

CITY OF LAKE GENEVA
PLAN COMMISSION MEETING
MONDAY, NOVEMBER 16, 2015- 6:30 PM
COUNCIL CHAMBERS, CITY HALL

Agenda

1. Meeting called to order by Mayor Connors.
2. Roll Call.
3. Approve Minutes of October 19, 2015 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. - None
6. Downtown Design Review.
 - A) Application by Michelle Bergsma for Paws for Treats, 851 W Main Street, Lake Geneva, WI 53147 for a new exterior sign on the storefront at Tax Key No. ZOP 00254.

B) Application by Julie Selby, for Board & Brush, 252 Center Street, Lake Geneva, WI 53147 for a new exterior signs on the monument, storefront and rear at Tax Key No. ZOP 00258.
7. Public Hearing and Recommendation on an a Conditional Use Application for Indoor Commercial Entertainment submitted by Julie Selby for Board & Brush, 800 Blue Spruce Circle, Hartland, WI 53029, for tenant space at 252 Center Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00258.
8. Public Hearing and Recommendation on an a Conditional Use Application for a Physical Activity Studio (Yoga Studio) submitted by Samantha Strenger, 721 Geneva Street, Lake Geneva, WI 53147 for an upper level space at Good Vibes, at 234 Broad Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00257.
9. Review and recommendation for a Site Plan Amendment filed by Basso Builders, 405 Skyline Drive, for property at the corner of Skyline Drive and Curtis Street, Lake Geneva, WI 53147, Tax Key No. ZA459300001.
10. Review and recommendation for a Preliminary Plat filed by Kapur & Associates, Inc. for Symphony Bay, for property located South of Townline Road, North of Bloomfield Road and East of Edwards Blvd. Lake Geneva, WI 53147, formally known as Southland Farms Subdivision, Tax Key No's to be assigned.
11. Public Hearing and recommendation on a Conditional Use Application filed by Kelly C. Frazier of McCormack + Etten / Architects, LLP, 400 Broad Street, Lake Geneva, WI 53147 for Bruce & Joy Irussi, 13481 Edgewater Drive, Lakewood, OH 44107, to construct an addition to a Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at 145 Lakeview Drive, Tax Key No. ZLM 00074.
12. 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 11/13/15

MINUTES

1. Meeting called to order at 7:21 pm by Mayor Connors.

2. Roll Call

Present: Al Kupsik, John Gibbs, Doug Skates, Cindy Flower, Tyler Frederick
Also Present: Planner Mike Slavney, Atty. Dan Draper, Mayor Connors, Administrator Oborn, Inspector Robers,
Assistant Gregoles
Not Present: Sarah Adams

3. Approve Minutes of September 21, 2015 Plan Commission meeting as distributed.

MOTION #1

Gibbs/Skates moved to approve the minutes of September 21, 2015 Plan Commission meeting as distributed.
The motion carried unanimously.

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. None

5. Acknowledgment of Correspondence. - None

6. Downtown Design Review. - None

7. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted on behalf of Home Depot USA Inc., by Key Development Partners, LLC, 515 N State Street, Suite 2260, Chicago, IL 60654, for an outlot at 550 N. Edwards Blvd., Lake Geneva, WI 53147, Tax Key No. ZPW00001.

DISCUSSION –Chris Perry – Engineer – Oakbrook Terrace, IL (agent for Key Development/Home Depot)

Applicant gave brief overview of the application details and there was a brief discussion amongst the Commission to clarify those details. Planner Slavney stated that staff is recommending approval upon the dedication of an additional 20 ½ ft for the right of way dedicated to the public, on the North side of the parent property. Perry requested separating the 20 ½ ft of dedication from the CSM review and it was declined.

Home Depot Consultant – David Behrans (architect) – agent for Home Depot

Behrans addressed the commission regarding the dedication requirement as well as potential Turkey Road and proposed development issues. Behrans stated Home Depot would pass on this development if they are required to donate the 20 ½ ft.

MOTION #2

Kupsik/Flowers moved to approve the application for Land Division Review for a Certified Survey Map submitted on behalf of Home Depot USA Inc., by Key Development Partners, LLC, 515 N State Street, Suite 2260, Chicago, IL 60654, for an outlot at 550 N. Edwards Blvd., Lake Geneva, WI 53147, Tax Key No. ZPW00001; conditional on a dedication of 20 ½ ft of right of way along the north side, staff recommendations and the City engineer's letter dated October 13, 2015. The motion carried unanimously.

8. Public Hearing and recommendation for a Planned Development (PD), Conceptual and General Development Plan (GDP) filed by Key Development Partners, LLC, 515 N State Street, Suite 2260, Chicago, IL 60654, to allow for a multi-tenant commercial building at an outlot created from 550 N. Edwards Blvd., Lake Geneva, WI 53147, Tax Key No. ZPW00001.

DISCUSSION –Chris Perry – Engineer – Oakbrook Terrace, IL (agent for Key Development/Home Depot)

Applicant gave brief overview of the Planned Development & Conceptual GDP details and there was a brief discussion amongst the Commission to clarify those details. The discussion covered various details regarding the drive thru, drive thru sign, landscaping, driveway issues, parking stalls, deliveries etc.

PUBLIC SPEAKER #1 – Charlene Klein, 817 Wisconsin Street, LG

Klein had questions regarding the parking for the proposed facility. She stated her concerns regarding safety.

Planner Slavney commented in reply to Klein's inquiry about parking safety. He stated utilization of the North driveway will need to be reported and studied and discussion continued regarding the parking spaces.

MOTION #3

Kupsik/Flowers moved to close the public hearing. The motion carried unanimously.

MOTION #4

Kupsik/Flowers moved to approve the application for a Planned Development (PD), Conceptual and General Development Plan (GDP) filed by Key Development Partners, LLC, 515 N State Street, Suite 2260, Chicago, IL 60654, to allow for a multi-tenant commercial building at an outlot created from 550 N. Edwards Blvd., Lake Geneva, WI 53147, Tax Key No. ZPW00001, to include all staff recommendations and conditional on the approval of the CSM, to have staff look at the parking concerns at the North side and the City engineer's letter dated October 13, 2015. The motion carried unanimously.

9. Adjournment

MOTION #5

Skates/Flower moved to adjourn the meeting at 8:21 pm. The motion carried unanimously.

/s/Jackie Gregoles, B&Z Administrative Assistant

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE PLAN COMMISSION

STAFF REPORT
To Lake Geneva Plan Commission

Meeting Date: November 16, 2015

Agenda Item #6A

Applicant:

Paws for Treats

252 Center Street

Lake Geneva, WI 53147

Request:

Exterior signage for business

Tax Key No. ZOP 00254

Description:

The applicant proposes to add a sign to the building at the location for the business. The size of the sign meets the downtown design standards and the colors do not fall within our restricted color palette.

Staff Recommendation:

The new signs meet all specifications for the Downtown district and Sign Ordinance. Staff's recommendation is that the sign be approved as presented with any Commission amendments.

Agenda Item #6B

Applicant:

Board & Brush

252 Center Street

Lake Geneva, WI 53147

Request:

Exterior signage for new business

Tax Key No. ZOP 00258

Description:

The applicant proposes to add a sign to the monument and front and back door of the building at the location for the business. The size of the signs meet the downtown design standards and the colors do not fall within our restricted color palette.

Staff Recommendation:

The new signs meet all specifications for the Downtown district and Sign Ordinance. Staff's recommendation is that the sign be approved as presented with any Commission amendments.

Agenda Item #7

Applicant:

Julie Selby for Board & Brush
800 Blue Spruce Circle
Hartland WI 53029

Request:

Conditional use to Operate a Indoor Commercial
Entertainment Facility (Food and drinks) at
252 Center Street, Tax Key No. ZOP 00258.

Description: The applicant proposes to operate a Commercial Indoor Entertainment Facility serving malt beverages and food, at their painting classes and retail shop, which requires a Conditional Use permit.

Staff Recommendation: Staff has no objection to the proposed Conditional Use for the Board and Brush at this location as the space is currently empty and is large enough for the proposed use.

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

2. 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.
3. 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 this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
4. The proposed 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.
5. The proposed conditional use is located in an area that will not be adequately served by, and will impose an undue burden on any of improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. 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.

Agenda Item #8

Applicant:
Samantha Strenger for Good Vibes
721 Geneva Street
Lake Geneva, WI 53147

Request:
Conditional use to Operate a Physical Activity
Studio (Yoga Studio) at 234 Broad Street,
Tax Key No. ZOP 00257.

Description: The applicant proposes to operate a Physical Activity Studio in an existing upper level of their facility which requires a Conditional Use permit.

Staff Recommendation: Staff has no objection to the proposed Conditional Use for the Physical Activity Studio at this location as the space is currently empty and is large enough for the proposed use. It also fits in with the healthy lifestyle philosophy of their establishment.

- A. If, after the public hearing, the Commission wishes to recommend approval, then the appropriate fact finding would be:
1. In general, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 2. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 3. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the

neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

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

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

1. 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.
2. 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.
3. 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 this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
4. The proposed 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.
5. The proposed conditional use is located in an area that will not be adequately served by, and will impose an undue burden on any of improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. 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.

Agenda Item #9

Applicant:

Basso Development

405 Skyline Drive

Lake Geneva, WI 53147

Request:

Site Plan amendment to make the garages and Ranch units larger and to add a swimming pool to their development at Tax Key ZA459300001.

Description:

The applicant would like to make the four ranch rental units four feet wider and to enlarge all of the garage units at the proposed development and they also want to add a swimming pool and pool house to the site.

Staff Recommendation:

Staff has no objection to the additional area added to the ranch units and garages as it will allow more space inside the units for storage as required by the approved Group Development. The pool will also add amenities to the development to attract qualified renters and appeal to their upscale approach as long as it meets all the State of Wisconsin requirements for a commercial pool and the Cities requirement for a four foot high fence.

Agenda Item #10

Applicant:

Kapur & Associates, LLC for Symphony Bay

220 Cook Street

Lake Geneva, WI 53147

Request:

Preliminary Plat for the housing development at Bloomfield Road and Townline Road, East of Edwards Blvd. formally Southwind Farms.

Description:

The applicant is presenting the Preliminary Plat for the Symphony Bay Subdivision.

Staff Recommendation:

Staff has no objection to the Proposed Preliminary Plat with the requirements that the final plat includes the Top of Foundation (TOF) and Yard Grade elevations at the house for each lot. Storm, water, and sewer laterals shown on each lot on the utility maps. Note on all pages that sump pumps be connected to the storm system, and notes on Final Plat pages that the garages for all homes be set back a minimum of two feet behind the front of the house or porches. Also included would be all requirement of the Planned Development amendment as previous approved.

Agenda Item #11

Applicant:

Kelly Frazier for Bruce & Joy Irussi
13481 Edgewater Drive
Lakewood, OH 44107

Request:

Conditional Use Application to use the Single Family (SR-4) zoning requirements in an Estate Residential (ER-1) District for an addition to an existing building at 145 Lakeview Drive Tax Key No. ZLM 00074.

Description:

The applicant would like to add on their existing home in home in the Manor subdivision that would require a Conditional Use permit to use the Zoning setbacks from the Single Family Residential (SR-4) District.

Staff Recommendation:

Staff recommends that the applicants be allowed to use Single Family Residential (SR-4) District with the requirements that the approval of the Manor Board be obtained and that a drainage plan be approved by staff and the City Engineer to address water runoff concerns of the surrounding neighbors.

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

- B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be:
1. 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.
 2. 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.
 3. 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 this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
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 6. 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 may provide additional comment on the above items and will comment on remaining agenda items at the meeting.

Zoning Administrator



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

851 West Main Street
 Lake Geneva WI 53147

Name & Address of Current Building Owner:

Inland Commercial Real Estate Services
 32533 Collection Center Drive
 Chicago, IL 60693-0325

Telephone Number of Current Building Owner:

Director of Operations
 Keith Radke
 630-586-6274

Name & Address of Applicant:

Michelle Bergsma
 2632 Echo Lane
 Burlington, WI 53105

Telephone Number of Applicant:

262-757-5542

Proposed Design Change:

Create and hang sign
 above awning
 size 20" x 144"

Zoning District: _____

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

Jack VanderPal
 VanderPal Signs
 10416 Seaman Rd.
 Hebron, IL 60034

Description of Project:

Create & hang sign
 above awning
 size 20" x 144"

Date:

10/29/15

Signature of Applicant:

Michelle Bergsma

30" x 96" sign



20" x 144" size



←
Paws For Treats

Note



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

252 Center St. Lake Geneva, WI 53147

Name & Address of Current Building Owner:

Kocanek Property Holdings LLC
880 S. Lake Shore Dr
Lake Geneva, WI 53147

Telephone Number of Current Building Owner:

(847) 525-9060

Name & Address of Applicant:

JULIE SELBY
800 BLUE SPRUCE CIRCLE
HARTLAND, WI 53029

Telephone Number of Applicant:

(937) 307-7066

Proposed Design Change:

Business Signage

- ① WINDOW DECALS on Front and rear doors
- ② window decals on 4 windows
- ③ wood sign outside (L) of front door and above rear door.
- ④ Sign on front Marquee.

Zoning District:

CB

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

Signarama - Pewaukee
601 Ryan St
Pewaukee, WI

262-691-9994

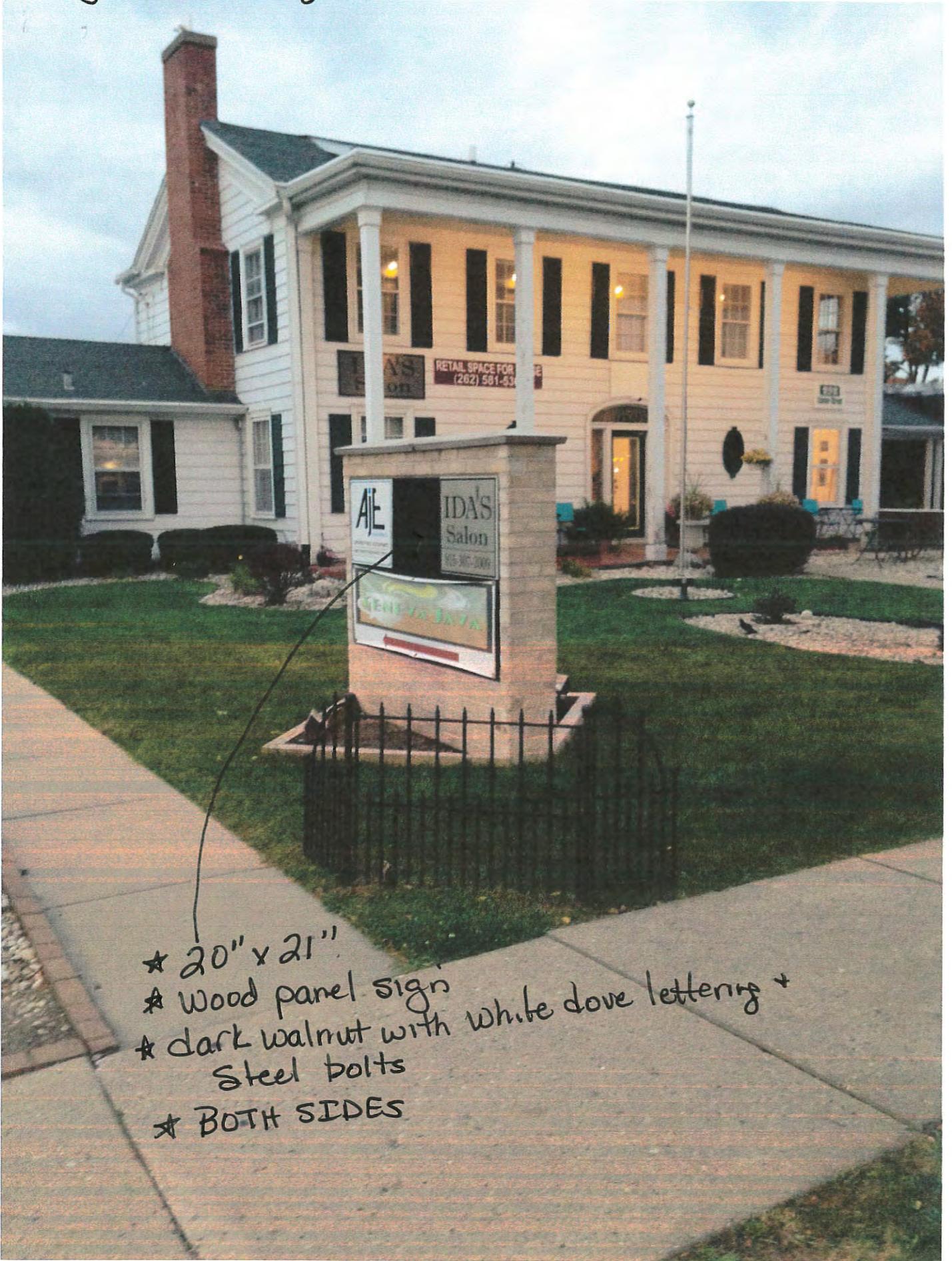
Description of Project:

Add window decals, signs on Marquee, wood signs to left of front door

Date: 10/22/15

Signature of Applicant:

Frontyard Marquee



- ★ 20" x 21"
- ★ Wood panel sign
- ★ dark walnut with white dove lettering + Steel bolts
- ★ BOTH SIDES



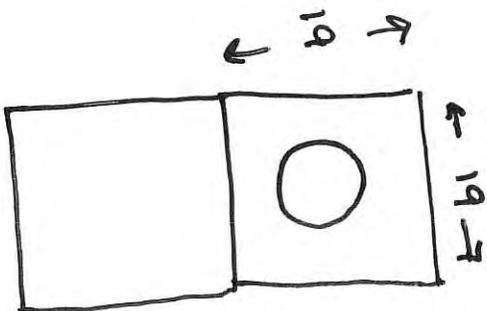
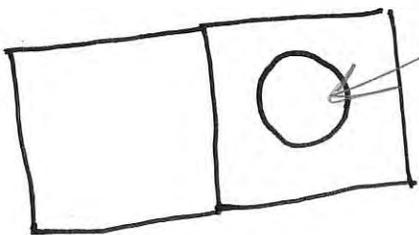
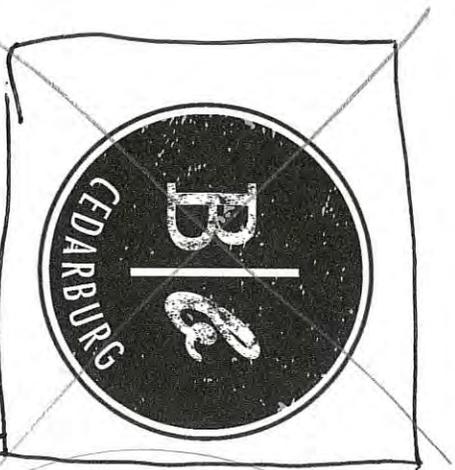
Board
&
Brush
creative studio

