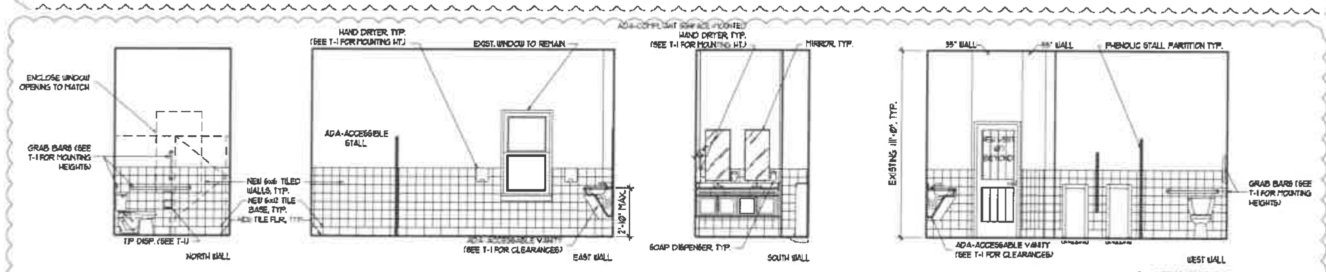


INTERIOR ELEVATIONS

SCALE: ¼" = 1'-0"

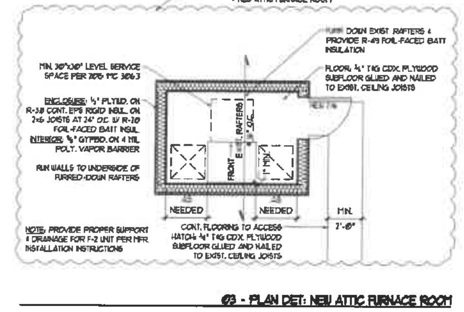


AREA OF PLAN REVISIONS TO STATE-APPROVED PLANS DATED 06.04.19 (4)
- NEW RESTROOMS IN NEW LOC. (SEE A-2)
ADA-ACCESSIBLE STALL



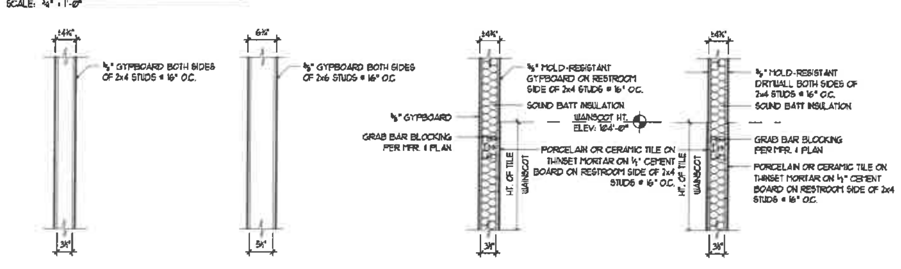
AREA OF PLAN REVISIONS TO STATE-APPROVED PLANS DATED 06.04.19 (4)
- NEW RESTROOMS IN NEW LOC (SEE A-2)

AREA OF PLAN REVISIONS TO STATE-APPROVED PLANS DATED 06.04.19 (4)
- NEW ATTIC FURNACE ROOM



NEW WALL TYPES

SCALE: ¾" = 1'-0"



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

ADDITIONS AND ALTERATIONS TO THE
GENEVA STREET VILLAGE
727 GENEVA STREET
LAKE GENEVA, WISCONSIN 53147

PROJECT NO. 1840

REVISIONS
(4) 12.20.19

PRELIMINARY
BID/APPROVAL
PERMIT
CONSTRUCTION

DATE 12.19.19

SHEET A-3 OF ____

© McCormack + Etten / Architects, LLP

REMODELED SOUTH ELEVATION (GENEVA STREET)

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

REMODELED WEST ELEVATION (BROAD STREET)

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

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

ADDITIONS AND ALTERATIONS TO THE
GENEVA STREET VILLAGE
721 GENEVA STREET
LAKE GENEVA, WISCONSIN 53147

PROJECT NO.
1840

REVISIONS
1 05.30.19
2 12.20.19

PRELIMINARY
BID/APPROVAL
PERMIT
CONSTRUCTION

DATE
01.09.20

SHEET
A-4
OF ____

© McCormack + Etten / Architects, LLP

REMODELED NORTH ELEVATION
SCALE: 1" = 1'-0"

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

ADDITIONS AND ALTERATIONS TO THE
GENEVA STREET VILLAGE
121 GENEVA STREET
LAKE GENEVA, WISCONSIN 53147

PROJECT NO.
1840

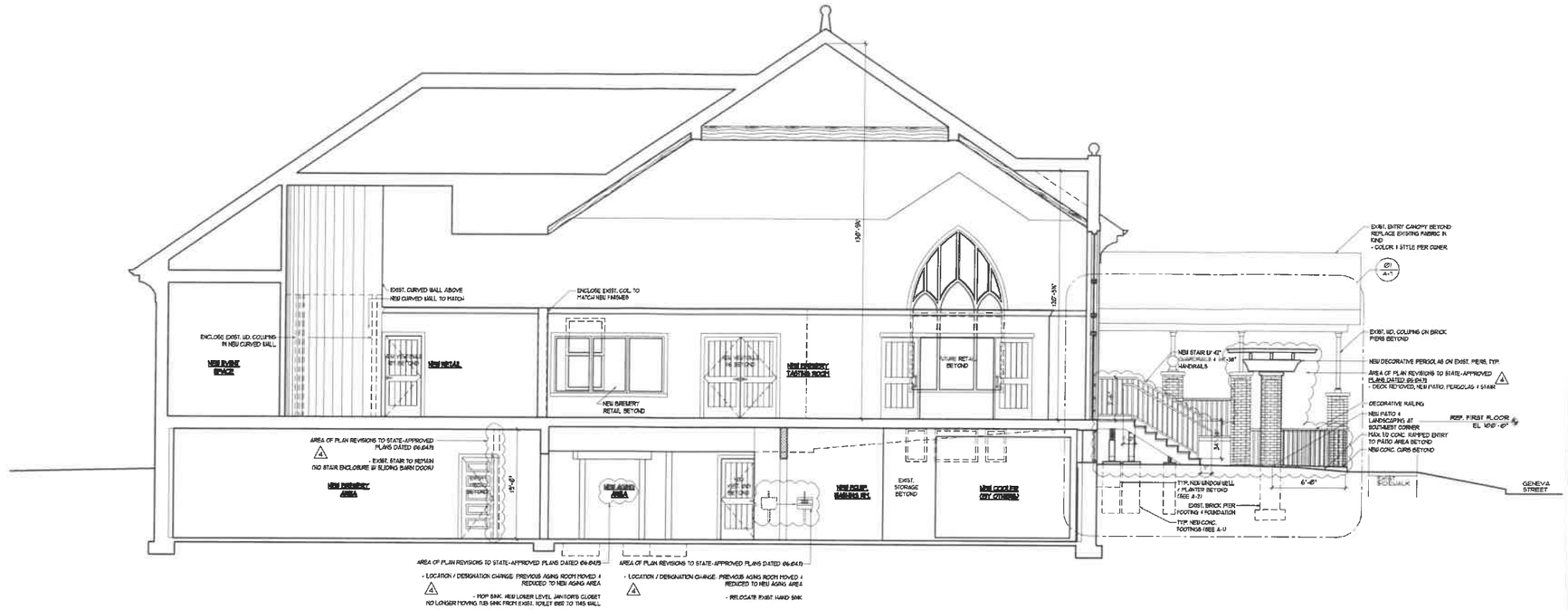
REVISIONS

- PRELIMINARY
- BID/APPROVAL
- PERMIT
- CONSTRUCTION

DATE
12.19.19

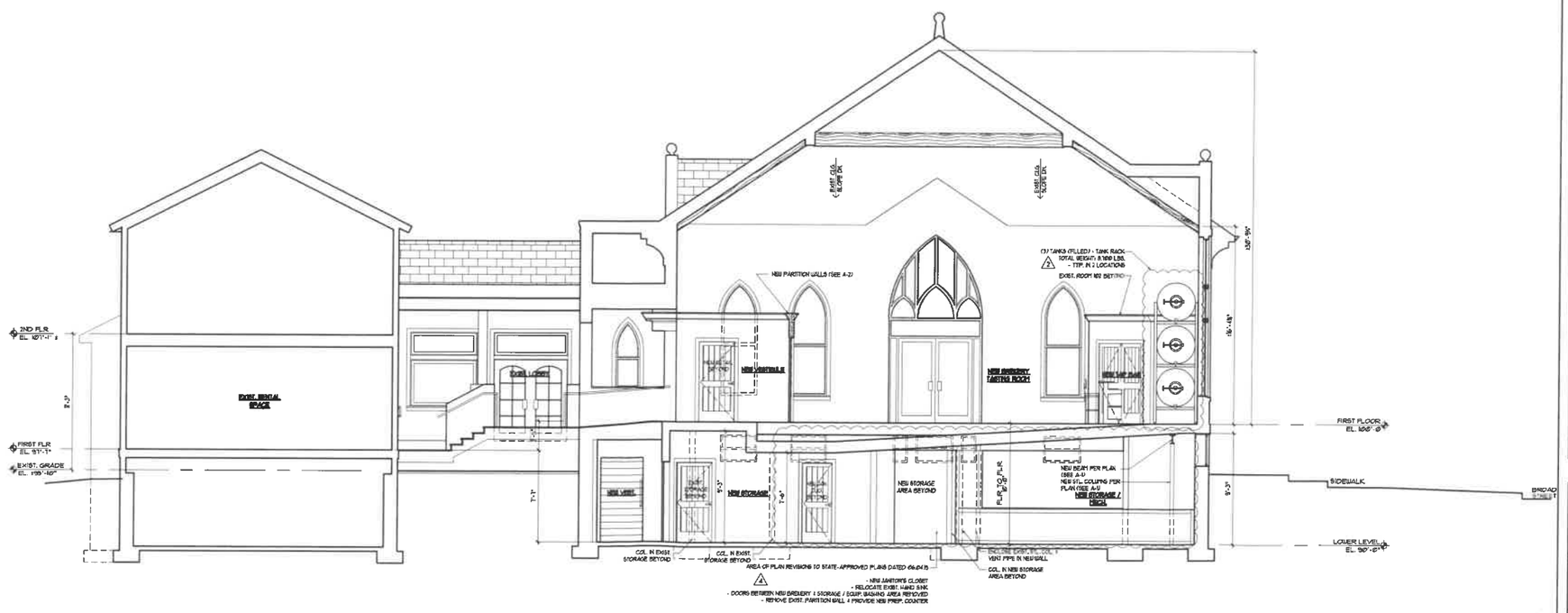
SHEET
A-5
OF ____

© McCormack + Etten / Architects, LLP



Ø1 - TRANSVERSE SECTION (LOOKING EAST)

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



Ø2 - LONGITUDINAL SECTION (LOOKING SOUTH)

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

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

ADDITIONS AND ALTERATIONS TO THE
GENEVA STREET VILLAGE
721 GENEVA STREET
LAKE GENEVA, WISCONSIN 53147

PROJECT NO. 1840

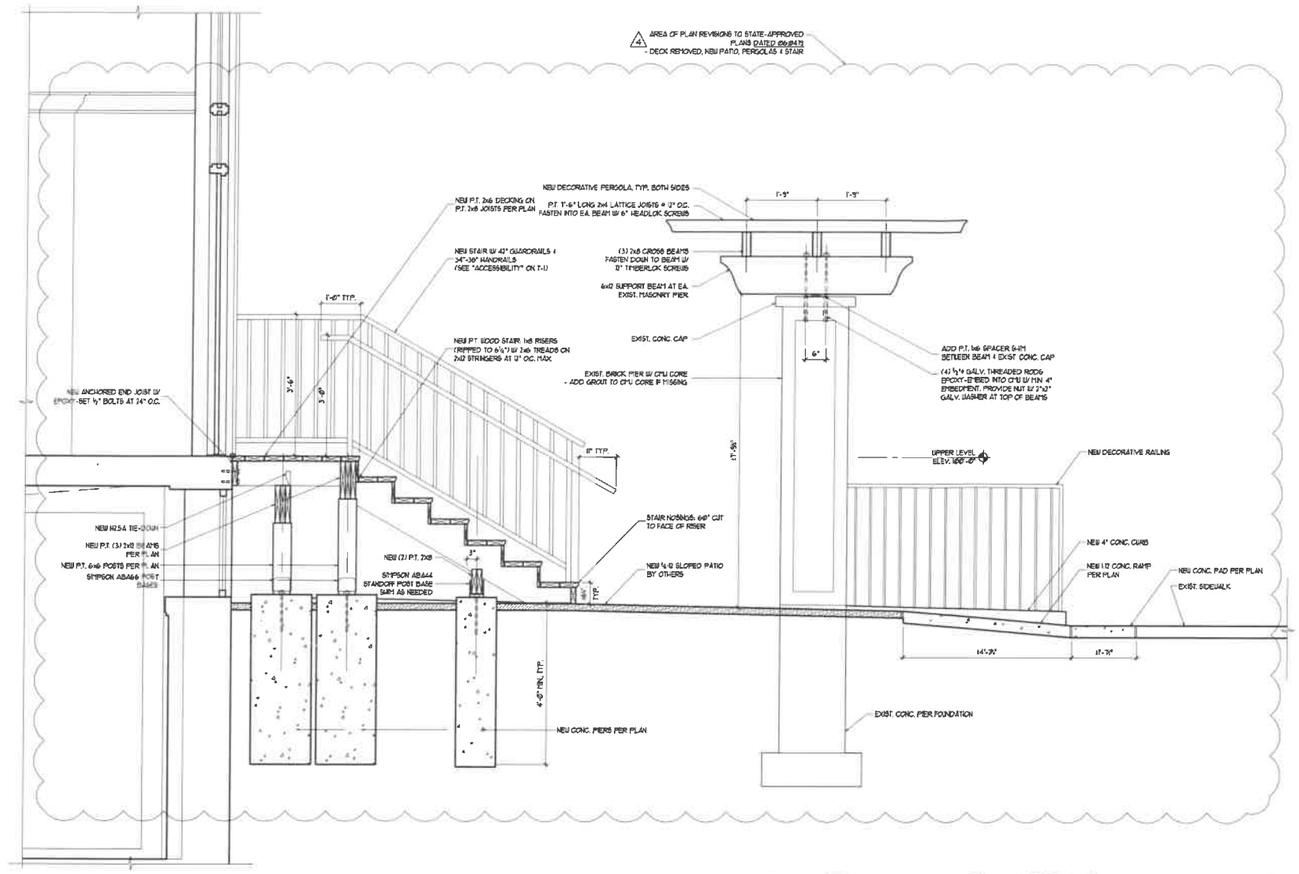
REVISIONS
Ø 06.10.19
Ø 12.20.19

PRELIMINARY
INDIAPPROVAL
PERMIT
CONSTRUCTION

DATE 12.19.19

SHEET A-6 OF ____

© McCormack + Etten / Architects, LLP



Ø1 - SECTION: STAIR & PERGOLA

SCALE: ¼"=1'-0"

McCormack + Elten / Architects™, LLP
400 Broad Street
Lake Geneva, WI 53147
Ph: (262) 248-8361
Fax: (262) 248-8362
contact@mccormackelten.com
www.mccormackelten.com

ADDITIONS AND ALTERATIONS TO THE
GENEVA STREET VILLAGE
121 GENEVA STREET
LAKE GENEVA, WISCONSIN 53147

PROJECT NO.
1840

REVISIONS
1 12.20.19

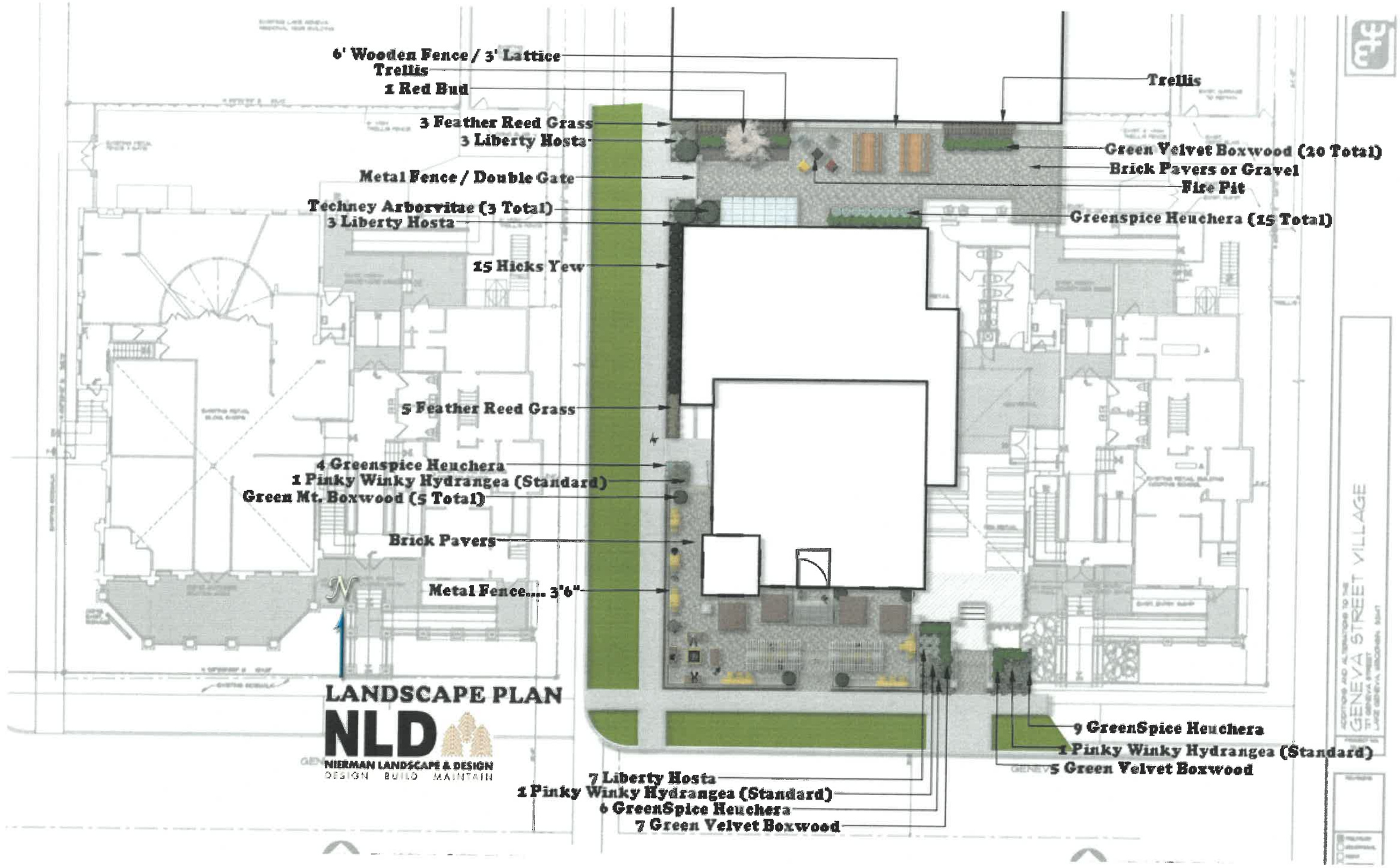
☐ PRELIMINARY
■ BID/APPROVAL
■ PERMIT
■ CONSTRUCTION

DATE
12.19.19

SHEET
A-1
OF

© McCormack + Elten / Architects, LLP

E. LANDSCAPING & SIGNAGE


6' Wooden Fence / 3' Lattice
Trellis
1 Red Bud
3 Feather Reed Grass
3 Liberty Hosta
Metal Fence / Double Gate
Techney Arborvitae (3 Total)
3 Liberty Hosta
15 Hicks Yew
5 Feather Reed Grass
4 Greenspice Heuchera
1 Pinky Winky Hydrangea (Standard)
Green Mt. Boxwood (5 Total)
Brick Pavers
Metal Fence.... 3'6"
Trellis
Green Velvet Boxwood (20 Total)
Brick Pavers or Gravel
Fire Pit
Greenspice Heuchera (15 Total)
9 GreenSpice Heuchera
1 Pinky Winky Hydrangea (Standard)
5 Green Velvet Boxwood
7 Liberty Hosta
1 Pinky Winky Hydrangea (Standard)
6 GreenSpice Heuchera
7 Green Velvet Boxwood
LANDSCAPE PLAN
NLD
NIERMAN LANDSCAPE & DESIGN
DESIGN BUILD MAINTAIN
GENEVA STREET VILLAGE

NLD
NIERMAN LANDSCAPE & DESIGN

NLD
NIERMAN LANDSCAPE & DESIGN

Topsy Turvy Signage:

Broad Street (62.5 sq ft total)

- Topsy Turvy Signs – 8’W x 3’H = 24 sq ft
- South Side Retail Signs – 4 @ 4’W x 1.5’H ea (6 sq ft ea) = 24 sq ft
- Canopy Signs – 3 @ 3.5’W x 1’H ea (3.5 sq ft ea) = 10.5 sq ft
- TT Signs on Pillars – (2) 1’ Diameter ea = 2 sq ft
- Existing Canopy over Cooking School Door = approx. 2 sq ft

Geneva Street (80 sq ft total)

- Topsy Turvy Signs – 8’W x 3’H = 24 Sq ft
- TT Signs on Pillars – 1’ Diameter ea = 1 sq ft
- West Side Brewery Sign – 10’W x 2.5’H = 25 sq ft
- West Side Retail Signs – 3 @ 5’W x 2’H ea (10 sq ft ea) = 30 sq ft.

REMODELED SOUTH ELEVATION (GENEVA STREET)

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

REMODELED WEST ELEVATION (BROAD STREET)

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

McCormack + Etten / Architects TM, LLP
400 Broad Street
Ph (262) 248-6391
contact@mccormacketten.com
Lake Geneva, WI 53147
Fax (262) 248-6392
www.mccormacketten.com

ADDITIONS AND ALTERATIONS TO THE
GENEVA STREET VILLAGE
727 GENEVA STREET
LAKE GENEVA, WISCONSIN 53147

PROJECT NO. 1840

REVISIONS
1. 05.30.19
2. 12.20.19

- PRELIMINARY
- BID/APPROVAL
- PERMIT
- CONSTRUCTION

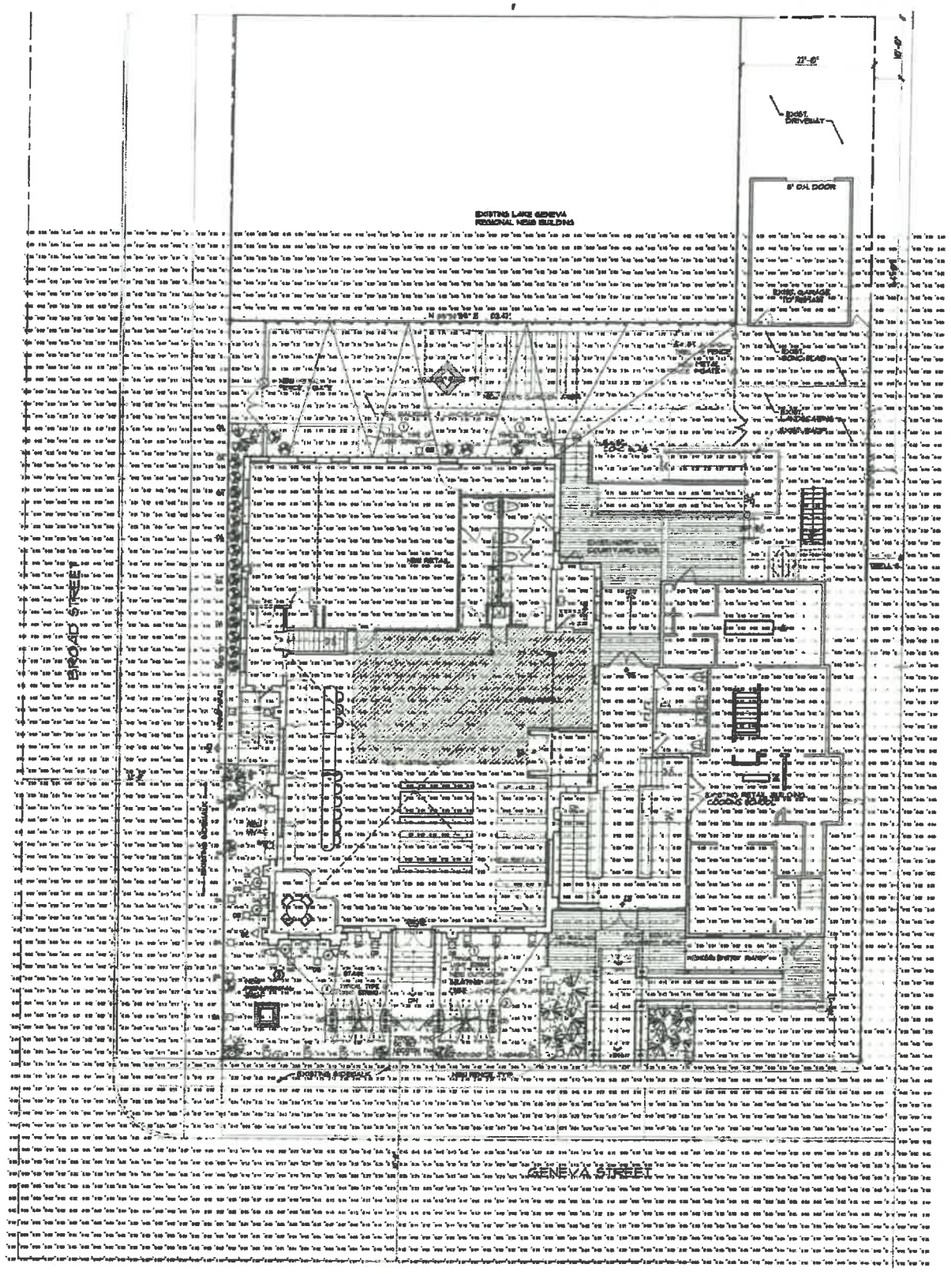
DATE 01.09.20

SHEET A-4 OF ____

© McCormack + Etten / Architects, LLP

Topsy Turvy
BREWERY
Geneva
Retail
Retail
Retail
Retail
Coffee

Shops at the
BREWERY
Coffee
Gift Centre
Retail
Topsy Turvy
BREWERY



1 PROPOSED SITE LIGHTING
SCALE: 1/8"=1'

SHEET NOTES

1. DECORATIVE LIGHT STRINGS TO BE ADDED ABOVE PERGOLA AND TWIN PERGOLA TO EMBLEM OF THE FRONT AND SECOND BUILDINGS AT THE NEW, PEDESTRIANS SHOWN FOR ON LES DECORATIVE LIGHT STRINGS. LIGHT STRINGS TO BE INSTALLED ON EMBEDS AND LIGHT LEVELS CAN BE SEEN SHOWN FROM THE MINIMUM FOOT-CANDLE VALUES SHOWN.
2. PROVIDE LIGHTING CONTROLS TO MEET 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND WISCONSIN STATE CODE.
3. EXTERIOR SITE LIGHTING IS EXEMPT FROM LIGHTING ENERGY CALCULATIONS AND MUST BE SEPARATELY CONTROLLED FROM OTHER EXTERIOR LIGHTING. GROUND LIGHTS SHOULD BE SET BACK FROM THE SIDE APPROXIMATELY 3/4 OF THE SIGN HEIGHT.
4. TOWER SIGN LIGHTING IS EXEMPT FROM LIGHTING ENERGY CALCULATIONS AND MUST BE SEPARATELY CONTROLLED FROM OTHER EXTERIOR LIGHTING. LIGHTS MOUNTED ABOVE SIGN (APPROXIMATELY 10' AFG).
5. TYPICAL TYPE 3D SIGN MOUNTED ON SURFACE BOX THAT TRANSFORMED UP TO PERGOLA BARRIER SIGN ON COLUMN OR BUSINESS VERIFY BEST MOUNTING.

WISCONSIN
DAVID L. HANSON
E-27155
KENOSHA, WI
PROFESSIONAL ENGINEER

REVISIONS

1		
2		
3		
4		
5		

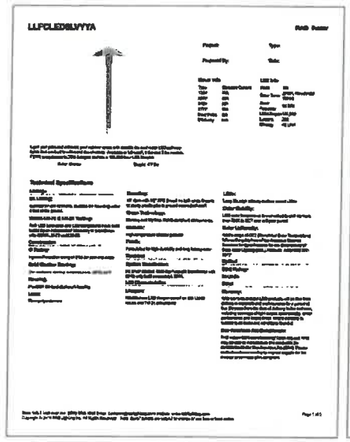
DAVID L. HANSON
AND ASSOCIATES, INC.
LICENSED PROFESSIONAL ENGINEERS
6402-32nd AVENUE
KENOSHA, WI 53142 (262) 854-2010

DATE
10/10/19

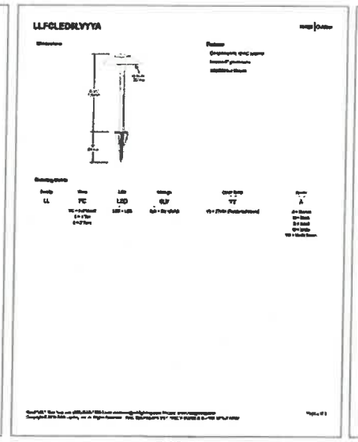
BUILDING
GENEVA STREET VILLAGE
SITE LIGHTING
727 GENEVA STREET
LAKE GENEVA, WI 53147

SHEET
E1.1

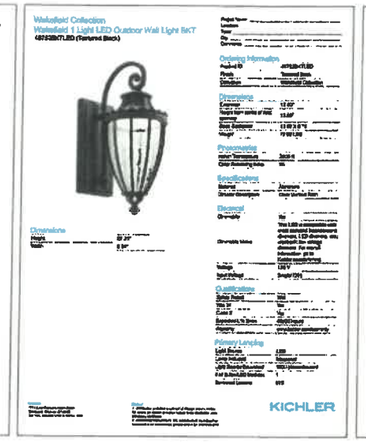
OWNER TO SELECT WET LOCATION RATED CEILING FAN FOR EACH PERGOLA. 2 10W LED LAMPS MAXIMUM.



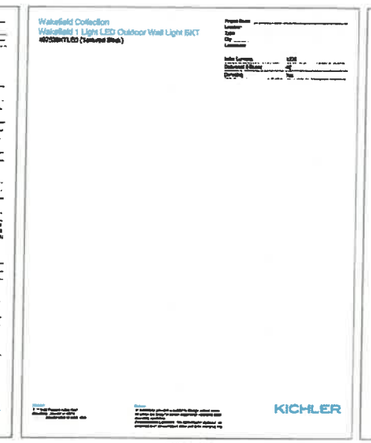
TYPE OA



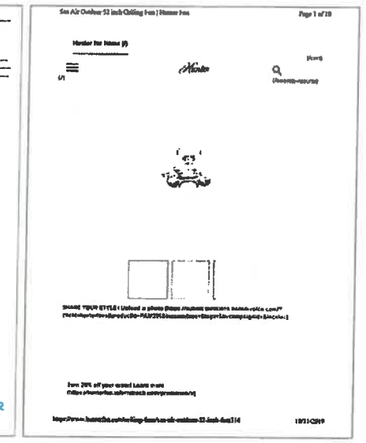
TYPE OA



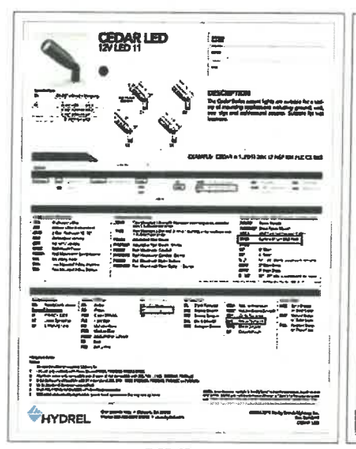
TYPE OB



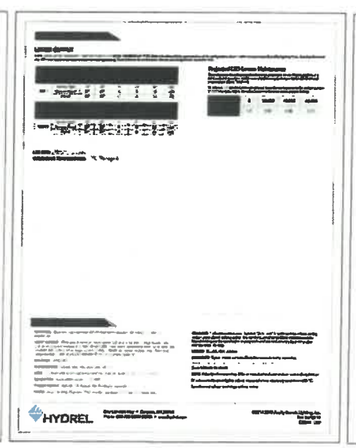
TYPE OB



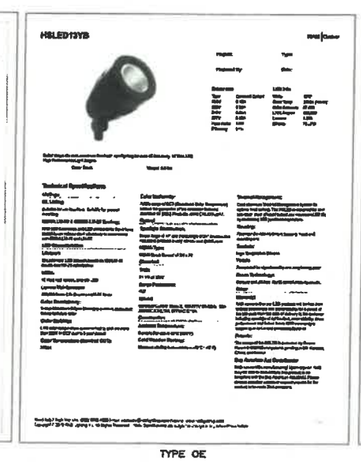
TYPE OC



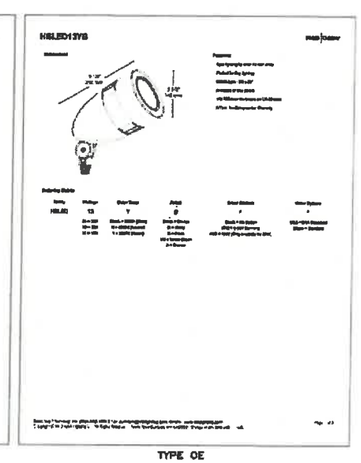
TYPE OD



TYPE OD



TYPE OE



TYPE OE

REVISIONS		
1		
2		
3		
4		

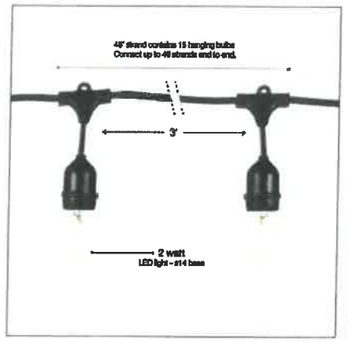
DAVID L. HANSON AND ASSOCIATES, INC.
LICENSED PROFESSIONAL ENGINEERS
6402-32nd AVENUE
KENOSHA, WI 53142 (262) 654-2010

DATE
10/10/19

BUILDING
GENEVA STREET VILLAGE
SITE LIGHTING
727 GENEVA STREET
LAKE GENEVA, WI 53147

SHEET
E9.1

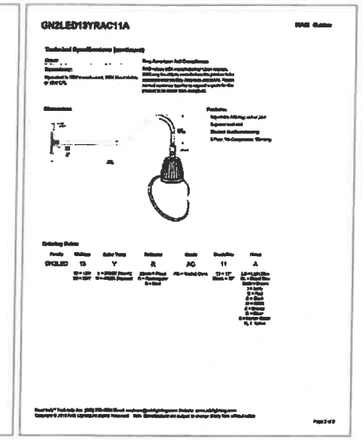
DECORATIVE STRING LIGHTS SHALL HAVE A 2W LED LAMP MAXIMUM.
DECORATIVE STRING LIGHTS UNDER PERGOLA MAY BE LANTERN TYPE.



