

**CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI**

**PLAN COMMISSION MEETING
MONDAY SEPTEMBER 21, 2020 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

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

1. Livestream at the City of Lake Geneva Vimeo Channel found here www.vimeo.com/lakegeneva
2. Television: Watch live broadcast of the meeting on Spectrum Cable Channel 25
3. Listen to audio via phone: (602) 333-2017 (Long distance rates may apply) (888) 204-5987 (Toll Free)
Access Code: 9746153
4. You can provide public comment on agenda items by emailing your comments to the City Clerk at cityclerk@cityoflakegeneva.com or you may deliver your written comments to the City of Lake Geneva City Hall, 626 Geneva Street, Lake Geneva, WI 53147. All written comments must be provided to the City Clerk by 5:00 P.M. on the date of the meeting. All written comments will be read aloud during the agenda item when public comments are allowed during the meeting.
5. REGISTER BUT DO NOT SPEAK: You can register your support or opposition to an agenda item without speaking by emailing the Building and Zoning Clerk at bzclerk@cityoflakegeneva.com by 5:00 PM on the date of the meeting. Support or opposition to an agenda item will be read during the public hearing.
6. REGISTER AND SPEAK: If you wish to speak at the virtual meeting on an agenda item, you must register by sending an email to bzclerk@cityoflakegeneva.com and providing the agenda item you wish to speak on, your name and telephone number where you can be reached during the meeting. You will be contacted by phone to provide your comments when the public hearing on the agenda item you wish to speak on is heard.

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

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

Agenda

1. Meeting called to order by Charlene Klein.

2. Roll Call.
3. Approve Minutes of the August 17, 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. Downtown Design Review:
 - a. Application by Roberta & Daniel Robers, 417 Stonewall Ct., Burlington, WI 53105, request to install an on building blade sign on the front of the building located at 707 W. Main St, in the Central Business (CB) zoning district, Tax Key No. ZA276000001.
7. Public Hearing and Recommendation of a Conditional Use Permit filed by Cory Englebert, d.b.a. EPTC LLC., 1500 Avenue of Champions, for the request to allow Indoor Commercial Entertainment land use for a Sports Performance Training Facility located at 801 Geneva Pkwy within the Planned Business Park (PBP) zoning district, Tax Key No. ZLGBP00003.
8. Public Hearing and Recommendation to amend the existing Precise Implementation Plan (PIP) filed by McMurr II, LLC., 351 W. Hubbard, Suite 610, Chicago IL, 60654, for a request to complete phase III of the Summerhaven subdivision to include the Planned Development (PD) zoning district the construction of 23 Single Family Homes, Tax Key No. ZSUM00002.
9. Public Hearing and Recommendation of a General Development Plan filed by Thomas Keefe d.b.a. Northern Waters LLC., 751 Geneva Pkwy, for the request to allow a Bed and Breakfast Land Use in the Neighborhood Business (NB) zoning district, located at 816 Wisconsin St., Tax Key No. ZOP00164.
10. Applications and process for Amendments to the Comprehensive Plan:
 - a. Letitia Bennett Erdman d.b.a. FYF LLC, N3102 Grandview Dr., Lake Geneva, with a request to change the Future Land Use Map from Multi-family Residential – 8 (MR-8) to Planned Business (PB) for the property located at 429 S. Lake Shore Dr., Tax Key No. ZOP00363.
 - b. Bethany Souza, 997 S. Lake Shore Dr. / Christine Quinn, 435 Maxwell St., with a request to change the Future Land Use Map from Single Family - 4 (SR-4) to General Business (GB) for the property located at 930 Marshall St. Tax Key No. ZRA00031.
11. Plan Commission discussion / recommends adoption of the Public Participation Plan.
12. Plan Commission discussion / recommends setting joint Public Hearing by Council and Plan Commission.

13. Discussion & recommendation amending zoning section 98-905 Conditional Use Review and Approval with regards to Act 67, information and explanation provided by Dan Draper & Mike Slavney.
 - a. Review the proposal provided by Vandewalle & Associates to amend 98-905 to comply with Act 67.
14. Future agenda items suggested by Plan Commission members.
15. Adjournment.

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

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

Accommodations.

Posted 9/16/2020

**PLAN COMMISSION MEETING
MONDAY, AUGUST 17, 2020 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL – VIRTUAL MEETING VIA ZOOM/IN PERSON – LIMIT: 13**

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

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

Approve Minutes of the July 20, 2020 Plan Commission Meetings as distributed.

Dunn/Krajovic motion to approve. Motion carried unanimously.

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

Acknowledgement of Correspondence.

Correspondence was received by Helen Radloff, 709 S Lake Shore Drive, Jim & Lynn Connors, 320 Oakwood Lane, Madeline & Jeff Killian, 333 Oakwood Lane, Megan & Jeff Zukowski, 355 Oakwood Lane, Alan Kupsik, 717 S Lake Shore Drive #8B, & Katie McMillan, 112 Murray Drive, regarding Summerhaven Subdivision Phase III. All correspondence has been distributed to the Plan Commission and the City Council. All correspondence was read into the record.

Klein/Dunn motion to move agenda items #11 and #12 before agenda item #6, for immediate discussion.

Roll Call: Klein, Dunn, Gibbs, Catlin, Zimmer, Feuredi, Krajovic “yes.” Motion carried unanimously.

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

Klein/Krajovic motion to continue agenda item #11 to the September Plan Commission Meeting.

Roll Call: Klein, Dunn, Gibbs, Catlin, Zimmer, Feuredi, Krajovic “yes.” Motion carried unanimously.

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

Klein/Dunn motion to continue agenda item #12 to the September Plan Commission Meeting, with the applicant asking to remove the request for a Conditional Use Permit and add a request for a General Development Plan.

Roll Call: Klein, Dunn, Gibbs, Catlin, Zimmer, Feuredi, Krajovic “yes.” Motion carried unanimously.

Applications for Amendment to the Comprehensive Plan conceptual discussion only:

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

Applicant was not present.

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

Applicant was not present.

Planner Mich described the overall Amendment to the Comprehensive Plan process.

Key Items:

- 1.) Adopting a Public Participation Plan
- 2.) Set Public Hearing date – Joint Meeting of City Council & Plan Commission
- 3.) Public Notice 30 days prior to Public Hearing
- 4.) Public Hearing - Joint Meeting of City Council & Plan Commission where Plan Commission makes recommendations of Comprehensive Plan Amendments to City Council
- 5.) City Council will consider an Ordinance to adopt the Comprehensive Plan Amendments at next Council Meeting.

Planner Mich asked the Plan Commission to set the Public Hearing Date and ask if the Plan Commission wanted to plan a Public Open House for the 2 Applications to Amend the Comprehensive Plan.

Commissioner Krajovic asked for clarification of Planner Slavney's report regarding the 2 Applications.

A discussion followed.

6:36 pm Commissioner Catlin joined the meeting via Zoom

Without the applicants present, the Comprehensive Plan Amendments items need to be continued to the next meeting to discuss the concerns of the City Planner and the members of the Plan Commission.

Zimmer/Dunn motion to continue agenda items #6a and #6b to the September Plan Commission Meeting.

Roll Call: Klein, Dunn, Gibbs, Catlin, Zimmer, Feuredi, Krajovic "yes." Motion carried unanimously.

Downtown Design Review:

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

Audrey Lowe, tenant, presented her request. Zoning Administrator Walling stated the sign specifications and colors comply with the standards of the City.

Krajovic/Dunn motion to install an on-building sign and paint the exterior of the building and include all staff recommendations.

Roll Call: Klein, Dunn, Gibbs, Catlin, Zimmer, Feuredi, Krajovic "yes." Motion carried unanimously.

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

Dimitrius Anagnos, owner, presented his request. Commissioner Zimmer asked if exterior lighting has automated controls so lights are not on all night. Anagnos said the lights will be turned off when the business is closed. Mayor Klein asked about the drive-thru shed on the west end of the property. Anagnos said it is for the parking lot attendant. Walling asked applicant to provide the site plan showing the 10x12 driveway he is asking for in this application.

Dunn/ Zimmer motion to install an outdoor rotisserie pit and server station and include all staff recommendations.

Roll Call: Klein, Dunn, Gibbs, Catlin, Zimmer, Feuredi, Krajovic "yes." Motion carried unanimously.

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

Karen Layng, owner, presented her request. Walling assisted with the presentation since the applicant lost connection to Zoom. Slavney agrees the CSM is the best way to preserve the woods on these parcels.

Klein/Dunn motion to create a new 2 lot CSM and include all staff recommendations.

Roll Call: Klein, Dunn, Gibbs, Catlin, Zimmer, Feuredi, Krajovic “yes.” Motion carried unanimously.

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

Ryan Niegelsen, Complete Piers & Lifts LLC, presented the request. Walling said the application meets the riparian setbacks and length requirements for piers. Attorney Draper asked if we had DNR approval. Niegelsen said they have the DNR approval as well as the Army Corp of Engineers approval.

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

Klein/Dunn motion to approve the Conditional Use Permit to install a 62’ pier with 2 boat slips and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Dunn, Gibbs, Catlin, Zimmer, Feuredi, Krajovic “yes.” Motion carried unanimously.

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

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

Walling stated the applicant is requesting a limited Conditional Use Permit & explained the unique proposal.

Zimmer/Dunn to re-open the Public Hearing for item #10. Motion carried unanimously.

Samantha Strenger, applicant, presented her request and explained the space would be rented to one group at a time to provide a unique lodging experience. A discussion followed.

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

Dunn/Catlin motion to approve a “Limited” Conditional Use Permit to allow Commercial Indoor Lodging and include all staff recommendations and fact finding in the affirmative.

Roll Call: Klein, Dunn, Gibbs, Catlin, Feuredi, Krajovic “yes.” Motion carried, 6-1 with Zimmer voting “no.”

Future agenda items suggested by Plan Commission members.

- a. Training possibilities for Plan Commission Member**
 - i. 4 session proposal from Vandewalle and Associates**
 - ii. Zoning Live Webinars via UW Stevens Point**

Mayor Klein stated Commissioners Zimmer, Feuredi, Krajovic and herself attended the UW Stevens Point Webinar on “Role of the Plan Commission.”

Planner Mich presented the (4) one-hour sessions for Plan Commission Training.

Klein encouraged Plan Commission Members to attend the webinars, if possible. Mich said the webinars are recorded and the slides for each session can be found online.

Commissioners Zimmer & Krajovic discussed future agenda items. Slavney stated Vandewalle could revise the training sessions presented earlier, based on the discussion tonight.

Commissioner Gibbs asked Attorney Draper to provide the Plan Commission Members with an overview of important aspects of Robert’s Rules of Order as applied to parliamentary procedure for local governments.

Zimmer requested 2 future agenda items: 98-206 (4)(k) and 98-206 (8)(y)

Adjournment. Gibbs/Dunn motion to adjourn at 8:05 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: September 21, 2020

Agenda Item: 6a

Applicant:

Roberta & Daniel Robers
417 Stonewall Ct
Burlington, WI 53105

Request:

707 W. Main St.
Downtown Design Review for Exterior Signage
Tax Key No. ZA276000001

Description:

The applicant is submitting an application for Downtown Design Review on the request to install a sign on the front of the building located at 707 W. Main St.. Tax Key No. ZA276000001.

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

Staff Recommendations:

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



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

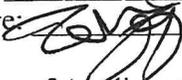
APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.: 707^{W.} MAIN ST ZA276000001
LAKE GENEVA

Name & Address of Current Building Owner:
~~Roberta & DANIEL ROBERS~~ VENTURE INVESTMENT PARTNERS, LLC
~~417~~ ROGER WOLFF: P.O. BOX 460
LAKE GENEVA, WI 53147

Telephone Number of Current Building Owner: 262-903-3222

Email Address: ROGER@ROBERWOLFF

Owner Signature:  262-903-3222

Name & Address of Applicant:
Roberta & DANIEL ROBERS
417 STONEWALL CT
BURLINGTON, WI 53105

Telephone Number of Applicant: 262-492-7923

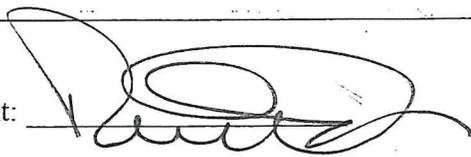
Email Address: RobertaRoberS@gmail.com

Proposed Design Change: ADDITION OF A BLADE SIGN
& PAINT DOOR ENTRANCE TRIM

Zoning District: _____

Names & Address of Architect, Engineer, and/or Contractor of Project:
Roberta RoberS 262-492-7923
417 STONEWALL CT
BURLINGTON, WI 53105

Description of Project: BLADE SIGN
DOOR PAINT

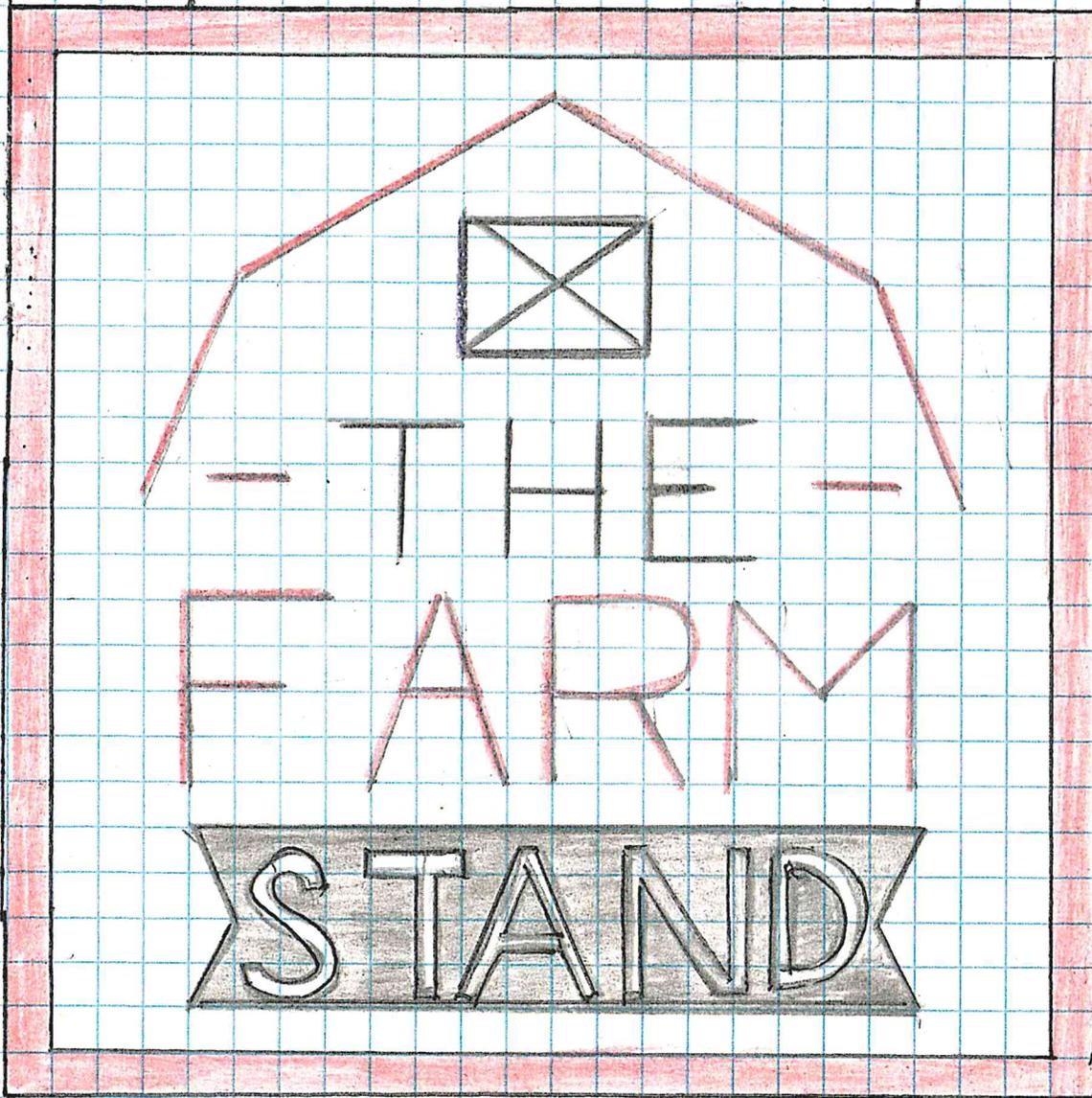
Date: 8/26/20 Signature of Applicant: 

1 SQUARE = 1" (incht)

↑
2'
↓

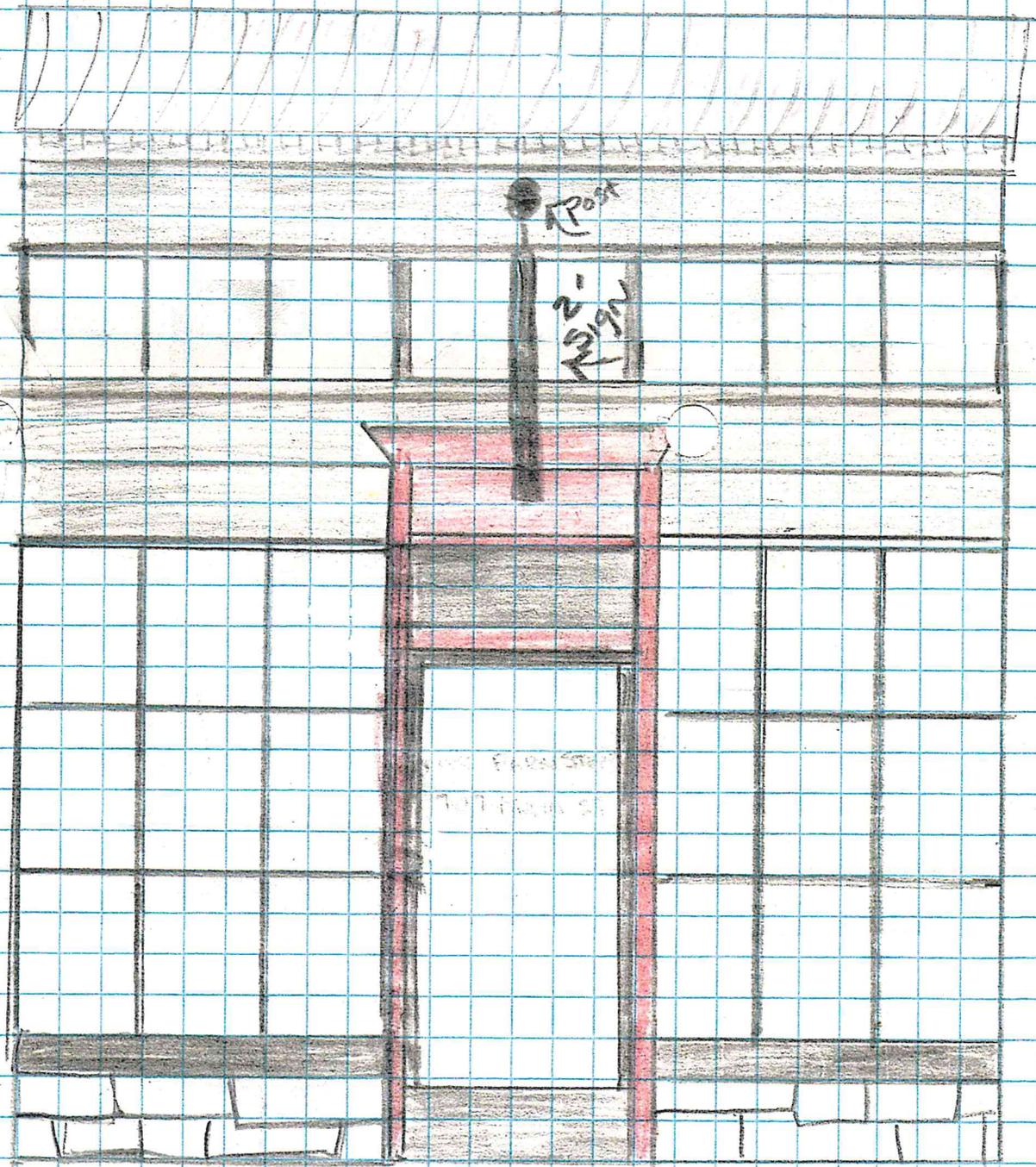
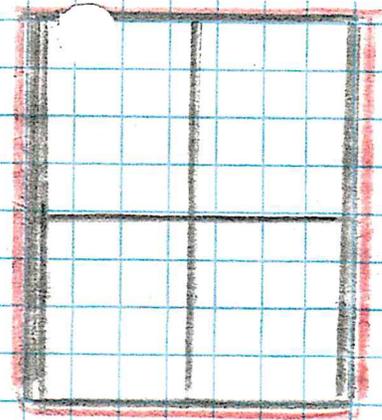
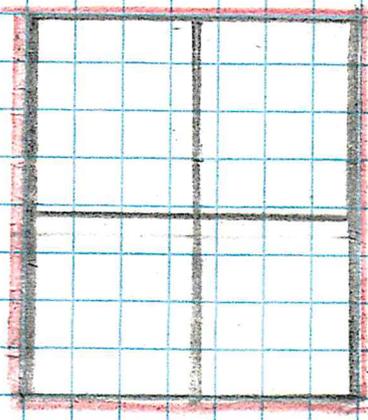
IDENTICAL
FRONT & BACK
(Both Sides)

1" THICK
CEDAR
BOARD
3D



Face of Building

← 2' →



Post
2-1
SIGN



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: September 21, 2020

Agenda Item: 7

Applicant:

Cory Englebert
d.b.a. EPTC LLC.
1500 Avenue of Champions
Lake Geneva

Request: Conditional Use Permit

801 Geneva Parkway
Indoor Commercial Entertainment land use in
the Planned Business Park (PBP)
Tax Key No. ZLGBP00003

Description:

The applicant is submitting a proposal for a Conditional Use Permit (CUP) that will allow for an Indoor Commercial Entertainment land use for the property located at 801 Geneva Pkwy which will allow for Sports Performance Training located in the Planned Business Park (PBP) zoning district Tax Key No. ZLGBP00003.

Project Details from CUP Submittal

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

Action by the Plan Commission:

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

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

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

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

A proposed CUP must be reviewed by the standards, below:

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:
- a. In general, the proposed limited conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance,

and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

- b. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - c. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
 - d. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
 - e. The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.
 - f. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.
- B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be one or more of the following:
- a. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - b. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - c. The proposed conditional use in its proposed location, and as depicted on the required site plan does result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

- d. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- e. The proposed conditional use is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
- f. The potential public benefits of the proposed conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the proposed Conditional Use Permit:

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

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

ZLGBP0003

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

801 Geneva Parkway N. Lake Geneva, WI 53147
ZLGBP00003

Name and Address of Current Owner: Phil Johnson

Telephone No. with area code & Email of Current Owner: 262-581-5457

phil@foremost-electric.com

Owner Signature: [Signature]

Name and Address of Applicant:

Cory Englehart (EPTC LLC)
1500 Avenue of Champions Lake Geneva WI 53147

Telephone No. with area code & Email of Applicant:

262-374-2848 Cory@Evolveptc.com

Proposed Conditional Use: Sports Performance Training facility

Zoning District in which land is located: PBP

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

Short statement describing activities to take place on site:

Sports Performance Training for middle school, High School, College, + Professional athletes. Also offer Personal training Services to Adults.

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

8/6/20
Date

[Signature]
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?

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

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

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

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

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

IV. FINAL APPLICATION PACKET INFORMATION

____ Receipt of 5 full scale copies in blue/line or black/line 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 written description of the intended use describing in reasonable detail the:**
- ___ Existing zoning district(s) (and proposed zoning district(s) if different);
 - ___ Land use plan map designation(s);
 - ___ Current land uses present on the subject property;
 - ___ Proposed land uses for the subject property (per Section 98-206);
 - ___ Projected number of residents, employees, and daily customers;
 - ___ Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;
 - ___ Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

_____ Receipt of 5 full scale copies in blue line 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 801 Geneva Parkway Lake Geneva WI 53147
Applicant name Cory Englebert
Applicant email cory@evolveptc.com Phone Number 262-374-2848

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

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

Engineering

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

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

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

Water/Sewer Utilities

If an existing structure please circle the following:

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

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

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

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

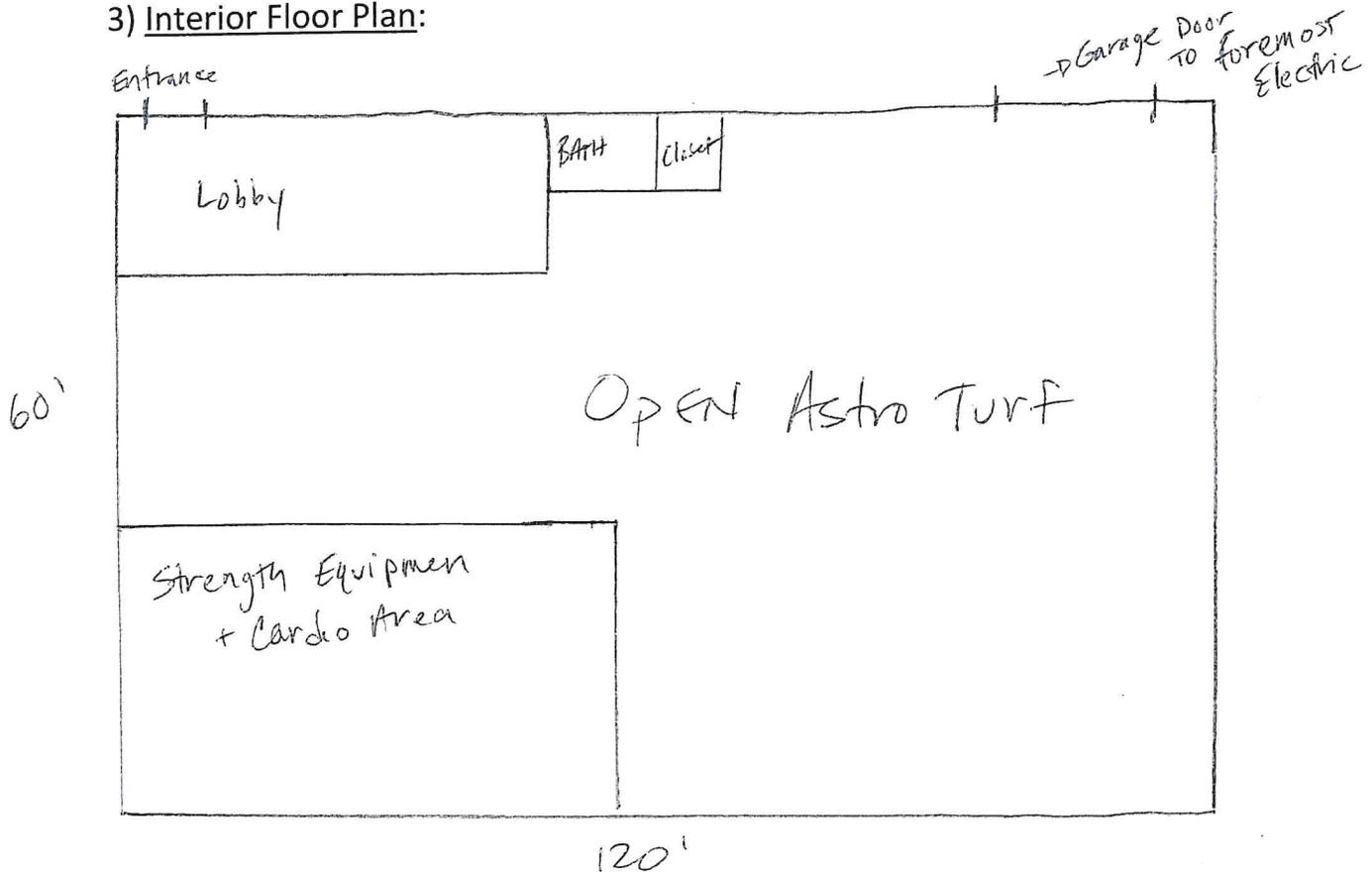
- Number of units _____
- Number of bedrooms in each unit _____
- Water service size requirement _____

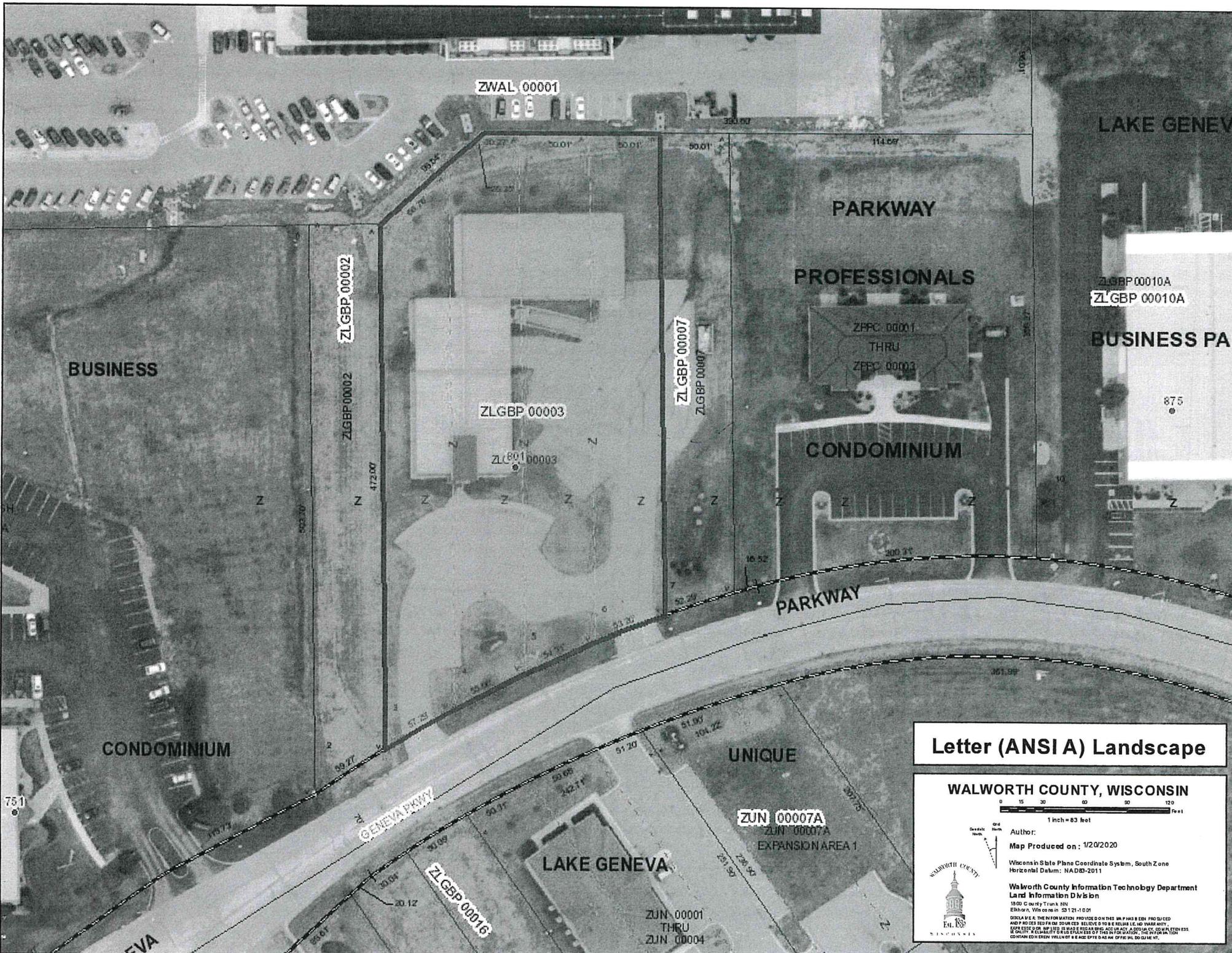


1) Parking Needs: Need 10 parking spots at most since our services are appointment only. A large portion of our clientele are young athletes under age 16 who get dropped off by parents. The Foremost property has plenty of parking for us!

2) Summary of Business Plan: We will provide sports performance training services for middle school, high school, college, and professional athletes. We will also offer personal fitness training to adults. Everything we do is by appointment and is individualized to the athlete/client. Programs are loaded into our App, and athletes will come in at a set time to perform them with our coaches!

3) Interior Floor Plan:





Letter (ANSI A) Landscape

WALWORTH COUNTY, WISCONSIN

0 15 30 60 90 120 Feet
1 inch = 63 feet

Author:
Map Produced on: 1/20/2020

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

Walworth County Information Technology Department
Landscape Information Division
1800 County Trunk Hwy
Elkhorn, Wisconsin 53121-1001

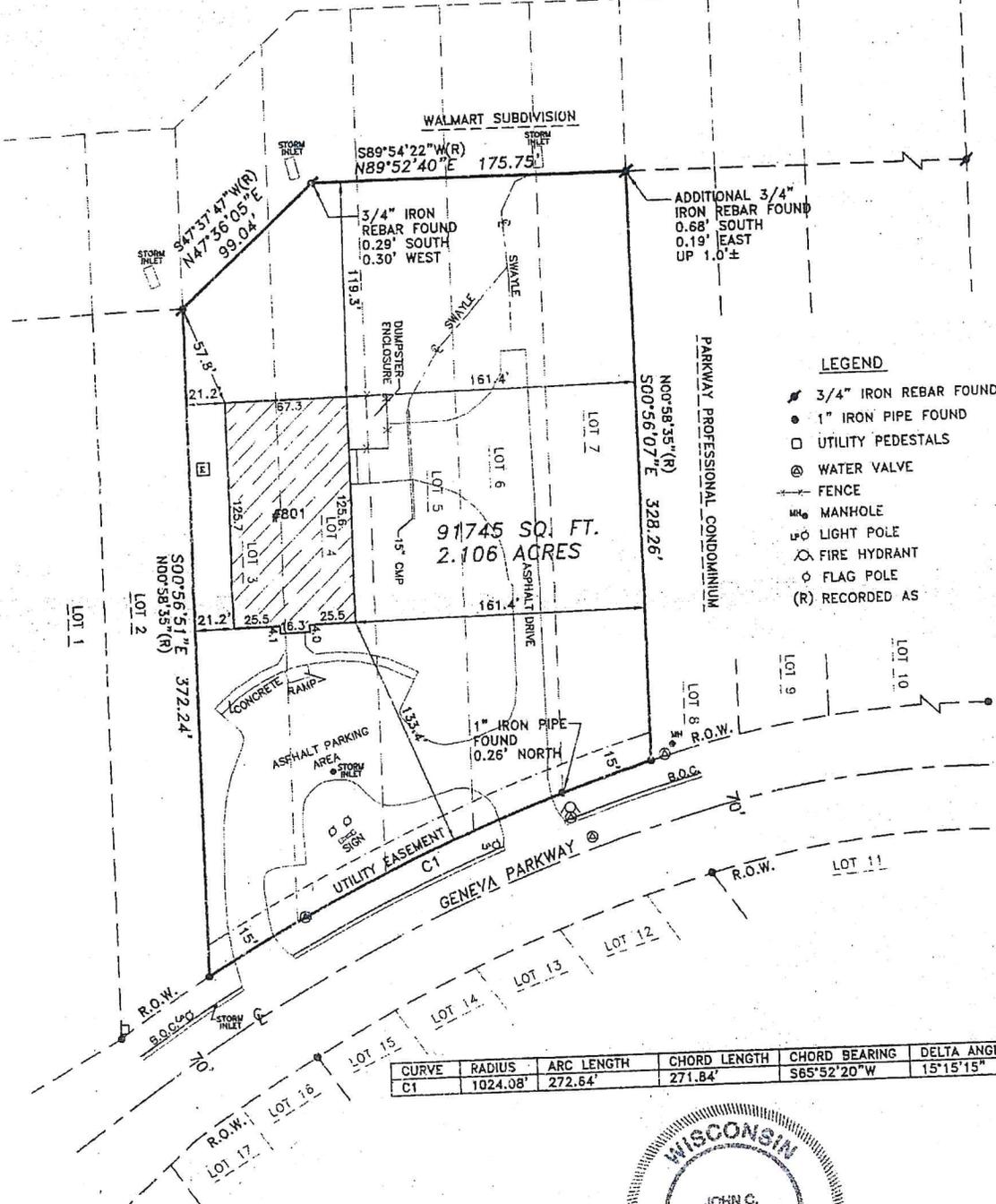
DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP WAS PROVIDED AS IS AND WITHOUT WARRANTY. WALWORTH COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. FOR BEST RESULTS, PLEASE REFER TO THE ORIGINAL DOCUMENT. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF WALWORTH COUNTY AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

Plat of Survey

SURVEY FOR: MAREK 801, LLC, a Wisconsin limited liability company
 LOCATION: #801 GENEVA PARKWAY, CITY OF LAKE GENEVA, WALWORTH COUNTY
 DESCRIPTION: SEE SHEET 2 OF 2



SCALE: 1" = 60'



- LEGEND**
- ◆ 3/4" IRON REBAR FOUND
 - 1" IRON PIPE FOUND
 - UTILITY PEDESTALS
 - ⊙ WATER VALVE
 - FENCE
 - MH MANHOLE
 - ⊕ LIGHT POLE
 - ⊗ FIRE HYDRANT
 - ⊕ FLAG POLE
 - (R) RECORDED AS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1024.08'	272.64'	271.84'	S65°52'20"W	15°15'15"



SOUTHWEST
 SURVEYING & ASSOCIATES, Inc.
 W 1065 HIGHWAY C1, P.O. BOX K
 PALMYRA, WI 53156
 262-495-4510

SHEET 1 OF 2
 DATE: JANUARY 8, 2007
 JOB NO: M-206146



ZLQBP-3
 21-20-7

007-2536

Plat of Survey

SURVEY FOR: MAREK 801, LLC, a Wisconsin limited liability company
LOCATION: #801 GENEVA PARKWAY, CITY OF LAKE GENEVA, WALWORTH COUNTY
DESCRIPTION:

PARCEL 1:

Lots 3, 4, 5, and 6 in Lake Geneva Business Park, a subdivision located in Section 31, T2N, R18E, City of Lake Geneva, Walworth County, Wisconsin, according to the plat thereof recorded February 28, 1992 as Document No. 227992. Excepting therefrom land conveyed by deed recorded as Document No. 537141.

PARCEL 2:

A tract of land being a part of Lot 7 Lake Geneva Business Park as per Plat recorded on February 28, 1992 in Cabinet B of Plats, Slide 117, as Document No. 227992, in the Office of the Register of Deeds for Walworth County, Wisconsin, all being in the North half of Section 31, Township 2 North, Range 18 East of the 4th P.M., City of Lake Geneva, Walworth County, Wisconsin, to wit:

Commencing at a found spike at the Northwest corner of said Geneva Business Centre Condominium (formally Lot 1 of Lake Geneva Business Park) also being the Southwest corner of Lot 2 Certified Survey Map 2973, also being in the North line of said Lot 1 also being the South line of said Certified Survey Map N88°54'19"E 563.58 ft. to a found iron rod at the northeast corner of Lot 2 of said Lake Geneva Business Park, thence along the North line of said Lake Geneva Business Park N47°37'47"E 93.11 ft. to a set iron rod, thence N89°54'22"E 130.11 ft. to the Northwest corner of said Lot 7; thence along the West line of said Lot 7 S00°57'08"E 96.01 ft. to a set iron rod at the point of beginning; thence N89°54'22"E 50.01 ft. to a set iron rod in the East line of said Lot 7; thence along said East line S00°57'08"E 328.34 ft. to a set iron rod at the Southeast corner of said Lot 7 also being in the North right-of-way line of Geneva Parkway; thence along the South line of said Lot 7 and said North right-of-way line along a curve deflecting to the left having a radius of 1024.08 ft., an arc length of 52.29 feet, a chord bearing of S72°02'18"W, a chord distance of 52.29 ft. to a set iron rod at the Southeast corner of said Lot 7; thence along the West line of said Lot 7 N00°57'08"W 344.38 ft. to the point of beginning.

SUBJECT TO ALL RIGHTS, RESERVATIONS, RESTRICTIVE COVENANTS, AND EASEMENTS RECORDED OR UNRECORDED.

Tax Key No. ZLGBP 00003 and ZLGBP 00007



SOUTHWEST
SURVEYING & ASSOCIATES, Inc.

W 1065 HIGHWAY C1, P.O. BOX K
PALMYRA, WI. 53156
262-495-4910

I, John C. Kannard, State of Wisconsin, do hereby certify that I have surveyed the above described (property) and the above map is a true and correct representation thereof and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee title thereto within one (1) year hereof.

THIS IS A JOHN C. KANNARD AUTHORIZED
PRINT ONLY IF SIGNATURE APPEARS IN
RED INK ON BLACK LINE PRINT.

John C. Kannard
JOHN C. KANNARD, Registered Land Surveyor

SHEET 2 OF 2
DATE: JANUARY 8, 2007
JOB NO: M-206146

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: September 21, 2020

Agenda Item: 8

Applicant:

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

Request:

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

Description:

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

Project Details from (PIP) Submittal

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

Action by the Plan Commission:

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

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

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

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

A proposed PIP must be reviewed by the standards, below:

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:
- a. In general, the proposed PIP is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - b. Specific to this site, the proposed PIP is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any

other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

- c. The proposed PIP in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
 - d. The proposed PIP maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
 - e. The proposed PIP is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.
 - f. The potential public benefits of the proposed PIP outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.
- B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be one or more of the following:
- a. In general, the proposed PIP is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - b. Specific to this site, the proposed PIP is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 - c. The proposed PIP in its proposed location, and as depicted on the required site plan does result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
 - d. The proposed PIP does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
 - e. The proposed PIP is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.

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

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

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

APPLICATION FOR PRECISE IMPLEMENTATION PLAN OR AMENDMENT

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
Summerhaven of Lake Geneva II - Phase III - See attached Narrative Exhibit A incorporated herein.

Name and Address of Current Owner:

McMurr II, LLC, 351 W. Hubbard, Suite 610, Chicago, IL 60654, Attn: Murray S. Peretz

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

Name and Address of Applicant: Same as Owner.

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

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

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

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

FARRIS, HANSEN & ASSOCIATES, INC., 7 Ridgway Court, Elkhorn, WI 53121

Short statement describing activities to take place on site:

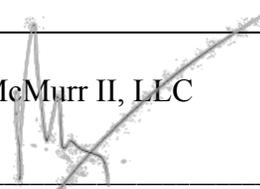
See Narrative.

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

12/5/2019

October, 2019.

