CITY OF LAKE GENEVA
PLAN COMMISSION MEETING

MONDAY, JULY 20, 2015 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

A g e n d a

1. Meeting called to order by Mayor Connors.

2. Roll Call.

3. Approve Minutes of June 15, 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.

6. Downtown Design Review.
   A. Application by LuRae Bruzan for It's a Chic Thing, 706 Geneva Street, Lake Geneva, WI 53147 for a new exterior sign at the storefront at Tax Key No. ZOP 00259.

   B. Application by Robyn Scott for Popcorn Peddlers, 233 Broad Street, Lake Geneva, WI 53147 for a new exterior sign at the storefront at Tax Key No. ZA110300001.

7. Public Hearing and recommendation on a Conditional Use Application filed by Scott DeParvine & Ashlee Box agents for Mariane E Weigley, 38137 N. Bolton Place, Antioch, IL 60002, to construct a Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at a vacant lot on Pine Tree Lane, Tax Key No. ZSY 00025.

8. Public Hearing and recommendation on a Precise Implement Plan (PIP) Amendment for Symphony Bay Development (formally Southwind Farms) by Orleans Homes, 1834 Walden Office Square #300, Schaumburg , IL 60173 for a General Development Plan for the re-plating of a previously approved subdivision East of Edwards Blvd. between Townline Road and Bloomfield Road in the City of Lake Geneva, WI 53147, for the Tax Key No's. ZSF 00001 – 00326.

9. Public Hearing and recommendation on a Conditional Use Application filed by Tyler N Terhark, 801 Hudson Trail, Lake Geneva, WI 53147, for the installation of a decorative fence in excess of three feet (six feet) in the side street yard on Townline Road at 801 Hudson Trail, Lake Geneva, Tax Key No. ZTT 00055.

10. Review and discussion of a Conceptual Design for a Parking Lot by Lake Geneva Joint 1 School District, 208 South Street, Lake Geneva WI, 53147, for the property located at 833 Wisconsin Street, Tax Key No. ZOP 00100.

11. Adjournment

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

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

Posted 7/17/15

CITY OF LAKE GENEVA
PLAN COMMISSION MEETING

MONDAY, JUNE 15, 2015 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

MINUTES

1. **Meeting called to order at 6:30 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, Inspector Robers, Assistant Gregoles
Not Present:	Sarah Adams

3. **Approve Minutes of May 18, 2015 Plan Commission meeting as distributed.**

MOTION #1
Flower/Skates moved to approve the minutes of May 18, 2015 Plan Commission meeting as distributed.
The motion carried 6/0.

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.**

PUBLIC SPEAKER #1 – Mary Jo Fesenmaier – 955 George St, LG
Fesenmaier read the City's mission statement and then stated her concerns regarding the notification process for Comprehensive Plan or Zoning changes. She suggested the rules of notification be changed to expand the area of notification and/or to post signage on a property that will be changing and impacting a specific neighborhood. She stated that she is not against agenda item #11 but feels that now would be a good time to make this change with regards to agenda item #11's request for recommendation to change the Comprehensive Plan.

5. **Acknowledgment of Correspondence.**
An Email from person for item #10 – asking to be continued to July.

6. **Downtown Design Review.**
   A. **Application by Halvar Petersen for Geneva Java, 252 Center Street, Lake Geneva, WI 53147 for a new exterior sign at the storefront at Tax Key No. ZOP 00258.**

DISCUSSION
Applicant gave brief overview of sign details and there was a brief discussion amongst the Commission to clarify those details.

MOTION #2
Kupsik/Skates moved to approve the application by Halvar Petersen for Geneva Java, 252 Center Street, Lake Geneva, WI 53147 for a new exterior sign at the storefront at Tax Key No. ZOP 00258.
The motion carried 6/0.

B. Application by Venture Investment Partners, LLP, PO Box 460, Lake Geneva, WI 53147, for new exterior siding and colors at 251 Cook Street, Tax Key No. ZOP00252A.

DISCUSSION – Roger Wolff (applicant)
Applicant gave brief overview of the details and there was a brief discussion amongst the Commission to clarify those details.

MOTION #3
Flower/Skates moved to approve the application by Venture Investment Partners, LLP, PO Box 460, Lake Geneva, WI 53147, for new exterior siding and colors at 251 Cook Street, Tax Key No. ZOP00252A. The motion carried 6/0.

C. Application by Kinga Miceusz for @Properties, 239 Cook Street, Lake Geneva, WI 53147, for new exterior awnings and signage at 880 W Main Street, Tax Key No. ZOP 00337.

DISCUSSION - Mr Shay (applicant)
Applicant gave brief overview of sign details and there was a brief discussion amongst the Commission to clarify those details.

MOTION #4
Kupsik/Skates moved to approve the application by Kinga Miceusz for @Properties, 239 Cook Street, Lake Geneva, WI 53147, for new exterior awnings and signage at 880 W Main Street, Tax Key No. ZOP 00337. The motion carried 6/0.

D. Application by Michelle Woolard N3169 Acacia Road, and Samantha Strenger, 721 Geneva Street, Lake Geneva, WI 53147 for Good Vibes, for new exterior storefront colors and signage for the property at 234 Broad Street, at Tax Key No. ZOP 00257.

DISCUSSION – Michelle Woolard (applicant)
Applicant gave brief overview of sign details and there was a brief discussion amongst the Commission to clarify those details.

MOTION #5
Flower/Gibbs moved to approve the application by Michelle Woolard N3169 Acacia Road, and Samantha Strenger, 721 Geneva Street, Lake Geneva, WI 53147 for Good Vibes, for new exterior storefront colors and signage for the property at 234 Broad Street, at Tax Key No. ZOP 00257.
The motion carried 6/0.

E. Application by Sarah Hamick, for JAYNE, for new exterior signs 771 W. Main Street, Tax Key No. ZOP 00267.

DISCUSSION
Applicant was not at the meeting.
Inspector Robers lead a brief discussion of the details of this application with the Commission.

MOTION #6
Kupsik/Skates moved to approve the application by Sarah Hamick, for JAYNE, for new exterior signs 771 W. Main Street, Tax Key No. ZOP 00267. The motion carried 6/0.

F. Application for reconsideration by Ronald R Stocking Jr., 32 Orchard Street, Williams Bay, WI 53191, for Urban Cloud Factory, for a new exterior sign at 772 W. Main Street, Tax Key No. ZOP 00321.