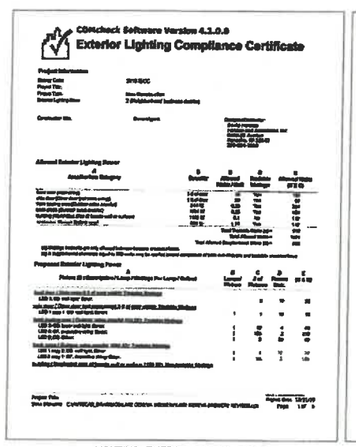
TYPE OF

TYPE OF UNDER PERGOLA

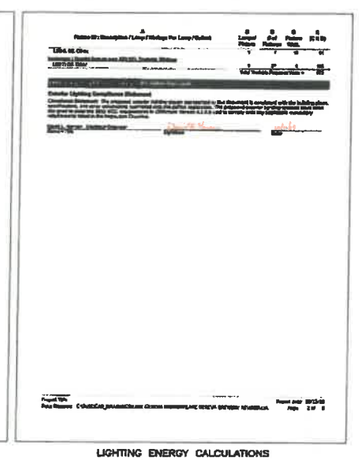
TYPE OG



TYPE OG



LIGHTING ENERGY CALCULATIONS



LIGHTING ENERGY CALCULATIONS

DAVID L. HANSON AND ASSOCIATES, INC.
LICENSED PROFESSIONAL ENGINEERS
6402-32nd AVENUE
KENOSHA, WI 53142 (262) 654-2010

DATE 10/10/19

GENEVA STREET VILLAGE
SITE LIGHTING
727 GENEVA STREET
LAKE GENEVA, WI 53147

BUILDING

SHEET E9.2

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: February 17, 2019

Agenda Item: 10

Applicant:
Omega Homes Vistas LLC
210 O'Connor Dr.
Elkhorn WI 53121

Request:
Vistas LLC
General Development Plan
Tax Key No. ZA424700001

Description:
The applicant is submitting a proposal for a Step 3 of the Planned Development process which is the General Development Plan (GDP).

This request is to develop the 17.26 acres and build 58 new single family homes.

Project Details from (GDP) 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 General Development Plan (GDP):
As part of the consideration of the requested (GDP), the Plan Commission is required to:

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

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

A proposed GDP 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 GDP 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 GDP 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 GDP 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 GDP 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 GDP 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 GDP 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 GDP 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 GDP 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 GDP 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 GDP 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 GDP 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 GDP 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 General Development Plan (GDP):

1. Staff recommends that the Plan Commission recommend approval of the proposed GDP 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 GENERAL DEVELOPMENT PLAN OR AMENDMENT

City of Lake Geneva

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

ZA4247 00001

See enclosed plat

Name and Address of Current Owner:

Omega Homes - Vistas LLC

210 O'Connor Dr. Elkhorn, WI 53121

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

262-581-5560 gjenpoli@omegahomes.net

Name and Address of Applicant:

Same

Telephone No. with area code & Email of Applicant:

Same

Proposed Use:

Residential Subdivision Planned Development

Zoning District in which land is located: MR-8

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

Cardinal Engineering LLC

PO Box 281 Lake Geneva, WI 53147

Short statement describing activities to take place on site:

See enclosed narrative

GDP fee $400.00, payable upon filing application

1/10/2020

Date

Omega Homes of Vistas, LLC

By [signature] Pres

Signature of Applicant

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

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

X (1) **A <u>location map</u> 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;

X (2) **A <u>map of the subject property</u>** for which the PD is proposed:
- X Showing all lands within 300 feet of the boundaries of the subject property;
- X 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);
- X Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
- X Map and all its parts clearly reproducible with a photocopier;
- X Map size of 11" x 17" and map scale not less than one inch equals 800 feet;
- X All lot dimensions of the subject property provided;
- X Graphic scale and north arrow provided.

X (3) **A <u>general written description</u>** of proposed PD including:
- X General project themes and images;
- X The general mix of dwelling unit types and/or land uses;
- X Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
- X The general treatment of natural features;
- X The general relationship to nearby properties and public streets;
- X The general relationship of the project to the Master Plan,
- X A statement of Rationale as to why PD zoning is proposed. This shall identify barriers that the Applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the Applicant suggests are available through the proposed PD zoning.

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

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

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

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

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

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

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

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

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

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

X Project identification signs;

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

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

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

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

____ **Receipt of 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:** _____

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 written description of the intended use describing in reasonable detail the:**

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

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

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

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

X Possible future expansion and related implications for points above;

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

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

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

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

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

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

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

X A legal description of the subject property;

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

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

X All required building setback lines;

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

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

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

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

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

X The location, type, height, size and lighting of all signage on the subject property;

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

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

X The location of existing and proposed drainage facilities;

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

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

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

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

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

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

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

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

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

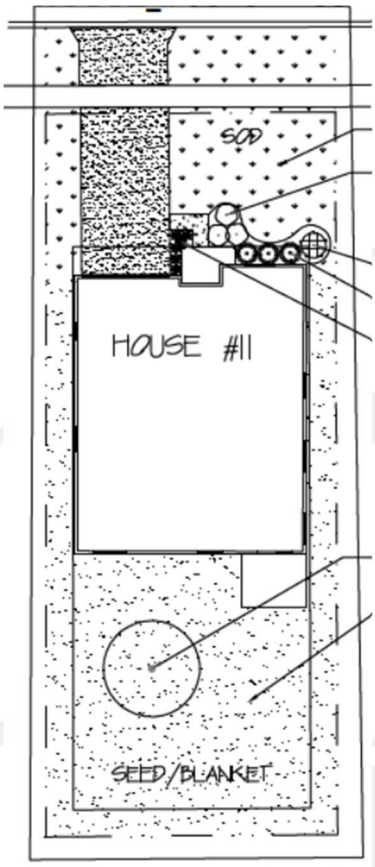
____ **Receipt of 20 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____**

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

THE VISTAS OF LAKE GENEVA

OMEGA HOMES – VISTAS, LLC

PRECISE IMPLEMENTATION, GENERAL DEVELOPMENT, AND SITE PLAN NARRATIVE



Location

The project is a redevelopment of the remaining lands which were once planned for an upscale condo project (142 Units). The site is 17.26 acres located in the Northwestern section of the City. It is currently bordered on the north by existing LaSalle Street, on the west by the Hillcrest Condominium, the south by The Cottages of Lake Geneva Condominium, Lake Geneva Hills subdivision, and the Lake Geneva Woodlands condominium, and on the east, by Whispering Hills Condominium. It also includes former lots in Oakdale Estates, including the vacated Right of Way of Oakdale Street. Southeast Wisconsin Regional Planning Commission (SEWRPC) has cleared the site of environmental corridor.

262-757-8776
PO BOX 281
LAKE GENEVA, WISCONSIN
WWW.CARDINALENGINEERINGWI.COM

Review History

This project has previously been submitted for GDP review. Upon being tabled until the water tower agreement was finalized, we are requesting to be reviewed in GDP/PIP combination. While no vote was taken at the previous GDP plan commission meeting, we felt the positive reception and conversation lent itself well for this combined submittal to also be well received in respect for the time for approvals.

Existing Conditions

The property is the remains of the Hillcrest Condominium project. All existing Sewer and Water lines were previously installed by a previous developer under approval of the Utility Company which currently maintains them. Several meetings have been held by the Utility Company which concluded into a plan to upgrade the Water system so that adequate water pressure can be provided for this area of the City. Omega Homes-Vistas, L.L.C. is providing a major portion of the funds for this upgrade which entails raising the Dodge Street Water Tower by 30 feet to increase water pressure throughout the service area which also satisfies the needs of the Vistas project. The Vistas project has been designed to use most of the existing utilities. New homes will add paying customers to help defray the cost of operation, maintenance, and sinking cost of these facilities.

The Vistas project is also expecting to utilize some of the existing storm sewer system, with upgrades and piping modifications installed as needed. Cul-de-sacs, stormwater, and common spaces are proposed to be constructed on "outlots", owned and maintained by a Homeowner's Association.

Proposed Site Statistics

- **Existing Zoning and Planned Use**
  - Existing MR-8 with Multi-Family Residential
- **Proposed Use and Zoning**
  - Proposed Plan Development for Conventional Single-Family Residential, which is permitted by right under MR-8 (98-206(1)(a)1)
- **Density Narrative**
  - Existing Hillcrest Condominium Proposed 142 Units on 17.26 Acres for 8.2 Units/Acre
  - Vistas of Lake Geneva Proposes 58 Homes on 17.26 Acres for 3.4 Homes/Acre
    - Floor plans are 3 bedrooms, with one having 4. Averaging a family of 5, multiplied over 58 units; equals a residence population of 290 (all ages). Given the same family of 5 in the existing Hillcrest Condominium over 142 Units, the original population density of 710 is reduced by 420 people (all ages).
  - Homes range in size, tabular estimates of lot statistics shown on following pages
  - Total Development describe below. These are conservative estimates, given final home dimensions. Lot breakdowns can be seen in table on following pages:
    - Site Density: 3.4 Homes/Acre
    - Entire Site 40% Impervious Surface Ratio (including roads and ponds)
    - Resulting 60% Landscape Surface Area Ratio

- **Existing Infrastructure Impacts**
    - Overall original traffic generation and sanitary sewer and septic loadings are reduced from the original Hillcrest Condominium Development.
    - Total loading for sanitary sewer previously installed is reduced with this plan
    - Total demand on water service is reduced with this plan. The pre-existing water pressure shortage is being resolved, as previously discussed.
- **Operation Considerations**
    - Parking
        - On Street Parking is restricted to one side only throughout the development to meet city street dimensional standards and Fire Department 20' continual access width requirements Per Chapter 18 of the 2012 edition of the NFPA 1.
        - No off-street parking is proposed in addition to individual driveways.
        - On Street Parking will be signed as to be restricted to "No Parking Any Time", but individual parking stalls will be identified. No minimum parking is required per 98-206 beyond the residential driveways.
    - Lighting
        - Street lighting is proposed within right-of-way at intersections. A photometric plan is provided. Lighting systems will be turned over to City of Lake Geneva ownership and operation. Materials will match existing streetlight poles and heads in current operation on Broad Street.
    - All parts of Article VII are intended to comply

- **Environmental and Natural Features**
    - Environmental Corridor
        - Coordination between the developer, the City, and SEWRPC the site has cleared of being within the environmental corridor
        - Most of the site was previously cleared for the existing development. The southwest portion of the site that is planned for residential lots will be cleared. The far southwest common area will be cleared for perimeter berms while maintaining mature trees and vegetation. Weeds, brush, and generally scrub will be removed and maintained by the homeowner's association.
        - All other landscaping will be as depicted on the landscaping plan.

Proposed Improvements:

- Development in three phases for total 58 single family lots and homes.
    - Phase 1 includes Lots 1 through 15 along the existing roadway
    - Phase 2 will extend a short section of the new roadway, and Forestview Court
        - The turnaround for lots 27-30 will be adequate for fire truck turn-around. Therefore, no additional temporary cul-de-sacs will be required.
- Replacement of water and sewer service laterals.
    - Capping old laterals at the mains and installing new
    - Completing portions of infrastructure that were left incomplete
- Construction of additional roadways. Proposed new LaSalle Street section to be Public Right of Way with two cul-de-sac drives on land to be owned and maintained by the homeowners.
- Existing La Salle Street will be renamed "Monte Vista Drive". Curb and gutter will be added to the south side of the pavement, and the current roadside ditch will be removed.
- Sidewalks installed throughout the project.
- Design and construction of an improved Storm Sewer system to meet current City's standards.
- Existing Stormwater Management facilities will be completed.
- Approximately 5 acres of land to be retained as common area for open space and private roads.
- Existing land surface will be modified to accommodate the proposed housing units
- Landscaping added to existing public Right-of-Way and proposed private roads.
- Landscape package will be included in each home package.
- Homes will be marketed from model homes, sold, and built by Omega Homes-Vistas, L.L.C.

Benefits of PUD

- Infill single family development.
- Utilizes exiting "in place" utilities.
- Fills housing need for current full-time residents and workers seeking to relocate to the City.
- Provides additional passive open space for residents
- Updates the Dodge Street Water Tower which might contribute to City expansion.
- Provides additional revenue to Utility Company.
- Increases the tax base of the City.
- Does not add to the transportation cost for the School District.

262-757-8776
PO BOX 281
LAKE GENEVA, WISCONSIN
WWW.CARDINALENGINEERINGWI.COM

Requested Exemptions

- ***Setbacks***
  - In mirroring recent subdivisions within the City including Symphony Bay and Summerhaven, the following standards have been applied:

	VISTAS	SYMPHONY BAY	SUMMERHAVEN
Front Yard	25’	25’	19.5’
Side Yards	5’	5’	6’
Rear Yards	15’	15’	15’

  - A full list of each lots designed setbacks is provided on the plans and in tabular form within this narrative. In general, the proposed setbacks are as follows:
    - Street Frontage on Public Road: 25’ (Meets zoning ordinance)
    - Side Yards: 5’
    - Street as a Side Yard (Cul-de-sac corners):
      - 15’ – most cases to properly fit designed footprint
      - 10’ – once case to fit designed footprint
      - 25’ - all others as required by ordinance
    - When lot abuts utility easement, that is utilized as setback line.
    - Rear
      - 15’ – all lots as a minimum
      - 30’ – long lots along new LaSalle and Monte Vista Drive
      - 13’ – unique lots that abut common space (ponds or open)
      - 5’ – unique lots that abut common space (ponds or open)
- ***Lot Sizes***
  - Average lot size of 8,267 sf. SR-4 minimum is 9,000sf.
  - Irregular lots exist on cul-de-sacs
  - Lot depth of less than 100’ exists on one cul-de-sac lot, and those abutting open common space
- ***Private Streets***
  - The two interior cul-de-sacs (Outlot 5 and 6) and the interior turn-around (Outlot 4) shall be private and maintained by the Homeowner’s Association (including snow removal)
- ***Lot Lines – Requested Exemptions from standard geometry***
  - Lot line 16 is radial to the cul-de-sac, but rear yard extended to thoroughfaire is not perpendicular to existing right-of-way. It is protected on the plat with a “No Vehicular Access” restriction.
  - Lot Line between Lot 31 & and 32 is not perpendicular to the Right-of-Way in order to accommodate storm sewer piping.

- ***Street Cross Sections***
    - Mountable Curb Throughout. Standard curb head is in the City's Standard Detail
    - Restricted Parking to one side maintaining minimum 20' fire access width at all times
- ***Architectural***
    - Garage fronts be a minimum two feet behind the front porch/stoop plane of the home
    - *Garage width to be less than 50 % of width of the house.*
- ***Time Considerations***
    - Given the size of this development plan, the GDP approval is requested to provide ample time for Developer to construct the project in phases based on market demand. As part of our application, we are requesting that certain process and approval requirements set forth in Section 98-905 of the Zoning Ordinance and for preliminary and final plats be waived. Specifically, we request that Section 98-905(7), (9), (10) concerning conditional use permits be waived, as the scope of this project does not align with the time restrictions contained therein. Further we request that the time restrictions contained in Section 98-908(7) shall be waived. Further we request that the time restrictions in Section 914(7)(a)(9)(a) and those stated on the GDP application be waived. In addition to the waivers requested herein, we generally requested that similar time restrictions not specifically referenced be waived to allow the develop the project to be completed in reasonable phases based on market demand.
    - Early start permits and the like to begin the improvements such as mass grading, detention, and utilities as well as model homes.
    - Occupancy of homes below 1,000 feet elevation until completion of Dodge Water Tower renovation.
    - Ability to install any improvement in any phase, at any time, even prior to platting of that phase

Proposed Phasing

The site is proposed in three phases starting with the Monte Vista drive improvements and continuing in an orderly manner thereafter. The site will be mass graded. Utilities will be installed as feasible with the phasing.

Exhibit - Lot Details

Lot Numbers	Lot Square Ft.	Expected Home Width (ft)	Expected Home Depth (ft)	Home Sq. Ft.	Floor Area Ratio	Driveway & Sidewalk	Impervious Area Ratio	Landscape Area Ratio
1	8086	44	54	2376	29%	580	37%	63%
2	7290	44	54	2376	33%	580	41%	59%
3	7290	44	54	2376	33%	580	41%	59%
4	7290	44	54	2376	33%	580	41%	59%
5	7290	44	54	2376	33%	580	41%	59%
6	7290	44	54	2376	33%	580	41%	59%
7	7290	44	54	2376	33%	580	41%	59%
8	7290	44	54	2376	33%	580	41%	59%
9	7290	44	54	2376	33%	580	41%	59%
10	7290	44	54	2376	33%	580	41%	59%
11	7290	44	54	2376	33%	580	41%	59%
12	7290	44	54	2376	33%	580	41%	59%
13	7290	44	54	2376	33%	580	41%	59%
14	7290	44	54	2376	33%	580	41%	59%
15	11345	44	54	2376	21%	580	26%	74%
16	9188	41	54	2214	24%	580	30%	70%
17	11899	44	54	2376	20%	580	25%	75%
18	9601	44	54	2376	25%	580	31%	69%
19	12194	44	54	2376	19%	580	24%	76%
20	9340	44	54	2376	25%	580	32%	68%
21	7921	42	54	2268	29%	580	36%	64%
22	8163	44	53	2332	29%	580	36%	64%
23	9037	44	49	2156	24%	580	30%	70%
24	8972	44	47	2068	23%	580	30%	70%
25	10072	44	54	2376	24%	580	29%	71%
26	9356	44	54	2376	25%	580	32%	68%
27	9944	44	54	2376	24%	580	30%	70%
28	10914	44	54	2376	22%	580	27%	73%
29	8662	44	52	2288	26%	580	33%	67%
30	8140	44	36	1584	19%	580	27%	73%
31	9294	42	48	2016	22%	580	28%	72%
32	7722	44	54	2376	31%	580	38%	62%
33	8728	44	54	2376	27%	580	34%	66%
34	8962	44	54	2376	27%	580	33%	67%
35	8962	44	54	2376	27%	580	33%	67%
36	8876	44	54	2376	27%	580	33%	67%

262-757-8776
PO BOX 281
LAKE GENEVA, WISCONSIN
WWW.CARDINALENGINEERINGWI.COM

37	8824	44	54	2376	27%	580	33%	67%
38	8771	44	54	2376	27%	580	34%	66%
39	8719	44	54	2376	27%	580	34%	66%
40	8664	44	54	2376	27%	580	34%	66%
41	11186	44	54	2376	21%	580	26%	74%
42	12038	44	54	2376	20%	580	25%	75%
43	14224	44	54	2376	17%	580	21%	79%
44	8151	42	48	2016	25%	580	32%	68%
45	5254	42	48	2016	38%	580	49%	51%
46	4830	48	48	2304	48%	580	60%	40%
47	5012	42	48	2016	40%	580	52%	48%
48	4860	42	48	2016	41%	580	53%	47%
49	7867	44	54	2376	30%	580	38%	62%
50	9618	44	54	2376	25%	580	31%	69%
51	8467	44	54	2376	28%	580	35%	65%
52	6100	42	48	2016	33%	580	43%	57%
53	6252	42	48	2016	32%	580	42%	58%
54	7502	37	40	1480	20%	580	27%	73%
55	6902	42	48	2016	29%	580	38%	62%
56	5187	31	51	1581	30%	580	42%	58%
57	5287	37	40	1480	28%	580	39%	61%
58	5610	37	40	1480	26%	580	37%	63%

THE VISTAS OF LAKE GENEVA

LOT 1 OF CSM#4247, IN PART OF THE NW 1/4 & SW 1/4 OF THE SE 1/4 AND NE 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

BEARINGS REFERENCED TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 26-2-17, RECORDED AS S89°52'53"W IN THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD-27). COORDINATES ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD-27).

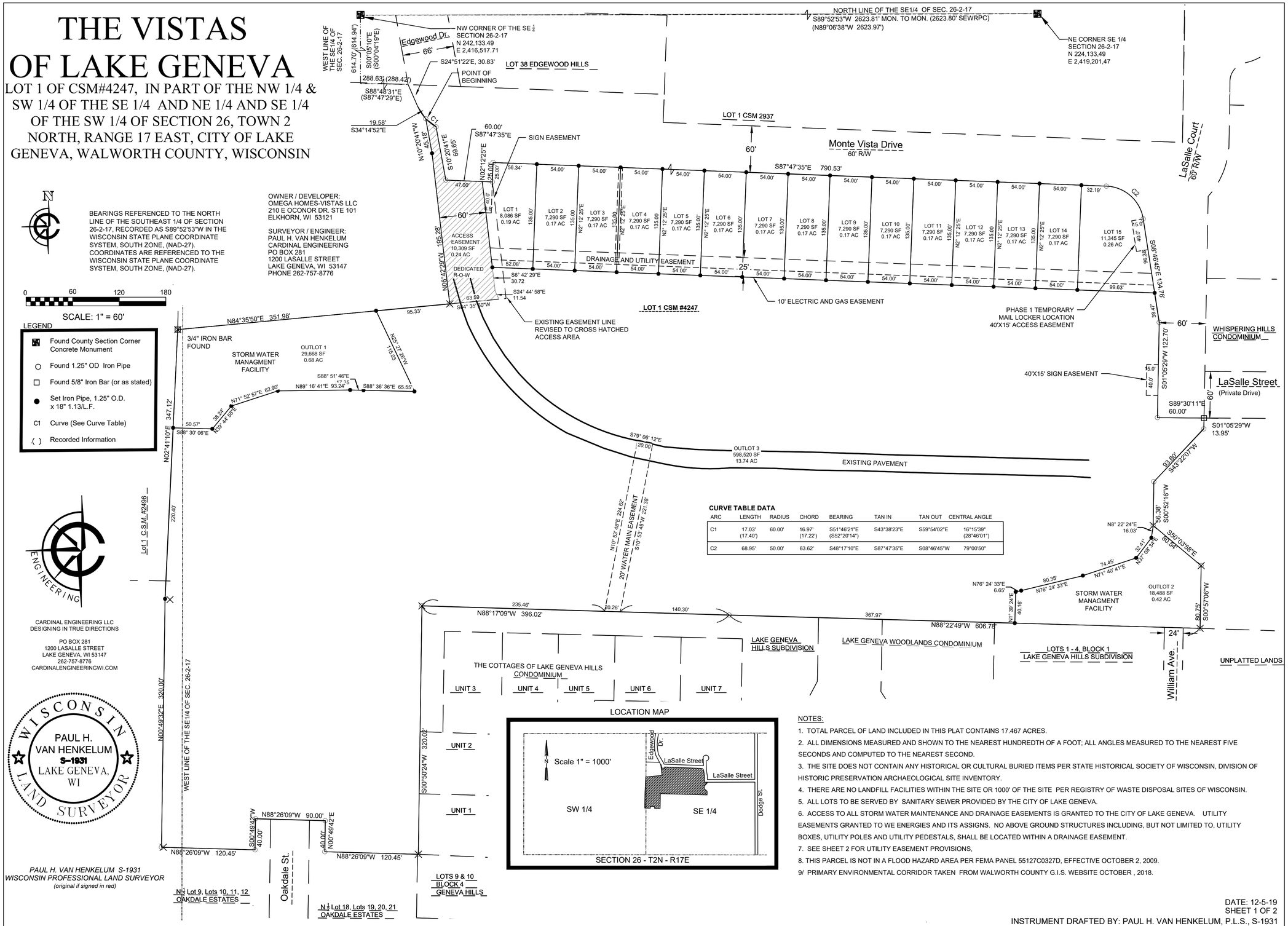
OWNER / DEVELOPER:
OMEGA HOMES-VISTAS LLC
210 E OCONOR DR. STE 101
ELKHORN, WI 53121

SURVEYOR / ENGINEER:
PAUL H. VAN HENKELUM
CARDINAL ENGINEERING
PO BOX 281
1200 LASALLE STREET
LAKE GENEVA, WI 53147
PHONE 262-757-8776

SCALE: 1" = 60'

LEGEND

- Found County Section Corner Concrete Monument
- Found 1.25" OD Iron Pipe
- Found 5/8" Iron Bar (or as stated)
- Set Iron Pipe, 1.25" O.D. x 18" 1.13/L.F.
- C1 Curve (See Curve Table)
- ( ) Recorded Information



CURVE TABLE DATA

ARC	LENGTH	RADIUS	CHORD	BEARING	TAN IN	TAN OUT	CENTRAL ANGLE
C1	17.03' (17.40')	60.00'	16.97' (17.22')	S51°46'21"E (S52°20'14")	S43°38'23"E	S59°54'02"E	16°15'39" (28°46'01")
C2	68.95'	50.00'	63.62'	S48°17'10"E	S87°47'35"E	S08°46'45"W	79°00'50"

NOTES:

1. TOTAL PARCEL OF LAND INCLUDED IN THIS PLAT CONTAINS 17.467 ACRES.
2. ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDREDTH OF A FOOT; ALL ANGLES MEASURED TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST SECOND.
3. THE SITE DOES NOT CONTAIN ANY HISTORICAL OR CULTURAL BURIED ITEMS PER STATE HISTORICAL SOCIETY OF WISCONSIN, DIVISION OF HISTORIC PRESERVATION ARCHAEOLOGICAL SITE INVENTORY.
4. THERE ARE NO LANDFILL FACILITIES WITHIN THE SITE OR 1000' OF THE SITE PER REGISTRY OF WASTE DISPOSAL SITES OF WISCONSIN.
5. ALL LOTS TO BE SERVED BY SANITARY SEWER PROVIDED BY THE CITY OF LAKE GENEVA.
6. ACCESS TO ALL STORM WATER MAINTENANCE AND DRAINAGE EASEMENTS IS GRANTED TO THE CITY OF LAKE GENEVA. UTILITY EASEMENTS GRANTED TO WE ENERGIES AND ITS ASSIGNS. NO ABOVE GROUND STRUCTURES INCLUDING, BUT NOT LIMITED TO, UTILITY BOXES, UTILITY POLES AND UTILITY PEDESTALS, SHALL BE LOCATED WITHIN A DRAINAGE EASEMENT.
7. SEE SHEET 2 FOR UTILITY EASEMENT PROVISIONS,
8. THIS PARCEL IS NOT IN A FLOOD HAZARD AREA PER FEMA PANEL 55127C0327D, EFFECTIVE OCTOBER 2, 2009.
9/ PRIMARY ENVIRONMENTAL CORRIDOR TAKEN FROM WALWORTH COUNTY G.I.S. WEBSITE OCTOBER , 2018.

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

PO BOX 281
1200 LASALLE STREET
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

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

PAUL H. VAN HENKELUM S-1931
WISCONSIN PROFESSIONAL LAND SURVEYOR
(original if signed in red)

DATE: 12-5-19
SHEET 1 OF 2
INSTRUMENT DRAFTED BY: PAUL H. VAN HENKELUM, P.L.S., S-1931

THE VISTAS OF LAKE GENEVA

LOT 1 OF CSM#4247, IN PART OF THE NW $\frac{1}{4}$ & SW 1/4 OF THE SE 1/4
AND NE 1/4 AND SE 1/4 OF THE SW $\frac{1}{4}$ OF SECTION 26, TOWN 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 LAND HEREIN DESCRIBED:

A PARCEL OF LAND BEING LOT 1 OF C.S.M. NO. 4247, RECORDED IN THE WALWORTH COUNTY REGISTER OF DEEDS AS DOCUMENT #770409, BEING LOTS 1 AND 2 OF C.S.M. 2937 AND LOTS 1 THROUGH 8, AND LOTS 22 THROUGH 28 OF OAKDALE ESTATES AND LANDS ALL LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN. SAID PARCEL CONTAINS 17.467 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE SAID SURVEY, LAND DIVISION, AND PLAT
BY THE DIRECTION OF PHOENIX DEVELOPMENT OF LAKE GENEVA, LLC, OWNER OF SAID LAND.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR
BOUNDARIES OF THE LANDS SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE
WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF
LAKE GENEVA IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____DAY OF _____, 20__.

_____
PAUL H. VAN HENKELUM,
WISCONSIN PROFESSIONAL LAND SURVEYOR, NO. 1931
(original if signed in red)

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

OWNER'S CERTIFICATE

PHOENIX DEVELOPMENT OF LAKE GENEVA, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT IT HAS CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS REPRESENTED ON THIS PLAT.

AS OWNER, I FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10
OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

1.) CITY OF LAKE GENEVA

2.) WISCONSIN DEPARTMENT OF ADMINISTRATION

DATED THIS _____DAY OF _____, 20___.

PHOENIX DEVELOPMENT OF LAKE GENEVA, LLC

_____
BY ITS MEMBER, JOHN

STATE OF WISCONSIN) ss
_____ COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF_____, 20__
THE ABOVE NAMED JOHN _____, MEMBER OF PHOENIX DEVELOPMENT OF LAKE GENEVA, LLC,
TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH AS
ACKNOWLEDGE THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OWNER.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CONSENT OF CORPORATE MORTGAGEE

_____, A CORPORATION DULY ORGANIZED AND
EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF
WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY
CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF
THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE
ABOVE CERTIFICATE OF PHOENIX DEVELOPMENT OF LAKE GENEVA, LLC, OWNER.

IN WITNESS WHEREOF, THE SAID _____ HAS CAUSED
THESE PRESENTS TO BE SIGNED AND IT'S CORPORATE SEAL TO BE HEREUNTO
AFFIXED THIS ____ DAY OF _____, 20___.

_____ _____
VICE PRESIDENT VICE PRESIDENT

CITY OF LAKE GENEVA APPROVAL

THE PLAT KNOWN AS THE VISTAS OF LAKE GENEVA, BEING LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN. WHICH HAS BEEN FILED FOR APPROVAL, AND HEREBY IS APPROVED AS REQUIRED BY CHAPTER 236 OF THE WISCONSIN STATUTES.

THAT ALL CONDITIONS OF APPROVAL HAVE BEEN MET AS OF THIS _____ DAY OF _____, 20__.

_____ _____
TOM HARTZ LANA KROPF
MAYOR CLERK

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN) ss
WALWORTH COUNTY)

I, LORRAINE BRIERE, BEING DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE CITY OF LAKE GENEVA, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THIS _____ DAY OF_____, 20___ INCLUDED IN THIS PLAT OF THE VISTAS OF LAKE GENEVA.

_____
LORRAINE BRIERE,
CITY TREASURER

CERTIFICATE OF COUNTY TREASURER

I, VALERIE ETZEL, BEING DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF WALWORTH, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THIS _____ DAY OF_____, 20___ AFFECTING THE LANDS INCLUDED IN THIS PLAT OF THE VISTAS OF LAKE GENEVA.

_____
VALERIE ETZEL
COUNTY TREASURER

UTILITY EASEMENT PROVISIONS:
AN EASEMENT FOR ELECTRICAL AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY MILLARD PROPERTIES, LLC, GRANTOR, TO, WE ENERGIES, TELEPHONE AND CABLE COMPANIES, GRANTEES THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, I INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND

TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRICAL ENERGY FOR SUCH PURPOSES AS THE SAME IS NO OR MAY HEREAFTER BE USED AND FOR SOUNDS AND SIGNALS, ALL IN, OVER, UNDER ACROSS ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREA ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS: ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES OR COMMUNICATIONS FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR (4) INCHES WITHOUT THE WRITTEN CONSENT OF GRANTEES. THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

STORM WATER MANAGEMENT AGREEMENT

THE TITLEHOLDERS OF LOTS 1 THROUGH 15 OF THE VISTAS OF LAKE GENEVA SHALL EACH HOLD 1/15 UNDIVIDABLE INTEREST IN THE DRAINAGE EASEMENT LOCATED ON OUTLOT 2, WHERE THE STORM WATER MANAGEMENT PRACTICES ARE LOCATED. ALL LOT OWNERS THEREIN, ARE SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS NECESSARY TO ENSURE THE LONG-TERM MAINTENANCE OF THE STORM WATER PRACTICE. THE AGREEMENT ALSO OUTLINES A PROCESS BY WHICH THE CITY OF LAKE GENEVA MAY LEVY AND COLLECT SPECIAL ASSESSMENTS OR CHARGES FOR ANY SERVICES THE COMMUNITY MIGHT PROVIDE RELATING TO ENFORCEMENT OF THE MAINTENANCE AGREEMENT.

IN ACCORDANCE WITH THIS AGREEMENT, THE STORM WATER PERMIT HOLDER IS RESPONSIBLE FOR CONSTRUCTING THE STORM WATER MANAGEMENT PRACTICES FOLLOWING PLANS APPROVED BY THE CITY OF LAKE GENEVA THE OWNERS OF LOTS 1 THROUGH 15 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICES AFTER CONSTRUCTION IS COMPLETED.

DRAINAGE EASEMENT RESTRICTIONS:
ALL LANDS WITHIN AREAS LABELED "DRAINAGE EASEMENT" ARE RESERVED FOR STORM WATER COLLECTION, CONVEYANCE, TREATMENT OR INFILTRATION. NO BUILDINGS OR OTHER STRUCTURES ARE ALLOWED IN THESE AREAS. NO GRADING OR FILLING IS ALLOWED IN THESE AREAS THAT MAY INTERRUPT STORM WATER FLOWS IN ANY WAY. THE MAINTENANCE AGREEMENT MAY CONTAIN SPECIFIC MAINTENANCE REQUIREMENTS FOR THESE AREAS. THE CITY OF ELKHORN, WALWORTH COUNTY OR THEIR DESIGNEE ARE AUTHORIZED ACCESS IN THESE AREAS FOR PURPOSES OF INSPECTING THE STORM WATER MANAGEMENT PRACTICES OR ENFORCING THE TERMS OF MAINTENANCE AGREEMENT.

DATE: 12-6-19
SHEET 2 OF 2
INSTRUMENT DRAFTED BY: PAUL H. VAN HENKELUM, P.L.S., S-1931

CONCEPT THE VISTAS OF LAKE GENEVA

LOT 1 OF CSM#4247, IN PART OF THE NW 1/4 & SW 1/4 OF THE SE 1/4 AND NE 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

BEARINGS REFERENCED TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 26-2-17, RECORDED AS S89°52'53"W IN THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD-27). COORDINATES ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD-27).