Date

By: 

Signature of Applicant - Murray S. Peretz,
Its Manager

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

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

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

↓
Draft Final Packet (1 Copy to Zoning Administrator)

Date: _____ by: _____

↓

_____ A. After the effective date of the rezoning to PD/GDP, the Applicant may file an application for the proposed PIP with the Plan Commission. This submittal packet shall contain the following items, prior to its acceptance by the Zoning Administrator and placing the item on the Plan Commission agenda for PIP review.

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

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

_____ Showing all lands within 300 feet of the boundaries of the subject property;

_____ Referenced to a list of the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);

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

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

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

_____ All lot dimensions of the subject property provided;

_____ Graphic scale and north arrow provided.

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

_____ Specific project themes and images;

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

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

_____ The specific treatment of natural features;

_____ The specific relationship to nearby properties and public streets.

_____ A Statement of Rationale as to why PD zoning is proposed identifying perceived barriers in the form of requirements of standard zoning districts and opportunities for community betterment through the proposed PD zoning.

_____ A complete list of zoning standards which will not be met by the proposed PIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PIP and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall

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

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

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

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

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

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

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

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

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

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

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

_____ A legal description of the subject property;

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

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

_____ All required building setback lines;

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

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

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

- _____ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;
- _____ The location of all outdoor storage areas and the design of all screening devices;
- _____ The location, type, height, size and lighting of all signage on the subject property to include a photometric plan;
- _____ The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property – including the clear demonstration of compliance with Section 98-707;
- _____ All engineering requirements for utilities, site designs, etc;
- _____ The location and type of any permanently protected green space areas;
- _____ The location of existing and proposed drainage facilities for storm water;
- _____ In the legend, data for the subject property on:
 - _____ Lot Area;
 - _____ Floor Area;
 - _____ Floor Area Ratio (b/a);
 - _____ Impervious Surface Area;
 - _____ Impervious Surface Ratio (d/a);
 - _____ Building Height.

- _____ (6) **A landscaping plan for subject property**, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.
- _____ (7) **A series of building elevations** for the entire exterior of all buildings in the PD, including detailed notes as to the materials and colors proposed.
- _____ (8) **A general signage plan** including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and group development signage themes which are proposed to vary from City standards or common practices.
- _____ (9) **A general outline of the intended organizational structure** for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.
- _____ (10) **A written description** which demonstrates the full consistency of the proposed PIP with the approved GDP.
- _____ (11) **A written description** of any and all variations between the requirements of the applicable PD/GDP zoning district and the proposed PIP development; and,

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

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

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

- _____ **Receipt of 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____
- _____ **Receipt of 20 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____
- _____ **A digital copy of Final Application Packet shall be emailed to the Building and Zoning Department upon submittal deadline.** **Date:** _____ **by:** _____
- _____ **Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk:** **Date:** _____ **by:** _____
- _____ **Class 2 Legal Notice sent to official newspaper by City Clerk:** **Date:** _____ **by:** _____
- _____ **Class 2 Legal Notice published on _____ and _____** **by:** _____

Development Review Committee (DRC) Application

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

Applicant Information

Property Address _____

Applicant name _____

Applicant email _____ Phone Number _____

Architect/Contractor/Designer Name _____

Architect/Contractor/Designer Email _____ Phone Number _____

Type of Construction: New _____ Addition _____ Remodel _____

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

Type of Business _____

Engineering

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

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

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

Water/Sewer Utilities

If an existing structure please circle the following:

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

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

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

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

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

**SUMMERHAVEN
OF
LAKE GENEVA PHASE III**

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

May 8, 2020

**SUMMERHAVEN – PHASE III
PRECISE IMPLEMENTATION PLAN
NARRATIVE**

PRECISE IMPLEMENTATION PLAN INTRODUCTION:

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

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

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

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

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

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

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

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

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

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

PRECISE IMPLEMENTATION PLAN REQUIREMENTS:

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

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

3. General written description of the proposed PIP:

a. Specific project themes and images: *A Site Plan of Phase II and Phase III is attached as Exhibit D and incorporated herein. Sample elevations and floor plans for one-story residences for Phase III are attached as Group Exhibit E and incorporated herein. Two-story residences may be used, as well, for Phase III. The Final Engineering Plans for Phase III are attached as Group Exhibit F and incorporated herein. Sanitary sewer laterals and water services as depicted on Exhibit F may be relocated on units to avoid driveways on such units. The landscaping, signage, lighting, organizational structure, and consistency of the GDP and the PIP for Phase III will be substantially similar to those of Phase I and Phase II, to make an integrated community.*

b. Specific mix of dwelling unit types and/or land uses: *Only single-family residences are proposed for Phase III.*

c. Specific residential densities: *(i) Dwelling units per gross acre: Phase III, approximately 4.7 units/acre; (ii) floor area ratio: 22.6%; (iii) impervious surface area ratio: 40%.*

d. Specific treatment of natural features: *Phase III includes detention ponds that will serve not only Phase III improvements, but the Phase I improvements, as well. Open space in Phase III will be treated much as open space is treated in Phase I and Phase II.*

e. Specific relationship to nearby properties and public streets: *Access to Phase III will be through the existing Summerhaven Drive from Lake Geneva Boulevard and Evan Drive, a private drive to be constructed from Lake Geneva Boulevard at its eastern terminus, intersecting the south terminus of Summerhaven Drive, and ending in a cul-de-sac at the western end of Phase III, in part extending over an existing 66 foot-wide private drive intersecting with Lake Geneva Boulevard owned by McMurr II, pursuant to an easement granted by McMurr to the unit owners of Summerhaven under the First Amendment to Declaration and the Easement Agreement. The Evan Drive access has been used as emergency access for Phase I under the original PD. The single-family residences of Phase III will relate well to the Phase I and Phase II development.*

f. Statement of Rationale - why PD zoning proposed: *McMurr II requests PD zoning to obtain flexibilities from land use and bulk regulations for Phase III, the most significant of which have been granted in Phase I and Phase II, modified in part by a First Amendment to the General Development Plan for Phase III filed concurrently by McMurr II with this application ("First Amendment to GDP"), to promote uniformity of development with Phase I and Phase II, and to accommodate the number of single-family units sufficient to support the private infrastructure of Summerhaven, which has been planned for more multi-family units under the original PD. Despite the flexibilities sought under the requested PD zoning, permitted density in Phase III's underlying base district zoning of Two-Family Residential District (TR-6) is up to six dwelling units per acre, while Phase III is approximately 4.7 dwelling units per acre.*

g. Complete list of zoning standards not met by proposed PD and location(s) in which they apply, and complete list of zoning standards more than met by the proposed PD and location(s) in which they apply:

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

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

- ii. *Cul-de-sac length of 720 feet (Ordinance maximum: 400 feet) – N/A - applies to Phase II only;*
- iii. *Minimum front and rear eave width of 6 inches for side of gables (Ordinance: 18 inches);*
- iv. *Side of front porch to side of adjacent front porch of 12 feet, minimum side yard of 5 feet to 10 feet for proposed unit 6 along boundary with common element, and 5 feet for proposed unit 5 along boundary with common element; side of front porch to side of adjacent front porch of 12 feet, minimum side yard of 6 feet under the GDP (Ordinance: minimum dwelling unit separation of 12 feet, minimum side yard of 6 feet);*
- v. *Units in Phase III will range in size from approximately 4,222 square feet to approximately 11,638 square feet, to accommodate single-family dwellings in place of the duplex structures permitted under the TR-6, Two-family Zoning District. By comparison, some units in Phase I are below 7,000 square feet in size. (Ordinance: 9,000 square foot minimum);*
- vi. *Minimum Landscape Surface Ratio (LSR): 45% (Ordinance: 50%);*
- vii. *Maximum Building Coverage: 45% (Ordinance: 40%);*
- viii. *Minimum Lot Width: 50 feet (Ordinance: 75 feet);*
- ix. *Total of Both Sides, Lot Lines to House/Garage: 12 feet (Ordinance: 15 feet);*
- x. *Rear Lot Line to House or Garage: for proposed units 16, 17, 18, 19, and 20, 10 feet, for proposed units 14 and 15, 0 feet (modified rear yards of all proposed units abut Phase I drainage basin common element), for proposed unit 6, 5 feet to 14 feet; reduced from 15 feet under the GDP (Ordinance: 30 feet); and*
- xi. *Front or Street Lot Line to House: for proposed units 5, 6, and 7, 0 feet for portions of such units; for all other proposed units, 17 feet (Ordinance: 25 feet).*

Phase III will meet the following bulk regulations:

- Residential Density and Intensity Requirements: Conventional Development
- i. *Maximum Gross Density (MGD): 6 dwelling units/acre - Phase III totals approximately 4.7 dwelling units per acre.*
- ii. *Maximum Accessory Building Coverage: 10%*
- iii. *Residential Bulk Requirements:*
 - 1. *Minimum Street Frontage: 50 feet*
 - 2. *Minimum Setbacks:*
 - Front or Street Lot Line to House: as modified under (xi) above*
 - Front or Street Lot Line to Garage: as modified under (xi) above*
 - Side Lot Line to House or Garage: as modified under (iv) above*
 - Side Lot Line to Accessory Structure: three feet from property line*
 - Rear Lot Line to Accessory Structure: as modified under (x) above*
 - Minimum Paved Surface Setback: as modified under (iv), (x) and (xi) above*

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

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

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

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

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

c. **Statistical data** on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the City. *See 3(g), above.*

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

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

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

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

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

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

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

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

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

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

EXHIBIT A
SUMMERHAVEN – PHASE III
PRECISE IMPLEMENTATION PLAN

LEGAL DESCRIPTION OF PHASE III

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

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

Property Index Number: ZSUM 00002

AND

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

Property Index Number: ZA 75400001

AND

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

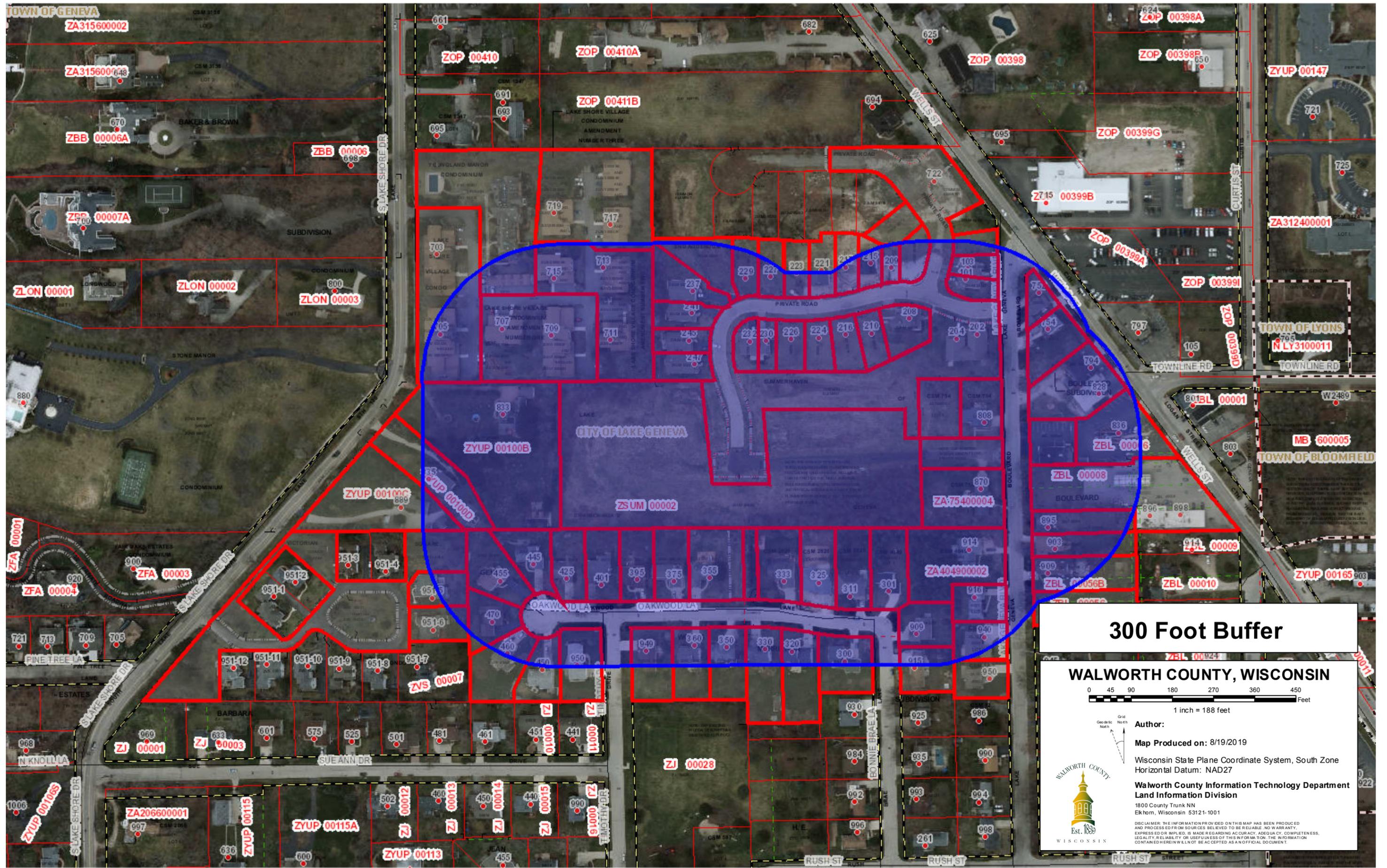
EXHIBIT B
SUMMERHAVEN – PHASE III
PRECISE IMPLEMENTATION PLAN
LOCATION MAP

See attached.

**GROUP EXHIBIT C
SUMMERHAVEN – PHASE III
PRECISE IMPLEMENTATION PLAN**

MAP OF SITE AND LIST OF OWNERS WITHIN 300 FEET

See attached.



300 Foot Buffer

WALWORTH COUNTY, WISCONSIN

0 45 90 180 270 360 450
Feet

1 inch = 188 feet

Author:
 Map Produced on: 8/19/2019
 Wisconsin State Plane Coordinate System, South Zone
 Horizontal Datum: NAD27
Walworth County Information Technology Department
Land Information Division
 1800 County Trunk NN
 Elkhorn, Wisconsin 53121-1001

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

300 FOOT BUFFER
 NAMES AND ADDRESSES

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

300 FOOT BUFFER
 NAMES AND ADDRESSES

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

300 FOOT BUFFER
 NAMES AND ADDRESSES

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

300 FOOT BUFFER
 NAMES AND ADDRESSES

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

300 FOOT BUFFER
 NAMES AND ADDRESSES

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

EXHIBIT D
SUMMERHAVEN – PHASE III
PRECISE IMPLEMENTATION PLAN
SITE PLAN

See attached.

GROUP EXHIBIT E
SUMMERHAVEN – PHASE III
PRECISE IMPLEMENTATION PLAN
SAMPLE ELEVATIONS & FLOOR PLANS

See attached.



Bombay

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

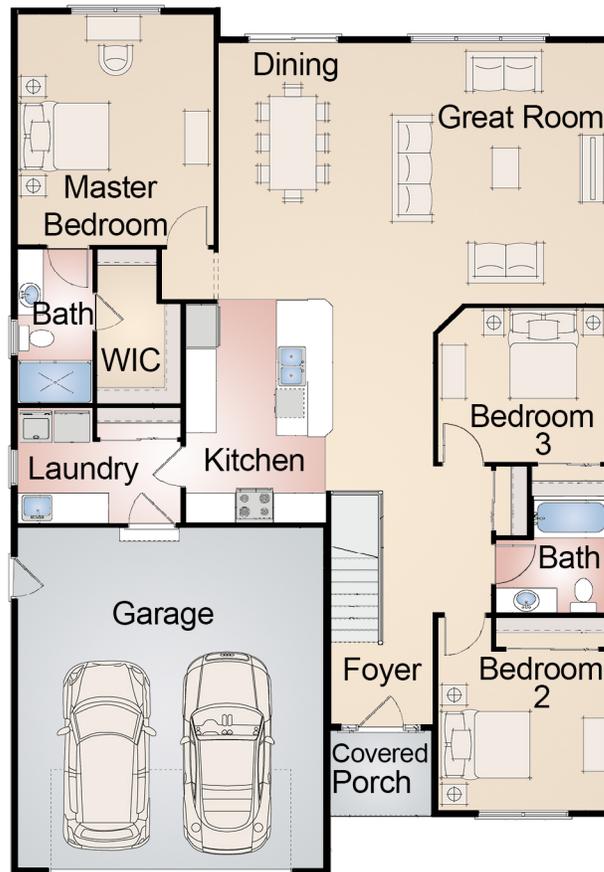


405 Skyline Drive - Lake Geneva, WI 53147
Phone: (262) 248-3378 - Fax: (262) 248-3899
Email: info@bassobuilders.com
www.bassobuilders.com



Cottage

Home Style: Ranch
1730 Square Feet
60'-0" Depth
40'-0" Width

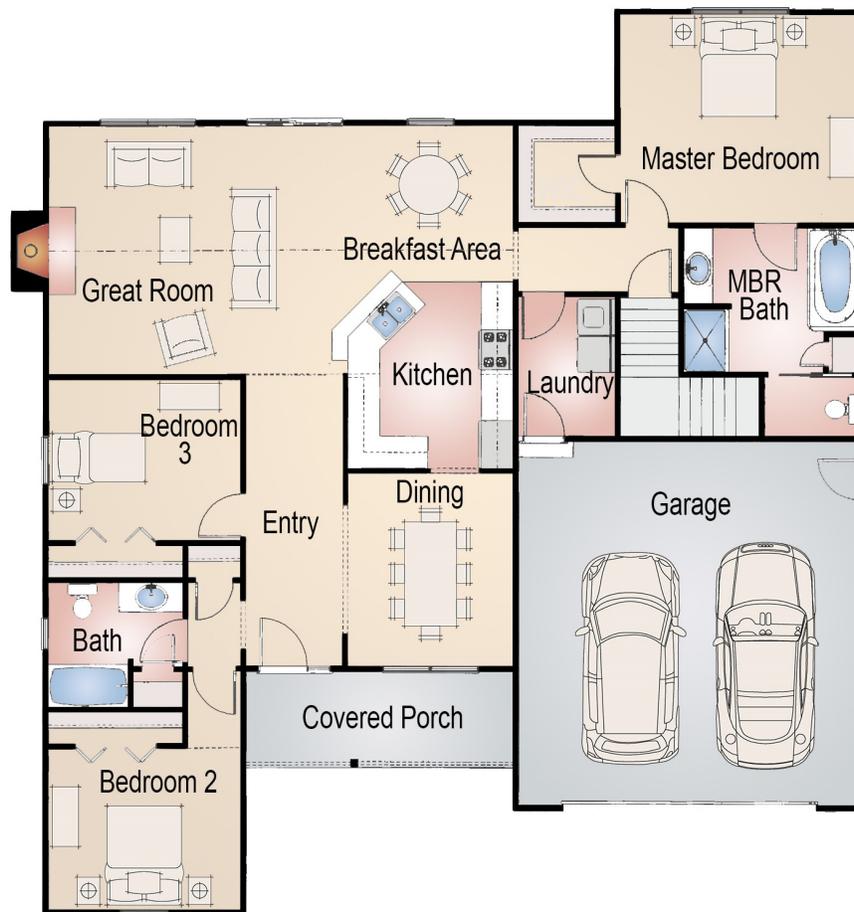


405 Skyline Drive - Lake Geneva, WI 53147
Phone: (262) 248-3378 - Fax: (262) 248-3899
Email: info@bassobuilders.com
www.bassobuilders.com



Glendale

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

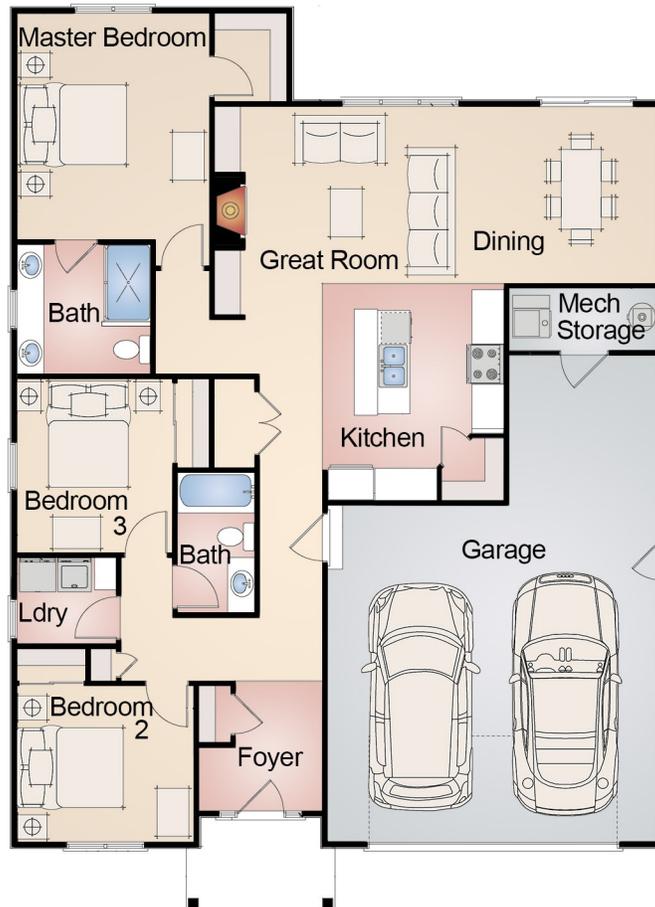


405 Skyline Drive - Lake Geneva, WI 53147
Phone: (262) 248-3378 - Fax: (262) 248-3899
Email: info@bassobuilders.com
www.bassobuilders.com



Haven

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

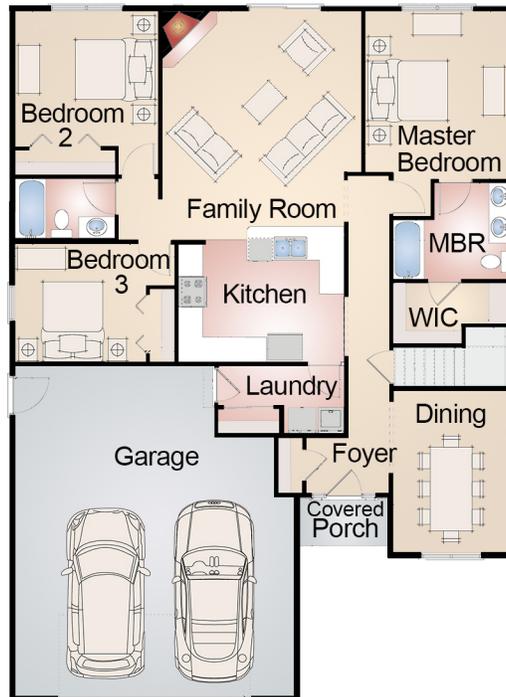


405 Skyline Drive - Lake Geneva, WI 53147
Phone: (262) 248-3378 - Fax: (262) 248-3899
Email: info@bassobuilders.com
www.bassobuilders.com



Pine Ridge

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

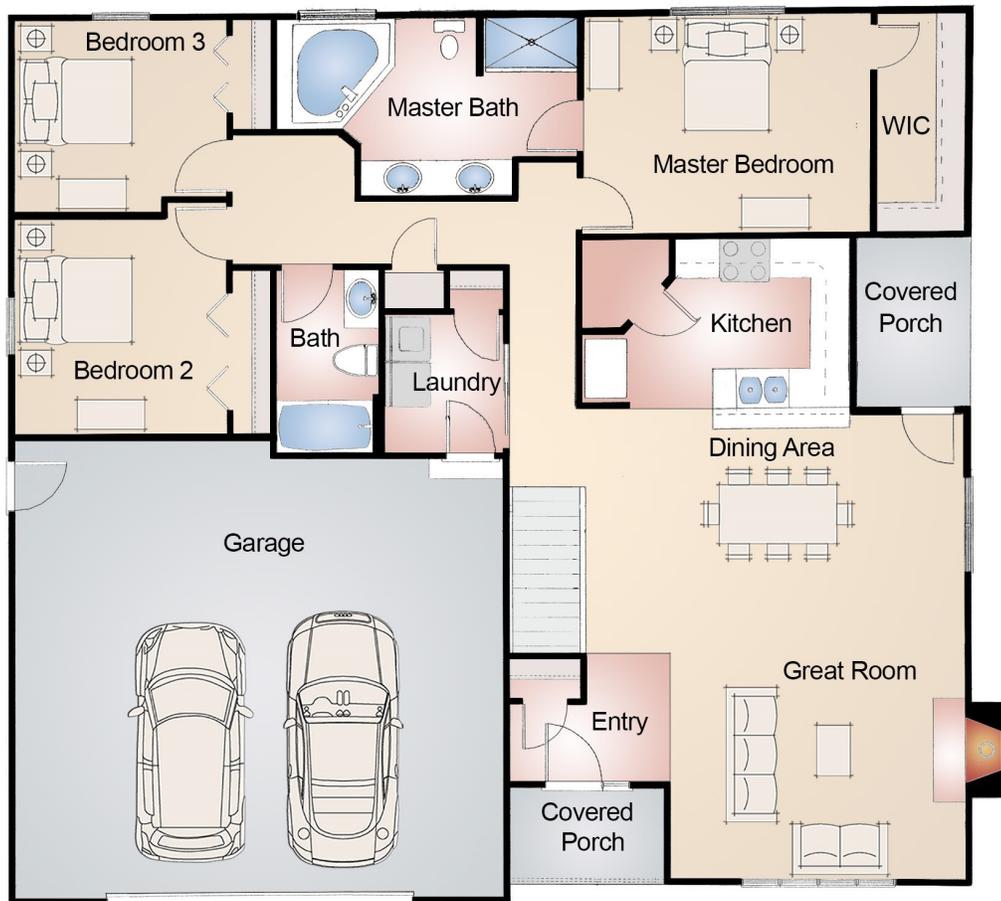


405 Skyline Drive - Lake Geneva, WI 53147
Phone: (262) 248-3378 - Fax: (262) 248-3899
Email: info@bassobuilders.com
www.bassobuilders.com



Teton

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



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

**GROUP EXHIBIT F
SUMMERHAVEN – PHASE III
PRECISE IMPLEMENTATION PLAN**

FINAL ENGINEERING PLANS FOR PHASE III

See attached.

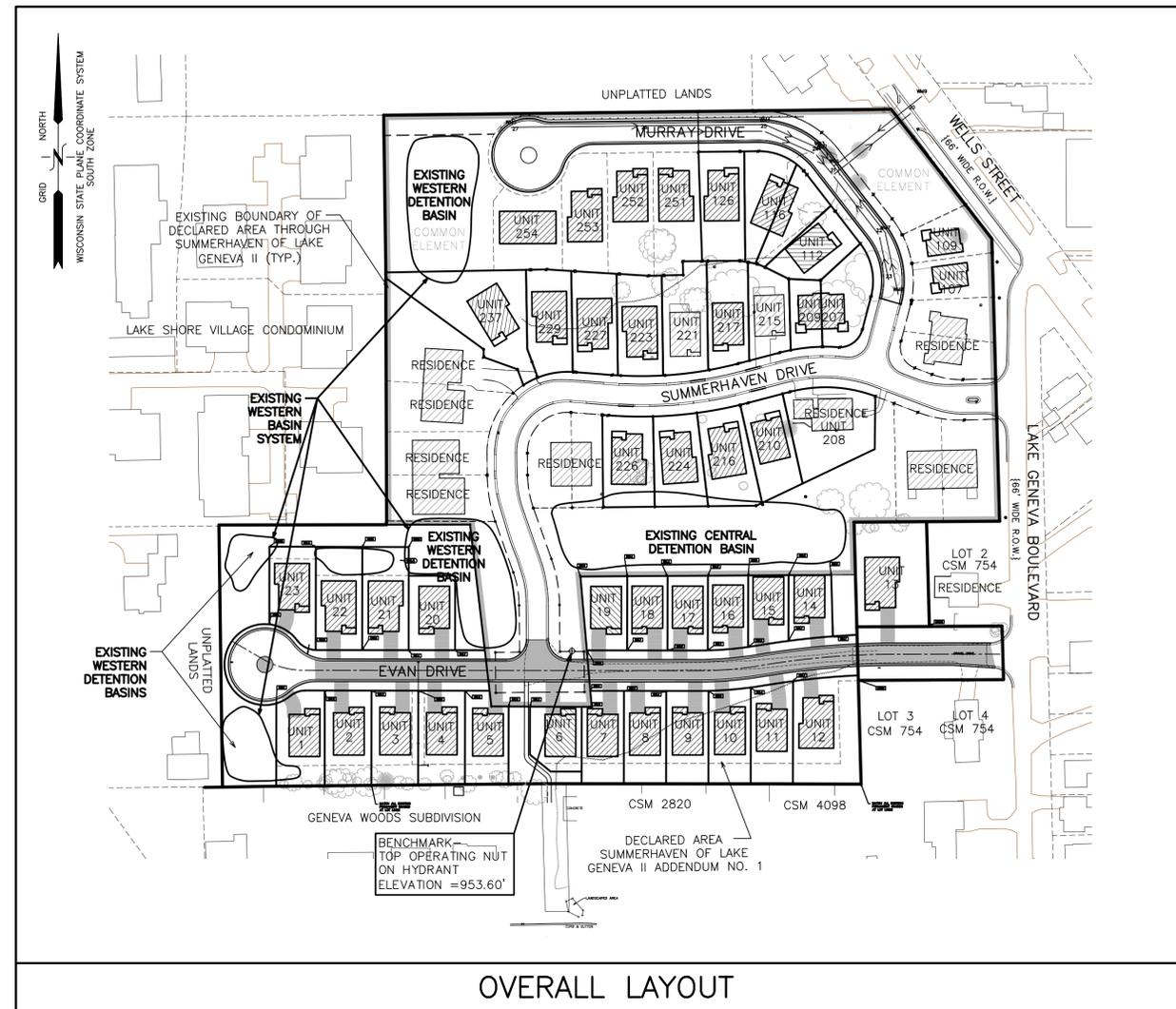
SUMMERHAVEN OF LAKE GENEVA – PHASE 3 FINAL ENGINEERING PIP PLANS

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

SEQUENCE OF CONSTRUCTION

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

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



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

INDEX OF SHEETS

PHASE 3
UNITS 1 THROUGH 23 INCLUDING LOT 1 OF C.S.M. 754 AS UNIT 13; EVAN DRIVE, INCLUDING CONNECTIONS TO SUMMERHAVEN DRIVE AND LAKE GENEVA BOULEVARD; REMAINING PUBLIC UTILITIES WITHIN THE BOUNDARY OF THE DECLARED AREA OF SUMMERHAVEN OF LAKE GENEVA II, ADDENDUM NO. 1.

PHASING SUMMARY

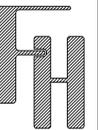
TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT...

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

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

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

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



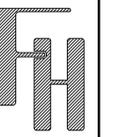
SUMMERHAVEN OF LAKE GENEVA
PHASE 3
FINAL ENGINEERING PLANS
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

COVER SHEET

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

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

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



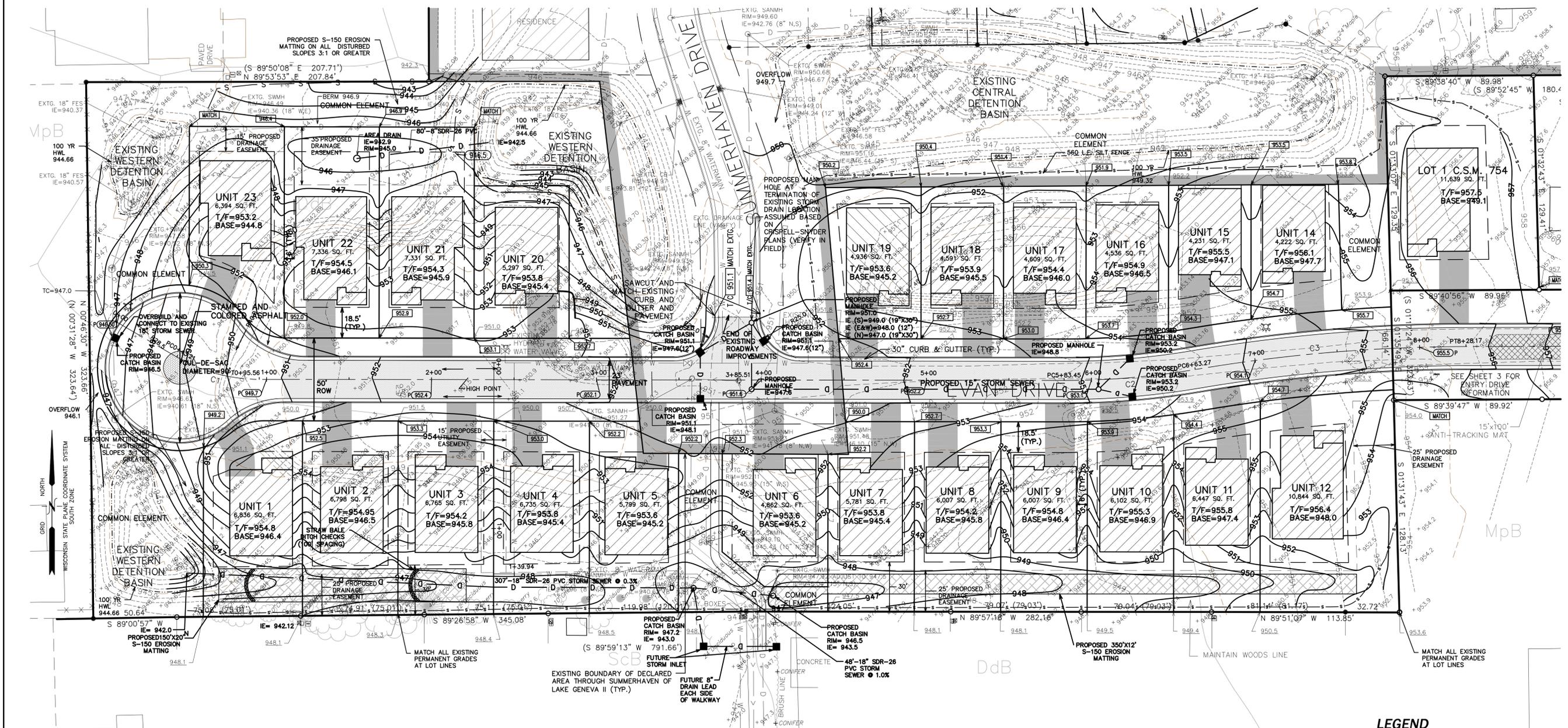
**SUMMERHAVEN OF LAKE GENEVA
PHASE 3
FINAL ENGINEERING PLANS**
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

**SITE, GRADING, DRAINAGE
&
EROSION CONTROL PLAN**

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

REVISIONS	
12/23/2020 - TS	ADJUST LATERALS
04/13/2020 - TS	ADD DRAINAGE EASEMENTS
05/06/2020 - TS	ADJUST GRADING
05/11/2020 - TS	ADVANCE
06/15/2020 - TS	ADVANCE
07/02/2020 - TS	ADVANCE
07/24/2020 - TS	ADVANCE

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



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

- GENERAL NOTES**
1. ALL ELEVATIONS ARE IN RELATION TO NATIONAL GEODETIC VERTICAL DATUM OF 1929.
SOURCE BENCHMARK - R.B.M. AS SHOWN ON THE WALWORTH COUNTY SURVEYOR'S TIE SHEET, DATED 5-1-97, ELEVATION = 949.35'
 2. PROPOSED PAVED ROADWAYS SHOWN ARE 27' WIDE BETWEEN FACE OF CURB WITH 30" CURB AND GUTTER AND SHALL BE BUILT TO CITY STANDARDS.
 3. ALL UNITS ARE TO BE SERVED WITH PUBLIC SEWER AND WATER.
 4. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION CONFERENCE MUST BE HELD AT THE CITY HALL. THE PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED AND MODERATED BY THE DESIGN ENGINEER OF RECORD.
 5. TEMPORARY TOPSOIL STOCKPILES TO BE DETERMINED BY ENGINEER IN FIELD AFTER ALL CLEARING AND GRUBBING OPERATIONS ARE COMPLETED TO DETERMINE THE BEST SUITABLE SITE.
 6. TOP OF FOUNDATION ELEVATIONS (T/F=) SHOWN ON THE PLAN ARE SUGGESTED GRADES ONLY FOR A TYPICAL HOME SITE LOCATED AT WHAT IS FELT TO BE THE BEST SITE LOCATION. OWNERS SHALL BE REQUIRED TO HAVE THE ENGINEER OF RECORD PREPARE A DETAILED SITE AND GRADING PLAN WITH EROSION CONTROL DETAILS FOR THE HOME SITES. THE PLAN IS TO BE USED FOR SUBMITTAL TO THE CITY FOR ZONING AND BUILDING PERMITS.

STORM WATER MODELING

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

PUD ZONING BUILDING SETBACK REQUIREMENTS

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

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



LEGEND

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

SITE SUMMARY

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

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

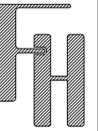
TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT...

DIGGERS HOTLINE

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

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

X:\Projects\8868\ACAD\Phase 3\8868 - Phase 3.dwg



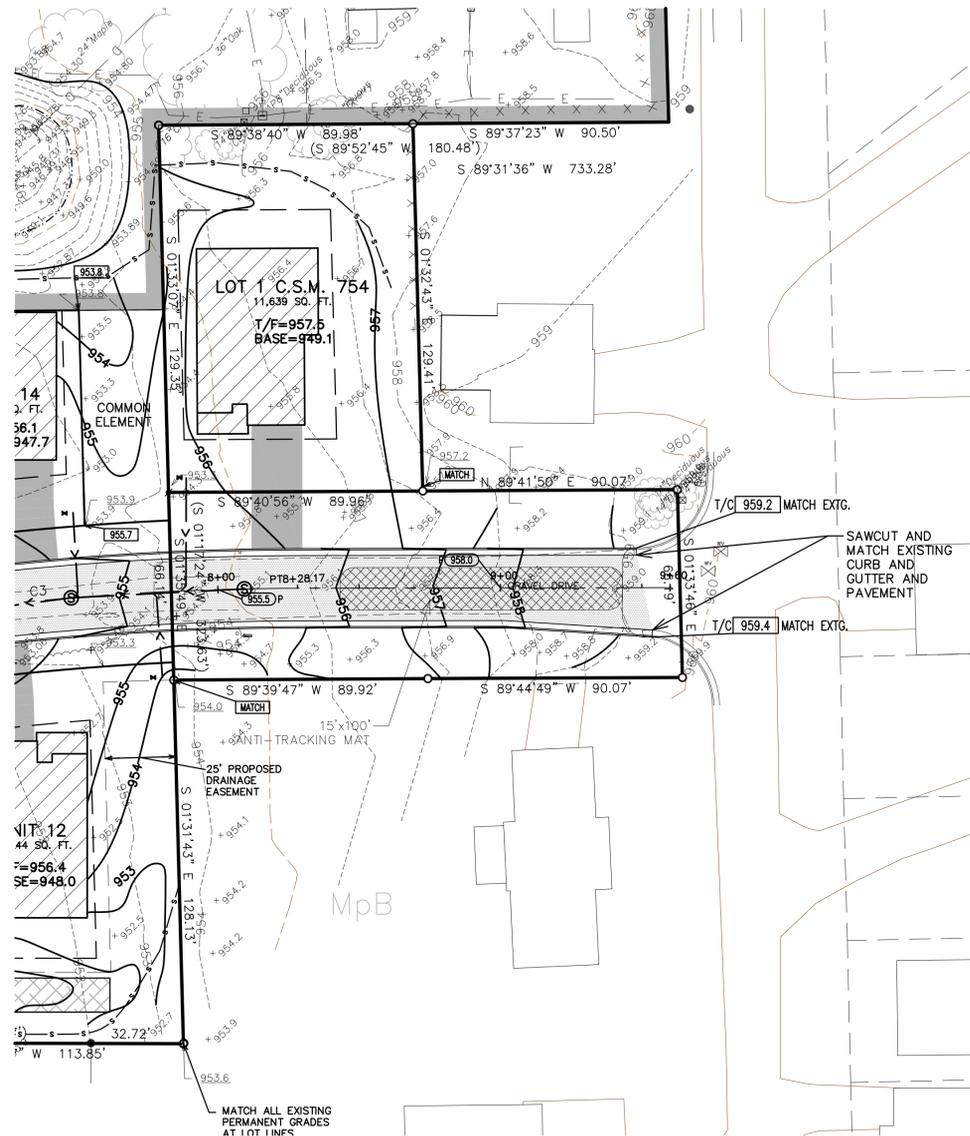
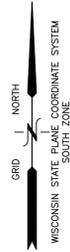
**SUMMERHAVEN OF LAKE GENEVA
PHASE 3
FINAL ENGINEERING PLANS
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN**

**SITE, GRADING, DRAINAGE
&
EROSION CONTROL PLAN**

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

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

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



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

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

LEGEND

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

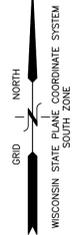
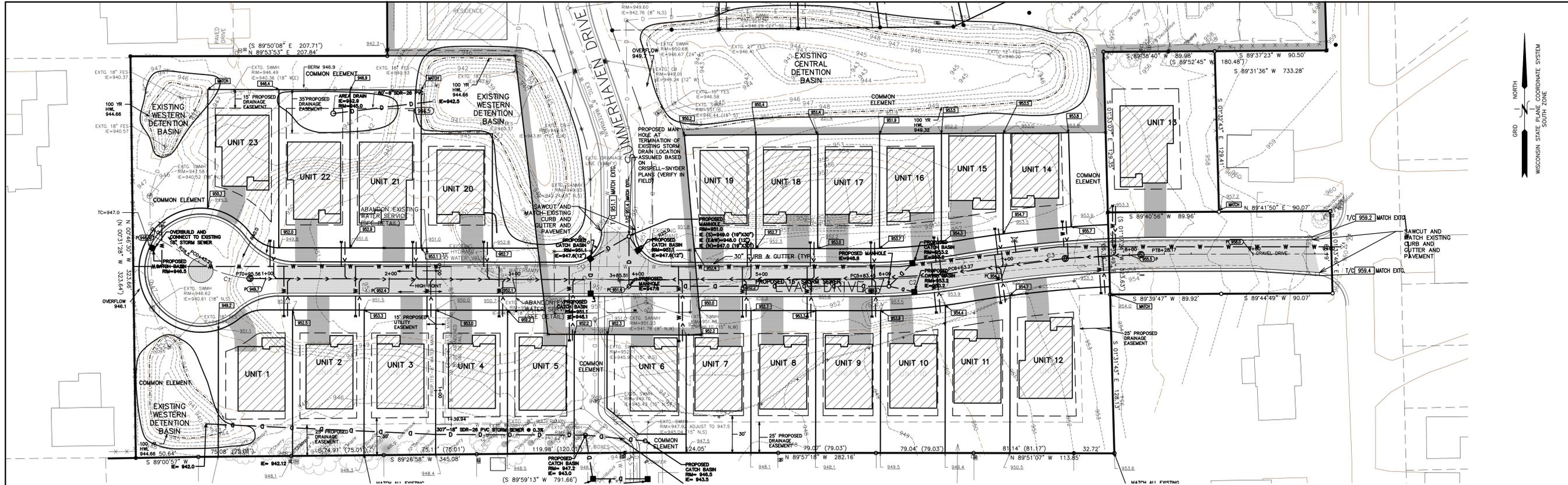


TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT...