DISCUSSION

Applicant gave a brief overview of sign details, logo history and design changes. There was a brief discussion amongst the Commission to clarify those details and to express their desires for change. The city attorney gave some clarification on the logo issues. Flower commented on the location of the sign on the railing. City attorney Draper read from the zoning ordinance for clarification.

MOTION #7

Kupsik/Gibbs moved to approve the application for reconsideration by Ronald R Stocking Jr., 32 Orchard Street, Williams Bay, WI 53191, for Urban Cloud Factory, for a new exterior sign at 772 W. Main Street, Tax Key No. ZOP 00321 with the inclusion of a border. The motion carried 4/3 Flower, Skates, Frederick.

7. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted by Kathleen B. King Trust, Patricia A Weitz, Trustee, 15509 S. Duncan Road, Oak Forest, IL 60452 for the parcel at 406 Curtis Street, Tax Key No. ZA124300002.

DISCUSSION – Patricia A Weitz- Trustee/Applicant, 15509 S. Duncan Road, Oak Forest, IL

Weitz gave a brief overview of the details of this land division application. There was a brief discussion amongst the Commission to clarify those details.

MOTION #8

Kupsik/ Gibbs moved to approve the recommendation on an Application for Land Division Review for a Certified Survey Map submitted by Kathleen B. King Trust, Patricia A Weitz, Trustee, 15509 S. Duncan Road, Oak Forest, IL 60452 for the parcel at 406 Curtis Street, Tax Key No. ZA124300002 and to include minor staff & City engineer recommendations. The motion carried 6/0.

8. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted by Philip & Kay Barrett, 234 W. Main Street, Lake Geneva, WI 53147 for the parcel at 234 W. Main Street, Tax Key No. ZPI 00013.

DISCUSSION - Philip Barrett, 234 W. Main Street, LG

Applicant gave a brief overview of the land division application. There was a brief discussion amongst the Commission to clarify those details.

MOTION #9

Skates/Flower moved to approve the recommendation on an Application for Land Division Review for a Certified Survey Map submitted by Philip & Kay Barrett, 234 W. Main Street, Lake Geneva, WI 53147 for the parcel at 234 W. Main Street, Tax Key No. ZPI 00013, including staff and engineering recommendations. The motion carried 6/0.

***9.* Continued Public Hearing and Recommendation on a Conditional Use Application filed by Milliette Family LP, 493 Wrigley Drive, Lake Geneva, WI 53147, to install an accessory structure (Pier) closer to the lake shore than the primary structure, within Lakeshore Overlay Zoning District located at 493 Wrigley Drive, Lake Geneva, WI 53147, Tax Key No. ZOP 00369.**

**Note this application was removed by the applicant for consideration until DNR approval is obtained.*
**Note there were no Public Speakers etc.*

10. **Public Hearing and recommendation on a Conditional Use Application filed by Scott DeParvine & Ashlee Box agents for Mariane E Weigley, 38137 N. Bolton Place, Antioch, IL 60002, to construct a Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at a vacant lot on Pine Tree Lane, Tax Key No. ZSY 00025.**

    Public Hearing – No Comments

    MOTION #10
    Kupsik/Skates moved to continue to the July meeting, the recommendation on a Conditional Use Application filed by Scott DeParvine & Ashlee Box agents for Mariane E Weigley, 38137 N. Bolton Place, Antioch, IL 60002, to construct a Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at a vacant lot on Pine Tree Lane, Tax Key No. ZSY 00025. The motion carried 6/0.

11. **Review and Recommendation on an Application for a Comprehensive Plan Amendment to change from Single-Family Residential Urban to Institutional and Community Services, and to start the Public Review process and set a Public Hearing on said matter before a joint meeting of the Plan Commission and City Council, submitted by James Gottinger, for Lake Geneva Joint 1 School District, 208 South Street, Lake Geneva, WI 53147 for the parcel at 833 Wisconsin Street, Tax Key No. ZOP 00100.**

    MOTION #11
    Kupsik/Skates moved to suspend the rules to allow Mr. Flitcroft to speak.
    The motion carried 6/0.

    DISCUSSION – Warren Flitcroft, Business Mgr for Lake Geneva Schools
    Flitcroft addressed the Commission regarding the details of this application recommendation.
    There was a brief discussion amongst the Commission and applicant to clarify those details.
    There was additional discussion regarding the steps in the process for this recommendation and notification process.

    MOTION #12
    Kupsik/Skates moved to approve the recommendation on an Application for a Comprehensive Plan Amendment to change from Single-Family Residential Urban to Institutional and Community Services, and to start the Public Review process and set a Public Hearing on said matter before a joint meeting of the Plan Commission and City Council, submitted by the Superintendant of Schools for Lake Geneva Joint 1 School District, 208 South Street, Lake Geneva, WI 53147 for the parcel at 833 Wisconsin Street, Tax Key No. ZOP 00100. Including all staff recommendations and public notice to all properties within 300 ft. when the public participation plan is adopted.
    The motion carried 6/0.

12. **Adjournment**

    MOTION #13
    Skates/Flower moved to adjourn the meeting at 7:46 pm.
    The motion carried 6/0.

/s/Jackie Gregoles, B&Z Administrative Assistant

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE PLAN COMMISSION.

Downtown Design (17) 6/19/15 (F)

APPLICATION FOR ~~CONDITIONAL USE~~

City of Lake Geneva

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

706 Geneva St. Lake Geneva WI 53147

NAME AND ADDRESS OF CURRENT OWNER:

Kocourek Property Holding LLC
880 S. Lake Shore Dr Lake Geneva WI 53128

TELEPHONE NUMBER OF CURRENT OWNER: 847-525-9060

NAME AND ADDRESS OF APPLICANT:

LuRae Bruzan
517 Main St. Genoa City Wi 53128

TELEPHONE NUMBER OF APPLICANT: 262-279-3154

PROPOSED CONDITIONAL USE:

Need Sign for front of Building

ZONING DISTRICT IN WHICH LAND IS LOCATED:

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

Joe Savage

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Retail womans store
Need Sign for front of Building

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

6/10/15 — DATE

LuRae Bruzan — SIGNATURE OF APPLICANT

27.5"x 96" Aluminum composite panel
with vinyl lettering and boarder
Colors, Cranberry and Black

APPLICATION FOR DOWNTOWN DESIGN
City of Lake Geneva

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

~~Michael Keefe (MKK Broad Street LLC)~~
227 Broad St. LAKE Geneva WI.