OWNER / DEVELOPER:
PHOENIX DEVELOPMENT OF LAKE GENEVA, LLC
W4083 ELGIN CLUB DR.
LAKE GENEVA, WI 53147

SURVEYOR / ENGINEER:
PAUL H. VAN HENKELUM
CARDINAL ENGINEERING
201 BROAD STREET
LAKE GENEVA, WI 53147
PHONE 262-757-8776

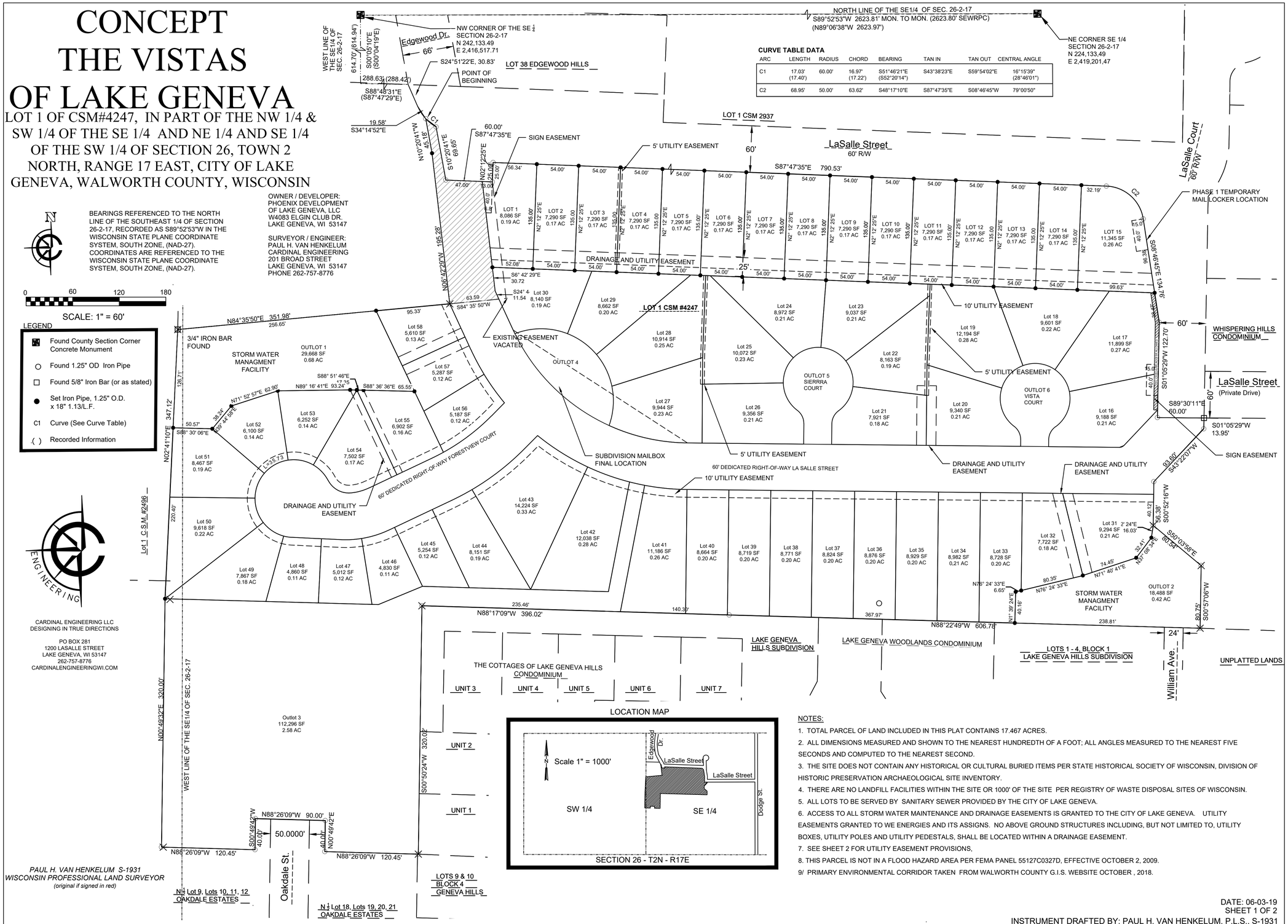
SCALE: 1" = 60'

LEGEND

- Found County Section Corner Concrete Monument
- Found 1.25" OD Iron Pipe
- Found 5/8" Iron Bar (or as stated)
- Set Iron Pipe, 1.25" O.D. x 18" 1.13/L.F.
- C1 Curve (See Curve Table)
- ( ) Recorded Information

CURVE TABLE DATA

ARC	LENGTH	RADIUS	CHORD	BEARING	TAN IN	TAN OUT	CENTRAL ANGLE
C1	17.03' (17.40')	60.00'	16.97' (17.22')	S51°46'21"E (S52°20'14")	S43°38'23"E	S59°54'02"E	16°15'39" (28°46'01")
C2	68.95'	50.00'	63.62'	S48°17'10"E	S87°47'35"E	S08°46'45"W	79°00'50"



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

PO BOX 281
1200 LASALLE STREET
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

PAUL H. VAN HENKELUM S-1931
WISCONSIN PROFESSIONAL LAND SURVEYOR
(original if signed in red)

NOTES:

1. TOTAL PARCEL OF LAND INCLUDED IN THIS PLAT CONTAINS 17.467 ACRES.
2. ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDREDTH OF A FOOT; ALL ANGLES MEASURED TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST SECOND.
3. THE SITE DOES NOT CONTAIN ANY HISTORICAL OR CULTURAL BURIED ITEMS PER STATE HISTORICAL SOCIETY OF WISCONSIN, DIVISION OF HISTORIC PRESERVATION ARCHAEOLOGICAL SITE INVENTORY.
4. THERE ARE NO LANDFILL FACILITIES WITHIN THE SITE OR 1000' OF THE SITE PER REGISTRY OF WASTE DISPOSAL SITES OF WISCONSIN.
5. ALL LOTS TO BE SERVED BY SANITARY SEWER PROVIDED BY THE CITY OF LAKE GENEVA.
6. ACCESS TO ALL STORM WATER MAINTENANCE AND DRAINAGE EASEMENTS IS GRANTED TO THE CITY OF LAKE GENEVA. UTILITY EASEMENTS GRANTED TO WE ENERGIES AND ITS ASSIGNS. NO ABOVE GROUND STRUCTURES INCLUDING, BUT NOT LIMITED TO, UTILITY BOXES, UTILITY POLES AND UTILITY PEDESTALS, SHALL BE LOCATED WITHIN A DRAINAGE EASEMENT.
7. SEE SHEET 2 FOR UTILITY EASEMENT PROVISIONS,
8. THIS PARCEL IS NOT IN A FLOOD HAZARD AREA PER FEMA PANEL 55127C0327D, EFFECTIVE OCTOBER 2, 2009.
9/ PRIMARY ENVIRONMENTAL CORRIDOR TAKEN FROM WALWORTH COUNTY G.I.S. WEBSITE OCTOBER , 2018.

DATE: 06-03-19
SHEET 1 OF 2
INSTRUMENT DRAFTED BY: PAUL H. VAN HENKELUM, P.L.S., S-1931

CONCEPT THE VISTAS OF LAKE GENEVA

LOT 1 OF CSM#4247, IN PART OF THE NW 1/4 & SW 1/4 OF THE SE 1/4 AND NE 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

BEARINGS REFERENCED TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 26-2-17, RECORDED AS S89°52'53"W IN THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD-27). COORDINATES ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD-27).

OWNER / DEVELOPER:
PHOENIX DEVELOPMENT OF LAKE GENEVA, LLC
W4083 ELGIN CLUB DR.
LAKE GENEVA, WI 53147

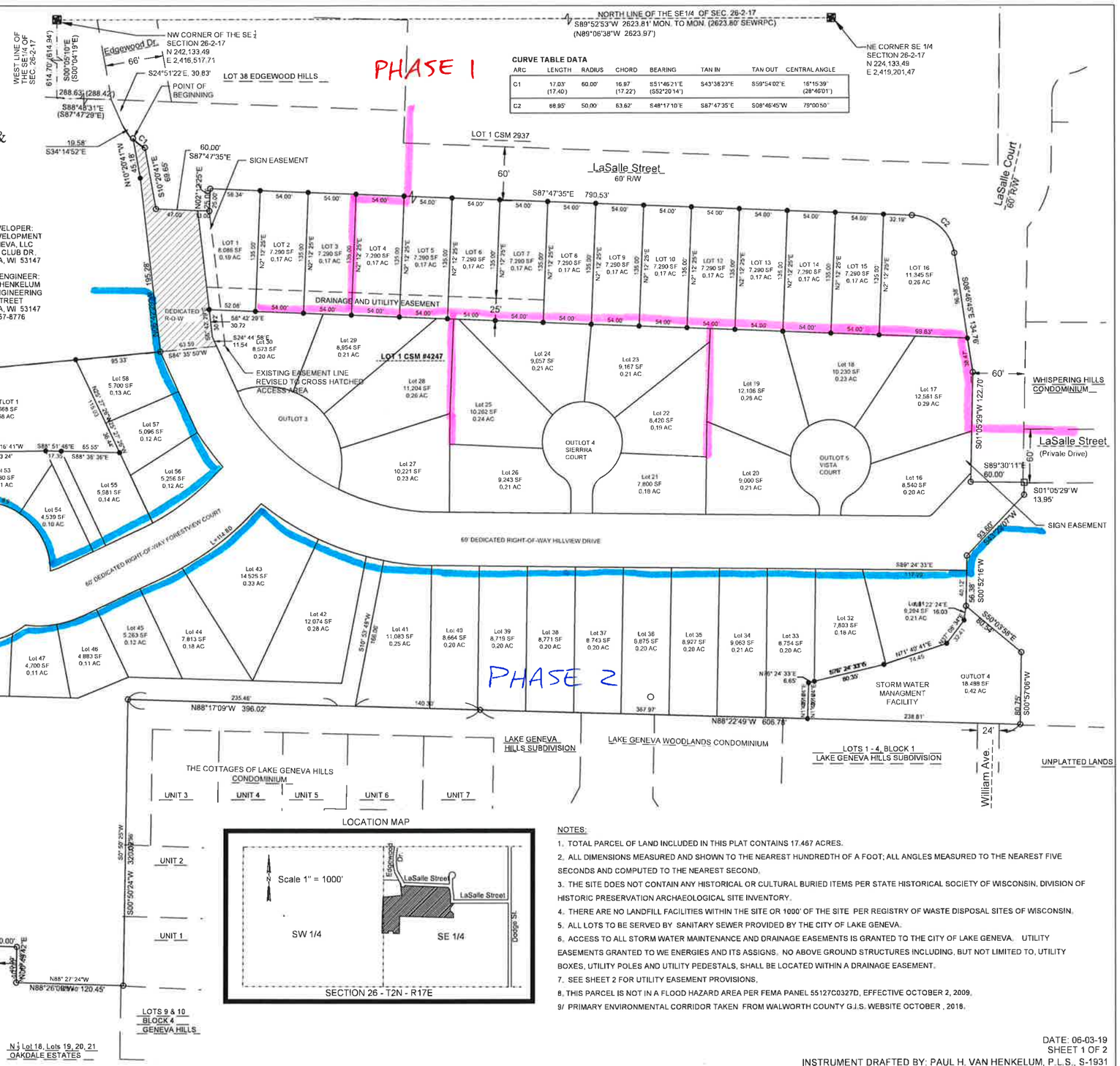
SURVEYOR / ENGINEER:
PAUL H. VAN HENKELUM
CARDINAL ENGINEERING
201 BROAD STREET
LAKE GENEVA, WI 53147
PHONE 262-757-8776

0 60 120 180

SCALE: 1" = 60'

LEGEND

- Found County Section Corner Concrete Monument
- Found 1.25" OD Iron Pipe
- Found 5/8" Iron Bar (or as stated)
- Set Iron Pipe, 1.25" O.D. x 18" 1.13/L.F.
- C1 Curve (See Curve Table)
- ( ) Recorded Information



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

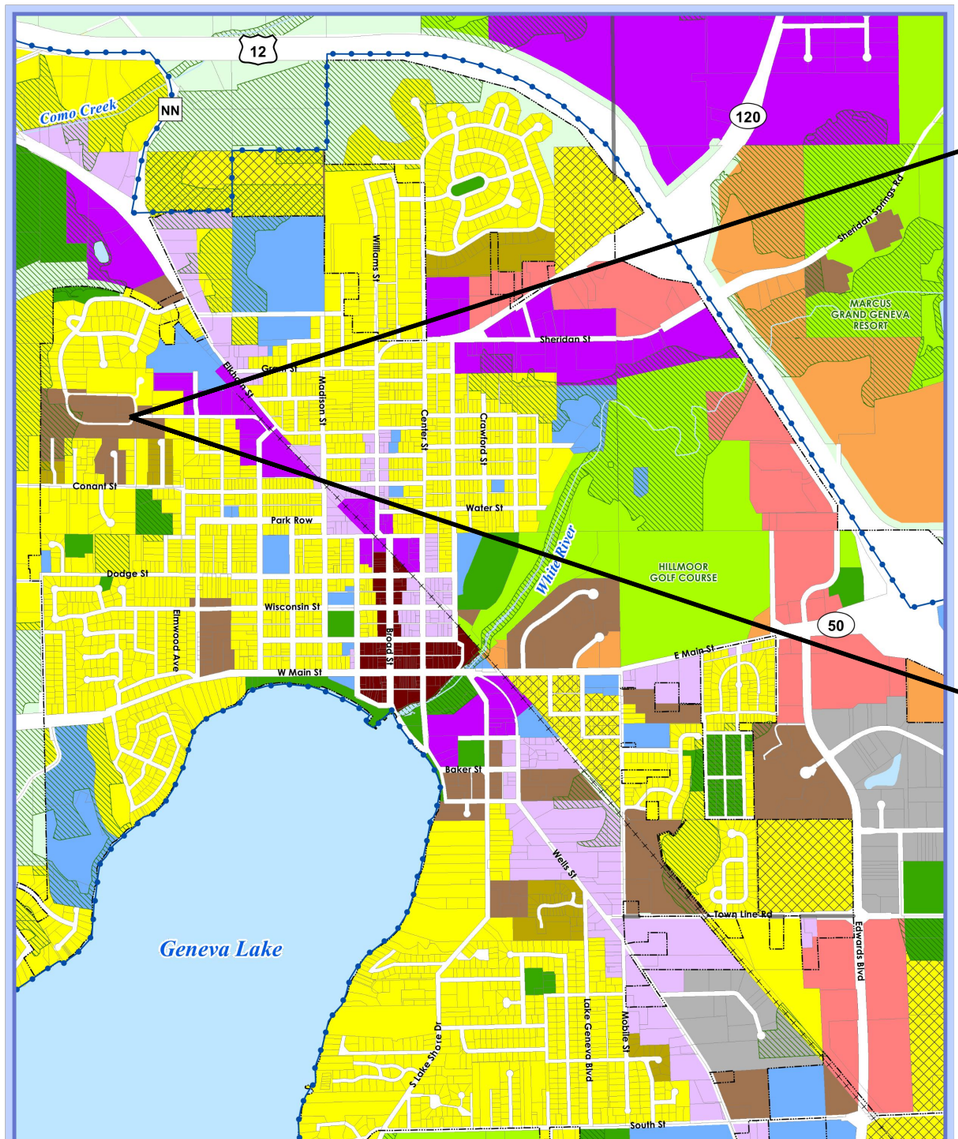
PO BOX 281
1200 LASALLE STREET
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

PAUL H. VAN HENKELUM S-1931
WISCONSIN PROFESSIONAL LAND SURVEYOR
(original if signed in red)

NOTES:

1. TOTAL PARCEL OF LAND INCLUDED IN THIS PLAT CONTAINS 17.467 ACRES.
2. ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDREDTH OF A FOOT; ALL ANGLES MEASURED TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST SECOND.
3. THE SITE DOES NOT CONTAIN ANY HISTORICAL OR CULTURAL BURIED ITEMS PER STATE HISTORICAL SOCIETY OF WISCONSIN, DIVISION OF HISTORIC PRESERVATION ARCHAEOLOGICAL SITE INVENTORY.
4. THERE ARE NO LANDFILL FACILITIES WITHIN THE SITE OR 1000' OF THE SITE PER REGISTRY OF WASTE DISPOSAL SITES OF WISCONSIN.
5. ALL LOTS TO BE SERVED BY SANITARY SEWER PROVIDED BY THE CITY OF LAKE GENEVA.
6. ACCESS TO ALL STORM WATER MAINTENANCE AND DRAINAGE EASEMENTS IS GRANTED TO THE CITY OF LAKE GENEVA. UTILITY EASEMENTS GRANTED TO WE ENERGIES AND ITS ASSIGNS. NO ABOVE GROUND STRUCTURES INCLUDING, BUT NOT LIMITED TO, UTILITY BOXES, UTILITY POLES AND UTILITY PEDESTALS, SHALL BE LOCATED WITHIN A DRAINAGE EASEMENT.
7. SEE SHEET 2 FOR UTILITY EASEMENT PROVISIONS.
8. THIS PARCEL IS NOT IN A FLOOD HAZARD AREA PER FEMA PANEL 55127C0327D, EFFECTIVE OCTOBER 2, 2009.
9/ PRIMARY ENVIRONMENTAL CORRIDOR TAKEN FROM WALWORTH COUNTY G.I.S. WEBSITE OCTOBER , 2018.

DATE: 06-03-19
SHEET 1 OF 2
INSTRUMENT DRAFTED BY: PAUL H. VAN HENKELUM, P.L.S., S-1931



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

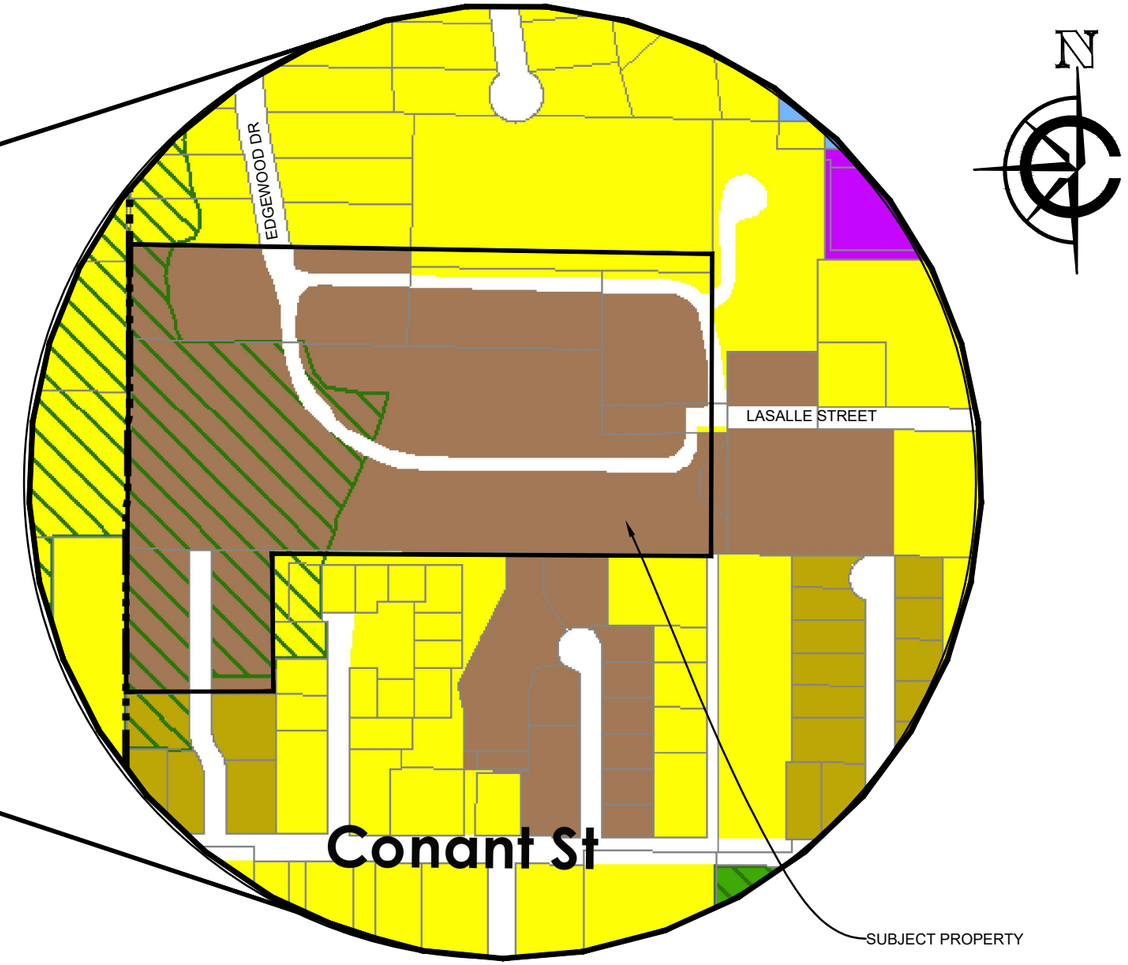
- Neighborhood Mixed Use
- Planned Office
- Planned Business
- Central Business District
- Planned Mixed Use

*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
- Long Range Exurban Growth Area
- City of Lake Geneva
- Township Boundary
- Urban Service Area Boundary
- Extraterritorial Jurisdiction Boundary
- Parcels
- Surface Water
- Abandoned Railroad

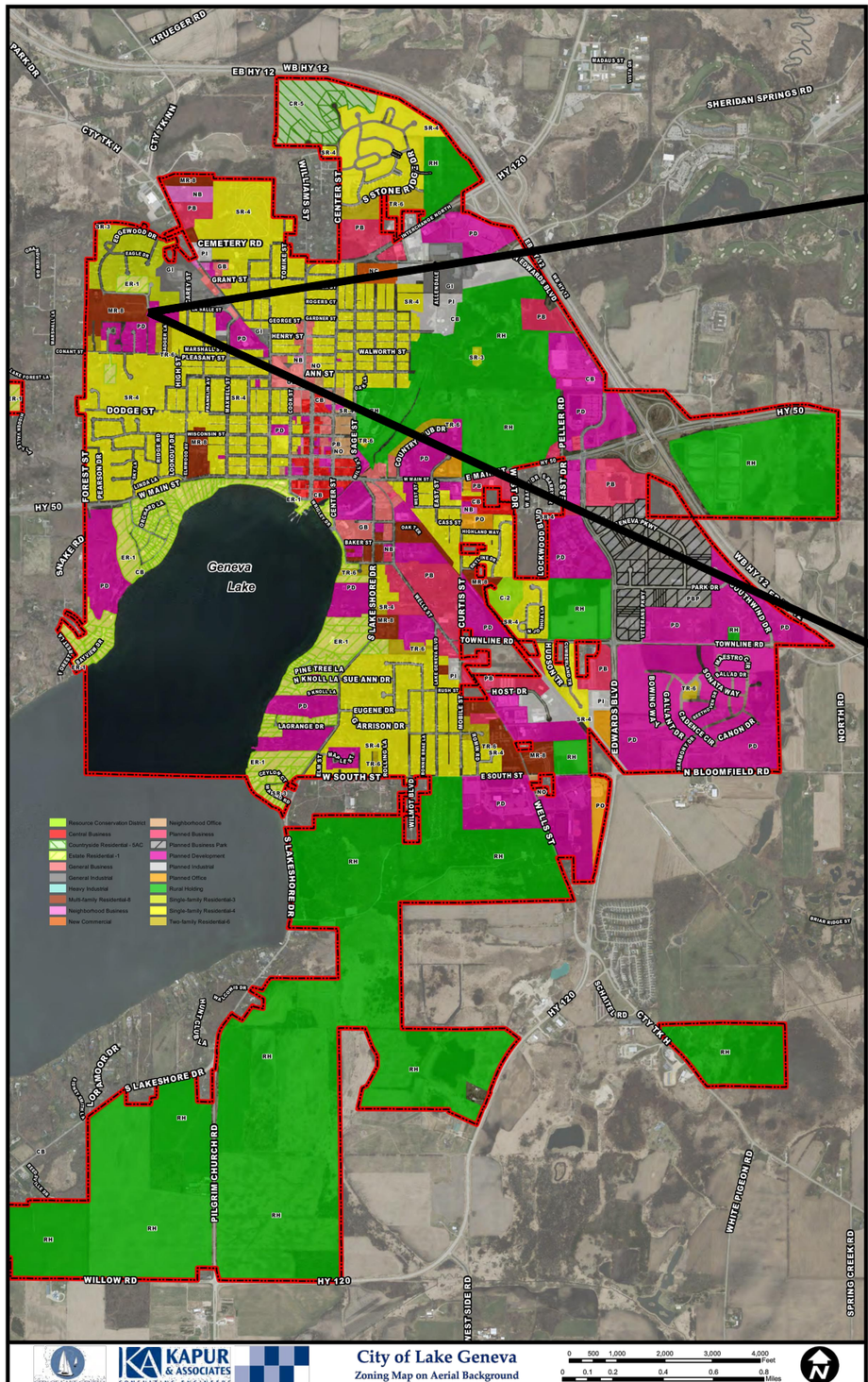
0 0.125 0.25 0.5 Miles

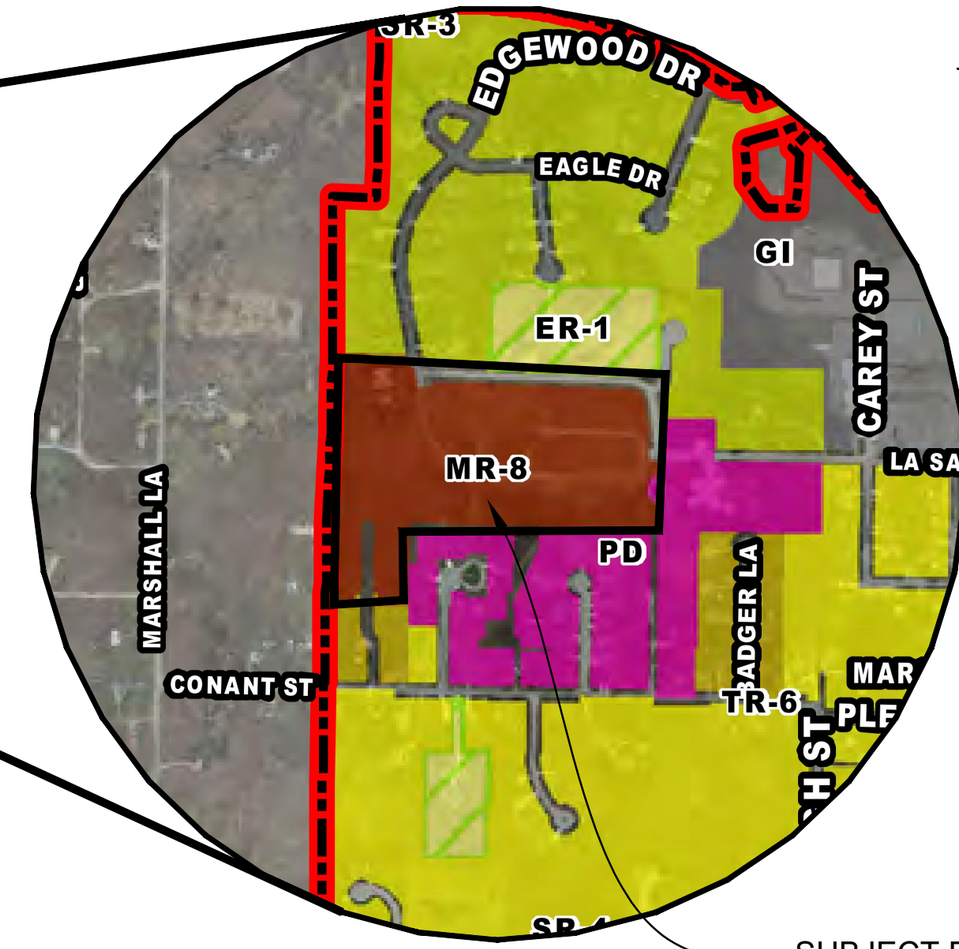
Adopted: December 14, 2009
Amended: October 24, 2014
Source: SEWRPC, WIDNR, Walworth County LIO, V&A



SUBJECT PROPERTY - ZA424700001

CARDINAL ENGINEERING
DESIGNING IN TRUE DIRECTIONS
262-757-8776
www.cardinalengineeringWI.com

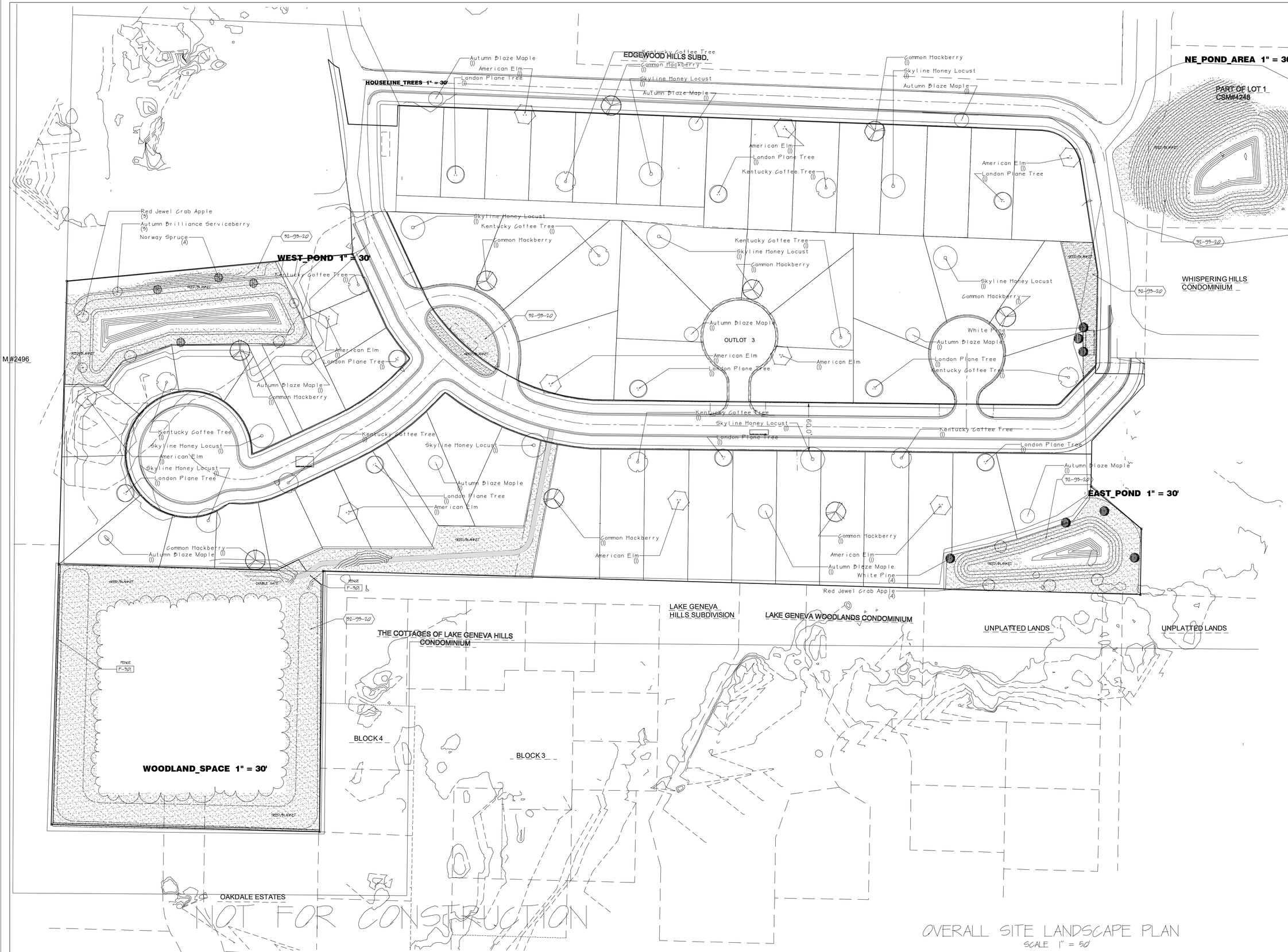




SUBJECT PROPERTY

SUBJECT PROPERTY - ZA424700001

CARDINAL ENGINEERING
DESIGNING IN TRUE DIRECTIONS
262-757-8776
www.cardinalengineeringWI.com



OVERALL SITE LANDSCAPE PLAN
SCALE 1" = 50'

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

THOMAS NORDLOH ASSOCIATES
Landscape Architecture
&
Project Management
4111 Taft Rd, Kenosha WI 53142

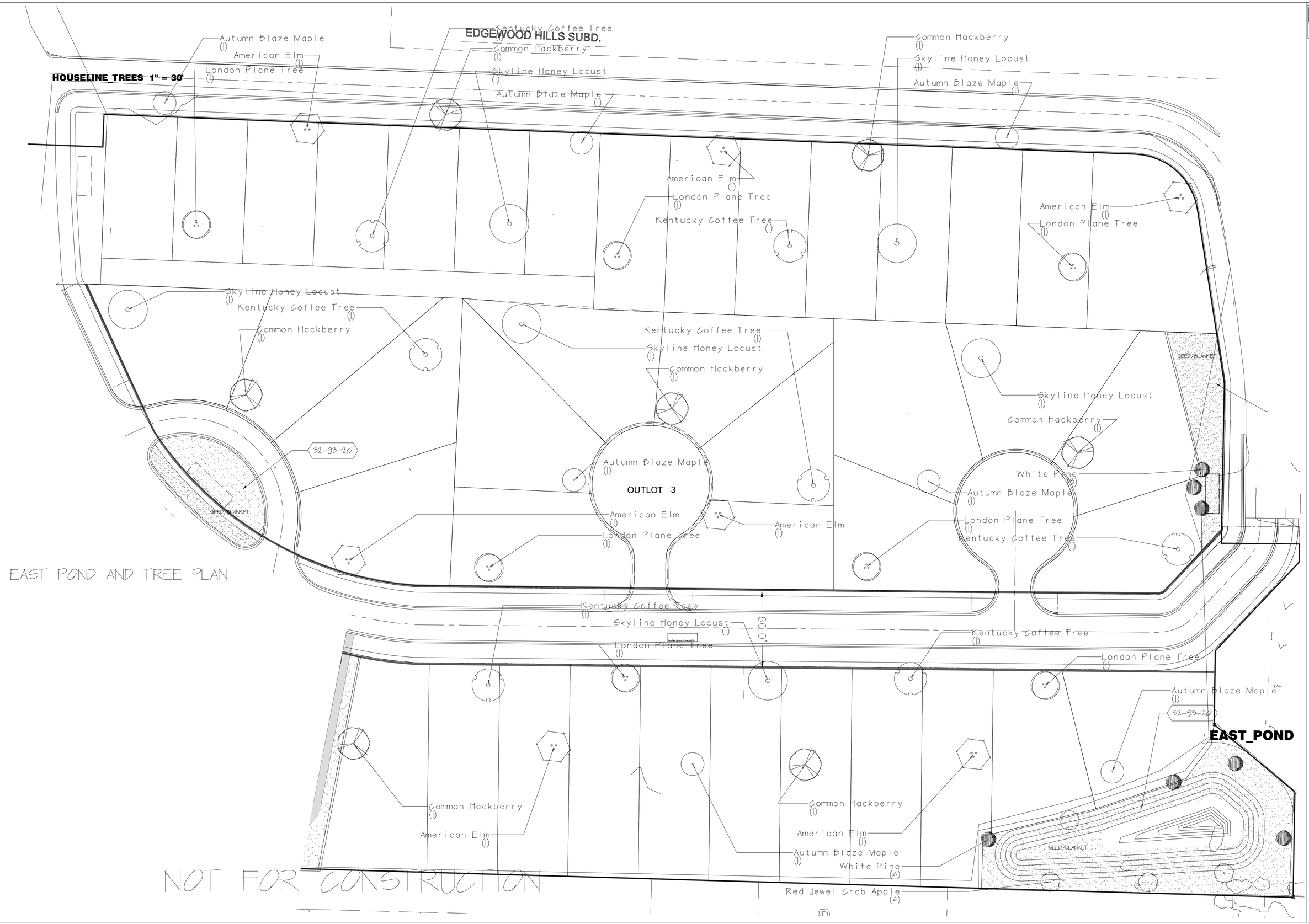
TNA Landscape Architecture & Project Management