DIGGERS HOTLINE

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

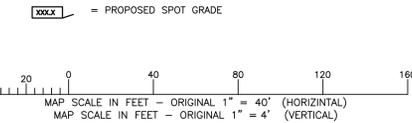
WIS STATUTE 182.0175(1974) REQUIRES MIN.
3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



GENERAL NOTES:

1. LOCATIONS OF EXISTING UNDERGROUND UTILITIES OR STRUCTURES SHOWN ANYWHERE WITHIN THESE PLANS ARE BASED UPON RECORDS AVAILABLE AT THE TIME THE PLANS WERE PREPARED AND SHOULD NOT BE ASSUMED TO BE COMPLETE OR CORRECT IN ALL INSTANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE FOR HIMSELF THE EXACT LOCATIONS AND TYPES OF THEIR FACILITIES BEFORE EXCAVATING. THE CONTRACTOR SHALL PROTECT ALL EXISTING UNDERGROUND WORK DURING THE COURSE OF HIS CONSTRUCTION ACTIVITY.
2. PROPOSED PAVED ROADWAYS SHOWN ARE 27' WIDE BETWEEN FACE OF CURB WITH 30" CURB AND GUTTER AND SHALL BE BUILT TO CITY STANDARDS.
3. ALL WORK DONE WITHIN THE ROAD RIGHT-OF-WAY TO BE DONE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	52.36'	51.76'	S 74°55'27" E	60°00'05"
C2	494.88'	79.82'	79.73'	N 85°15'45" E	80°43'33"
C3	1000.00'	164.90'	164.71'	N 85°10'20" E	80°33'08"



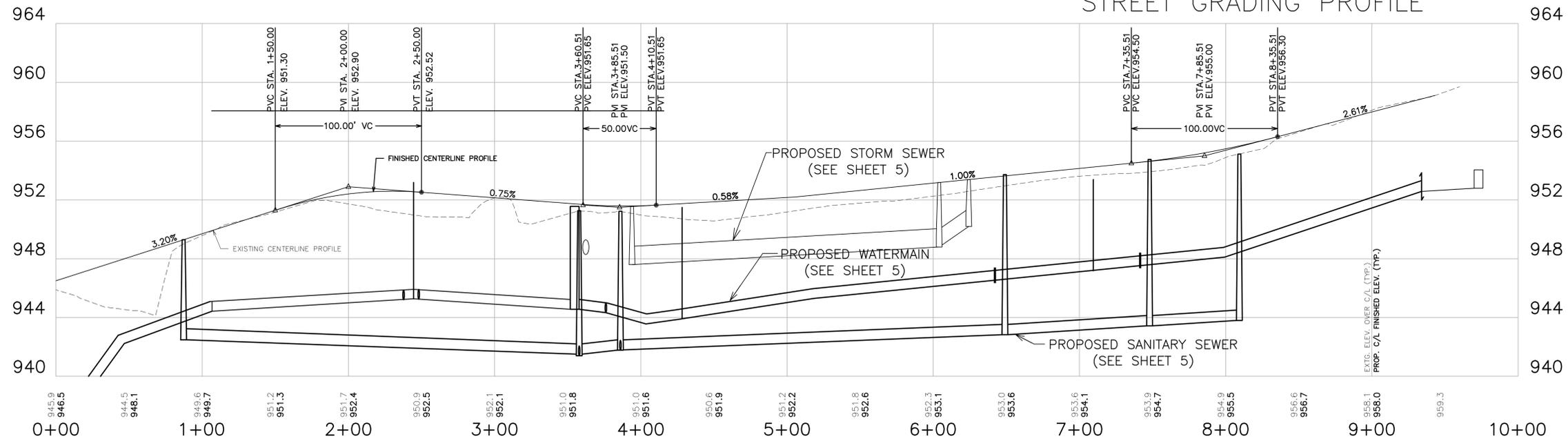
TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT...

DIGGERS HOTLINE

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

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

EVAN DRIVE STREET GRADING PROFILE





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

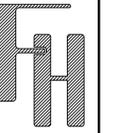
PAVING & STORM SEWER PLAN & PROFILE

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

REVISIONS

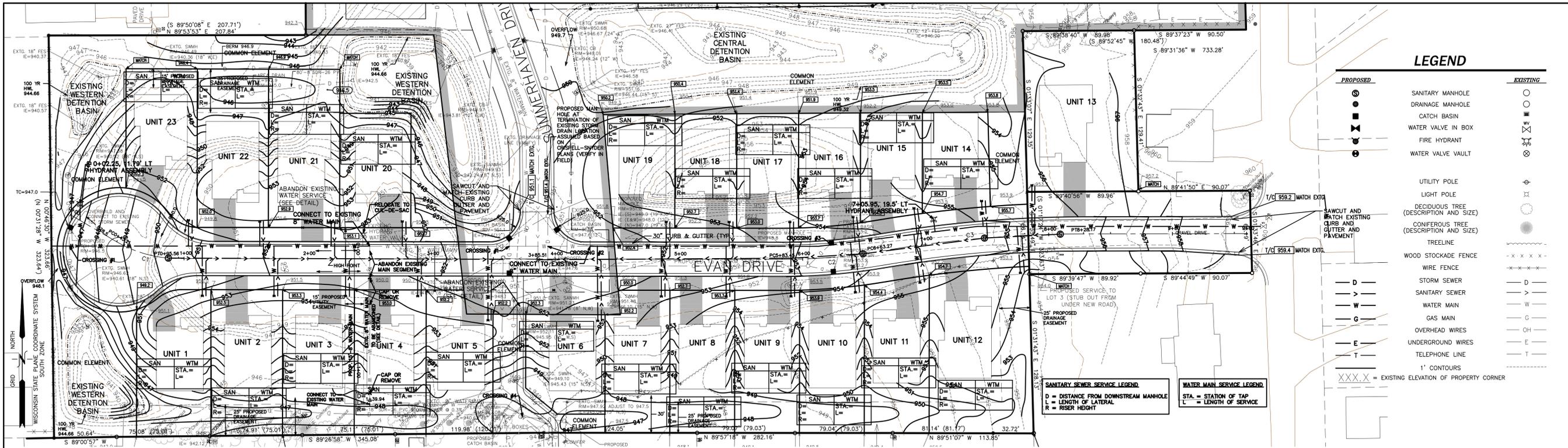
12/23/2020	- TS ADJUST LATERALS
04/13/2021	- TS ADD STORM SEWER PROFILE
05/11/2020	- TS ADVANCE
06/15/2020	- TS ADVANCE
07/02/2020	- TS ADVANCE
07/24/2020	- TS ADVANCE
08/05/2020	- TS ADVANCE

PROJECT NO. 8868
 DATE 08/19/2019
 SHEET NO. 4 OF 11



REVISIONS

12/23/2020	- TS ADJUST LATERALS
04/13/20	- TS ADD STORM SEWER PROFILE
05/06/2020	- TS ADJUST GRADING
05/11/2020	- TS ADVANCE
06/15/2020	- TS ADVANCE
06/29/2020	- TS ADVANCE
07/02/2020	- TS ADVANCE
07/24/2020	- TS ADVANCE

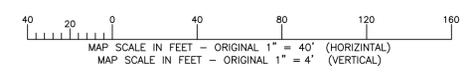


- UTILITY NOTES**
- LOCATIONS OF EXISTING UNDERGROUND UTILITIES OR STRUCTURES SHOWN ANYWHERE WITHIN THESE PLANS ARE BASED UPON RECORDS AVAILABLE AT THE TIME THE PLANS WERE PREPARED AND SHOULD NOT BE ASSUMED TO BE COMPLETE OR CORRECT IN ALL INSTANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE FOR HIMSELF THE EXACT LOCATIONS AND TYPES OF THEIR FACILITIES BEFORE EXCAVATING. THE CONTRACTOR SHALL PROTECT ALL EXISTING UNDERGROUND WORK DURING THE COURSE OF HIS CONSTRUCTION ACTIVITY.
 - CONTRACTOR SHALL CONTACT THE CITY OF LAKE GENEVA DEPARTMENT OF PUBLIC WORKS TO COORDINATE CONNECTION TO EXISTING MUNICIPAL SERVICES.
 - ALL WORK DONE WITHIN THE ROAD RIGHT-OF-WAY TO BE DONE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.
 - MANHOLE CASTINGS WITHIN PAVEMENT SHALL INITIALLY BE CONSTRUCTED TO 1/4" BELOW THE TOP OF THE FIRST LAYER OF ASPHALT & ADJUSTED AT THE TIME THE FINAL ASPHALT LAYER IS PLACED.
 - A TEMPORARY PLUG MUST BE INSTALLED IN THE DOWNSTREAM MANHOLE DURING CONSTRUCTION TO PREVENT SEDIMENT/DEBRIS FROM ENTERING THE DOWNSTREAM SEWER. ALL PLUGS MUST BE REMOVED PRIOR TO CITY ACCEPTANCE OF THE NEW SERVICES.

- CONSTRUCTION & INSPECTION NOTES**
- NO CONSTRUCTION, OR INSTALLATION OR IMPROVEMENTS SHALL COMMENCE UNTIL ARRANGEMENTS FOR INSPECTION BY THE CITY ENGINEER HAVE BEEN MADE AND THE CITY ENGINEER HAS GIVEN WRITTEN AUTHORIZATION TO COMMENCE SAID CONSTRUCTION.
 - CONTRACTOR SHALL CONTACT THE CITY ENGINEER AT LEAST 72 HOURS PRIOR TO THE NEED FOR AS REQUIRED BY THE SPECIAL PROVISIONS ON SHEETS 6 & 7.
 - NO MATERIAL OF ANY KIND SHALL BE USED IN THE WORK UNTIL IT HAS BEEN INSPECTED AND ACCEPTED BY THE CITY ENGINEER OR HIS INSPECTOR. THE CITY ENGINEER MAY WAIVE THIS INSPECTION REQUIREMENT IN HIS SOLE DISCRETION. ALL REJECTED MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE PREMISES. ANY MATERIALS OR WORKMANSHIP FOUND AT ANY TIME TO BE DEFECTIVE SHALL BE REPLACED OR REMEDIATED AT ONCE REGARDLESS OF PREVIOUS INSPECTION. INSPECTION OF MATERIALS SHALL BE PROMPTLY MADE, AND WHERE PRACTICABLE, AT THE SOURCE OF SUPPLY.
 - THE CITY ENGINEER, HIS INSPECTORS, REPRESENTATIVES OR AGENTS SHALL, AT ALL TIMES, HAVE UNRESTRICTED ACCESS TO ALL PARTS OF THE WORK AND TO OTHER PLACES WHERE OR IN WHICH THE PREPARATION OF MATERIALS AND OTHER INTEGRAL PARTS OF THE WORK ARE BEING CARRIED ON AND CONDUCTED.

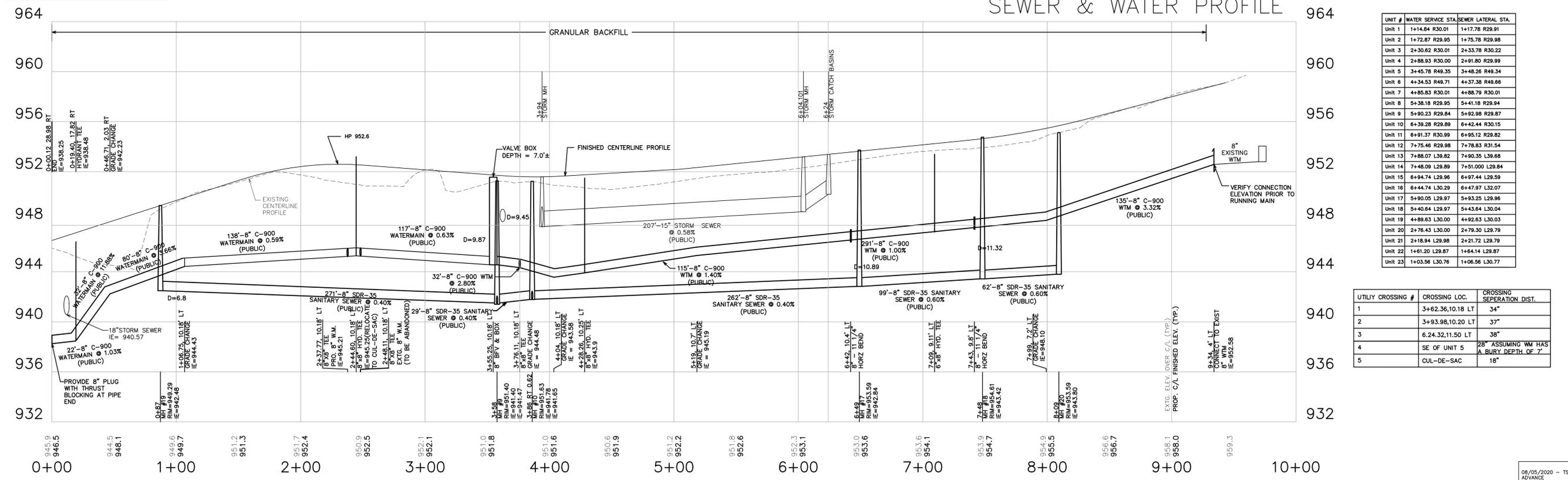
ROAD CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	52.36'	51.76'	S 74°55'27" E	60°00'05"
C2	494.88'	79.82'	79.73'	N 85°15'45" E	80°43'33"
C3	1000.00'	164.90'	164.71'	N 85°10'20" E	80°33'08"



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

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

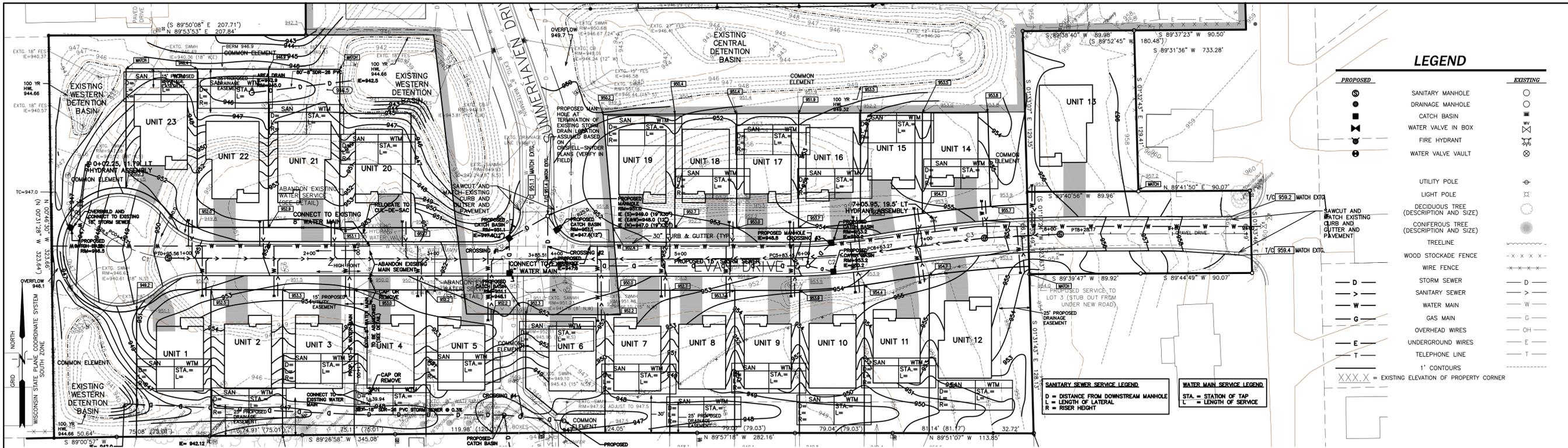


UNIT #	WATER SERVICE STA.	SEWER LATERAL STA.
Unit 1	1+14.84 R30.01	1+17.78 R29.91
Unit 2	1+72.87 R29.95	1+75.78 R29.98
Unit 3	2+30.62 R30.01	2+33.78 R30.22
Unit 4	2+88.93 R30.00	2+91.80 R29.99
Unit 5	3+45.78 R49.35	3+48.26 R49.34
Unit 6	4+34.53 R49.71	4+37.38 R49.66
Unit 7	4+85.83 R30.01	4+88.79 R30.01
Unit 8	5+38.18 R29.95	5+41.18 R29.94
Unit 9	5+90.23 R29.84	5+92.98 R29.87
Unit 10	6+39.28 R29.89	6+42.44 R30.15
Unit 11	6+91.37 R30.99	6+95.12 R29.82
Unit 12	7+75.46 R29.98	7+78.83 R31.54
Unit 13	7+88.07 L39.82	7+90.35 L39.68
Unit 14	7+48.09 L29.89	7+51.00 L29.84
Unit 15	6+94.74 L29.96	6+97.44 L29.59
Unit 16	6+44.74 L30.29	6+47.97 L32.07
Unit 17	5+90.05 L29.97	5+93.25 L29.96
Unit 18	5+40.64 L29.97	5+43.64 L30.04
Unit 19	4+88.63 L30.00	4+92.63 L30.03
Unit 20	2+78.43 L30.00	2+79.30 L29.79
Unit 21	2+18.94 L29.98	2+21.72 L29.79
Unit 22	1+61.20 L29.87	1+64.14 L29.87
Unit 23	1+03.56 L30.76	1+06.56 L30.77

UTILITY CROSSING #	CROSSING LOC.	CROSSING SEPARATION DIST.
1	3+62.36, 10.18 LT	34"
2	3+93.98, 10.20 LT	37"
3	6.24, 32.11, 50.17	38"
4	SE OF UNIT 5	28" ASSUMING WM HAS A BURIED DEPTH OF 7"
5	CUL-DE-SAC	18"

X:\Projects\8868\ACAD\Phase 3\8868_PPhase 3.dwg

08/05/2020 - TS ADVANCE



LEGEND

PROPOSED	EXISTING

SANITARY SEWER SERVICE LEGEND
 D = DISTANCE FROM DOWNSTREAM MANHOLE
 L = LENGTH OF LATERAL
 R = RISER HEIGHT

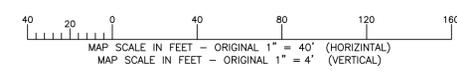
WATER MAIN SERVICE LEGEND
 STA. = STATION OF TAP
 L = LENGTH OF SERVICE

- ### UTILITY NOTES
- LOCATIONS OF EXISTING UNDERGROUND UTILITIES OR STRUCTURES SHOWN ANYWHERE WITHIN THESE PLANS ARE BASED UPON RECORDS AVAILABLE AT THE TIME THE PLANS WERE PREPARED AND SHOULD NOT BE ASSUMED TO BE COMPLETE OR CORRECT IN ALL INSTANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE FOR HIMSELF THE EXACT LOCATIONS AND TYPES OF THEIR FACILITIES BEFORE EXCAVATING. THE CONTRACTOR SHALL PROTECT ALL EXISTING UNDERGROUND WORK DURING THE COURSE OF HIS CONSTRUCTION ACTIVITY.
 - CONTRACTOR SHALL CONTACT THE CITY OF LAKE GENEVA DEPARTMENT OF PUBLIC WORKS TO COORDINATE CONNECTION TO EXISTING MUNICIPAL SERVICES.
 - ALL WORK DONE WITHIN THE ROAD RIGHT-OF-WAY TO BE DONE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.
 - MANHOLE CASTINGS WITHIN PAVEMENT SHALL INITIALLY BE CONSTRUCTED TO 1/4" BELOW THE TOP OF THE FIRST LAYER OF ASPHALT & ADJUSTED AT THE TIME THE FINAL ASPHALT LAYER IS PLACED.
 - A TEMPORARY PLUG MUST BE INSTALLED IN THE DOWNSTREAM MANHOLE DURING CONSTRUCTION TO PREVENT SEDIMENT/DEBRIS FROM ENTERING THE DOWNSTREAM SEWER. ALL PLUGS MUST BE REMOVED PRIOR TO CITY ACCEPTANCE OF THE NEW SERVICES.

- ### CONSTRUCTION & INSPECTION NOTES
- NO CONSTRUCTION, OR INSTALLATION OR IMPROVEMENTS SHALL COMMENCE UNTIL ARRANGEMENTS FOR INSPECTION BY THE CITY ENGINEER HAVE BEEN MADE AND THE CITY ENGINEER HAS GIVEN WRITTEN AUTHORIZATION TO COMMENCE SAID CONSTRUCTION.
 - CONTRACTOR SHALL CONTACT THE CITY ENGINEER AT LEAST 72 HOURS PRIOR TO THE NEED FOR AS REQUIRED BY THE SPECIAL PROVISIONS ON SHEETS 6 & 7.
 - NO MATERIAL OF ANY KIND SHALL BE USED IN THE WORK UNTIL IT HAS BEEN INSPECTED AND ACCEPTED BY THE CITY ENGINEER OR HIS INSPECTOR. THE CITY ENGINEER MAY WAIVE THIS INSPECTION REQUIREMENT IN HIS SOLE DISCRETION. ALL REJECTED MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE PREMISES. ANY MATERIALS OR WORKMANSHIP FOUND AT ANY TIME TO BE DEFECTIVE SHALL BE REPLACED OR REMEDIATED AT ONCE REGARDLESS OF PREVIOUS INSPECTION. INSPECTION OF MATERIALS SHALL BE PROMPTLY MADE, AND WHERE PRACTICABLE, AT THE SOURCE OF SUPPLY.
 - THE CITY ENGINEER, HIS INSPECTORS, REPRESENTATIVES OR AGENTS SHALL, AT ALL TIMES, HAVE UNRESTRICTED ACCESS TO ALL PARTS OF THE WORK AND TO OTHER PLACES WHERE OR IN WHICH THE PREPARATION OF MATERIALS AND OTHER INTEGRAL PARTS OF THE WORK ARE BEING CARRIED ON AND CONDUCTED.

ROAD CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	52.36'	51.76'	S 74°55'27" E	60°00'05"
C2	494.88'	79.82'	79.73'	N 85°15'45" E	80°43'33"
C3	1000.00'	164.90'	164.71'	N 85°10'20" E	80°33'08"



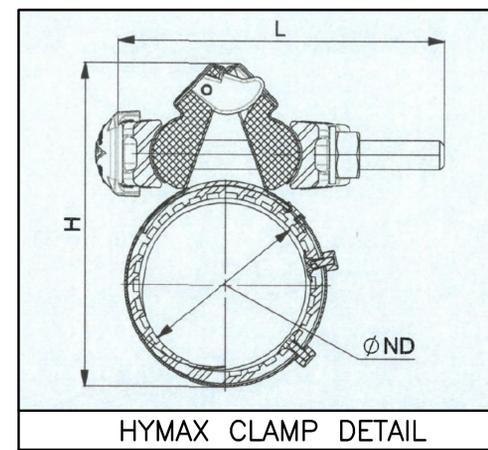
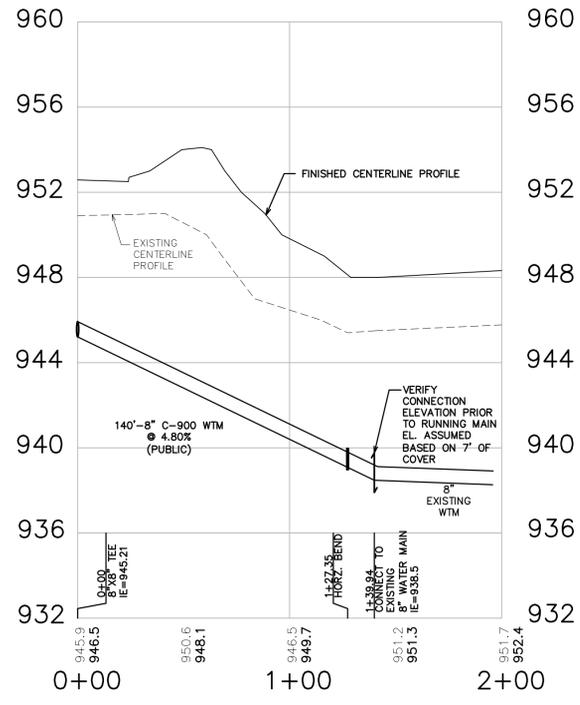
TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT...

DIGGERS HOTLINE

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

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

UNIT 3-4 WATER MAIN PROFILE



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

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

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

PUBLIC WATER PLAN & PROFILE

REVISIONS
12/23/2020 - TS ADJUST LATERALS
04/13/20 - TS ADD STORM SEWER PROFILE
05/06/2020 - TS ADJUST GRADING
05/11/2020 - TS ADVANCE
06/15/2020 - TS ADVANCE
06/29/2020 - TS ADVANCE

PROJECT NO. 8868
 DATE 08/19/2019
 SHEET NO. 6 OF 11

PUBLIC SANITARY SEWER AND WATER MAIN
101. STANDARD SPECIFICATIONS

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

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

Copies of the "Standard Specifications" may be obtained by contacting:

Public Works Industry Improvement Program
Kapir & Associates
2835 N. Mayfair Road, Suite 35
Milwaukee, WI 53222
Phone: (414) 778-1050

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

201. SANITARY SEWER CONSTRUCTION

A. Bedding and Cover Material

1. Sanitary sewer bedding and cover material shall conform to the appropriate sections of the "Standard Specifications", as specified and/or modified below:

a. PVC Pipe - Section 3.2.6(i), as modified below (Note that the bedding section is essentially Class "B" Bedding including placing a minimum of 12 inches of cover material over the top of the pipe):

(1) Bedding material used for 18" diameter or smaller sewer pipes shall conform to either Table 32 (3/8" crushed stone chips containing at least 85% machine fractured particles) or Table 33 (3/4" crushed stone chips containing at least 65% machine fractured particles) of Section 8.43.2(a). Crushed pea gravel will not be allowed for use as bedding material. Cover material shall be the same material as used for bedding.

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

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

(3) Placement and Compaction.

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

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

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

B. Laterals

1. Connections to the Main Sewer

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

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

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

2. Grade

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

3. Marker Stakes

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

4. Risers

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

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

5. Cleanouts

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

C. Connections to Existing Manhole

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

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

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

4. Plug Downstream Manhole

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

D. Pipe Flotation

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

E. Insulation

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

F. Deflection Testing

1. Polyvinyl chloride (PVC) sewer pipe shall be deflection tested with an approved go-no-go acceptance testing device. The test shall not be conducted until after all backfill has been placed and consolidated and after riser pipes and sewer laterals have been installed. The entire length of sewer pipe shall be tested.

a. PVC pipe shall be deflection tested in accordance with Paragraph 3.2.6(i)4. of the "Standard Specifications", as amended below:

(1) PVC pipe shall not be deflection tested until at least 14 days after all backfill has been placed, including backfilling of laterals and risers. Initial deflection testing shall be done using a 95% mandrel. The use of a 92.5% testing device will not be allowed for initial testing regardless of the time elapsed after backfilling.

(2) All sections failing to pass the test shall be repaired and retested, however, if at least 30 days have elapsed since the pipe was placed and backfilled, the Contractor will be allowed to retest the sewer line using a 92.5% mandrel.

2. Mandrels

a. Go-no go mandrels shall conform to the requirements of File No. 30 and 30A of the "Standard Specifications".

G. Leakage Testing

1. Low Pressure Air Test

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

H. Televising Sewers

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

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

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

205. SANITARY SEWER MATERIALS

A. Sanitary sewer pipe material shall be polyvinyl chloride (PVC) pipe conforming to the following:

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

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

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

210. SANITARY MANHOLES

A. Standard Manhole

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

a. Poured Manhole Base

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

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

a. Adjusting Rings

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

(2) Furnish manholes to minimize the chimney height required, so that chimney seal extensions will not be required. Note that a standard 9 inch seal covers a 6-1/2 inch chimney height.

(3) Material

(a) Adjusting rings shall be concrete, unless specified otherwise below, meeting the requirements of Subsection 8.39.11 of the "Standard Specifications".

(b) Rubber Adjusting Rings

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

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

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

3. Manhole Frames and Covers

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

B. Frame/Chimney Joints

1. Type I - Modified

a. All sanitary manholes shall be constructed with Type I frame/chimney joints. Type I joints shall consist of the following:

(1) Adjusting rings shall be set with butyl rubber sealant troweled into a 1/4 inch thick layer over the entire surface area of all adjusting rings. The butyl rubber sealant shall be EZ-Stik or Kent-Seal butyl base sealant in trowelable grade or equal.

(2) Internal/External Chimney Seal

Type I joints shall be provided with an external manhole chimney seal (internal/external adaptor seal) as manufactured by Adaptor Inc., West Allis, Wisconsin. The internal/external manhole seal shall be installed in accordance with the manufacturer's instructions.

(a) Furnish and install manhole seals to span (cover) the entire chimney height. Provide extensions as required.

2. Cone/Ring Dimensions

a. Manhole Cone Sections

(1) The top dimensions of cone sections shall be either 24 inches inside diameter by 36 inches outside diameter or 26 inches inside diameter by 36 inches outside diameter.

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

b. Adjusting Rings

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

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

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

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

C. Manhole Riser Joints

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

2. Joints for precast manhole barrel sections including the joint with the bottom of the cone shall be wrapped with an external joint seal as manufactured by Mar Mac Construction Products Company, Cretek Specialty Products, COI Pipeline Systems, LLC, or equal. The external manhole seal shall be installed in accordance with the manufacturer's instructions.

a. If external joint seals require steel strapping, it shall be a minimum 5/8" - 316 stainless steel with stainless steel "strap lock" fasteners.

D. Manhole Lifting Holes

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

E. Manhole Pipe Connections

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

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

F. Drop Manholes

1. All drop manholes, unless shown otherwise on the Plans, shall be constructed as "outside" drop manholes in accordance with Section 3.5.8(d) and File No. 19 or 20 of the "Standard Specifications" and the requirements of these Special Provisions.

a. Heights of manhole drops shown on the Plans are figured from the invert of the outgoing sewer to the invert of the incoming sewer.

G. Manhole Air Vents

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

H. Manhole Vacuum Testing

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

2. The Contractor shall vacuum test all sanitary sewer manholes for leakage, regardless of the sewer diameter, in accordance with the following:

a. The chimney and casting shall be in place prior to vacuum testing manholes.

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

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

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

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

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

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

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

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

f. Tests may be conducted before or after backfilling.

501. WATER MAIN CONSTRUCTION

A. Bedding and Cover Material

1. Polyvinyl Chloride (PVC) Pipe

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

2. Trench Section

a. The trench section shall conform to Section 4.3.3 and File No. 36 of the "Standard Specifications", as amended below:

(1) Bedding and cover shall be placed in a minimum of three separate lifts to ensure adequate compaction of these materials, with one lift of bedding material ending at or near the springline of the pipe. The Contractor shall take care to completely work bedding material under the haunch of the pipe to provide adequate side support.

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

B. Polyethylene Wrap

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

2. Water mains installed within organic soil layers, former landfill areas or crossing cathodically protected pipe lines shall be wrapped as ordered by the Engineer.

a. Polyethylene wrap, if required, shall meet the requirements of AWWA Standard C-105 (ANSI A21.5) using Class C (black) polyethylene material and shall be installed as specified in Section 4.4.4 of the "Standard Specifications".

3. All fittings and valves are to be polyethylene wrapped. Polyethylene wrap shall meet the requirements of AWWA Standard C-105 (ANSI A21.5) using Class C (black) polyethylene material and shall be installed as specified in Section 4.4.4 of the "Standard Specifications".

C. Disinfecting Water Mains

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

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

D. Sewer Crossings

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

E. High Points in Water Main

1. The Contractor shall install water main at the grades shown on the Plans with no high points constructed in the main except at hydrants and as indicated on the Plans. If a high point which could trap air cannot be prevented, then an air release assembly shall be constructed at that point, if so ordered by the Engineer.

a. The Engineer reserves the right to order the Contractor to relay water main placed at the wrong grade. The cost of such relay work shall be paid for by the Contractor.

F. Joint Restraint

1. Restraining Fittings, Valves and Sleeves

a. MEGALUG Restrained Joints

(1) Restrain all fittings (bends, tees, caps and plugs), valves and sleeves using MEGALUG restrained joints as manufactured by EBAA Iron Sales, Inc. of Eastland, Texas.

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

2. Restraining Vertical Bends and Offsets

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

3. Restrained Joint Pipe Sections

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

b. Restrained Joints in Casings

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

4. Restrain Valves on PVC Pipe in Valve Manholes

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

5. Restrained Hydrant Leads

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

G. Concrete Blocking (Buttresses)

1. All horizontal bends, tees, caps and plugs shall be provided with concrete buttresses, in addition to joint restraint as specified in Paragraph F.1.a(1) above, in accordance with Section 4.3.13 and File Nos. 44, 44A, 45 and 46 of the "Standard Specifications".

H. Insulation

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

I. Operation of Existing Valves

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

J. Water Service Disruption

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

a. The Contractor shall notify homeowners and businesses at least 24 hours prior to shutting off any water service.

K. Water Main Offsets

1. Water main shall be offset as shown on the Plans or as directed by the Engineer. Water main offsets shall be in accordance with File No. 47 of the "Standard Specifications" as modified below.

a. Place offsets to provide a minimum of six (6) feet of cover.

(1) Water main shall be offset down only (under the conflicting utility) to prevent high points being created in the offset.

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

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

L. Tracer Wire

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

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

c. Installation. Place tracer wire at the springline of the main and tape to the pipe at five-foot intervals. Extend wire up all valve boxes and hydrants terminated in a Bingham & Taylor Pb200NF612W2T box set behind each hydrant.

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

505. WATER MAIN MATERIALS

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

B. Tests

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

505.1. DUCTILE IRON PIPE

A. Ductile iron pipe meeting the requirements of AWWA Standard C151 (ANSI 21.5.1), cement mortar lined with internal and external bituminous coating and furnished with either push-on or mechanical joints with rubber gaskets. Do not furnish cable bonding or other methods of providing electrical conductivity.

1. Ductile iron pipe shall be furnished for the following minimum thickness classes:

a. Six (6) inch hydrant lead and 8 inch pipe shall be Class 53.

505.2. POLYVINYL CHLORIDE PIPE

A. Polyvinyl chloride (PVC) pipe (4 inch through 12 inch diameter) meeting the requirements of AWWA Standard C900, DR18, with cast iron O.D. and integral elastomeric bell and spigot joints.

1. Hydrant leads shall be ductile iron pipe.

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

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

- A. Fittings shall be ductile iron or cast iron, cement mortar lined with internal and external bituminous coating and meeting the requirements of AWWA Standard C110 (ANSI Z1.10). Fittings shall be supplied with mechanical joints with rubber gaskets.
1. Ductile iron mechanical joint fittings meeting the requirements of AWWA Standard C153 for "compact fittings", 3" through 24" size, may be used in place of the fittings specified above.
2. All fittings shall be North American made; Star Pipe Products, Tyler/Union and Sigma Corp. ONLY.
- B. Bolts
1. All water main nuts and bolts, including connections to mains, fittings, valves and hydrants, shall be stainless steel or Cor-Blue T-Bolts as manufactured by NSS Industries or equal.

510. VALVES AND VALVE BOXES

- A. Resilient-Seated Gate Valves
1. Resilient-seated gate valves shall meet the requirements of AWWA C-509 or AWWA C-515.
- a. Resilient-seated gate valves shall be furnished with mechanical joints with rubber gaskets, cast iron or ductile iron body, bronze mounted, resilient wedge, non-rising stem, "O"-ring stem seals, 2 inch square operating nut opening to the left (counterclockwise) and rated at 200 psi working pressure.
- (1) Furnish valves with "Everdur" or "NDZ" heavy-duty brass stem.
- b. All 4, 6, and 8 inch valves shall be resilient-seated gate valves unless shown otherwise on the Plans.
- c. Resilient-seated gate valves shall be Waterous, American Flow Control 2500 series valve C515.
- B. Valve Boxes
1. Valve boxes shall be three (3) piece cast iron valve boxes consisting of bottom (5-1/4" shaft diameter) and screw type top section with cover marked "WATER".
- a. Place valve box covers at the existing grade or to the elevation shown on the Plans or as specified in the "Special Provisions". Furnish extension sections as required. Turn the top section down, where covers are set below the finished grade, to allow for future final adjustment (raising) to finish grade.
- b. Valve boxes shall be North American made; Tyler/Union, East Jordan Iron Works, Bingham & Taylor.
2. Valve Box Adaptors
- a. Valve boxes for both gate and butterfly valves shall be installed by mounting on valve box adaptors. Valve box adaptors shall be Adaptor, Inc.#6 Series Valve Box Adaptor.
3. Valve Box Depth
- a. Valve box depths shown on the Plans are approximate only, unless the cover elevation is indicated. Valve box covers shall be placed to match the existing grade (1/4 inch below pavement surface) unless the finished elevation is shown on the Plans.

C. Tapping Valves and Sleeves

1. Tapping valves shall be similar to the AWWA gate valves specified in Subsection 510.A. of the "Special Provisions" except for the end connection (usually flanged) to the tapping sleeve and oversized seat rings to permit entry of the tapping machine cutters.
2. Tapping sleeves shall be supplied by the manufacturer of the tapping valves.
- D. Cutting-In Valves and Sleeves
1. Cutting-in valves shall be similar to the AWWA gate valves specified in Subsection 510.A of the "Special Provisions" except that they shall be provided with special gaskets allowing assembly on various types of pipe.
2. Cutting-in sleeves shall be supplied by the manufacturer of the cutting-in valves.

530. HYDRANTS

- A. Standard Hydrant
1. Hydrants shall be Waterous "Pacer" Model WB-67, conforming to the following specifications:
- a. Hydrants shall be compression type, with 5-1/4 inch bottom valve and 6 inch mechanical joint inlet connection equipped with cable bonding, "O"-ring packing, safety flange construction, meeting the requirements of AWWA Standard C502 and meeting specifications for 300 PSI test pressure and 150 PSI working pressure.
- b. Hydrants shall have two 2-1/2 inch hose nozzles with National Standard fire hose coupling screw threads and nut type nozzle caps with gaskets and chains and one 4-1/2 inch pumper nozzle with STORZ-LOK 125 quick-connect fitting.
- c. Hydrants shall have 1-1/2 inch pentagon operating nut opening to the left (counter-clockwise).
- d. Hydrants, including barrel extensions, shall be painted federal safety yellow.
2. Air-Release Hydrants
- a. Air-release hydrants shall be installed in accordance with the details shown in the Appendix of the "Special Provisions".
- B. Barrel Extensions
1. Hydrants shall be furnished for 6-1/2 feet of bury unless the Plans show greater burial depths. Use bends in the hydrant lead to bring the hydrant to the proper burial depth. The distance from the ground line to the centerline of the lowest nozzle shall be from 18 to 23 inches.
2. Extensions
- a. Hydrant extensions may be used only where bends cannot be utilized to bring the hydrant to the desired depth and only with the Owner's approval. Hydrant extensions shall be compatible with hydrant barrel and stem sections and shall be installed at the top of the barrel section.
- C. Valves and Valve Boxes
1. Hydrant valves and valve boxes shall conform to the requirements for gate valves and valve boxes of the "Special Provisions".
- D. Hydrant Leads
1. Hydrant leads shall be six (6) inch, Class 53, ductile iron pipe.
2. Restrain hydrants with thrust blocking and by anchoring to the main. Restrain all joints with MEGALUG restrained joints or anchoring pipe and anchoring fittings. Provide concrete thrust blocks for both hydrant and hydrant tee.
3. Restrain one full length of pipe on both sides of the hydrant tee.
- E. Hydrant and Auxiliary Valve Locations
1. Place hydrants 5 feet behind the back of curb or as shown on the Plans.
2. Place hydrant valves within 30 inches of the main.
- F. Temporary Hydrant Cover
1. Temporarily cover new hydrants during construction with polyethylene bags, securely fastened in place, until after the water main has been tested and placed in service.

540. WATER SERVICES

- A. Installation
1. Water service piping shall be installed in accordance with Chapter 5.5.0 of the "Standard Specifications" and the following provisions:
- a. Do not connect services to the water main until after the main has been tested and a safe water sample obtained.
- b. Insert the corporation stop into the water main while the main is in service and under pressure.
- c. Don't backfill the water service trench until after the service has been checked for leaks and the service piping thoroughly flushed.
2. Cover
- a. Install water service piping with 6-1/2 feet minimum cover except provide 5 feet minimum cover at ditches.
3. Tapping PVC Water Main
- a. PVC water main shall be tapped using double strap service clamps. Corporation stops installed on PVC pipe shall be furnished with AWWA tapered threads conforming to AWWA C-800.
- (1) Service clamps shall have the following minimum total widths:
- (a) 3/4" and 1" services - 2" minimum width.
- (b) 1-1/4", 1-1/2" and 2" services - 3" minimum width.
- b. Taps shall be located at least 2 feet from the ends of pipe sections and at least 18 inches apart measured in a horizontal direction.
- c. Tap PVC pipe using a shell cutter with internal teeth. Do not use a standard drill and tap for direct tapping under pressure.
- d. Place teflon tape on corporation stop threads prior to installation. Corporation stops shall be torqued to a maximum of 35 ft.-lb. or as recommended by the manufacturer.
- B. Curb Valve Location
1. Curb valves shall be placed six (6) inches to one (1) foot from the right-of-way line, unless shown otherwise on the Plans; with the residence side of the curb valve capped or plugged.
- a. Valve placement in sidewalk is NOT acceptable.