NAME AND ADDRESS OF CURRENT OWNER:

Michael Keefe (MKK Broad Street LLC)
P.O. BOX 460 LAKE GENEVA, WI. 53147

TELEPHONE NUMBER OF CURRENT OWNER: 262-224-5441

NAME AND ADDRESS OF APPLICANT:

Robyn Scott 1695 Geneva National Ave.
LAKE Geneva WI. 53147

TELEPHONE NUMBER OF APPLICANT: 847-770-8241

PROPOSED ~~CONDITIONAL~~ USE:

Retail/confectionery

ZONING DISTRICT IN WHICH LAND IS LOCATED:

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

N/A

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Sales: candy, gifts, popcorn, Ice Cream

7-2-15
DATE

Robyn Scott
SIGNATURE OF APPLICANT

POPCORN PEDDLERS
Sweet Shoppe

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

Lot #25 Pine Tree lane, Lake Geneva

NAME AND ADDRESS OF CURRENT OWNER:

Mariane E Weigley
2398 Pacific Ave. Apt. 207 San Fransisco, CA 94115-1216

TELEPHONE NUMBER OF CURRENT OWNER:

NAME AND ADDRESS OF APPLICANT:

Scott DiParuine + Ashlee Box
38137 N. Bolton Place Antioch, IL 60002

TELEPHONE NUMBER OF APPLICANT: 847-848-7530

PROPOSED CONDITIONAL USE:

Construction of a single-family dwelling

ZONING DISTRICT IN WHICH LAND IS LOCATED: ER1

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

Cheryl Stinson Nick Conigliaro
Serenity Homes Elite
25123-113th St. Trevor, WI 53179

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Excavation, construction of new home

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

5-18-15

DATE

SIGNATURE OF APPLICANT

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:** _____

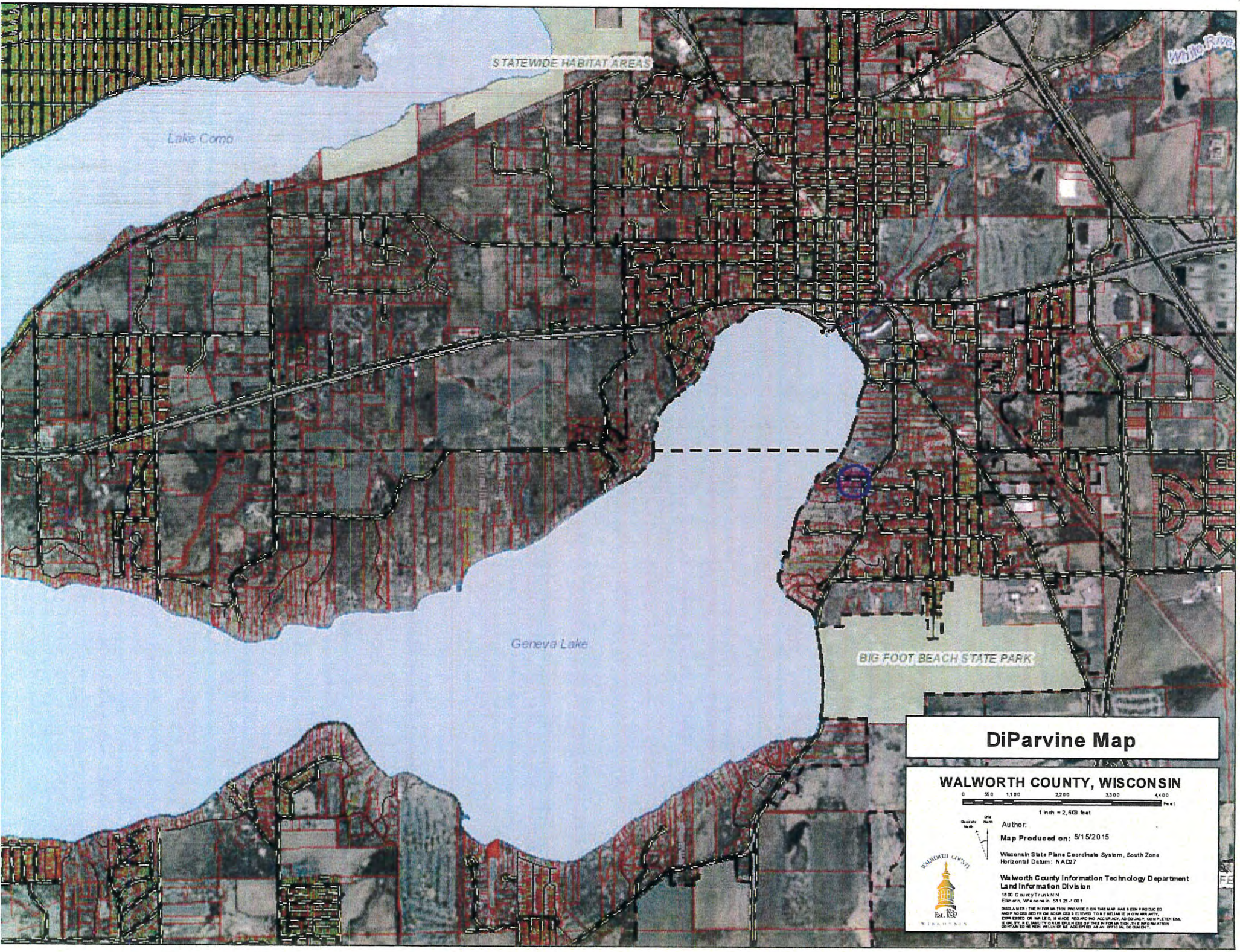
____ **Receipt of 25 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____