LAKE CUYLER
SCHOOL AND GALLERY
FINE ARTS

170 W. CAPTON

252 Center St - Window Signage

#2



2 windows on the side
2 windows on the back

O = 12" decal

Example of another location

From: **Curt Selby** ceselby@gmail.com
Subject:
Date: October 21, 2015 at 10:03 AM
To: Curtis Selby ceselby@gmail.com

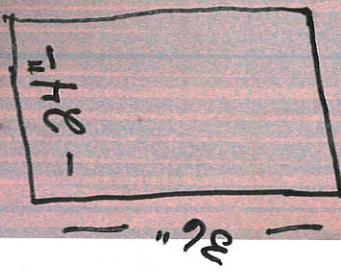
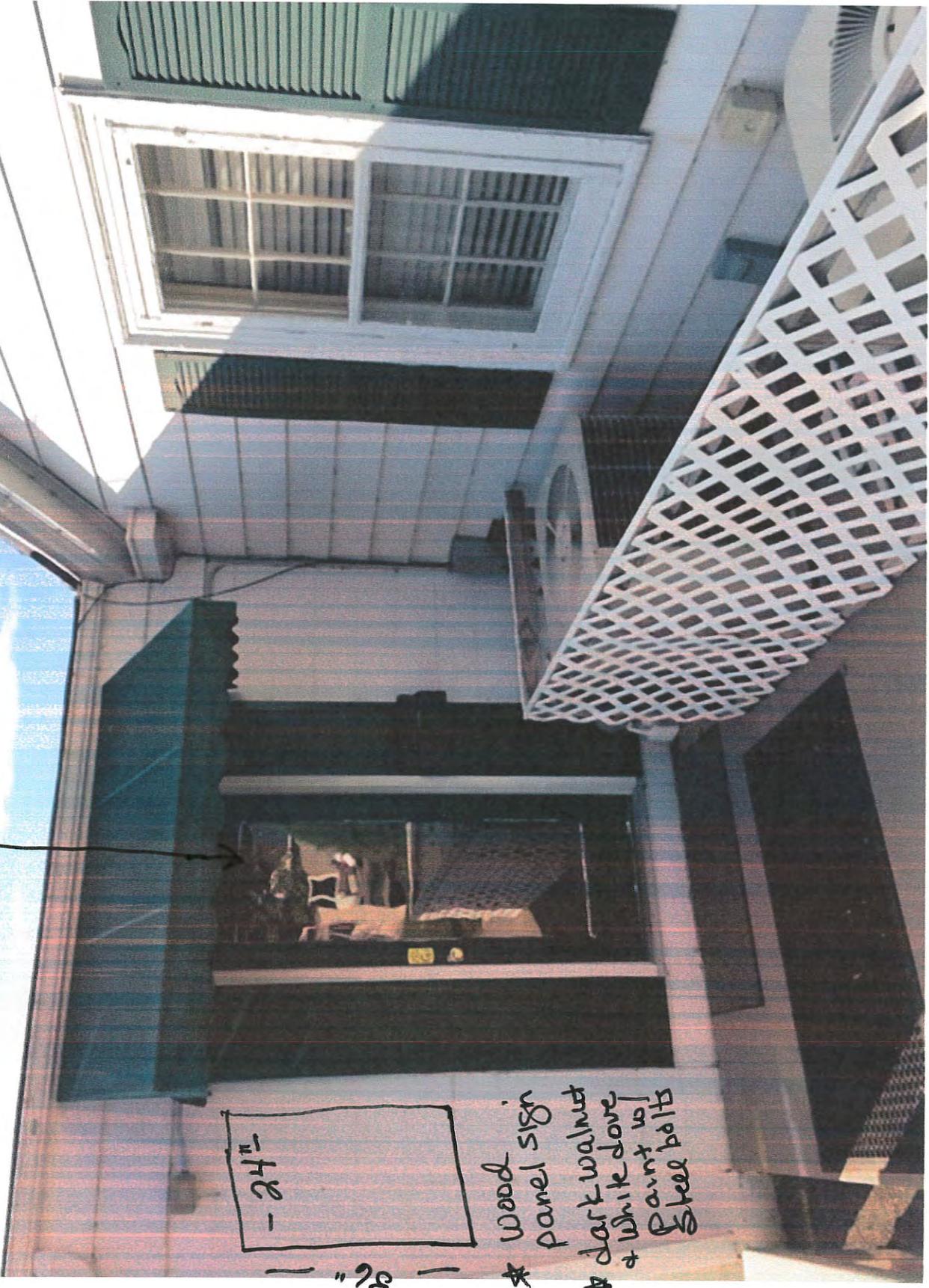
CS



#1

#3

Front & back glass door (21 x 63")



- * wood sign
- panel sign
- dark walnut
- white dove
- paint w/
- steel bolts

252 Center Street



Glass door

Visit our website

FOR THE STUDIO SCHEDULE & INFO

WWW.BOARDANDBRUSH.COM/LAKEGENEVA

262-409-1639

★ Front & Back glass door signage

\$400

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

SITE ADDRESS/PARCEL NO. AND FULL LEGAL DESCRIPTION REQUIRED (ATTACH SEPARATE SHEET IF NECESSARY):

252 CENTER ST. LAKE GENEVA, WI 53147

NAME AND ADDRESS OF CURRENT OWNER:

KOCOUREK PROPERTY HOLDINGS

880 S. LAKE SHORE DRIVE LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: (847) 525-9060

NAME AND ADDRESS OF APPLICANT:

JULIE SELBY

800 BLUE SPRUCE CIRCLE HARTLAND, WI 53029

TELEPHONE NUMBER OF APPLICANT: (937) 307-7066

PROPOSED CONDITIONAL USE:

RETAIL ART STUDIO WITH INSTRUCTIONAL CLASSES
MALT BEVERAGES SERVED DURING CLASS - WILL
ALSO SERVE LIGHT FOOD FARE.

ZONING DISTRICT IN WHICH LAND IS LOCATED: CB

NAMES AND ADDRESSES OF ARCHITECT, PROFESSIONAL ENGINEER AND CONTRACTOR OF PROJECT:

USING EXISTING VACANT SPACE

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

RETAIL ART STUDIO WITH INSTRUCTIONAL CLASSES
MALT BEVERAGES SERVED DURING CLASS

CONDITIONAL USE FEE PAYABLE UPON FILING APPLICATION: \$400.00 [\$100 FOR APPLICATIONS UNDER SEC. 98-407(3)]

10/22/15
DATE


SIGNATURE OF APPLICANT

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

- Pre-submittal staff meeting scheduled:
 Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____
- Follow-up pre-submittal staff meetings scheduled for:
 Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____
- Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____
- Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____
- Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____
- 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 25 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 (see Site Plan Review checklist);
- (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?

STUDIO WILL USE EXISTING VACANT SPACE

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?

STUDIO WILL USE EXISTING VACANT SPACE

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

NO

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?

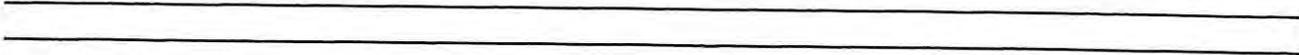
RETAIL BUSINESS USE OF EXISTING SPACE. WE WILL OFFER INSTRUCTIONAL CLASSES SHOWING CUSTOMERS HOW TO MAKE WOOD SIGNS. WE WILL ALSO SERVE MALT BEVERAGES TO CUSTOMERS DURING CLASS. ALL CLASSES TAKE PLACE INSIDE.

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

YES

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

YES



IV.FINAL APPLICATION PACKET INFORMATION

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

- ____ Receipt of 25 reduced (8.5" by 11" text and 11" x 17" graphics)
copies of complete Final Application Packet by Zoning Administrator: 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: _____

- ___ 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;
- ___ 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;
- ___ The location and type of any permanently protected green space areas;
- ___ The location of existing and proposed drainage facilities;
- ___ 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"

Board & Brush creative studio

**Board and Brush – Lake Geneva
Business Plan**

Julie Selby
9-15-15

Business Description:

Legal Name of Business: B&B Lake Geneva, LLC.

Trade Name of Business: Board and Brush Creative Studio – Lake Geneva

Business Address: 252 Center Street Lake Geneva, WI 53147

Phone Numbers: 262-219-2224, 937-307-7066

Email: bblakegeneva@gmail.com

Structure of Business: LLC

Owners: Julie Selby, Curt Selby

Date Business Established: 10/2/2015

Nature of Business: Retail and woodworking educational studio

Bank and Branch Location: US Bank

Business Summary:

Our mission is to offer a unique, one-stop, creative experience for all ages, primarily focusing on women in the market segment of 21-75. Board and Brush will be a sought after location for a creative and fun birthday or private party experience. Board and Brush is dedicated to transforming the crafting doldrums into dashing DIY projects. All the tools and materials you'll need for our projects are included, and we provide step-by-step, hands on instruction at each class. We teach participants how to sand, stain, assemble and finish unique wood elements using a variety of workshop tools. Our goal is to help build confidence in our participant's DIY abilities and send everyone home with a unique, and beautiful piece for their home.

Our approximate 1000 square foot studio will be equipped with four 8 foot by 4 foot drafting tables which will allow us to seat 24 participants. Our business model and financials are under the assumption that our classes are filled at 75% capacity and that private lessons are a minimum of only 10 people.

Product Overview:

Participants will pay a flat fee to use the studio (\$60-\$75 for adult classes and \$25 for Children's classes), receive the training and take home the finished product. Participants' will only be using a hand drill and sand paper as well as painting tools. There will be no saw on the premises, as wood will be custom cut at the lumberyard for our studio.

The studio will offer a la carte alcoholic and non-alcoholic beverages to purchase. Wisconsin Classification A Malt Beverage license, which allows beer, will be obtained to legally serve the beverages. Retail products include custom made wood signs and decor.

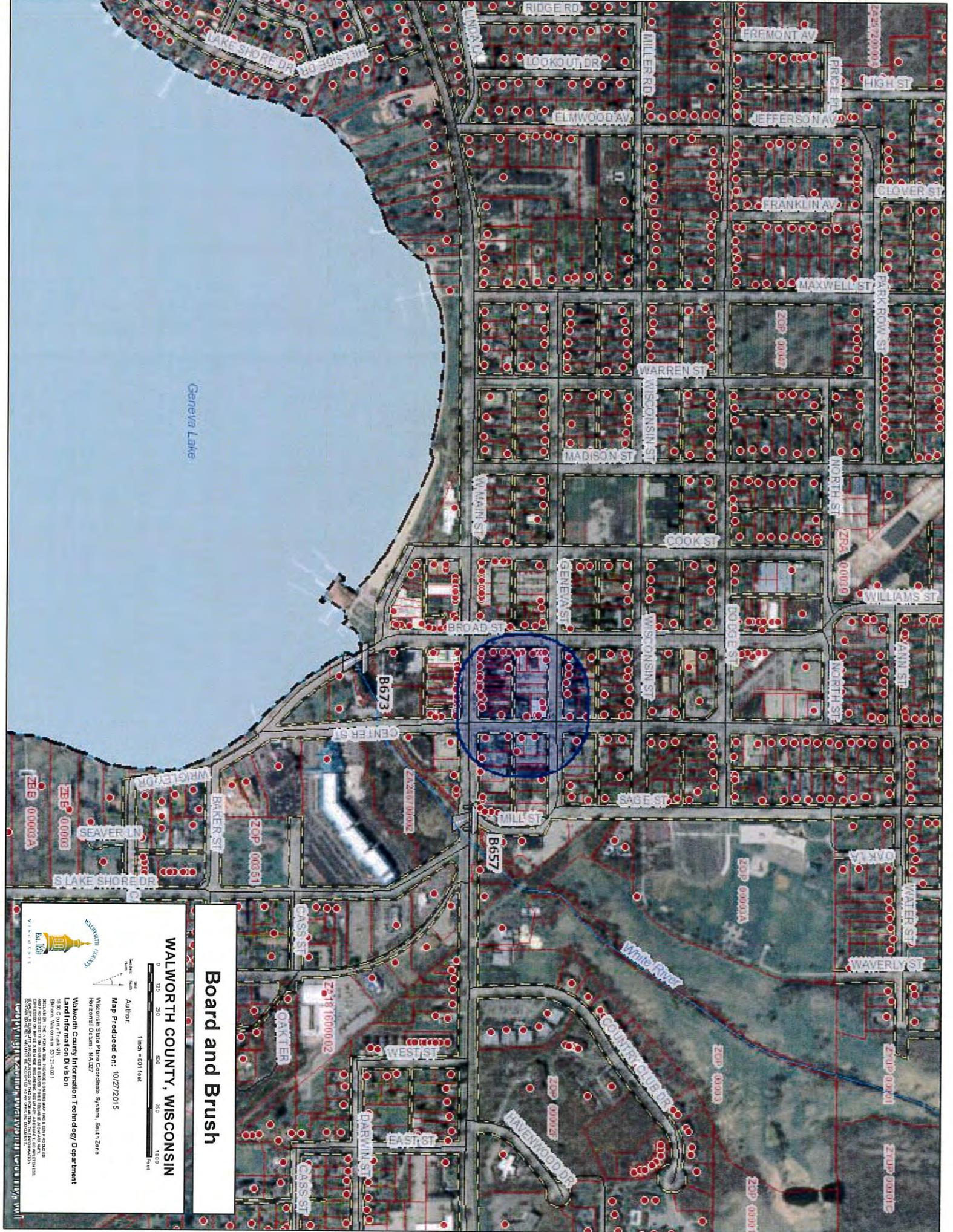
Our Customers:

Participants are primarily women in the age group of 21-75 from the Lake Geneva and surrounding area looking for a social and creative experience with woodworking. We also target customers looking for a unique custom gift.

List 252 Center Street, Lak. Done



BOARD
&
BANK H
LAK & GENEVA



Board and Brush

WALWORTH COUNTY, WISCONSIN



Author: **Map Produced on: 10/27/2015**

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

Walworth County Information Technology Department
Land Information Division



Copyright © Walworth County, Wisconsin 2015. All rights reserved.

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, November 16, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Conditional Use Application filed by Julie Selby, 800 Blue Spruce Circle, Hartland, WI 53029, for an Indoor Commercial Entertainment Facility in a Central Business (CB) Zoning District, at the following location:

TAX KEY NO. ZOP 00258 - 252 Center Street

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, November 16, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 30nd day of October, 2015.

Mayor James R. Connors
City Plan Commission
City of Lake Geneva, WI

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on November 5th & 12th.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

SITE ADDRESS/PARCEL NO. AND FULL LEGAL DESCRIPTION REQUIRED (ATTACH SEPARATE SHEET IF NECESSARY):

234 Broad Street Lake Geneva, WI 53147 upper room

NAME AND ADDRESS OF CURRENT OWNER:

Richard Hermann - East Troy
(262) 642-2894

TELEPHONE NUMBER OF CURRENT OWNER:

NAME AND ADDRESS OF APPLICANT:

Samantha Strenger 721 Geneva Street Lake Geneva, WI
53147

TELEPHONE NUMBER OF APPLICANT:

(262) 994-8554

PROPOSED CONDITIONAL USE:

Physical Activity Studio

ZONING DISTRICT IN WHICH LAND IS LOCATED:

Commercial

NAMES AND ADDRESSES OF ARCHITECT, PROFESSIONAL ENGINEER AND CONTRACTOR OF PROJECT:

n/a - renovation completed and inspected

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Yoga classes, art classes, informational speakers

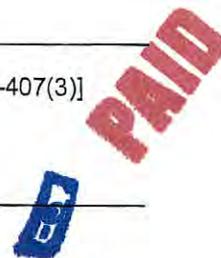
CONDITIONAL Use FEE PAYABLE UPON FILING APPLICATION: \$400.00 [\$100 FOR APPLICATIONS UNDER SEC. 98-407(3)]

10/19/15

DATE

Samantha Strenger

SIGNATURE OF APPLICANT



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?

Provides healthy activities for members of the
Lake Geneva Community.

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?

convenient downtown location for community members to
practice yoga and art.

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

no.

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?

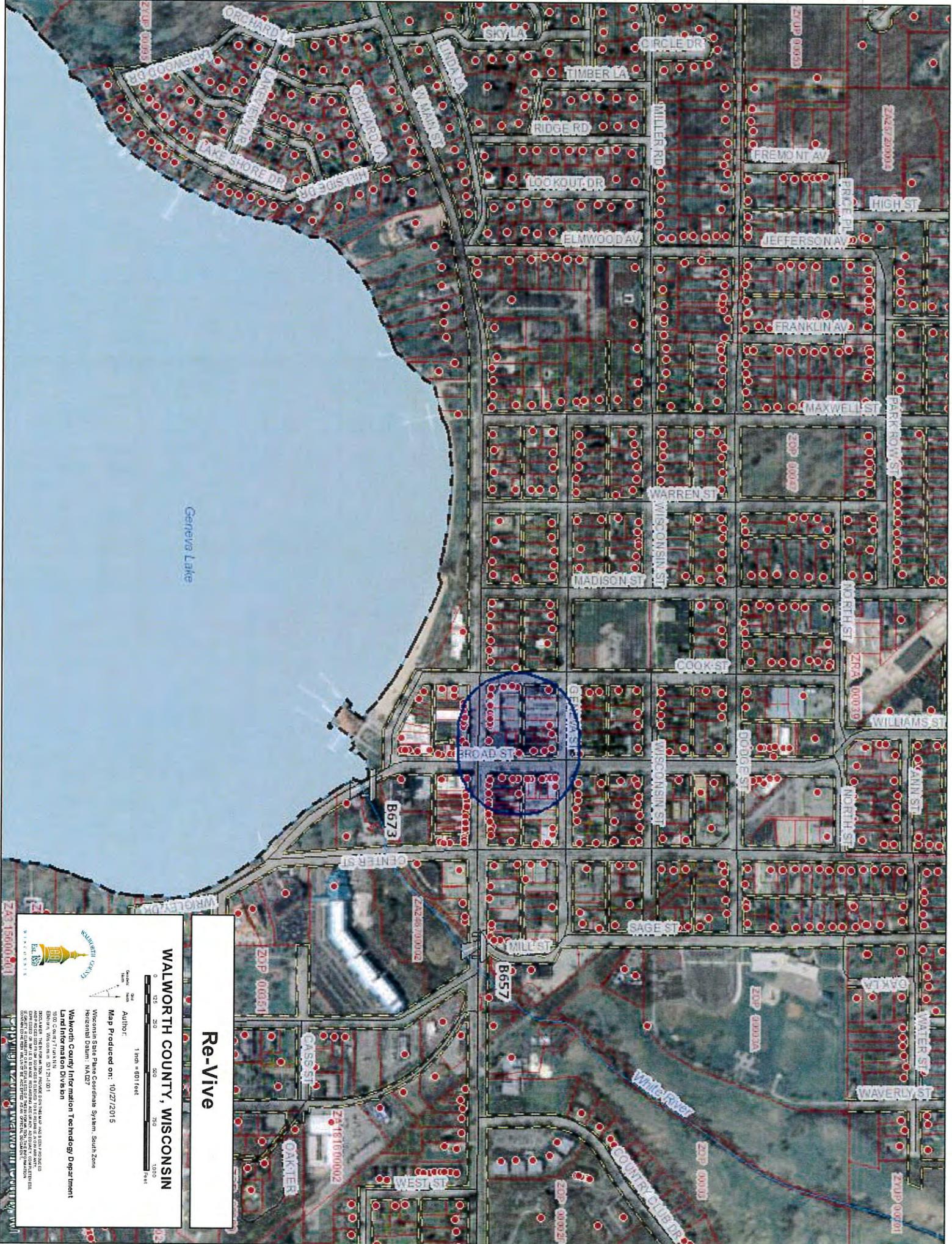
Doesn't change land use of property.