C. Water Service/Sanitary Sewer (Lateral) Separation

1. Horizontal Separation
- a. Install water services 2-1/2 inches or larger in diameter at least 8 feet horizontally from sanitary sewer laterals.
- b. Install water services 2 inches or less in diameter at least 30 inches horizontally from sanitary sewer laterals.
- (1) Water services may be installed closer than 30 inches from a sewer lateral if the bottom of the water piping is at least 12 inches above the sewer.
- c. No water service may be installed within 6 inches of a storm sewer.
2. Vertical Separation
- a. Water main and water service piping crossing a sanitary sewer, including laterals, and located within 10 feet of the point of crossing shall be installed:
- (1) At least 12 inches above the top of the sewer, or
- (2) At least 18 inches below the bottom of the sewer from the top of the water piping, or
- (3) Within a waterproof sleeve, made of PVC (ASTM D3034 or ASTM D1785) or other acceptable material per Table 84.30-3 of the Plumbing Code - Department of Commerce.
- B. Water Service Piping
1. Copper Tubing
- a. Water service piping for shall be CTS SDR9 poly tubing.
- C. Water Service Materials
1. The cost of water services shall include furnishing and installing corporation stop, service clamps if required, curb valve, valve box, and stationary rod as specified herein and as shown on the Plans.
- a. Corporation stops shall be Mueller B2500B compression fittings.
- (1) Install all stops on PVC pipe with double strap service clamps. Furnish saddles for PVC OD pipe.
- b. Curb valves shall be Mueller B25155.
- c. Curb boxes shall be extension type with Minneapolis pattern base; Mueller H-10300 (1-1/4" upper section) with stationary rod #84261.
- (1) Furnish curb boxes with stationary rod for 6-1/2 feet of bury. Stationary rods shall be 51" in length.
- d. All water service fittings shall be compression type.

550. HYDROSTATIC TESTS

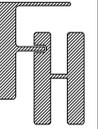
- A. General Requirements
1. All tests shall be performed as specified in Chapter 4.15.0 of the "Standard Specifications", except that the water main shall pass three consecutive one-hour leakage tests. The City Utility Engineer or his Representative shall be present at all times during testing.
2. The Contractor shall furnish all labor, equipment and material to complete all testing.
3. Temporary Air-Release
- a. Trapped air shall be bled off (by tapping the main) when filling the main with water and/or removed by flushing through hydrants.
- b. Temporary air-release may be provided by tapping 1 inch corporation stops into the high points of pipe or into the plug on dead end lines. After flushing and testing is completed, the temporary taps shall be abandoned in place.
- c. The Contractor shall provide temporary flushing hydrants if required to flush dead end lines.
- B. Test Sections
1. The Contractor has the option to test the entire new water main as one continuous test section or in segments per his discretion.
2. Connections to intersecting streets need not be tested, however, the Contractor shall sterilize and flush all connecting mains. The intersecting main(s) shall be subjected to line pressure and any visible defects repaired prior to backfilling.
555. DISINFECTION
- A. General Requirements
1. The water main shall be disinfected in accordance with Section 4.3.12 and Chapter 4.16.0 of the "Standard Specifications"
- a. Amend paragraph 4.16.5 of the "Standard Specifications" to read:
- 4.16.5 SAMPLING. The Contractor shall take all necessary samples of the water and provide any equipment necessary to take these samples at no cost to the Owner. The Contractor, accompanied by the Engineer or his representative, shall deliver the samples to an approved laboratory for testing.
- B. Safe Samples
1. At least one (1) safe sample must be obtained from each of the segments hydrostatically tested as listed under Subsection 550.B. (Test Sections) of these Special Provisions. Additional samples may also be required from:
- a. Representative locations from each of the test sections to establish that all of the mains are free of contamination.
- b. Dead end lines.
- c. Connections to existing mains (see Subsection 555.C. of the "Special Provisions").
2. Water main segment(s) shall not be placed in service until after safe water sample(s) have been obtained.

C. Procedures for Disinfecting Connections to Existing Mains

- The following procedures apply when existing mains are wholly or partially dewatered. Existing mains that are isolated by an existing valve require no disinfection. After the appropriate procedures have been completed, the existing main may be returned to service prior to completion of bacteriological testing to minimize disruption to service.
1. Apply liberal quantities of hypochlorite to wet trenches at or near the connection to the existing main. Use hypochlorite tablets if water is being pumped from the trench to prolong protection as hypochlorite is slowly released as the tablets dissolve.
2. Swab the interior of all pipe and fittings located between the connection to the existing main and the closest new valve (including connection pipe and fittings) with a one percent hypochlorite solution in accordance with Subsection 555.F. of the "Special Provisions".
3. Flush the connection to the existing main, from both directions toward the connection if valve and locations permit, as soon as the connection has been completed and the nearest new valve installed and secured. Flush through the new main until all discolored water is eliminated.
4. Should the water main connection be severely contaminated by dirty water or other means, the existing main and connection shall be disinfected by slug chlorination in accordance with the procedure specified below:
- a. Continue to isolate the section of contaminated main.
- b. Shut off all service connections.
- c. Place hypochlorite tablets in the connection to the new main.
- d. Flush the main to remove particulates.
- e. Slowly dose the contaminated main with a 300 mg/l free chlorine concentration for a period of at least 15 minutes.
- f. Flush the main until the water is free of noticeable chlorine odor.
- g. Open service connections and return the main to service.
5. Take bacteriological samples to provide a record for determining the effectiveness of the procedure. Samples may be required from both sides of the connection.
- If unsatisfactory tests are recorded, the City Utility Engineer will determine the necessary corrective action. Take daily samples until two consecutive safe samples have been recorded.
- D. Rechlorination
1. Should any test prove unsatisfactory, the water main shall be sterilized by the Contractor by such methods as he deems necessary and samples taken until acceptable results are obtained.
- E. Flushing
1. All water mains, including dead end mains and all hydrants, and all water services shall be flushed. Water services shall be flushed, with a minimum amount of water equivalent to the volume of the service pipe, until the water is visibly clean.
- a. Provisions shall be made to convey water used for flushing or testing to a suitable discharge point without damage to crops or cropland and without disruption of farming operations. No flushing water may be discharged on farmlands.
- b. The Contractor shall use suitable methods for disposing of flushing water to prevent surface erosion.
- c. The Contractor shall provide temporary flushing hydrants as required.
2. Water Furnished By the City of Lake Geneva
- a. Water for testing and flushing will be furnished by the City of Lake Geneva. The Contractor shall notify the City prior to commencing flushing and shall coordinate his operations with the City in order not to deplete the water supply. Water usage may be restricted to periods of flow demand (night time or weekend hours) if water usage is high during normal working hours. All flushing of new mains and services shall be done under the direct supervision of the Engineer or his representative.

B. Swabbing Water Main.

1. All piping installed outside of water main test segments shall be disinfected by swabbing with a 1% hypochlorite solution and thoroughly flushed. The entire interior surfaces of all pipes and fittings shall be thoroughly swabbed. The diameter of swabs used in pipes shall match the interior pipe diameter and provide resistance when swabbing the pipes. Pipes shall be swabbed with a pumping motion with all surfaces wiped several times. The Contractor shall use extreme care to insure the cleanliness of all water main materials used.



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

PUBLIC SEWER & WATER
SPECIFICATIONS

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

REVISIONS

PROJECT NO.

8868

DATE

08/19/2019

SHEET NO.

8 OF 11

SPECIFICATIONS FOR
ROADWAY, GRADING,
STORM SEWER CONSTRUCTION
SITE PREPARATION, DRAINAGE
AND EROSION CONTROL
SUMMERHAVEN OF LAKE GENEVA, PHASE 3
CITY OF LAKE GENEVA
WALWORTH COUNTY, WISCONSIN

GENERAL DESCRIPTION

Spectrum Real Estate Properties, defined as OWNER, will receive bids for all work as shown on the plans, indicated within the bid Proposal, and further described in the following Specifications complete, and in accordance with the "Standard Specifications for Sewer and Water Construction in Wisconsin" sixth edition, December 22, 2003 with Addendum No. 1, December 22, 2004, except Part I thereof, and its Addendums and the "Standard Specifications for Highway and Structure Construction," 2016 Edition, State of Wisconsin Department of Transportation, except Part I thereof.

The project consists of all the roadways, storm sewer construction, site grading, and erosion control. The project and roadways are to be privately owned and maintained.

The work that shall be done under this Contract consists of furnishing all labor, tools, equipment, machinery and appliances, and all materials, except where definitely specified to the contrary, and construction complete, in working order, ready for use.

The ENGINEER, Farris, Hansen & Associates, Inc., will stake the work once at no expense to the CONTRACTOR; however, if the CONTRACTOR shall request re-staking, this work will be done at the expense of the CONTRACTOR. CONTRACTOR should make every attempt to notify ENGINEER a minimum of two (2) days prior to his commencing work requiring either line and/or grade stakes. Requests shall be made periodically as work proceeds.

PART 1 – STORM SEWER (TO BE PRIVATELY OWNED)

1. STANDARD SPECIFICATIONS

All work under this project shall be done in accordance with the "Standard Specifications for the Sewer and Water Construction in Wisconsin," Sixth Edition, December 22, 2003, and its Addendums, hereinafter referred to as the "Standard Specifications," and its amendments and corrections. Specifications contained herein shall supersede these standard specifications as indicated only to modify, alter or extend them.

2. EXISTING UTILITIES

It shall be the responsibility of the CONTRACTOR to notify all public utilities such as telephone, power, gas, etc., prior to excavating to determine for himself the extent of existing underground utilities. In addition the CONTRACTOR shall be responsible for any costs involved with relocating or brocing any above ground utility poles or structures which may be weakened or on line of any proposed sewer construction.

3. ABOVE GROUND UTILITIES

It shall be the responsibility of the CONTRACTOR to notify any above ground utilities such as electric power utilities, phone companies, and telegraph companies to relocate or reinforce any poles, ties, or anchors, which may be on the line of the proposed sewer line, or weakened by excavation for the sewer line at no extra cost to the OWNER.

4. UNDERGROUND UTILITIES

The CONTRACTOR shall have located or verify all known underground utilities such as existing gas line, telephone lines, underground power lines, storm sewer, sanitary sewers or water mains, prior to requesting grades for any sewer line. If any other utility is on line or grade, the location of the sewer line will be relocated to clear such utility, if possible, or the underground utility will be relocated.

5. UTILITY CROSSINGS

The CONTRACTOR shall carefully expose, with hand tools, all utilities which cross the proposed storm sewer prior to construction in the immediate area of same, to allow the ENGINEER to check for conflicts. All utilities shall be protected from any disturbance throughout the project work and supported in accordance with Section 2.6.5 of the "Standard Specifications."

6. INTERFERENCE OF UNDERGROUND STRUCTURES

Section 2.1.1 of the "Standard Specifications" shall govern except as modified hereafter: All altered work shall be either negotiated between CONTRACTOR and OWNER or payment made by increasing or decreasing the bid item involved. Concrete encasement or capping of sewer when ordered shall be negotiated as an extra.

7. SURFACE REPLACEMENT

Sections 2.6.11, 2.6.12, 2.7.1 and 2.7.2 of the "Standard Specifications" shall be deleted and the following shall apply: The CONTRACTOR shall include within his unit price bid for utilities the cost of replacing all damaged or disturbed driveways, pavements, or other existing surface improvements. Replacement of all existing surface improvements shall meet or exceed the quality of the original materials or workmanship. Existing bituminous or concrete pavements shall be sawcut prior to excavating.

8. SEWER CONSTRUCTION

The appropriate provisions of Parts II and III of the "Standard Specifications" shall apply except as modified or amended hereinafter. Construction shall be in accordance with requirements contained within all permits obtained for the project, copies of which shall be furnished to the CONTRACTOR and made a part of these specifications.

All excavations within established roadways, shoulders or new roadways shall be backfilled with granular material conforming to Section 8.4.3.4. Consolidation of backfill within these established areas shall be by mechanical compaction as defined in Section 2.6.14, granular material in established roadways.

All excavations outside of existing pavement or shoulder areas may be backfilled with excavated material conforming to Section 8.4.5 unless the material is determined to be unsuitable. If determined unsuitable at the time of construction, granular material conforming to Section 8.4.3.4 shall be substituted and paid for as an extra cost. Extra cost shall include wasting the unsuitable soils on site outside of building pad areas in designated fill areas as shown on the plans which have been stripped of topsoil preceding its placement. Cubic yard quantities shall be determined by using the factor 0.15 cubic yards per foot of trench depth per foot of trench length.

All bedding and cover materials used for sewer construction shall conform to materials as defined under Section 8.4.3.0 of the "Standard Specifications".

9. COMPACTION

Compact soil to not less than the following percentages of maximum density for soils which exhibit a well-defined moisture density relationship (cohesive soils) determined in accordance with ASTM D1557; and not less than the following percentages of relative density, determined in accordance with ASTM D2049; for soils which will not exhibit a well-defined moisture-density relationship (cohesionless soils):

- Under Paving Areas: Compact top eight inches of existing ground surface and each layer of backfill or fill material to 98 percent maximum density for cohesive soils for 95 percent relative density for cohesionless soils.
- Other Areas: Compact top eight inches of existing ground surface and each layer of backfill for fill material to 95 percent maximum density for cohesive soils or 90 percent relative density for cohesionless soils.

Compact the soil materials around piping and conduit with hand-operated tampers.

Do not allow heavy vehicles, equipment, or machinery to operate directly over piping and conduit until a minimum of 24 inches of backfill has been placed and compacted over it.

10. STORM SEWER PIPE MATERIALS

The CONTRACTOR shall furnish all new materials required to complete work as called for within these specifications and shown on the drawings. Reinforced concrete pipe shall be used throughout entire project unless specifically noted on the plans.

Reinforced concrete pipe used for storm sewers shall meet the requirements of ASTM C-76 with rubber gasket joints conforming to ASTM C-443 or Section 3.2.15 of the "Standard Specifications".

11. CATCH BASINS AND AREA DRAINS

The provisions of Section 3.6.1 of the "Standard Specifications" shall govern except as modified hereafter. Catch basins in gutter line of pavement shall be 48" I.D., unless otherwise shown, and conform to details shown on this plan, castings shall be Neenah R-3067 with Type R grate. Catch basins shall be bid to include all costs associated with their construction complete including inlet castings and grates.

Backfill trenches within new roadways with granular material.

Area drains shall be 48 inches diameter precast concrete section with a top opening to accommodate the Neenah R-2560-E1 frame and grate.

It should be noted that placement of catch basins and area drains may be modified by Engineer prior to construction if conflicts or other conditions occur.

12. CLEANING OF SEWERS AND APPURTENANCES

The interior of all sewers and appurtenances shall be kept clean throughout construction. The Work shall be freed from all dirt and extraneous materials of all types as the work progresses and left clean at the completion of work.

13. COORDINATION OF WORK

The CONTRACTOR shall coordinate his work effort with that of the Contractor for the site, grading and roadway construction. Stripping and stockpiling of topsoil and rough grading of roadway sub-grade shall be done by others ahead of installation of the underground utilities by this CONTRACTOR. After all sewer and construction for a given street or area is complete the CONTRACTOR for the roadway construction shall be responsible for the protection of all surface protruding appurtenances such as manhole frames and lids, area drains, catch basins, etc.

14. SURPLUS EXCAVATED MATERIALS

The provisions of Section 2.2.11 of the "Standard Specifications" shall be deleted and the following shall apply: The CONTRACTOR shall haul and dispose of surplus excavated material to designated fill areas on site. The cost of placing such surplus or disposing of material to the designated fill area shall be included in the bid for the work.

15. ADJUSTMENT OF SURFACE PROTRUSIONS

All catch basins, area drains, and other surface protrusions shall be adjusted at the request of the CONTRACTOR for Street Construction if found to be unreasonably high or low at the time of paving or doing other work which must meet elevations of the surface protrusions. This work shall be done promptly or the OWNER may cause others to do the work and charge this CONTRACTOR for the costs.

16. STAKING, STAKES AND LATH

Necessary stakes and lath shall be furnished by the ENGINEER for staking of line and grade. All line and grade shall be provided as required by the Project Engineer.

17. SURVEY POINTS

All reference stakes, horizontal and vertical control points, survey monuments and other points which are marked by lath crossed over the point and heavily ribboned shall be protected by the CONTRACTOR against being destroyed. If these points are destroyed by the CONTRACTOR's work activity, they shall be replaced at the CONTRACTOR's cost by the ENGINEER.

18. SUBSURFACE SOIL INVESTIGATION

Subsurface soil investigations have not been made. All CONTRACTORS who review shall make his own judgment pertaining to the character of existing subsurface materials of the site. The CONTRACTOR shall be responsible in formulating his own opinion of the soils to be encountered and to what extent testing or investigation is required for him to formulate his bid. The CONTRACTOR shall assume the responsibility of constructing all improvements for the bid prices. The only exception to this shall be as specified for ordering undercut and other specified extras or changes to work.

19. SCHEDULE OF WORK

It shall be the intent of the Owner to complete all grading for the sub-base of the roadways, drainage swales and underground pipe work as soon as possible. The CONTRACTOR shall submit a schedule for his work completion with his bid as contained within the proposal of the Contract Document.

20. TRAFFIC CONTROL

The Contractor shall maintain access to the existing residences at all times. Roads shall be maintained in a safe condition throughout the duration of the project. The Contractor shall take all precautions necessary to safely warn the public of the probable increased danger to travel due to construction of the work.

Whenever the Contractor's activities obstruct through traffic, there shall be sufficient flagmen on duty to guide the traffic, and the Contractor shall furnish and install all temporary signing and barricades required to safely direct the traveling public around the obstructed area. Traffic control shall be provided in accordance with the "Manual on Uniform Traffic Control Devices".

PART 2 – ROADWAY AND SITE WORK

1. STANDARD SPECIFICATIONS

All work as shown on the plans, indicated within the bid proposal, and further described in the following specifications, complete, and in accordance with "Standard Specifications for Highway and Structure Construction", Edition of 2016, State of Wisconsin Department of Transportation, except Part I thereof.

The ENGINEER will stake the work once at no expense to the CONTRACTOR; however, if CONTRACTOR shall request re-staking, this work will be done at the expense of the CONTRACTOR. CONTRACTOR should make every attempt to notify ENGINEER a minimum of two (2) days prior to his commencing work requiring either line and/or grade stakes. Requests shall be made periodically as work proceeds. All project areas shall be stripped, rough graded and brought to subgrades, as shown on the plans.

2. CLEARING AND GRUBBING

All clearing and grubbing will be in accordance with plan requirements and as directed by Engineer.

The CONTRACTOR shall clear, grub and dispose of all brush, trees, stumps, logs, etc. within all excavation limits in accordance with Section 201 of the "Standard Specifications". Clearing and grubbing shall be paid for on a lump sum basis. All brushy vegetation and limbs shall be chipped and blown over existing vegetated site in a maximum of one to two inches depth. Stumps are to be ground and logs to be hauled offsite.

3. UNCLASSIFIED EXCAVATION

Unclassified excavation shall consist of all excavations necessary to provide a subgrade at suitable elevations such that roadways, curb and gutter, and lands adjacent thereto can be constructed to finished elevations shown on the plans by application of stone base course and pavement or topsoil replacement as applicable.

Payment for the unclassified excavation shall be lump sum which shall include all required transportation and disposal costs of excess materials. All excess excavated materials shall be disposed of on site in designated areas shown on the plans as directed by either OWNER or ENGINEER.

5. CUTS

All areas of grading work, particularly cut areas, shall be kept shaped and drained during construction. All roadway and drainage swales, pockets, depressions and, low areas shall drain effectively at all times. Graded areas shall be protected against erosion prior to the completion of the work by use of temporary traps, diversions, checks and other methods.

5. COMPACTION

Compact soil to not less than the following percentages of maximum density for soils which exhibit a well-defined moisture density relationship (cohesive soils) determined in accordance with ASTM D1557; and not less than the following percentages of relative density, determined in accordance with ASTM D2049; for soils which will not exhibit a well-defined moisture-density relationship (cohesionless soils):

A. Under Paving Areas: Compact top eight inches of existing ground surface and each layer of backfill or fill material to 98 percent maximum density for cohesive soils and 90 percent relative density for cohesionless soils may be adjusted by building designer).

B. Other Areas: Compact top eight inches if existing ground surface and each layer of backfill for fill material to 95 percent maximum density for cohesive soils or 90 percent relative density for cohesionless soils.

Where soil materials must be moisture conditioned before compaction, uniformly apply water to the surface. Prevent free water from appearing on the surface of soil materials during or subsequent to compaction operations.

Remove, replace, or scarify all dry air soil materials that are too wet to permit compaction to the specified density.

All compaction tests and inspections shall be made by an independent testing laboratory acceptable to Engineer. Site contractor will assist the testing firm in the performance of their tests and inspections and be responsible for coordinating the tests and inspections. Soil testing reports and procedures shall be completed and followed. Copies are to be provided to the OWNER.

No fill shall be placed without inspection and approval of the subgrade and fill material composition by a representative of the testing laboratory or Engineer.

Method of test for density of soil in place shall be the Sand-Cone Method, ASTM D1556 or Nuclear Densometer. Method of test for moisture-density relations of soils shall be Modified Proctor, ASTM D-1557-78. Relative density of cohesionless soils shall be established by ASTM D-2049-69, 90 percent relative density.

Excavated materials may be used for backfill provided all wood, roots and other deleterious materials are removed and subject to approval by the Construction Manager. Excavated material shall be placed into fill areas once dried to proper moisture content or determined to be suitable by site Engineer. Excavated site materials shall be inspected, placed and compacted in lifts as recommended by the testing firm.

6. FILL

Place the fill under finish graded and compacted subgrade surfaces to the thickness indicated. Maintain optimum moisture content for compacting material during placement operations.

Provide, place and compact off site pit run granular material to supplement any site shortage of suitable material to bring to the site to upgrade or order by owner at unit price per ton. Borrow site within the existing pond areas will be considered if suitable materials are found there. However the material will be hauled in form off-site from an appropriate location.

7. SUBGRADE INSPECTION

Upon completion of final subgrade work and prior to the placement of crushed aggregate base material, the roadway areas will be inspected by the Engineer to check that conformance to the proposed grades is maintained. In addition, all subgrade shall be test rolled with a loaded quad-axle truck with the CITY ENGINEER present before base course placement is started.

8. CRUSHED AGGREGATE BASE COURSE

Crushed aggregate base course shall be twelve inches (12") thick and placed in a minimum of two lifts and shall conform to Gradation No. 2 as specified in accordance with the "State Specifications" Section 305.2. All crushed aggregate base course shall be compacted with water truck, grader and vibrator roller.

The base course shall be crushed stone and shall be constructed in accordance with the requirements of Section 305 of the "State Specifications". Payment shall be by the ton hauled.

If undercut and compacted granular fill is ordered by the ENGINEER at the time of excavating for the subgrade, payment shall be made as an extra at the supplemental price bid per cubic yard. All subgrade shall be test rolled with loaded quad-axle truck with CITY ENGINEER present before base course placement is started.

9. BITUMINOUS CONCRETE PAVEMENT

Bituminous concrete pavement shall be 4 LT 58-28 S - 2.25 inch thickness of binder course and a 5 LT 58-28 S - 1.75 inch thickness of surface course materials. The materials and methods used in application of the bituminous concrete pavement shall comply with the general requirements of Section 450 of the "State Specifications". Asphalt shall be Type MC complying with AASHTO M82 and aggregates to Sub-section 460.2.2 of the "State Specifications". No recycle.

All bituminous concrete paving operations shall be done under the observation of the City Engineer.

10. TACK COAT

All existing paved surfaces which call for a surface lift of pavement shall be thoroughly cleaned and dry prior to paving with an emulsified asphalt tack coat applied at a rate of 0.05 - 0.15 gallons per square yard. For new pavements when a time delay between binder course and surface course is specified or ordered by the ENGINEER the first binder lift shall be thoroughly cleaned and dry with an emulsified asphalt tack coat applied at 0.04 - 0.08 gallons per square yard.

11. CONCRETE

All concrete used on this project, except for pavement, shall be air-entraining, 6-bag mix with a minimum 28 day compressive strength of 4,000 psi. All requirements of Section 501 of the "State Specifications" shall apply unless otherwise modified herein or waived by the ENGINEER. Course aggregate shall be proportioned between Size No. 1 and No. 2 to provide suitable workability with a 6 percent air content plus or minus 1.5 percent.

12. CURB & GUTTER

Curb and gutter shall be constructed in accordance with the requirements of Sections 501 and 601 of the "State Specifications" and the typical section and requirements shown on the plans unless otherwise modified herein.

Reinforcement shall be placed in the curb and gutter at all points where open cut trenches for sewer laterals and water services cross the curb and gutter. Reinforcement shall consist of 3 - #5 bars 15 feet long placed as shown on the drawings and centered over the previously open cut trenches.

Expansion joints for curb and gutter shall be provided at all street intersections where the tangent and radial curb and gutter meet, at all other points of curvature, and on tangent sections at a maximum spacing of 300 feet. The expansion joints shall be 3/4 in. with an approved type bituminous filler and elastomeric sealer. Contraction joints shall be placed every 10 feet along the length of the curb and gutter with a minimum of 8 feet at terminations. Place expansion joints 3 feet from each side of drainage extensions.

Finished surfaces of the curb and gutter shall be troweled and brushed and an impervious curing compound applied conforming to Subsections 415.2.4 and 415.2.5 of the "State Specifications".

Traffic shall not be allowed on curb and gutter for a period of at least 7 days after placing or until the concrete has attained a compressive strength of at least 3,000 pounds per square inch.

13. TRAFFIC CONTROL

The Contractor shall maintain access to the existing residence at all times. Roads shall be maintained in a safe condition throughout the duration of the project. The Contractor shall take all precautions necessary to safely warn the public of the probable increased danger to travel due to construction of the work.

Whenever the Contractor's activities obstruct through traffic, there shall be sufficient flagmen on duty to guide the traffic, and the Contractor shall furnish and install all temporary signing and barricades required to safely direct the traveling public around the obstructed area. Traffic control shall be provided in accordance with the "Manual on Uniform Traffic Control Devices".

14. DRAINAGE SWALES & OFF STREET GRADING

Drainage swales and off street grading shall be constructed in accordance with details of line, grade and configuration shown on the plans and as specified under Sub-section 205.3.6 of the "State Specifications". Temporary bale ditch checks, sediment basins, diversions, silt fence, etc., shall be used to minimize erosion throughout construction.

All swales and off pavement grading shall be graded smooth to inlets of the storm sewer provided. If erosion control is found necessary, fabric, silt fencing, or other materials shall be provided as directed by the ENGINEER for the costs as listed in the Supplementary Prices.

15. DELIVERY TICKETS

Delivery tickets for all items paid for on a unit price basis shall be provided by the CONTRACTOR at the time of delivery to the site. Tickets shall be dated, numbered and include all applicable pay quantities thereon with signature of scale operator as applicable. Provisions for required scale operations shall be provided by the CONTRACTOR. All items to be paid by weight shall be signed by the scale operator and all other quantities of volume or number shall be monitored by the Project Inspector.

16. SALVAGE, STOCKPILE & REPLACEMENT OF TOPSOIL

All topsoil on areas to be disturbed shall be stripped and stockpiled in areas as indicated on the plans or otherwise approved by the ENGINEER.

After excavating and rough grading of all required areas a minimum 6" topsoil shall be replaced and graded. All work shall be performed in accordance with the requirements of Section 625 of the "State Specifications". All excess topsoil shall remain the property of the OWNER and be placed in fill locations outside building site areas.

17. REMOVING MISCELLANEOUS MATERIALS

The CONTRACTOR shall remove and dispose of any old curb and gutter, bituminous pavement, masonry and manholes in accordance with the requirements of Subsection 204 of the "State Specifications". Payment for removal of miscellaneous structures shall be included in the Proposal for the work.

18. WASTE MATERIALS OR EXCESS EXCAVATION

All excess excavated materials resulting from construction of roadways and drainage courses shall be moved offsite or to designated fill areas on the site and there deposited in compacted 12 in. lifts as staked by the ENGINEER. This work shall be done only after stripping topsoil. All material shall be used on site. (See requirements for engineered fill under buildings and roadways.)

19. TIME PERIOD FOR PAVING

Installation of the binder course shall be done at as early a date as possible after initial start of work. The surface course shall not be constructed until one (1) year after installation of the binder course unless an earlier or later installation is approved by the Owner. The CONTRACTOR shall provide for any tack oil coat required. The delayed installation of the surface course shall not interfere with finalizing the Contract and payments for all other work. In addition the paving shall be disregarded in determining the time of completion.

Prior to the paving operation streets shall be regraded and additional crushed gravel provided and compacted to bring the base course to grades as shown on the plans. The ENGINEER shall stake centerline base course grades (red tops) once for CONTRACTORS use prior to the paving work as required. The base course shall be proof rolled before paving.

20. SEEDING, MULCHING & FERTILIZER

Preparation of all seed beds, sowing, and other requirements shall be in accordance with Section 630 of the "State Specifications". Seed Mixture shall be Seed Mixture No. 40, applied at a rate of 4 pounds per 1000 square feet of area. All seeded areas shall be mulched in accordance with Section 627 of the "State Specifications".

Fertilizer to be used shall be as defined under Sub-section 629.2.1 and applied at a rate of 7 pounds per 1000 square feet of area following procedures conforming to Sub-section 629.3 of the "State Specifications" for all areas seeded or sodded.

The street terraces, finished areas along boundary and sewer easements shall be seeded, mulched and fertilized except as may be otherwise noted on the plans. CONTRACTOR will provide a perennial rye cover crop over other disturbed or open lands. These disturbed areas on slopes shall be prepared and seeded with Seed Mixture No. 20 applied a rate of 5 pounds per 1000 square feet area or approved turf mix.

Following any initial soil disturbance, permanent or temporary stabilization shall be completed within seven calendar days as to the surface of all slopes greater than 3:1. In addition, all other disturbed or graded areas shall be stabilized within fourteen calendar days.

21. DUST PALLIATIVE

The CONTRACTOR shall minimize the dispersion of dust from the sub-base, basecourse, drainage swales and other surface areas disturbed throughout construction until acceptance of work, by the applications of water or other approved dust control materials when surfaces are dry and travel over unfinished surfaces is required. No extra for water trucks and control will be paid. Calcium chloride, if used, shall be applied at a rate of 2 lbs. per square yard.

22. EROSION CONTROL

The Contractor shall use the current Wisconsin Department of National Resources Construction Site Erosion & Sediment Control Standards as a reference and guide for erosion control practices.

The Contractor shall comply with the provisions of local erosion control plans and/or ordinances.

All erosion and sediment control measures should be constructed and maintained in accordance with these Standards. Sediment control measures should be adjusted to meet field conditions at the time of construction or installed prior to any grading or disturbance of exposed surface materials. Periodic inspection and maintenance of all sediment control structures should be provided to ensure intended purpose is accomplished. Sediment control measures are to be in working condition at the end of each working day. After any significant rainfall, sediment control structures should be inspected for integrity. Any damaged structures should be corrected for integrity. Sediment control measures should not be removed until the areas served have established vegetative cover. Stone and gravel mats should be installed at all construction site exits to prevent tracking of soil. Any tracked soil should be collected from paved roads located near the construction site. Overland flow should be prevented from directly leaving the work site by routing through proposed sediment traps. Following the cessation of initial soil disturbance and work activities in the area, permanent or temporary stabilization shall be completed and stabilized within fourteen calendar days of work completion.

All disturbed areas shall be seeded with temporary dormant seed mix (oats, winter wheat, annual rye) if permanent seed cannot be completed by September 15, 2017, with appropriate follow-up to address erosion problems, wash-out, etc. Permanent seed mix must then be made by June 1, 2018. Seeding rates and mixes shall conform to Section 630 of the "State Specification". If lands are disturbed after October 30 additional stabilization may be required with anionic polymer over a cover crop of winter wheat, oats, or annual rye on all slopes 4:1 or greater.

23. EROSION MAT

The CONTRACTOR shall place erosion mat over all seeded areas with slopes over 4:1 as required to control erosion, including at the locations shown on the plans and/or as directed by the ENGINEER. Erosion mat shall be placed in accordance with the procedure recommended by the manufacturer and Section 628.3.2 of the "State Specification" or as directed by the engineer.

Erosion mat material shall be North American Green S-150 double net straw blanket or equal, as indicated on the plans.

24. SEDIMENT TRAPS

Sediment traps shall be constructed as indicated on the plans and shall be constructed as part of the initial BMPs whenever practical. An overflow weir is incorporated at the outlet to discharge flow from the trap. Sediment traps shall be placed with the earthwork activity where practical. If sediment trap sizes shown on the grading plan cannot be constructed due to terrain, CONTRACTOR shall incorporate a "Best Fit" sediment trap.

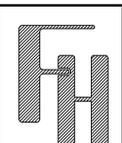
25. DEWATERING

All site or trench dewatering shall be done by acceptable methods in strict accordance with technical standards (Code No. 1061) WI DNR. Discharge shall be into storm water basins and sediment containment areas at rates that can be accommodated (ENGINEER to approve).

Any dewatering being pumped directly to storm sewer or offsite shall be done through geotextile bags. In general, dewatering shall be pumped to the storm water basin area for containment.

26. PERMITS

Contractor shall be responsible for all permit conditions concerning erosion control and City site permit conditions along with the State NOI permits. Drainage that leaves the site must be controlled and erosion prevented. It will be very important to prevent tracking of mud or other materials off site onto the roadways. If this occurs it must be immediately cleaned by power brush or other acceptable means. Anti-tracking mats are to be created and maintained as shown.



SUMMERHAVEN OF LAKE GENEVA

PHASE 3

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

SITE SPECIFICATIONS

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121

OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.

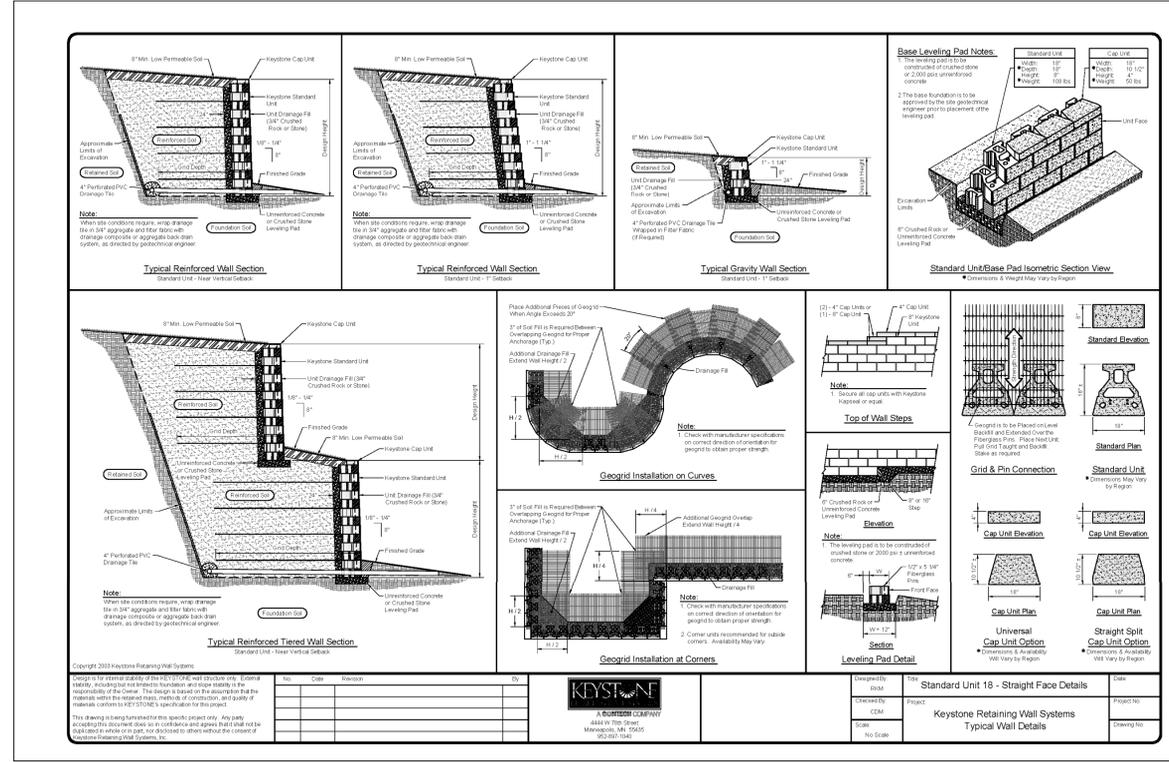
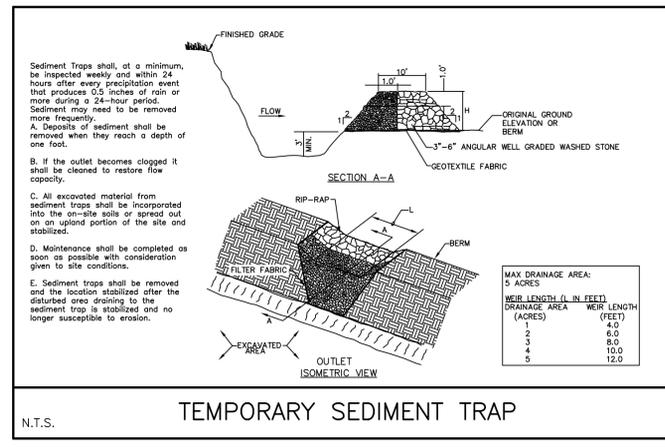
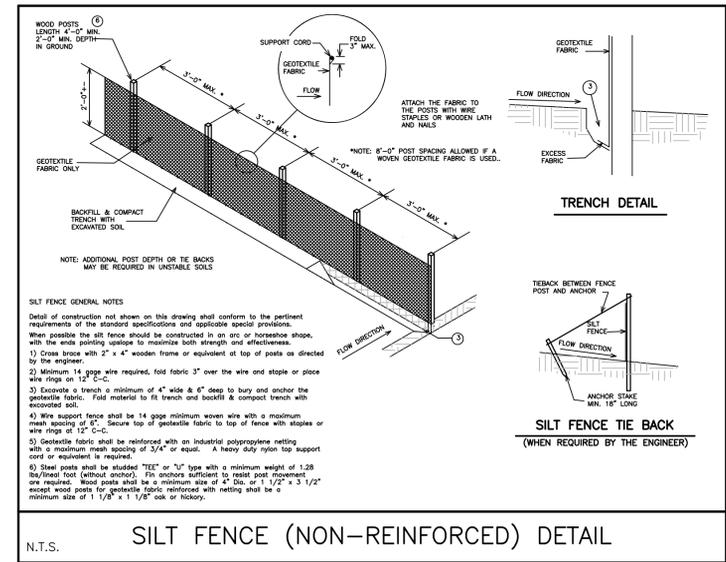
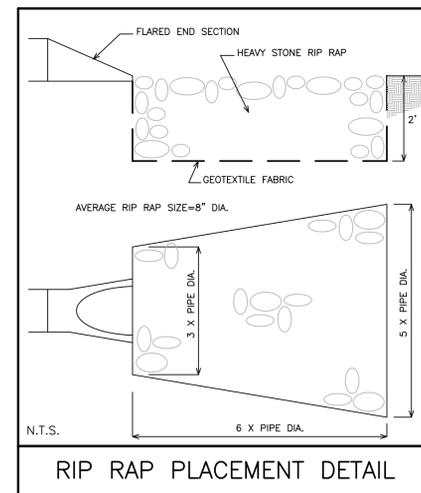
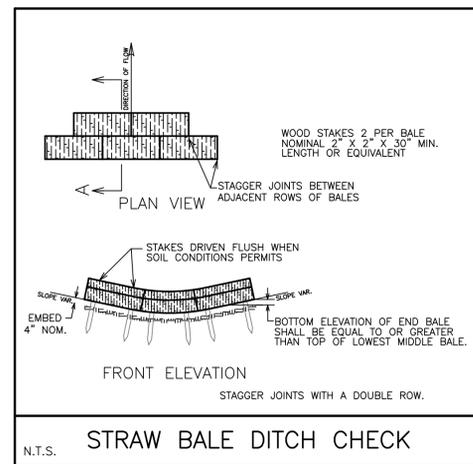
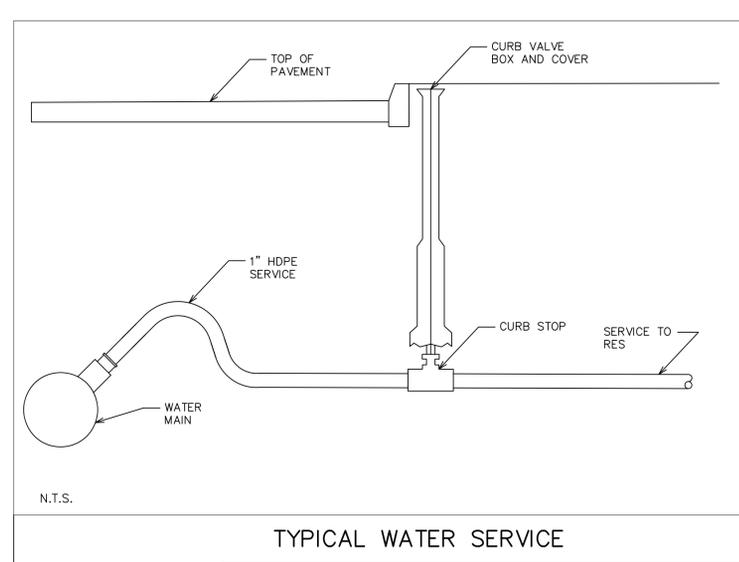
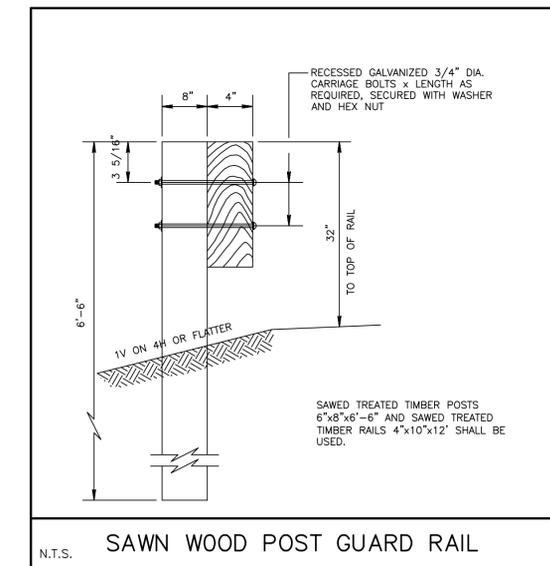
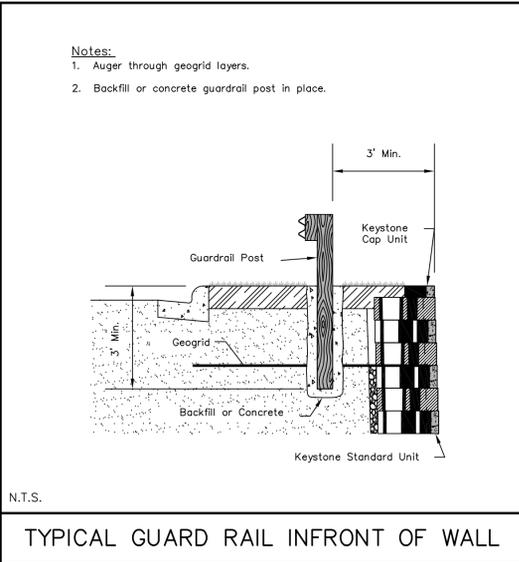
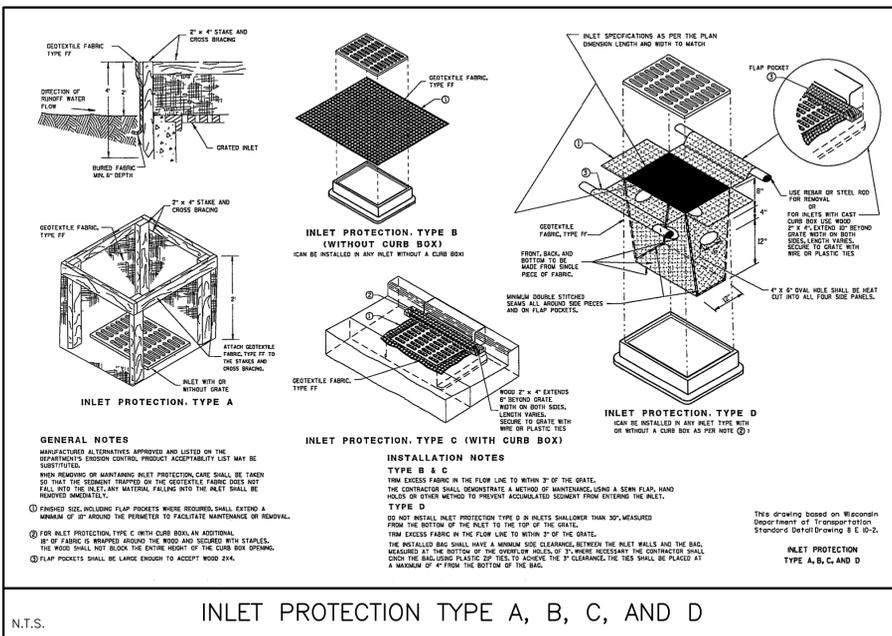
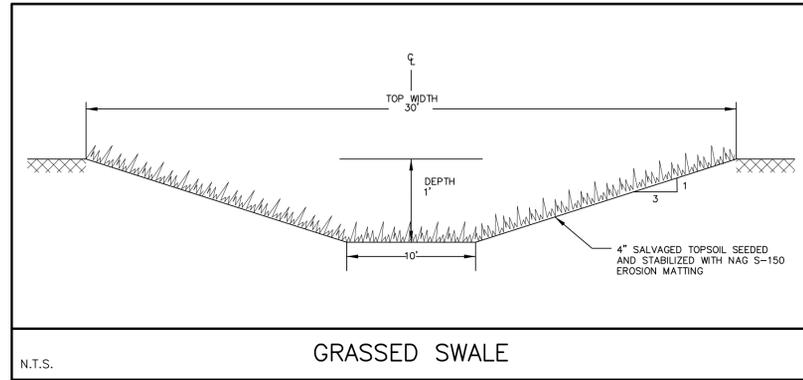
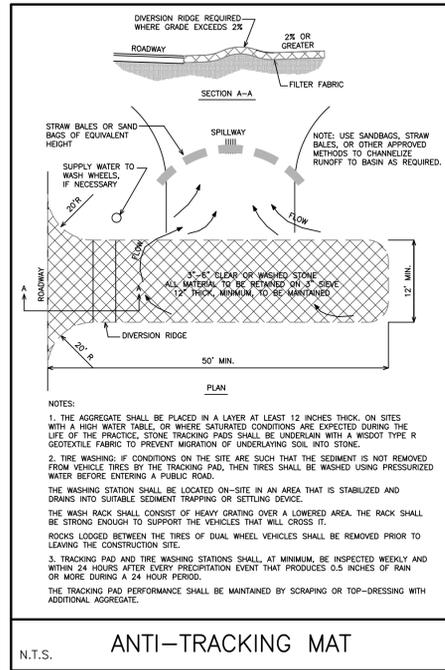
8868

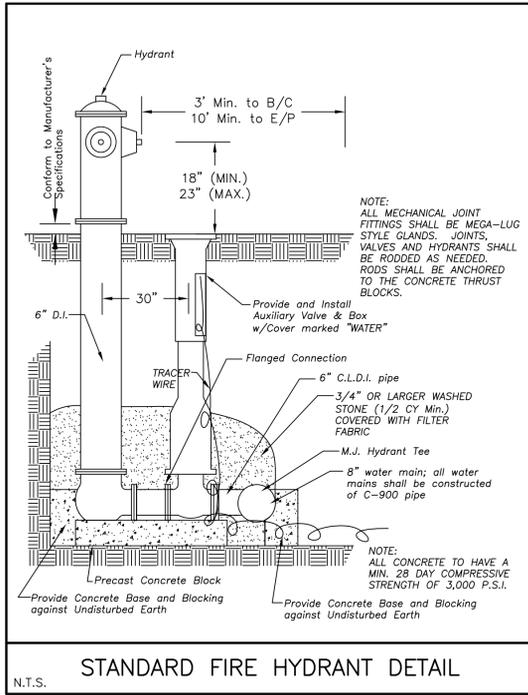
DATE

08/19/2019

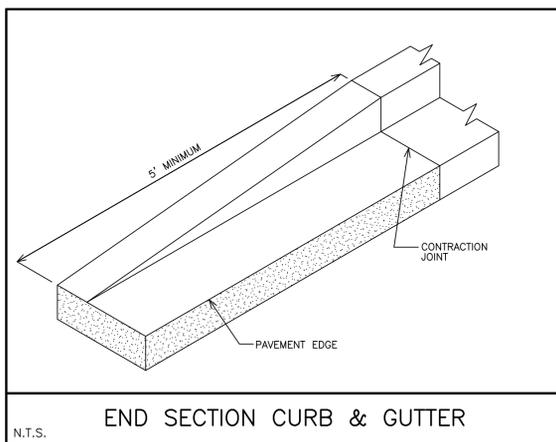
SHEET NO.