No.	Revision/Issue	Date
1		
2		
3		
4		

THE VISTAS
OF
LAKE GENEVA
LAKE GENEVA, WISCONSIN

Thomas H. Nordloh
Landscape Architect
Reg. # 057-000629

Project 2019202
Date 12-11-19
Scale
Sheet
L-1



DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

THOMAS NORDLOH ASSOCIATES
Landscape Architecture & Project Management
4111 Taft Rd, Kenosha WI 53142

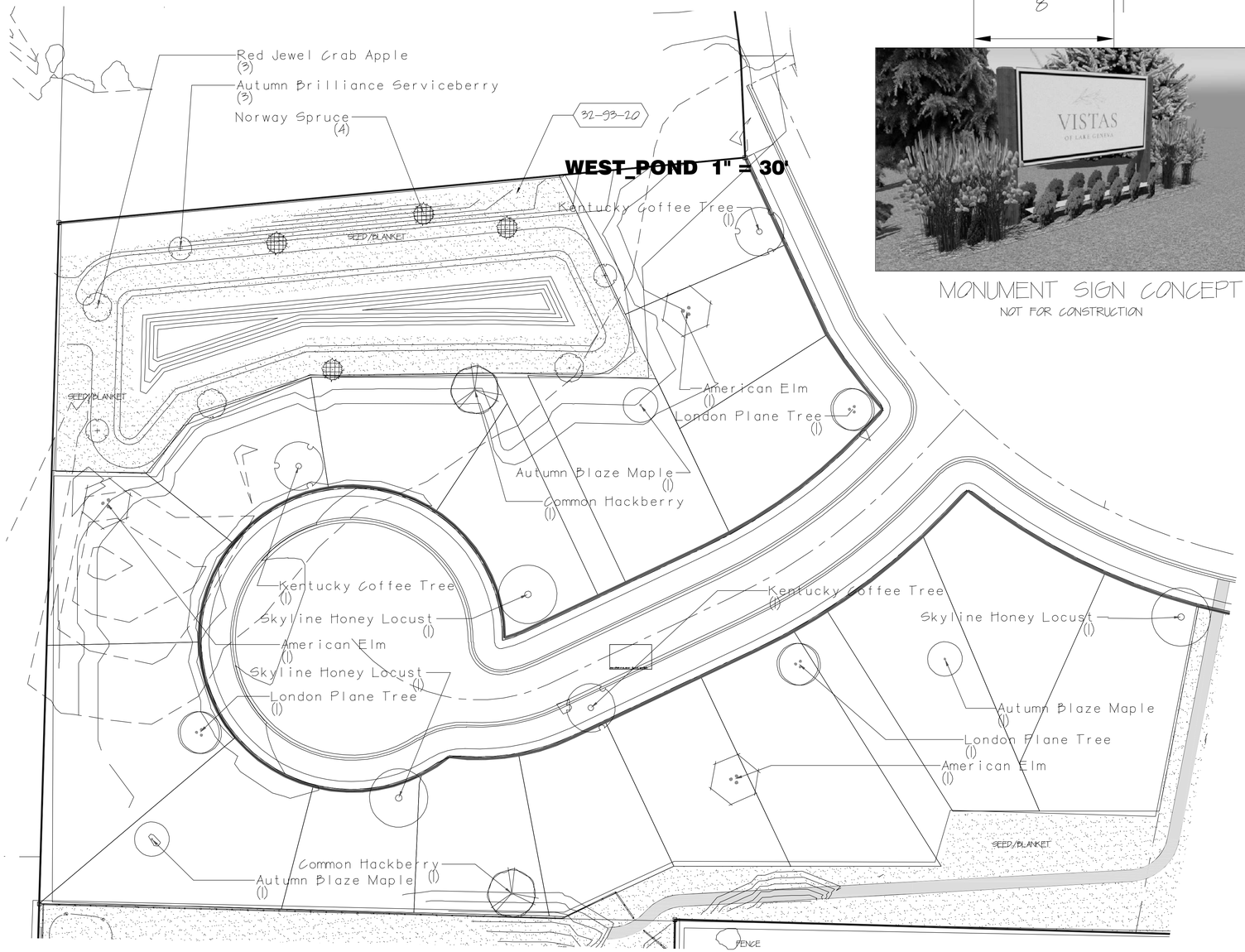
TNA Landscape Architecture & Project Management

No.	Revision/Issue	Date
1		
2		
3		
4		

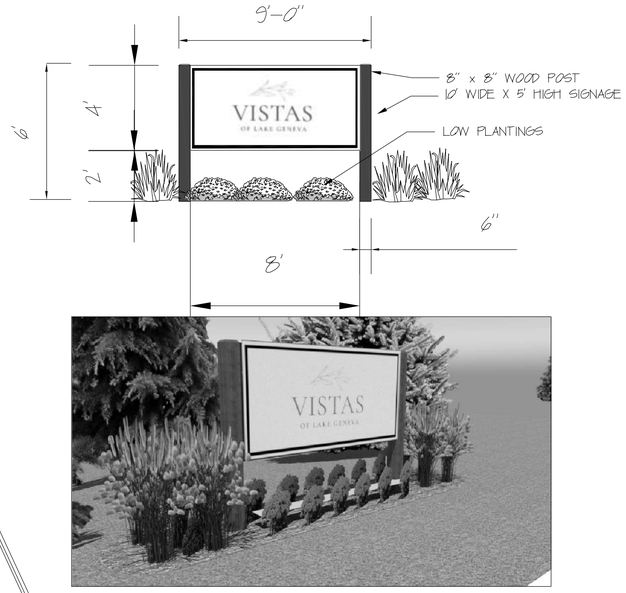
THE VISTAS OF LAKE GENEVA
LAKE GENEVA, WISCONSIN

Thomas H. Nordloh
Landscape Architect
Reg. # 057-000629

Project 2019202
Date 12-11-19
Scale
Sheet L-2

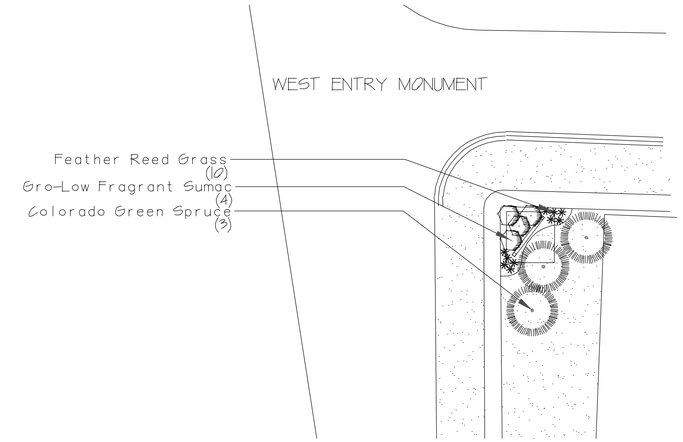


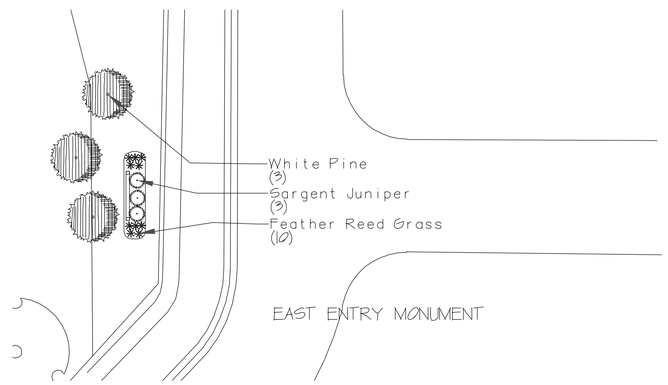
WEST POND AND TREE PLAN



MONUMENT SIGN CONCEPT

NOT FOR CONSTRUCTION





PLANT SCHEDULE MONUMENTS

	COMMON NAME	SIZE	CONTAINER	QTY
TREES				
Gymnocladus dioica	Kentucky Coffee Tree	2" Cal.	B&B	1
EVERGREEN TREES				
Picea pungens 'Colorado Green'	Colorado Green Spruce	6'		3
Pinus strobus	White Pine	9-10'	B&B	3
SHRUBS				
Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3 gal		4
GRASSES				
Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal		20
SHRUB EVERGREENS				
Juniperus chinensis sargentii	Sargent Juniper	5 gal		3

NOT FOR CONSTRUCTION

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

THOMAS NORDLOH ASSOCIATES
Landscape Architecture & Project Management
4111 Taft Rd, Kenosha Wi 53142

TNA Landscape Architecture & Project Management

No.	Revision/Issue	Date
1		
2		
3		
4		

THE VISTAS OF LAKE GENEVA
LAKE GENEVA, WISCONSIN

Thomas H. Nordloh
Landscape Architect
Reg. # 057-000629

Project 2019202
Date
Scale 12-11-19
Sheet L-3

PLANT SCHEDULE OVERALL AREA

TREES	COMMON NAME	SIZE	CONTAINER	QTY
Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	2" Cal.	B&B	10
Amelanchier canadensis 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6'	B&B	3
Celtis occidentalis	Common Hackberry	2" Cal.	B&B	9
Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	2" Cal.	B&B	9
Gymnocladus dioica	Kentucky Coffee Tree	2" Cal.	B&B	10
Malus x 'Red Jewel'	Red Jewel Crab Apple	6'	B&B	7
Platanus x acerifolia	London Plane Tree	2" Cal.	B&B	10
Ulmus x 'Frontier'	American Elm	2" Cal.	B&B	10

EVERGREEN TREES	COMMON NAME	SIZE	CONTAINER	QTY
Picea abies	Norway Spruce	6'	B&B	4
Pinus strobus	White Pine	9-10'	B&B	7

PLANT SCHEDULE EAST POND

TREES	COMMON NAME	SIZE	CONTAINER	QTY
Malus x 'Red Jewel'	Red Jewel Crab Apple	6'	B&B	4

EVERGREEN TREES	COMMON NAME	SIZE	CONTAINER	QTY
Pinus strobus	White Pine	9-10'	B&B	4

PLANT SCHEDULE WEST POND

TREES	COMMON NAME	SIZE	CONTAINER	QTY
Amelanchier canadensis 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6'	B&B	3
Malus x 'Red Jewel'	Red Jewel Crab Apple	6'	B&B	3

EVERGREEN TREES	COMMON NAME	SIZE	CONTAINER	QTY
Picea abies	Norway Spruce	6'	B&B	4

REFERENCE NOTES SCHEDULE OVERALL AREA

SYMBOL	PLANTING DESCRIPTION	QTY
32-93-20	TURF-SEED AND DN EROSION BLANKET DOES NOT INCLUDE MOUSES	133,675 sf

SYMBOL	METAL DESCRIPTION	QTY
F-301	FENCE & GATE, TYPE AND STYLE TBD	1,274 lf

REFERENCE NOTES SCHEDULE NE POND AREA

SYMBOL	PLANTING DESCRIPTION	QTY
32-93-20	TURF-SEED AND DN EROSION BLANKET	27,710 sf

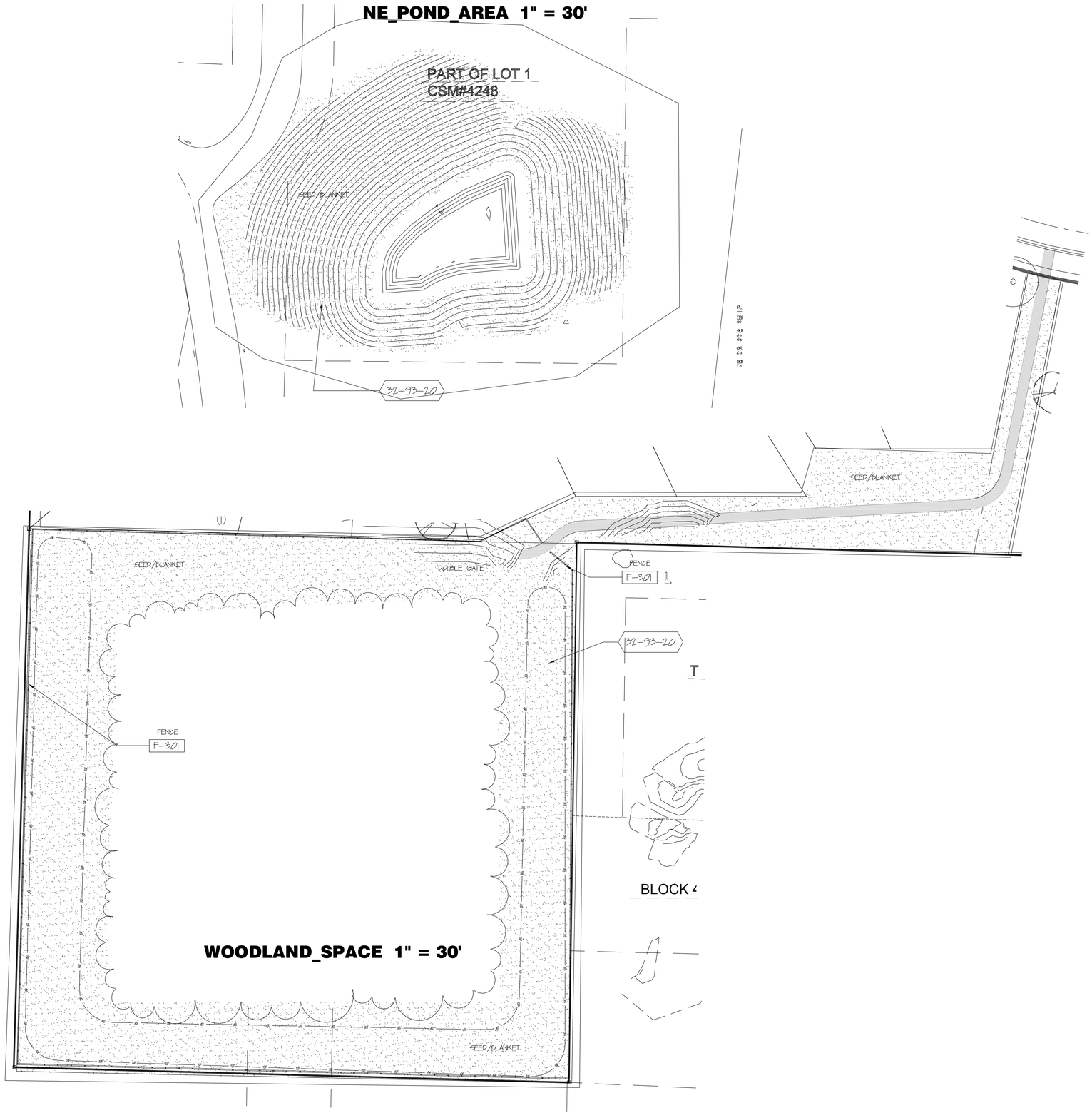
REFERENCE NOTES SCHEDULE EAST POND

SYMBOL	PLANTING DESCRIPTION	QTY
32-93-20	TURF-SEED AND DN EROSION BLANKET	15,413 sf

REFERENCE NOTES SCHEDULE WOODLAND SPACE

SYMBOL	PLANTING DESCRIPTION	QTY
32-93-20	TURF-SEED AND DN EROSION BLANKET	62,226 sf

SYMBOL	METAL DESCRIPTION	QTY
F-301	FENCE& GATE, TYPE AND STYLE TBD	1,274 lf



NOT FOR CONSTRUCTION

LANDSCAPE PLAN

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

THOMAS NORDLOH ASSOCIATES
Landscape Architecture
&
Project Management
4111 Taft Rd, Kenosha Wi 53142

TNA Landscape Architecture & Project Management

No.	Revision/Issue	Date
1		
2		
3		
4		

THE VISTAS OF LAKE GENEVA
LAKE GENEVA, WISCONSIN

Thomas H. Nordloh
Landscape Architect
Reg. # 057-000629

Project 2019|202
Date 12-11-19
Scale

Sheet
L-4

PLANT SCHEDULE HOUSE B

	COMMON NAME	SIZE	CONTAINER	QTY
TREES				
Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	2" Cal.	B&B	1
SHRUBS				
Cornus sericea 'Isanti'	Isanti Redosier Dogwood	3'		1
Spiraea x bumalda 'Little Princess'	Little Princess Spirea	5 gal		3
GRASSES				
Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1 gal		6
SHRUB EVERGREENS				
Taxus x media 'Densiformis'	Dense Yew	Existing		3

REFERENCE NOTES SCHEDULE HOUSE B

SYMBOL	PLANTING DESCRIPTION	QTY
32-93-20	TURF-SEED AND DN EROSION BLANKET	5,597 sf
32-93-24	BLUEGRASS SOD, MINERAL BASED ONLY, PEAT SOD IS NOT PERMITTED	807 sf
	PLANTING ACCESSORIES	
SYMBOL	**DESCRIPTION**	**QTY**
32-95-01	EDGE, SHOVEL CUT BED EDGE, 4" DEPTH-SEE DETAIL	36 lf

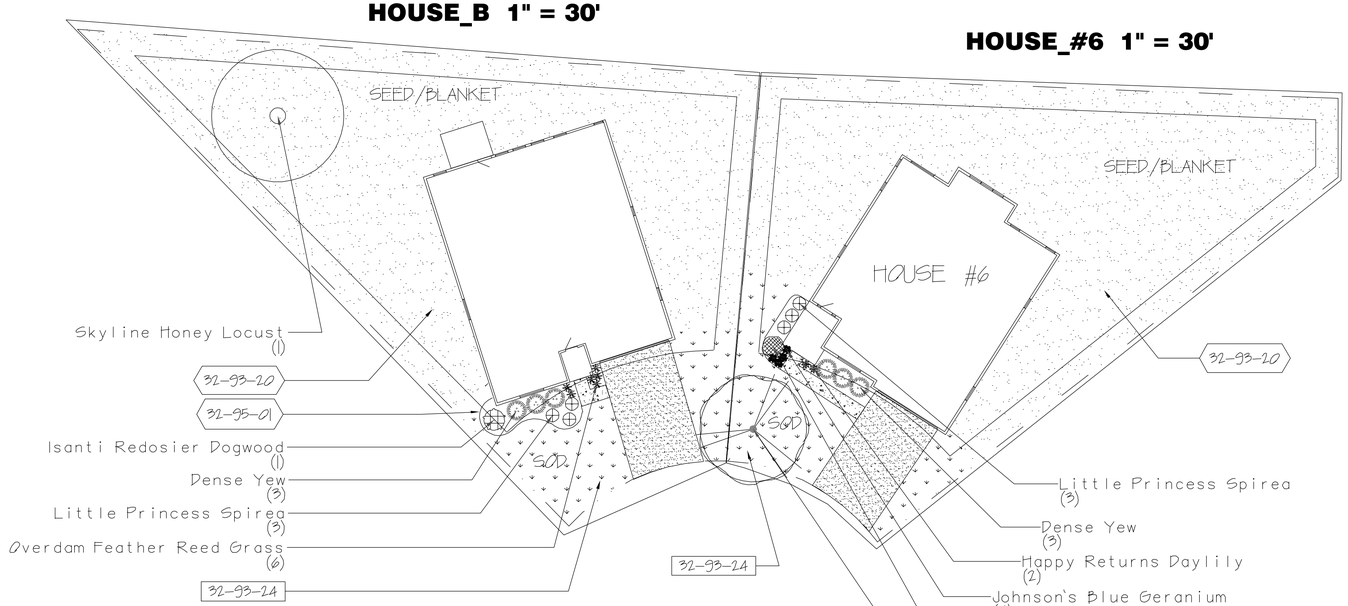
PLANT SCHEDULE HOUSE #6

	COMMON NAME	SIZE	CONTAINER	QTY
TREES				
Celtis occidentalis	Common Hackberry	2" Cal.	B&B	1
SHRUBS				
Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	3 gal		1
Spiraea x bumalda 'Little Princess'	Little Princess Spirea	5 gal		3
ANNUALS/PERENNIALS				
Geranium x 'Johnson's Blue'	Johnson's Blue Geranium	1 gal		4
Hemerocallis x 'Happy Returns'	Happy Returns Daylily	1 gal		2
SHRUB EVERGREENS				
Taxus x media 'Densiformis'	Dense Yew	Existing		3

REFERENCE NOTES SCHEDULE HOUSE #6

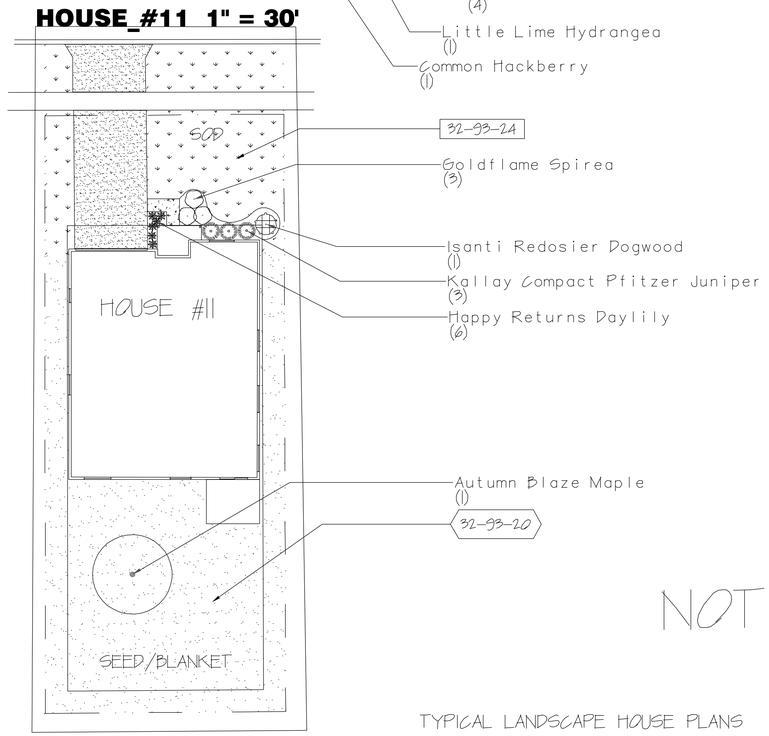
SYMBOL	PLANTING DESCRIPTION	QTY
32-93-20	TURF-SEED AND DN EROSION BLANKET	5,376 sf
32-93-24	BLUEGRASS SOD, MINERAL BASED ONLY, PEAT SOD IS NOT PERMITTED	884 sf
	PLANTING ACCESSORIES	
SYMBOL	**DESCRIPTION**	**QTY**
32-95-01	EDGE, SHOVEL CUT BED EDGE, 4" DEPTH-SEE DETAIL	25 lf

HOUSE_B 1" = 30'



HOUSE_#6 1" = 30'

HOUSE_#11 1" = 30'



PLANT SCHEDULE HOUSE #11

	COMMON NAME	SIZE	CONTAINER	QTY
TREES				
Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	2" Cal.	B&B	1
SHRUBS				
Cornus sericea 'Isanti'	Isanti Redosier Dogwood	3'		1
Spiraea x bumalda 'Goldflame'	Goldflame Spirea	5 gal		3
ANNUALS/PERENNIALS				
Hemerocallis x 'Happy Returns'	Happy Returns Daylily	1 gal		6
SHRUB EVERGREENS				
Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	5 gal		3

REFERENCE NOTES SCHEDULE HOUSE #11

SYMBOL	PLANTING DESCRIPTION	QTY
32-93-20	TURF-SEED AND DN EROSION BLANKET	3,276 sf
32-93-24	BLUEGRASS SOD, MINERAL BASED ONLY, PEAT SOD IS NOT PERMITTED	1,286 sf
	PLANTING ACCESSORIES	
SYMBOL	**DESCRIPTION**	**QTY**
32-95-01	EDGE, SHOVEL CUT BED EDGE, 4" DEPTH-SEE DETAIL	37 lf

GENERAL LANDSCAPE NOTES:

1. Topsoil return to depth of 6" minimum is by excavating contractor. Berms (if applicable) are by others. Returned topsoil to have no rock larger than 1", construction debris and/or roots in the soil. Contact general contractor if soil is not acceptable for proper plant growth.
2. Always contact Diggers Hotline (800-242-8511) or JULIE 811 (or 1-800-892-0123) before proceeding with any work.
3. Landscape contractor is required to visit the site and review all civil plans related to the project. The civil plans take precedence over the landscape plans.
4. Plant material to be of the highest quality available and should not include # 2 grade trees, evergreens or shrubs. Landscape contractor is to verify all plant and seed/sod quantities.
5. Labeled plants have precedence over the plant table. Verify quantity with a hand takeoff of the plan. Any substitutions of plant type, quantity or size must be approved by city forester.
6. Planting beds shall receive a 3" layer of high quality non-dyed shredded hardwood mulch. 3' diameter tree rings shall be installed around all trees and evergreens in the turf areas. Perennial and annual beds shall receive between a 1-2" layer of shredded bark mulch.
7. Spade cut plant beds and tree rings with a 4" deep shovel cut.
8. Perennial and annual beds to have a 2" layer of compost mulch incorporated 6" deep into the planting bed before installation of plants.
9. Seeded lawn areas to have high quality Bluegrass seed blend for sunny areas, shade areas to have a Bluegrass and Fescue blend of seed. See civil plans for turf restoration. Apply a 10-10-10 starter fertilizer after turf has germinated. Follow manufactures direction on fertilizer application rates.
10. Sodded turf (if applicable) to be installed in staggered fashion with tight joints. Sod to be rolled and watered to a depth of 3-4" immediately upon laying of the turf. Stake sod on slopes of less than 3:1 grade. Peat sod is not acceptable.
11. Erosion blanket shall be installed on seeded slopes with a grade of 3:1 or less. 90 day single net, double net or Turf Reinforcement Mats shall be installed per the required use. Follow manufactures stapling guidelines to ensure proper stabilization. Install erosion blanket for dormant seed applications (after November 1st) or mid-summer installations or where ever applicable to promote healthy turf establishment.
12. Landscape contractor is responsible to maintain the site for a period of 45 days after substantial completion of project. This will include watering, mowing of turf areas as needed, weeding plant beds, maintaining a clean site and other activities to ensure proper growth of the landscape.
13. If an irrigation system is not installed a temporary irrigation system shall be set up for a period of 30 days to water lawn areas. Install drip irrigation for plant beds. Install timers that will enable the new turf areas to receive enough water to properly germinate seed. Owner to provide access to water from outside of building to facilitate proper watering. Seed areas may require additional time for proper establishment.
14. Warranty of plants, trees, evergreens, shrubs shall be for a period of 18 months from date of substantial completion. Perennials, ornamental grasses, annuals shall be guaranteed for one (1) growing season. One replacement will be required of each dead plant at the end of the warranty period.

NOT FOR CONSTRUCTION

TYPICAL LANDSCAPE HOUSE PLANS

0 16 32 48 feet
SCALE: 1" = 16'

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

THOMAS NORDLOH ASSOCIATES
Landscape Architecture & Project Management
411 Taft Rd, Kenosha Wi 53142

COPYRIGHT NOTICE
THIS LANDSCAPE PLAN HAS BEEN CREATED BY THOMAS NORDLOH, REGISTERED LANDSCAPE ARCHITECT, AND IS PROTECTED BY U.S. COPYRIGHT LAWS. UNAUTHORIZED USE OF DIGITAL AND PRINTED COPIES OF THIS PLAN IS PROHIBITED. ANY USE OR SALE IS STRICTLY PROHIBITED UNLESS WRITTEN PERMISSION HAS BEEN GRANTED BY THOMAS NORDLOH. THOMAS NORDLOH ASSOCIATES AND/OR NORDLOH ARCHITECTS, LLC

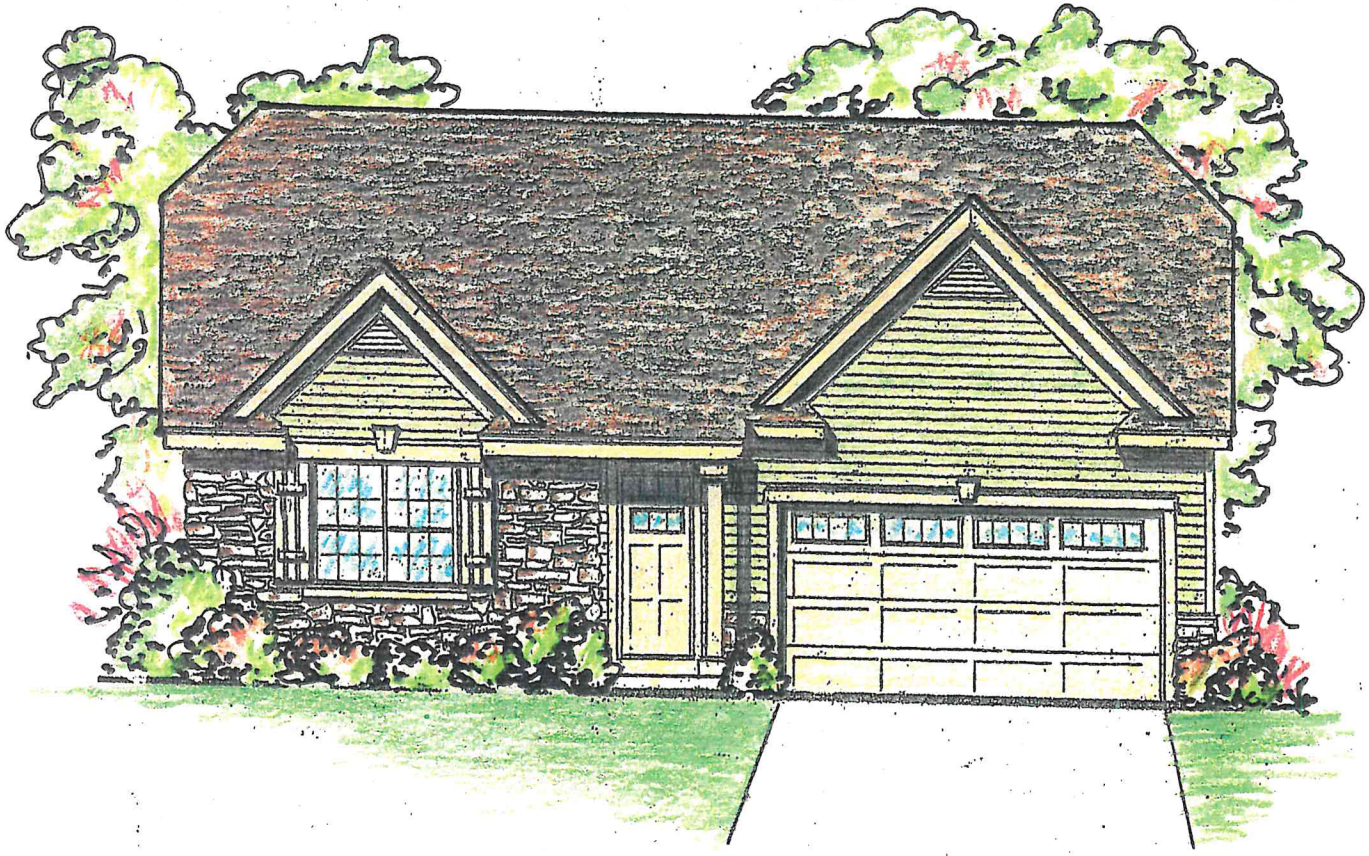
TNA Landscape Architecture & Project Management