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?

yes

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

yes



Re-Vive

WALWORTH COUNTY, WISCONSIN



Author:
 Map Produced on: 10/27/2015

Wisconsin State Plane Coordinate System, South Zone
 Vertical Datum: NAVD83
 Walworth County Information Technology Department
 Land Information Division
 800 Cory Truank
 200 Main Street, Room 300
 Watrous, WI 53186
 920.444.2200
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 920.444.2249
 920.444.2250



Walworth County, Wisconsin
 1500 Main Street
 Watrous, WI 53186
 920.444.2200

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, November 16, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Conditional Use Application filed by Samantha Strenger, 721 Geneva Street, Lake Geneva, WI 53147, for an Physical Activity Studio (Yoga Studio) in a Central Business (CB) Zoning District, at the following location:

TAX KEY NO. ZOP 00257 - 234 Broad Street

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, November 16, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 30nd day of October, 2015.

Mayor James R. Connors
City Plan Commission
City of Lake Geneva, WI

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on November 5th & 12th.

APPLICATION FOR SITE PLAN REVIEW

City of Lake Geneva

Site Address and Parcel No. or Legal Description:

Z40P 00130C + ZMCA 0005 2

Name and Address of Current Owner:

Howard Basso

Telephone No. of Current Owner including area code: 262-248-3378

Name and Address of Applicant:

Basso Builders
405 Skyline drive Lake Geneva, WI 53147

Telephone No. of Applicant including area code: 262-248-3378

Proposed Use:

Group Development

Zoning District: _____

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

Farris, Nansen + Associates Inc
P.O. Box 437
Elkhorn WI 53121

Short statement describing activities to take place on site:

Pool
Ranch Units Larger
Garages Larger
Done for Storage to keep Units Need outside.

Site Plan Review fee: \$400.00, due upon filing of Application.

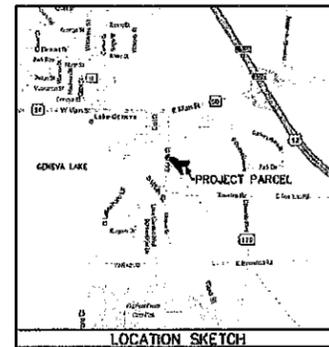


Signature of Applicant

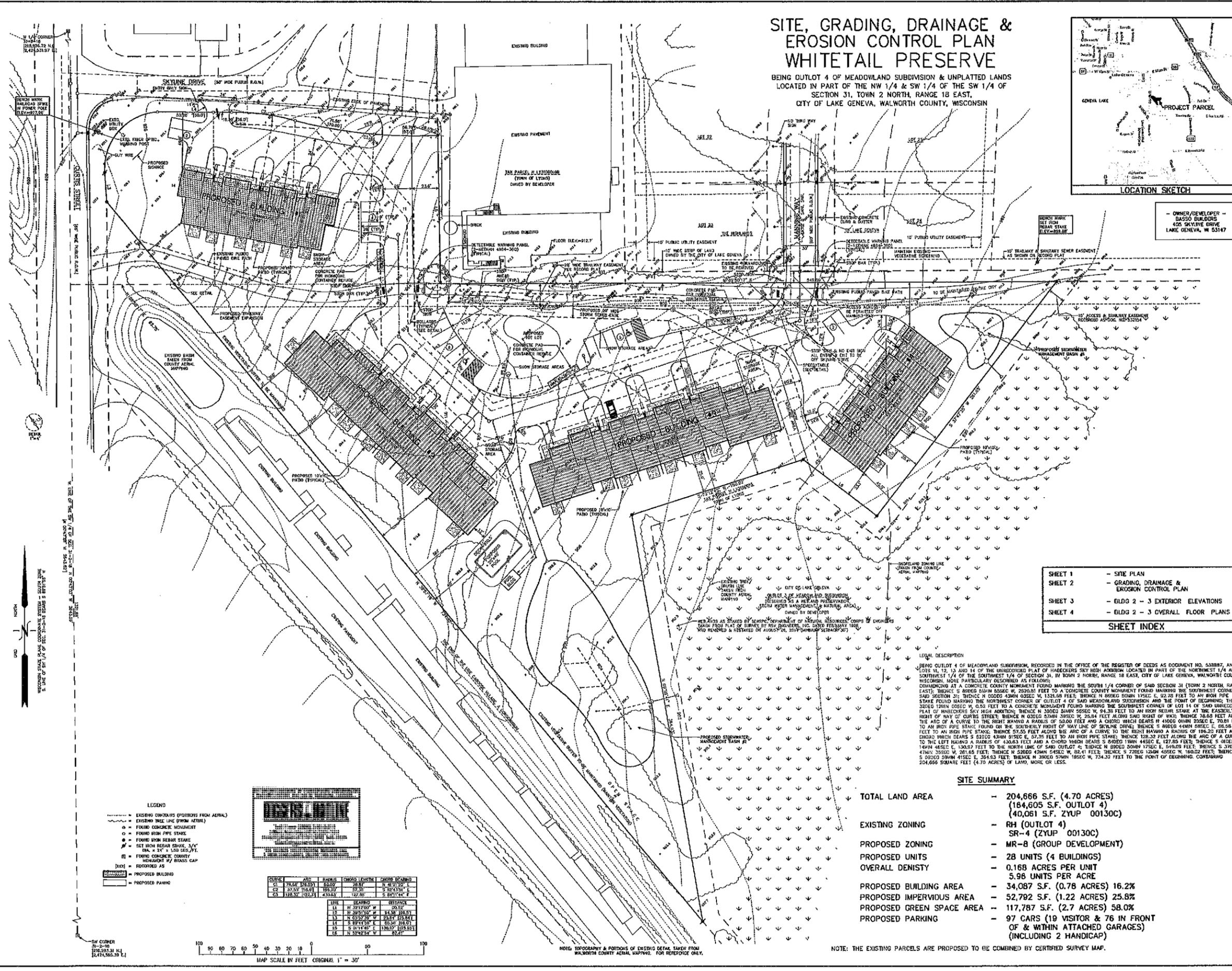
AGREEMENT FOR SERVICES

SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN WHITETAIL PRESERVE

BEING OUTLOT 4 OF MEADOWLAND SUBDIVISION & UNPLATTED LANDS
LOCATED IN PART OF THE NW 1/4 & SW 1/4 OF THE SW 1/4 OF
SECTION 31, TOWN 2 NORTH, RANGE 18 EAST,
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



OWNER/DEVELOPER -
BASCO BUILDERS
405 SKYLINE DRIVE
LAKE GENEVA, WI 53147



SHEET INDEX	
SHEET 1	- SITE PLAN
SHEET 2	- GRADING, DRAINAGE & EROSION CONTROL PLAN
SHEET 3	- BLDG 2 - 3 EXTERIOR ELEVATIONS
SHEET 4	- BLDG 2 - 3 OVERALL FLOOR PLANS

LEGAL DESCRIPTION
BEING OUTLOT 4 OF MEADOWLAND SUBDIVISION, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AS DOCUMENT NO. 538887, AND LOTS 11, 12, 13 AND 14 OF THE UNRECORDED PLAT OF HARBORERS SKY HIGH ADDITION LOCATED IN PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, IN TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 31 (TOWN 2 NORTH, RANGE 18 EAST), THENCE S 89°08'43" W 200.00 FEET TO A CONCRETE COUNTY MONUMENT FOUND MARKING THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE N 00°00'43" W 1321.68 FEET; THENCE N 89°08'43" W 1750.00 FEET; THENCE N 00°00'43" W 1750.00 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF OUTLOT 4 OF SAID MEADOWLAND SUBDIVISION AND THE POINT OF BEGINNING; THENCE N 32°02'12" W 1200.00 FEET; THENCE N 00°00'43" W 1321.68 FEET TO A CONCRETE MONUMENT FOUND MARKING THE SOUTHWEST CORNER OF LOT 14 OF SAID UNRECORDED PLAT OF HARBORERS SKY HIGH ADDITION; THENCE N 32°02'12" W 1200.00 FEET TO AN IRON REBAR STAKE AT THE EASTWEST RIGHT OF WAY OF CURVE STREET; THENCE N 00°00'43" W 200.00 FEET ALONG SAID RIGHT OF WAY; THENCE S 89°08'43" W 1750.00 FEET TO THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET AND A CHORD WHICH BEARS N 41°00'00" W 1400.00 FEET; THENCE S 01°00'00" W 1400.00 FEET TO AN IRON PIPE STAKE FOUND ON THE SOUTHERLY FRONT OF WAY LINE OF SKYLINE DRIVE; THENCE S 89°08'43" W 1750.00 FEET TO AN IRON PIPE STAKE; THENCE S 75°00'00" W 1750.00 FEET TO THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET AND A CHORD WHICH BEARS S 82°02'12" W 1200.00 FEET; THENCE S 89°08'43" W 1750.00 FEET TO THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 430.83 FEET AND A CHORD WHICH BEARS S 89°08'43" W 1278.85 FEET; THENCE S 01°00'00" W 1400.00 FEET TO THE NORTH LINE OF SAID OUTLOT 4; THENCE N 89°08'43" W 1750.00 FEET; THENCE S 37°02'12" W 1200.00 FEET; THENCE N 32°02'12" W 1200.00 FEET; THENCE N 00°00'43" W 1321.68 FEET; THENCE S 89°08'43" W 1750.00 FEET TO THE POINT OF BEGINNING, CONTAINING 204,666 SQUARE FEET (4.70 ACRES) OF LAND, MORE OR LESS.

SITE SUMMARY	
TOTAL LAND AREA	- 204,666 S.F. (4.70 ACRES) (184,605 S.F. OUTLOT 4) (40,061 S.F. ZYUP 00130C)
EXISTING ZONING	- RH (OUTLOT 4) SR-4 (ZYUP 00130C)
PROPOSED ZONING	- MR-8 (GROUP DEVELOPMENT)
PROPOSED UNITS	- 28 UNITS (4 BUILDINGS)
OVERALL DENSITY	- 0.168 ACRES PER UNIT 5.96 UNITS PER ACRE
PROPOSED BUILDING AREA	- 34,087 S.F. (0.78 ACRES) 16.2%
PROPOSED IMPERVIOUS AREA	- 52,792 S.F. (1.22 ACRES) 25.8%
PROPOSED GREEN SPACE AREA	- 117,787 S.F. (2.7 ACRES) 58.0%
PROPOSED PARKING	- 97 CARS (19 VISITOR & 76 IN FRONT OF & WITHIN ATTACHED GARAGES) (INCLUDING 2 HANDICAP)

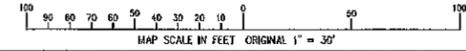
LEGEND

- EXISTING CONTOURS (PORTIONS FROM AERIAL)
- EXISTING TRAIL LINE (FROM AERIAL)
- FOUND CONCRETE MONUMENT
- FOUND IRON PIPE STAKE
- FOUND IRON REBAR STAKE
- SET IRON REBAR STAKE, 3/4" DIA. x 24" x 100 (100.00)
- FOUND CONCRETE COUNTY MONUMENT w/ BRASS CAP
- RECORDED AS
- PROPOSED BUILDING
- PROPOSED PAVING

CURVE	ARC	BEARING	CHORD LENGTH	CHORD BEARING
C1	29.64	176.55	63.00	20.81
C2	27.61	155.91	198.24	57.25
C3	128.33	122.21	430.83	137.80

NOTE: TOPOGRAPHY & PORTIONS OF EXISTING DETAIL TAKEN FROM WALWORTH COUNTY AERIAL MAPPING. FOR REFERENCE ONLY.

LINE	BEARING	DISTANCE
11	N 89°08'43" W	1750.00
12	N 37°02'12" W	1200.00
13	N 00°00'43" W	1321.68
14	S 89°08'43" E	1750.00
15	S 01°00'00" E	1400.00
16	N 32°02'12" W	1200.00



**SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN
WHITETAIL PRESERVE**
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

SITE PLAN

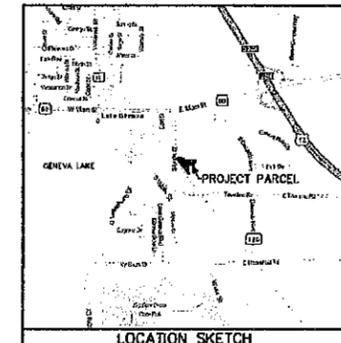
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGEWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2090 FAX: (262) 723-6886

REVISIONS
4/20/2015 - MR. HANSEN
5/11/2015 - MR. HANSEN
6/25/2015 - MR. HANSEN

PROPERTY NO.
5970.2014
DATE
3/6/2015
SHEET NO.
1 OF 4

SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN WHITETAIL PRESERVE

BEING OUTLOT 4 OF MEADOWLAND SUBDIVISION & UNPLATTED LANDS
LOCATED IN PART OF THE NW 1/4 & SW 1/4 OF THE SW 1/4 OF
SECTION 31, TOWN 2 NORTH, RANGE 18 EAST,
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



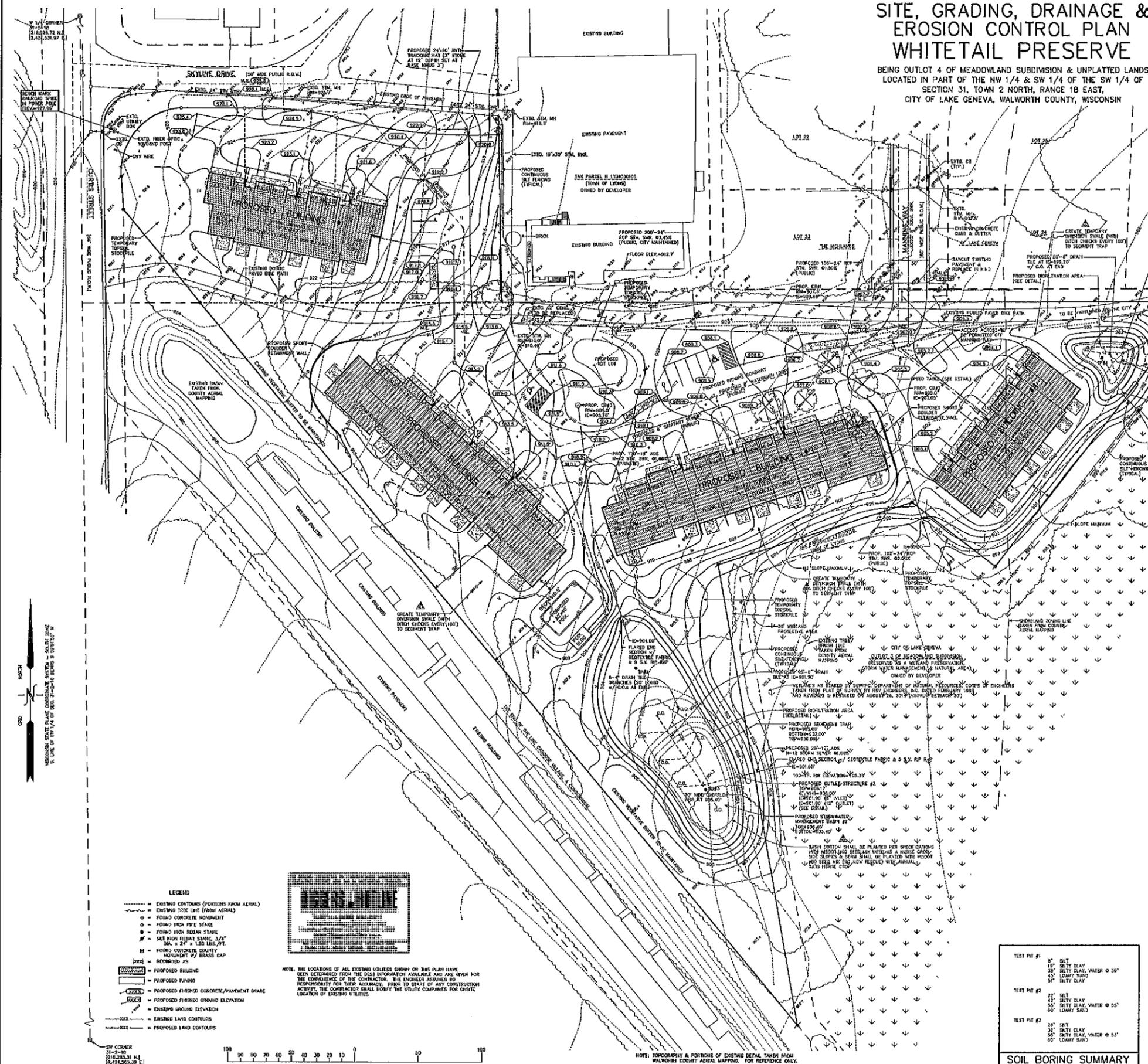
**SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN
WHITETAIL PRESERVE**
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

GRADING, DRAINAGE & EROSION CONTROL PLAN

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 BUDWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2998 FAX: (262) 723-5686

REVISIONS	DATE	BY	DESCRIPTION
1	4/30/2015	PH	ISSUE FOR PERMITS
2	5/11/2015	PH	PERMITS COMMENTS
3	5/27/2015	PH	PERMITS COMMENTS
4	6/19/2015	PH	ADD SOIL BORING SUMMARY
5	6/22/2015	PH	ADD SW 1/4 CORNER
6	6/22/2015	PH	ADD SW 1/4 CORNER

PROJECT NO.
5970.2014
DATE
3/6/2015
SHEET NO.
2 OF 4



- LEGEND**
- EXISTING CONTOURS (ORIGINS FROM AERIAL)
 - EXISTING TREE LINE (FROM AERIAL)
 - FOUND CONCRETE MONUMENT
 - FOUND IRON PIPE STAKE
 - FOUND IRON BEAM STAKE
 - SET IRON BEAM STAKE, 3/4" DIA. x 24" x 150 LB. WT.
 - FOUND CONCRETE CORNER MONUMENT W/ BRASS CAP
 - RECORDED AS
 - PROPOSED BUILDING
 - PROPOSED PARKING
 - PROPOSED FINISHED CONCRETE/PAVEMENT DRIVE
 - PROPOSED FINISHED GROUND ELEVATION
 - EXISTING GROUND ELEVATION
 - EXISTING LAND CONTOURS
 - PROPOSED LAND CONTOURS

NOTE: THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY, PRIOR TO START OF ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE RESULTS COMPARED TO THE LOCATION OF EXISTING UTILITIES.