9 OF 11

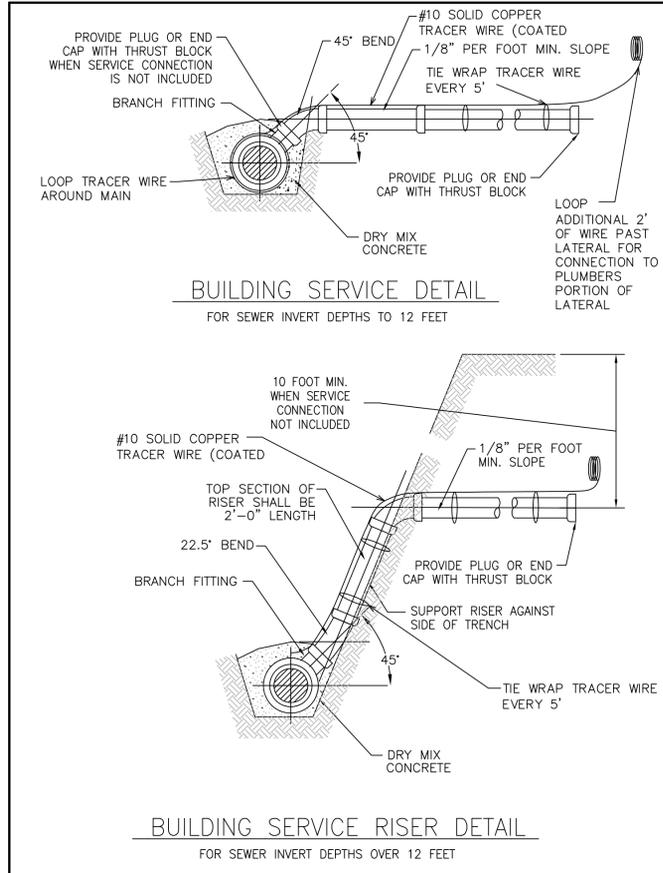




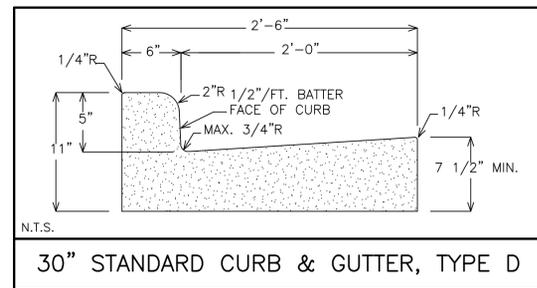
N.T.S. STANDARD FIRE HYDRANT DETAIL



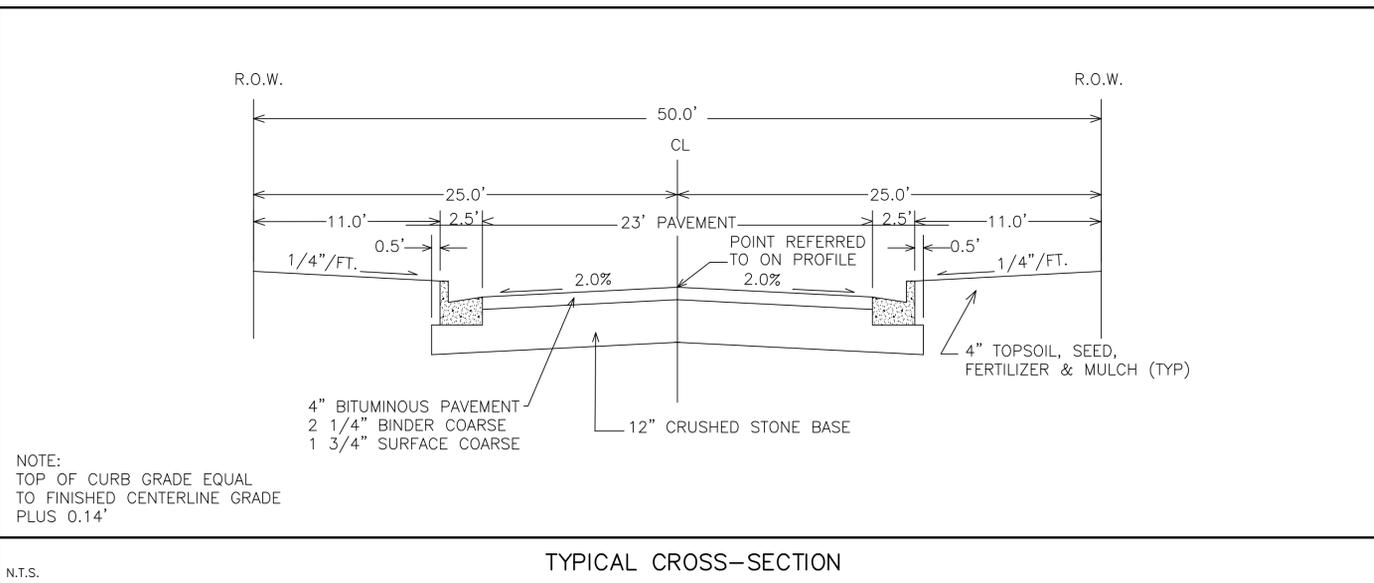
N.T.S. END SECTION CURB & GUTTER



N.T.S. SANITARY LATERAL

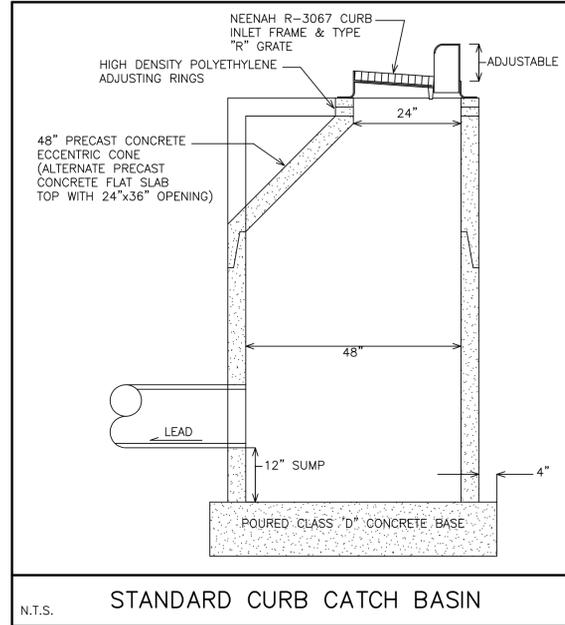


N.T.S. 30" STANDARD CURB & GUTTER, TYPE D

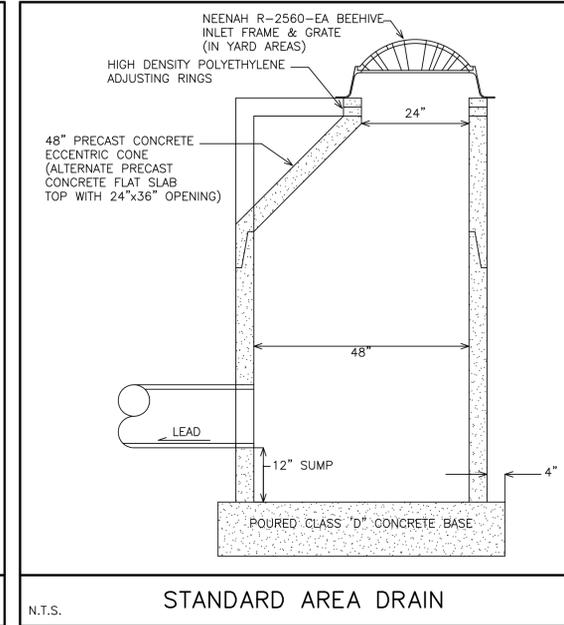


N.T.S.

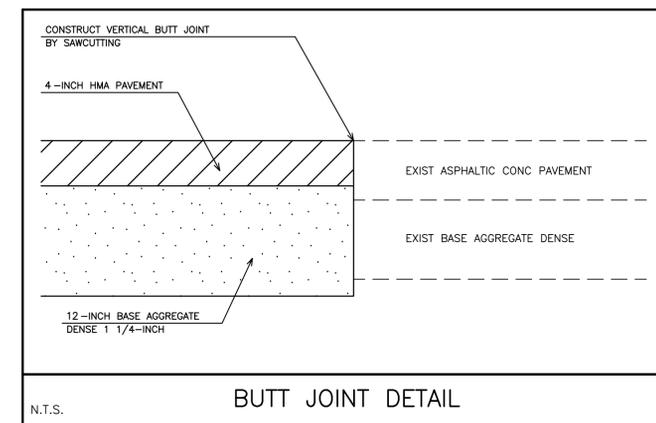
TYPICAL CROSS-SECTION



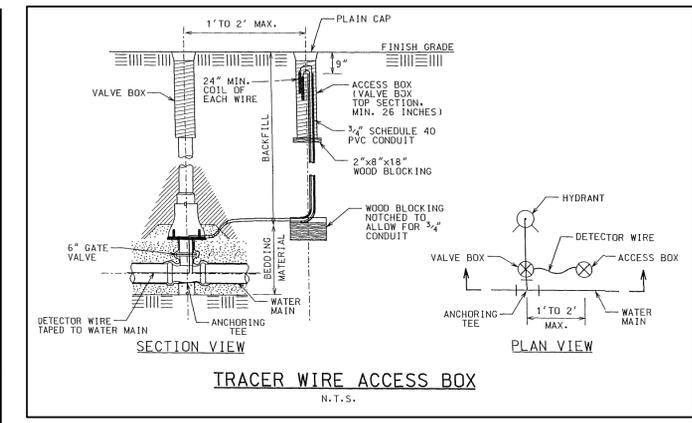
N.T.S. STANDARD CURB CATCH BASIN



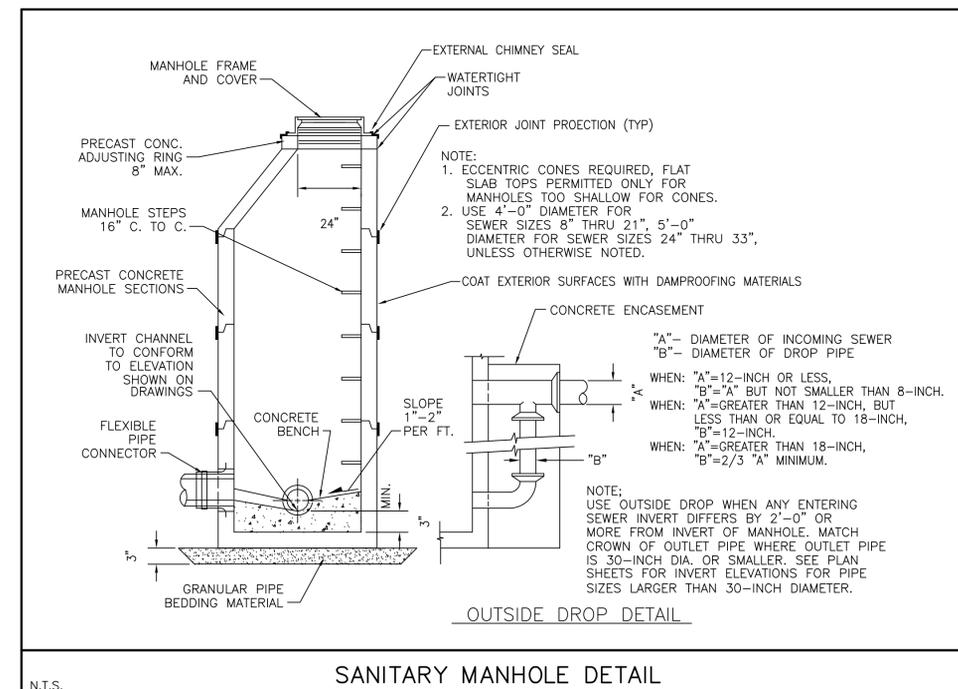
N.T.S. STANDARD AREA DRAIN



N.T.S. BUTT JOINT DETAIL

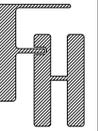


N.T.S. TRACER WIRE ACCESS BOX



N.T.S.

SANITARY MANHOLE DETAIL



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

CONSTRUCTION DETAILS

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

REVISIONS
 06/15/2020 - TS
 ADVANCE

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

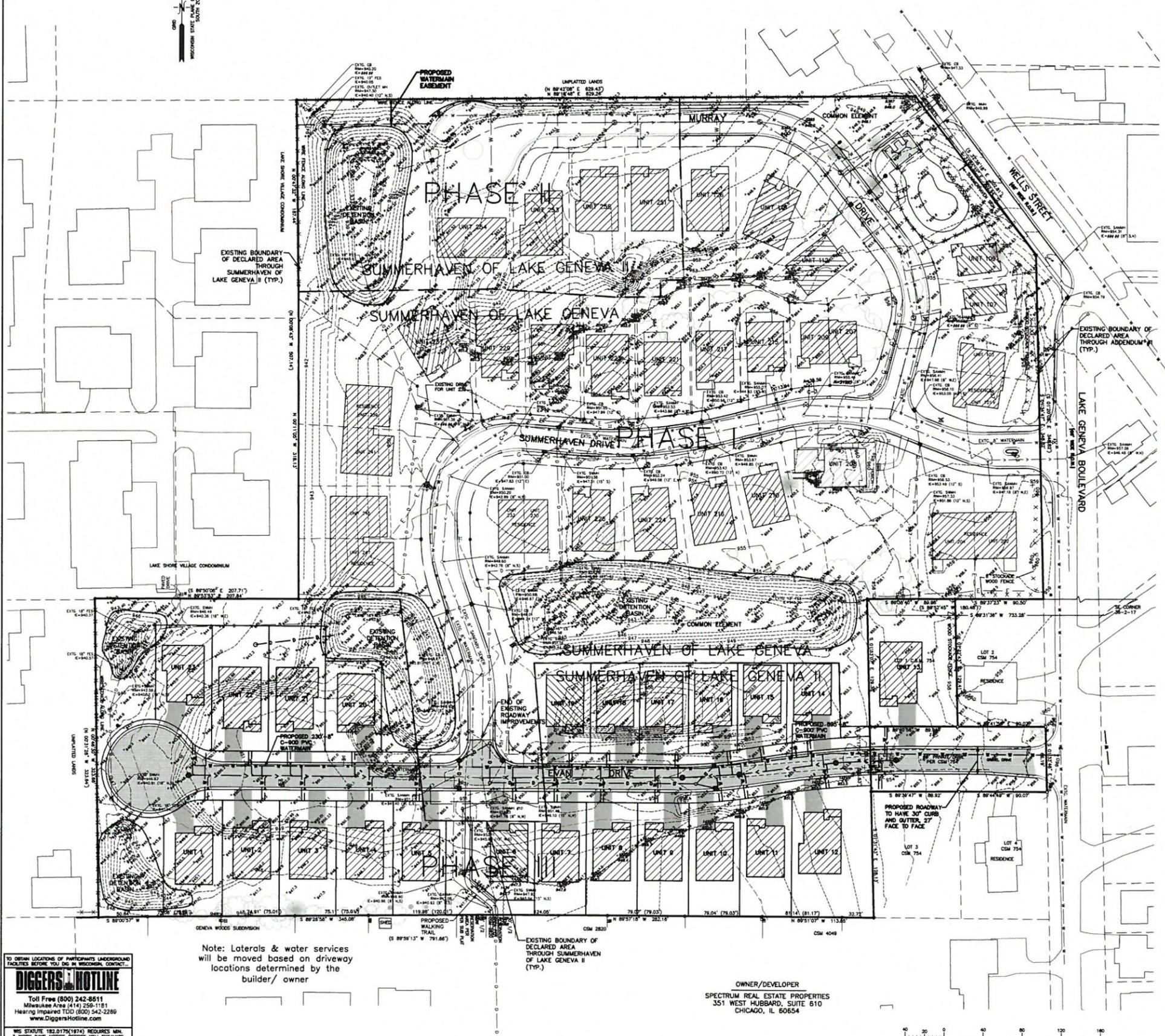
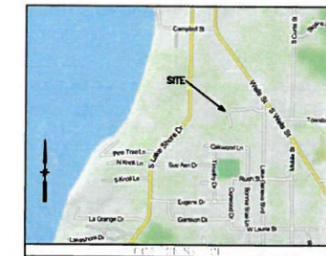
EXHIBIT G
SUMMERHAVEN – PHASE III
PRECISE IMPLEMENTATION PLAN

PRECISE IMPLEMENTATION PLAN DRAWING

See attached.

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

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



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

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF SAID SECTION 36 (T24N, R17E); THENCE S 01°02' 33MM 07SEC. E. ALONG THE WEST LINE OF SAID LOT 1 CSM 754, 150.26 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S 01°02' 33MM 48SEC. E. 68.14 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF LOT 3 OF CERTIFIED SURVEY MAP NO. 754; THENCE S 01°02' 31MM 43SEC. E. 128.13 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 3; AND THE NORTHERLY BOUNDARY OF CERTIFIED SURVEY MAP NO. 4049; THENCE ALONG THE NORTHERLY BOUNDARY OF CERTIFIED SURVEY MAP NO. 4049, N 89°51' 18" 07SEC. W. 113.85 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 2822; THENCE ALONG THE NORTHERLY BOUNDARY OF CERTIFIED SURVEY MAP NO. 2822, N 89°51' 18" 07SEC. W. 282.18 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHEAST CORNER OF GENEVA WOODS SUBDIVISION; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION, S 89°51' 18" 07SEC. W. 345.08 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG SAID SUBDIVISION, S 89°51' 18" 07SEC. W. 50.84 FEET; THENCE N 00°02' 44MM 30SEC. W. 323.88 FEET TO AN IRON PIPE STAKE FOUND MARKING A POINT ALONG THE SOUTHERLY BOUNDARY OF LAKE SHORE VILLAGE CONDOMINIUM; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID CONDOMINIUM, N 89°51' 18" 07SEC. W. 207.84 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHWEST CORNER OF SAID CONDOMINIUM; THENCE ALONG THE EASTERLY BOUNDARY OF SAID CONDOMINIUM, N 00°02' 44MM 30SEC. W. 318.13 FEET TO AN IRON PIPE STAKE; THENCE CONTINUE ALONG SAID CONDOMINIUM, N 00°02' 44MM 30SEC. W. 187.44 FEET TO AN IRON PIPE STAKE FOUND MARKING THE WEST CORNER OF SAID CONDOMINIUM; THENCE ALONG SAID CONDOMINIUM, S 89°51' 18" 07SEC. W. 202.84 FEET TO A CONCRETE MONUMENT FOUND MARKING A POINT ALONG THE SOUTHWEST RIGHT OF WAY BOUNDARY OF WELLS STREET; THENCE S 89°51' 18" 07SEC. W. 202.84 FEET TO THE WEST RIGHT OF WAY BOUNDARY OF LAKE GENEVA BOULEVARD; THENCE S 01°02' 31MM 43SEC. E. ALONG SAID BOULEVARD, 348.62 FEET TO THE NORTH LINE OF SAID CERTIFIED SURVEY MAP NO. 754; THENCE S 01°02' 31MM 43SEC. E. ALONG WELLS STREET, 202.84 FEET TO THE POINT OF BEGINNING. CONTAINING 827,819 SQUARE FEET (14.41 ACRES) OF LAND, MORE OR LESS.

TOGETHER WITH SAID LOT 1 OF CERTIFIED SURVEY MAP NO. 754, RECORDED AS DOCUMENT NO. 28944 OF WALWORTH COUNTY CERTIFIED SURVEYS. CONTAINING 11,638 SQUARE FEET (0.27 ACRES) OF LAND, MORE OR LESS.

TOGETHER WITH THE 66' WIDE PRIVATE DRIVE DESCRIBED ON CERTIFIED SURVEY MAP NO. 754, RECORDED AS DOCUMENT NO. 28944 OF WALWORTH COUNTY CERTIFIED SURVEYS. CONTAINING 11,602 SQUARE FEET (0.27 ACRES) OF LAND, MORE OR LESS.

TOTAL AREA: 851,156 SQUARE FEET (14.85 ACRES) OF LAND, MORE OR LESS.

SITE SUMMARY

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

NOTE: MINIMUM RESIDENTIAL BUILDING SEPARATION IS 12 FEET.

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

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

LEGEND

	FOUND IRON PIPE STAKE
	FOUND IRON REBAR STAKE
	FOUND CONCRETE COUNTY MONUMENT
	RECORDED AS
	SET IRON REBAR STAKE
	SANITARY MANHOLE
	DRAINAGE MANHOLE
	CATCH BASIN
	WATER VALVE IN BOX
	FIRE HYDRANT
	UTILITY POLE
	LIGHT POLE
	DECIDUOUS TREE
	CONIFEROUS TREE
	TREE LINE
	WOOD STAKE FENCE
	WIRE FENCE
	STORM SEWER
	SANITARY SEWER
	WATER MAIN
	GAS MAIN
	OVERHEAD WIRES
	UNDERGROUND WIRES
	TELEPHONE LINE
	1' CONTOURS
	SPOT ELEVATION
	PAVEMENT
	BUILDING BOX
	CONCEPT DRIVEWAY LOCATIONS

DIGGERS HOTLINE
Toll Free (800) 242-8611
Milwaukee Area (414) 256-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

Note: Laterals & water services will be moved based on driveway locations determined by the builder/owner

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



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

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

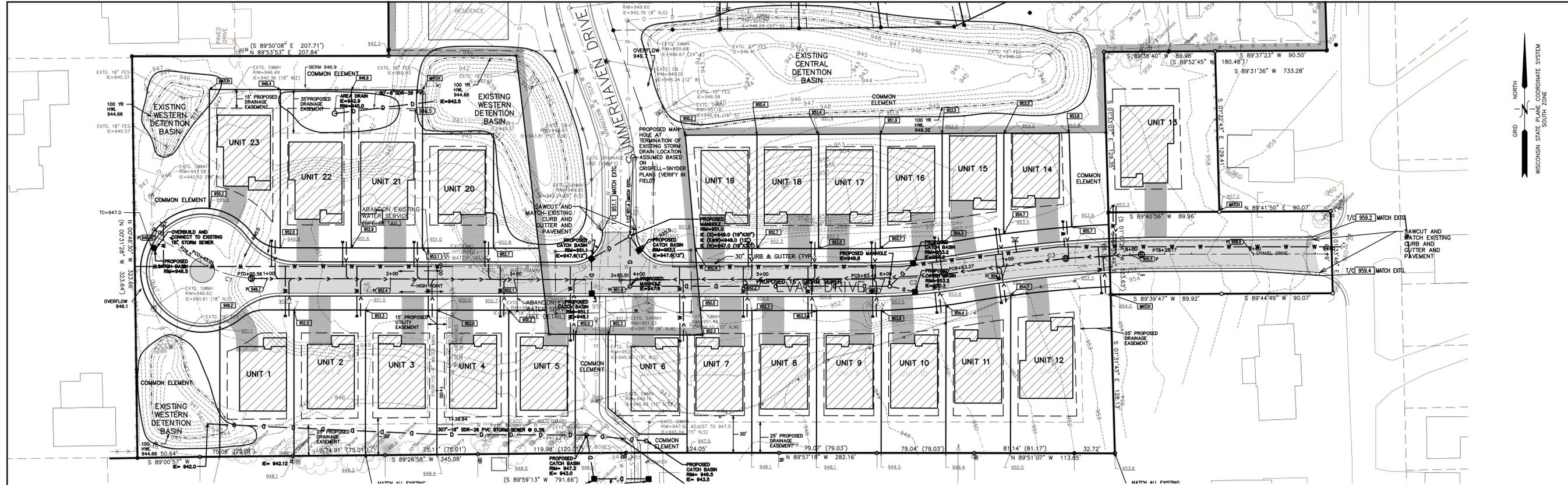
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.
8868

DATE
12/06/2019

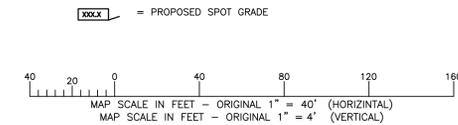
SHEET NO.
1 OF 1



GENERAL NOTES:

- LOCATIONS OF EXISTING UNDERGROUND UTILITIES OR STRUCTURES SHOWN ANYWHERE WITHIN THESE PLANS ARE BASED UPON RECORDS AVAILABLE AT THE TIME THE PLANS WERE PREPARED AND SHOULD NOT BE ASSUMED TO BE COMPLETE OR CORRECT IN ALL INSTANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE FOR HIMSELF THE EXACT LOCATIONS AND TYPES OF THEIR FACILITIES BEFORE EXCAVATING. THE CONTRACTOR SHALL PROTECT ALL EXISTING UNDERGROUND WORK DURING THE COURSE OF HIS CONSTRUCTION ACTIVITY.
- PROPOSED PAVED ROADWAYS SHOWN ARE 27' WIDE BETWEEN FACE OF CURB WITH 30" CURB AND GUTTER AND SHALL BE BUILT TO CITY STANDARDS.
- ALL WORK DONE WITHIN THE ROAD RIGHT-OF-WAY TO BE DONE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	52.36'	51.76'	S 74°55'27" E	60°00'05"
C2	494.88'	79.82'	79.73'	N 85°15'45" E	80°43'33"
C3	1000.00'	164.90'	164.71'	N 85°10'20" E	80°33'08"



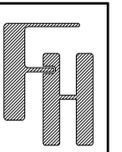
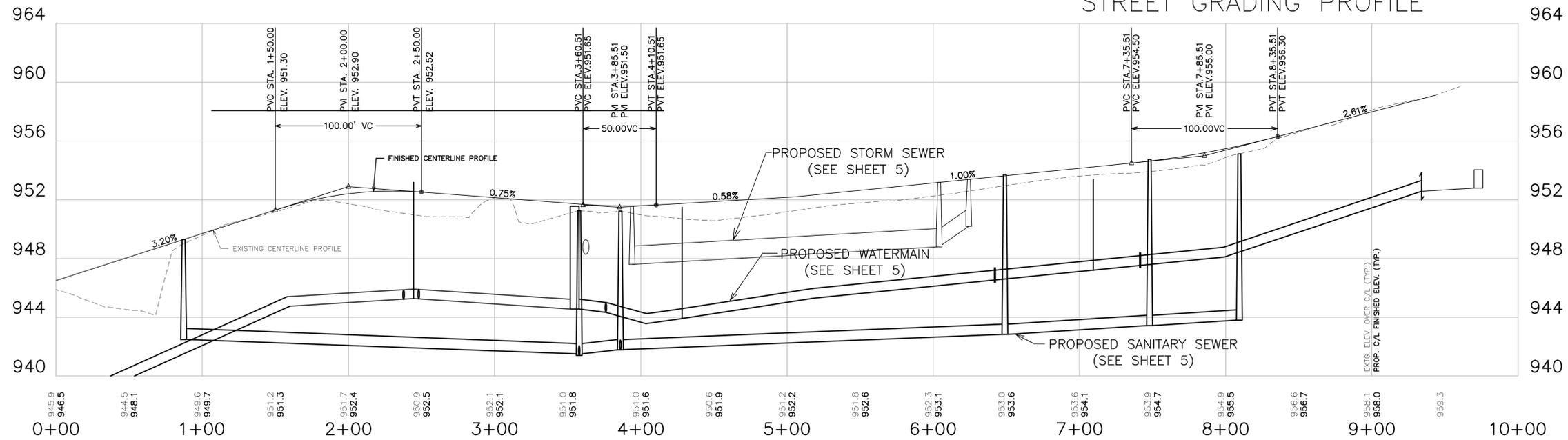
TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT...

DIGGERS HOTLINE

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

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

EVAN DRIVE
STREET GRADING PROFILE



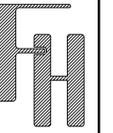
SUMMERHAVEN OF LAKE GENEVA
 PHASE 3
 FINAL ENGINEERING PLANS
 CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

PAVING & STORM SEWER
 PLAN & PROFILE

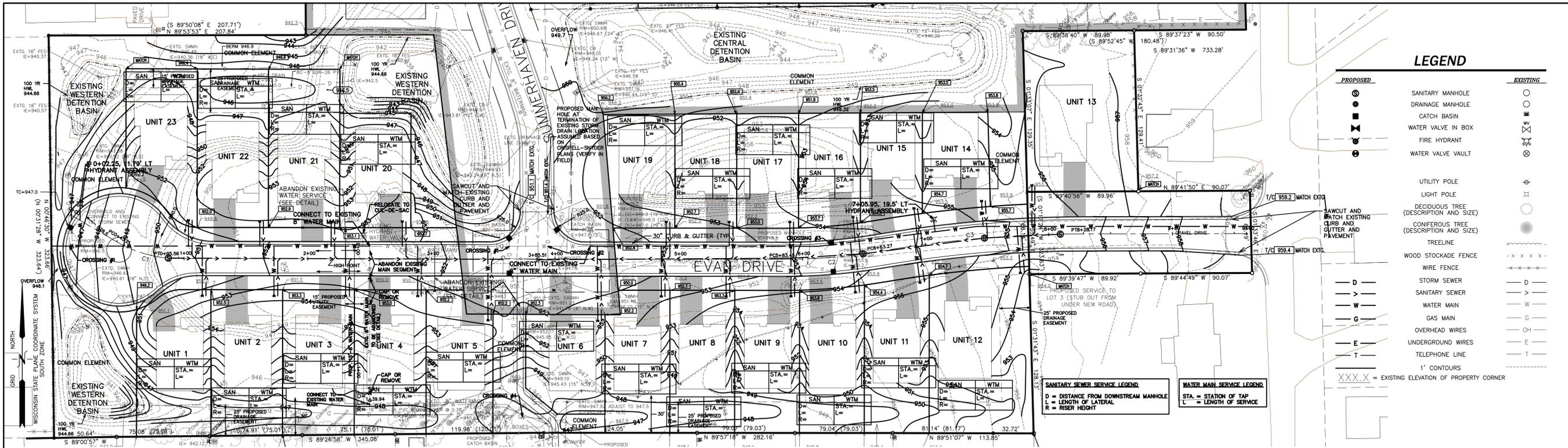
FARRIS, HANSEN & ASSOCIATES, INC.
 ENGINEERING - ARCHITECTURE - SURVEYING
 7 RIDGWAY COURT P.O. BOX 437
 ELKHORN, WISCONSIN 53121
 OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
12/23/2020 - TS ADJUST LATERALS
04/13/2020 - TS ADD STORM SEWER PROFILE
05/11/2020 - TS ADVANCE
06/15/2020 - TS ADVANCE
07/02/2020 - TS ADVANCE
07/24/2020 - TS ADVANCE
08/05/2020 - TS ADVANCE

PROJECT NO. 8868
DATE 08/19/2019
SHEET NO. 4 OF 11



REVISIONS
12/23/2020 - TS ADJUST LATERALS
04/13/20 - TS ADD STORM SEWER PROFILE
05/06/2020 - TS ADJUST GRADING
05/11/2020 - TS ADVANCE
06/15/2020 - TS ADVANCE
06/29/2020 - TS ADVANCE
07/02/2020 - TS ADVANCE
07/24/2020 - TS ADVANCE



1. LOCATIONS OF EXISTING UNDERGROUND UTILITIES OR STRUCTURES SHOWN ANYWHERE WITHIN THESE PLANS ARE BASED UPON RECORDS AVAILABLE AT THE TIME THE PLANS WERE PREPARED AND SHOULD NOT BE ASSUMED TO BE COMPLETE OR CORRECT IN ALL INSTANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE FOR HIMSELF THE EXACT LOCATIONS AND TYPES OF THEIR FACILITIES BEFORE EXCAVATING. THE CONTRACTOR SHALL PROTECT ALL EXISTING UNDERGROUND WORK DURING THE COURSE OF HIS CONSTRUCTION ACTIVITY.

2. CONTRACTOR SHALL CONTACT THE CITY OF LAKE GENEVA DEPARTMENT OF PUBLIC WORKS TO COORDINATE CONNECTION TO EXISTING MUNICIPAL SERVICES.

3. ALL WORK DONE WITHIN THE ROAD RIGHT-OF-WAY TO BE DONE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.

4. MANHOLE CASTINGS WITHIN PAVEMENT SHALL INITIALLY BE CONSTRUCTED TO 1/4" BELOW THE TOP OF THE FIRST LAYER OF ASPHALT & ADJUSTED AT THE TIME THE FINAL ASPHALT LAYER IS PLACED.

5. A TEMPORARY PLUG MUST BE INSTALLED IN THE DOWNSTREAM MANHOLE DURING CONSTRUCTION TO PREVENT SEDIMENT/DEBRIS FROM ENTERING THE DOWNSTREAM SEWER. ALL PLUGS MUST BE REMOVED PRIOR TO CITY ACCEPTANCE OF THE NEW SERVICES.

UTILITY NOTES

1. NO CONSTRUCTION, OR INSTALLATION OR IMPROVEMENTS SHALL COMMENCE UNTIL ARRANGEMENTS FOR INSPECTION BY THE CITY ENGINEER HAVE BEEN MADE AND THE CITY ENGINEER HAS GIVEN WRITTEN AUTHORIZATION TO COMMENCE SAID CONSTRUCTION.

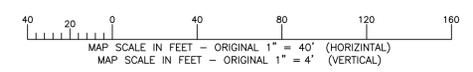
2. CONTRACTOR SHALL CONTACT THE CITY ENGINEER AT LEAST 72 HOURS PRIOR TO THE NEED FOR AS REQUIRED BY THE SPECIAL PROVISIONS ON SHEETS 6 & 7.

3. NO MATERIAL OF ANY KIND SHALL BE USED IN THE WORK UNTIL IT HAS BEEN INSPECTED AND ACCEPTED BY THE CITY ENGINEER OR HIS INSPECTOR. THE CITY ENGINEER MAY WAIVE THIS INSPECTION REQUIREMENT IN HIS SOLE DISCRETION. ALL REJECTED MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE PREMISES. ANY MATERIALS OR WORKMANSHIP FOUND AT ANY TIME TO BE DEFECTIVE SHALL BE REPLACED OR REMEDIATED AT ONCE REGARDLESS OF PREVIOUS INSPECTION. INSPECTION OF MATERIALS SHALL BE PROMPTLY MADE, AND WHERE PRACTICABLE, AT THE SOURCE OF SUPPLY.

4. THE CITY ENGINEER, HIS INSPECTORS, REPRESENTATIVES OR AGENTS SHALL, AT ALL TIMES, HAVE UNRESTRICTED ACCESS TO ALL PARTS OF THE WORK AND TO OTHER PLACES WHERE OR IN WHICH THE PREPARATION OF MATERIALS AND OTHER INTEGRAL PARTS OF THE WORK ARE BEING CARRIED ON AND CONDUCTED.

CONSTRUCTION & INSPECTION NOTES

ROAD CENTERLINE CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	52.36'	51.76'	S 74°55'27" E	60°00'05"
C2	494.88'	79.82'	79.73'	N 85°15'45" E	80°43'33"
C3	1000.00'	164.90'	164.71'	N 85°10'20" E	80°33'08"

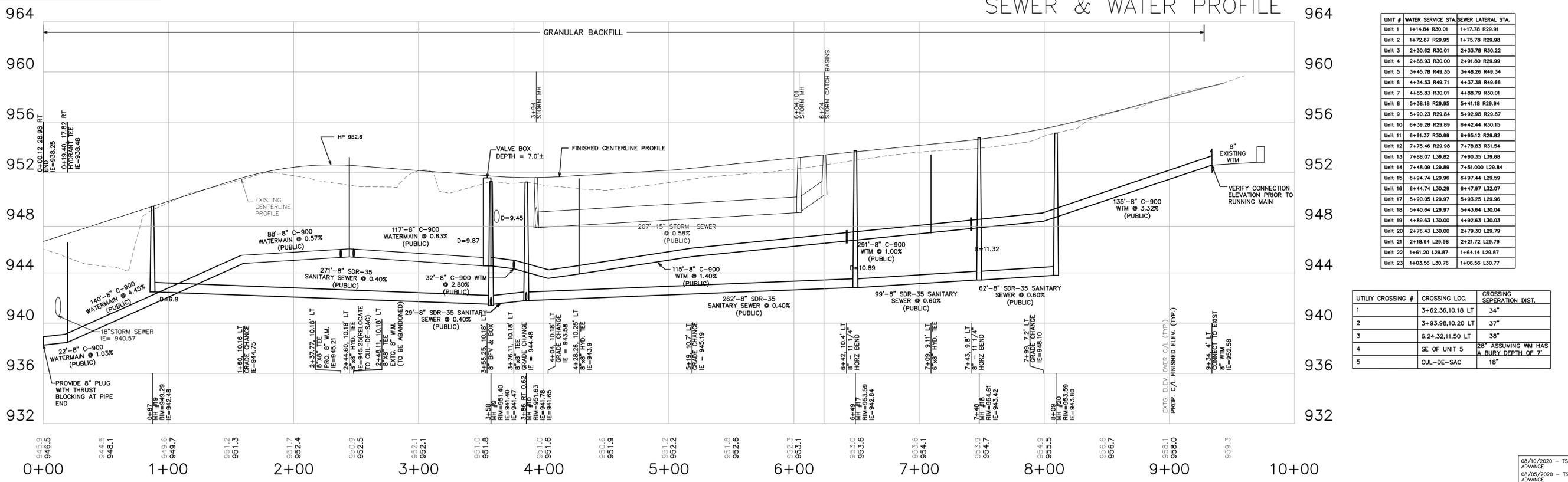


TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT...