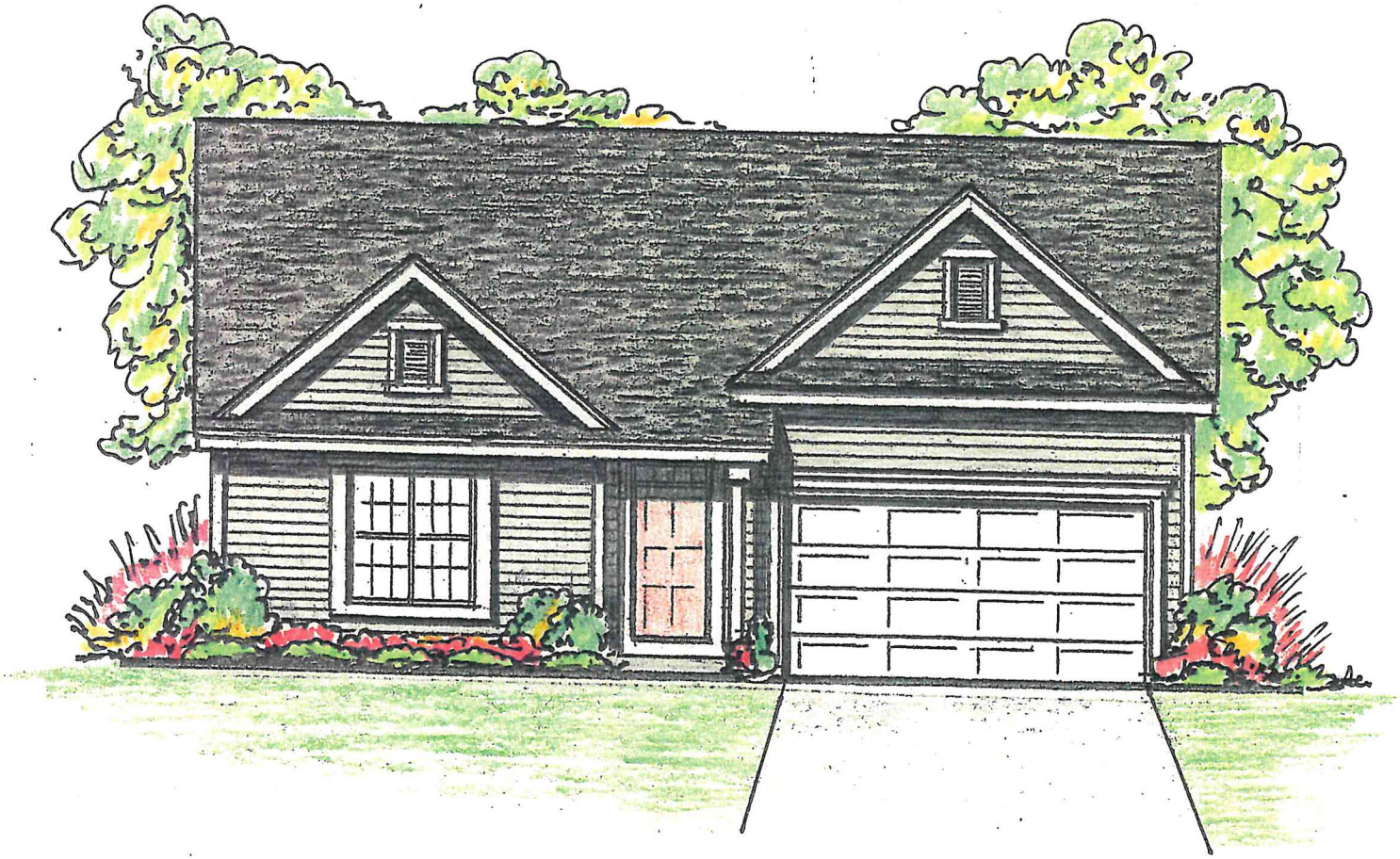
No.	Revision/Issue	Date
1		
2		
3		
4		

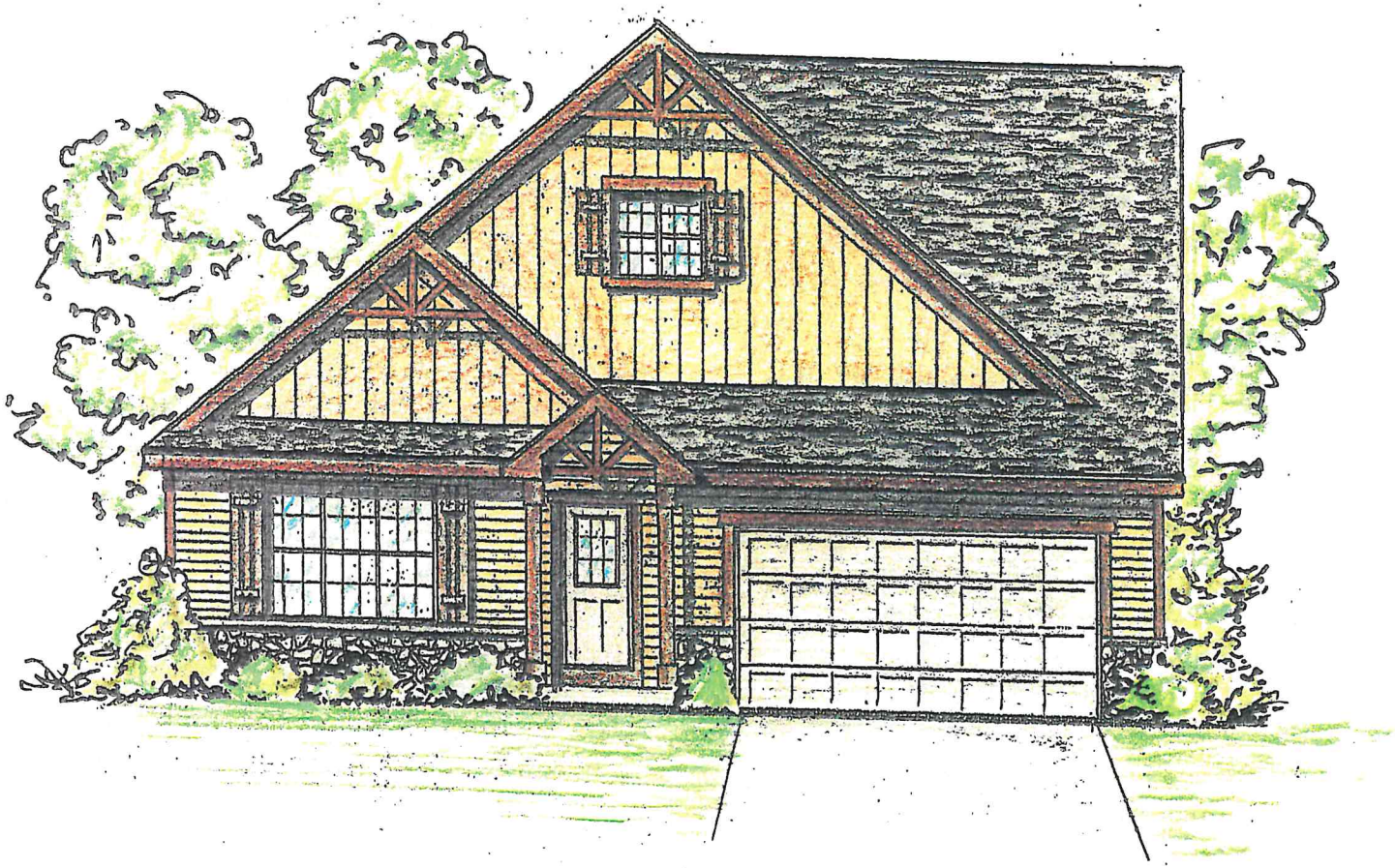
THE VISTAS OF LAKE GENEVA
LAKE GENEVA, WISCONSIN

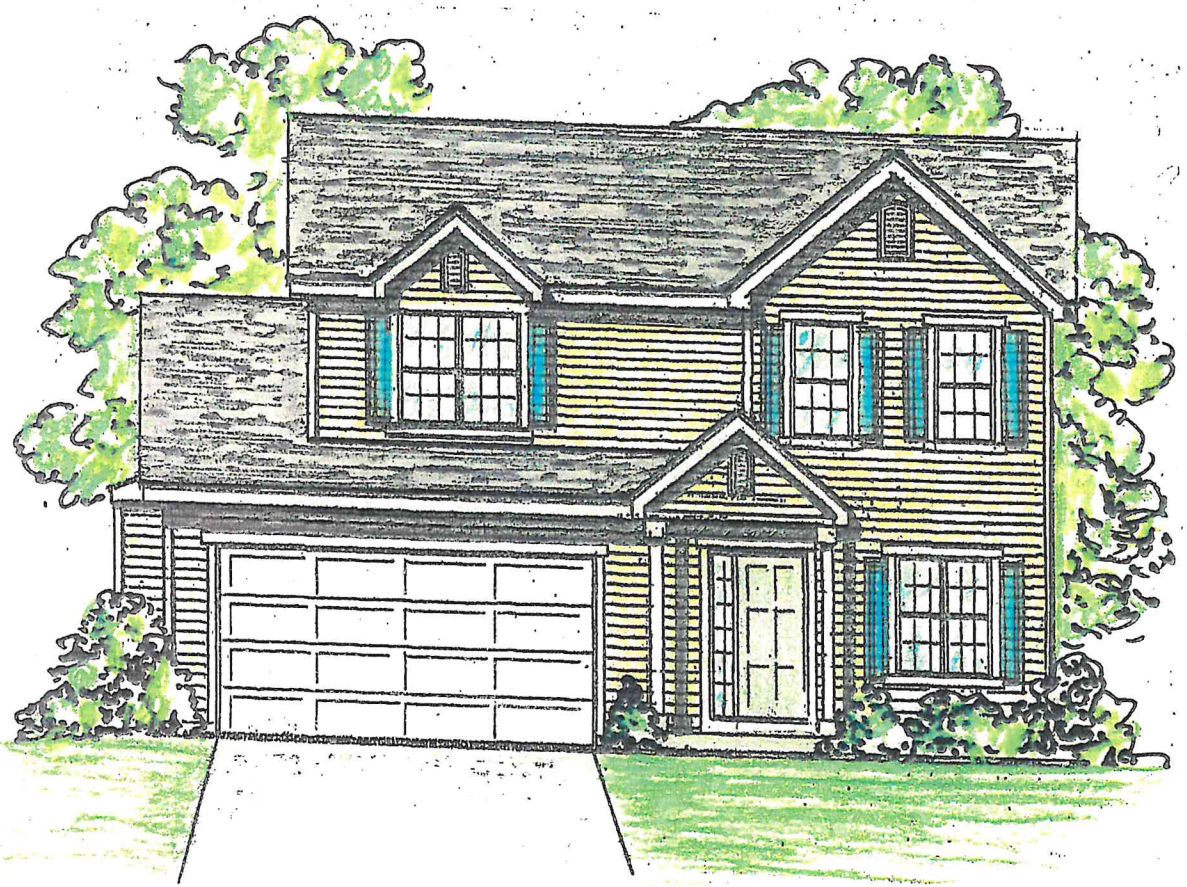
Thomas H. Nordloh
Landscape Architect
Reg. # 057-000629

Project 2019202
Date 12-11-19
Scale
Sheet L-5









VISTAS OF LAKE GENEVA

GDP/PIP SUBMITTAL PLANS
JANUARY 10, 2020

CIVIL DRAWING INDEX

1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	DEMOLITION PLAN
4	SITE PLAN
5	SITE PHASING PLAN
6	OVERALL GRADING AND EROSION CONTROL PLAN
7	OVERALL GRADING CUT AND FILL PLAN
8	DETAILED GRADING PLAN
9	OVERALL UTILITY PLAN
10	STORM SEWER PLAN
11	SANITARY SEWER AND WATER PLAN
12 to 17	PLAN AND PROFILE
18	EROSION CONRTOL DETAILS
19	SITE DETAILS
20	STORM WATER DETAILS
21	UTILITY DETAILS
22	PROJECT NOTES

PROJECT CONTACTS:

PROJECT OWNER
OMEGA HOMES-VISTAS, LLC
PHONE: 608-436-2852
EMAIL: giampoli@omegahomes.net

CIVIL ENGINEER
CARDINAL ENGINEERING LLC
RYAN CARDINAL, PE
PHONE: 262-757-8776
EMAIL: RYAN@CARDINALENGINEERINGWI.COM

LANDSCAPE ARCHITECT
THOMAS NORDLOH ASSOCIATES
PHONE: 262-496-9191
EMAIL: tom@ni-llc.com

CITY OF LAKE GENEVA
BUILDING AND ZONING ADMINISTRATOR
FRED WALLING
PHONE: 262-248-3911
EMAIL: BZADMIN@CITYOFLAKEGENEVA.COM

UTILITY COMMISION DIRECTOR
JOSH GAJEWSKI
PHONE: 262-248-2311
EMAIL: LGH20DIRECTOR@GENEVAONLINE.COM

PUBLIC WORKS DIRECTOR
TOM EARLE
PHONE: 262-248-6644
EMAIL: TEARLE@CITYOFLAKGENEVA.COM

FIRE DEPARTMENT
DENNIS DETKOWSKI, LIEUTENANT
PHONE: 262-248-7228
EMAIL: DDETKOWSKI@LAKEGENEVAFIRE.ORG

CITY ENGINEER
GREG GOVERNATORI, PE
PHONE: 262-767-2747
EMAIL: GGOVERNATORI@KAPURINC.COM

CITY PLANNER
MIKE SLAVNEY, FAICP
PHONE: 608-255-3988
EMAIL: MSLAVNEY@VANDEWALLE.COM

ELECTRIC UTILITY
ALLIANT ENERGY
AUSTIN KROHN
EMAIL: AUSTINKROHN@ALLIANTENERGY.COM

GAS UTILITY
WE ENERGIES
SANDRA MENDEN
262-763-1004
EMAIL: SANDRA.MENDEN@WE-ENERGIES.COM

ALL SPECIFICATIONS ARE REFERENCED TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION. DETAILS UNDER CARDINAL ENGINEERING LLC TITLE BLOCK TAKE PRECEDENCE.

WISDOT STANDARD DETAILS TO BE FOLLOWED INCLUDE, BUT NOT LIMITED TO THOSE PROVIDED AT THE END OF THIS PLAN SET. ONLY SPECIFICATIONS OR DETAILS PROVIDED UNDER THIS PROJECT TITLE BLOCK SUPERCEDE THE REFERENCED WISDOT SPECIFICATIONS.

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

CLIENT

OMEGA HOMES–
VISTAS, LLC

VISTAS OF LAKE GENEVA
LAKE GENEVA, WI

GDP/PIP SUBMITTAL

TITLE SHEET

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

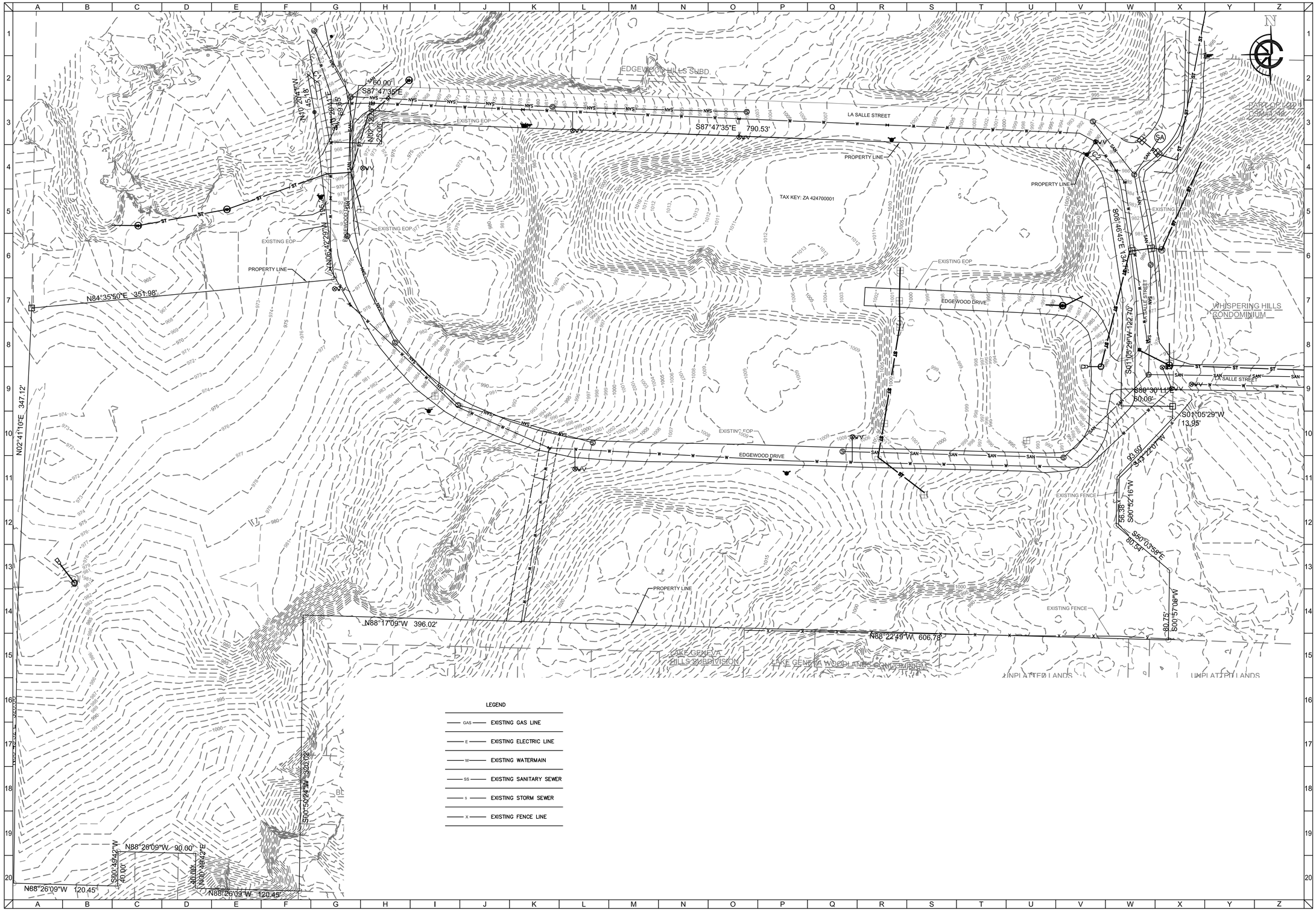
201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE	1"=500'
PROJECT NUMBER	1701345
DATE	01/10/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

SHEET NUMBER

1 OF 22



CLIENT

OMEGA HOMES–
VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

GDP/PIP SUBMITTAL

EXISTING CONDITIONS PLAN

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

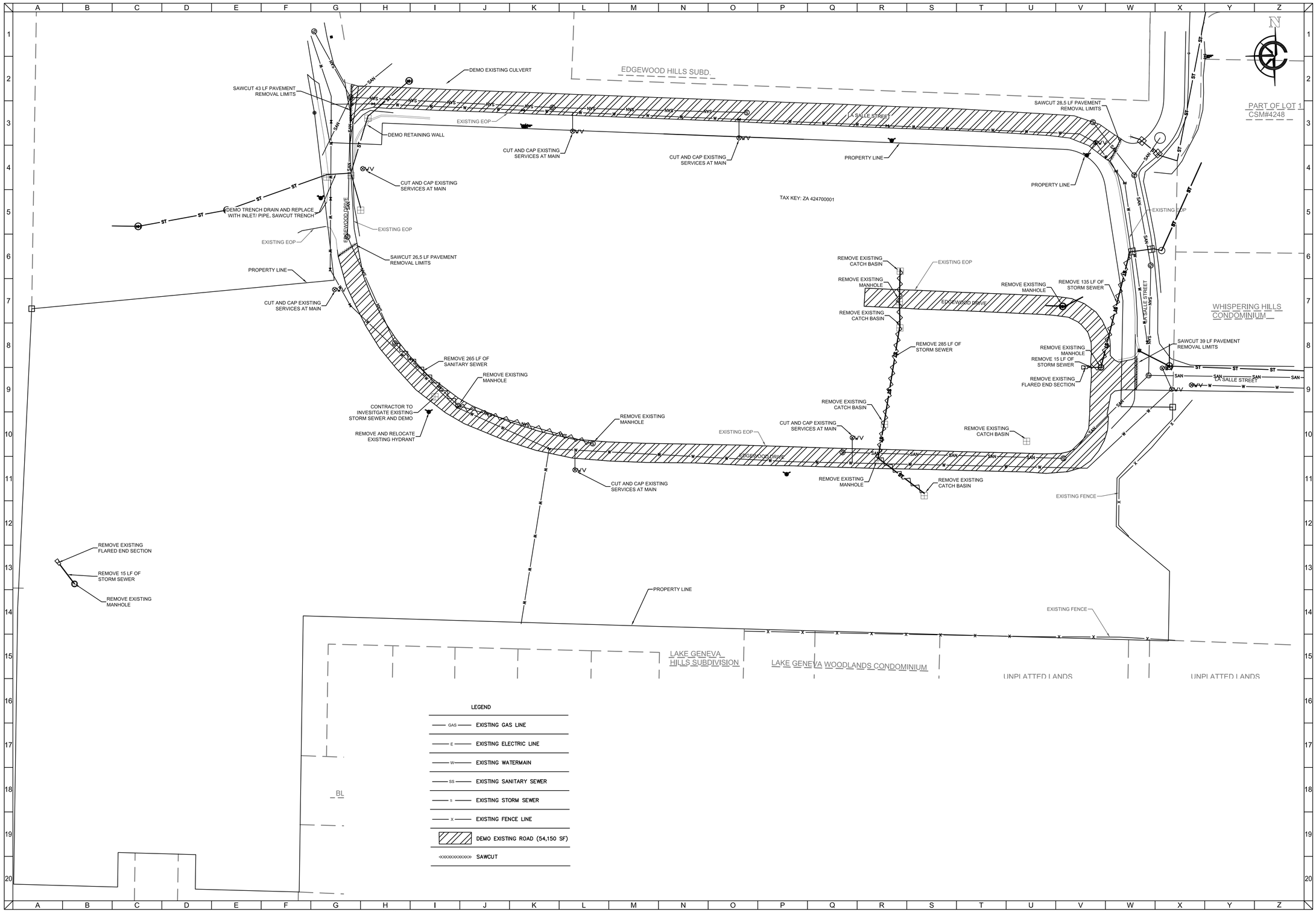
NO.	REVISION DESCRIPTION	REV DATE

SCALE	1"=50'
PROJECT NUMBER	1701345
DATE	01/10/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

SHEET NUMBER

2 OF 22

FILE: Y:\Projects\1701345_Phoenix Regent Hill\Dwg\Construction\Sheets\1701345EC.dwg PLOTTED: 1/9/2020 9:36:57 PM



CLIENT

OMEGA HOMES–
VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

DEMOLITION PLAN

GDP/PIP SUBMITTAL

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

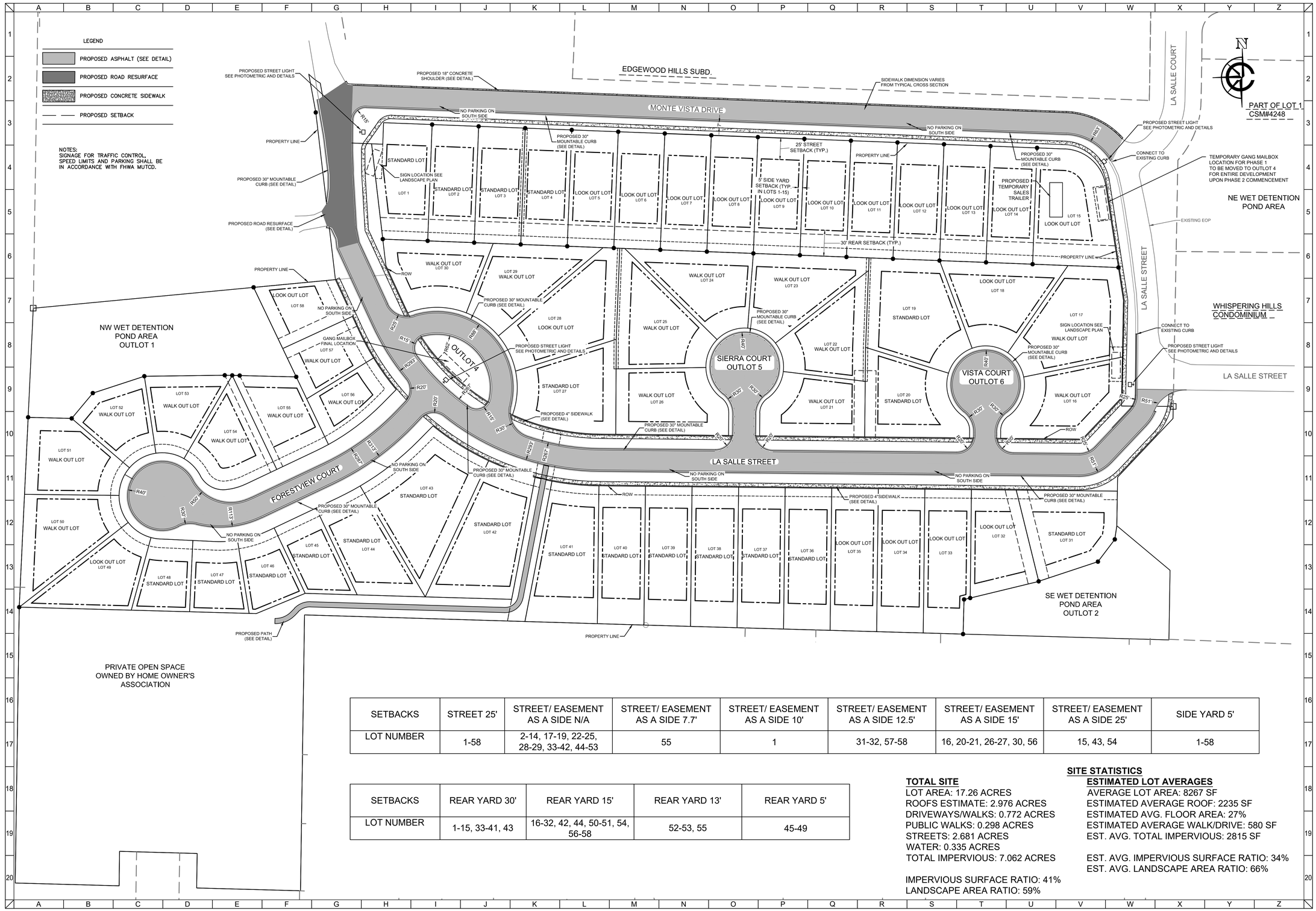
NO.	REVISION DESCRIPTION	REV DATE

SCALE	1"=50'
PROJECT NUMBER	1701345
DATE	01/10/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

SHEET NUMBER

3 OF 22

FILE: Y:\Projects\1701345_Phoenix Regent Hill\Dwg\Construction\Sheets\1701345EC.dwg PLOTTED: 1/9/2020 9:36:25 PM



SETBACKS	STREET 25'	STREET/ EASEMENT AS A SIDE N/A	STREET/ EASEMENT AS A SIDE 7.7'	STREET/ EASEMENT AS A SIDE 10'	STREET/ EASEMENT AS A SIDE 12.5'	STREET/ EASEMENT AS A SIDE 15'	STREET/ EASEMENT AS A SIDE 25'	SIDE YARD 5'
LOT NUMBER	1-58	2-14, 17-19, 22-25, 28-29, 33-42, 44-53	55	1	31-32, 57-58	16, 20-21, 26-27, 30, 56	15, 43, 54	1-58

SETBACKS	REAR YARD 30'	REAR YARD 15'	REAR YARD 13'	REAR YARD 5'
LOT NUMBER	1-15, 33-41, 43	16-32, 42, 44, 50-51, 54, 56-58	52-53, 55	45-49

TOTAL SITE

LOT AREA: 17.26 ACRES
ROOFS ESTIMATE: 2.976 ACRES
DRIVEWAYS/WALKS: 0.772 ACRES
PUBLIC WALKS: 0.298 ACRES
STREETS: 2.681 ACRES
WATER: 0.335 ACRES
TOTAL IMPERVIOUS: 7.062 ACRES

IMPERVIOUS SURFACE RATIO: 41%
LANDSCAPE AREA RATIO: 59%

SITE STATISTICS

ESTIMATED LOT AVERAGES

AVERAGE LOT AREA: 8267 SF
ESTIMATED AVERAGE ROOF: 2235 SF
ESTIMATED AVG. FLOOR AREA: 27%
ESTIMATED AVERAGE WALK/DRIVE: 580 SF
EST. AVG. TOTAL IMPERVIOUS: 2815 SF

EST. AVG. IMPERVIOUS SURFACE RATIO: 34%
EST. AVG. LANDSCAPE AREA RATIO: 66%

CLIENT

OMEGA HOMES–VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

GDP/PIP SUBMITTAL

SITE PLAN

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

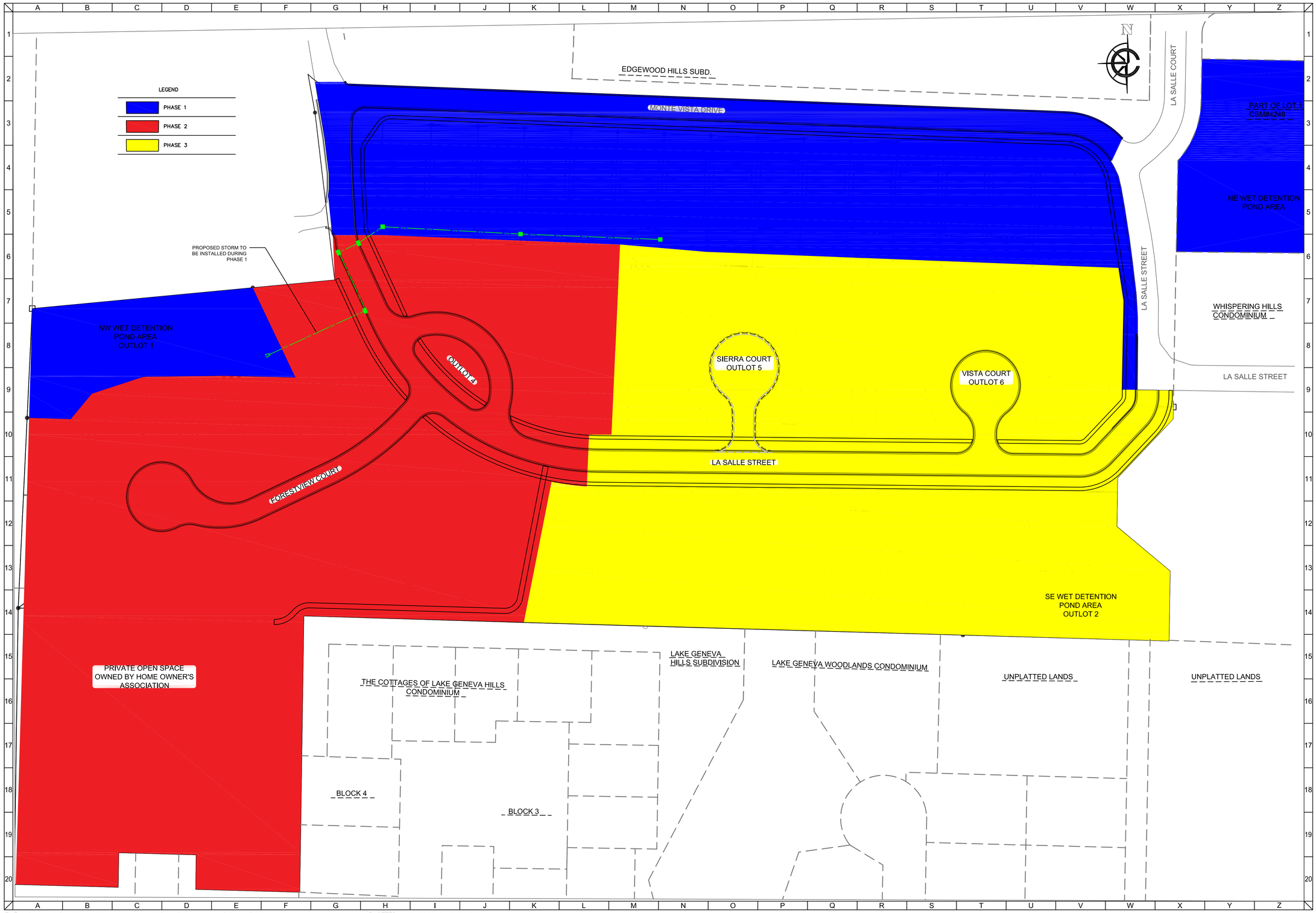
201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE	1" = 50'
PROJECT NUMBER	1701345
DATE	01/10/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

SHEET NUMBER

FILE: Y:\Projects\1701345_Phoenix Regent Hill\Dwg\Construction\Sheets\1701345SP.dwg PLOTTED: 1/10/2020 2:10:08 PM



CLIENT

OMEGA HOMES–
VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

SITE PHASING PLAN

GDP/PIP SUBMITTAL

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE	1" = 50'
PROJECT NUMBER	1701345
DATE	01/10/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

SHEET NUMBER

5 OF 22

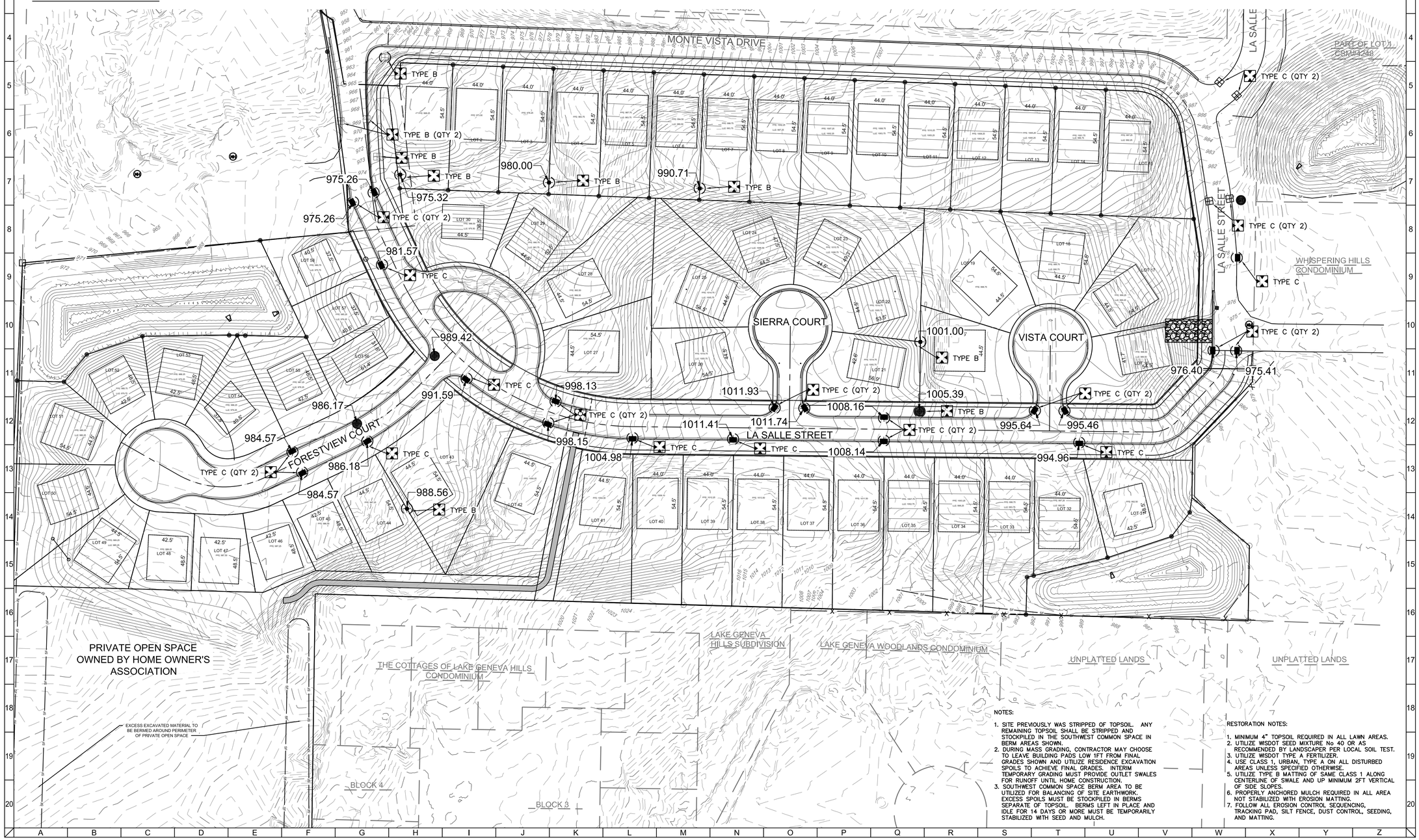
FILE: Y:\Projects\1701345_Phoenix Regent Hill\Dwg\Construction\Sheets\1701345SP.dwg PLOTTED: 1/9/2020 9:48:04 PM

LEGEND

- CONSTRUCTION ENTRANCE
- SILT FENCE
- INLET PROTECTION
- FFE = FIRST FLOOR ELEVATION
- LLE = LOWER LEVEL ELEVATION

NOTES PER GEOTECHNICAL REPORT. SEE FULL REPORT FOR FULL SITE INVESTIGATION DATA: THE SUBGRADE IS RECOMMENDED TO BE PROOF-ROLLED WITH A FULLY-LOADED, TANDEM-AXLE DUMP TRUCK (OR OTHER SUITABLE CONSTRUCTION EQUIPMENT) TO HELP LOCATE UNSTABLE SOIL BASED ON SUBGRADE DEFLECTION CAUSED BY WHEEL LOADS OF THE PROOF-ROLL EQUIPMENT. ALL FUTURE ROADWAY AREAS ARE RECOMMENDED TO BE PROOF-ROLLED AND, WHERE FEASIBLE, PROOF-ROLLING SHOULD EXTEND AT LEAST SEVERAL FEET BEYOND THE ROADWAY LIMITS; HOWEVER, PROOF-ROLLING EQUIPMENT SHOULD NOT TRAVEL NEAR EXCAVATIONS. IT IS RECOMMENDED THAT A GEOTECHNICAL ENGINEER OBSERVE PROOF-ROLL OPERATIONS AND EVALUATE SUBGRADE STABILITY BASED ON THOSE OBSERVATIONS. AREAS THAT ARE NOT SAFELY ACCESSIBLE TO PROOF-ROLL EQUIPMENT ARE RECOMMENDED TO BE EVALUATED AND APPROVED BY A GEOTECHNICAL ENGINEER USING APPROPRIATE MEANS AND METHODS.