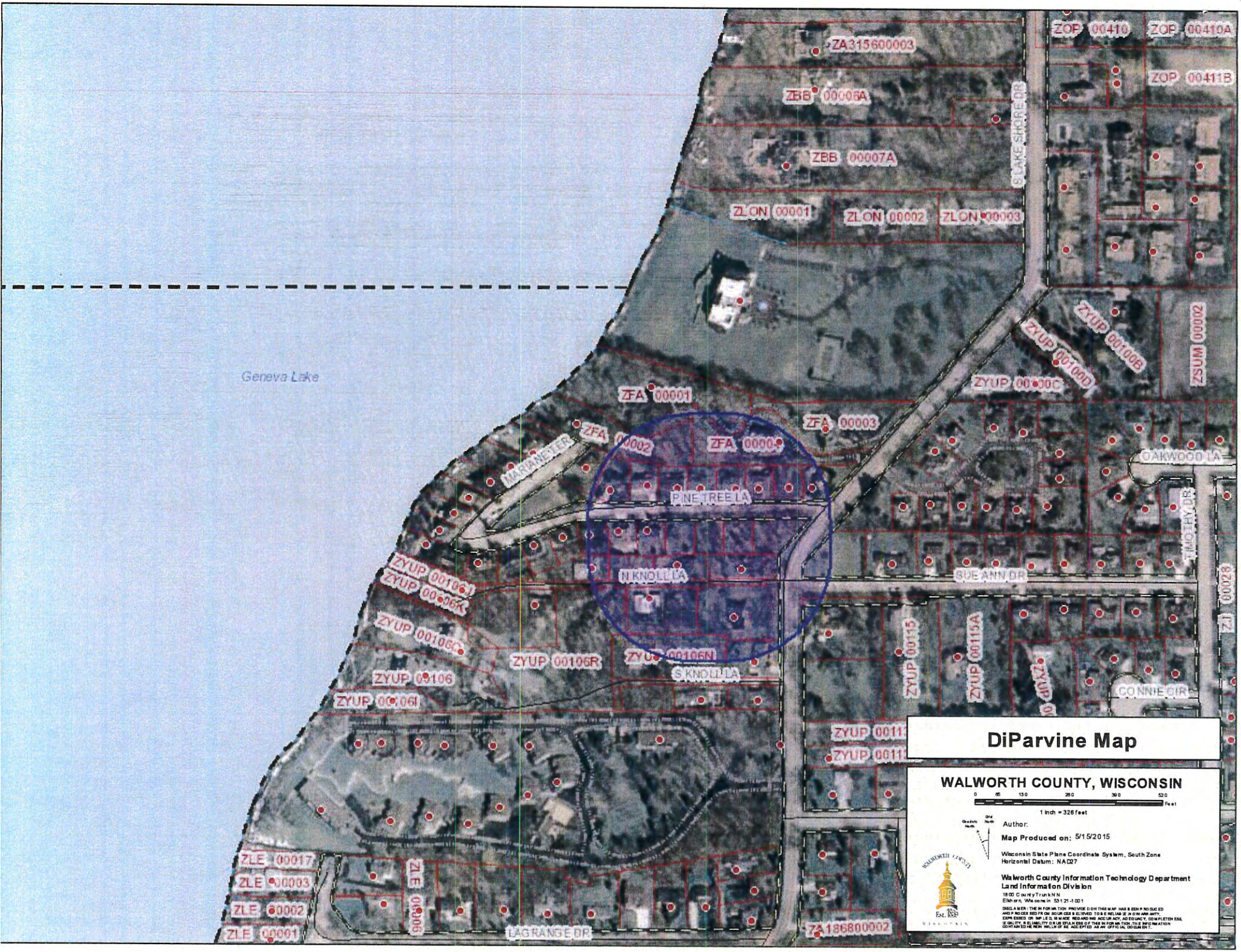
____ **Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk:** **Date:** _____ **by:** _____

____ **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:** _____


STATEWIDE HABITAT AREAS
Lake Como
Geneva Lake
BIG FOOT BEACH STATE PARK
DiParvine Map
WALWORTH COUNTY, WISCONSIN
0 550 1,100 2,200 3,300 4,400
Feet
1 inch = 2,600 feet
Author:
Map Produced on: 5/15/2015
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD27
Walworth County Information Technology Department
Land Information Division
1800 County Trunk N
Elkhorn, Wisconsin 53121-1001
DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES RECEIVED TO BE RELIABLE. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, QUALITY, RELIABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN WILL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.


DiParvine Map
WALWORTH COUNTY, WISCONSIN
1 inch = 326 feet
Author:
Map Produced on: 5/15/2015
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD27
Walworth County Information Technology Department
Land Information Division
1800 County Trunk N N
Elkhorn, Wisconsin 53121-1001
Geneva Lake
ZA315600003
ZBB 00006A
ZBB 00007A
ZLON 00001
ZLON 00002
ZLON 00003
ZOP 00410
ZOP 00410A
ZOP 00411B
LAKE SHORE DR
ZYUP 00100B
ZYUP 00100D
ZYUP 00100C
ZSUM 00002
ZFA 00001
ZFA 00002
ZFA 00003
MARIANNE TER
PINE TREE LA
N KNOLL LA
S KNOLL LA
OAKWOOD LA
TIMOTHY DR
SUE ANN DR
CONNIE CIR
ZYUP 00106J
ZYUP 00106K
ZYUP 00106C
ZYUP 00106R
ZYUP 00106N
ZYUP 00106
ZYUP 00106I
ZYUP 00115
ZYUP 00115A
ZZ 00028
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ZLE 00003
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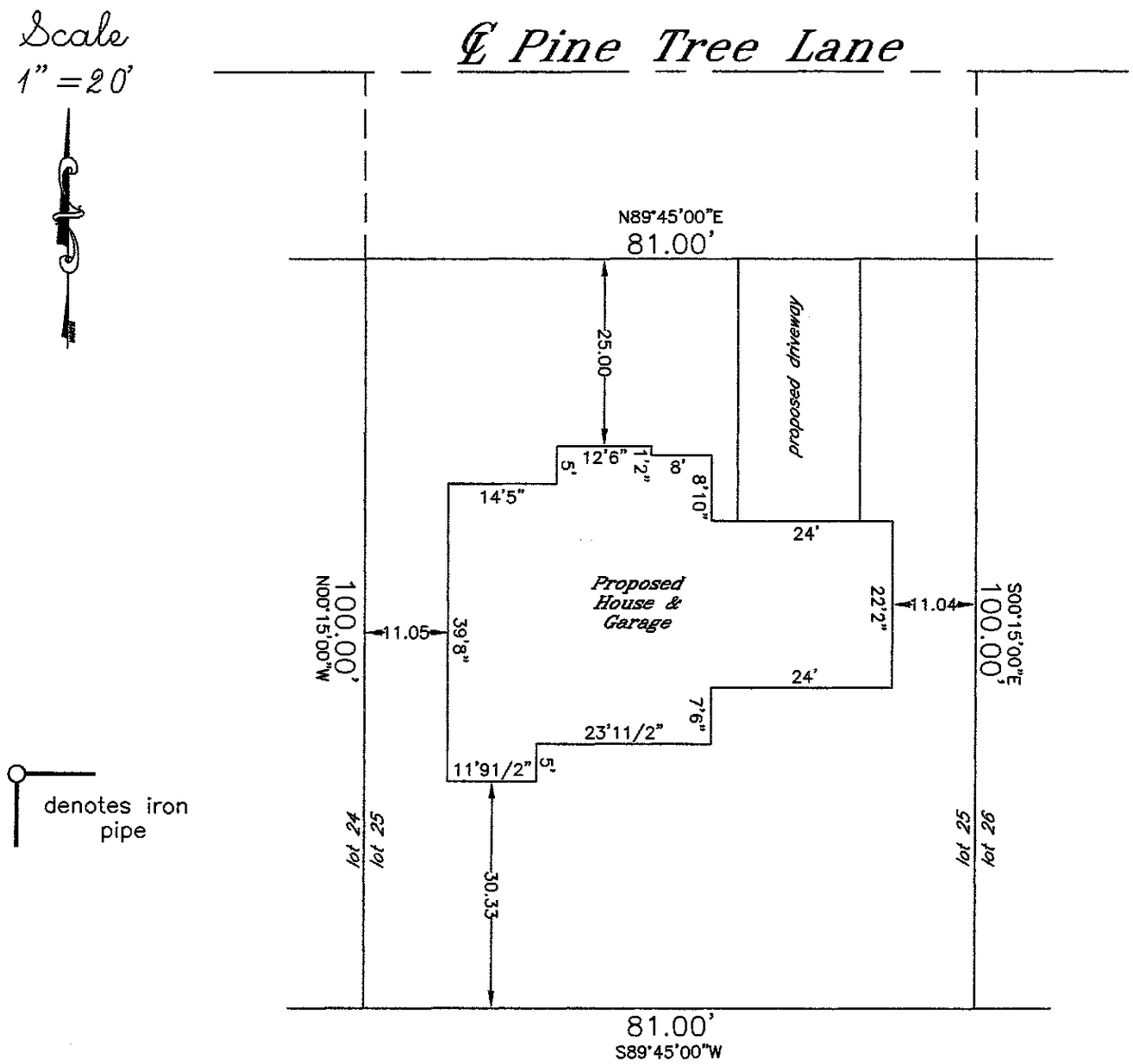
ZLE 00001
ZLE 00006
LAGRANGE DR
ZA186800002