MAP SCALE IN FEET ORIGINAL 1" = 30'

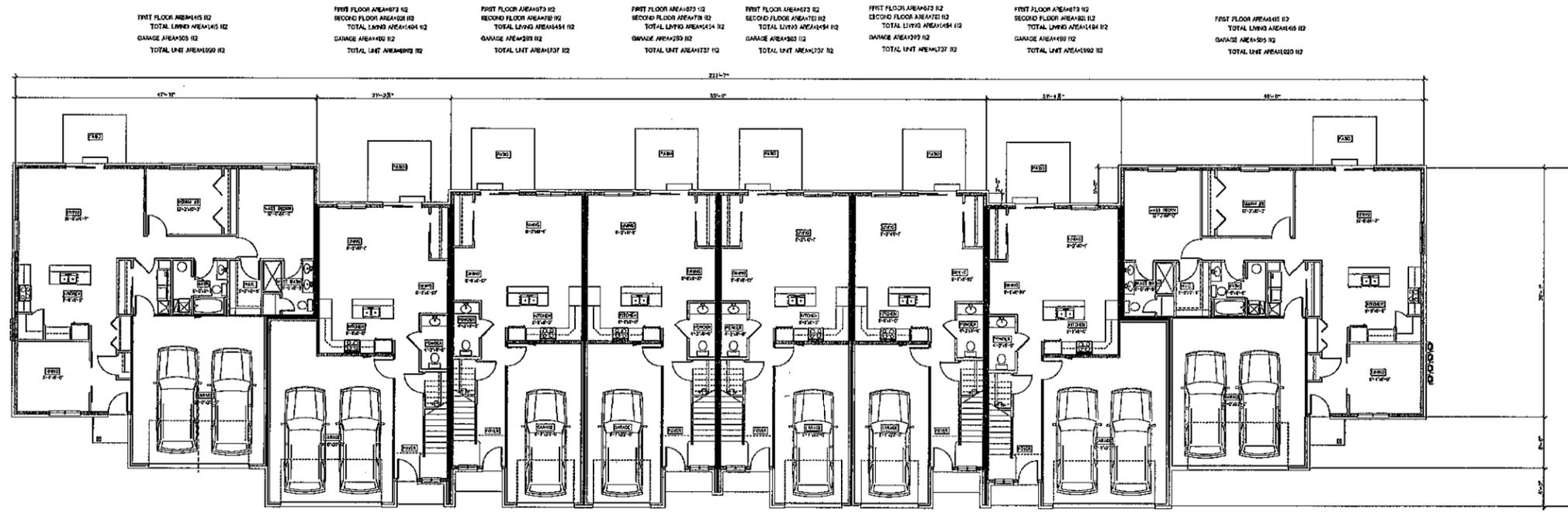
- GRADING NOTES**
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 1% SLOPE WITHIN PARKING AREAS.
 - SWEEP DRAINAGE ACROSS PARKING AND DRIVE SURFACES EXPECTED, POINT TO POINT STRAIGHT GRADES.
- EROSION NOTES**
- RESPECT BASINS AND SHALES TO MEET SPECIFICATIONS ON PLAN AND MORE TECHNICAL STANDARDS ON AN ON-SITE BASIS.
 - SEEDING AND EROSION CONTROL MATTING AS SPECIFIED ON PLAN FOR TEMPORARY SEEDING BASIN AND DRAINAGE SWALES SHALL BEGIN WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.
 - INSPECT EROSION CONTROL ON SITE AND DOCUMENT FINDINGS IN AN INSPECTION REPORT. MAINTAIN RECORD INSPECTION SHEETS AND REPORTS FOR 24 HOURS AFTER EVERY RAINFALL EVENT FOR REMEDY MANAGEMENT.
 - TEMPORARY SILT FENCES, CHECKED TO MEET MORE TECHNICAL STANDARDS.
 - PROVIDE INLET PROTECTION AT ALL CATCH BASINS & AREA DRAINS AS EACH IS INSTALLED. INLET PROTECTION TO INCLUDE FABRIC IMPEDERS UNDER CATCHINGS.
 - ALL DISTURBED SLOPES 4:1 OR GREATER SHALL BE RESTORED WITH 6" OF TOPSOIL, SEED AND MULCH EROSION CONTROL MATTING.
 - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE FROM THE PROPOSED CONSTRUCTION ENTRANCE. THE USE OF ANY OTHER ACCESS IS PROHIBITED.

- CONSTRUCTION IS ANTICIPATED TO BE COMPLETED IN PHASES STARTING WITH BUILDING 1 AND SUBSEQUENT PHASES TO FOLLOW BEING DRIVEN BY MARKET DEMAND.
- OBTAIN REGISTERED AIR 210 PERMIT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES BEFORE START OF ANY LAND DISTURBING ACTIVITY ON SITE.
 - BEFORE TO CONSTRUCTION, A PRE-CONSTRUCTION CONFERENCE MUST BE HELD AT THE UTILITY COMMISSION. THE PRE-CONSTRUCTION CONFERENCE SHALL BE FACILITATED AND VECTORED BY THE DESIGNING ENGINEER OF RECORD.
 - INSTALL ALL APPROPRIATE EROSION CONTROL MEASURES ON SITE INCLUDING TEMPORARY SILT FENCE, STONE TRACKING PADS PER MORE TECHNICAL STANDARDS.
 - NEEDLE DOWN BASINS SHALL BE PARTIALLY FULLED AND USED AS TEMPORARY SEEDING TRAPS. TEMPORARY SHALES/BASINS FROM SITE GRADING AREAS SHALL BE CREATED TO INVERT RUNOFF WATER AS POSSIBLE TO THE BASIN'S DESIGN CHARACTER AND CORNER.
 - CLEAR AND REMOVE VEGETATION OVER SITE GRADING AREAS (SEE SPECIFICATIONS) PERTINENT TO CURRENT PHASE.
 - STENT TOPSOIL FROM ACCESS ROADS AND IN PLANNED WORK AREA OF THE SITE PERTINENT TO CURRENT PHASE AND STOCKPILE WHERE SHOWN ON PLAN OR AS FIELD ADDRESS. INSTALL TEMPORARY SILT FENCE AROUND ENTIRE STOCKPILE PER MORE TECHNICAL STANDARDS. SOIL LEFT UNDISTURBED FOR 30 DAYS MUST BE SEEDED AND STABILIZED.
 - STAIRS ALL OTHER EXPOSED SOIL AREAS PERTINENT TO CURRENT PHASE WITH PROPER SEEDING AND EROSION MATTING PER MORE TECHNICAL STANDARDS.
 - PROVIDE FOR FILL AND COMPARISON OF SOIL SAMPLES FOR BUILDING AREAS FOLLOWED WITH FOUNDATION EXCAVATIONS IN A MANNER SUITABLE TO THE OWNERS NEED.
 - PARKING AREA TO BE BUILT AND ADJACENT TO CURRENT BUILDING BEING CONSTRUCTED TO BE GRADED, GRAZEED AND USED AS A SEEDING AREA FOR THE BUILDING CONSTRUCTION.
 - NEARBY GRADE IMPROVED DRIVE AND PARKING AREAS PERTINENT TO CURRENT PHASE.
 - INSTALL SANITARY AND WATER MAINS AND SERVICES AS SHOWN ON PLAN PERTINENT TO CURRENT PHASE.
 - INSTALL STORM SEWER AND OUTFALL BASIN AS SHOWN ON PLAN PERTINENT TO CURRENT PHASE.
 - FINE GRADE DRAINS AND PARKING SURFACES PERTINENT TO CURRENT PHASE.
 - NEEDLE DOWN BASE GRADE EROSION CONTROL TO CURRENT PHASE.
 - CONSTRUCT ALL CONCRETE PLATFORMS PERTINENT TO CURRENT PHASE.
 - COMPLETE CONSTRUCTION OF ALL PAVEMENT AREAS BY INSTALLING BRUSH LEFT AND MILLING FOR MULTIPLE PAVEMENT PRIOR TO SURFACE PAVEMENT LIFT AS SHOWN ON PLAN PERTINENT TO CURRENT PHASE.
 - ONCE FINAL PHASE IS COMPLETE CONTRACTOR SHALL COMPLETE STEPS 6-15 AS REQUIRED FOR SUBSEQUENT PHASES.
 - RESTORE ALL REMAINING DISTURBED AREAS BY SEEDING WITH MULCH OR MATTING AS SHOWN.
 - IF EROSION HAS ACCUMULATED WITHIN BASINS DURING CONSTRUCTION IT SHALL BE REMOVED.
 - ONCE THE PROJECT IS NEARLY COMPLETE AND ALL SURFACES ARE STABILIZED OR FINISHED, THE TEMPORARY TRAPS SHALL BE CLEANED OUT TO FINAL CRACKS AND DISTRIBUTION DETAILS. MATERIALS INCLUDING MULCH AND STABILIZATION WITH OUT ALL ADJUSTMENTS.
 - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES UPON FINAL STABILIZATION OF DISTURBED SURFACES ONLY AFTER VEGETATION HAS TAKEN HOLD IN COVERAGE.
- NOTE: ANY CHANGES TO OR VARIANCE OF SITE PLAN AND/OR CONSTRUCTION SEQUENCE DUE TO CONSTRUCTION NEEDS OR 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 PLAN AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION. IT IS UNDERSTOOD THAT WORK WILL NOT START UNTIL EARLY SPRING 2015 AND EXTEND THROUGH SUMMER WITH ALL WORK FOR THE INITIAL PHASES DONE BY OCTOBER 1, 2015. ACCURACY OF LINES FOR VARIOUS WORK MAY VARY DEPENDING ON OWNERS OPERATIONS BUT EROSION CONTROL IS TO BE CONTINUOUSLY MAINTAINED.

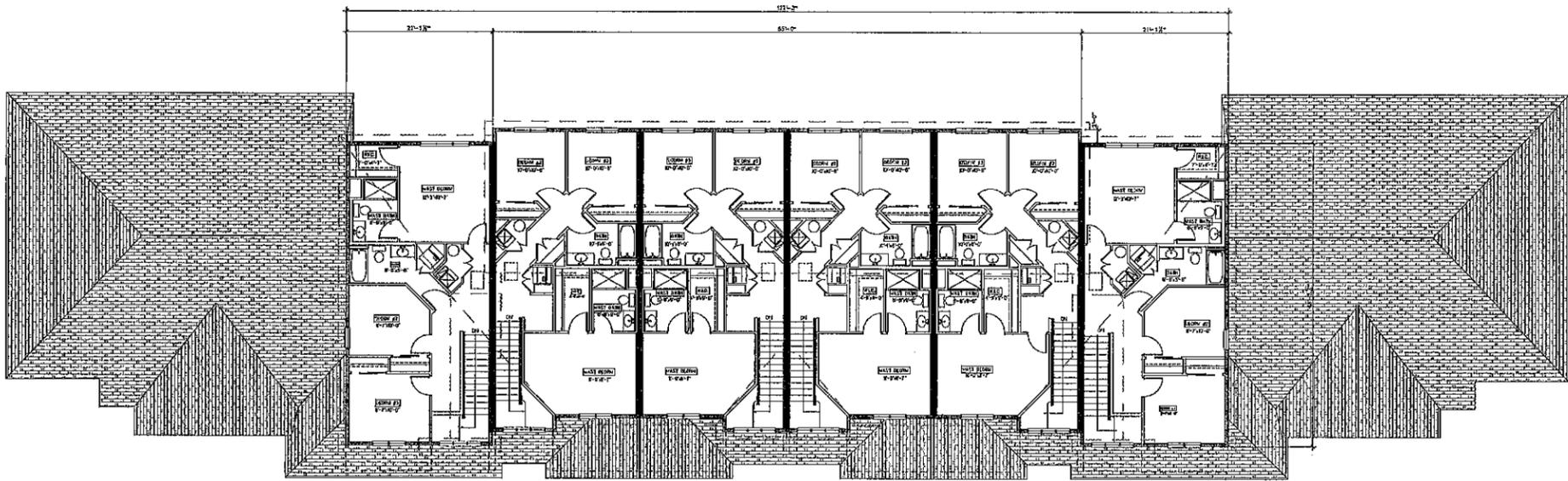
SOIL BORING SUMMARY

TEST PIT #	DEPTH	SOIL TYPE	WATER TABLE
TEST PIT #1	0"	SILT	
	10"	SILT CLAY	0 30"
	20"	SILT CLAY	0 30"
TEST PIT #2	0"	CLAY SAND	
	10"	SILT CLAY	0 35"
	20"	SILT CLAY	0 35"
TEST PIT #3	0"	SILT CLAY	0 35"
	10"	SILT CLAY	0 35"
	20"	CLAY SAND	

SEQUENCE OF CONSTRUCTION



FIRST FLOOR PLAN
SCALE 1/8"=1'-0"



SECOND FLOOR PLAN
SCALE 1/8"=1'-0"

X:\Projects\5970\5970_2014\DCAD\ARCHITECT\WORKING DRAWINGS\BLDG 2\WHITTAIL.PLT; 04/23/15 10:05 AM

<p>OVERALL PLANS FIRST FLOOR PLAN SECOND FLOOR PLAN</p>	<p>BUILDING NO. 2 & 3 WHITTAIL PRESERVE CITY OF LAKE GENEVA WALWORTH CO., WISCONSIN</p>	<p>FARRIS, HANSEN & ASSOCIATES, INC. Engineering, Architecture, Surveying 7 Ridgway Court P.O. Box 437 ELKHORN, WISCONSIN 53121 Office: (262) 723-2058 Fax: (262) 723-5888</p>	<p>REVISIONS DATE: 04/23/15 BY: [Signature]</p>	<p>PROJECT NO. 5970.2014 DATE 04/23/15 SHEET NO. 4 of 4</p>
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City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

CERTIFIED SURVEY MAP or

SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Southland Farms LLC (Fairwyn)
875 Townline Rd
Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: (262) 248-5010

NAME AND ADDRESS OF APPLICANT:

Kapur & Associates, LLC
1224 S. Pine Street
Burlington, WI 53105

TELEPHONE NUMBER OF APPLICANT: (262) 767-2747

NAME AND ADDRESS OF SURVEYOR:

Kapur & Associates, LLC
1224 S Pine Street
Burlington, WI 53105

TELEPHONE NUMBER OF SURVEYOR: (262) 767-27-47

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Replat of existing subdivision for new
Planned Development

Memo

To: City of Lake Geneva

From: Kapur & Associates, Inc.

CC: FairWyn

Date: October 23, 2015

Re: Symphony Bay preliminary plat submittal – environmental note

Southland Farms plat was submitted in 2007 and included wetland delineation completed in 2006. Due to State and Federal regulations, wetland delineations expire after 5 years. Wetland evaluation is currently being completed for Symphony Bay along with DNR and Army Corps of Engineers coordination.

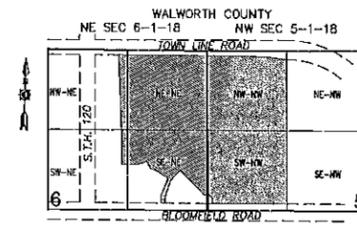
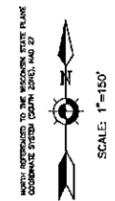
There are two locations that we would like to make note of at this time; the northern access point and the southeast corner of the property.

Northern Entrance: At this location we will be shifting the entrance west to avoid the possible presence of wetlands. Further coordination with the DNR will determine the exact location. Estimated shift is represented on the preliminary plat in the form of a bold line.

Southeast Corner: At this location previous wetland delineation showed minimal wetlands present and the Southland Farms plat was planned around them. Since the expired original delineation in 2006, the present ground cover has changed in the old motor-cross track. Soils mapping indicates upland soils and analysis of historic aerial photography do not indicate the presence of wetlands. Additional coordination is being completed with the DNR and Army Corps of Engineers. If the DNR/Army Corps coordination is not completed prior to final plat, this area will be platted as an outlot as shown on the preliminary plat overview sheet as a bold line. This outlot would then be submitted as an amendment to the Symphony Bay final plat.

Overview Of:
Symphony Bay

A revision of all of vacated Southland Farms Subdivision, except Lots 74, 85, 231 and 232 and portions of Townline Road and Bloomfield Road dedicated to the public, being located in the Northwest 1/4 of the Northeast 1/4, the Northeast 1/4 of the Northeast 1/4, the Southeast 1/4 of the Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 6 and the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 5 all in Township 1 North, Range 18 East, City of Lake Geneva, Walworth County, State of Wisconsin. Containing 6,295,838 Square Feet or 144.533 acres, more or less.



LOCATION SKETCH
 NOT TO SCALE

OCTOBER 23, 2015



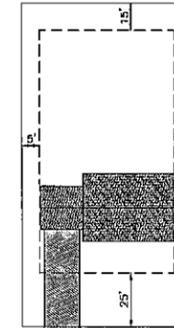
KAPUR & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 1324 SOUTH PINE STREET
 BURLINGTON, WISCONSIN 53105
 Phone: 262-797-2717 Fax: 262-767-2759
 www.kapurengineers.com

Preliminary Plat Of: Symphony Bay

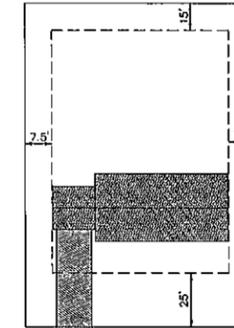
A revision of all of vacated Southland Farms Subdivision, except Lots 74, 85, 231 and 232 and portions of Townline Road and Blossfield Road previously dedicated to the public, being located in the Northwest 1/4 of the Northeast 1/4, the Northeast 1/4 of the Northeast 1/4, the Southeast 1/4 of the Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 6 and the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 3 all in Township 1 North, Range 18 East, City of Lake Geneva, Walworth County, State of Wisconsin. Containing 6,331,744 Square Feet or 145.337 acres, more or less.