DIGGERS HOTLINE

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

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



X:\Projects\8868\ACAD\Phase 3\8868_PPhase 3.dwg

08/10/2020 - TS
ADVANCE
08/05/2020 - TS
ADVANCE

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

CERTIFIED SURVEY MAP or SUBDIVISION PLAT - Addendum to Plat of Condominium

NAME AND ADDRESS OF CURRENT OWNER:

McMurr II, LLC, 351 W. Hubbard, Suite 610, Chicago, IL 60654, Attn: Murray S. Peretz

TELEPHONE NUMBER OF CURRENT OWNER:

(312) 527-3600 X 1

EMAIL ADDRESS: dem@mclcompanies.com

PROJECT ADDRESS Summerhaven Phase III

TAX KEY NUMBER: ZSUM 00002 & ZA 75400001

NAME AND ADDRESS OF APPLICANT:

Same as Owner

TELEPHONE NUMBER OF APPLICANT:

()

EMAIL ADDRESS:

NAME AND ADDRESS OF SURVEYOR:

FARRIS, HANSEN & ASSOCIATES, INC., 7 Ridgway Court, Elkhorn, WI 53121

TELEPHONE NUMBER OF SURVEYOR:

(262) 723-2098

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Summerhaven of Lake Geneva II Condominium permits the addition of up to 23 single-family site condominium units in its expansion area, Phase III of the Summerhaven development. McMurr II files the ~~First Addendum to Plat and the First Amendment to Declaration of Condominium for Summerhaven II~~ to add such units. Concurrently herewith, McMurr II files the First Amendment to the GDP and the Precise Implementation Plan for Phase III of Summerhaven.

SUBMITTAL CHECKLIST

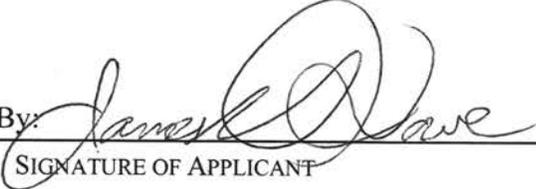
- X LOCATION MAP SHOWING LOCATION OF PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED WITH TOWN OR TOWNS, AND PARCELS WITHIN 1,000-FT OF BOUNDARY OF SUBJECT PROPERTY.
- X SKETCH MAP TO APPROXIMATE SCALE SHOWING ENTIRE PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED, AND SHOWING THE APPROXIMATE CONFIGURATION OF PROPOSED LOTS AND ROADS WITHIN THOSE PARCELS.
- X CITY OF LAKE GENEVA SIGNATURE BLOCK ON FACE OF CSM OR PLAT, PER STATE STATUTES.
- X PROVIDE 5 FULL SETS AND 20 - 11" X 17" COPIES OF CSM OR PLAT PRIOR TO PLACEMENT ON PLAN COMMISSION AGENDA.
- X PROVIDE AN ELECTRONIC COPY OF THE FULL APPLICATION PACKET TO THE LAKE GENEVA BUILDING AND ZONING DEPARTMENT AT BZADMIN@CITYOFLAKEGENEVA.COM OR BZCLERK@CITYOFLAKEGENEVA.COM

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

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

McMurr II, LLC, an Illinois limited liability company

 April 22, 2020
DATE

By: 

SIGNATURE OF APPLICANT
James P. Howe, as attorney-in-fact

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: September 21, 2020

Agenda Item: 9

Applicant:

Thomas Keefe
d.b.a. Northern Waters LLC.
752 Geneva Parkway
Lake Geneva

Request:

816 Wisconsin St.
General Development Plan
Bed & Breakfast in the Neighborhood
Business (NB)
Tax Key No. ZOP00164

Description:

The applicant is submitting a proposal for a General Development Plan (CUP) that will allow for a Bed & Breakfast land use for the property located at 816 Wisconsin St., located in the Neighborhood Business (NB) zoning district.

Project Details from CUP Submittal

The proposed project submittal will need exceptions 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 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 GDP 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 GDP 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 GDP 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 GDP 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 GDP use outweigh all potential adverse impacts of the proposed GDP 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 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 GDP 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 GDP 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 GDP 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 GDP 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 GDP use do not outweigh all potential adverse impacts of the proposed GDP 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:

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

APPLICATION FOR GENERAL DEVELOPMENT PLAN OR AMENDMENT

City of Lake Geneva

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

816 WISCONSIN ST LG. WI 53147
ZDP 00164 LOTS 3 BLOCK 17, ORIG PLAT, CITY OF L.G.

Name and Address of Current Owner: NEWPORT PROP LLC (HAROLD & CAROL
THEESFELD) 6411 MADELINE LN CALEDONIA WI

Telephone No. with area code & Email of Current Owner: 414-881-0635
ctheesfeld@gmail.com

+ Owner Signature: Harold Theesfeld  07/06/2020 01:51 PM CDT

Carol Theesfeld  07/06/2020 01:52 PM CDT

Name and Address of Applicant:

NORTHERN WATERS LLC (THOMAS KEEFE ET AL)
751 GENEVA PKWY LG. WI 53147

Telephone No. with area code & Email of Applicant: 262.248.4492
gdunkani@keefe-realestate.com

Proposed Use: NEIGHBORHOOD BUSINESS

BED & BREAKFAST CONDITIONAL USE GRANT,
SURFACE AREA RATION OVERAGE

Zoning District in which land is located: NEIGHBORHOOD BUSINESS

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

MCCORMACK & ETTEN, KEN ETTEN
CARDINAL ENGINEERING, RYAN CARDINAL

Short statement describing activities to take place on site:

OPERATE BED/BREAKFAST IN A CURRENT
MULTI TENANT BLDG @ 816 WISCONSIN ST.
PROPERTY IN NEED OF SIGNIFICANT
REMODEL/ MAINTENANCE

GDP fee \$400.00, payable upon filing application

8/26/2020
Date


Signature of Applicant

Thomas Keefe 816 Wisc. Cost Recovery # _____
Petitioner Name Project Address LG WI

OFFICE USE ONLY Description of Request _____

Agreement for Services

REIMBURSABLE BY THE PETITIONER / APPLICANT. The city may retain the services of the professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposals coming before the Plan commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any financing charges that may accrue. The City applies the charges for these services to the Petitioner. The City Administrator at any time may require an applicant to submit an advance deposit of \$500 to \$5,000 depending on the complexity and anticipated involvement of the City's consultants or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** Surplus deposits shall be returned to the Applicant at the conclusion of the project.

Thomas Keefe FBO, as applicant/petitioner for
Project: Northern Waters LLC
NORTHERN WATERS BED/BREAKFAST
Project Address: 816 WISCONSIN ST LG WI
Parcel No. ZDP 00164
Name: Go Keefe Real Estate
Address: 751 Geneva Pkwy
LG WI 53147

Cell Phone: () - - Phone: (262) - 248 - 4492

Email: gkeefe@keeferealestate.com

Dated this 26th Day of August, 2020

Thomas H. Keefe
Printed Name of Applicant / Petitioner

[Signature]
Signature of Applicant/Petitioner

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:

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

✓
_____ (2) A **map of the subject property** for which the PD is proposed:
_____ Showing all lands within 300 feet of the boundaries of the subject property;
✓
_____ Referenced to a list of the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);
✓
_____ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
✓
_____ Map and all its parts clearly reproducible with a photocopier;
✓
_____ Map size of 11" x 17" and map scale not less than one inch equals 800 feet;
✓
_____ All lot dimensions of the subject property provided;
✓
_____ Graphic scale and north arrow provided.

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

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

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

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

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

✓ _____ A conceptual plan drawing (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives.

The Applicant may submit copies of a larger version of the plan in addition to the 11" x 17" reduction;

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

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

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

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

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

_____ Project identification signs;

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

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

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

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

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

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

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

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

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

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

Development Review Committee (DRC) Application

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

Applicant Information

Property Address 816 Wisconsin
Applicant name Thomas H. Keefe
Applicant email johnham@keefeval Phone Number 262.248.4492
estate.com
Architect/Contractor/Designer Name Ken Ellen, McCormick & Ellen
Architect/Contractor/Designer Email _____ Phone Number _____

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

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 TBD
- Estimated daily water usage in gallons per day _____
- Estimated maximum water flow in gallons per minute _____
- Number of bathrooms 5
- 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 FRONT 5 BACK 3
- Water service size requirement _____

August 24, 2020

II Application Submittal

Written Description of the General Development describing the activities, buildings and structures

The applicant would like to operate a Bed and Breakfast at the property located at 816 Wisconsin Street in Lake Geneva, WI. Northern Waters, LLC, currently has an Offer to Purchase the land and buildings located on Wisconsin Street subject to approval of the General Development Plan for this location.

The land has 2 buildings at this time, both currently operated as multi-family rentals. The front home has both an upper and lower rental, and the rear building is also used as a current rental. The applicant would operate the entire property as a bed and breakfast, subject to all limitations of the current City of Lake Geneva Code and State Administrative Rules and Regulations. The applicant has requested the General Development Plan as the surface area ratio of the property will be exceeded based upon the number of parking stall which are needed for the bedroom count of the existing structure(s). However, we note that the parking already exists on the lot, it is currently gravel as opposed to the asphalt structure which we intend to use in the redevelopment.

Should the applicant receive approval for the General Development Plan, our architects, engineer and contractor would submit full plans for a restoration of the structure in excess of the current purchase price.

Site Plan

Attached herewith is a copy of the most recent survey for the property. Buyer does not ask for addition to the current site plan, and will exist within the building layouts as currently described on the survey. In fact, in order to accomplish the necessary parking, we will need to remove a portion of an old lean to porch in the rear structure which is currently in need of restoration/extensive repair.

Proposed General Development Plan

The current zoning for the land is Neighborhood Business, and Bed and Breakfast use is a conditional use within that district. Within 3 to 4 blocks of this location, there are 3 bed and breakfast locations further into local residential neighborhoods (Madison, Dodge and Center Street). Additionally, there are a number of Commercial Indoor Lodging uses which are operated as AirBnb style properties which are also within that same 3 to 4 blocks. They exist on Geneva St, Center St, Wisconsin St and Cook St.

The proximity to commercial zoning (contiguous and or north of 3 of the 4 sides) makes this use in conjunction with the current neighboring properties. The neighborhood has a high incidence of absentee owners/multi unit properties which will most likely benefit from this proposed use due to the large investment to be made.

III Justification

Comprehensive Plan Justification

I, II, III and IV

The General Development Plan use is in keeping with the desire to keep the neighborhood residential. Within that residential classification is the allowance for properties to be used as long term or short term rentals based upon approval of both the Plan Commission and the City Council.

The property is bordered by the east with Horticultural Hall, a historic venue operated by an Independent Board of Directors. Horticultural Hall is one of the most booked locations in Lake Geneva for weddings and special events. We believe the property's contiguous location would lend itself to our desired conditional use, being used as a family staging location for those special events.

The property is also bordered on the south and the north (albeit across the street) by Central Business District zoning. This may help to explain why no one has made the necessary investment to bring the property up to current standards as many renters do not choose to live full time directly surrounded by commercial business uses.

Removing the multi-family rental stock in Lake Geneva is not ideal. However, this home would require substantial upgrades to bring it up to par with other rentals within the area, and the costs would be prohibitive thereby making the finished rental prices also quite prohibitive. Based upon an approximate \$400,000 budget to completely renovate the 4000+ SF, the rents necessary to carry the assumed debt load would be in excess of \$2250/Unit and would not be considered affordable housing stock.

To approve the General Development Plan will allow the potential buyers to invest heavily in the property and expect that the Bed and Breakfast use will bring in sufficient cash flow to carry the debt level necessary for the purchase and renovations. Additionally, such a large investment will induce other neighboring properties to consider improvements which may also have gone unattended.

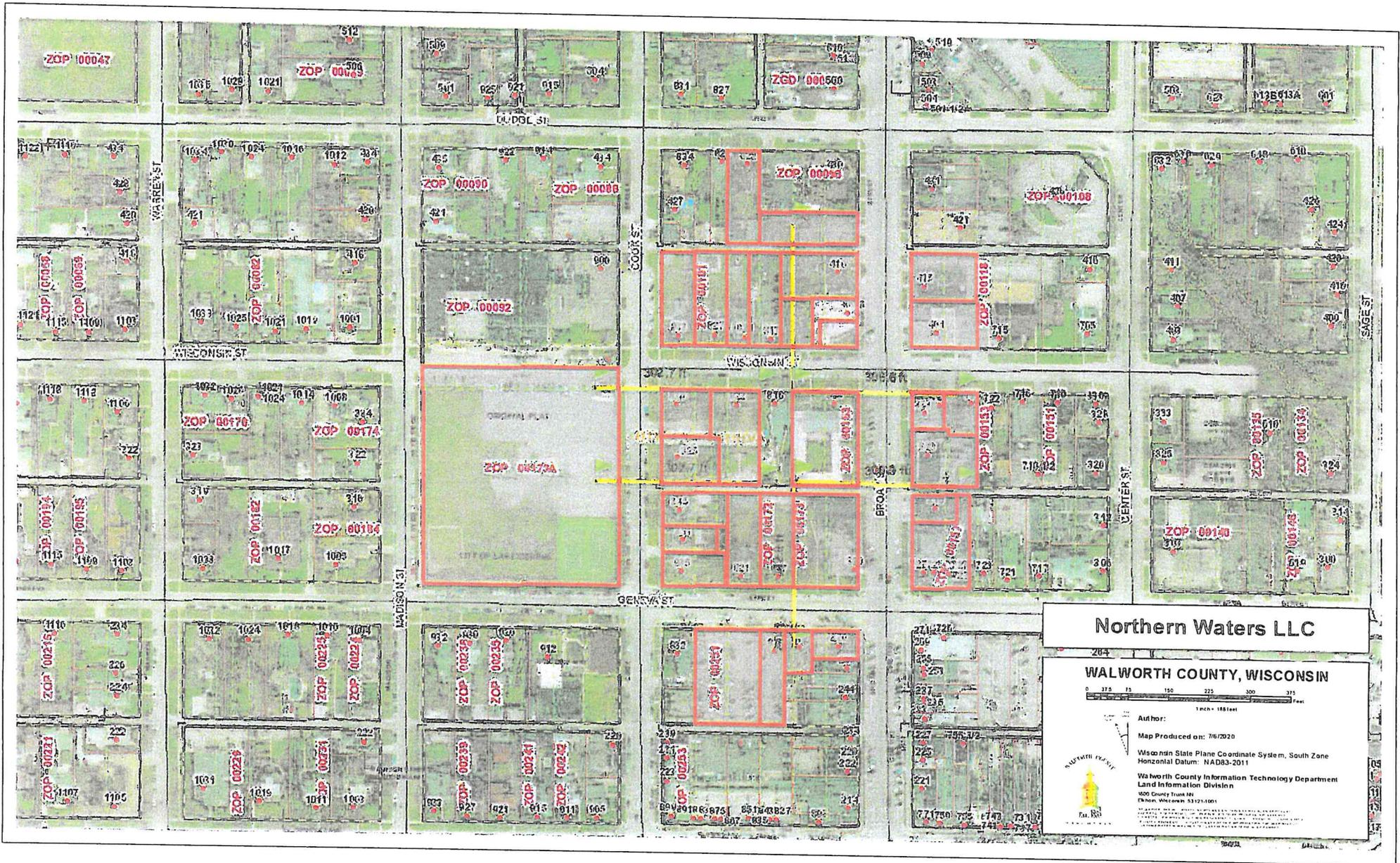
The entire block is largely populated with both Multi Unit residential (both of the buildings to the west are currently multi-use) and the remainder of the block is either owner occupied (both residential homes across the street are occupied as primary or second homes) or utilized as a rental by owners whose tax bills go to out of City locations.

The General Development Plans requirement of Conditional Use Approval of Bed and Breakfast does not have an adverse impact on the neighborhood. Where Bed and Breakfast locations have occurred in the City of Lake Geneva, the neighborhoods have not been adversely impacted in real estate valuations. There is not a general record of increased calls to City Departments because of the properly licensed establishments. Also, the State will require that they conform to all guidelines, rules and regulations of the proper State licensing authorities.

The General Development Plan and its required Conditional Use allows for the property to continue its residential zoning nature while keeping the current Neighborhood Business zoning classification. The Surface Area ratio coverage violation does not significantly change what is already existing on the property in the way of parking.

The GDP and Conditional Use approval will not put undue burden on the land nor the neighborhood. The site plan has been drawn up and is attached which provides all of the necessary off street parking for the property. The owners will comply with all Zoning requirements with the exception of SAR. No additional utilities not currently on site will be needed. The Use should not cause an increase in public agencies serving the property.

The potential benefits to the Use include additional property tax revenues for the City and other taxing authorities due to the purchase and improvements, and the additional room taxes collected to benefit both the City and the local tourism bureaus.



Northern Waters LLC

WALWORTH COUNTY, WISCONSIN

0 75 150 225 300 375
1 inch = 188 feet

Author:
Map Produced on: 7/6/2020

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

Walworth County Information Technology Department
Land Information Division
400 County Trunk Rd
Elkhart, Wisconsin 53121-1001



GAINES LIVING TRUST
111 W MONROE ST
CHICAGO, IL 60603-0300

SARAH B BROWN TRUST
442 BRIAR PL
LIBERTYVILLE, IL 60048

MICHAEL D SEBASTIAN
KATHLEEN M SEBASTIAN
6 VILLA VERDE DR, APT 209
BUFFALO GROVE, IL 60089

HANNA OLIVIA NELLIGAN
MICHAEL JOHN DURKAN
W3314 LAKE FOREST LN
LAKE GENEVA, WI 53147-4700

MARK C IMMER
JODEEN L IMMER
1423 S ROBERT DR
MT PROSPECT, IL 60056-5600

CHARLENE A KLEIN TRUST
PO BOX 912
LAKE GENEVA, WI 53147

GAINES LIVING TRUST
111 W MONROE ST
CHICAGO, IL 60603-0300

CITIZENS SQUARE LLC
W3567 700 CLUB DR
LAKE GENEVA, WI 53147

CITIZENS SQUARE LLC
W3567 700 CLUB DR
LAKE GENEVA, WI 53147

GAINES LIVING TRUST
111 W MONROE ST
CHICAGO, IL 60603-0300

STAZ INVESTMENTS LLC
PO BOX 1301
LAKE GENEVA, WI 53147-4700

ST FRANCIS BANK
C/O NATIONAL TAX SEARCH LLC
130 S JEFFERSON ST, STE 300
CHICAGO, IL 60661-6100

FIRST CHURCH OF CHRIST SCIENTIST
333 BROAD ST
LAKE GENEVA, WI 53147

FONTANA HOLDINGS LLC
281 KEYES AV
HAMPSHIRE, IL 60140-4000

LEE ENTERPRISES INC
4600 E 53RD ST
DAVENPORT, IA 52807-0700

GENEVA AREA FOUNDATION HORTICULT
330 BROAD ST
LAKE GENEVA, WI 53147

MDNG LLC
5229 S LAKESHORE DR
RACINE, WI 53403

VIRGIL WUTTKE
W3954 BRAY RD
ELKHORN, WI 53121

LESLIE HAGEN
DAVID MCCLENAHAN
1622 RAVINE DR
WINTHROP HARBOR, IL 60096-9600

DAWNA L FAIRBANKS TRUST
315 COOK ST
LAKE GENEVA, WI 53147-4700

BRIAN G YUNKER
311 COOK ST
LAKE GENEVA, WI 53147

BRIAN G YUNKER
311 COOK ST
LAKE GENEVA, WI 53147

TNT LLC
6597 DEERPATH RD
LAKE GENEVA, WI 53147-4700

CHURCH OF THE HOLY COMMUNION
320 BROAD ST
LAKE GENEVA, WI 53147

EPISCOPAL CHURCH
320 BROAD ST
LAKE GENEVA, WI 53147

MAPLE PARK
C/O CITY OF LAKE GENEVA
626 GENEVA ST
LAKE GENEVA, WI 53147

KOCOUREK PROPERTY HOLDINGS LLC
PO BOX 126
LAKE GENEVA, WI 53147-4700

STEVENS HAMILTON LLC
W4257 CRESCENT DR
LAKE GENEVA, WI 53147-4700

CITY OF LAKE GENEVA
626 GENEVA ST
LAKE GENEVA, WI 53147

CITY OF LAKE GENEVA
626 GENEVA ST
LAKE GENEVA, WI 53147

WISCONSIN STREET LLC
728 WISCONSIN ST
LAKE GENEVA, WI 53147-4700

323 BROAD LLC
PO BOX 901
WILLIAMS BAY, WI 53191-9100

ACCURATE	Property Record Card	PROLORE <small>COMPREHENSIVE ASSESSMENT SOFTWARE</small>
-----------------	-----------------------------	--

Parcel Number: ZOP 00164	Property Address: 816 WISCONSIN ST	Municipality: Lake Geneva City of
------------------------------------	--	---

Owner Name: NEWPORT PROPERTIES LLC 6411 MADELINE LN CALEDONIA WI 53108	Zoning: 2-Commercial	Land Use: Commercial	Date of Inspection
--	--------------------------------	--------------------------------	---------------------------

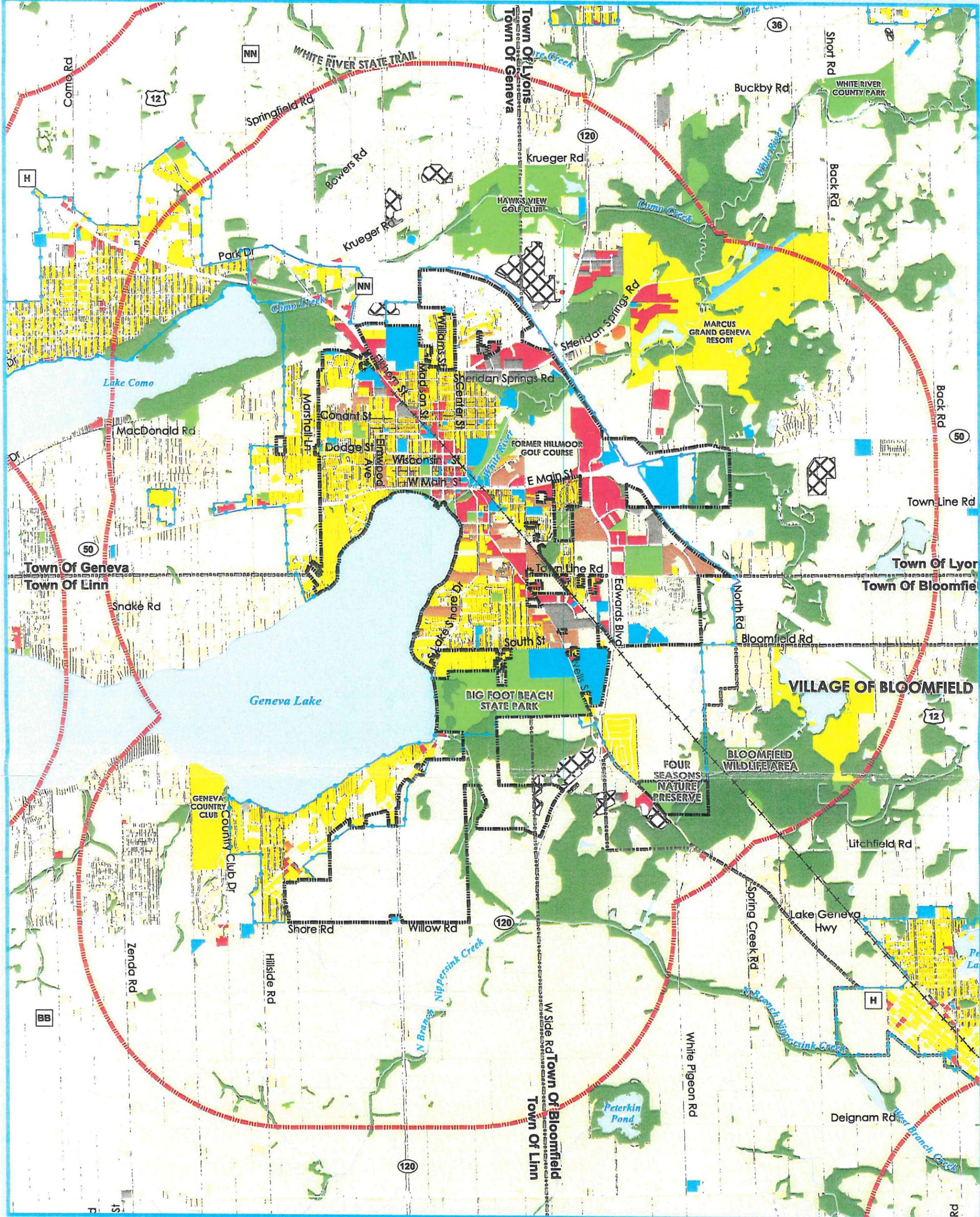
Property Photograph:	Legal Description: LOT 3 BLK 17 ORIGINAL PLAT CITY OF LAKE GENEVA
-----------------------------	---

Building Description	
Year Built:	Exterior Wall:
Building Type/Style:	Bedrooms:
Story:	Full Baths:
Grade:	Half Baths:
CDU/Overall Condition:	Room Count:
Interior Condition:	Basement Description:
Kitchen Condition:	Heating:
Bath Condition:	Type of Fuel:
	Type of System:

Commercial Information		
Business Name: MULTI RES/ Bldg 2 MULTI RES/ Bldg 2	Occupancy: 352-Apts under 3 Story 352-Apts under 3 Story	Year Built: 1910 1900
Square Footage: 1132 2917		

Square Footage / Attachments			
			Total Square Footage: 0
<u>Attachment Description(s):</u>		<u>Area:</u>	
<u>Feature Description(s):</u>		<u>Units:</u>	
Other Building Improvements			
<u>Structure Type:</u>	<u>Year Built:</u>	<u>Area:</u>	<u>Condition:</u> NA

Permit / Construction History						
<u>Date of Permit:</u> 2019-04-06	<u>Permit Number:</u> 20190512	<u>Permit Amount:</u> 1400	<u>Details of Permit:</u> 16-Other			
Ownership / Sales History						
<u>Date of Sale:</u> 1900-00-01	<u>Sale Amount:</u> 0	<u>Conveyance Type:</u>				
Land Data & Computations						
<u>Land Class</u>	<u>Total Square Footage:</u>	<u>Total Acreage:</u>	<u>Depth:</u>	<u>Actual Frontage:</u>	<u>Assessed Land Value:</u>	<u>Assessed Improvement</u>
Commercial	10454.4	0.24	0	0	\$108400	\$218200
Total Improvement Value					\$218200	
Total Land Value					\$108400	
Total Assessed Value					\$326600	



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

<ul style="list-style-type: none">  City of Lake Geneva  Other Municipal Boundaries  Urban Service Area Boundary  Extraterritorial Jurisdiction Boundary  Parcels  Surface Water  Abandoned Railroads 	<p>Land Use Categories</p> <ul style="list-style-type: none">  Agricultural, Open Lands, & Vacant  Single Family Residential (Unsewered)  Single Family Residential (Sewered)  Two-Family/Townhouse Residential  Multi-Family Residential  Commercial  Government & Institutional  Airport 	<ul style="list-style-type: none">  Private Recreation Facilities  Public Park & Recreation  Industrial  Extraction  Wetland  Right of Way
--	---	--



VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

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



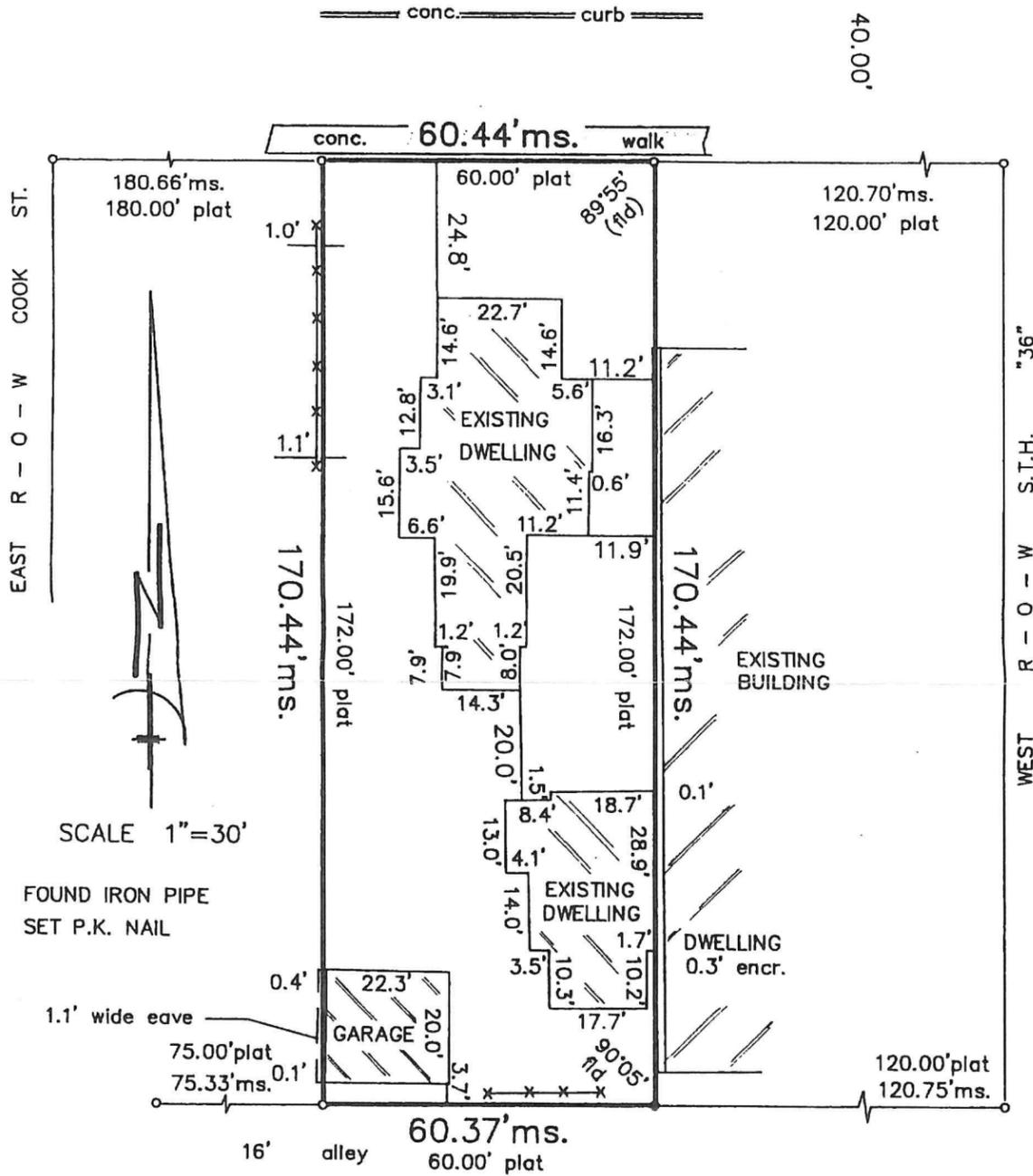


PLAT OF SURVEY
-OF-

LOT 3, BLOCK 17, ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF LAKE GENEVA, being a part of Section 36, Township 2 North, Range 17 East in the City of Lake Geneva, Walworth County, Wisconsin.

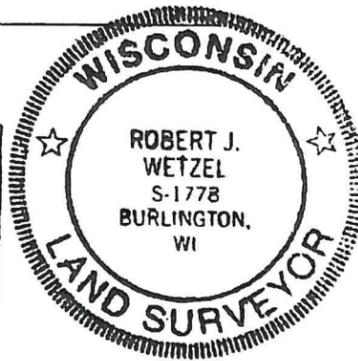
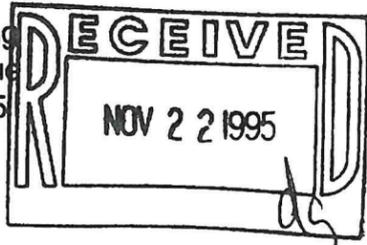
Survey For: Janie Larson Realty
Survey Location: 816 & 816 1/2 Wisconsin Street
Owner: Catherine Jeffers

— WISCONSIN — STREET —



B.W. SURVEYING

Land Surveys
Mapping And Planning
425 Milwaukee Avenue
Burlington, WI 53105
(414) 767-0225



"I hereby certify that I have surveyed the above described property and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments, if any."

"This survey is made for the use of the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto within one year from the date hereof."

THIS IS NOT AN ORIGINAL PRINT
UNLESS THIS SEAL IS RED

Robert J. Wetzel
ROBERT J. WETZEL
REGISTERED LAND SURVEYOR - 1778

10/6/95
DATE

2234
JOB NUMBER

30P-164

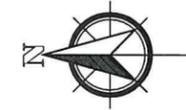
007-1615

LEGEND
 — FENCE
 Ⓞ POWER POLE

INSTALL SILT FENCE PRIOR TO ANY GROUND DISTURBING ACTIVITIES

ALL EQUIPMENT SHALL STAY ON HARD SURFACES. IF OFFSITE TRACKING OCCURS, IT MUST BE IMMEDIATELY SWEEPED AND PROPERLY DISPOSED OFF. CONSULT WITH ENGINEER AND CITY ZONING OFFICE IF TRACKING PAD WILL BE REQUIRED

RESTORE LAWN AREAS PER LANDSCAPING PLAN



WISCONSIN STREET

EXISTING PUBLIC PARKING STALLS

EXISTING WALKWAY

EXISTING WALKWAY

EXISTING STRUCTURE

EXISTING ADJACENT STRUCTURE

DEMO EXISTING SIDEWALK

SILT FENCE AROUND PERIMETER OF WORK AREA

EXISTING STRUCTURE

DEMO EXISTING PORCH AND FENCE

DEMO EXISTING GRAVEL

EXISTING ALLEY

DEMO GARAGE

EXISTING ADJACENT STRUCTURE

EXISTING ADJACENT PARKING

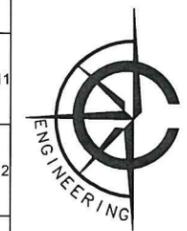
CLIENT



816 WISCONSIN STREET
 CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

SITE DEMO

SCHEMATIC



CARDINAL ENGINEERING LLC
 DESIGNING IN TRUE DIRECTIONS

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

NO.	REVISION DESCRIPTION	REV DATE

SCALE 1 IN 20 FT
 PROJECT NUMBER 20425
 DATE 8/7/2020
 PROJECT MGR RYAN CARDINAL, PE
 DRAWN BY RWC
 DESIGNED BY RWC

SHEET NUMBER

1 OF 3

LEGEND

	FENCE
	POWER POLE

IMPERVIOUS SURFACE CALCULATIONS:

EXISTING SITE:

LOT: 10,296.28 SF
 NORTH STRUCTURE: 1,760.87 SF
 SOUTH STRUCTURE: 904.14 SF
 GARAGE: 453.16 SF
 WALKWAYS/PORCHES: 960.36 SF
 GRAVEL SURFACE: 1,617.93 SF

TOTAL IMPERVIOUS: 4,746.46 SF (46% OF LOT)

PROPOSED SITE:

LOT: 10296.28 SF
 NORTH STRUCTURE: 1,760.87 SF
 SOUTH STRUCTURE: 716.89 SF
 WALKWAYS/PORCHES: 843.16 SF
 PROPOSED PARKING AREA: 2,778.34 SF

TOTAL IMPERVIOUS: 6,099.26 SF (59% OF LOT)

MINIMUM LANDSCAPE RATIO PER 98-304: 50%

WISCONSIN STREET

EXISTING PUBLIC PARKING STALLS

EXISTING WALKWAY

EXISTING WALKWAY

EXISTING STRUCTURE

RECONFIGURE STOOP AND STEPS AS NECESSARY

EXISTING STRUCTURE

PROPOSED PARKING

EXISTING ALLEY

EXISTING ADJACENT STRUCTURE

EXISTING ADJACENT PARKING

PARKING STALL STANDARDS

DIMENSIONS 98-704(6)(j)

90 DEGREE STALLS ORDINANCE PROPOSED

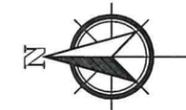
STALL WIDTH:	9'	9'
STALL DEPTH:	18.5'	18.5'
AISLE WIDTH:	26'	21.8'
WALL TO WALL:	44.5'	40.3'

45 DEGREE STALLS

STALL WIDTH:	9'	9'
PARALLEL TO AISLE:	12.7'	12.7'
STALL DEPTH:	18.5'	18.5'
AISLE WIDTH:	12'	16.4'
WALL TO WALL:	29.5'	29.5'

THROAT 98-704(7)(f): 25' 1' & 5'

PAVEMENT SETBACK 98-403 5' 2' & 5'



CLIENT



816 WISCONSIN STREET
 CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

SITE LAYOUT
 SCHEMATIC



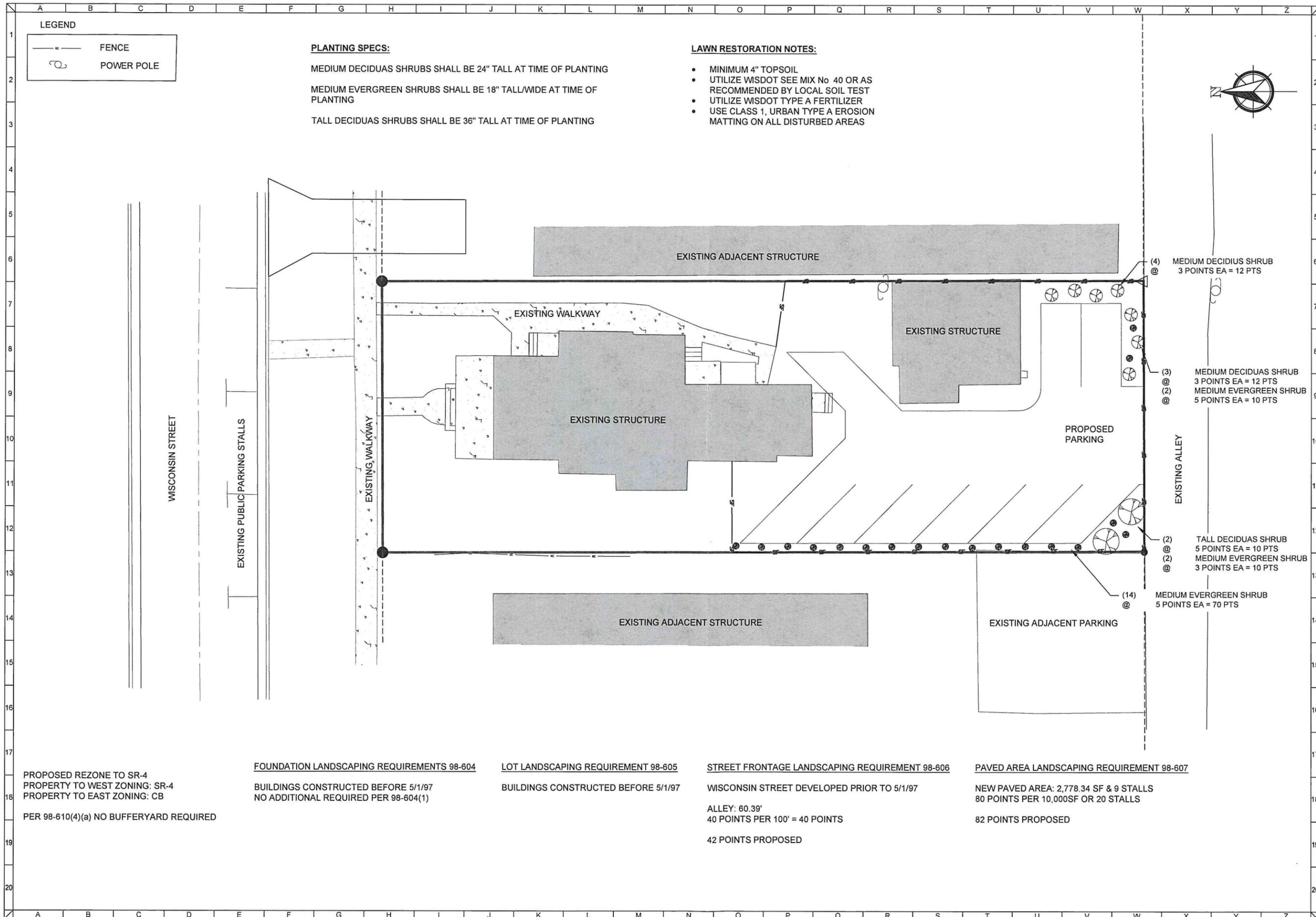
CARDINAL ENGINEERING LLC
 DESIGNING IN TRUE DIRECTIONS

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

NO.	REVISION DESCRIPTION	REV DATE

SCALE 1 IN=20 FT
 PROJECT NUMBER 20425
 DATE 8/7/2020
 PROJECT MGR RYAN CARDINAL, PE
 DRAWN BY RWC
 DESIGNED BY RWC

SHEET NUMBER



LEGEND

— FENCE

⊙ POWER POLE

PLANTING SPECS:

MEDIUM DECIDUAS SHRUBS SHALL BE 24" TALL AT TIME OF PLANTING

MEDIUM EVERGREEN SHRUBS SHALL BE 18" TALL/WIDE AT TIME OF PLANTING

TALL DECIDUAS SHRUBS SHALL BE 36" TALL AT TIME OF PLANTING

LAWN RESTORATION NOTES:

- MINIMUM 4" TOPSOIL
- UTILIZE WISDOT SEE MIX No 40 OR AS RECOMMENDED BY LOCAL SOIL TEST
- UTILIZE WISDOT TYPE A FERTILIZER
- USE CLASS 1, URBAN TYPE A EROSION MATTING ON ALL DISTURBED AREAS



CLIENT

816 WISCONSIN STREET

CITY OF LAKE GENEVA, WALWORTH COUNTY, WI

LANDSCAPING PLAN

SCHEMATIC



PROPOSED REZONE TO SR-4
PROPERTY TO WEST ZONING: SR-4
PROPERTY TO EAST ZONING: CB

PER 98-610(4)(a) NO BUFFERYARD REQUIRED

FOUNDATION LANDSCAPING REQUIREMENTS 98-604

BUILDINGS CONSTRUCTED BEFORE 5/1/97
NO ADDITIONAL REQUIRED PER 98-604(1)

LOT LANDSCAPING REQUIREMENT 98-605

BUILDINGS CONSTRUCTED BEFORE 5/1/97

STREET FRONTAGE LANDSCAPING REQUIREMENT 98-606

WISCONSIN STREET DEVELOPED PRIOR TO 5/1/97

ALLEY: 60.39'
40 POINTS PER 100' = 40 POINTS

42 POINTS PROPOSED

PAVED AREA LANDSCAPING REQUIREMENT 98-607

NEW PAVED AREA: 2,778.34 SF & 9 STALLS
80 POINTS PER 10,000SF OR 20 STALLS

82 POINTS PROPOSED

NO.	REVISION DESCRIPTION	REV DATE

SCALE 1 IN 20 FT

PROJECT NUMBER 20425

DATE 8/7/2020

PROJECT MGR RYAN CARDINAL PE

DRAWN BY RWC

DESIGNED BY RWC

SHEET NUMBER

MEMORANDUM

To: City of Lake Geneva
From: Mike Slavney, FAICP, City Planner
Date: August 12, 2020
Re: An Introduction to the Requested 2020 Amendments to the City of Lake Geneva Comprehensive Plan

Introduction

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

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

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

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

Proposed 2020 Amendments to the Comprehensive Plan:

Two Amendments to the Future Land Use Maps are Proposed:

(See attached Map 5b Central City Area Coverage):

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

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

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

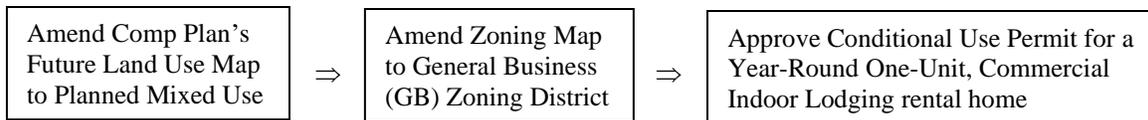
granted, this change to the Zoning Map would in-turn enable the property owner to apply for a conditional use permit to allow the conversion of the current Bed & Breakfast land use to a year-round vacation rental home as a one-unit Commercial Indoor Lodging facility.