Scale
1" = 20'



denotes iron pipe

* outside finish grade = EL 000.00 (advisory only) – top of foundation = EL 000.00 (advisory only) unless otherwise determined in writing by City Engineering Department

* *Verify exact number with City Engineering Department*

Proposed building field staked true size. Contractor to verify all dimensions before building by same and adhere to drainage plan in effect for this subdivision. Refer to a current title report for easements or restrictions which may affect the use of this site that are not shown on the recorded subdivision plat.

J.K.R. SURVEYING, INC.
8121 22ND AVENUE
KENOSHA, WI 53143

SKETCH

I hereby certify that this property was surveyed under my direction and this plat is a true representation thereof.

.....

Reg. Land Surveyor
May 18, 2015
Revised 7/7/15

Plat of Survey of

LOT 25 IN

SYVER–STAD LAKE SHORE ESTATES

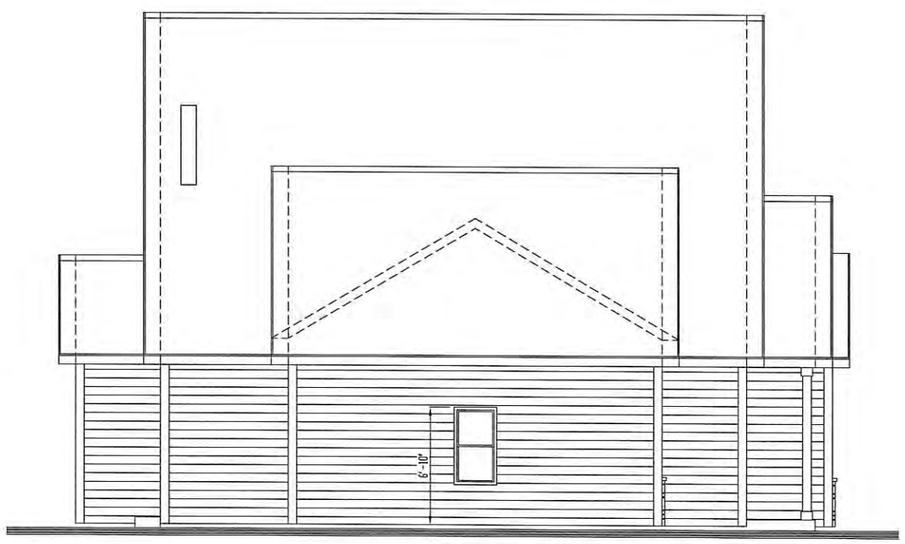
in NE1/4 Section 1–1–17

CITY OF LAKE GENEVA
WALWORTH COUNTY, WIS.