NOTES:

- 1) SYMPHONY BAY IS A PLANNED DEVELOPMENT.
- 2) AS PER AN AFFIDAVIT OF CORRECTION (DOC. #753573) TO THE FINAL PLAT OF SOUTHLAND FARMS, ACCESS TO EASEMENT IS TO BE PROVIDED BY DEVELOPMENT SOLUTIONS AND NEXTEL WEST CORPORATION.

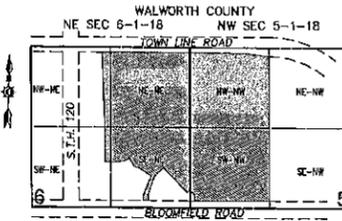


LOTS 177, 163-179, 194-231, 234-247 AND 306-333
 SETBACK NOTES:
 The minimum building setback distance is 25' along streets, 15' along the back lot lines and side lots shall be 15' total with a minimum of 5' per side.



LOTS 180-183, 248-261, 264-305 AND 334-368
 SETBACK NOTES:
 The minimum building setback distance is 25' along streets, 15' along the back lot lines and side lots shall be 15' total with a minimum of 7.5' per side.

SINGLE FAMILY LOT SETBACKS
 NOT TO SCALE



LOCATION SKETCH
 NOT TO SCALE

NOTICE OF APPROVAL OF PRELIMINARY PLAT

Notice is hereby given that the preliminary plat of the subdivision shown hereon has received approval by the plan commission of the City of Lake Geneva, Wisconsin, and upon compliance by the subdivider with requirements of qualifications governing approval of preliminary plats and with other revisions and stipulations that may be required, the city council will receive the application for final plat approval for all or a part of such approved preliminary plat, when submitted by the subdivider in such form and within such time as required by city ordinance.

The Plan Commission of the City of Lake Geneva, Wisconsin.
 Date: _____ 20____
 By: _____
 Chairman

LEGEND:

- 1 1/4" O.D. IRON PIPE FOUND
- 3/4" O.D. IRON ROD FOUND
- ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST 0.01 OF A FOOT.
- ALL DISTANCES SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
- ELEVATIONS BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1929.
- BENCHMARK
 REIM. ELEV. = 832.40
 CHISEL CROSS IN TOP WEST SIDE HYDRANT FLANGE, 31.2' NORTHEAST OF NORTH 1/4 SECTION 6
- R.A. = RECORDED AS
- WETLANDS
- BUILDING SETBACK LINE
- = SECTION CORNER
- D.T.P. = DEDICATED TO THE PUBLIC
- EXISTING TRANSMISSION TOWER
- O.D. = OUTSIDE DIAMETER
- R.A. = RECORDED AS

OCTOBER 23, 2015



KAPUR & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 1224 SOUTH PINE STREET
 BURLINGTON, WISCONSIN 53106
 Phone: 262-767-2747 Fax: 262-767-2750
 www.kapurengineers.com

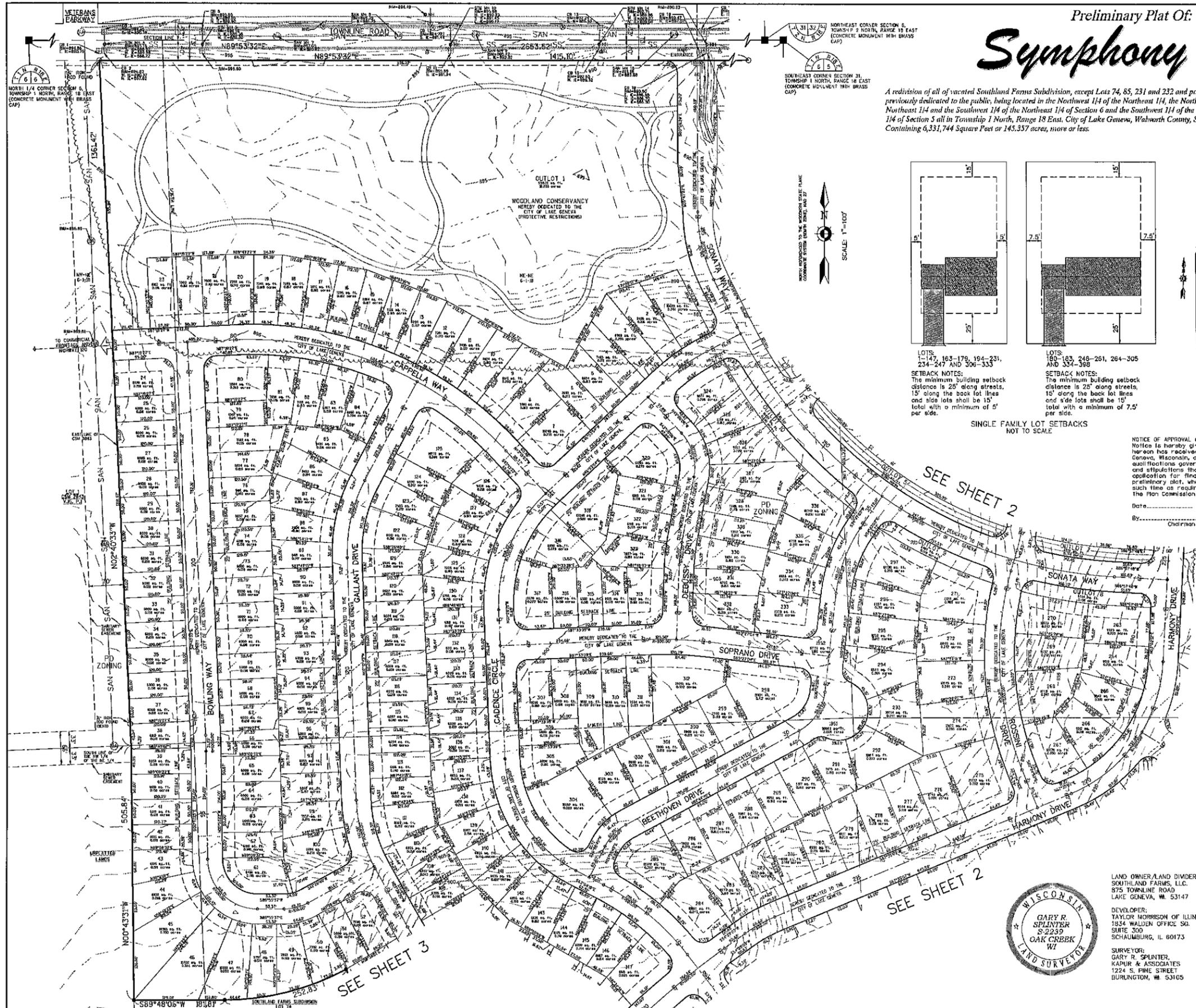
SHEET 1 OF 3



LAND OWNER/LAND DIVIDER:
 SOUTHLAND FARMS, LLC.
 875 TOWNLINE ROAD
 LAKE GENEVA, WI 53147

DEVELOPER:
 TAYLOR MORRISON OF ILLINOIS, INC.
 1934 WALDEN OFFICE SQ.
 SUITE 300
 SCHAUMBURG, IL 60173

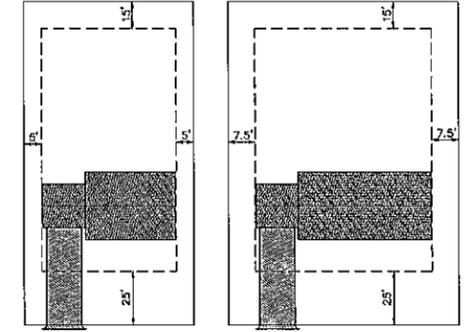
SURVEYOR:
 GARY R. SPLINTER,
 KAPUR & ASSOCIATES
 1224 S. PINE STREET
 BURLINGTON, WI 53105





Preliminary Plat Of:
Symphony Bay

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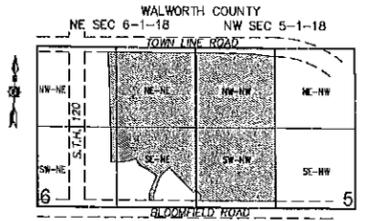
LOTS:
 147, 163-176, 194-231, 234-247 AND 306-333

SETBACK NOTES:
 The minimum building setback distance is 25' along streets, 15' along the back lot lines and side lots shall be 15' total with a minimum of 5' per side.

LOTS:
 182-183, 248-261, 264-305 AND 334-398

SETBACK NOTES:
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SINGLE FAMILY LOT SETBACKS
 NOT TO SCALE



LOCATION SKETCH
 NOT TO SCALE



LAND OWNER/LAND DIVIDER:
 SOUTHLAND FARMS, LLC,
 875 TOWNLINE ROAD
 LAKE GENEVA, WI 53147

DEVELOPER:
 TAYLOR MORRISON OF ILLINOIS, INC.
 1834 WALDEN OFFICE SQ.
 SUITE 303
 SCHAUMBURG, IL 60173

SURVEYOR:
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 KAPUR & ASSOCIATES
 1224 S. PINE STREET
 BURLINGTON, WI 53105

NOTES:

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- 2) AS PER AN AFFIDAVIT OF CORRECTION (DOC. #753273) TO THE FINAL PLAT OF SOUTHLAND FARMS, ACCESS TO EASEMENT IS TO BE PROVIDED BY DEVELOPMENT SOLUTIONS AND NEXTEL WEST CORPORATION.

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 - 3/4" O.D. IRON ROD FOUND
 - ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST 0.01 OF A FOOT.
 - ALL DISTANCES SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
 - ELEVATIONS BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1929.
 - BENCH-MARK
 1874 ELEV= 835.40
 CHISEL CROSS IN TOP WEST SIDE HYDRANT FLANGE, 312' NORTHEAST OF NORTH 1/4 SECTION 6
 - R.A. = RECORDED AS
 - WETLANDS
 - - - BUILDING SETBACK LINE
 - SECTION CORNER
 - DTP = DEDICATED TO THE PUBLIC
 - ⊕ EXISTING TRANSMISSION TOWER
 - ⊙ OUTSIDE DIAMETER
 - R.A. = RECORDED AS

OCTOBER 23, 2015



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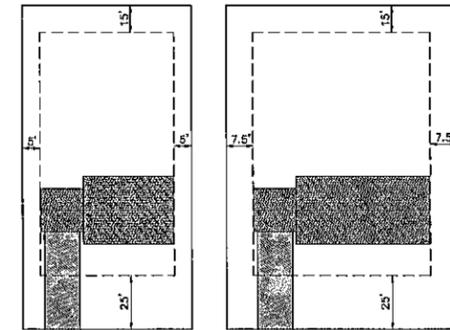
Preliminary Plat Of:

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- R.A. = RECORDED AS
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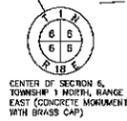
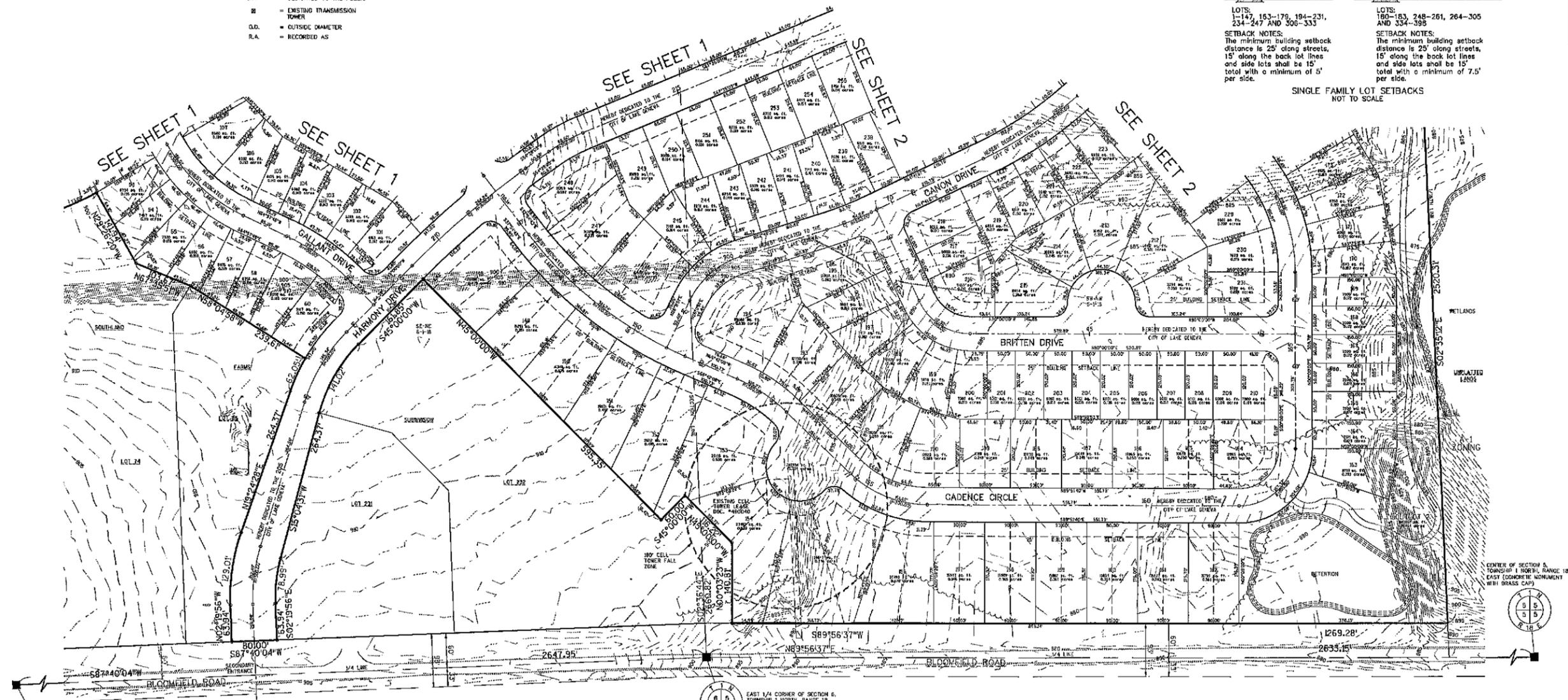
LOTS: 1-17, 183-176, 184-231, 234-247 AND 306-333

SETBACK NOTES:
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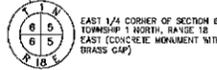
LOTS: 180-182, 248-261, 264-305 AND 334-398

SETBACK NOTES:
The minimum building setback distance is 25' along streets, 15' along the back lot lines and side lots shall be 15' total with a minimum of 7.5' per side.

SINGLE FAMILY LOT SETBACKS NOT TO SCALE



CENTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 18 EAST (CONCRETE MONUMENT WITH BRASS CAP)



EAST 1/4 CORNER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 18 EAST (CONCRETE MONUMENT WITH BRASS CAP)

NOTES:

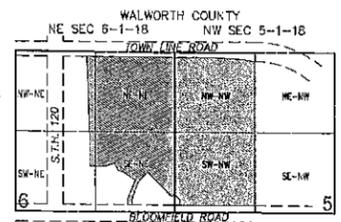
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LAND OWNER/LAND DIVIDER:
SOUTHLAND FARMS, LLC
875 TOWNLIN ROAD
LAKE GENEVA, WI 53147

DEVELOPER:
TAYLOR MORRISON OF ILLINOIS, INC.
1834 WALDEN OFFICE SQ.
SUITE 300
SCHLAUMBURG, IL 60173

SURVEYOR:
GARY R. SPLINTER
KAPUR & ASSOCIATES
1224 S. PINE STREET
BURLINGTON, WI 53105

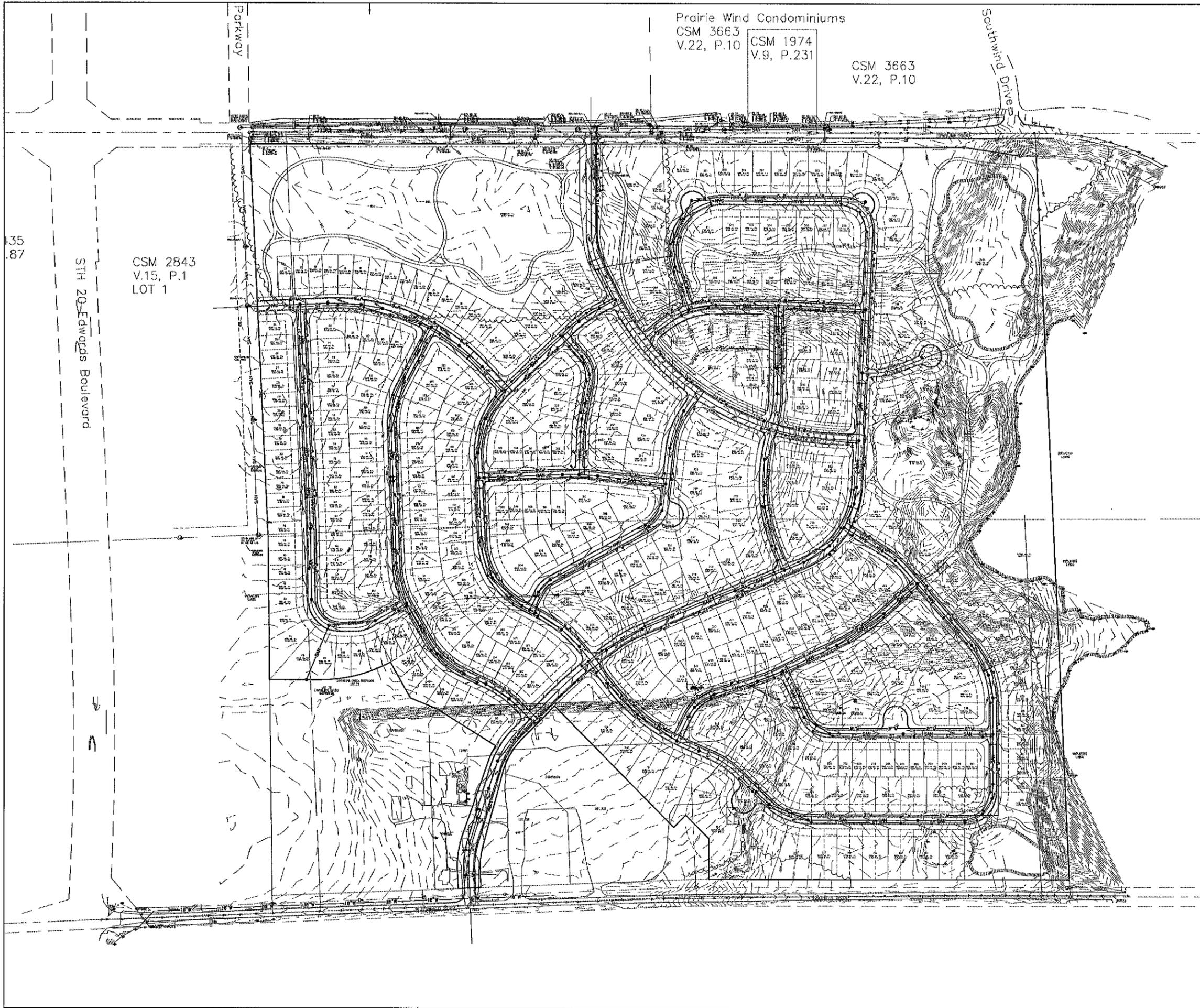


LOCATION SKETCH NOT TO SCALE

OCTOBER 23, 2015



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KAPUR & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 7711 N. PORT WASHINGTON ROAD
 MILWAUKEE, WISCONSIN 53217
 PHONE: 414.751.4554 FAX: 414.561.4117
 www.kapurengineers.com