BECAUSE OF THE EXISTING FILL, IT IS EXPECTED THAT UNSTABLE MATERIALS WILL BE ENCOUNTERED DURING PROOF-ROLLING/TESTING. OVER-EXCAVATION, POSSIBLY ALONG WITH MECHANICAL MODIFICATION, WILL LIKELY BE NECESSARY TO DEVELOP A STABLE SUBGRADE, AT LEAST IN SOME AREAS. AREAS REQUIRING IMPROVEMENT COULD BE LARGE AND IMPROVEMENT METHODS MIGHT NEED TO EXTEND SEVERAL FEET BELOW THE PLANNED SUBGRADE, DEPENDING ON THE CONDITIONS THAT ARE ENCOUNTERED DURING CONSTRUCTION.



NOTES:

1. SITE PREVIOUSLY WAS STRIPPED OF TOPSOIL. ANY REMAINING TOPSOIL SHALL BE STRIPPED AND STOCKPILED IN THE SOUTHWEST COMMON SPACE IN BERM AREAS SHOWN.
2. DURING MASS GRADING, CONTRACTOR MAY CHOOSE TO LEAVE BUILDING PADS LOW 1FT FROM FINAL GRADES SHOWN AND UTILIZE RESIDENCE EXCAVATION SPOILS TO ACHIEVE FINAL GRADES. INTERIM TEMPORARY GRADING MUST PROVIDE OUTLET SWALES FOR RUNOFF UNTIL HOME CONSTRUCTION.
3. SOUTHWEST COMMON SPACE BERM AREA TO BE UTILIZED FOR BALANCING OF SITE EARTHWORK. EXCESS SPOILS MUST BE STOCKPILED IN BERMS SEPARATE OF TOPSOIL. BERMS LEFT IN PLACE AND IDLE FOR 14 DAYS OR MORE MUST BE TEMPORARILY STABILIZED WITH SEED AND MULCH.

RESTORATION NOTES:

1. MINIMUM 4" TOPSOIL REQUIRED IN ALL LAWN AREAS.
2. UTILIZE WISDOT SEED MIXTURE No 40 OR AS RECOMMENDED BY LANDSCAPER PER LOCAL SOIL TEST.
3. UTILIZE WSDOT TYPE A FERTILIZER.
4. USE CLASS 1, URBAN, TYPE A ON ALL DISTURBED AREAS UNLESS SPECIFIED OTHERWISE.
5. UTILIZE TYPE B MATTING OF SAME CLASS 1 ALONG CENTERLINE OF SWALE AND UP MINIMUM 2FT VERTICAL OF SIDE SLOPES.
6. PROPERLY ANCHORED MULCH REQUIRED IN ALL AREA NOT STABILIZED WITH EROSION MATTING.
7. FOLLOW ALL EROSION CONTROL SEQUENCING, TRACKING PAD, SILT FENCE, DUST CONTROL, SEEDING, AND MATTING.

CLIENT

OMEGA HOMES-
VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

GRADING AND EROSION CONTROL PLAN

GDP/PIP SUBMITTAL

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

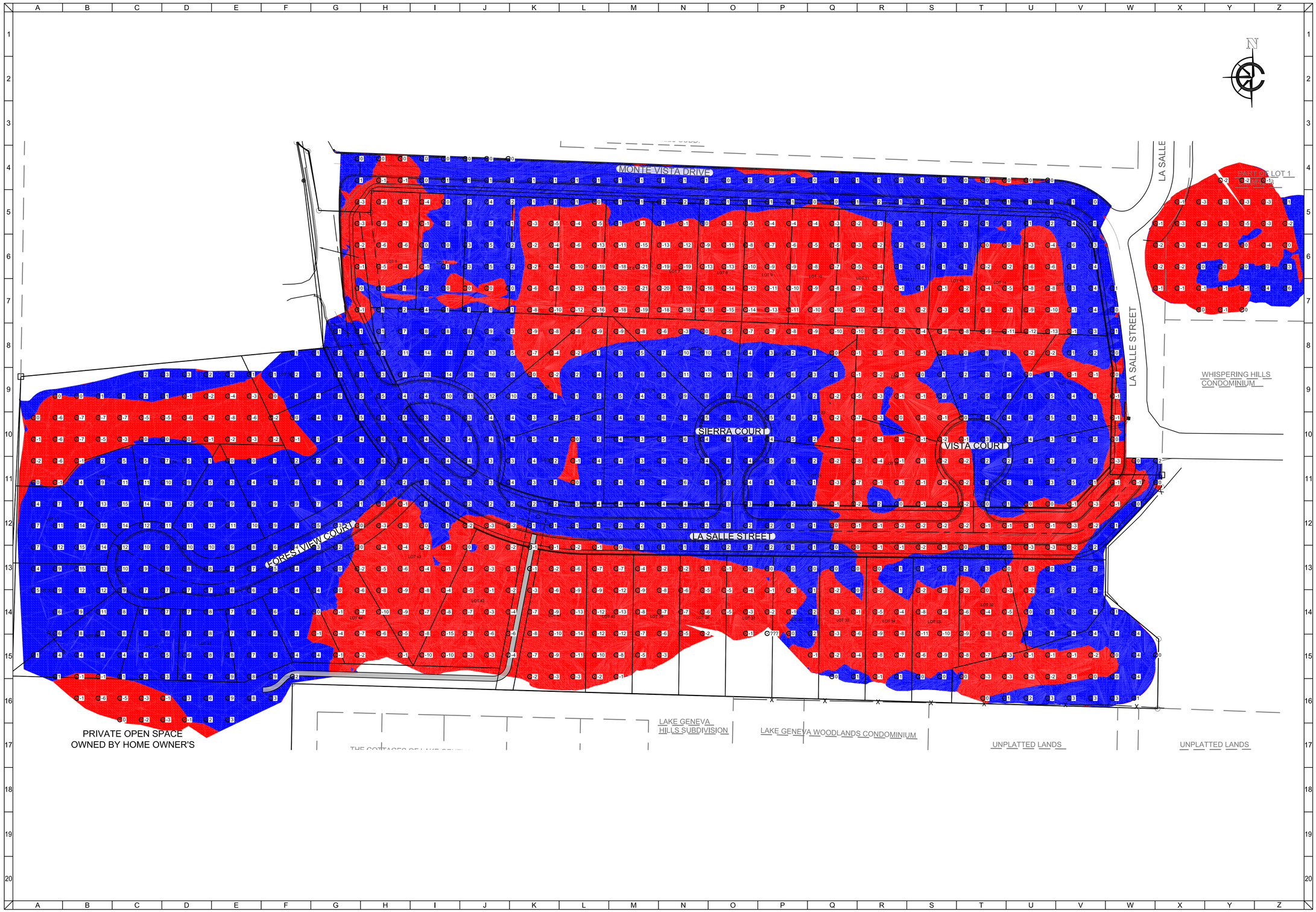
NO.	REVISION DESCRIPTION	REV DATE

SCALE	1" = 50'
PROJECT NUMBER	1701345
DATE	01/10/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

SHEET NUMBER

6 OF 22

FILE: Y:\Projects\1701345_Phoenix Regent Hill\Dwg\Construction\Sheets\1701345GP.dwg PLOTTED: 1/10/2020 12:52:55 PM



CLIENT

OMEGA HOMES–
VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

GRADING CUT/FILL PLAN

GDP/PIP SUBMITTAL

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE	1" = 50'
PROJECT NUMBER	1701345
DATE	01/10/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

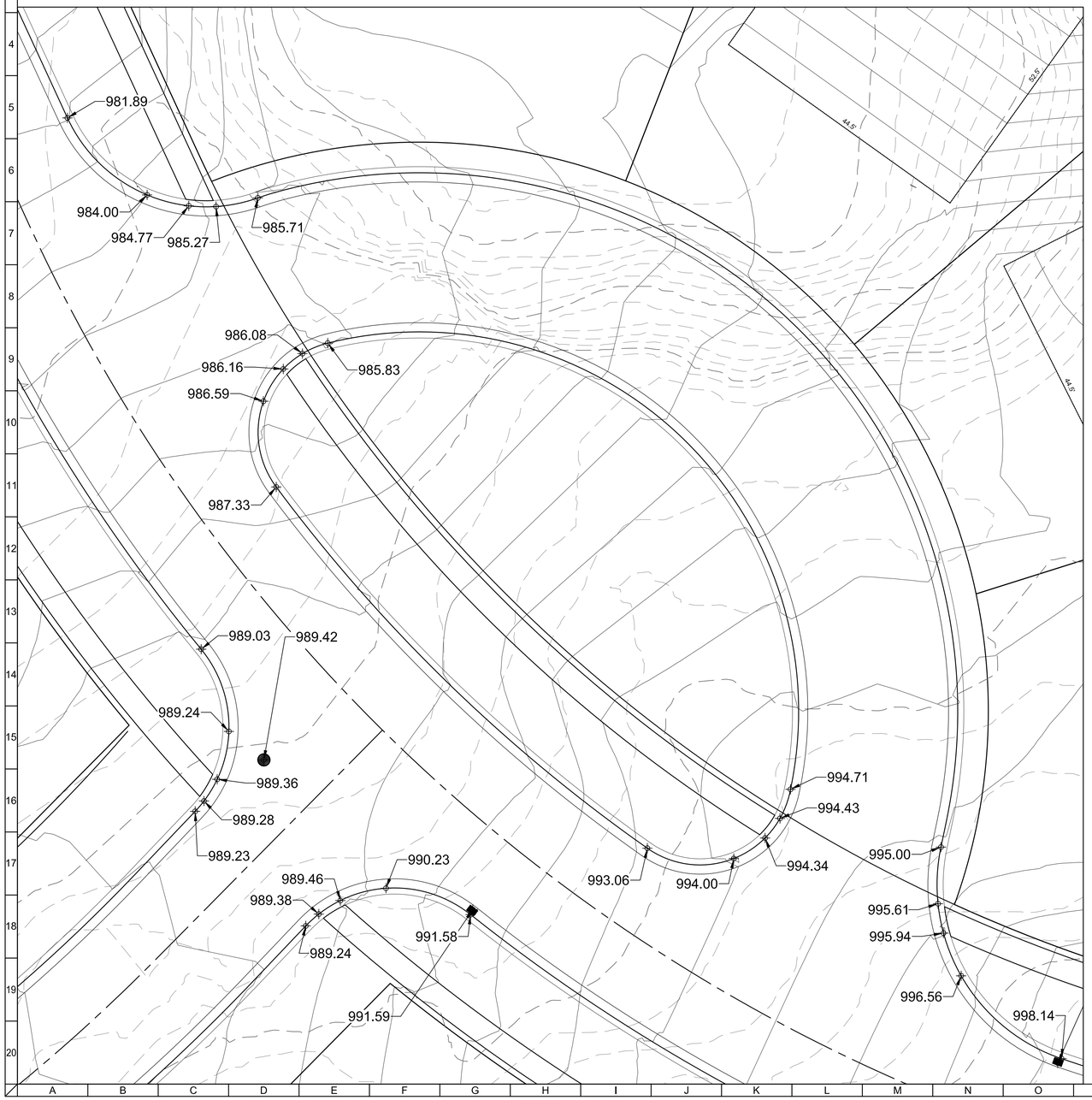
SHEET NUMBER

7 OF 22

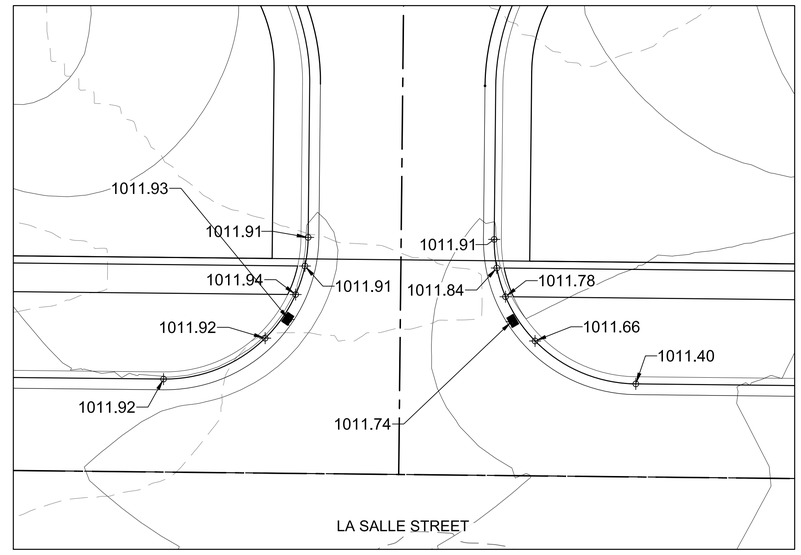
FILE: Y:\Projects\1701345_Phoenix Regent Hill\Dwg\Construction\Sheets\1701345GP.dwg

PLOTTED: 1/10/2020 12:55:50 PM

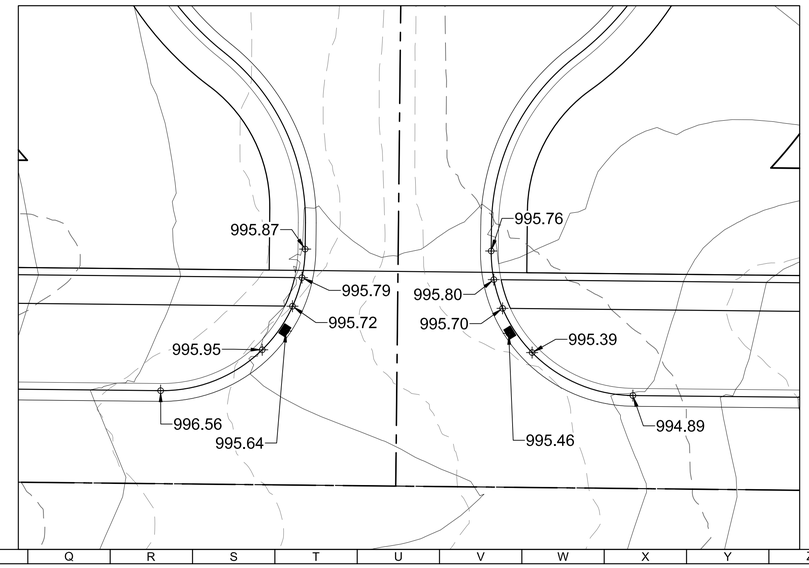
FORESTVIEW COURT/ LA SALLE STREET INTERSECTION



SEIRRA COURT/ LA SALLE STREET INTERSECTION



VISTA COURT/ LA SALLE STREET INTERSECTION



CLIENT

OMEGA HOMES–
VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

DETAILED GRADING

GDP/ PIP SUBMITTAL

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE	1 IN:10 FT
PROJECT NUMBER	1701345
DATE	01/10/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

SHEET NUMBER

8 OF 22

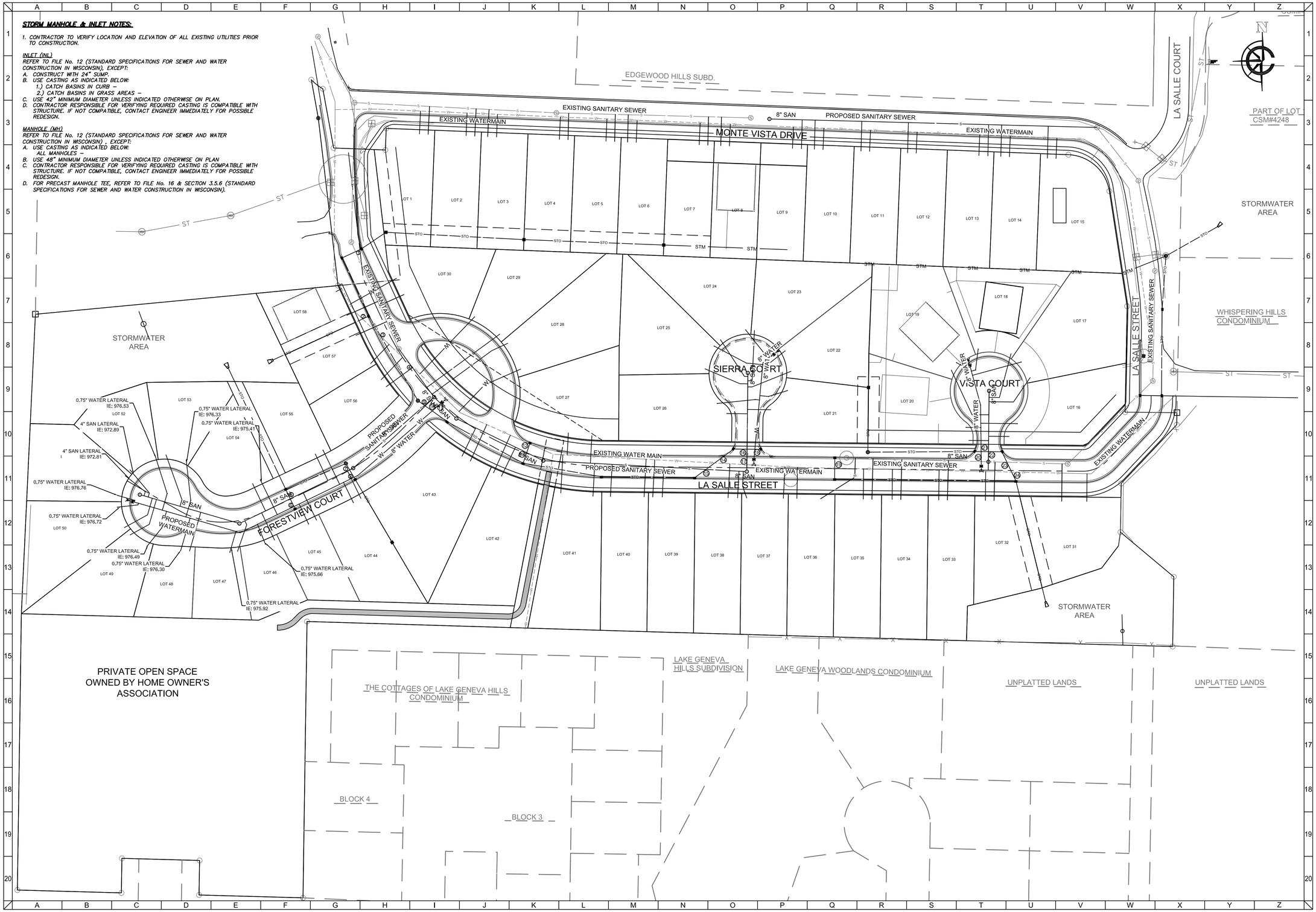
FILE: Y:\Projects\1701345_Phoenix Regent Hill\Dwg\Construction\Sheets\1701345GP.dwg PLOTTED: 1/10/2020 12:53:36 PM

STORM MANHOLE & INLET NOTES:

1. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

INLET (INL)
REFER TO FILE No. 12 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN), EXCEPT:
A. CONSTRUCT WITH 24" SUMP.
B. USE CASTING AS INDICATED BELOW:
1.) CATCH BASINS IN CURB –
2.) CATCH BASINS IN GRASS AREAS –
C. USE 42" MINIMUM DIAMETER UNLESS INDICATED OTHERWISE ON PLAN.
D. CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.

MANHOLE (MH)
REFER TO FILE No. 12 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN) , EXCEPT:
A. USE CASTING AS INDICATED BELOW:
ALL MANHOLES –
B. USE 48" MINIMUM DIAMETER UNLESS INDICATED OTHERWISE ON PLAN.
C. CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
D. FOR PRECAST MANHOLE TEE, REFER TO FILE No. 16 & SECTION 3.5.6 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN).



CLIENT

OMEGA HOMES–
VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

OVERALL UTILITY PLAN

GDP/PIP SUBMITTAL

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE	1" = 50'
PROJECT NUMBER	1701345
DATE	01/10/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

SHEET NUMBER

9 OF 22

FILE: Y:\Projects\1701345_Phoenix Regent Hill\Dwg\Construction\Sheets\1701345UP.dwg PLOTTED: 1/9/2020 5:09:53 PM

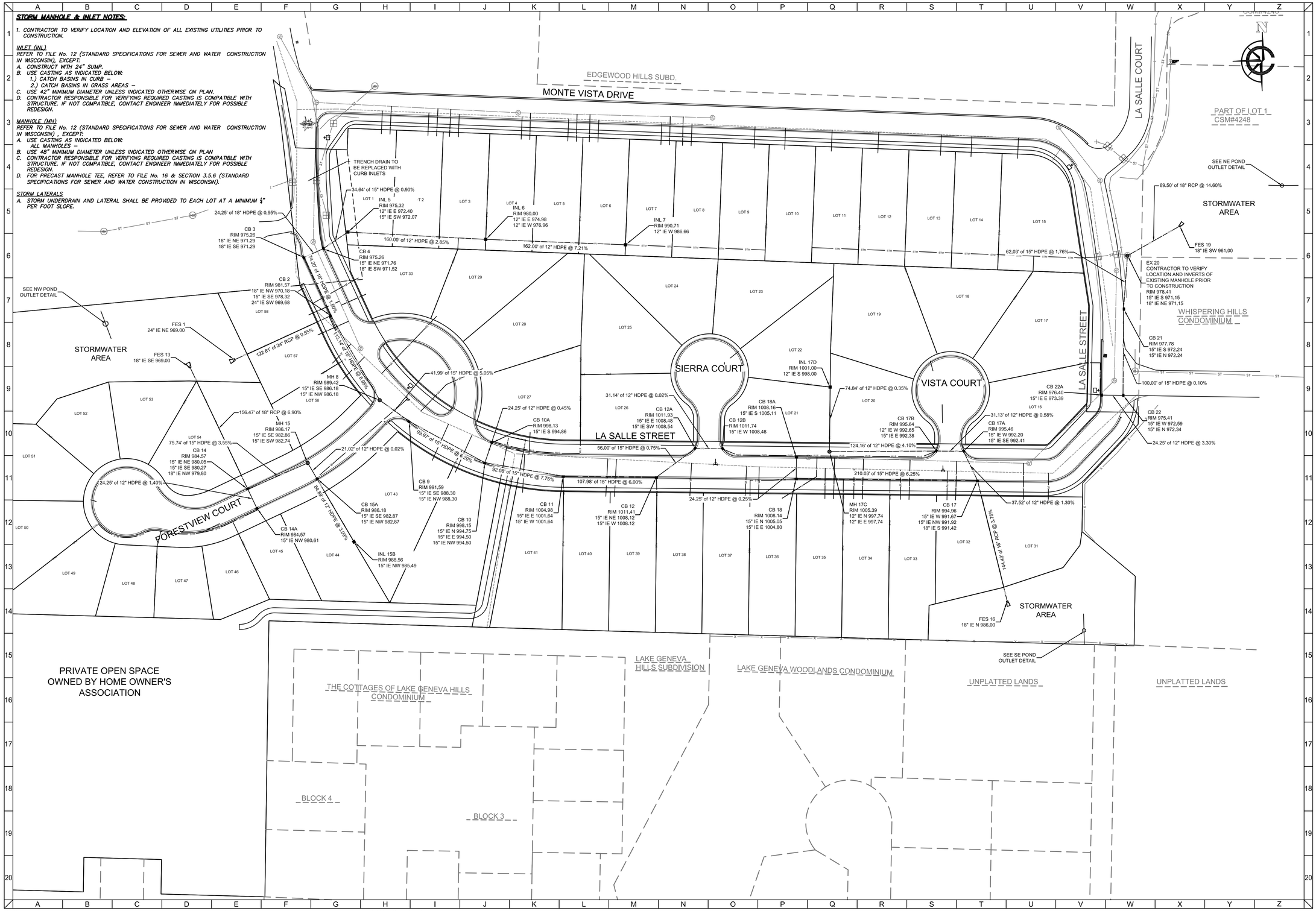
STORM MANHOLE & INLET NOTES:

1. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

INLET (INL)
REFER TO FILE No. 12 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN), EXCEPT:
A. CONSTRUCT WITH 24" SUMP.
B. USE CASTING AS INDICATED BELOW:
1.) CATCH BASINS IN CURB –
2.) CATCH BASINS IN GRASS AREAS –
C. USE 42" MINIMUM DIAMETER UNLESS INDICATED OTHERWISE ON PLAN.
D. CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.

MANHOLE (MH)
REFER TO FILE No. 12 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN) , EXCEPT:
A. USE CASTING AS INDICATED BELOW:
ALL MANHOLES –
B. USE 48" MINIMUM DIAMETER UNLESS INDICATED OTHERWISE ON PLAN
C. CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
D. FOR PRECAST MANHOLE TEE, REFER TO FILE No. 16 & SECTION 3.5.6 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN).

STORM LATERALS
A. STORM UNDERDRAIN AND LATERAL SHALL BE PROVIDED TO EACH LOT AT A MINIMUM ¼" PER FOOT SLOPE.



CLIENT

OMEGA HOMES–
VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

GDP/PIP SUBMITTAL

STORM SEWER PLAN

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE	1" = 50'
PROJECT NUMBER	1701345
DATE	01/10/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

SHEET NUMBER

10 OF 22

FILE: Y:\Projects\1701345_Phoenix Regent Hill\Dwg\Construction\Sheets\1701345UP.dwg PLOTTED: 1/10/2020 1:57:02 PM

SANITARY MANHOLE NOTES:

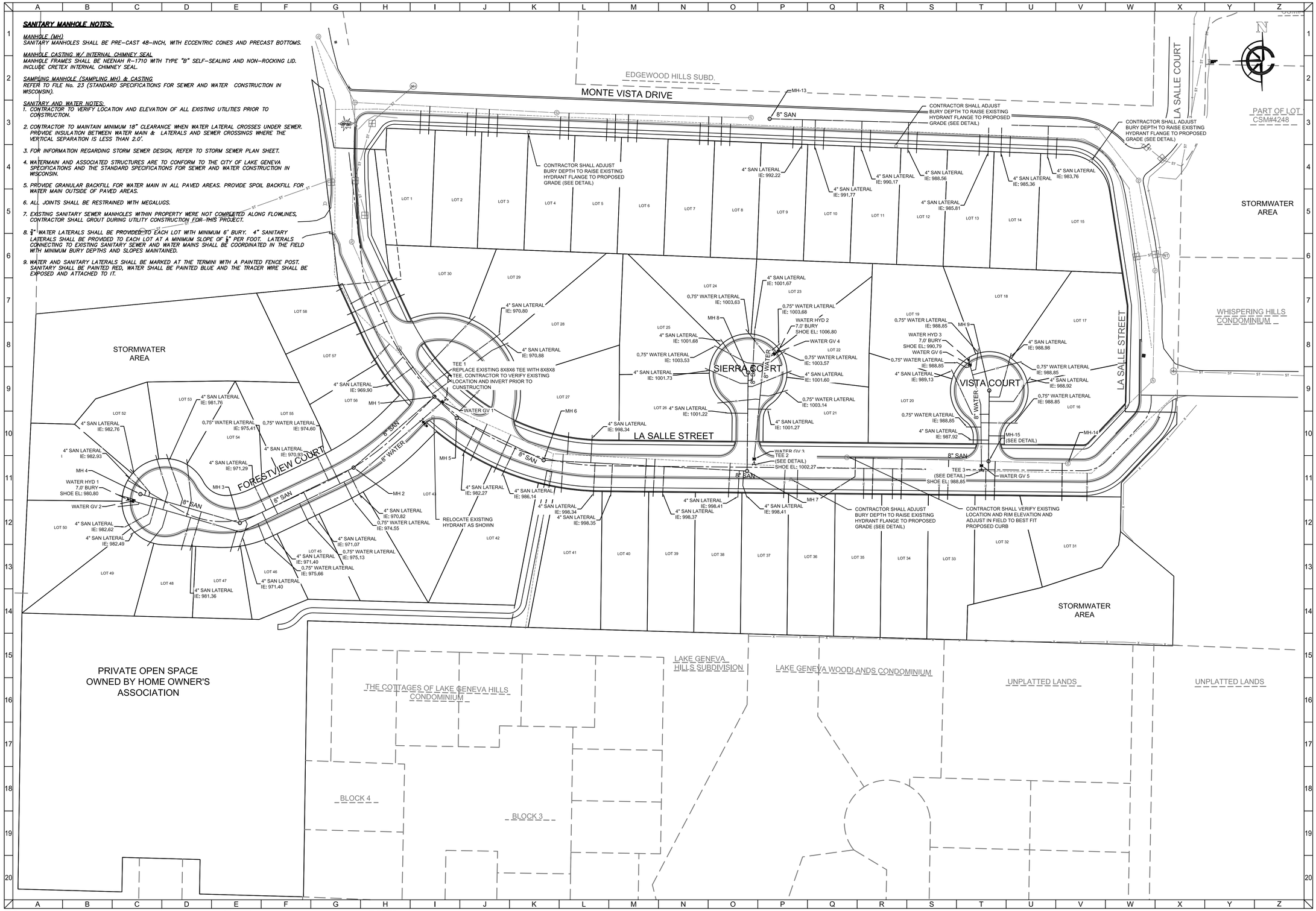
MANHOLE (MH)
SANITARY MANHOLES SHALL BE PRE-CAST 48-INCH, WITH ECCENTRIC CONES AND PRECAST BOTTOMS.

MANHOLE CASTING W/ INTERNAL CHIMNEY SEAL
MANHOLE FRAMES SHALL BE NEENAH R-1710 WITH TYPE "B" SELF-SEALING AND NON-ROCKING LID. INCLUDE CRETEX INTERNAL CHIMNEY SEAL.

SAMPLING MANHOLE (SAMPLING MH) & CASTING
REFER TO FILE No. 23 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN).

SANITARY AND WATER NOTES:

1. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO MAINTAIN MINIMUM 18" CLEARANCE WHEN WATER LATERAL CROSSES UNDER SEWER. PROVIDE INSULATION BETWEEN WATER MAIN & LATERALS AND SEWER CROSSINGS WHERE THE VERTICAL SEPARATION IS LESS THAN 2.0'.
3. FOR INFORMATION REGARDING STORM SEWER DESIGN, REFER TO STORM SEWER PLAN SHEET.
4. WATERMAIN AND ASSOCIATED STRUCTURES ARE TO CONFORM TO THE CITY OF LAKE GENEVA SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
5. PROVIDE GRANULAR BACKFILL FOR WATER MAIN IN ALL PAVED AREAS. PROVIDE SPOIL BACKFILL FOR WATER MAIN OUTSIDE OF PAVED AREAS.
6. ALL JOINTS SHALL BE RESTRAINED WITH MEGALUGS.
7. EXISTING SANITARY SEWER MANHOLES WITHIN PROPERTY WERE NOT COMPLETED ALONG FLOWLINES, CONTRACTOR SHALL GROUT DURING UTILITY CONSTRUCTION FOR THIS PROJECT.
8. ¾" WATER LATERALS SHALL BE PROVIDED TO EACH LOT WITH MINIMUM 6' BURY. 4" SANITARY LATERALS SHALL BE PROVIDED TO EACH LOT AT A MINIMUM SLOPE OF ¼" PER FOOT. LATERALS CONNECTING TO EXISTING SANITARY SEWER AND WATER MAINS SHALL BE COORDINATED IN THE FIELD WITH MINIMUM BURY DEPTHS AND SLOPES MAINTAINED.
9. WATER AND SANITARY LATERALS SHALL BE MARKED AT THE TERMINI WITH A PAINTED FENCE POST. SANITARY SHALL BE PAINTED RED, WATER SHALL BE PAINTED BLUE AND THE TRACER WIRE SHALL BE EXPOSED AND ATTACHED TO IT.