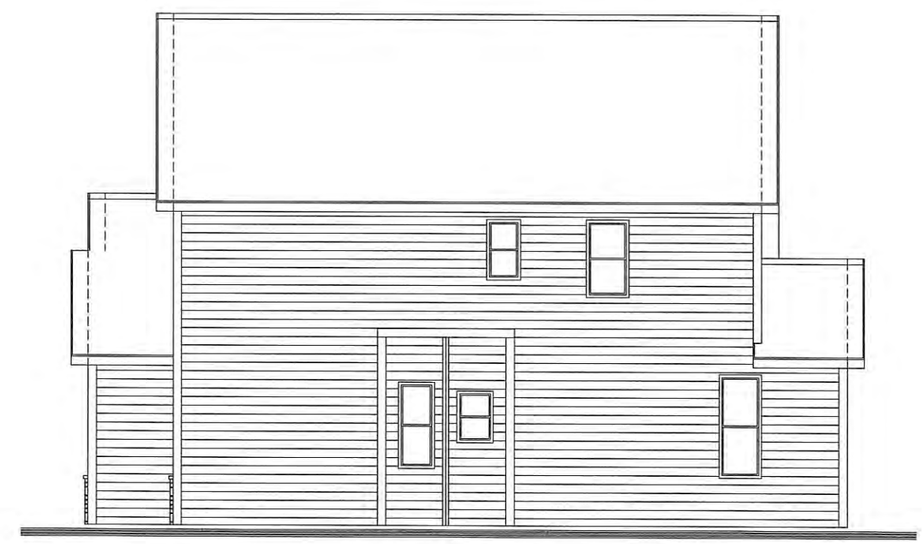
–for–
Serenity Homes Elite

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

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

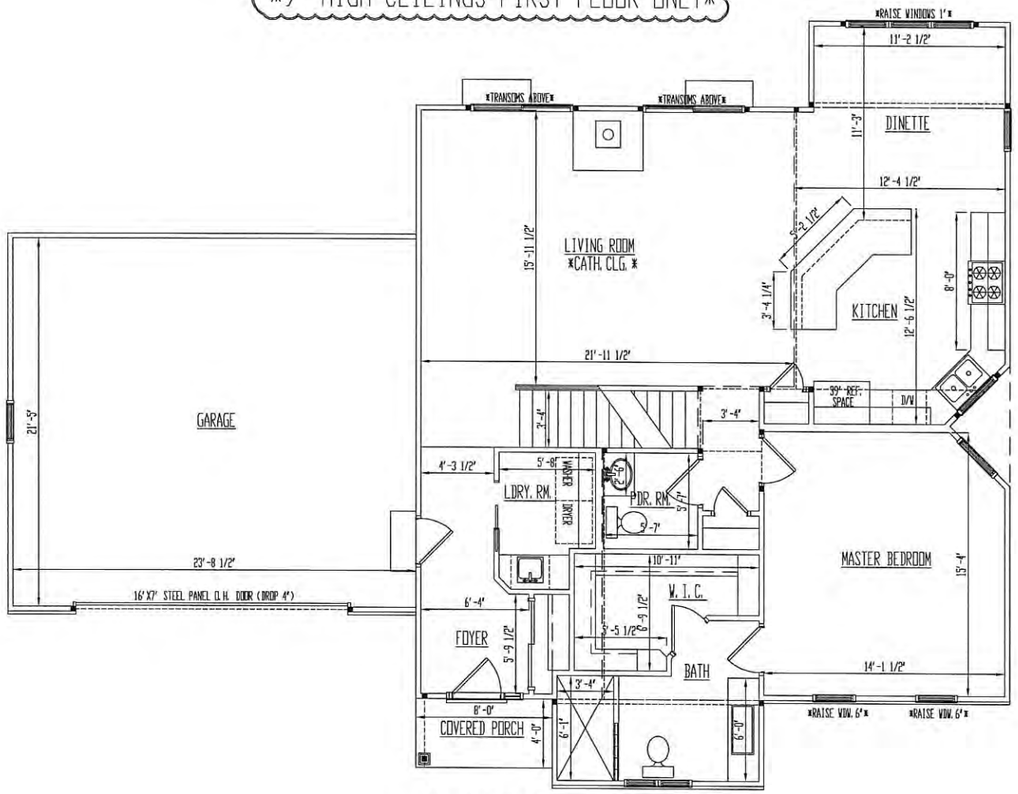


LEFT ELEVATION
SCALE: 1/4"=1'-0"



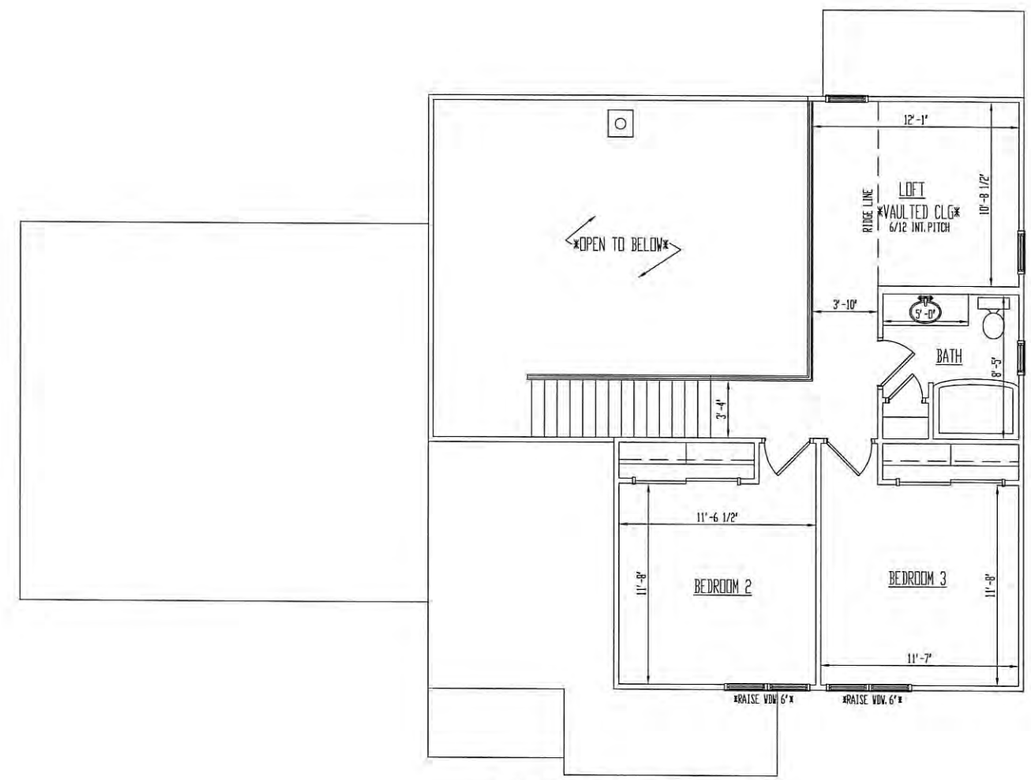
RIGHT ELEVATION
SCALE: 1/4"=1'-0"

9' HIGH CEILINGS-FIRST FLOOR ONLY



FIRST FLOOR PLAN

1314 SQ. FT. SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN

623 SQ. FT. SCALE: 1/4"=1'-0"

APPLICATION FOR PRECISE IMPLEMENTATION PLAN AMENDMENT

City of Lake Geneva

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

See attached in packet that was delivered

Name and Address of Current Owner:

Southland Farms LLC
875 Townline Road, Ste. 103, Lake Geneva, WI

Telephone No. of Current Owner including area code: 262-248-5010

Name and Address of Applicant:

Orleans Homes
1834 Walden Office Square #300, Schaumburg, IL 60173

Telephone No. of Applicant including area code: 847-925-1400

Proposed Use:

re-platting existing subdivision

Zoning District in which land is located: PD

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

Kapur & Associates, 6025 S. Pine Street, Burlington, WI 53127 engineering/survey
HR Green, 420 North Front Street, #100, McHenry, IL 60050 Land planning / Landscape

Short statement describing activities to take place on site:

We will be re-plating existing subdivision
We will continue the PD zoning.