PROJECT:

Symphony Bay

LOCATION:

Lake Geneva
 Walworth County

CLIENT:

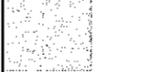
RELEASE:

Preliminary
 Utility Exhibit

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:



SCALE:



SEAL:

SHEET:

PROJECT MANAGER: Tom Felt
 DESIGN BY:
 DRAWN BY:
 CHECKED BY:
 PROJECT NUMBER: 15091
 DATE: October 22, 2016

SHEET NUMBER:

PU-1

APPLICATION FOR CONDITIONAL USE
City of Lake Geneva

SITE ADDRESS/PARCEL NO. AND FULL LEGAL DESCRIPTION REQUIRED (ATTACH SEPARATE SHEET IF NECESSARY):

145 Lake View Drive, Lake Geneva Manor, Lots 10,11,13 and north part of Lot 14

See attached Plat of survey for legal description Tax Key No. ZLM00074

NAME AND ADDRESS OF CURRENT OWNER:

Bruce and Joy Irussi

13481 Edgewater Drive, Lakewood, OH 44107

TELEPHONE NUMBER OF CURRENT OWNER: Joy Irussi, cell phone: 414-581-6114

NAME AND ADDRESS OF APPLICANT:

Kelly C. Frazier of McCormack + Etten / Architects, LLP

400 Broad Street, Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: Kelly Frazier, home office phone: 262-245-9531

PROPOSED CONDITIONAL USE:

Conditional Use request for use of SR-4 zoning setback requirements since property is substandard in a ER-1 zoning district per Ordinance 98-408-(3).

ZONING DISTRICT IN WHICH LAND IS LOCATED: ER-1

NAMES AND ADDRESSES OF ARCHITECT, PROFESSIONAL ENGINEER AND CONTRACTOR OF PROJECT:

McCormack + Etten / Architects, LLP, 400 Broad Str, Lake Geneva, WI 53147

Engineer and Builder yet to be determined

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

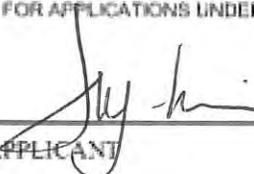
Permission to remodel and construct an addition to existing home within the two streetyard, sideyard setbacks and existing footprint at rear setback (6" encroachment into 30'-0" rear setback) and 35' height maximum allowed per SR-4

CONDITIONAL USE FEE PAYABLE UPON FILING APPLICATION: \$400.00 [\$100 FOR APPLICATIONS UNDER SEC. 98-407(3)]

DATE

9/27/15

SIGNATURE OF APPLICANT



October 29, 2015

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

**RE: APPLICATION FOR CONDITIONAL USE IN ER-1 DISTRICT
FOR ADDITION & REMODELING OF EXISTING RESIDENCE
MR. and MRS. BRUCE IRUSSI
145 LAKE VIEW DRIVE
LAKE GENEVA, WISCONSIN 53147**

Dear Mr. Robers and Members of the Plan Commission:

Mr. and Mrs. Bruce Irussi at 145 Lakeview in the Lake Geneva Manor Subdivision in the City of Lake Geneva wish to add to and remodel the Existing Residence. *The property is currently zoned ER-1 Estate Residential Zoning under the City of Lake Geneva Zoning Ordinance.*

The *Property* is Lot 10 thru 12 and the north 10' of Lot 14, Block 31 of Lake Geneva Manor Sub. Tract No. 17 and is designated as Tax Key #ZLM 00074. The irregular lot is 131'+/- at the Lake View Drive (west) lot line (clipped corner), 155.83'+/- at the Main Street (north) lot line, 120.05'+/- at the east lot line and 122'+/- at the south side lot line but jogs along the path. **Under the Lake Geneva Zoning Ordinance, the property is zoned ER-1, Estate Residential District. The minimum Lot Width under ER-1 is 150' and the minimum Lot Area is 40,000 square feet. *This lot is substandard under the bulk requirements of the ER-1 District in that the lot area is 25,250.00 square feet (0.58 acres).* In addition, the minimum required Rear Yard Setback under ER-1 is 30' and existing northeast corner of existing residence, proposed to be rear of home is 29.5'. ***Given the unusual lot configuration, Mr. and Mrs. Irussi requests a Conditional Use Approval to allow them to Remodel the existing and construct an Addition to their Existing Home within the setback requirements allowed under the SR-4, Single Family Residential Zoning District.*****

Under a previously adopted change in the Zoning Ordinance 98.407(3), Existing Single Family Residences on legal substandard lots within the ER-1 Zoning District can be remodeled as a Conditional Use using the lot width, lot frontage and setback requirements of the SR-4 Zoning District. *The SR-4 Zoning District allows for a minimum Lot Area of 9,000 square feet, a minimum Lot Width of 75', a minimum Street Frontage of 50', Street Setback of 25', Rear Lot Line Setback of 30', and Side Lot Line Setback of 6' minimum with a total combined Sideyard Setback of 15'.*

The proposed Remodeling and addition to existing would meet the City setback requirements at street yard setbacks at two streets, side yard setback and will not further exceed into the rear setback at the existing residence, which only encroaches by 6" under the SR-4 Single Family Zoning District requirements.

Included within this packet are the following:

- *Application for Conditional Use* and required fee.
- *Agreement for Services*, signed by the Owner (to follow when signed copy is received)
- *A. Lake Geneva Zoning Map showing location of Subject Property for Conditional Use* with zoning district and map of lands within 300' of property (Walworth County Map)
- *B. Existing Plat of Survey of Subject Property* showing existing buildings, driveway, lot dimensions, graphic scale, and north arrow
- *C. Proposed site plan of Subject Property* with all lot dimensions and setbacks as per the **SR-4** requirements showing graphic scale and north arrow
- *D. Written Justification* of the proposed **Conditional Use**.
- **E. Preliminary Floor Plans and Elevations** of the proposed **Addition & Remodeling**.

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

Sincerely,



Kelly C. Frazier
McCormack + Etten / Architects

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, November 16, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Conditional Use Application filed by Kelly C. Frazier of McCormack + Etten / Architects, LLP 400 Broad Street, Lake Geneva, WI 53147 for Bruce & Joy Irussi, 13481 Edgewater Drive, Lakewood, OH 44107, to construct an addition to a Single Family Residence on an existing lot using the SR-4 requirements in an Estate Residential Zoning District (ER-1), at the following location:

TAX KEY NO. ZLM 00074 – 145 Lakeview Drive

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, November 16, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 30th day of October, 2015.

Mayor James R. Connors
City Plan Commission
City of Lake Geneva, WI

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on November 5th & 12th.

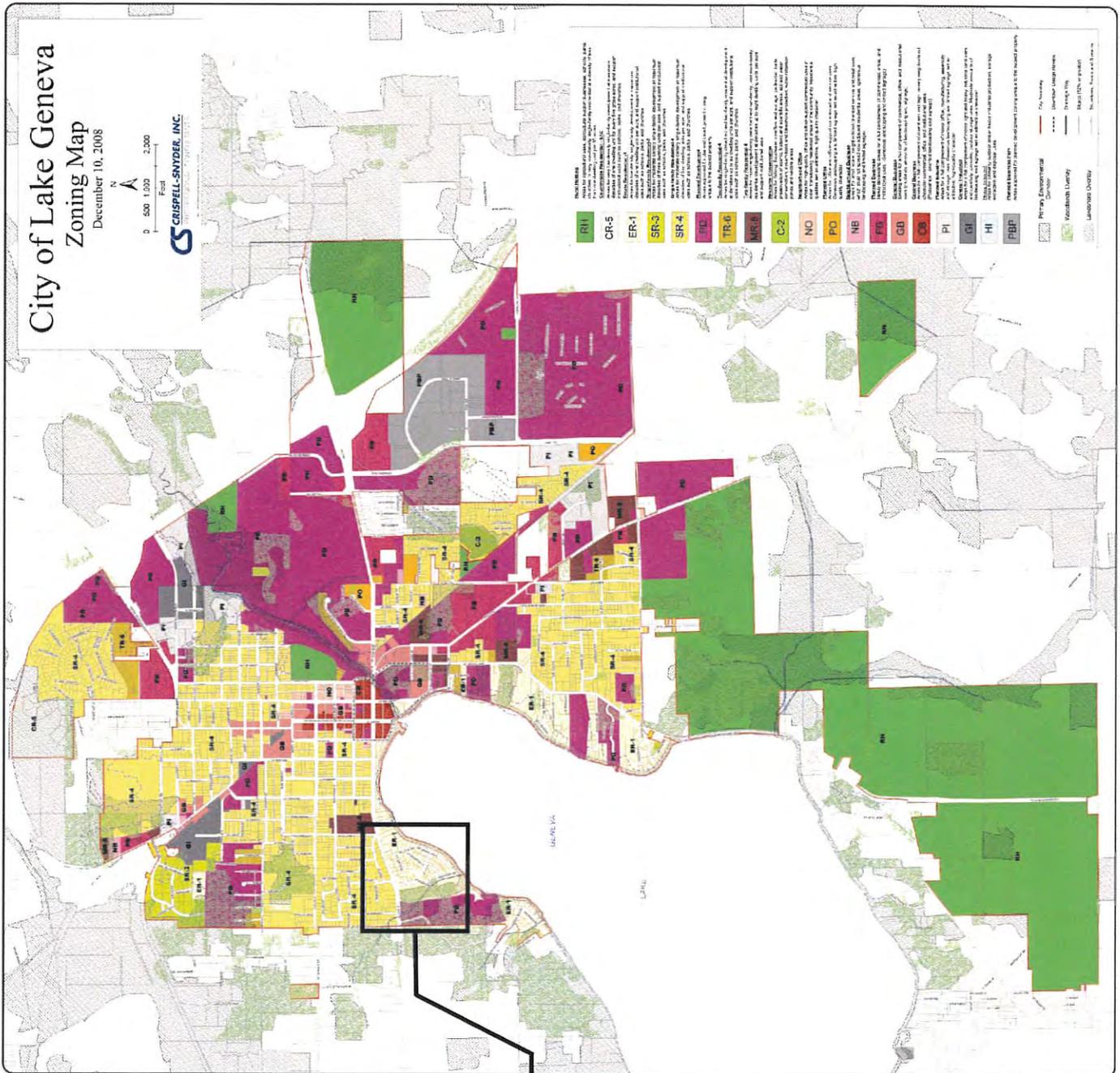
A. MAP OF PROPOSED CONDITIONAL USE

City of Lake Geneva

Zoning Map
December 10, 2008



CRISPPELL-SNYDER, INC.



R-1	CR-5	ER-1	SR-3	SR-4	TR-6	MIR-6	C-2	NO	P-0	NB	FB	GB	CB	PI	GI	HI	PBP	
Single-Family Residential Single detached dwellings, two- and three-family dwellings, and accessory buildings.	Community Residential Single detached dwellings, two- and three-family dwellings, and accessory buildings.	Employment Residential Single detached dwellings, two- and three-family dwellings, and accessory buildings.	Single-Family Residential Single detached dwellings, two- and three-family dwellings, and accessory buildings.	Single-Family Residential Single detached dwellings, two- and three-family dwellings, and accessory buildings.	Transportation Residential Single detached dwellings, two- and three-family dwellings, and accessory buildings.	Medium-Density Residential Single detached dwellings, two- and three-family dwellings, and accessory buildings.	Community Residential Single detached dwellings, two- and three-family dwellings, and accessory buildings.	Neighborhood Office Neighborhood office buildings, professional offices, and accessory buildings.	Neighborhood Office Neighborhood office buildings, professional offices, and accessory buildings.	Neighborhood Office Neighborhood office buildings, professional offices, and accessory buildings.	Neighborhood Office Neighborhood office buildings, professional offices, and accessory buildings.	Neighborhood Office Neighborhood office buildings, professional offices, and accessory buildings.	Neighborhood Office Neighborhood office buildings, professional offices, and accessory buildings.	Neighborhood Office Neighborhood office buildings, professional offices, and accessory buildings.	Neighborhood Office Neighborhood office buildings, professional offices, and accessory buildings.	Neighborhood Office Neighborhood office buildings, professional offices, and accessory buildings.	Neighborhood Office Neighborhood office buildings, professional offices, and accessory buildings.	Neighborhood Office Neighborhood office buildings, professional offices, and accessory buildings.

IRUSSI RESIDENCE
145 LAKE VIEW DRIVE
SEE ENLARGEMENT OF
PROPERTY LOCATION ATTACHED



GENEVA LAKE

IRUSSI RESIDENCE
145 LAKE VIEW DRIVE
LAKE GENEVA MANOR
TAX ID: ZLM 00074

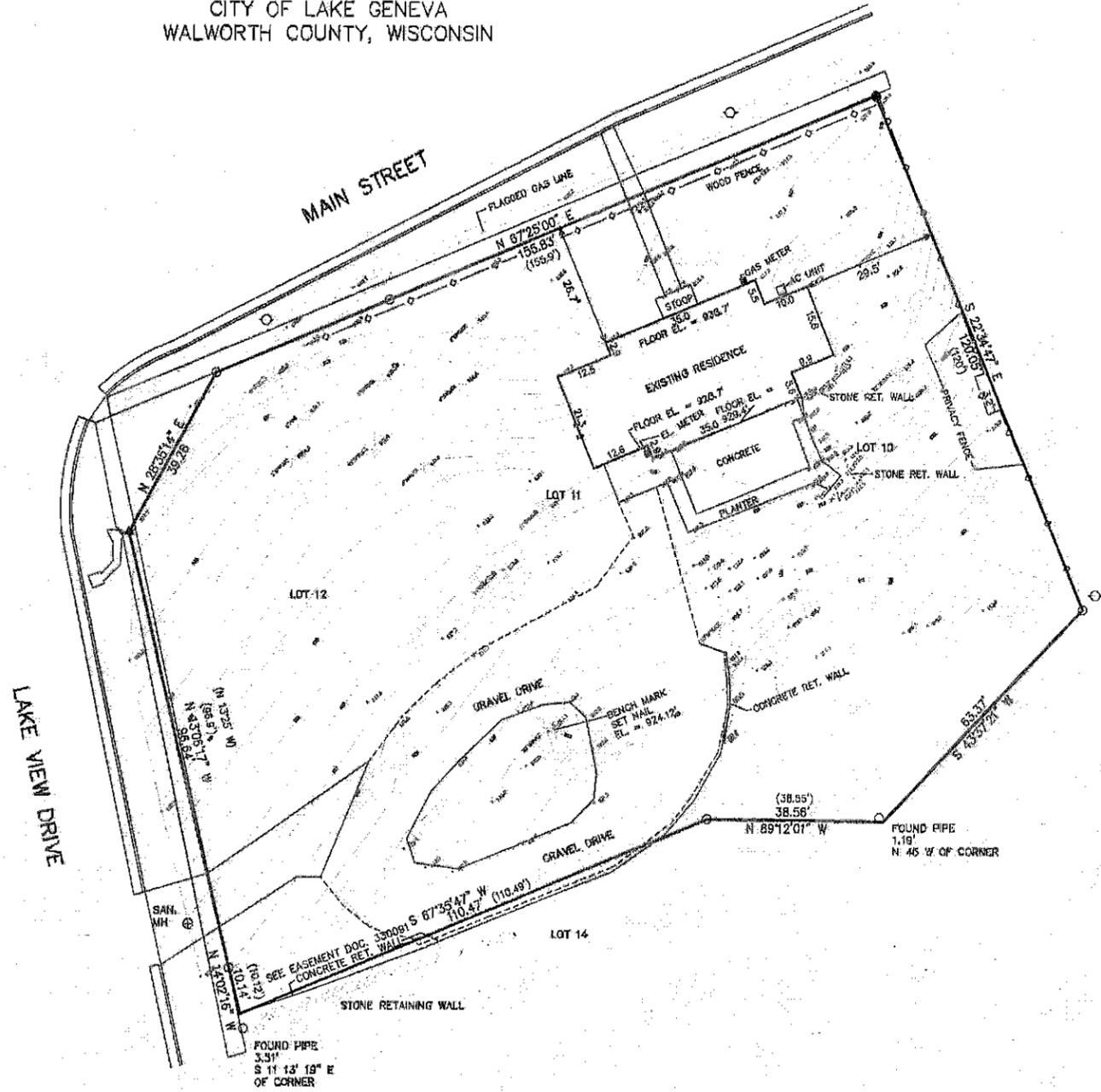
B. SURVEY OF SUBJECT SITE

PLAT OF SURVEY
LOTS 10 THRU 12 & THE NORTH 10' LOT 14
BLOCK 31 OF LAKE GENEVA MANOR SUB. TRACT NO. 17
 LOCATED IN THE SW 1/4 OF THE NE 1/4 SECTION 35
 TOWN 2 NORTH, RANGE 17 EAST
 CITY OF LAKE GENEVA
 WALWORTH COUNTY, WISCONSIN

Lots 10, 11 and 12 and the North 10 feet of Lot 14 in Block 31 of Lake Geneva Manor Subdivision Tract No. 17, Lake Geneva, Walworth County, Wisconsin, the latter 10 feet being more particularly described as follows, to-wit:

Commencing at the Northwest corner of Lot 14 in Block 31; running thence Southwesterly along the said Southwest line of said Lot 14, 10 feet; thence Easterly parallel with the South line of said Lot 12 to the Southwest line of said Lot 11 of said block; thence Northwesterly and Westerly along the most Southern border lines of Lots 11 and 12 to the place of beginning, all being in Block 31 of the Lake Geneva Manor Subdivision, Tract No. 17, Lake Geneva, Walworth County, Wisconsin.