CLIENT

OMEGA HOMES–
VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

SANITARY SEWER AND WATER PLAN

GDP/PIP SUBMITTAL

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

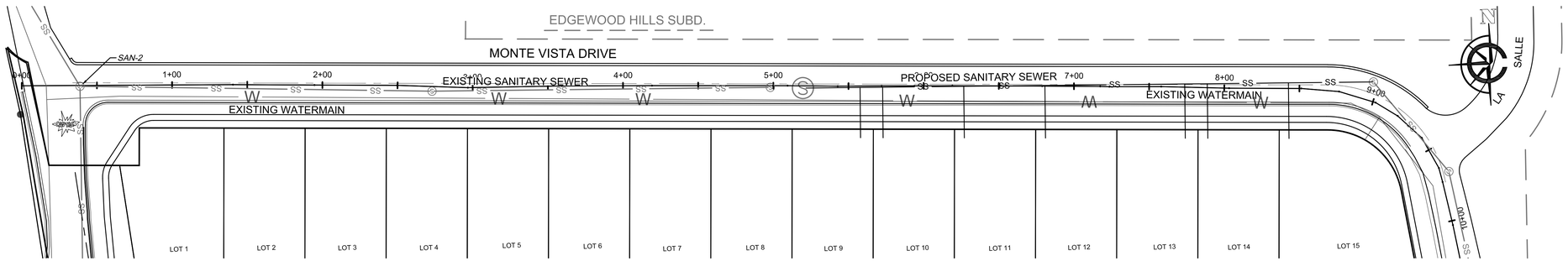
NO.	REVISION DESCRIPTION	REV DATE

SCALE	1" = 50'
PROJECT NUMBER	1701345
DATE	01/10/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

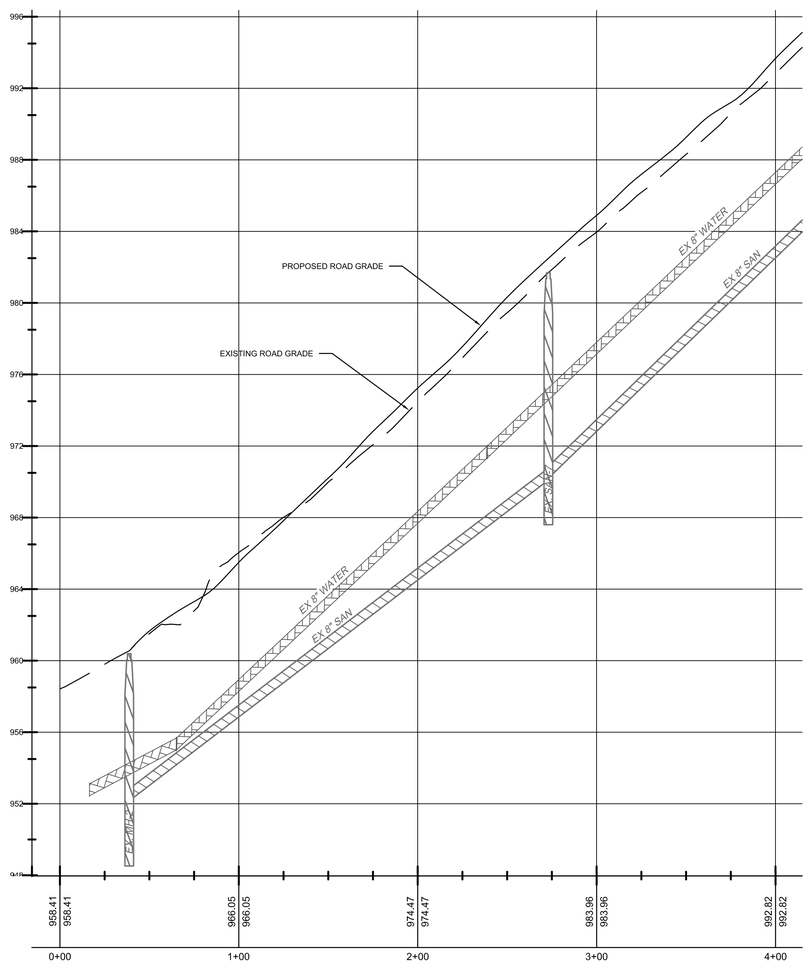
SHEET NUMBER

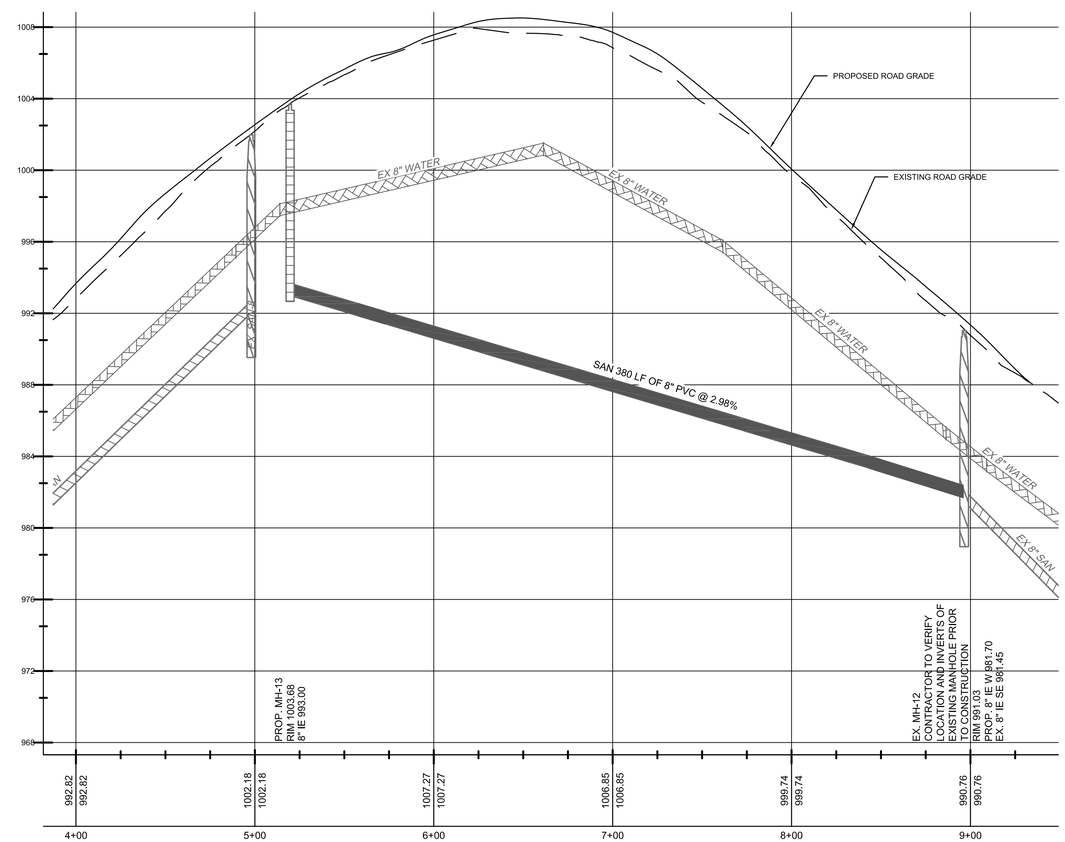
11 OF 22

FILE: Y:\Projects\1701345_Phoenix Regent Hill\Dwg\Construction\Sheets\1701345UP.dwg PLOTTED: 1/10/2020 12:40:50 PM



PROPOSED MONTE VISTA DRIVE PROFILE





CLIENT

OMEGA HOMES–
VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

GDP/PIP SUBMITTAL

PLAN AND PROFILE

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

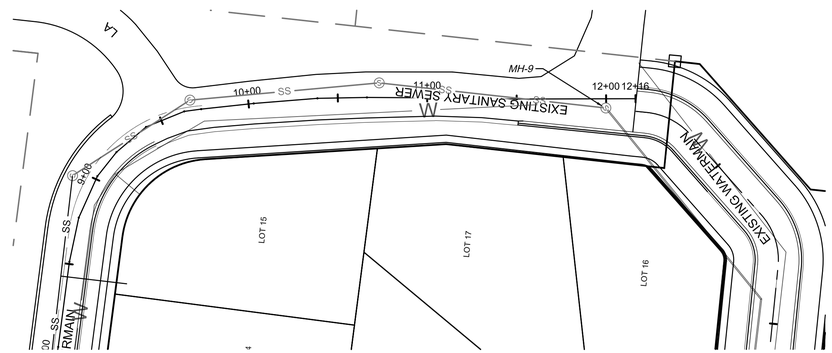
NO.	REVISION DESCRIPTION	REV DATE

SCALE	1" = 40'
PROJECT NUMBER	1701345
DATE	01/10/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

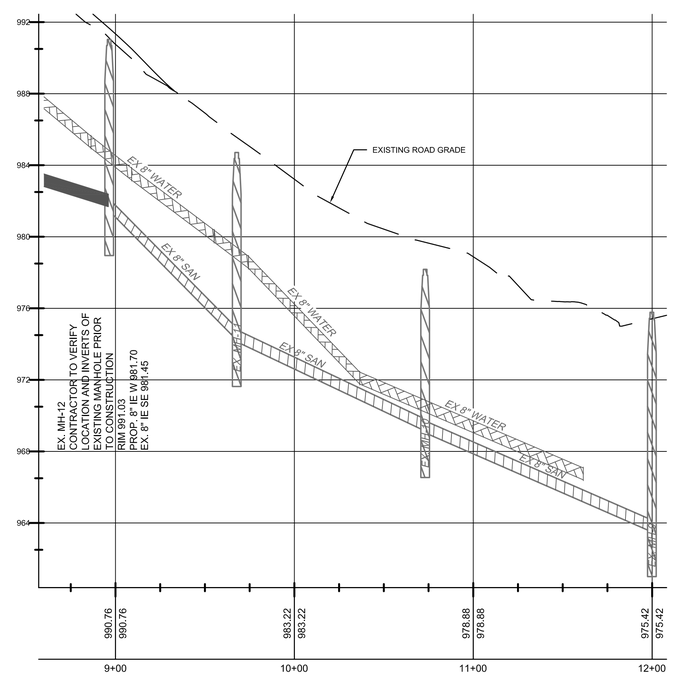
SHEET NUMBER

12 OF 22

FILE: Y:\Projects\1701345_Phoenix Regent Hill\Dwg\Construction\Sheets\1701345PP1.dwg PLOTTED: 1/10/2020 12:29:51 AM



PROPOSED MONTE VISTA DRIVE PROFILE



CLIENT

OMEGA HOMES–
VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

GDP/PIP SUBMITTAL

PLAN AND PROFILE

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

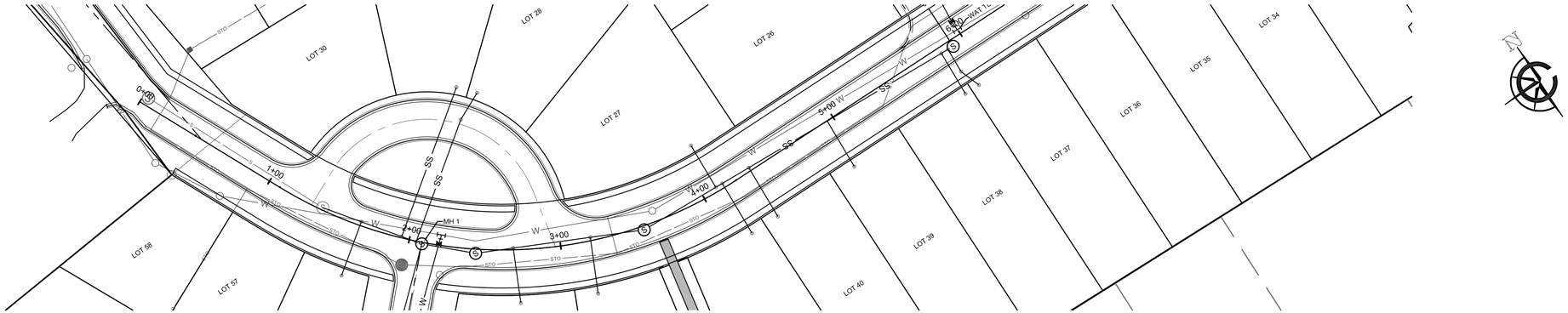
201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

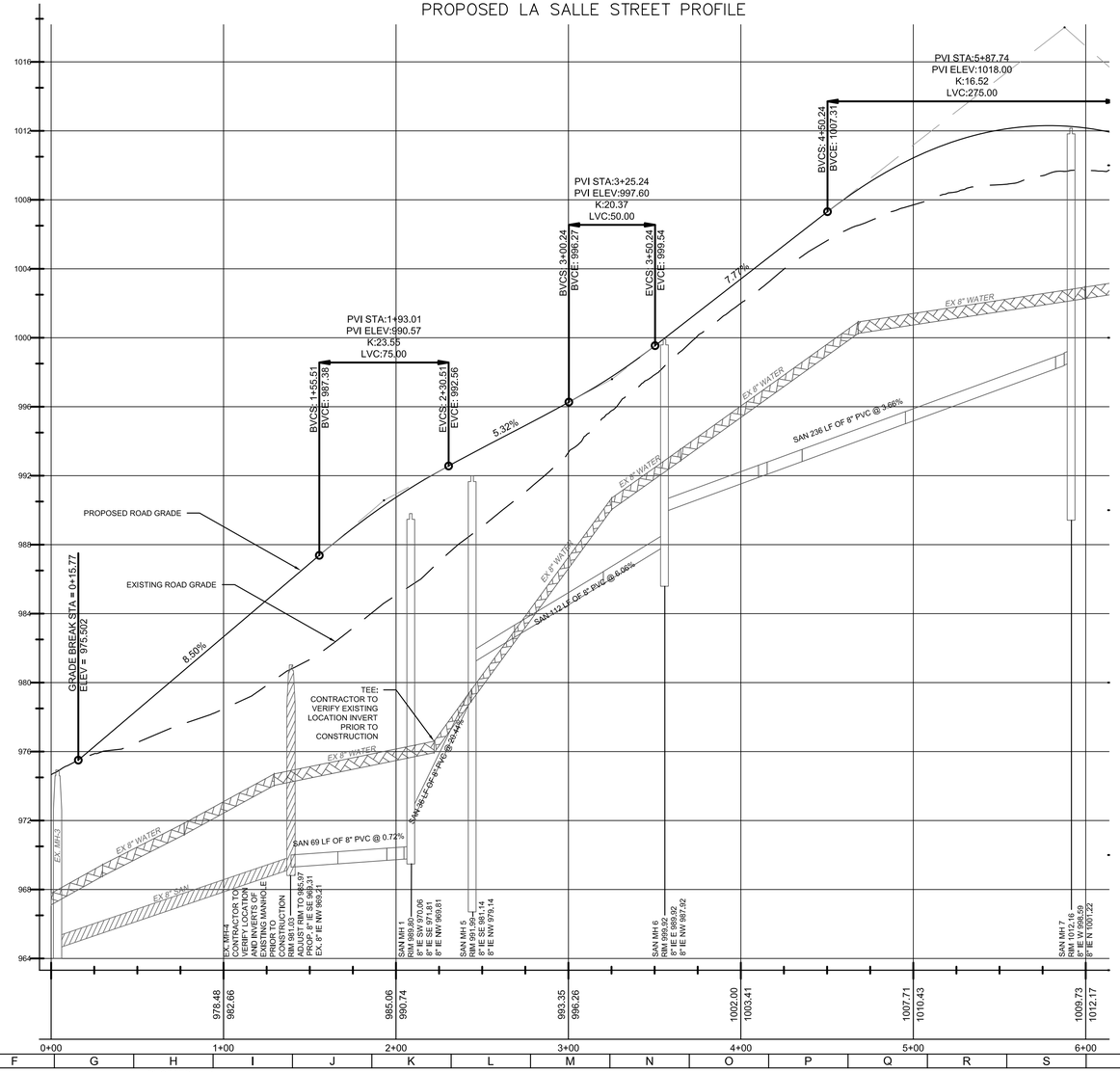
SCALE	1" = 40'
PROJECT NUMBER	1701345
DATE	01/10/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

SHEET NUMBER

13 OF 22



PROPOSED LA SALLE STREET PROFILE



CLIENT

OMEGA HOMES–
VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

GDP/PIP SUBMITTAL

PLAN AND PROFILE

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

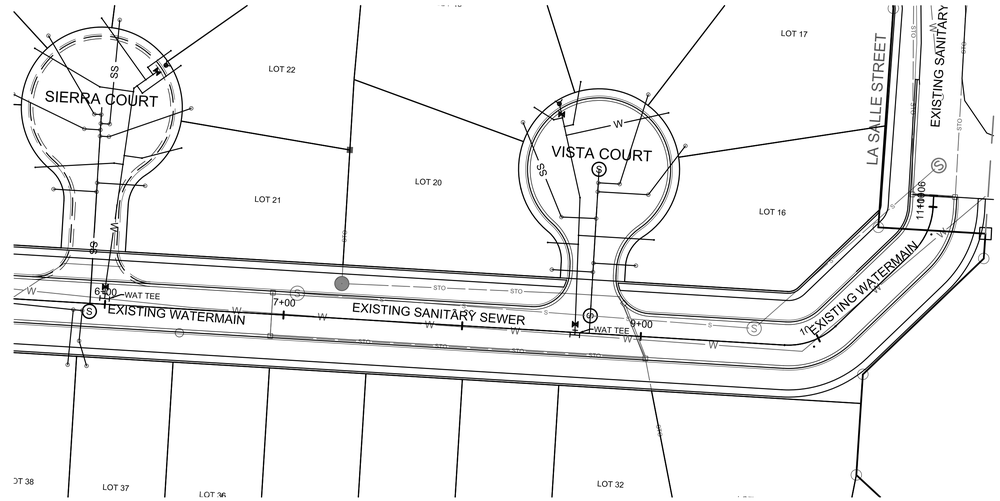
NO.	REVISION DESCRIPTION	REV DATE

SCALE	1" = 40'
PROJECT NUMBER	1701345
DATE	01/10/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

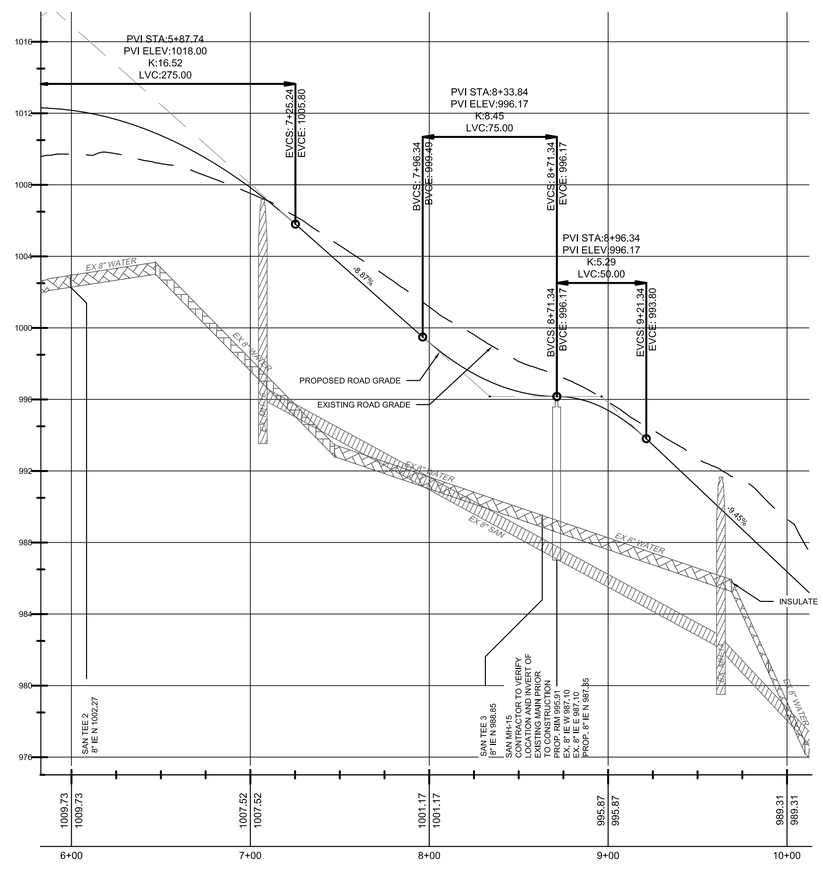
SHEET NUMBER

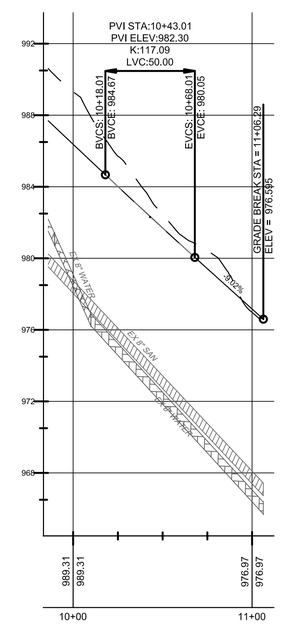
14 OF 22

FILE: Y:\Projects\1701345_Phoenix Regent Hill\Dwg\Construction\Sheets\1701345PP2.dwg PLOTTED: 1/10/2020 12:53:51 AM



PROPOSED LA SALLE STREET PROFILE





CLIENT

OMEGA HOMES–
VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

GDP/PIP SUBMITTAL

PLAN AND PROFILE

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

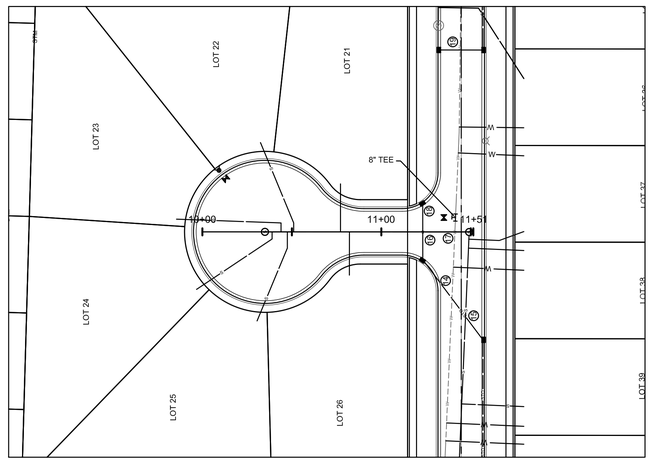
201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

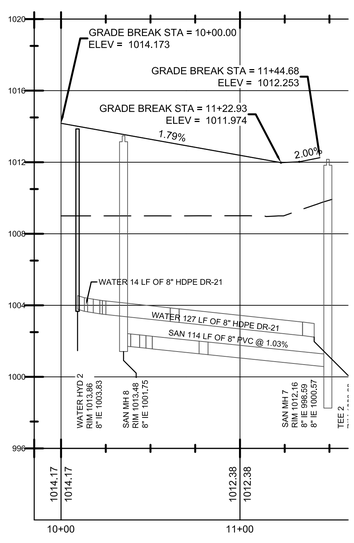
SCALE	1" = 40'
PROJECT NUMBER	1701345
DATE	01/10/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

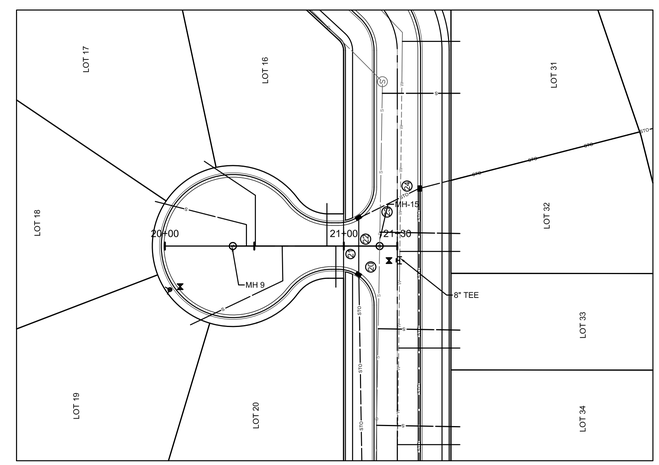
SHEET NUMBER

15 OF 22

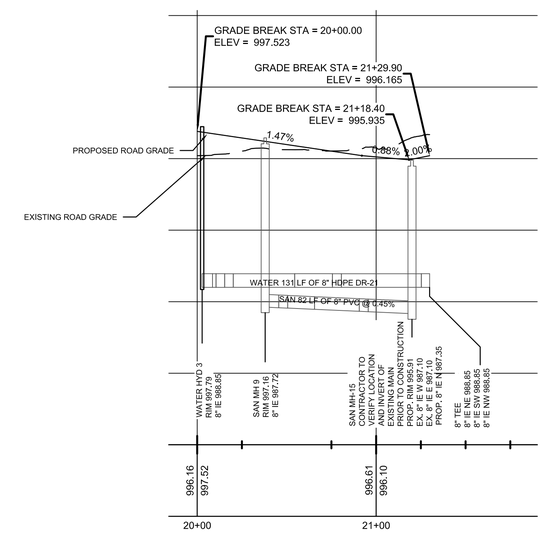


PROPOSED SIERRA COURT PROFILE





PROPOSED VISTA COURT PROFILE



CLIENT

OMEGA HOMES–
VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

GDP/PIP SUBMITTAL

PLAN AND PROFILE

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

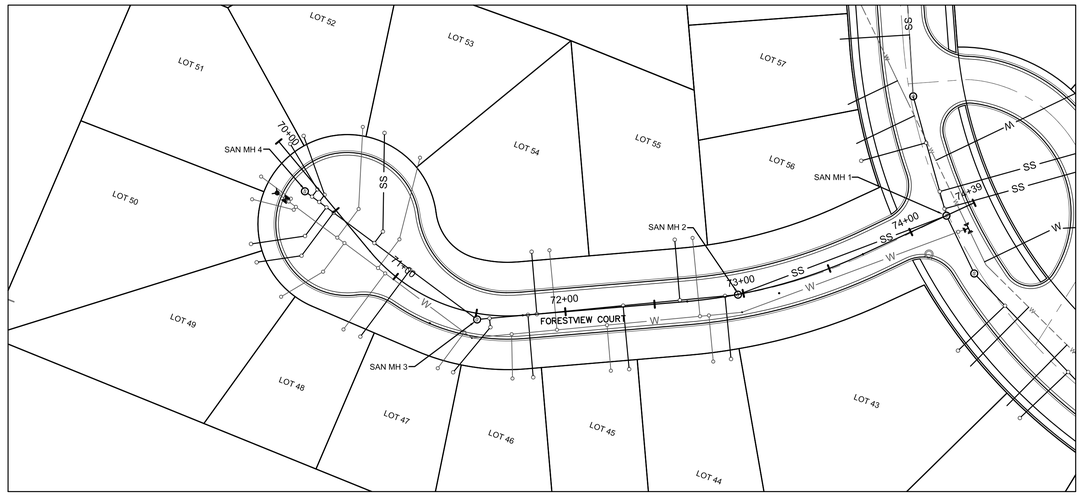
201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

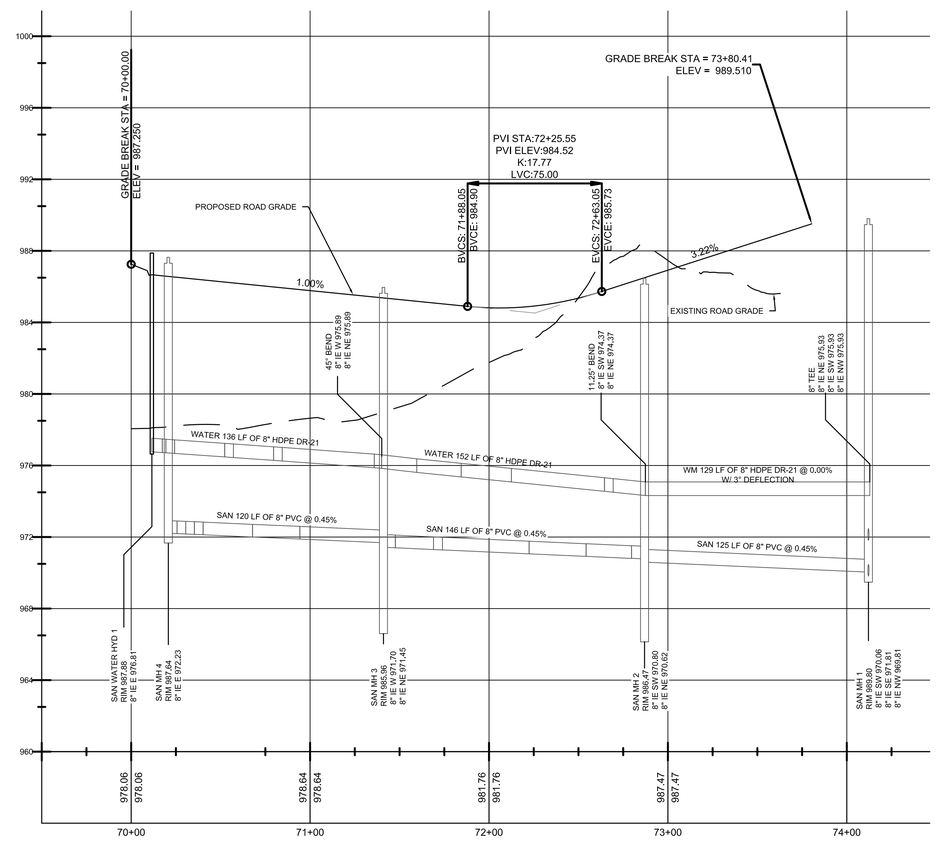
SCALE	1" = 40'
PROJECT NUMBER	1701345
DATE	01/10/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

SHEET NUMBER

16 OF 22



PROPOSED FORESTVIEW COURT PROFILE



CLIENT

OMEGA HOMES–
VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

GDP/PIP SUBMITTAL

PLAN AND PROFILE

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

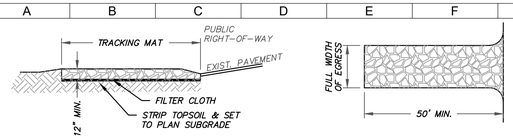
NO.	REVISION DESCRIPTION	REV DATE

SCALE	1" = 40'
PROJECT NUMBER	1701345
DATE	01/10/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

SHEET NUMBER

17 OF 22

FILE: Y:\Projects\1701345_Phoenix Regent Hill\Dwg\Construction\Sheets\1701345PP4.dwg PLOTTED: 1/10/2020 9:50:26 AM



CONSIDERATIONS:

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

NOTES:

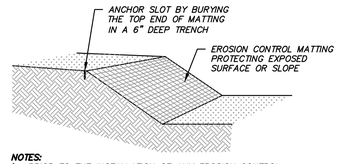
A. TRACKING PAD:

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

B. MAINTENANCE

1. ROCKS LODGED BETWEEN THE TIRES IF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.
2. TRACKING PADS AND TIRE WASHING STATIONS SHALL, AT 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.
3. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
4. A MINIMUM 12-INCH THICK PAD SHALL BE MAINTAINED.

STONE TRACKING PAD DETAIL

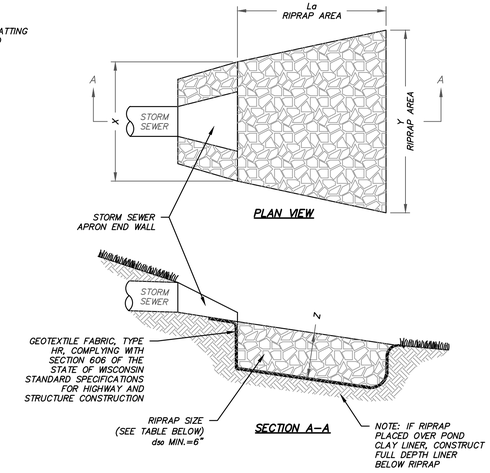


NOTES:

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

EROSION CONTROL MATTING DETAIL

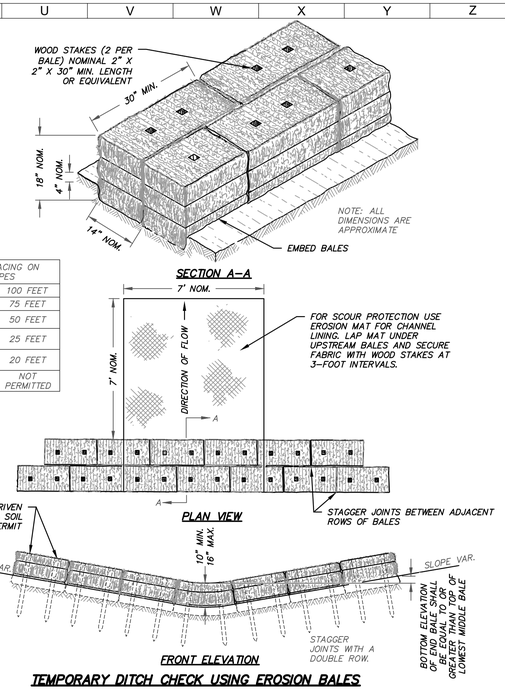
NOTE: INSTALL ON ALL SLOPES OF 4:1 OR GREATER



RIPRAP SHALL COMPLY WITH THE SECTION 606 OF THE STATE OF WISCONSIN STANDARD FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

PLAN VIEW CONTOURS AND GRADES REPRESENT PROPOSED TOP OF FIELD STONE ELEVATIONS.

RIPRAP DETAIL

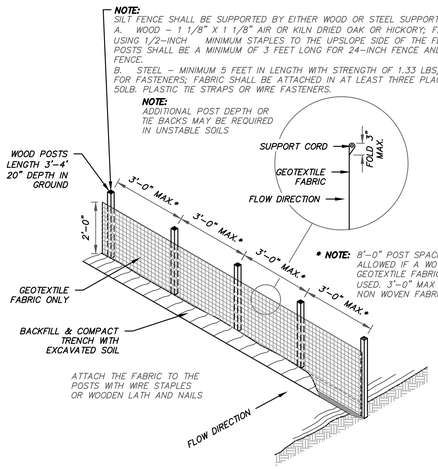


BALE SPACING ON SLOPES	
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
33% TO 50%	20 FEET
> 50%	NOT PERMITTED

TEMPORARY DITCH CHECK USING EROSION BALES

NOTES:

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

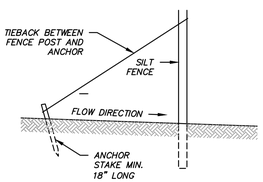


NOTES:

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

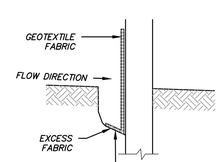
SLOPE	FENCE SPACING
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
> 33%	20 FEET

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



SILT FENCE TIE BACK

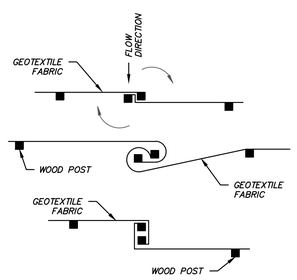
(WHEN ADDITIONAL SUPPORT IS REQUIRED)



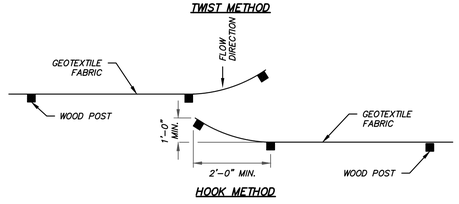
TRENCH DETAIL

NOTES:

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



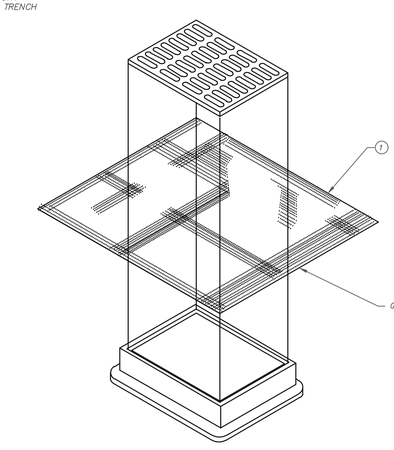
TWIST METHOD



HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE

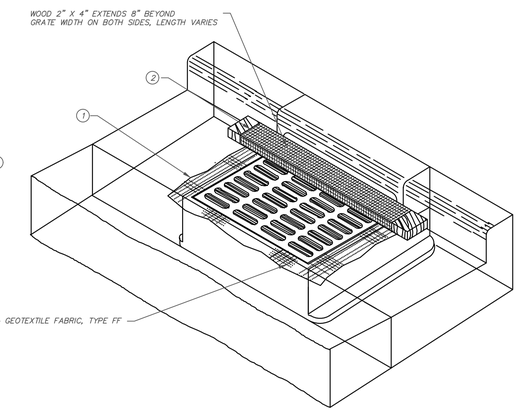
SILT FENCE DETAIL



INLET PROTECTION, TYPE B (WITHOUT CURB BOX)

(CAN BE INSTALLED ON ANY INLET TYPE)

1. FABRIC SIZE SHALL BE 8" (MIN) GREATER ON ALL SIDES OF THE INLET COVER TO PROVIDE A HAND HOLD WHEN MAINTENANCE OR REMOVAL IS REQUIRED.
2. FOR INLET PROTECTION, TYPE C, WITH A CURB BOX, AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX.



INLET PROTECTION, TYPE C (WITH CURB BOX)

GENERAL NOTES:

FABRIC SHALL BE REPLACED AT THE ENGINEERS DISCRETION.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTIBILITY LIST MAY BE SUBSTITUTED FOR THE INLET PROTECTION TYPE SPECIFIED.

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.