PIP Amendment fee $400.00, payable upon filing application.

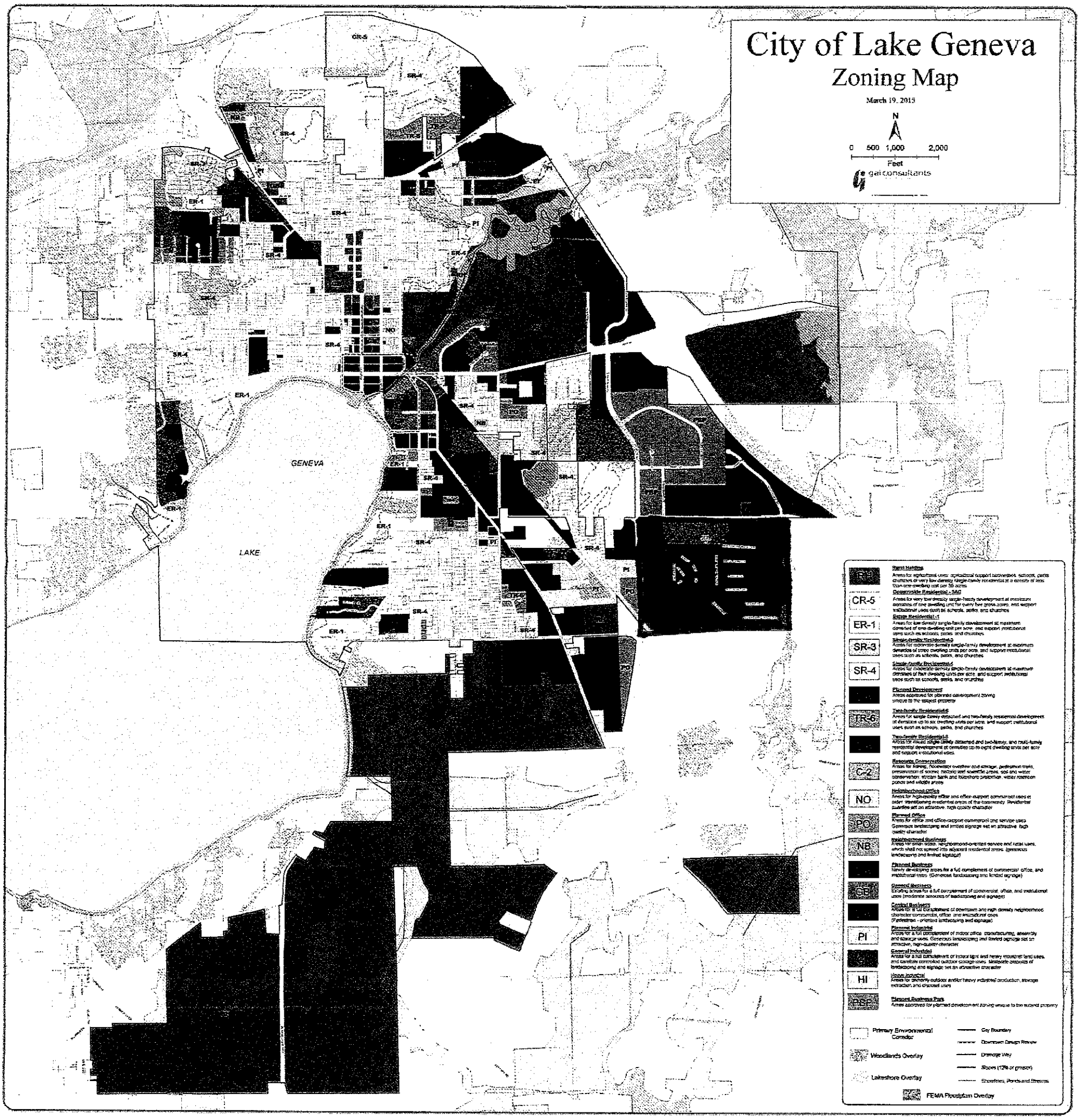
Signature of Applicant

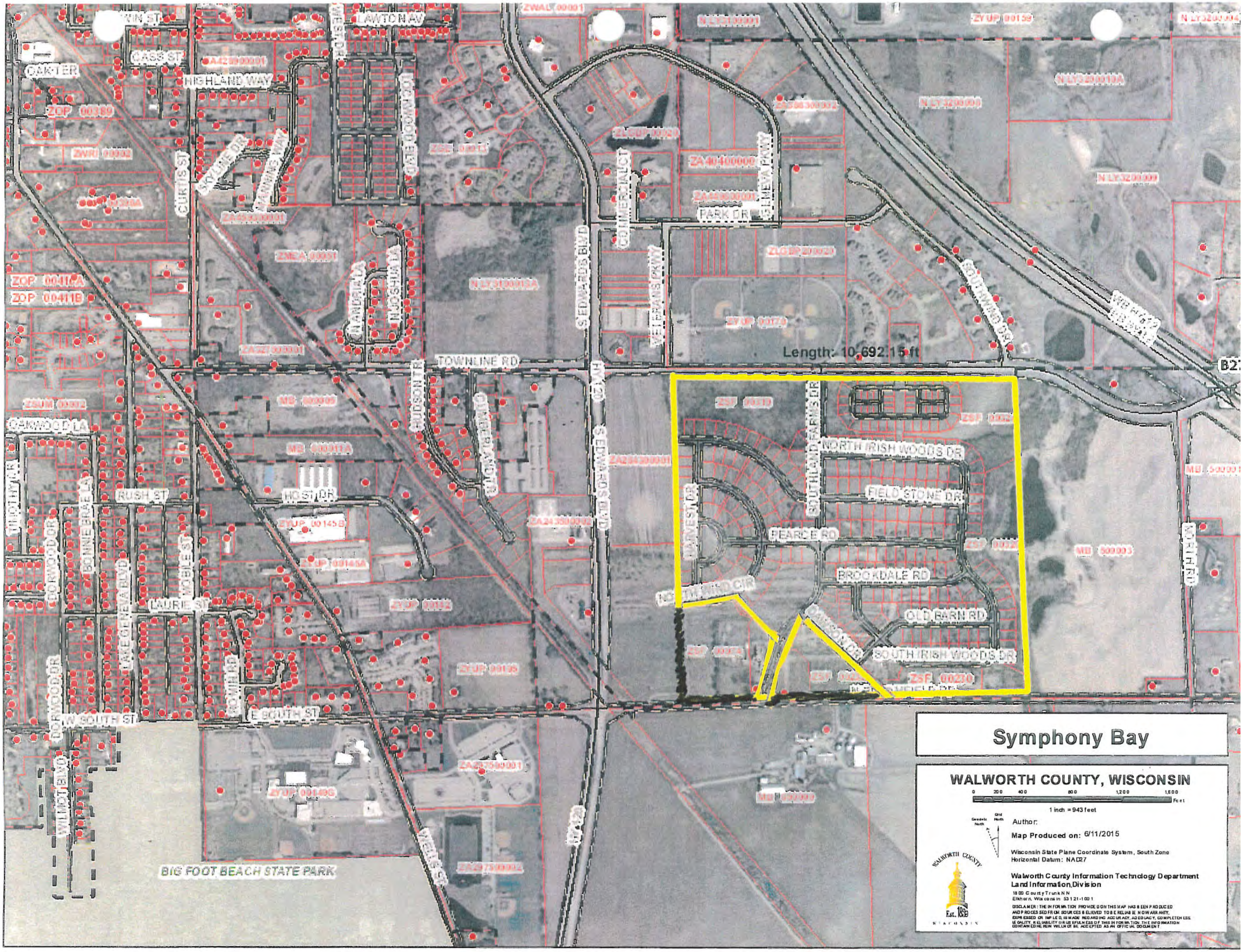
PD #1246

Symphony Bay

General Development Plan

Maps and Survey





Symphony Bay
WALWORTH COUNTY, WISCONSIN
0 200 400 800 1,200 1,600 Feet
1 inch = 943 feet
Author:
Map Produced on: 6/11/2015
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD27
Walworth County Information Technology Department
Land Information Division
Length: 10,692.15 ft
LAWTON AV
CASS ST
HIGHLAND WAY
CARTER
CURTIS ST
PARK DR
TOWNLINE RD
S EDWARDS BLVD
VETERANS PKWY
NORTH IRISH WOODS DR
SOUTHLAND FARMS DR
FIELD STONE DR
PEARCE RD
HARVEST DR
BROOKDALE RD
OLD BARN RD
SOUTH IRISH WOODS DR
RUSH ST
LAURIE ST
OAKWOOD LA
W SOUTH ST
E SOUTH ST
BIG FOOT BEACH STATE PARK

VSEI
Vanderstappen Surveying & Engineering, Incorporated
1316 North Madison Street, Woodstock, Illinois
(815) 337-8310 www.vandersinc.com

ALTA/ACSM LAND TITLE SURVEY

PARCEL 1
Lots 1 through 73, 75 through 84, 86 through 230, 233 through 309, in Southland Farms Subdivision, a Subdivision located in part of the Northwest Quarter of Section 5 and part of the Northeast Quarter of Section 6, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County Wisconsin, and as amended by an Affidavit of Correction dated January 27, 2009 and recorded January 28, 2009 as Document No. 753573.

PARCEL 2
Outlot 1 in Southland Farms Subdivision, a Subdivision located in part of the Northwest Quarter of Section 5 and part of the Northeast Quarter of Section 6, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin and as amended by an Affidavit of Correction dated January 27, 2009 and recorded January 28, 2009 as Document No. 753573.

PARCEL 3
Outlots 2, 8, 9, 12, 15, 16 and 17 in Southland Farms Subdivision, a Subdivision located in part of the Northwest Quarter of Section 5 and part of the Northeast Quarter of Section 6, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County Wisconsin and as amended by an Affidavit of Correction dated January 27, 2009 and recorded January 28, 2009 as Document No. 753573.

PARCEL 4