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

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

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

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



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

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

City Planner's Analysis

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

Planner's Analysis of 429 South Lakeshore Drive

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

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

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

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

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

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

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

Planner’s Recommendation

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

Planner's Analysis of 930 Marshall Street

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

1) Pattern of Existing Land Uses on and around 930 Marshall Street							
Single-Family Dwelling	Single-Family Dwelling	Single-Family Dwelling	Single-Family Dwelling	Lake Geneva Massage Therapy	Single-Family Dwelling	WILLIAMS STREET	
<i>MARSHALL STREET</i>							
Vacation Rental Home	Single-Family Dwelling	Single-Family Dwelling	Associated Bank with drive-through				
Dunn Lumber Warehouse in old rail corridor		Kwik Trip					

2) Pattern of Zoning Districts on and around 930 Marshall Street							
SR-4 Single-Family Residential	SR-4 Single-Family Residential	SR-4 Single-Family Residential	SR-4 Single-Family Residential	NB Neighborhood Business	GB General Business	WILLIAMS STREET	
<i>MARSHALL STREET</i>							
GB General Business	SR-4 Single-Family Residential	SR-4 Single-Family Residential	NB Neighborhood Business				
GI General Industrial	Planned Development Based on General Business						

3) Pattern of Future Land Use Map Categories on and around 930 Marshall Street							
Single Family	Single Family	Single Family	Central Business District	Central Business District	Central Business District	WILLIAMS STREET	
<i>MARSHALL STREET</i>							
Neighborhood Mixed Use	Neighborhood Mixed Use	Neighborhood Mixed Use	Central Business District				
Central Business District		Central Business District					

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

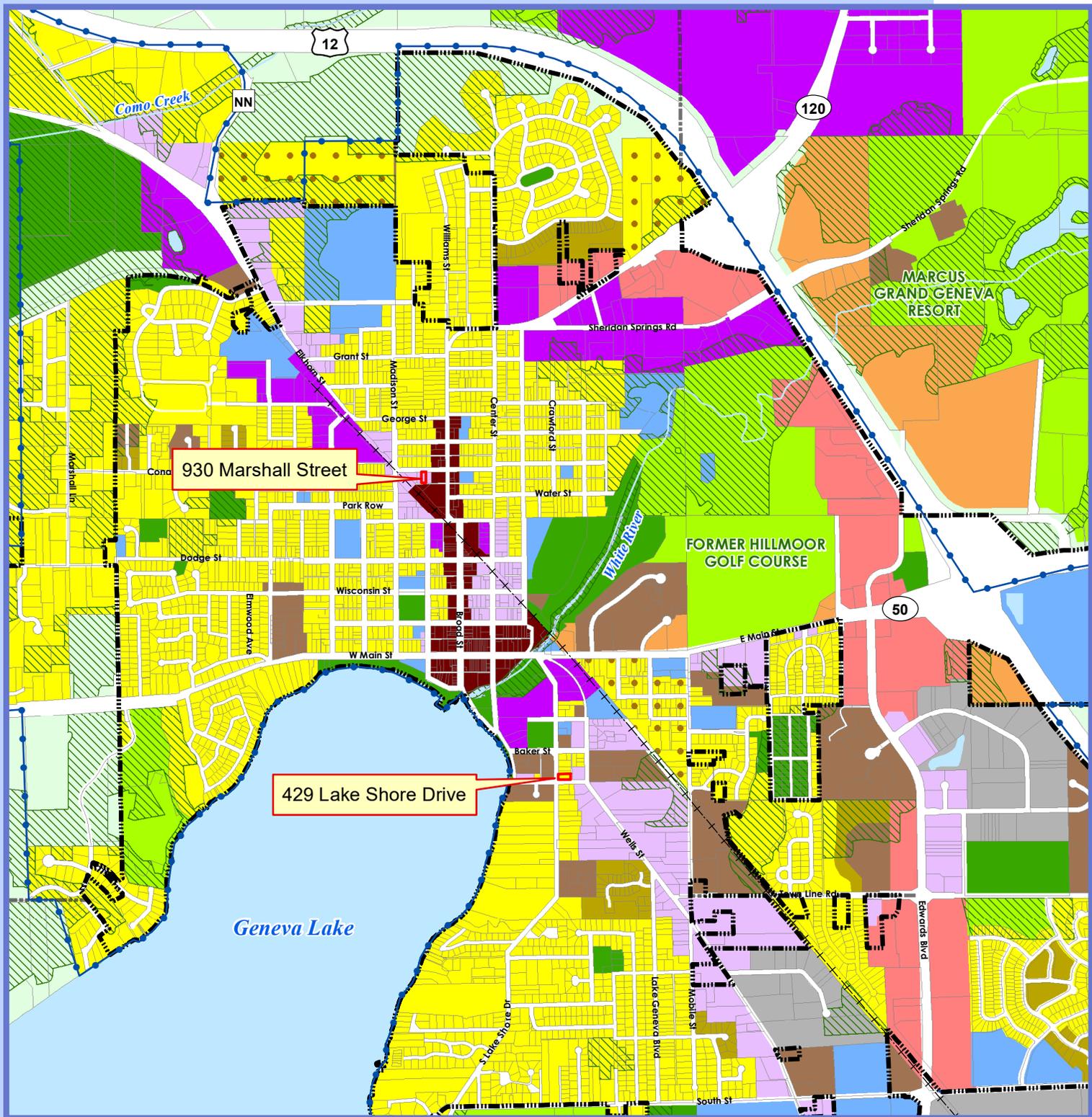
Diagram 2 depicts the pattern of *zoning districts* in and around the subject property (shown in bold font). The zoning designations match the existing land use pattern on the three east-west bands. The south side of Marshall Street has SR-4 Single-Family Residential zoning on the subject property and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

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

Planner's Recommendation

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

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



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

Land Use Categories

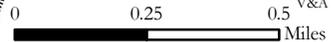
- Agricultural & Rural
 - Single Family Residential - Exurban
 - Single Family Residential - Urban
 - Two-Family/Townhouse Residential
 - Multi-Family Residential
 - Planned Neighborhood
 - Neighborhood Mixed Use
 - Planned Office
 - Planned Business
- *Each "Planned Neighborhood" may include a mix of:
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

- Central Business District
 - Planned Mixed Use
 - Planned Industrial
 - General Industrial
 - Institutional & Community Services
 - Private Recreation Facilities
 - Public Park & Recreation
 - Environmental Corridor
- *Each "Planned Mixed Use Area" may include mix of:
1. Planned Office
 2. Multi-Family Residential
 3. Institutional & Community Services
 4. Planned Business

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

- Parcels
- Surface Water
- Abandoned Railroad

DRAFT



VANDEWALLE & ASSOCIATES INC.
 Shaping places, shaping change
 Date: August 12, 2020
 Adopted: January 8, 2020
 Source: SEWRPC, Walworth County LJO, WisDNR, V&A

CITY OF LAKE GENEVA
APPLICATION FOR AMENDMENT TO THE COMPREHENSIVE PLAN

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

PART A: AMENDMENT REQUEST

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

Please check all that apply:

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

PART B: CONTACT INFORMATION

APPLICANT:

Name (Person OR Firm): FYF LLC Address: N3102 GRANDVIEW DR. L.G. 5314
Email Address: lakegenexapremiumrentals@gmail.com Daytime Telephone: 920-723-1317

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

Name: L Erdman Signature: L Erdman
LETITIA BENNETT ERDMAN

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

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

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

BRIEF DESCRIPTION OF THE PROPOSED AMENDMENT REQUEST:

TO CHANGE ZONING TO OBTAIN COMMERCIAL LODGING LICENSE

CURRENT ZONING:

Zoning District: MR8

FUTURE PROPOSED USE (be specific)

PB

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

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

4. Is there any additional information that the City of Lake Geneva should consider in its evaluation of this request? *Please consider my 4 years of unblemished business at this location. I am completely invested in this community with another vacation tourist rooming house (THE DOWNTOWNER) on Main St and (HOUSE IN THE WOOD*

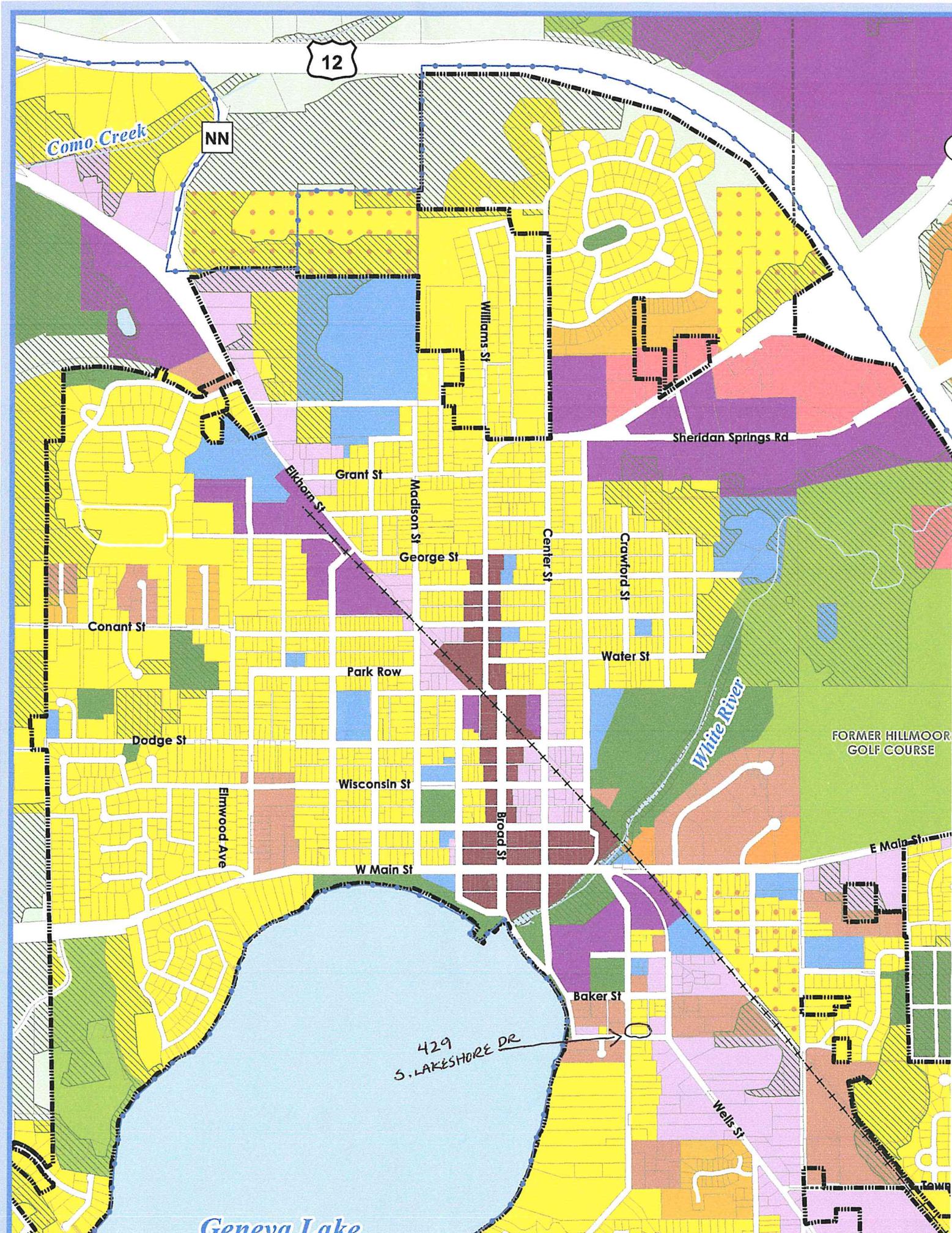
PART E: Please describe below (or on a separate sheet) what your specific request for a Comprehensive Plan amendment is. Provide any necessary maps, charts, or other supporting data as needed, including conceptual development plans (if applicable). Applicant also **MUST ATTACH** a redline/strikeout of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

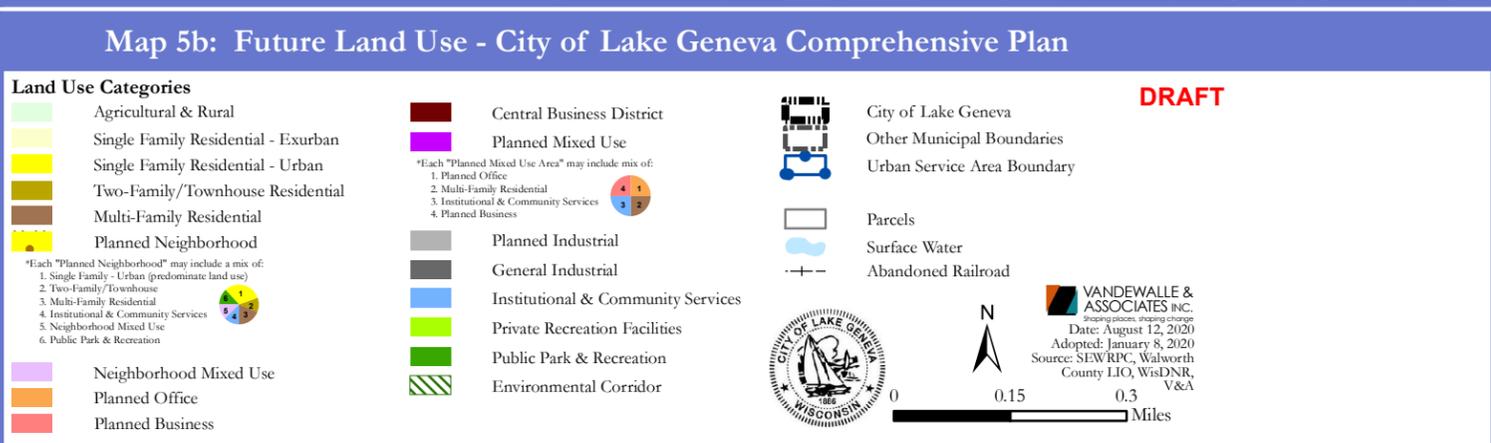
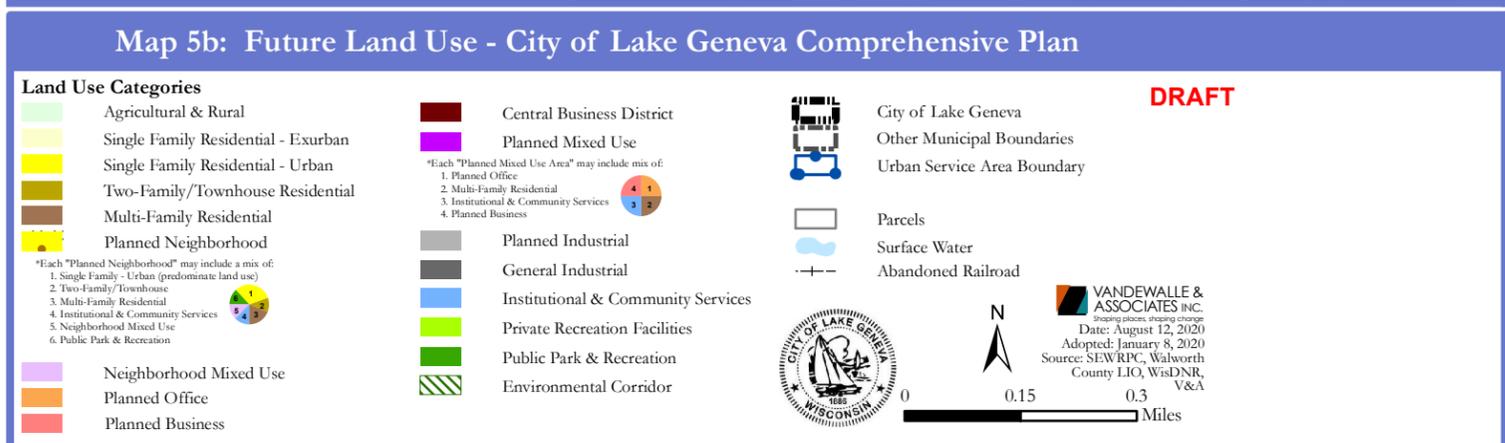
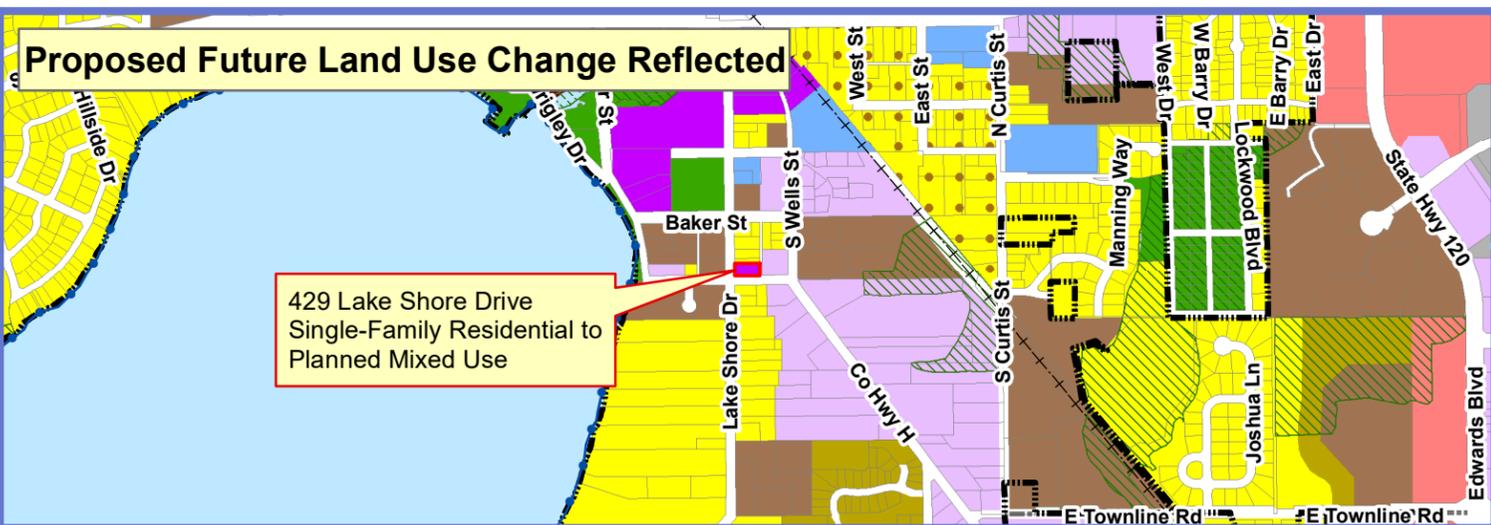
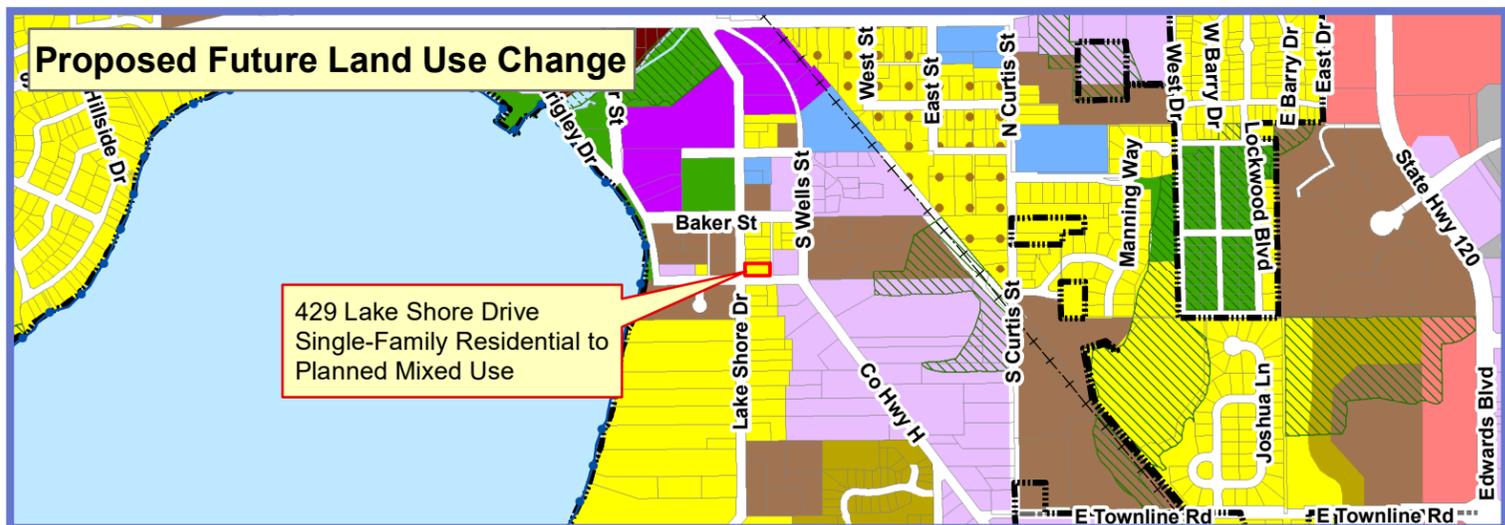
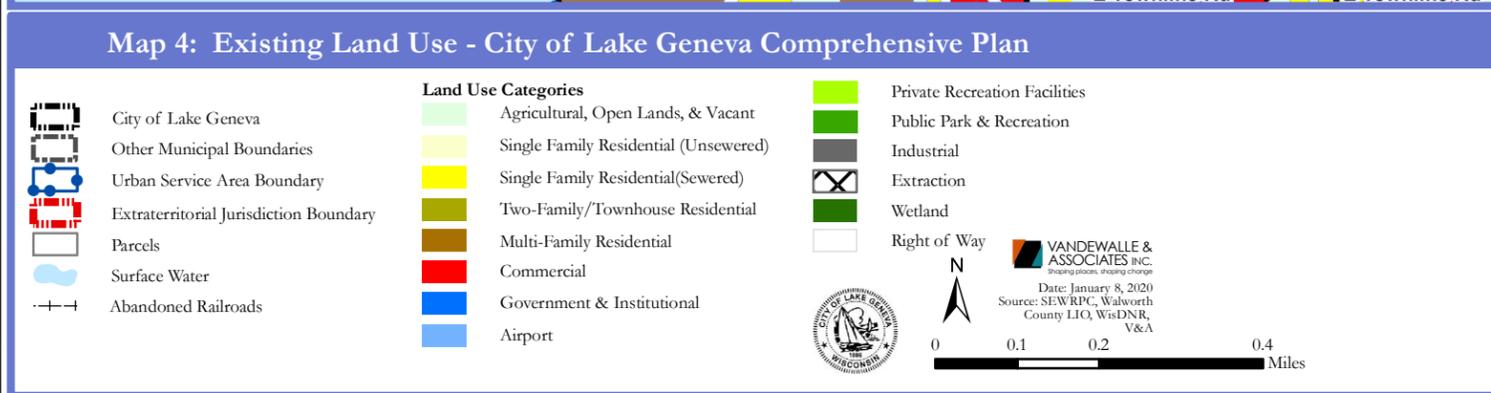
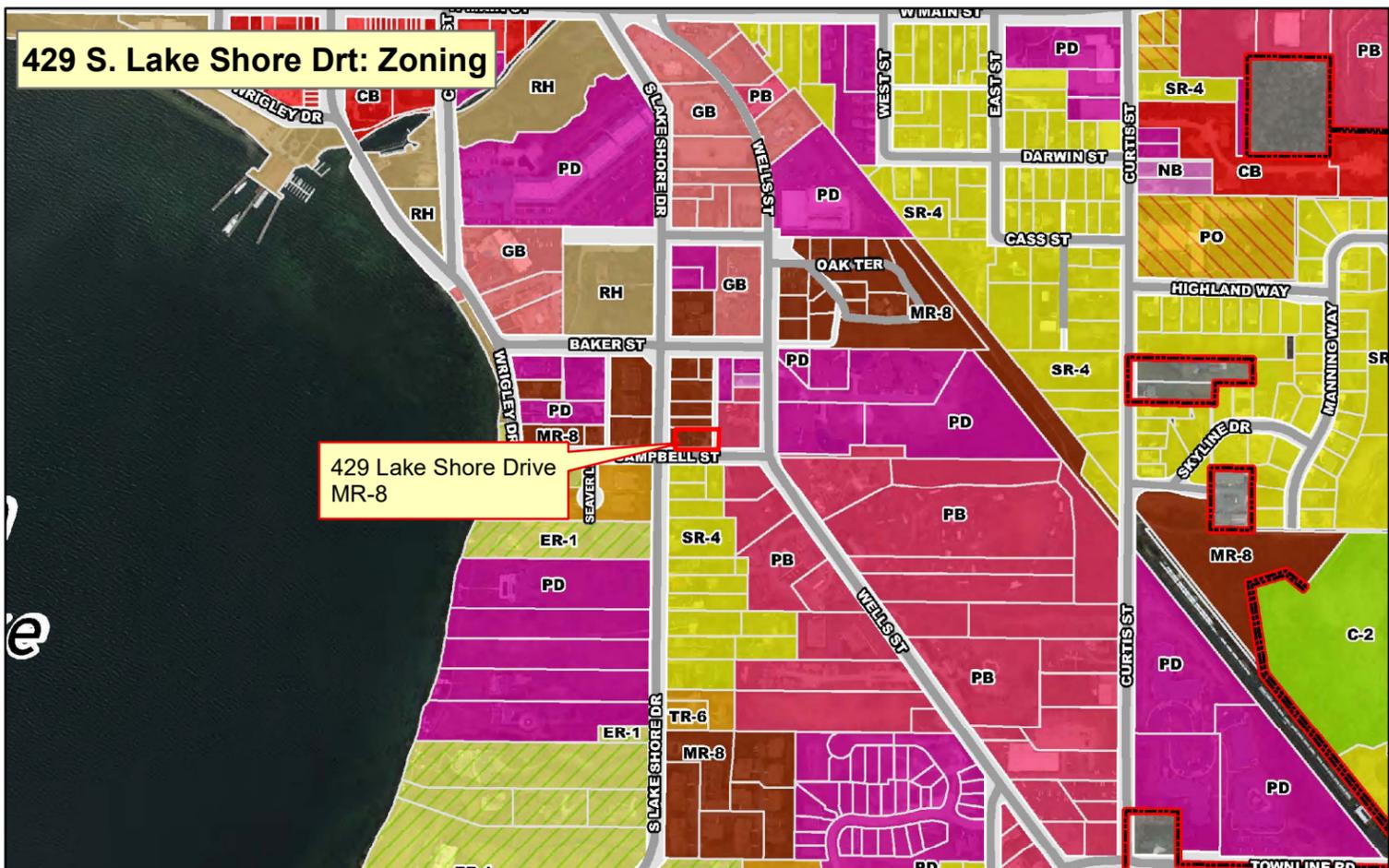
[Signature]
Signature of Applicant(s)

6/26/20
Date

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

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





CITY OF LAKE GENEVA
APPLICATION FOR AMENDMENT TO THE COMPREHENSIVE PLAN

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

PART A: AMENDMENT REQUEST

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

Please check all that apply:

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

PART B: CONTACT INFORMATION

APPLICANT:

Name (Person OR Firm): BETHANY SOUZA Address: 997 S. LAKE SHORE DR.
Email Address: BETHANY@HISTORICINNOVATORS.COM Daytime Telephone: 815-482-2782

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

Name: BETHANY SOUZA Signature: 

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

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

Parcel Number: ZRA 00031 Address: 930 MARSHALL ST.

BRIEF DESCRIPTION OF THE PROPOSED AMENDMENT REQUEST:

TO CHANGE CURRENT COMPREHENSIVE PLAN ZONING TO REFLECT NEIGHBORING AND CONTIGUOUS PROPERTIES WHICH ARE CURRENTLY GB - 930 MARSHALL IS STILL SR4
CURRENT ZONING:
Zoning District: SR4

FUTURE PROPOSED USE (be specific)

Winter Residence + Summer Vacation Rental

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

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

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

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

it makes the CURRENT Comprehensive Plan Cohesive to neighboring + contiguous properties

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

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

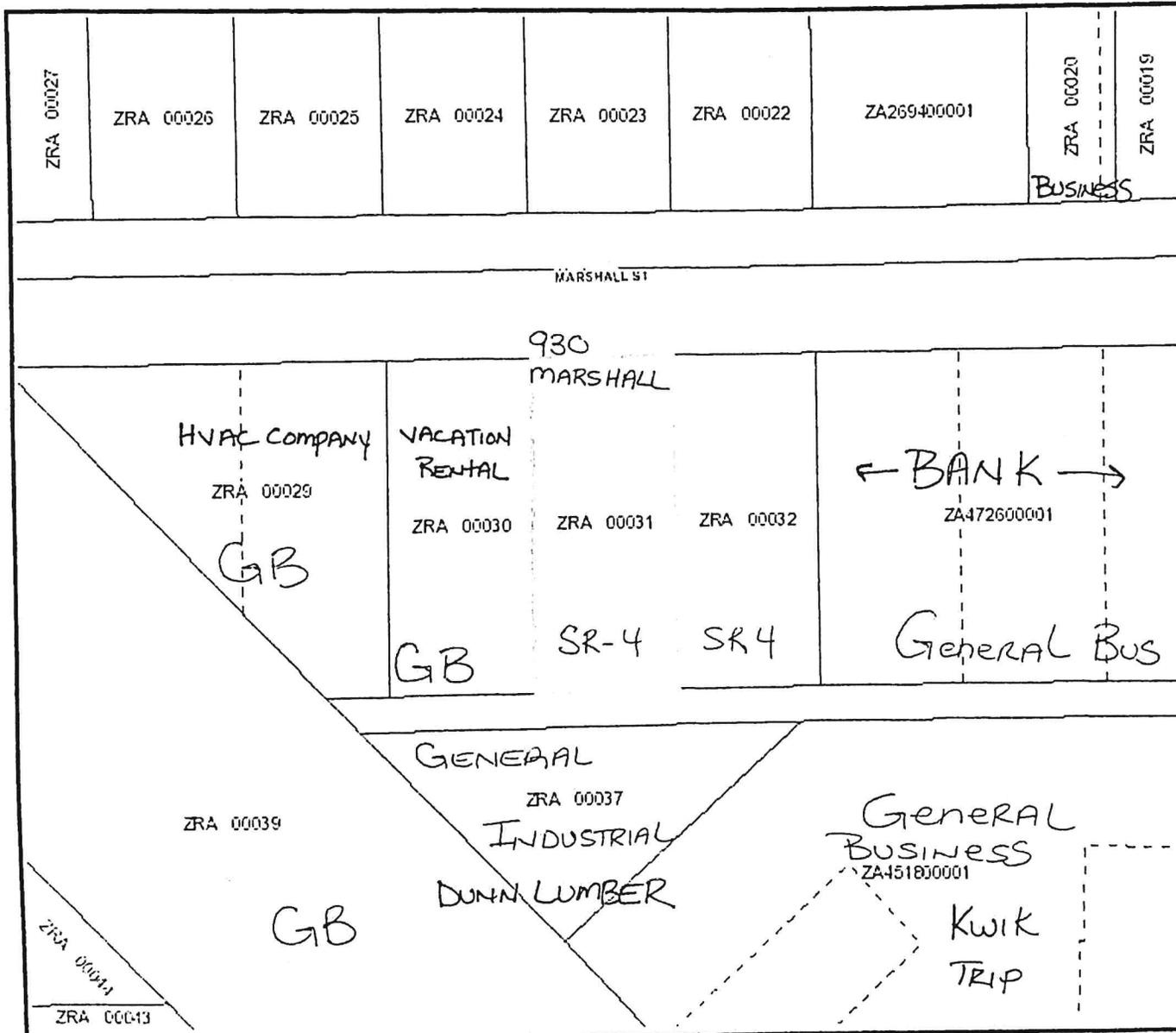
PLEASE Review the map AND SURROUNDING PARCELS USE Residential property contiguous to WEST + South both GB AS well AS Kwik TRIP which BORDERS the CORNER of my Property

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

930 MARSHALL IS CURRENTLY SR-4 it IS SURROUNDED BY commercial property INCLUDING Kwik TRIP, DUNN LUMBER + VACATION Rental my Request IS for it to Conform to SURROUNDING PARCELS and Be Changed to GB

[Signature]
Signature of Applicant(s)

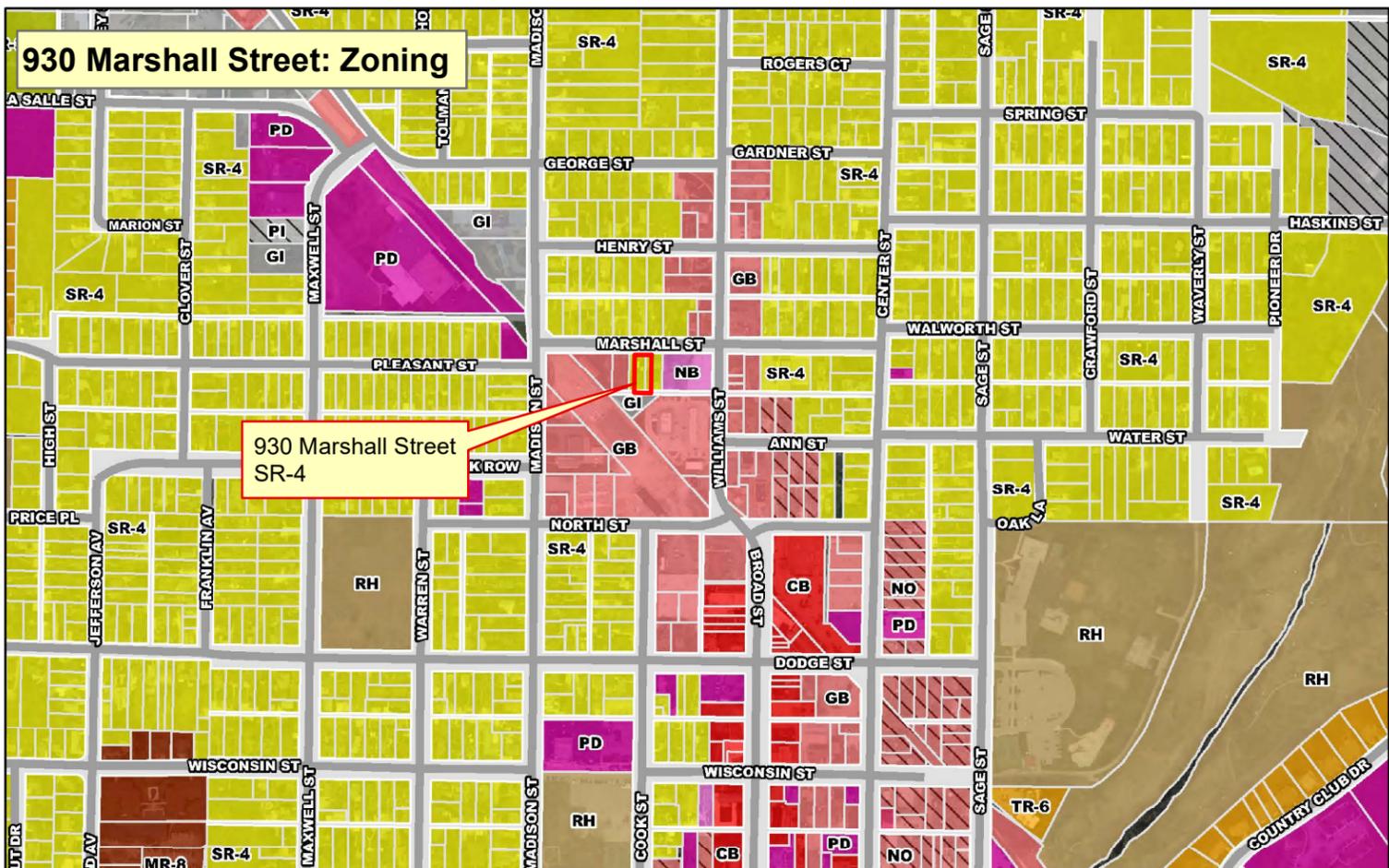
6-30-20
Date



Municipal
Parcel Numb
School Distr
Zoning Distr

Owner Nan
Owner Name
Mailing Addre

2018 Valuation Information



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

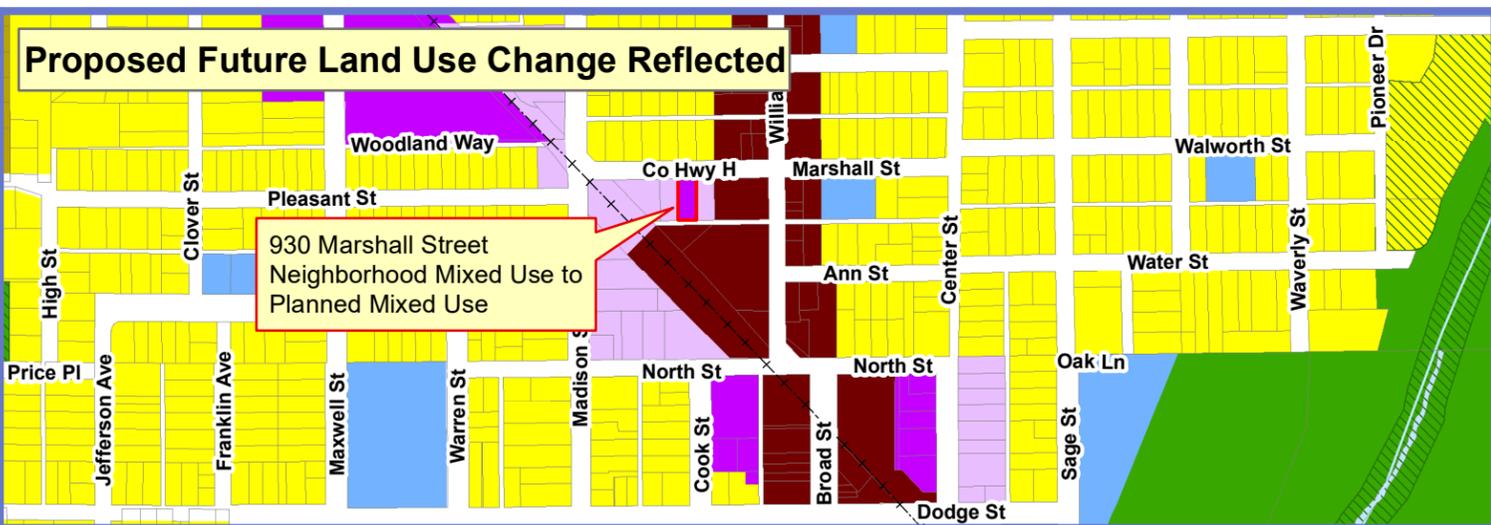
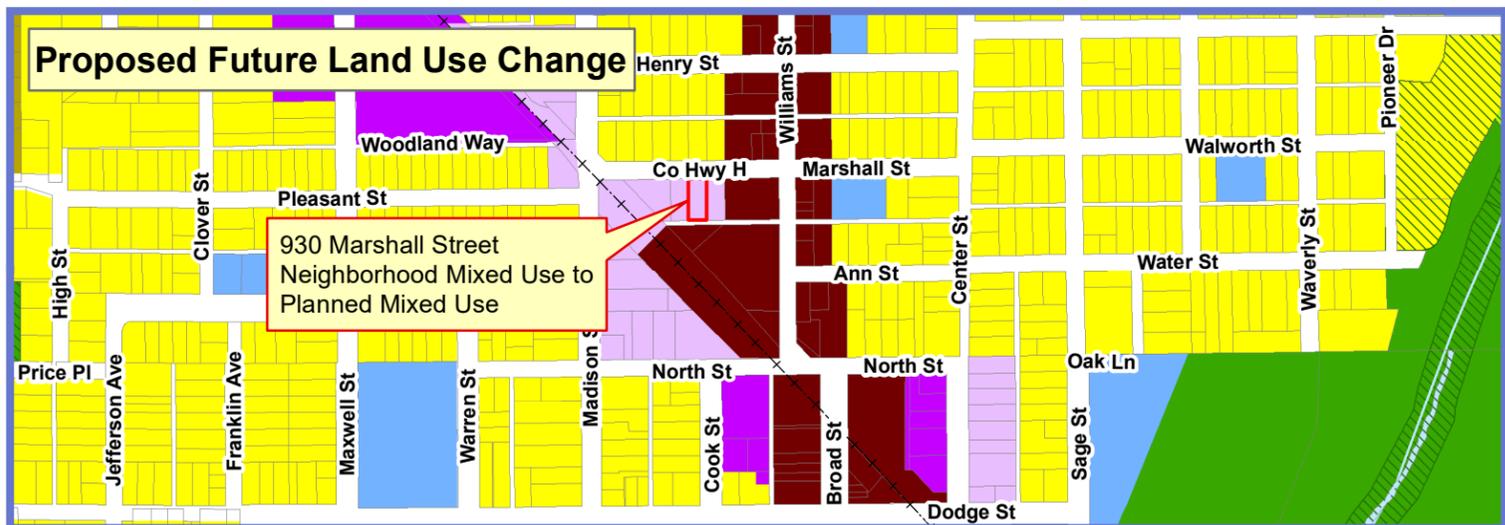
Land Use Categories

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

City of Lake Geneva
 Other Municipal Boundaries
 Urban Service Area Boundary
 Extraterritorial Jurisdiction Boundary
 Parcels
 Surface Water
 Abandoned Railroads

Scale: 0, 0.05, 0.1, 0.2 Miles

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



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
- Central Business District
- Planned Mixed Use
- Planned Industrial
- General Industrial
- Institutional & Community Services
- Private Recreation Facilities
- Public Park & Recreation
- Environmental Corridor
- Neighborhood Mixed Use
- Planned Office
- Planned Business

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

Scale: 0, 0.085, 0.17 Miles

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

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
- Central Business District
- Planned Mixed Use
- Planned Industrial
- General Industrial
- Institutional & Community Services
- Private Recreation Facilities
- Public Park & Recreation
- Environmental Corridor
- Neighborhood Mixed Use
- Planned Office
- Planned Business

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

Scale: 0, 0.085, 0.17 Miles

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

**CITY OF LAKE GENEVA
APPLICATION FOR AMENDMENT TO THE COMPREHENSIVE PLAN**

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

PART A: AMENDMENT REQUEST

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

Please check all that apply:

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

PART B: CONTACT INFORMATION

APPLICANT:

Name (Person OR Firm): CHRISTINE QUINN Address: 435 Maxwell St.
Email Address: CHRISTINE@CHRISTINEJQUINN.COM Daytime Telephone: 312-288-5669

PROPERTY OWNER: (if different from Applicant) MY SIGNATURE INDICATES THAT I AUTHORIZE AND AGREE WITH ALL ASPECTS OF THIS REQUEST: owner as of 9/18/2020

Name: CHRISTINE J QUINN Revocable Trust Signature: Christine J. Quinn

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

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

Parcel Number: ZRA 00031 Address: 930 Marshall St.