Tax Key No.: ZLM 00074

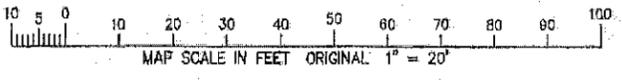


- LEGEND**
- = FOUND IRON PIPE STAKE
 - ⊙ = FOUND IRON REBAR STAKE
 - ▲ = FOUND MAG. NAIL
 - (XXX) = RECORDED AS
- AREA SURVEYED = 25,260 S.F.
 0.58 ACRES

TOPOGRAPHIC DETAIL
 ORDERED BY:
 BRUCE & JOY TRUSSI
 13481 EDGEWATER DRIVE
 LAKEWOOD, OHIO 44107

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

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THEREIN WITHIN ONE YEAR FROM THE DATE HEREOF.



DATED: NOVEMBER 24, 2014
 REVISED 03-16-2015
 ADD TOPOGRAPHIC DETAIL

PETER S. GORDON



WORK ORDERED BY:
 KEEFE REAL ESTATE
 PO BOX 460
 LAKE GENEVA, WI. 53147

FARRIS, HANSEN & ASSOCIATES, INC.
 ENGINEERING - ARCHITECTURE - SURVEYING
 7 RIDGWAY COURT P.O. BOX 437
 ELKHORN, WISCONSIN 53121
 OFFICE: (262) 723-2698 FAX: (262) 723-5886

REVISIONS

PROJECT NO.	9189
DATE	11-21-2014
SHEET NO.	1 OF 1

3/15/2015 X:\Projects\1415\14150040.DWG

C. SITE PLAN

**D. WRITTEN JUSTIFICATION OF THE
PROPOSED CONDITIONAL USE**

PROPOSED ADDITION & REMODELING TO EXISTING RESIDENCE
MR. and MRS. BRUCE IRUSSI
145 LAKE VIEW DRIVE
LAKE GENEVA, WISCONSIN 53147

JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

1. The Subject Property is 145 Lake View Drive, Lake Geneva Manor Subdivision and was originally subdivided many years ago and existed long before the current Lake Geneva Zoning Ordinance requirements were adopted. As a result, many of the existing lots do not meet the current ER-1 Residential Bulk Requirements. The proposed Conditional Use is intended to allow the Applicant to construct or remodel a Single-family Residence within a district that is currently zoned for that use. *Aside from lot size and setback limitations, this use is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva.*

2. The original intent of the creation of the ER-1 Estate Residential Zoning District was to restrict the development of lakeshore property and property with lake rights by limiting the subdivision of existing lots to create new buildable lots. We do not believe it was the intention of the City to penalize the owners of existing legal residential lots or prevent them from constructing or remodeling Single-family Residences. *Under the Conditional Use provisions, the proposed remodeled Residence would comply with the allowable requirements of the SR-4 district.*

3. The granting of this proposed Conditional Use would *not* be a substantial detriment to the adjacent properties in that the proposed new construction would meet or exceed the requirements of the SR-4 Single Family Residential District and would be no closer to the neighboring houses than many of the existing homes. **Due to the location of this property and the current configuration of the Existing House, the proposed roof Remodeling would be built over a portion of the existing first floor footprint. The height proposed per preliminary study will be approximately 30'-4" from lowest grade to average point of highest peak of house. This building height will not exceed the 35'-0" height maximum limit required in the SR-4 district as in keeping with the adjacent 2-story properties. The proposed Addition & Remodeling of the Existing Residence would be in keeping with the single-family character of the neighborhood, would not adversely affect the health, safety or general welfare of the public, or the provisions of the Zoning Ordinance or Comprehensive Master Plan.**

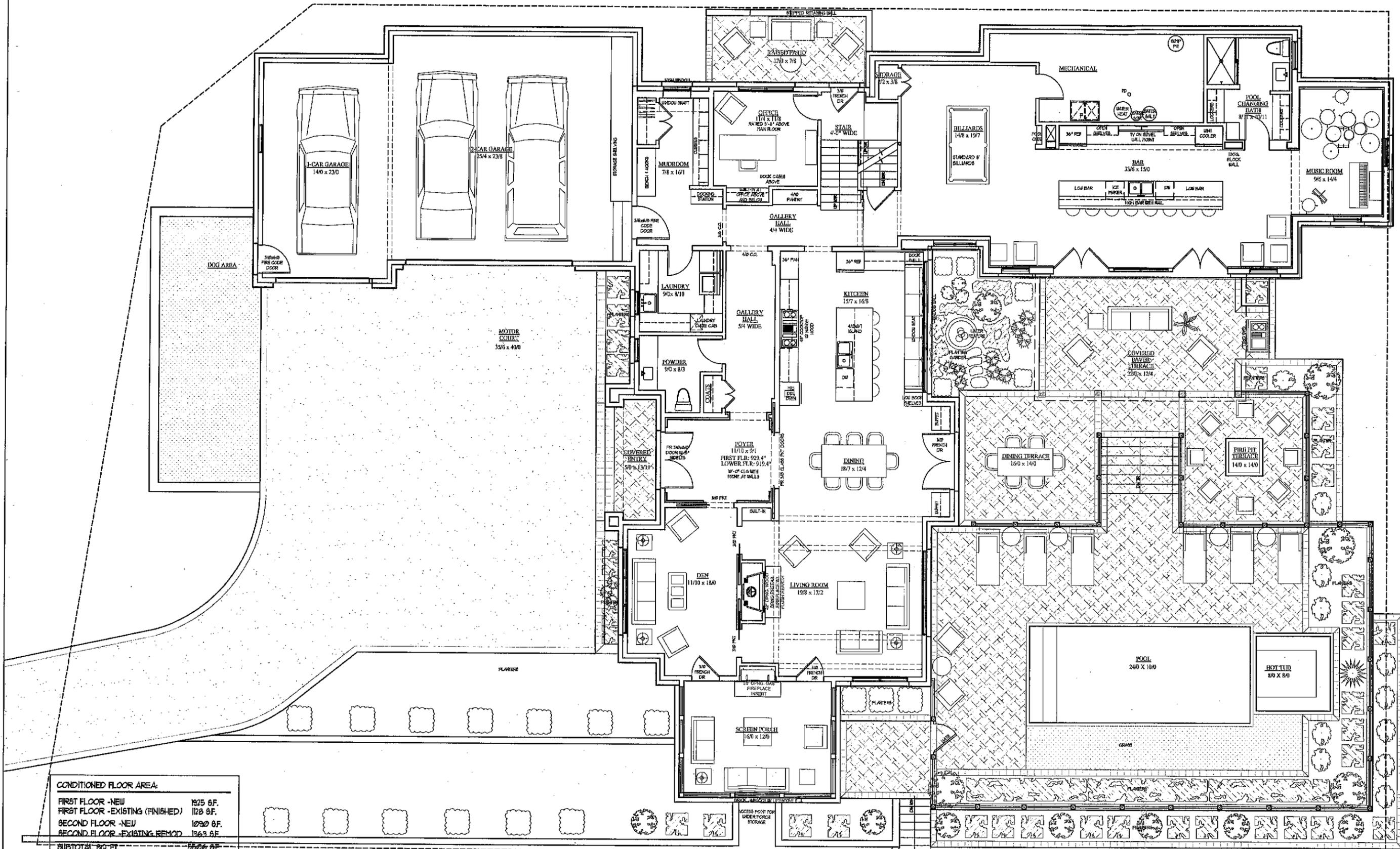
4. The proposed Conditional Use would be in compliance with the long range plans of the City of Lake Geneva in that it would maintain this property as a high quality single family residential use. Homes have been built in this area in recent years and others have been remodeled and upgraded. *As stated in Item No. 2, maintaining quality*

single family residences at the current density was the original intention in the creation of the ER-1 District in these lake access areas.

5. The Subject Property is currently served by City sanitary sewer and water. *This project would not impose an undue burden on any improvements, utilities or services provided by public agencies serving the subject property.*

6. **Single Family Detached Residences** are a permitted use within the **ER-1 Estate Residential District** and are in keeping with the intent of the **Master Plan of the City of Lake Geneva**. This lot, like many of the properties in this neighborhood, does not now meet the rear lot setback or lot area requirements of the **ER-1 District**. This is the reason for the requested **Conditional Use**. *The approval of the Conditional Use would allow for the construction of an Addition & Remodeling upgrade to this Existing Single Family Residence and would meet the required street (at two streets) and side setbacks of the SR-4 Zoning District and will not further exceed into the rear setback at the existing residence, which only encroaches by 6". In this context, we believe that the nonconforming portions of this Conditional Use would be minimal and would be far outweighed by the long-range benefits.*

E. PLANS & ELEVATIONS



CONDITIONED FLOOR AREA:

FIRST FLOOR - NEW	1925 SF.
FIRST FLOOR - EXISTING (FINISHED)	1128 SF.
SECOND FLOOR - NEW	1090 SF.
SECOND FLOOR - EXISTING REMOD.	1363 SF.
SUBTOTAL SG. FT.	5506 SF.
SCREEN PORCH	213 SF.
COVERED TERRACE	280 SF.
GUEST BALCONY	170 SF.
3-CAR GARAGE	1076 SF.
BONUS ROOM - 2-CAR	398 SF.
BONUS ROOM - STORAGE	200 SF.



PROPOSED FIRST FLOOR PLAN
 SCALE: 1" = 10'-0"

© McCormack + Eiten / Architects, LLP

ADDITION & REMODELING FOR
BRUCE AND JOY IRUSSI
 145 LAKEVIEW DRIVE, GENEVA MANOR, LAKE GENEVA, WISCONSIN

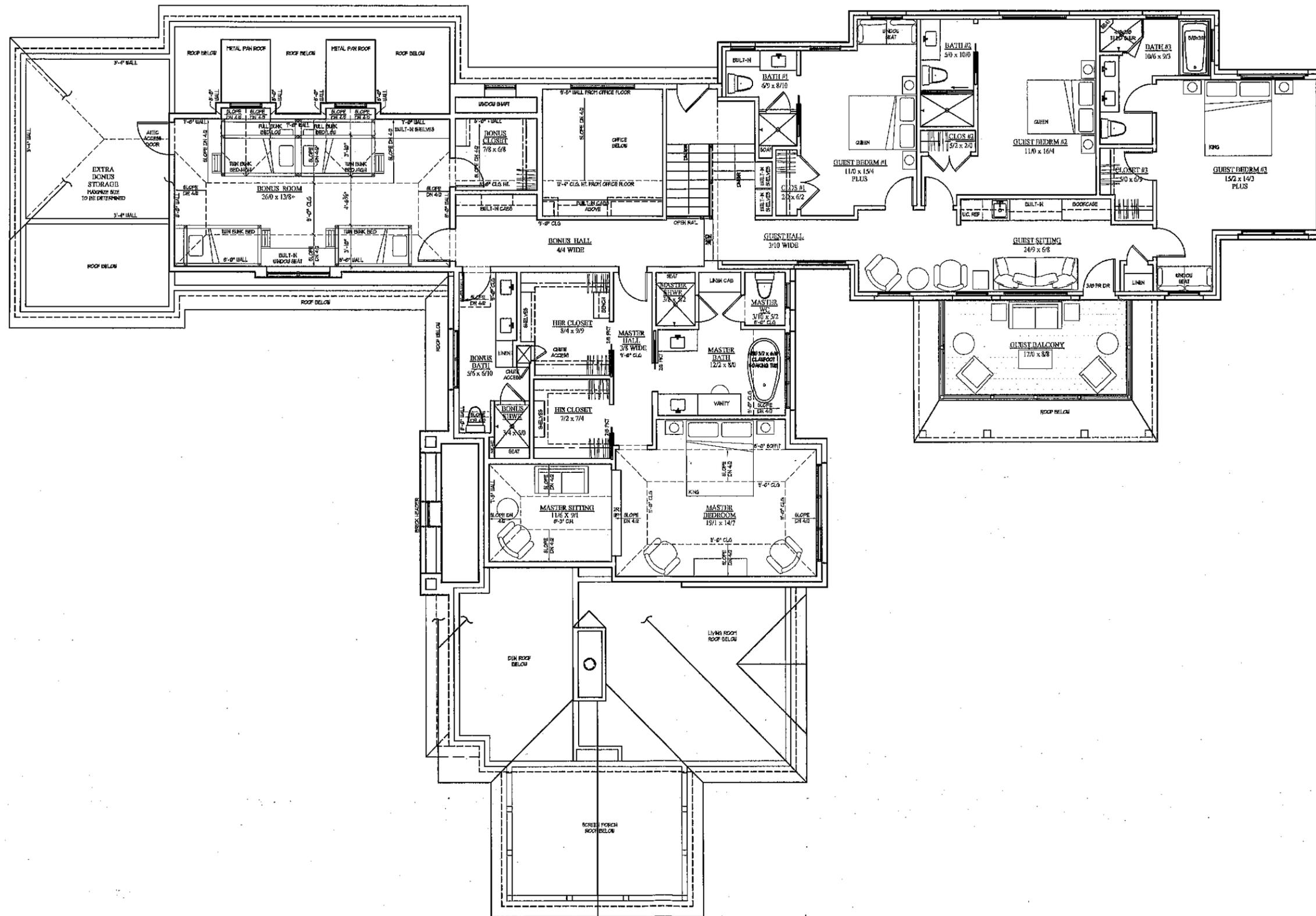
PROJECT NO. 1505

DATE 10-21-15

SHEET **A1**

McCormack + Eiten / Architects, LLP
 400 Broad Street
 Lake Geneva, WI 53147
 Ph (262) 248-8831
 contact@mccormackeiten.com
 http://www.mccormackeiten.com







**PROPOSED
SECOND FLOOR PLAN**
 SCALE: 1" = 10'-0"

© McCormack + Eiten / Architects, LLP

ADDITION & REMODELING FOR
BRUCE AND JOY IRUSSI
 145 LAKEVIEW DRIVE, GENEVA MANOR, LAKE GENEVA, WISCONSIN

PROJECT NO.
1505

DATE
10-21-15

SHEET
A2

OF

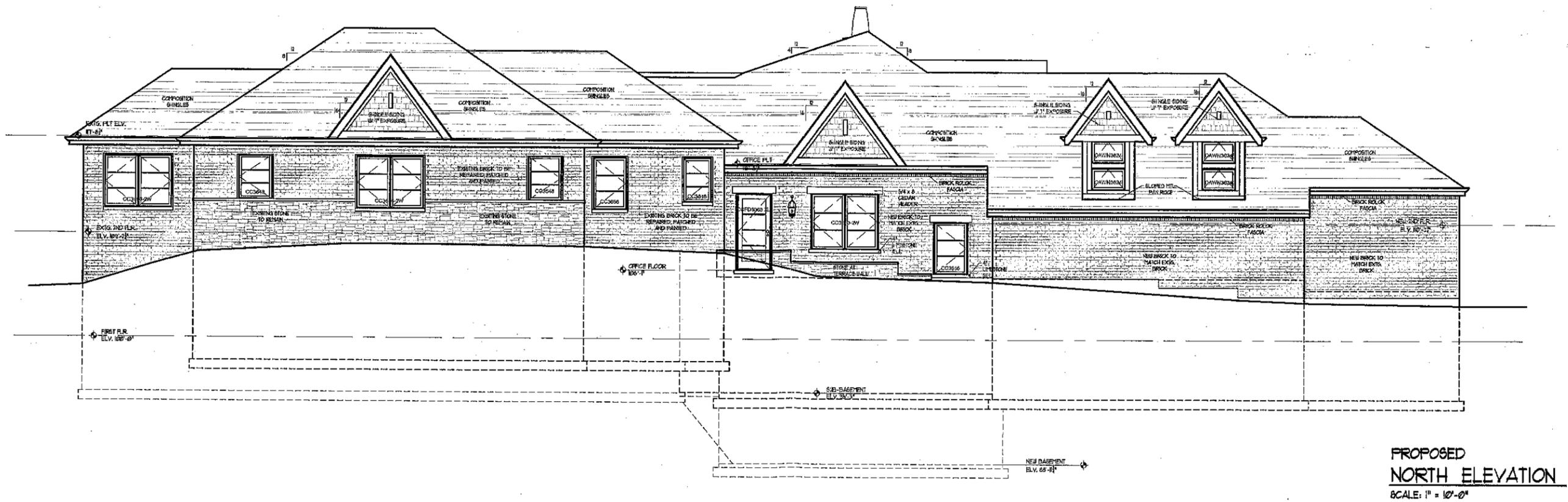
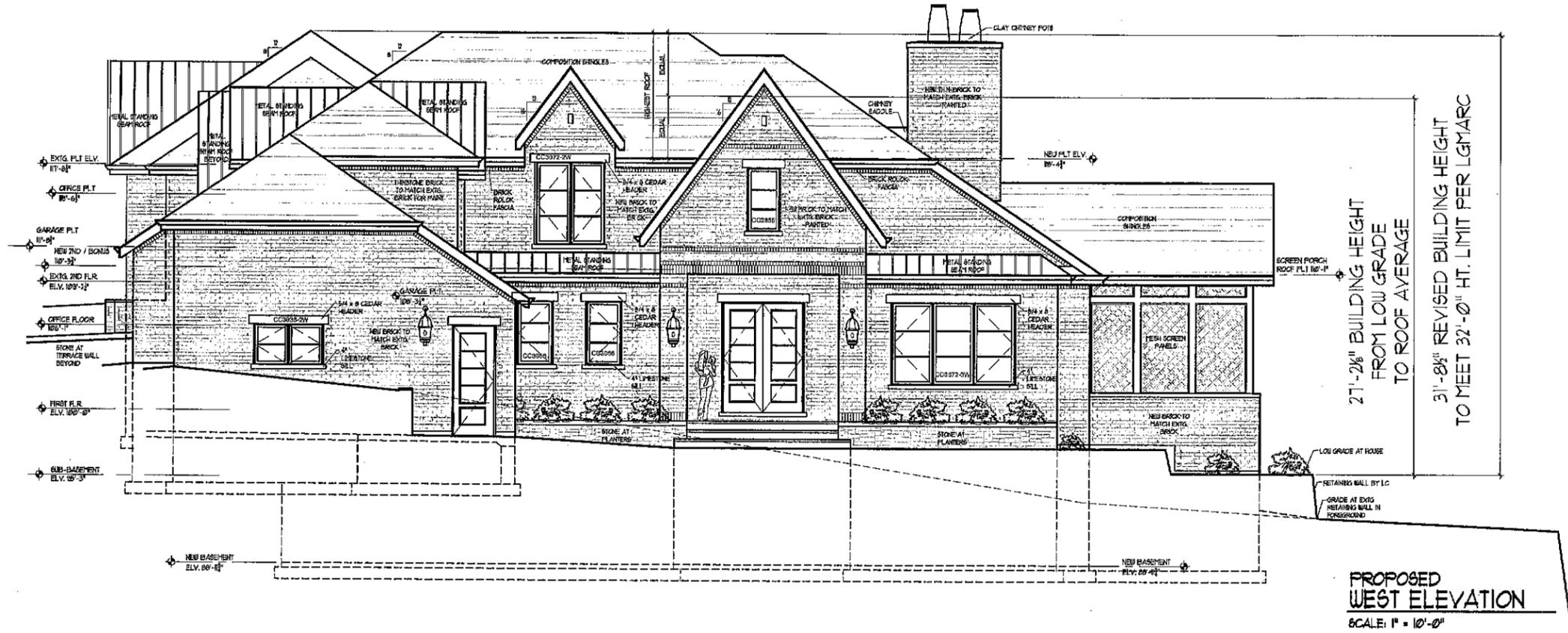
McCormack + Eiten / Architects, LLP
 400 Broad Street
 Lake Geneva, WI 53147
 Ph (262) 248-8581
 contact@mccormackeitan.com http://www.mccormackeitan.com