CLIENT

OMEGA HOMES-VISTAS, LLC

VISTAS OF LAKE GENEVA
LAKE GENEVA, WI

EROSION CONTROL DETAILS

GDP/PIP SUBMITTAL

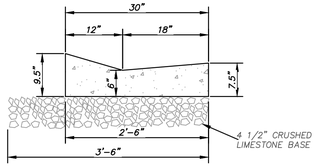
CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

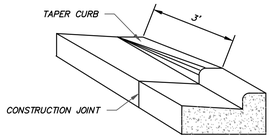
NO.	REVISION DESCRIPTION	REV DATE

SCALE	NTS
PROJECT NUMBER	1701345
DATE	01/10/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

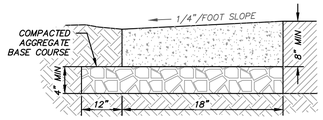
SHEET NUMBER



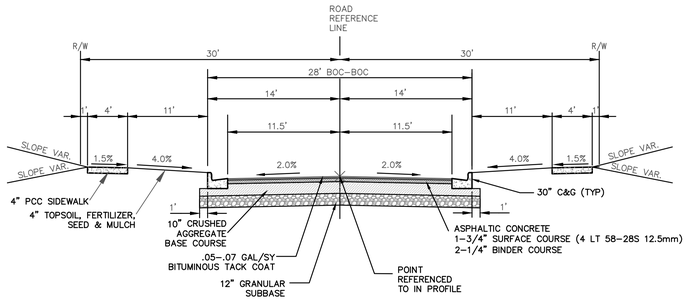
TYPICAL 30" ROLLOVER CURB



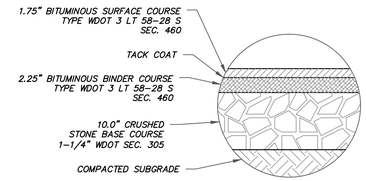
DETAIL OF CURB & GUTTER TERMINI



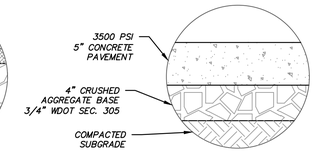
18" CONCRETE SHOULDER DETAIL



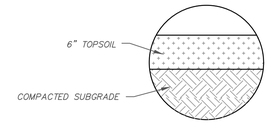
60' R.O.W. TYPICAL MINOR STREET URBAN SECTION – CITY OF LAKE GENEVA



BITUMINOUS PAVEMENT (STANDARD DUTY)



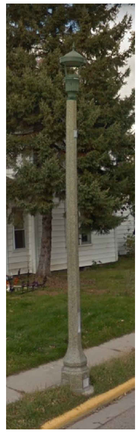
CONCRETE SIDEWALK SECTION



LANDSCAPED AREAS (ALL NON-PAVED AREAS)

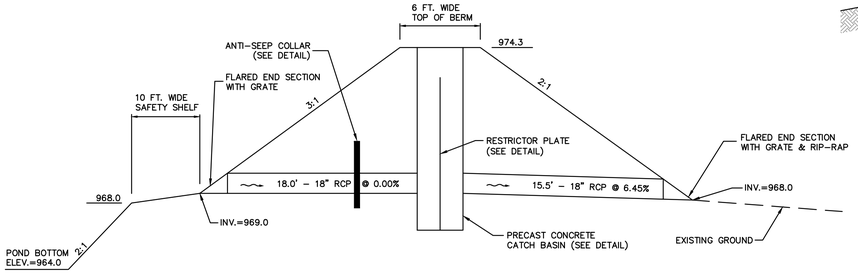
NOTE: SEE GRADING PLAN FOR SUBGRADE COMPACTION REQUIREMENTS AND PROOF ROLL ANALYSIS PRIOR TO BASE AND PAVEMENT INSTALLATION.

ON-SITE ENGINEER SHALL DETERMINE IF UNDERCUTTING, FABRIC, OR 3" DENSE GRADED BASE (WSDOT 305) IS REQUIRED, OR COMBINATION THEREOF.

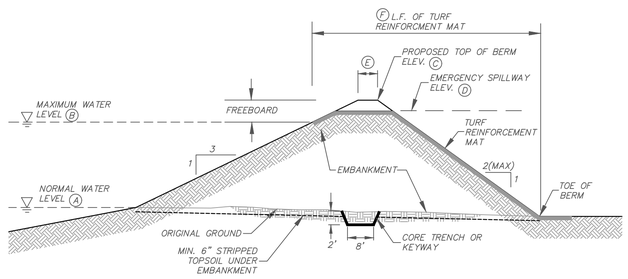


STREET LIGHTING DETAIL

SPECIFICATIONS TO MATCH LIGHTING ON BROAD STREET, LAKE GENEVA. DETAILS AND WIRING TBD

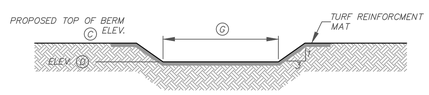


NW WET DETENTION POND DETAIL
N.T.S.

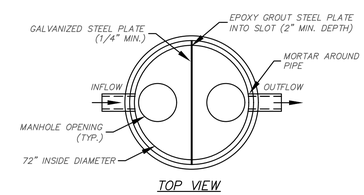


PROPOSED EMERGENCY SPILLWAY DIMENSIONS

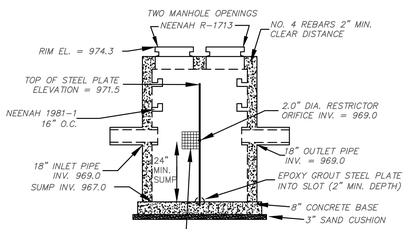
	A	B	C	D	E	F	G
DETENTION POND	969.0	973.29	974.3	973.3	6'	29'	20'



PROPOSED EMERGENCY SPILLWAY

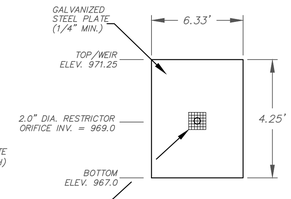


TOP VIEW



NOTES:
1. STRUCTURE SHALL BE CONSTRUCTED CONFORMING TO THE REQUIREMENTS OF ASTM C-478.
2. REINFORCING STEEL NOT SHOWN

NW WET DETENTION POND OUTLET CONTROL STRUCTURE DETAIL
N.T.S.



STEEL PLATE DETAIL

CLIENT

OMEGA HOMES-VISTAS, LLC

VISTAS OF LAKE GENEVA
LAKE GENEVA, WI

SITE DETAILS

GDP/PIP SUBMITTAL

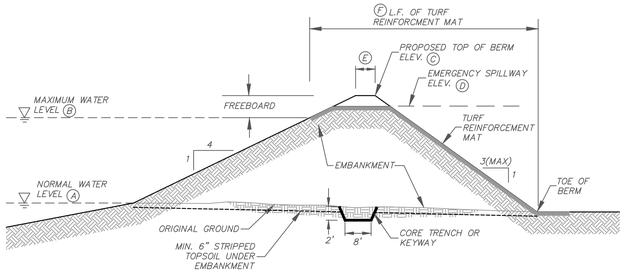
CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

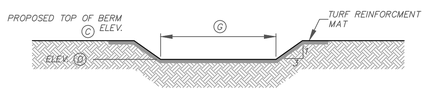
SCALE	NTS
PROJECT NUMBER	1701345
DATE	01/10/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

SHEET NUMBER

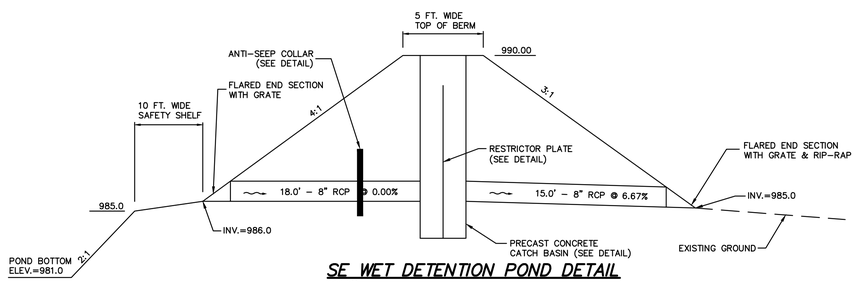


PROPOSED EMERGENCY SPILLWAY DIMENSIONS

	A	B	C	D	E	F	G
DETENTION POND	986.0	988.72	990.00	989.00	5'	24'	20'

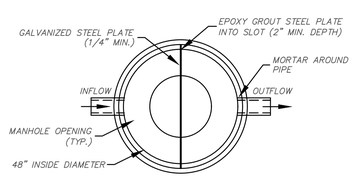


PROPOSED EMERGENCY SPILLWAY

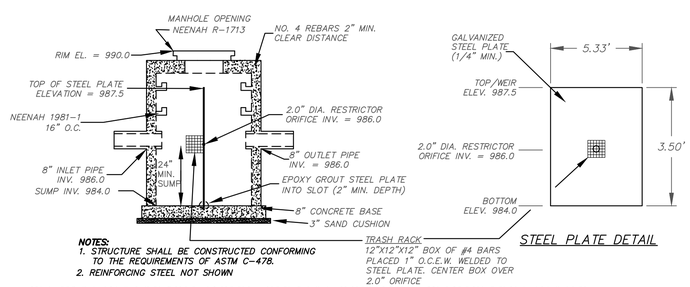


SE WET DETENTION POND DETAIL

N.T.S.



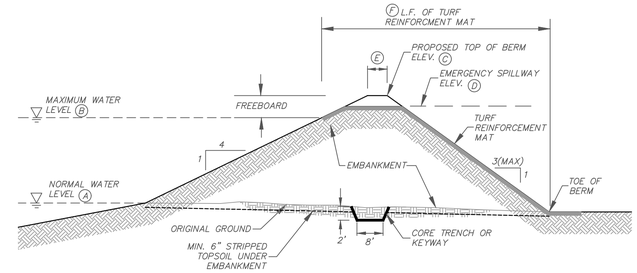
TOP VIEW



NOTES:
1. STRUCTURE SHALL BE CONSTRUCTED CONFORMING TO THE REQUIREMENTS OF ASTM C-478.
2. REINFORCING STEEL NOT SHOWN

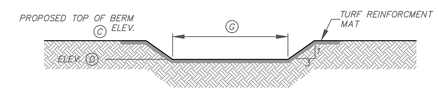
SE WET DETENTION POND OUTLET CONTROL STRUCTURE DETAIL

N.T.S.

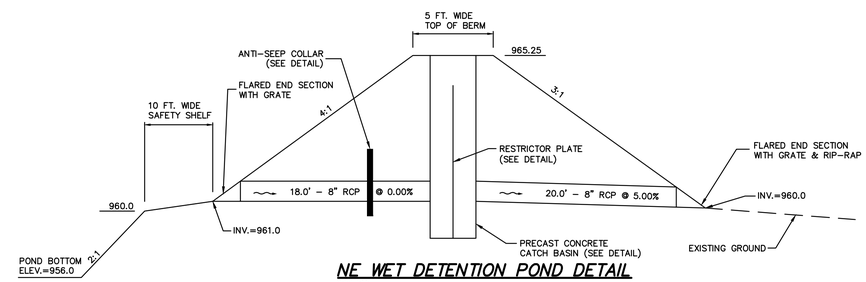


PROPOSED EMERGENCY SPILLWAY DIMENSIONS

	A	B	C	D	E	F	G
DETENTION POND	961.0	964.24	965.25	964.25	5'	43'	20'

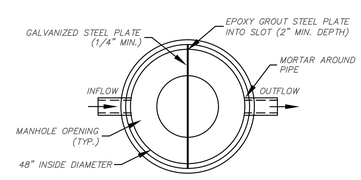


PROPOSED EMERGENCY SPILLWAY

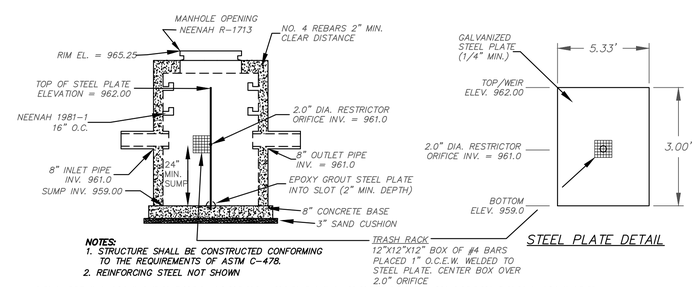


NE WET DETENTION POND DETAIL

N.T.S.



TOP VIEW



NOTES:
1. STRUCTURE SHALL BE CONSTRUCTED CONFORMING TO THE REQUIREMENTS OF ASTM C-478.
2. REINFORCING STEEL NOT SHOWN

NE WET DETENTION POND OUTLET CONTROL STRUCTURE DETAIL

N.T.S.

CLIENT

OMEGA HOMES-VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

STORMWATER DETAILS

GDP/PIP SUBMITTAL

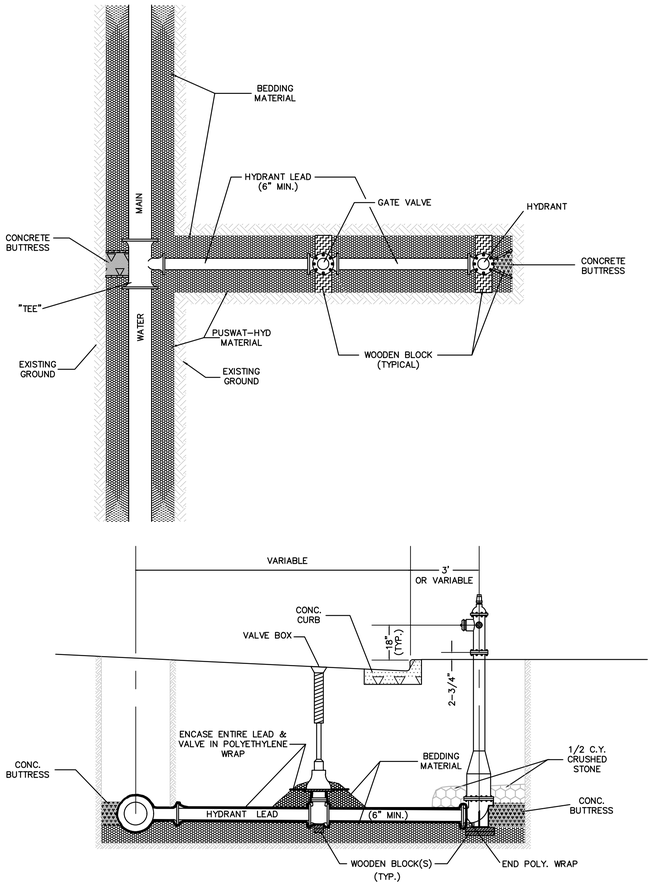
CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

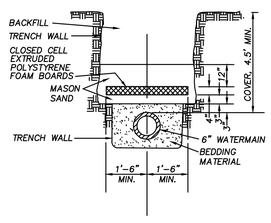
SCALE	NTS
PROJECT NUMBER	1701345
DATE	01/10/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

SHEET NUMBER



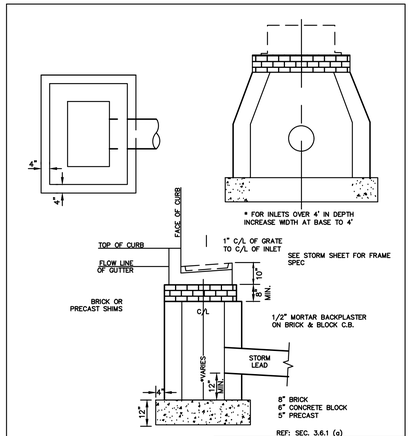
TYPICAL HYDRANT SETTING

SEE NOTES SHEET FOR CITY OF LAKE GENEVA UTILITY COMMISSION MATERIAL SPECIFICATIONS



WATER INSULATION DETAIL

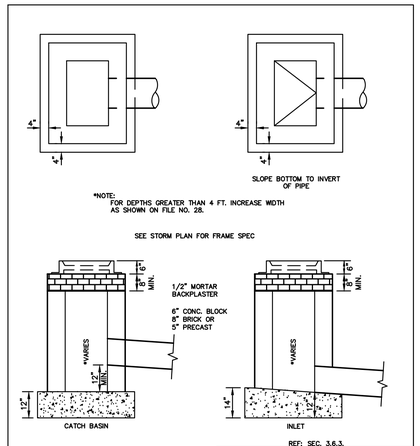
CONSTRUCTION SHALL CONFORM TO SEWER AND WATER SPECIFICATIONS IN WISCONSIN SECTIONS 8.50, 5.5.20, & 4.17



REF: SEC. 3.6.1 (a)

STANDARD CATCH BASIN (MASONRY OR PRECAST)

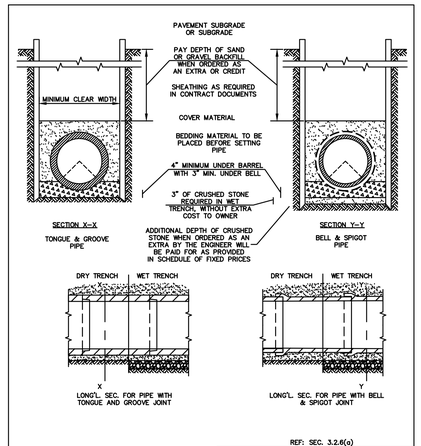
NOT TO SCALE | FILE NO. 25



REF: SEC. 3.6.3.

FIELD INLET OR CATCH BASIN (MASONRY OR PRECAST)

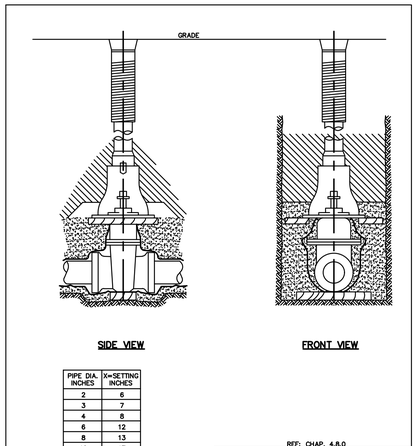
NOT TO SCALE | FILE NO. 29



REF: SEC. 3.2.6(a)

STANDARD SECTION (CLASS "C" BEDDING)

NOT TO SCALE MARCH 1976 | FILE NO. 3



PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
10	17
12	21
16	30

REF: CHAP. 4.8.0

STANDARD GATE VALVE BOX SETTING

NOT TO SCALE | FILE NO. 37

CLIENT

OMEGA HOMES-VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

UTILITY DETAILS

GDP/PIP SUBMITTAL

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE	NTS
PROJECT NUMBER	1701345
DATE	01/10/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

SHEET NUMBER

CONSTRUCTION NOTES

1. THE LANDOWNER OR THEIR AUTHORIZED AGENT SHALL KEEP APPROVED PLAN AND EROSION CONTROL INSPECTION RECORDS ONSITE AT ALL TIMES UNTIL THE SITE IS STABILIZED AND NOTICE OF TERMINATION FILED.

2. CHANGES TO THIS PLAN MUST BE APPROVED BY CITY OF LAKE GENEVA AND ENGINEER, PRIOR TO IMPLEMENTATION.

3. AT A MINIMUM, CONSTRUCTION SITE EROSION CONTROL INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND WITHIN 24 HOURS OF AFTER A PRECIPITATION EVENT OF 0.5 INCH OR GREATER. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION IN ANY CONTINUOUS 24–HOUR PERIOD. CONTINUE THROUGH STABILIZATION.

4. MAINTAIN INSPECTION RECORDS WITH FORM 3400–017, CURRENT REVISION, OR DOCUMENT WITH EQUIVALENT INFORMATION AS PER NR 216.48(4)(c). RECORDS SHALL BE KEPT ONSITE AND AVAILABLE UPON REQUEST.

5. ALL EQUIPMENT USED FOR THE PROJECT SHALL BE DE–CONTAMINATED FOR INVASIVE AND EXOTIC VIRUSES AND SPECIES PRIOR TO AND AFTER USE. FOLLOW MOST RECENT DEPARTMENT APPROVED WASHING AND DISINFECTION PROTOCOLS AND DEPARTMENT APPROVED BEST MANAGEMENT PRACTICES.

6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND–DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.

7. IN THE EVENT DEWATERING BECOMES NECESSARY, NOTIFY ENGINEER IMMEDIATELY, AND OBTAIN APPROPRIATE PERMITS PRIOR TO CONTINUING WORK.

8. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

9. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.

10. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE. MONITOR FOR ONE YEAR AFTER PROJECT COMPLETION. DURING MONITORING PERIOD, THE GRADING SITE SHALL BE INSPECTED REGULARLY, AND ANY AREAS REQUIRING ADDITIONAL STABILIZATION OR REVEGETATION SHALL BE ADDRESSED TO ENSURE FINAL STABILIZATION.

11. EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE AREAS THEY SERVE HAVE ESTABLISHED VEGETATIVE COVER, OR 70% GROWTH.

12. ONE YEAR AFTER PROJECT COMPLETION, A REPORT AND PHOTOGRAPHS SHALL BE SUBMITTED TO THE DEPARTMENT TO DEMONSTRATE THAT THE GRADING SITE IS STABILIZED. IF AFTER ONE YEAR, FINAL STABILIZATION HAS NOT BEEN ACHIEVED OR MAINTAINED, THE DEPARTMENT MAY REQUIRE THE LANDOWNER TO SUBMIT A REVISED VEGETATION PLAN TO THE DEPARTMENT, AND IMPLEMENT THE REVISED PLAN.

13. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF–SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE CITY OF LAKE GENEVA. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.

14. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO RECEIVING CHANNEL.

15. MAKE PROVISIONS FOR WATERING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.

16. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.), OR AS DIRECTED BY THE ENGINEER OR CITY OF LAKE GENEVA, OR WALWORTH COUNTY.

17. THIS PLAN INCLUDES WORK FOR THE CONSTRUCTION OF A NEW SUBDIVISION.

18. THE FOLLOWING SEQUENCE OF WORK IS EXPECTED:

    SITE CLEARING
    SITE GRUBBING
    TOPSOIL STRIPPING
    SITE MASS GRADING
    UTILITY INSTALLATION
    ROUGH GRADING
    SITE SEEDING AND MATTING
    FINAL SITE CLEANUP
    FULL RESTORATION (INDIVIDUAL LOT CONSTRUCTIONS TO MAINTAIN INDIVIDUAL EROSION CONTROL PLANS)

19. THE FOLLOWING SEQUENCE OF EROSION CONTROL SHALL BE FOLLOWED:

    INSTALL EROSION CONTROL FEATURES SHOWN INCLUDING SILT FENCE AND TRACKING PAD
    EXCAVATE AND RESTORE ALL STORMWATER PONDS PRIOR TO ANY OTHER GROUND DISTURBANCE
    CONTINUE ALL OTHER SITE GRADING WORK
    FINAL GRADE SITE AND RESTORE PER NOTES SHOWN
    EXAMINE STORMWATER PONDS FOR REMOVAL OF ANY SEDIMENT ACCUMULATION FROM CONSTRUCTION ACTIVITIES
    MONITOR ENTIRE SITE FOR RESTORATION ESTABLISHED
    REMOVE ALL EROSION CONTROL MEASURES ONCE SITE GROWTH

EROSION CONTROL NOTES

THE FOLLOWING EROSION CONTROL SPECIFICATIONS SHALL BE FOLLOWED FOR THIS PROJECT.

1. THESE BEST MANAGEMENT PRACTICES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.

1.1. SILT FENCE: SEE TECHNICAL STANDARD 1056 FOR FURTHER GUIDANCE.

1.1.A. SILT FENCE SHALL BE PLACED ON THE CONTOUR, NOT PERPENDICULAR TO THE CONTOUR.
1.1.B. THE ENDS OF THE FENCE SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
1.1.C. INSTALLED SILT FENCE SHALL BE MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
1.1.D. SILT FENCES SHALL BE SUPPORTED BY WOOD SUPPORTS. FOR STEEL SUPPORTS, SEE FURTHER GUIDANCE IN WDNR TECHNICAL STANDARD 1056. THE FULL HEIGHT SHALL BE SUPPORTED BY 1–1/8" BY 1–1/8" AIR OR KILN DRIED POSTS OF HICKORY OR OAK.
1.1.E. THE FABRIC SHALL BE STAPLED, USING AT LEAST 0.5–INCH STAPLES, TO THE UPSLOPE SIDE OF THE POSTS IN AT LEAST 3 PLACES. THE POSTS SHALL BE A MINIMUM 3 FEET LONG FOR 24–INCH SILT FENCE AND 4 FEET FOR 36–INCH SILT FENCE FABRIC.
1.1.F. THE SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4–INCH WIDE BY 6–INCH DEEP TRENCH, OR A S 6–INCH DEEP V–TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER AND DEEPER THAN NECESSARY FOR PROPER INSTALLATION. ON THE TERMINAL ENDS OF SILT FENCE, THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.
1.1.G. THE GEOTEXTILE FABRIC SHALL BE LISTED ON THE WISDOT PAL, OR AS DETAILED ON WDNR TECHNICAL STANDARD 1056.
1.1.H. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION.

1.2. TRACKING PAD: SEE TECHNICAL STANDARD 1057 FOR FURTHER GUIDANCE

1.2.A. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
1.2.B. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED ON A 3–INCH SIEVE.
1.2.C. 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 WSDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
1.2.D. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE AT A MINIMUM 50 FEET LONG.
1.2.E. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.
1.2.F. 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 UTILIZING PRESSURIZED WATER BEFORE ENTERING A PUBLIC ROADS.
1.2.G. THE WASHING STATION SHALL BE LOCATED ON–SITE IN AN AREA THAT IS STABILIZED AND DRAINS INTO SUITABLE SEDIMENT TRAPPING OR SETTLING DEVICE.
1.2.H. THE WASH RACK SHALL CONSIST OF A HEAVY GRATING OVER A LOWERED AREA. THE RACK SHALL BE STRONG ENOUGH TO SUPPORT THE VEHICLES THAT WILL CROSS IT.
1.2.I. ROCKS LODGED BETWEEN THE TIRES OF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.

2. THE FOLLOWING MEASURES SHALL BE FOLLOWED DURING ALL LAND DISTURBING OPERATIONS.

2.1. DUST CONTROL: SEE TECHNICAL STANDARD 1068 FOR FURTHER GUIDANCE.

2.1.A. THE IMPLEMENTATION OF DUST CONTROL SHALL LIMIT THE AREA EXPOSED FOR DUST GENERATION.
2.1.B. ASPHALT AND PETROLEUM BASED PRODUCTS CANNOT BE USED FOR DUST CONTROL.
2.1.C. MULCH AND VEGETATION – MUCH OR SEED AND MULCH MAY BE APPLIED TO PROTECT EXPOSED SOIL FROM BOTH THE WIND AND WATER EROSION, PER APPROPRIATE TECHNICAL STANDARDS.
2.1.D. WATER – WATER UNTIL THE SURFACE IS WET AND REPEAT AS NEEDED. WATER SHALL BE APPLIED AT RATES SO THAT RUNOFF DOES NOT OCCUR. TREATED SOIL SURFACES THAT RECEIVE VEHICLE TRAFFIC REQUIRE A STONE TRACKING PAD OR TIRE WASHING AT ALL POINTS OF ACCESS.
2.1.E. TILLAGE – A CONTROL MEASURE PERFORMED WITH CHISEL TYPE PLOWS ON EXPOSED SOILS. TILLAGE SHALL BEGIN ON THE WINDWARD SIDE OF THE SITE. TILLAGE IS ONLY APPLICABLE TO FLAT AREAS.
2.1.F. POLYMERS – POLYMERS CAN BE AN EFFECTIVE PRACTICE FOR AREAS THAT DO NOT RECEIVE VEHICLE TRAFFIC. DRY APPLIED POLYMERS MUST BE INITIALLY WATERED FOR ACTIVATION TO BE EFFECTIVE FOR DUST CONTROL.
2.1.G. TACKIFIERS AND SOIL STABILIZERS TYPE A – PRODUCTS MUST BE SELECTED FROM AND INSTALLED AT RATES CONFORMING TO THE WISDOT EROSION CONTROL PAL.
2.1.H. CHLORIDES – CHLORIDES SHALL BE APPLIED ACCORDING TO THE MOST RECENT VERSION OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.
2.1.I. BARRIERS – BARRIERS SHALL BE PLACED AT RIGHT ANGLES TO PREVAILING WIND CURRENTS AT INTERVALS OF ABOUT 15 TIMES THE BARRIER HEIGHT. SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND BLOWN SOIL.

3. THE FOLLOWING MEASURES SHALL BE FOLLOWED UPON TEMPORARY AND FINAL SITE RESTORATION

3.1. SITE SEEDING: SEE TECHNICAL STANDARD 1059 FOR FURTHER GUIDANCE.

3.1.A. TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2–INCHES.
3.1.B. FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING RESULTS.
3.1.C. THE SOIL SHALL HAVE A pH RANGE OF 5.5 TO 8.0
3.1.D. TOPSOIL INSTALLATION SHALL BE COMPLETED PRIOR TO PERMANENT SEEDING
3.1.E. PERMANENT SEEDING REQUIRES A SEEDBED OF LOOSE TOPSOIL TO A MINIMUM DEPTH OF 4–INCHES WITH THE ABILITY TO SUPPORT A DENSE VEGETATIVE COVER.
3.1.F. APPLICATION RATES OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING RESULTS.
3.1.G. PREPARE A TILLED, FINE BUT FIRM SEEDBED. REMOVE ROCKS, TWIGS, FOREIGN MATERIAL AND CLODS OVER TWO INCHES THAT CANNOT BE BROKEN DOWN.
3.1.H. THE SOIL SHALL HAVE A pH RANGE OF 5.5 TO 8.0
3.1.I. SEE MIXTURES THAT WILL PRODUCE DENSE VEGETATION SHALL BE SELECTED BASED ON SOIL AND SITE CONDITIONS AND INTENDED FINAL USE.
3.1.J. SEED MIXTURES THAT CONTAIN POTENTIALLY INVASIVE SPECIEES OR SPECIES THAT MAY BE HARMFUL TO NATIVE PLANT COMMUNITIES SHALL BE AVOIDED.
3.1.K. SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE THAT APPEARS ON THE LABEL.
3.1.L. SEED RATES, INOCULATION, AND SOWING, SHALL ALL CONFORM TO THE TECHNICAL STANDARD, MANUFACTURERS RECOMMENDATIONS, AND THE WISDOT PAL.

3.2. NON–CHANNEL EROSION MAT: SEE TECHNICAL STANDARD 1052 FOR FURTHER GUIDANCE.

3.2.A. ONLY WSDOT PAL APPROVED MATS WILL BE ACCEPTED FOR THIS PROJECT. SEE THE PAL FOR ACCEPTABLE SLOPE AND SLOPE LENGTH APPLICATIONS. TO DIFFERENTIATE APPLICATIONS, EROSION MATS ARE ORGANIZED INTO THREE CLASSES OF MATS, WHICH ARE FURTHER BROKEN DOWN INTO VARIOUS TYPES. FOLLOW THE INFORMATION CALLED FOR IN THE PLANS AND SPECIFICATIONS PROVIDED HEREIN AND IN THE WISDOT PAL.
3.2.B. ECRM'S SHALL BE INSTALLED AFTER ALL TOPSOILING, FERTILIZING, LIMING, AND SEEDING IS COMPLETE.
3.2.C. THE MAT SHALL BE IN FIRM AND INTIMATE CONTACT WITH THE SOIL. IT SHALL BE INSTALLED AND ANCHORED PER THE MANUFACTURER'S RECOMMENDATION.
3.2.D. TRM SHALL BE INSTALLED IN CONJUNCTION WITH THE TOPSOILING OPERATION AND SHALL BE FOLLOWED BY ECRM INSTALLATION.
3.2.E. AT TIME OF INSTALLATION, DOCUMENT THE MANUFACTURER AND MAT TYPE BY RETENTION OF MATERIAL LABELS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. RETAIN THIS DOCUMENTATION UNTIL THE SITE HAS BEEN STABILIZED.

Lake Geneva Utility Commission

Dennis Lyon, President
Josh Gajewski, Utility Director

Jeff Ecklund, Water Superintendent
Scott Tesmer, Wastewater Superintendent

361 W. Main Street P.O. Box 187 Lake Geneva, WI 53147 Phone (262) 248-2311
www.lgutilitycommission.com

City of Lake Geneva Utility Commission Material Requirements

Water:

PVC: 4"-12" C900 DR18 PVC Water Main

PVC: 14"-36" C905 DR18 PVC Water Main

Tracer Wire: 10 Gauge CopperHead Copperclad wire or equal

Splice Kits: CopperHead 3WB-01 or equal

Tracer Wire Termination Box: Bingham & Taylor P2b200NFG12W2T

Ductile Iron pipe: CL53 Wall Thickness AWWA C151

Gate Valve: American Flow Control 2500 Series Valve C515

Butterfly Valve: Mueller Company B3211 Series Butterfly Valve

Valve Box: Tyler/Union, East Jordan Iron Works, Bingham and Taylor DOMESTIC ONLY 3 piece valve box

Valve Box Adaptor: Adaptor Inc #6 Series Valve Box Adaptor

Water Main Tapping Tee : Smith Blaire Model 665 Tapping Sleeve or Mueller H304 Tapping Sleeve.

Hydrants: 5-1/4" Waterous/American Flow Control WB67 Pacer, with factory installed Storz nozzle, federal safety yellow, 6" MJ inlet, with 2- 2-1/2" NST hose nozzles, with 1-1/2" pentagon nut, counterclockwise opening

Service Fittings: Mueller Company C110 Compression or Ford Meter Box Q Joint Series only

MJ Fittings: C153 Mechanical Joint fittings manufactured by Star Pipe Products, Tyler/Union and Sigma Corp – DOMESTIC ONLY – no IMPORT FITTINGS ALLOWED

MJ Restraints: Ebaa Iron Series 2000PV for PVC (Red with blue nuts), 1100 Series for Ductile Iron (Black with blue nuts), and 1100OX for Cast Iron (Gray with blue nuts) only

Water Services: 1"- 2" CTS SDR9 Poly Tubing

Corp Stop: Mueller Company B25008 all sizes

Curb Stop: Mueller Company B25155 all sizes

Curb box: Mueller Company H10300 (1-1/4 upper) with extension rod

Sanitary Sewer:

PVC sewer pipe (4"-15"): ASTM D3034, SDR 35 with gaskets meeting the requirements of ASTM F477

PVC sewer pipe (18"-42"): ASTM F679, SDR 35 using same gaskets.

RPM sewer pipe: ASTM D3262

Manholes: Per File Nos. 12, 12A, 13, and 15 of the Standard Specifications for Sewer & Water Construction in Wisconsin

MH adjusting rings: Concrete unless rubber specified for the top ring subject to traffic as manufactured by Adaptor Inc., West Allis, WI

MH frames and covers: Neenah R-1580 with type "B" self-sealing lids, non-rocking

Locked MH frames: Neenah R-1755-C with type "B" gasket sealed lid with security saddle and a heavy duty padlock with 3 matching keys. Padlock to be "Master 1-1/2" steel, No. 3-D with pin tumbler.

Bolted Lid MH frame: Neenah R-1916-F with standard type "T" gasket

Waterproof MH frame: Neenah R-1755-C with type "B" gasket sealed lid with security saddle

Internal/External Seal: As manufactured by Adaptor Inc., West Allis, WI

Precast MH riser joint seals: rubber "O" ring gaskets, a continuous ring of butyl rubber sealant, EZ stick or Kent-Seal in rope form

Precast MH External joint seal: as manufactured by Mar Mac Construction Products Co., Cretex Specialty Products, CCI Pipeline Systems, LLC, or equal

Plastic pipe connection to manholes: Seals manufactured by Kor-N-Seal, Link Seal or equal

*****For the use of any material category not listed above, please contact the Utility Commission for specific requirements.**

*****Please refer to the City of Lake Geneva Development Standards for specifications on the installation requirements of the above listed utility materials.**

CLIENT

OMEGA HOMES–
VISTAS, LLC

VISTAS OF LAKE GENEVA
LAKE GENEVA, WI

GDP/PIP SUBMITTAL

PROJECT NOTES

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE	NTS
PROJECT NUMBER	1701345
DATE	01/10/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

SHEET NUMBER

22 OF 22