BRIEF DESCRIPTION OF THE PROPOSED AMENDMENT REQUEST:

Change current Comprehensive plan zoning to reflect neighboring and contiguous properties which are currently BB - 930 Marshall is still SR4

CURRENT ZONING:

Zoning District: SR 4

FUTURE PROPOSED USE (be specific)

Residence for son + vacation rental

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

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

It will be conforming to neighboring & contiguous properties.

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

It makes the current Comprehensive Plan cohesive to neighboring & contiguous properties

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

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

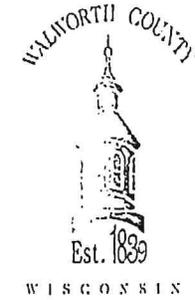
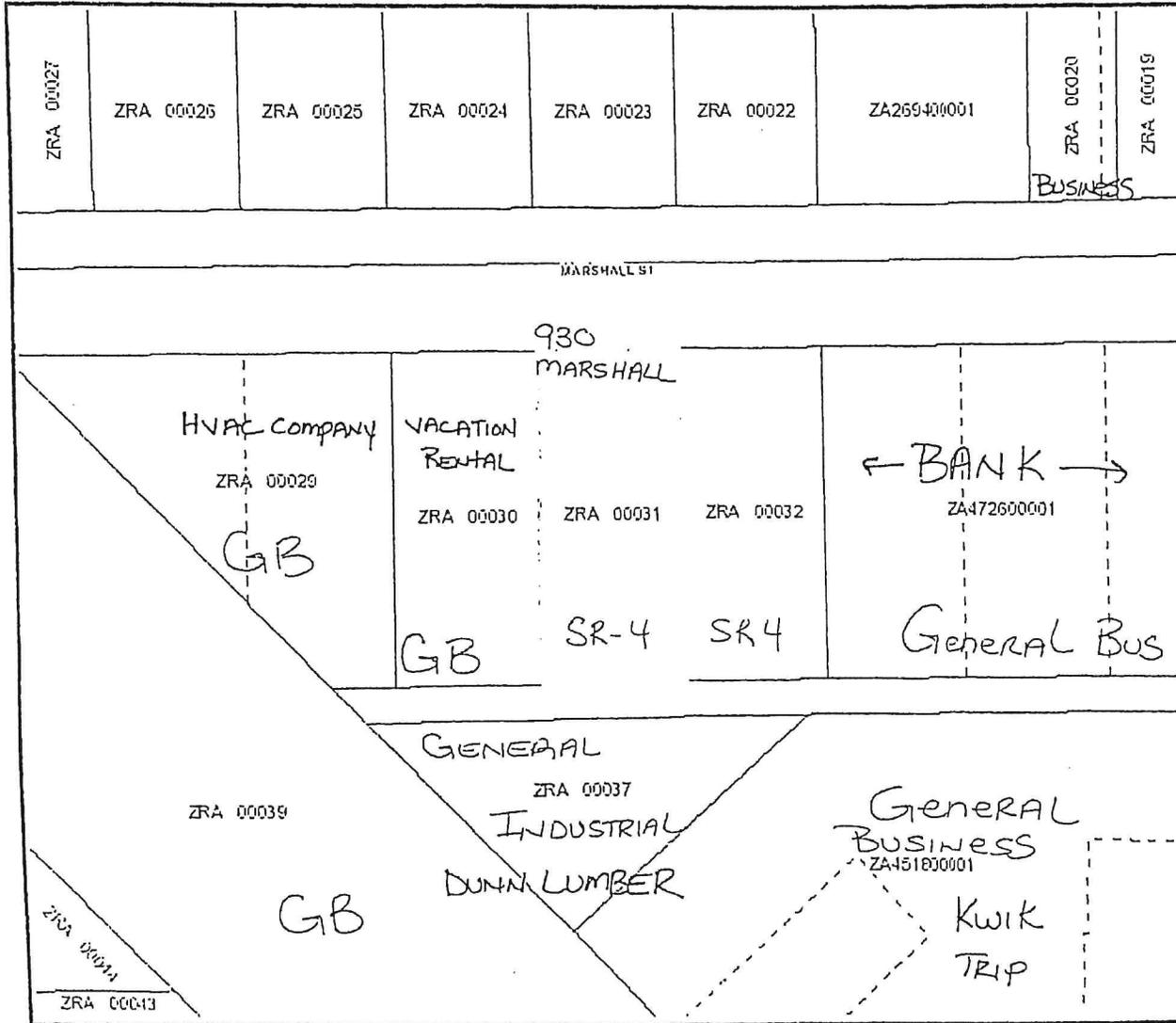
Please review the map and surrounding parcels use. Current property is surrounded on West & South w/ GB zoned parcels.

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

930 Marshall is currently SR-4 & is surrounded by commercial property including Kwik Trip, Dunn Lumber + vacation rental. Request is to conform to surrounding parcels & be changed to GB.

Christine J. [Signature]
Signature of Applicant(s)

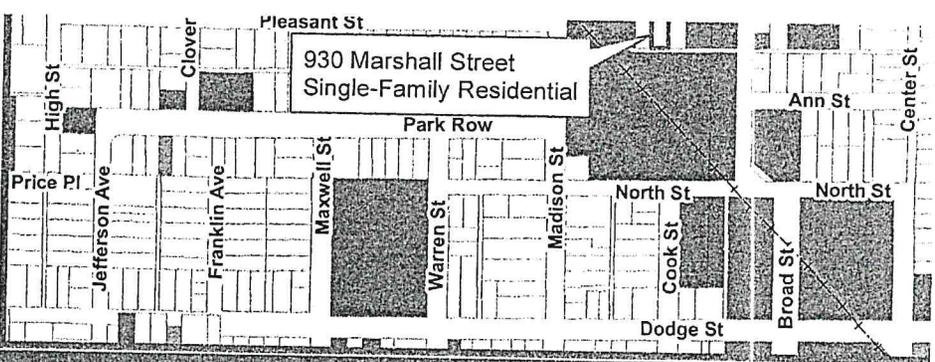
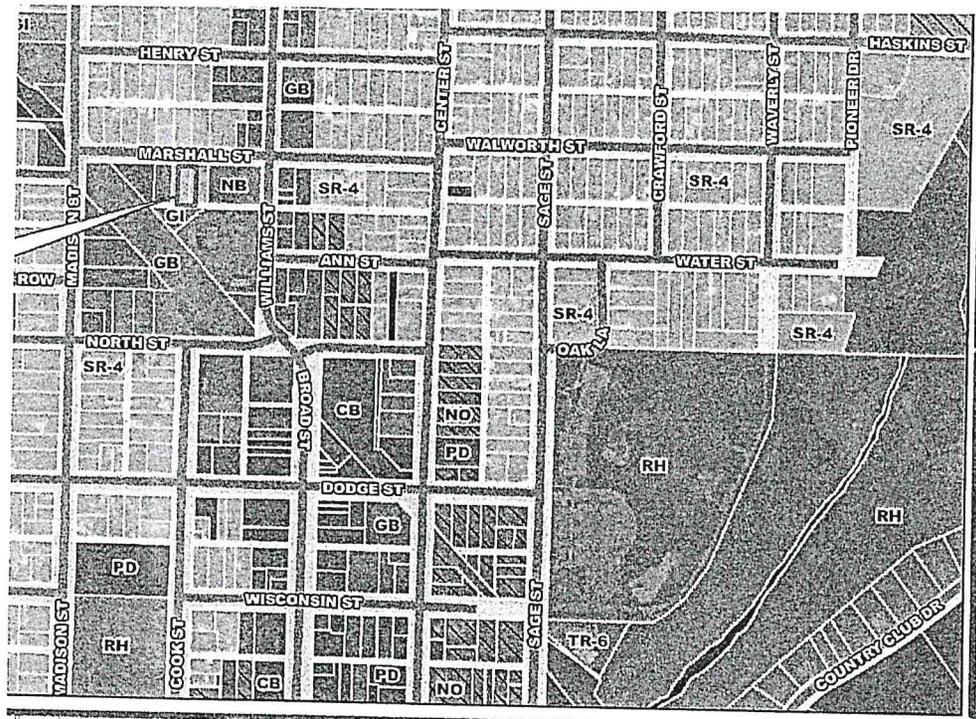
9/6/2020
Date



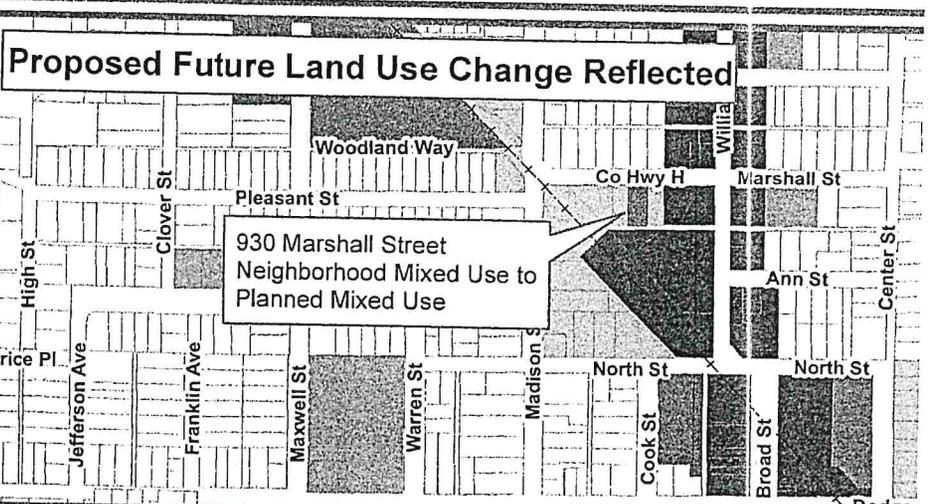
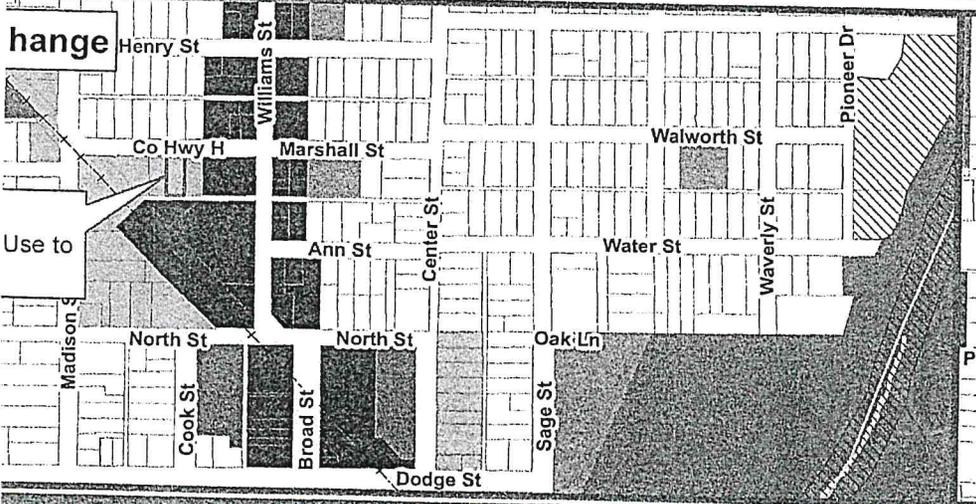
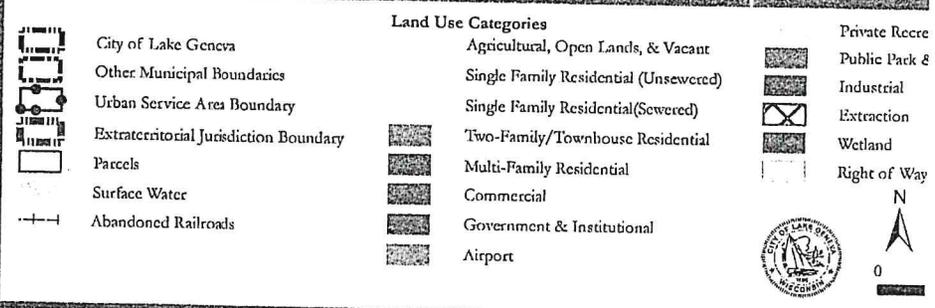
Municipal
Parcel Number
School District
Zoning District

Owner Name
Owner Name
Mailing Address

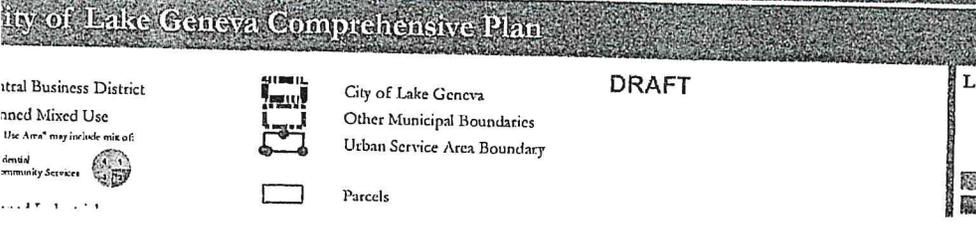
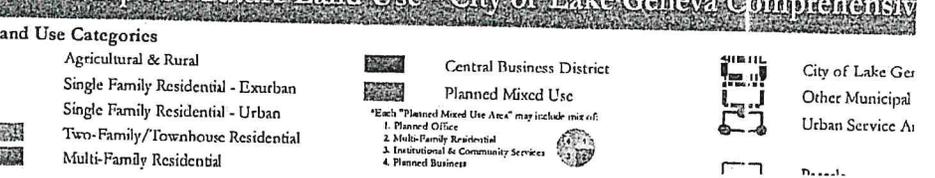
2018 Valuation Information



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



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



DRAFT

PUBLIC PARTICIPATION STRATEGY AND PROCEDURES FOR BOTH THE REGULAR AND UNIQUE CONSIDERATION OF 2020 AMENDMENTS TO CITY OF LAKE GENEVA COMPREHENSIVE PLAN

Introduction

A key required component of Section 66.1001 of Wisconsin Statutes—the State’s comprehensive planning legislation—is actively involving community stakeholders as each local comprehensive plan is being developed, updated, or amended. Public participation helps to ensure that the resulting comprehensive plan accurately reflects the vision, goals, and values of citizens of the community.

Section 66.1001(4)(a) of Wisconsin Statutes requires the City of Lake Geneva to adopt, by resolution, written procedures designed to foster public participation at every stage in the preparation or subsequent amendment of its comprehensive plan. The written procedures must provide for wide distribution of the comprehensive plan, an opportunity for the public to submit written comments on the plan, and provisions for local response to such comments.

This document meets this statutory requirement. It serves as the procedures that will be used to consider and potentially adopt amendments to the City of Lake Geneva Comprehensive Plan under both a regular Plan review process, as well as in the instance of responding to a unique Plan amendment circumstance.

Major Goals of Public Participation Strategy

- Provide opportunities for people to participate in processes to consider and adopt amendments to the City’s comprehensive plan.
- Adopt plan amendments that reflect the ideas, desires, and objectives of most residents and property owners.
- Meet both the letter and spirit of Wisconsin’s comprehensive plan legislation.
- Use the City’s Plan Commission as a foundation for guiding the plan amendment process.
- Recognize that the goals expressed above must be balanced with the need to complete the comprehensive plan amendments within a reasonable timeframe.

Selected Public Participation Techniques

The City will, at a minimum, use the following techniques to obtain public input during the plan amendment process:

- Assure that all Plan Commission and City Council meetings to consider and adopt amendments are open to the public, and are noticed as required by state open meeting regulations.
- Provide an opportunity at each public meeting held on the plan amendments for public comment. Some meetings will be particularly meant to encourage wide participation from the public. Other meetings are intended to be work sessions for the Plan Commission, City Council, or some combination. The public comment period will be provided at either the beginning or end of each public meeting, or at one or more other parts of the meeting at the discretion of the Plan Commission or City Council. This will allow the Commission or Council to concentrate on completing tasks without interruption, while still allowing the public an appropriate chance to observe and comment.
- Hold at least one formal public hearing on the proposed comprehensive plan amendments and the adopting ordinance prior to adoption. All members of the public will have an opportunity to

present testimony and offer comments at the public hearing. The public hearing will be noticed and held per the requirements of Wisconsin Statutes, Section 66.1001.

Opportunities for Comments/Responses on Draft Comprehensive Plan Amendments

The City will have available copies of draft plan amendment materials at City Hall and the Library during normal business hours, in addition to being posted on the City's website. The City will also provide copies of the draft and final plan amendments to adjacent and overlapping governments and non-metallic mineral interests as required by statute, and to members of the participating public as requested. The City may charge for public copies an amount equal to the costs of time and materials to produce such copies.

Public comments will be solicited and responded to at every stage of the plan amendment process. Written comments on the comprehensive plan amendments may also be delivered, mailed, faxed, or e-mailed to the City Clerk. The City will respond to written comments via mail, e-mail, fax, telephone, meeting, and/or through consideration of appropriate changes to the comprehensive plan, or to the proposed amendments to the comprehensive plan.

City of Lake Geneva: 2020 Annual Comprehensive Plan Amendment Process

Activity	May	June	July	August	Sept.	Oct.	Nov.
Plan Commission Announces the Opening of the Plan Amendment Process, and Reviews the Draft Public Participation Plan	May						
City Clerk Accepts Plan Amendment Applications	May & June						
Plan Commission Reviews Plan Amendment Applications (Requests & Staff Analysis included in Plan Comm. Packet.)			July 20	Aug. 17 (tabled)	Sept. 21		
Plan Commission Recommends Adoption of the Public Participation Plan					Sept. 21		
Plan Commission Recommends Setting Public Hearing by Council					Sept. 21		
Council Adopts Public Participation Plan					Sept. 28		
Council Sets Public Hearing (applications frozen)					Sept. 28		
City Clerk Distributes Requested Plan Amendments to Surrounding and Overlapping Jurisdictions					Sept. 30		
City sends notice to newspaper					Sept. 30		
Public Review Period (Newspaper publishes Thursdays)						Oct. 8 – Nov. 8	
Joint City Council and Plan Commission Meeting 1. Council Holds Public Hearing 2. Plan Commission Adopts Resolution Recommending Plan Amendments							Nov. 9
Council Adopts Ordinance on Recommended Plan Amendments (Quorum Needed)							Nov. 23
City Clerk Emails Link to Amended Plan to Surrounding and Overlapping Jurisdictions							After Adoption
City Clerk Distributes Amended Map to City Officials and Staff							

City of Lake Geneva
Zoning Ordinance Amendments - Act 67
August 25, 2020

\$160
Mike Slavney

\$110
Jackie Mich

\$90
Ben Rohr

\$70
Nicole Anderson

Budget

A. Plan Commission and Council Meetings* **\$1,360**

A.1	Plan Commission Meeting 1 - Overview of State Law and Ordinance Changes Needed	No additional costs - included in PC training				
A.2	Plan Commission Meeting 2 - Working Session	1	3			\$490
A.3	Plan Commission Meeting 3 - Working Session	1	3			\$490
A.4	Council Meeting	1	2			\$380

B. Update Land Uses and Zoning Districts **\$6,080**

B.1	Ordinance Text - Draft #1					
	High Impact Land Uses (up to 5 districts, text only)	1	10	5	2	\$1,850
	Review Table of Land Uses - Ps & Cs	1	4	4	4	\$1,240
	Commercial Land Uses - Develop 3 scales and where permitted; outline current zoning treatment	1	10	6	2	\$1,940
B.2	Staff Review		2			\$220
B.3	Ordinance Text - Draft #2		2	2	2	\$540
B.4	Develop Final Ordinance Text		2		1	\$290

Total Cost Estimate \$7,440

*The above costs reflect consultant participation in meetings via remote connection. Roundtrip travel cost to City Hall will be billed at a cost not to exceed \$900/meeting.

Section 23.10.32: Conditional Use Permit Procedures

- (1) Purpose. The purpose of this Section is to provide regulations which govern the procedure and requirements for the review and approval, or denial, of proposed conditional uses.
- (2) Applicability. There are certain uses, which because of their unique characteristics, may have a high potential to create undesirable impacts on nearby properties, public facilities, or the community as a whole. In these cases, specific standards, regulations, or conditions may be established.
- (3) Initiation of Request. Proceedings for approval of a conditional use may be initiated by an application of the owner(s) of the subject property or authorized agent of the owner(s) of the subject property.
- (4) Application. An application for a conditional use permit should contain the following (digital files should be submitted whenever possible, if applicable):
 - (a) A map of the subject property to scale depicting:
 1. All lands for which the conditional use is proposed and all other lands within 100 feet of the boundaries of the subject property.
 2. Current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control.
 3. All lot dimensions of the subject property.
 4. A graphic scale and a north arrow.
 - (b) Written description of the proposed conditional use including the type of activities, buildings, structures, and off-street parking proposed for the subject property and their general locations, as well as the number of employees and the hours of operation.
 - (c) A site plan of the subject property if proposed for development conforming to all requirements of Section 23.10.42. If the proposed conditional use is a group or large development (per Section

Section 23.10.32: Conditional Use Permit Procedures

- 23.06.02), a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required per Section 23.10.42.
- (d) Written justification for the proposed conditional use demonstrating evidence that the application conforms to the findings described in Subsection (8), is consistent with the Comprehensive Plan, and meets any additional standards required in the applicable zoning district.
 - (e) Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
 - 1. A Traffic Impact Analysis (TIA) meeting Wisconsin Department of Transportation requirements for content and format may be required by the City if deemed necessary by the Zoning Administrator.
 - (f) Compliance with stormwater and erosion control standards.
 - (g) Anticipated noise, odors, dust, soot, runoff, pollution, exterior storage, vibration, glare, or lighting, and measures taken to mitigate impacts to neighboring properties. Refer to Article VI for all performance standards.
 - (h) A listing of hazardous, toxic, or explosive materials stored on site, and any spill containment, safety, or pollution prevention measures taken.
 - (i) Written description of how the proposed conditional use and all requirements established by the City relating to the conditional use are or shall be satisfied.
- (5) Review by Zoning Administrator.
- (a) The Zoning Administrator shall determine whether the application is complete. If the application is determined to be incomplete, the Zoning Administrator shall notify the applicant.
 - (b) The Zoning Administrator may coordinate review with other City Departments.
 - (c) The Zoning Administrator shall review the complete application and evaluate the proposed conditional use against the findings listed in Subsection (8), below.
 - (d) The Zoning Administrator shall prepare a written report addressing the items under Subsection (8), below, to be forwarded to the Plan Commission for the Commission's review. If the Zoning Administrator determines that the proposal may be in conflict with the provisions of the Comprehensive Plan, the Zoning Administrator shall note this determination in the report.
- (6) Public Hearing. Within 45 days of filing of a complete application, the Plan Commission shall hold a public hearing in compliance with Section 23.10.21 to consider the request. A public hearing may be held more than 45 days from the filing of the complete application when requested by the applicant in writing.
- (a) Statements of personal preferences or speculation not based on *substantial evidence* must be disregarded by the Plan Commission. See Subsection (7)(b)2.
 - 1. “‘*Substantial evidence*’ means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.” (italic font will be used to highlight *substantial evidence* when it is used in the context of this section)
 - (b) Standards for testimony during a Public Hearing. All Public Hearing standards and procedures shall be followed in accordance with Section 23.10.32(22). During the Plan Commission hearing,

Section 23.10.32: Conditional Use Permit Procedures

due process for all interested parties must be provided and all witnesses providing testimony during said hearing must first be formally sworn in by the Plan Commission Chair.

- (7) Review and Action by the Plan Commission.
- (a) The Plan Commission may request further information and/or additional reports from the Zoning Administrator, applicant, and/or from any other source.
1. Third Party Consultation. If necessary expertise is not available from City Staff, public academic institutions, or from appropriate regional, state, or federal agencies, the committee may consult with a third party to effectively evaluate a conditional use permit application. The zoning administrator, or his/her designee, will select the consultant. The application for the conditional use permit shall bear all reasonable costs and expenses associated with such consultation. Applicants retain the right to withdraw a pending conditional use permit application if they choose not to pay consultant fees.
- (b) Final Action on Conditional Use Permits.
1. The Plan Commission shall hear all *substantial evidence* regarding the proposed Conditional Use Permit from staff, the applicant, and the public during the public hearing.
 2. Following the public hearing, staff shall compile all materials presented to be documented in a Report of Preliminary Recommended Findings. The report shall contain, at a minimum, all *substantial evidence* presented in the public hearing, the recommended findings, and the recommended motion to either approve the use as originally proposed, approve the proposed conditional use with modifications and/or conditions, or deny approval of the proposed conditional use.
 3. In a subsequent meeting, the Plan Commission shall discuss The Report of Preliminary Recommended Findings and any conditions or changes with the applicant. At that time, the Plan Commission may take final action by resolution on the application to either approve the conditional use as originally proposed, approve the proposed conditional use with modifications and/or conditions, or deny approval of the proposed conditional use. See Section 8(b)(9) below.
 4. The City's decision to approve or deny the permit must be supported by *substantial evidence*. Any condition imposed by the City must be related to the purpose of the ordinance and be based on "*substantial evidence*" as defined in Wis. Stat. 62.23(7)(de)1.b.
 5. The conditions described under Subsection 1., above, must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal.
 6. The applicant must demonstrate whether the application and all requirements and conditions established by the City relating to the conditional use are or will be satisfied, both of which must be supported by *substantial evidence* per Subsection (6)(a)(1).
 7. All other participants in the review of the Conditional Use Permit, including but not limited to, the public, staff, Plan Commission, elected officials, and consultants, shall offer *substantial evidence* in their participation.
 8. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in this Title or those imposed by the Plan Commission, the City shall grant the conditional use permit.
 9. Final action by the Plan Commission shall consist of all of the following:

Section 23.10.32: Conditional Use Permit Procedures

- a. The formal finding of facts related to the findings listed in Subsection (8), below, approved by the Plan Commission concerning the request.
 - b. Description(s) of the *substantial evidence* that supports the Plan Commission's overall decision to approve, approve with conditions, or deny the request.
 - c. Description(s) of the *substantial evidence* that supports all of the condition(s) imposed by the City.
 - d. The City shall document these proceedings by any of the following means: written minutes, video or audio recordings, or written reports.
- (8) Findings. In reviewing and taking final action on a proposed conditional use permit, the Plan Commission shall consider whether the proposed conditional use:
- (a) Is in harmony with the Comprehensive Plan.
 - (b) Would 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.
 - (c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
 - (d) The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property.
 - (e) The potential public benefits outweigh any 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.
- (9) Conditions. The Plan Commission shall impose, at a minimum, the following conditions on any conditional use permit:
- (a) Any conditions required for specific uses listed under Article III.
 - (b) The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
 - (c) All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
 - (d) If the County Highway, Public Works Department or City Engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such improvements shall be born by the landowner. Costs born by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.
 - (e) The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting inspections or investigations will comply with any applicable workplace safety rules or standards for the site.
 - (f) The owner must post, in a prominent public place and in a form approved by the zoning administrator, a placard with the approved Conditional Use Permit number, the nature of the operation, name and contact information for the operator, and contact information for the City.
 - 1. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.
 - 2. Failure to comply with any imposed conditions, or to pay reasonable city costs of investigation or enforcement of sustained violations, may be grounds for revocation of the

Section 23.10.32: Conditional Use Permit Procedures

conditional use permit. The holder of a conditional use permit shall be given a reasonable opportunity to correct any violations prior to revocation.

- (g) Other Conditions. In addition to the conditions listed above, the Plan Commission may, at their discretion, impose any other conditions as necessary to meet the findings above:
1. Expiration dates on conditional use permits, except for permits for communication towers under Section 23.03.20(1). Continuation or extension of an expired conditional use requires re-application and approval by the Plan Commission.
 2. Limits on hours or days of operation, or number of events each year.
 3. Limits on numbers of employees.
 4. Limits on numbers of total people, vehicles or animals on the premises at any one time.
 5. Limits on total quantity or volume of product on the premises at any one time.
 6. Limits on square footage of buildings or outdoor areas devoted to the proposed use.
- (10) Limited Effect of Approval. A ruling by the Plan Commission finding a particular land use to be conditionally permitted in a specified zoning district shall be deemed to authorize only that particular use at that particular location for the period of time for which the ruling was issued. The ruling shall not be deemed to authorize any allegedly similar use for which a separate ruling has not been issued. A favorable ruling shall automatically expire and cease to be of any force or effect if the particular use for which it was issued shall, for any reason, be discontinued for a period of 365 consecutive days or more.
- (a) If the Plan Commission wishes to approve significant changes to the proposed conditional use, then the procedure set forth in Wis. Stats. 62.23(7)(d) shall be followed prior to Plan Commission action.
- (11) Effects of Denial. No application which has been denied (either wholly or in part) shall be resubmitted for a period of 365 days from the date of said order of denial, except on grounds of new evidence or material change of circumstances found valid by the Zoning Administrator.
- (12) Appeals of a Plan Commission Decision shall be appealed to the Zoning Board of Appeals.
- (a) Initiation of Request for Appeal. Proceedings for an appeal to the Zoning Board of Appeals of a Plan Commission denial of a conditional use permit, modification of a conditional use permit, or conditions added to a conditional use permit may be initiated by any person or by any officer, department, or board of the City affected by said Plan Commission decision.
- (b) Enforcement Actions. All enforcement actions related to the subject property shall be held in abeyance upon appeal action of the Zoning Board of Appeals.
- (c) Time Limit for Filing an Appeal. Any appeal to the Zoning Board of Appeals under the provisions of this Section shall be made per the requirements of Subsection (d), below, within a period not exceeding 45 days from the date of issuance of Plan Commission's decision regarding the conditional use permit. Failure to initiate this appeal procedure within this 45-day period shall constitute a final and binding waiver of the right to appeal the Plan Commission's decision.
- (d) Application Requirements. An application for an appeal of a Plan Commission decision shall contain the following (digital files should be submitted whenever possible):
1. A written statement from the applicant indicating the reasons why an appeal is justified, with specific reference to the findings of the Plan Commission. This statement shall be dated and signed by the applicant.
 2. All information that was supplied in the complete application described in Subsection (4), above.
 3. Application filed with the City Clerk.

Section 23.10.32: Conditional Use Permit Procedures

- (e) Review by the Zoning Administrator.
1. The Zoning Administrator shall determine whether the application is complete and fulfills the requirements of this Title. If the application is determined to be incomplete, the Zoning Administrator shall notify the applicant.
 2. The Zoning Administrator shall review the application and evaluate and comment on the written justification for the requested appeal to the Zoning Board of Appeals as submitted by the applicant. The Zoning Administrator shall also evaluate the application to determine whether the requested appeal is in harmony with the Comprehensive Plan.
 3. The Zoning Administrator shall forward a report to the Zoning Board of Appeals for review and action. If the Zoning Administrator determines that the proposal may be in conflict with the provisions this Title or the Comprehensive Plan, the Zoning Administrator shall note this determination in the report.
- (f) Review and Action by the Zoning Board of Appeals.
1. Within 60 days after the filing of the appeal, the Zoning Board of Appeals shall make its findings. Such findings shall be based on the findings of Subsection (8), above, and shall be based on *substantial evidence*. The Zoning Board of Appeals may request further information and/or additional reports from the Plan Commission, Zoning Administrator, the applicant, and/or any other entity as it sees fit.
 2. If the Zoning Board of Appeals fails to make a determination within 60 days after the appeal, then the request for the appeal shall be considered denied.
- (g) Effects of Denial. No application for an appeal which has been denied (either wholly or in part) shall be resubmitted for a period of 365 days from the date of said order of denial, except on grounds of new evidence or material change of circumstances.
- (h) Limited Effect on a Favorable Ruling on an Appeal.
1. No ruling by the Zoning Board of Appeals on an appeal finding a particular land use to be conditionally permitted in a specified zoning district shall be valid for a period of more than 365 days from the date of issuance of the ruling on the appeal, unless a building permit is issued and development commenced within that period, and is thereafter diligently pursued to completion, or a certificate of occupancy is obtained and a use commenced within that period.
 2. A ruling by the Zoning Board of Appeals on an appeal finding a particular land use to be conditionally permitted in a specified zoning district shall be deemed to authorize only that particular use at that particular location for which the ruling was issued. The ruling shall not be deemed to authorize any allegedly similar use for which a separate ruling has not been issued. A favorable ruling shall automatically expire and cease to be of any force or effect if the particular use for which it was issued shall, for any reason, be discontinued for a period of 365 consecutive days or more. The burden of proof shall be on the property owner to conclusively demonstrate that the subject conditional use was operational during this 365 day period of time.
- (13) Revocation of an Approved Conditional Use.
- (a) Upon approval, the applicant must demonstrate that the proposed conditional use meets all general and specific conditional use requirements in the site plan required for initiation of development activity on the subject property per Section 23.10.42. Once a conditional use is granted, no erosion control permit, site plan, certificate of occupancy, or building permit shall be issued for any development which does not comply with all requirements of this Title.

Section 23.10.32: Conditional Use Permit Procedures

- (b) Any conditional use found not to be in compliance with the terms of this shall be considered in violation of this Title and shall be subject to all applicable procedures and penalties. A conditional use may be revoked for such a violation by majority vote of the Plan Commission, following the procedures outlined in Subsections (4) through (9), above. The City shall provide the property owner with appropriate served notice to consider revocation. City staff shall provide written findings of fact in relation to the factors listed in Subsection (8).
- (14) Time Limits on the Development of Conditional Use.
- (a) Unless extended as a condition of approval, the start of construction of any and all conditional uses shall be initiated within 365 days of their approval by the Plan Commission and shall be operational within 730 days of said approval. For the purposes of this Section, "operational" shall be defined as the granting of a certificate of occupancy for the conditional use.
- (b) Failure to initiate development within this period shall automatically constitute a revocation of the conditional use.
- (c) Prior to such a revocation, the applicant may request an extension of this period. Said request shall require formal approval by the Zoning Administrator and shall be based upon a showing of acceptable justification, as determined by the Plan Commission. However, as a condition of approval, the 365-day and/or 730-day time limits may be extended for any specific period to accommodate phased or multi-stage development.
- (15) Discontinuing an Approved Conditional Use. Any and all conditional uses which have been discontinued for a period exceeding 365 days shall have their conditional use invalidated automatically. The burden of proof shall be on the property owner to conclusively demonstrate that the subject conditional use was operational during this period.
- (16) Change of Ownership. All requirements and conditions of the approved conditional use shall be continued regardless of ownership of the subject property.
- (17) Modification, Alteration, or Expansion.
- (a) Modification, alteration, or expansion of any conditional use without approval per the process in this subsection shall be considered in violation of this Title and shall be grounds for revocation of said conditional use approval per Subsection (13), above.
- (18) Recording of Conditional Use Requirements. Except for conditional use approvals for temporary uses, a certified copy of the authorizing resolution, containing identifiable description and any specific requirements of approval, shall be recorded by the City. The City shall record modifications, alterations and expansions as well as expired or revoked conditional use permits.
- (19) Formerly Approved Conditional Uses. A use now regulated as a conditional use which was approved as a legal land use, either permitted by right or as a conditional use, prior to the effective date of this Title, shall be considered as a legal, conforming land use so long as the previously approved conditions of use and previously approved site plan are followed. Any modification of the previously approved conditions of use or site plan shall require application and City consideration under this Section.
- (20) Limited Conditional Uses: A limited conditional use is any development, activity or operation for which a conditional use permit has been approved that is limited to a specific operator or property owner, or to a specific date or event upon which the conditional use permit either expires or is required to be reviewed and reapproved. The Plan Commission may require any proposed conditional use request to be a limited conditional use. The Plan Commission shall specify which of the following characteristics, based on *substantial evidence*, are present that create the need for the limited conditional use:
- (a) A particular aspect of the specific land use.

Section 23.10.32: Conditional Use Permit Procedures

- (b) A particular aspect of the proposed operation (including, but not limited to, operating hours).
 - (c) A particular aspect of the proposed location.
 - (d) A particular aspect of the proposed site design.
 - (e) A particular aspect of the adjacent property or of the surrounding environs.
 - (f) Any other reason(s) the Plan Commission deems specifically relevant and material.
- (21) Successor Conditional Uses.
- (a) Definition. A successor conditional use is a land use which has been granted a conditional use permit by the City, which is proposed to undergo one or more of the following changes:
 - 1. Changing from the specific use originally permitted by the conditional use to another operation of the same use within 365 days of the ending of the original use. For example, changing from one restaurant to another is permitted. However, changing from a restaurant to a tavern is not permitted even though both are considered Indoor Commercial Entertainment land uses under Section 23.03.10(8). Likewise, changing from a drive-through restaurant to a drive-through bank is not permitted, even though both are considered a Drive-Through under In-Vehicle Sales and Service in Section 23.03.10(10).
 - 2. A change in the ownership of the subject property.
 - 3. A change in the ownership of the business or other operator of the land use.
 - 4. Other changes explicitly identified in a previously issued conditional use permit that are identified as acceptable successor conditional uses.
 - (b) Purpose. The purpose of these provisions is to create a process that:
 - 1. Reduces the costs and time needed to approve a successor conditional use.
 - 2. Verifies that the proposed change is a valid successor conditional use.
 - 3. Creates a record that the proposed change is approved.
 - 4. Provides the land use and City with a list of all applicable requirements.
 - (c) Proposed Expansions Are Not Eligible. Any physical enlargement of a previously approved conditional use in terms of buildings, structures, activity areas, and/or any expansion of the conditions of operation beyond the limits of site plans, floor plans and conditions of operation (i.e. peak traffic) approved through the conditional use process shall not be eligible for treatment as a successor conditional use and must seek an amendment to its conditional use permit through the conditional use process.
- (22) Conditional Use Permit Hearing Procedure
- (a) Chairman. The chair of the commission shall preside over the public hearing and may impose reasonable limitations on evidence or testimony, including but not limited to, reasonable time limits. The commission shall not be bound by strict rules of evidence. However, any evidence not deemed *sustainable evidence* as defined in Subsection (6)(a)(1), shall not be admissible. The city may appoint a hearing officer to assist the chair or to rule on evidentiary matters.
 - (b) Any party participating during a public hearing must state the party's name and address.
 - (c) Public Hearing Procedure:
 - 1. The Plan Commission Chairman calls the meeting to order and takes roll call of Plan Commission members in attendance.
 - 2. Vote to Approve, Approve with Changes, or Deny the previous meeting's minutes.

3. The Plan Commission Chairman opens the public hearing.
4. City staff presents the application and related documents into the record.
 - a. Plan Commission members ask questions of staff.
1. The applicant or representative provides a statement or presentation.
 - a. Plan Commission members and attendees ask questions of the applicant.
2. Attendees provide testimony, if desired.
 - a. Plan Commission members and applicant ask questions of the attendees providing testimony.
3. Applicant may offer a rebuttal to the attendee's testimony.
4. After all testimony has been heard, the Plan Commission Chairman closes the public hearing.
5. A Plan Commission member must motion to:
 - a. Postpone the decision or recommendation to a future meeting for further review.
 - b. Add, remove, or alter the Conditions.
 - c. Approve the Conditional Use Permit subject to the Findings and Conditions.
6. The Plan Commission Chairman calls a rollcall vote for the approval or denial of the Findings and Conditions.
7. The Plan Commission Chairman calls a rollcall vote for the approval or denial of the Conditional Use Permit request.

MODEL ORDINANCE