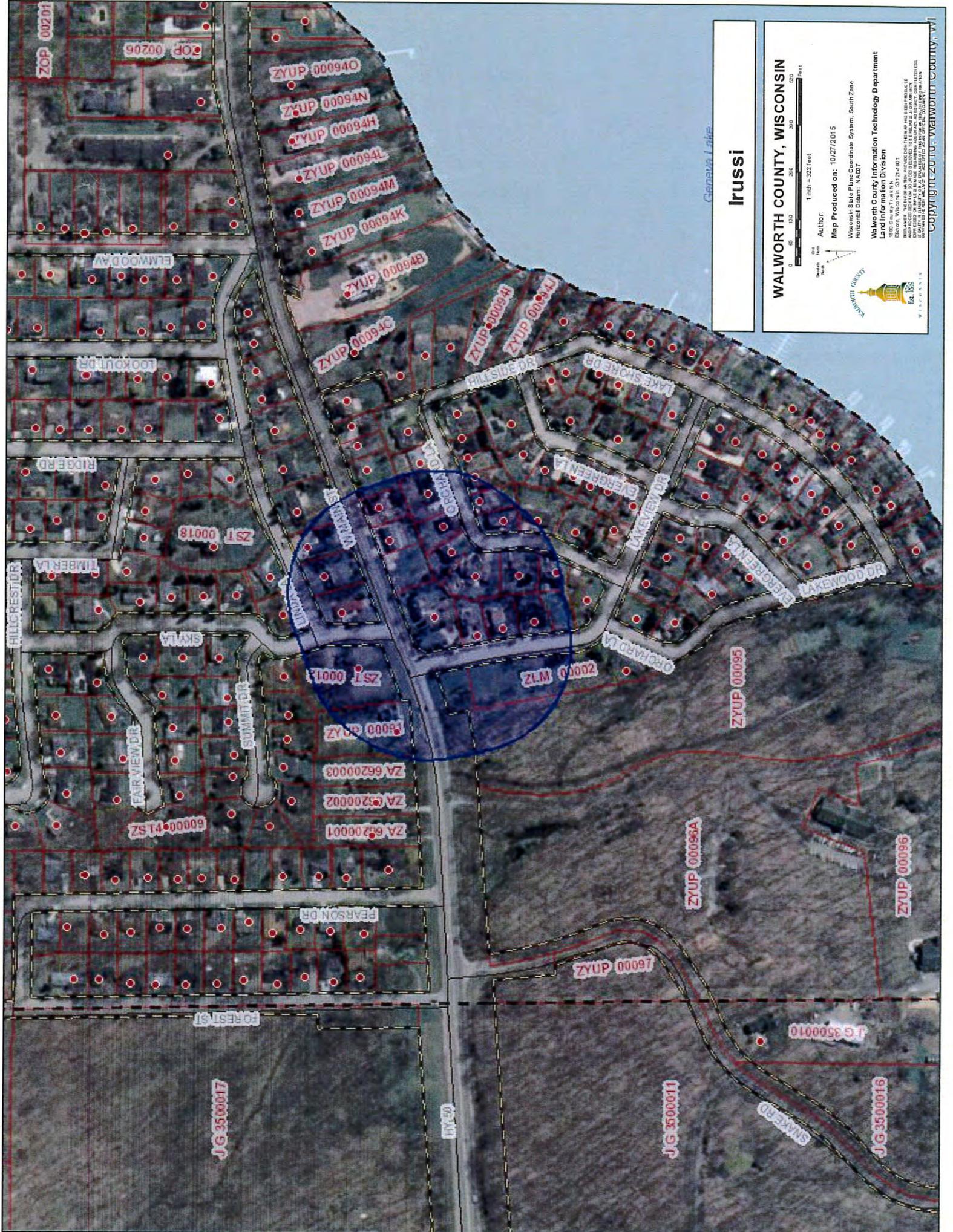


EXTERIOR WINDOW & DOOR NOTE:

WINDOWS AND EXTERIOR DOORS NOTED WITH MODEL NUMBERS BY MARVIN WINDOW CO. ALUMINUM CLAD WITH SIMULATED DIVIDED LITES IN DESIGN SHOWN, UNLESS OTHERWISE NOTED OR SELECTED, COLOR AS SELECTED. OTHER WINDOW MANUFACTURERS MAY BE CONSIDERED IF EQUAL AND APPROVED BY OWNER.

ALL GLAZING IN WINDOWS AND DOOR UNITS SHALL COMPLY WITH CABO DWELLING CODE SECT. R-202.4, AND OTHER STANDARDS AS APPLICABLE. PROVIDE TEMPERED GLASS WHERE SO REQUIRED.



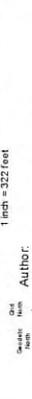


Genova Lakes

Irussi

WALWORTH COUNTY, WISCONSIN

1 inch = 322 feet



Author:

Map Produced on: 10/27/2015

Wisconsin State Plane Coordinate System, South Zone

Horizontal Datum: NAD 83

Walworth County Information Technology Department

Land Information Division

10/27/2015

ALL RIGHTS RESERVED. THIS MAP AND DATA ARE PROVIDED AS IS. THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS MAP AND DATA. THE USER AGREES TO HOLD THE COUNTY HARMLESS FROM ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS MAP AND DATA.

Copyright 2010, Walworth County, WI



October 19, 2015

Mr. Ken Robers
Building and Zoning Administrator
City of Lake Geneva
626 Geneva St.
Lake Geneva, WI 53147

Dear Mr. Robers,

This letter is in response to the packet we received from McCormack + Etten Architects regarding the proposed addition and remodeling to the Irussi Residence located at 145 Lake View Drive, Lake Geneva Manor, City of Lake Geneva, WI.

Many of the current owners surrounding the subject property, particularly those downhill of it, have challenges when it comes to controlling the amount of storm water that is released onto their properties during heavy rains and spring snow melts. Most neighbors at the lower portion of the hill have had to deal with seepage issues at one time or another and some have nearly flooded or flooded. Although it's wonderful to see such interest in The Lake Geneva Manor Subdivision with such a substantial proposed financial commitment to improve the subject property, we are deeply concerned with the storm water runoff that a newly improved/re-built home with approximately **NINE PLUS TIMES (9+X)** the current existing impervious surface will create. Based on the McCormack + Etten plan and calculations provided, the current existing home has a footprint of approximately 1,128 square feet. The newly proposed plan under roof including overhangs, counting only the first floor footprint and any and all potential hard surfaces that must be drained away from the subject property such as terraces, raised patios, exterior stairs, pools and pool deck, porches, planters, planting garden, covered entries, motor court and driveway, totals in excess of 10,500 square feet or over **NINE PLUS TIMES (9+X) what the existing house's footprint currently takes up in lot area/impervious space**. The current driveway is loose gravel with grass growing into it so it appears to be permeable, therefore it was not counted.

According to The United States Geological Survey (USGS) Topographical Map for the subject property and its surrounding neighbors there is a **40 foot grade differential** between the subject property's current front yard as it faces Main Street and the contiguous neighbor to the South's front yard (the back-to-back neighbor immediately behind the subject property). This back-to-back neighbor's front yard is located at 1575 Orchard Lane. When you compare the difference in height between the two immediately neighboring properties, from the subject property's current front yard grade on Main Street to the neighbor's front yard grade on Orchard, **the difference is equivalent to a 4 story commercial building in height (40 FEET)**. The subject property is incapable of storing on site and slowly releasing any and all storm water generated from its proposed amount of impermeable lot coverage due to the steepness of grade of the remaining permeable areas. Quite simply the plan as currently proposed won't hold water, **(there is a 25 foot fall in grade differential on the subject site alone from North to South)** in fairness, there is no mention of storm water management on the plan or any reference to impervious surface area ratio, nor existing or proposed drainage facilities. We realize this will be forthcoming as part of the process.

We are currently expressing our concerns with what we know to be ongoing drainage issues as they relate to the subject property and merely want to state that we will not tolerate "ANY SUBSTANTIAL OR UNDUE ADVERSE IMPACT ON NEARBY PROPERTY" as noted in the City of Lake Geneva's, Part III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE.

If the City of Lake Geneva were to allow the storm water generated from the subject property to be released on site, through the splashing of roof water via gutters and downspouts as well as sheet draining the driveway, motor court, patio and terraces etc., the possibility of washing out the neighbors below is imminent. We cannot tolerate any additional storm water runoff as conventionally handled, let alone the significant amount that will be generated by this proposed remodeling/addition. We can barely tolerate the status quo; what will happen if we receive **NINE PLUS TIMES (9 + X)** the amount of water that we are currently receiving? We know all too well that the only chance for us to get this right as a community is now, no one wants this to turn into a future civil legal matter.

If the City of Lake Geneva demands that any and all storm water runoff generated by the subject property be captured, contained, controlled and released to a city storm sewer via city right of way or other acceptable means, the surrounding potentially negatively impacted neighbors have no issue.

As stated by the architect of record Kelly Frazier in her packet to us,

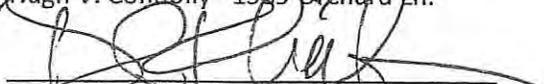
"Please be assured that the owner intends to construct this home with quality materials, pleasing aesthetic and address and provide positive solutions to landscape requirements and drainage considerations."

We are happy to hear this and will take her at her word. We also look forward to welcoming the Irussi Family to Geneva Manor, we are happy that they have chosen, as all of us have chosen, a truly special place to live. None of us wants to add to the storm water burden that some of us are faced with, good neighbors don't do that nor should the city allow it. We say in closing, please be assured that as long as any and all "drainage considerations" will not exacerbate an existing drainage condition amongst surrounding neighbors and will not include the release of storm water onto the surrounding neighbor's properties we will all get along quite neighborly. This is truly the City of Lake Geneva's responsibility to ensure that this gets done correctly the first time with no adverse impact on its current homeowners or their association.

Respectfully,

The concerned neighbors of Geneva Manor:


Hugh V. Connolly 1589 Orchard Ln.


David R. Merhar 1591 Orchard Ln.


Callie B. Hutchen 141 Lake View Dr.

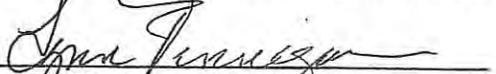

Paul A. Karkula 1571 Orchard Ln.

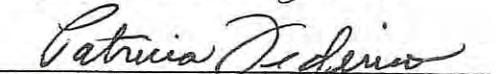

DAVID PEZZA 1590 ORCHARD


RICHARD ALTER 1584 ORCHARD Ln.

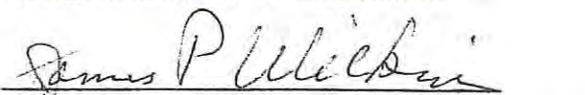
DOR & JACKIE GETZEN
15 Lakeview Dr. Lake Geneva

SEE SEPARATE PAGE
Dawn Marie Mancuso 1575 Orchard Ln.


Lynn Finnegan 139 Lake View Dr.


Patricia Federico 77 Lake View Dr.


George Zimmerman 61 Lake View Dr.


JAMES P. WILKIN
1650 N. LAKE SHORE DR

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As stated by the architect of record Kelly Frazier in her packet to us,

"Please be assured that the owner intends to construct this home with quality materials, pleasing aesthetic and address and provide positive solutions to landscape requirements and drainage considerations."

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Respectfully,

The concerned neighbors of Geneva Manor:

Hugh V. Connolly 1589 Orchard Ln.

David R. Merhar 1591 Orchard Ln.

Callie B. Hutchen 141 Lake View Dr.

Paul A. Karkula 1571 Orchard Ln.

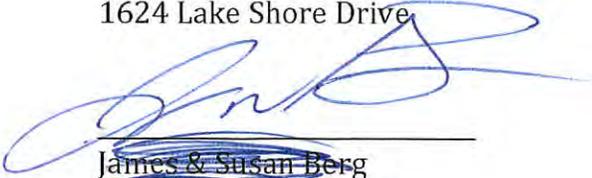

Dawn Marie Mancuso 1575 Orchard Ln.

Lynn Finnegan 139 Lake View Dr.

Patricia Federico 77 Lake View Dr.

George Zimmerman 61 Lake View Dr.

William & Joan Baffes
1624 Lake Shore Drive



~~James & Susan Berg~~
~~1554 Lake Shore Drive~~

*James W. Berg
1555 Lake Shore Drive*

Donald & Victoria Blonda
1617 Lake Shore Drive

Dana & Cheryl Breckinridge
1555 Orchard Lane

Rich & Katie Cattey
1536 Main St.

Susan Crowley
45 Lakewood Drive

Don De Rosa
1620 Evergreen Lane

Don & Muriel Forbes

Don & Muriel Forbes
50 Lakeview Drive

David & Louis Frost
1556 Orchard Lane

Thomas & Marya Gibbons
1600 Lake Shore Drive

Bruce & Sarah Gold
10 Hillside

Scott & Jeanine Goldstein
1606 Main St.

Frank & Tykee Green

xx Frank & Tykee Green
1615 Lake Shore

Jeffrey & Jennifer Heaton
1641 Lake Shore Drive

Jean Heffernan
1633 Lake Shore Drive

Matthew & Lisa Hower
1540 Evergreen Lane

Benjamin & Calle Hutchen
141 Lakeview Drive

Bruce & Joy Irussi
145 Lakeview Drive

Mark & Maria Jakubowski
1567 Evergreen Lane

Greg & Kelly Licht
1570 Lake Shore Drive

Ben & Nichol Johnston
1565 Orchard Lane

Jack & Ingrid Logiudice
1626 Lake Shore Drive

Don Johnston
1550 Orchard Lane

Charles & Jill Lorenzi
1540 Main Street

Bill & Mary Jones
1573 Evergreen Lane

John & Dona Martin
1629 Lake Shore Drive

Bill Kaiser
1530 Lake Shore Drive

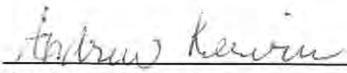
Terry & Kim Martino
1560 Orchard Lane

George & Meri Vallin Kennesey
1630 Evergreen Lane

Matustik
1644 Lake Shore Drive

Michael & Tania Kenna
1614 Lake Shore Drive

David & Sarah McConnell
21 Lakeview Drive


Andrew Kerwin
1616 Evergreen Lane

Jim & Maryann McCullough
1551 Evergreen Lane

Dr. Paul & Joanne Lederer
1551 Lake Shore Drive

Mike & Nancy McNerney
1553 Orchard Lane

Ann Michuda
1550 Lake Shore Drive

Steve & Leslie Phelps
1562 Lake Shore Drive

Ruth & Ken Monico
1625 Lake Shore Drive

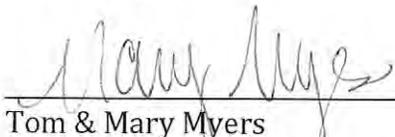
Barbara Philipps
1600 Evergreen Lane

Sheila Moran
1610 Orchard Lane

Joseph & Cheryl Piscioti
1570 Evergreen Lane

Dr. Dan & Linda Moritz
1622 Main St.

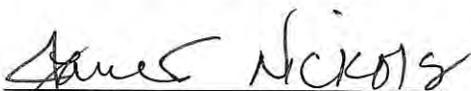
Dr. Peter & Tina Poulos
1544 W. Main St.


Tom & Mary Myers
1600 Lakeview Drive

Doug & Kristie Powell
1540 Lake Shore Drive

Brian & Pei Nelson
1640 Lake Shore Drive

Rich & Marian Pucci
1643 N. Lake Shore Drive


Tom & Janet Nickols
145 Lakeview Drive

Joe & Jen Read
1617 Evergreen Lane

Bob Nordhaus & Marcie Hollmann
1566 Orchard Lane

Wayne & Teresa Reuter
1555 Lake Shore Drive


Pete Peterson
1601 Evergreen Drive

Don & Louise Rutkowski
1565 Lake Shore Drive

Jack Schafer

Jack & Joan Schafer
1611 Lake Shore Drive

Dave Williams
1629 Evergreen Lane

Katherine Schwartz

Katherine Schwartz
1550 Evergreen Lane

James & Sharon Wojcik
1545 Lake Shore Drive

David & Lori Scotney
1551 Orchard Lane

Dr. Robert & Sue Wolter
1554 Orchard Lane

Anne See
1605 Lake Shore Drive

Lois Zingle
1626 Evergreen Lane

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~~Paul & Susan Sepe~~
~~16 Lakeview Drive~~

Sal Guagliardo
SAL GUAGLIARDO
1580 ORCHARD LN.

A. Taddeo + Susan Taddeo

August & Susan Taddeo
1585 Evergreen Lane

Aimee & Dave Tanking
1555 Evergreen Lane

Joan Thompson
1561 Evergreen Lane

David Traut & Dr. Rosemary White-Traut
40 Lakeview Drive