Outlots 3, 5, 6, and 7 in Southland Farms Subdivision, a Subdivision located in part of the Northwest Quarter of Section 5 and part of the Northeast Quarter of Section 6, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County Wisconsin and as amended by an Affidavit of Correction dated January 27, 2009 and recorded January 28, 2009 as Document No. 753573.

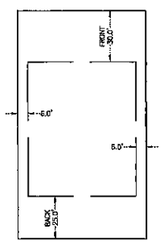
PARCEL 5
Outlots 4 and 11 in Southland Farms Subdivision, a Subdivision located in part of the Northwest Quarter of Section 5 and part of the Northeast Quarter of Section 6, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County Wisconsin and as amended by an Affidavit of Correction dated January 27, 2009 and recorded January 28, 2009 as Document No. 753573.

PARCEL 6
Outlot 10 in Southland Farms Subdivision, a Subdivision located in part of the Northwest Quarter of Section 5 and part of the Northeast Quarter of Section 6, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County Wisconsin and as amended by an Affidavit of Correction dated January 27, 2009 and recorded January 28, 2009 as Document No. 753573.

PARCEL 7
Outlot 13 in Southland Farms Subdivision, a Subdivision located in part of the Northwest Quarter of Section 5 and part of the Northeast Quarter of Section 6, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County Wisconsin and as amended by an Affidavit of Correction dated January 27, 2009 and recorded January 28, 2009 as Document No. 753573.

PARCEL 8
Outlot 14 in Southland Farms Subdivision, a Subdivision located in part of the Northwest Quarter of Section 5 and part of the Northeast Quarter of Section 6, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County Wisconsin and as amended by an Affidavit of Correction dated January 27, 2009 and recorded January 28, 2009 as Document No. 753573.

PARCEL 9
Southland Farms Drive, North Irish Woods Drive, Field Stone Drive, Pearce Road, Irish Woods Court, North Wind Circle, Pearce Circle, Harvest Drive, South Irish Woods Drive, Brookdale Road, Old Barn Road and Dawson Drive as set forth and depicted on the Plat of Southland Farms Subdivision, a Subdivision located in part of the Northwest Quarter of Section 5 and part of the Northeast Quarter of Section 6, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County Wisconsin and as amended by an Affidavit of Correction dated January 27, 2009 and recorded January 28, 2009 as Document No. 753573.



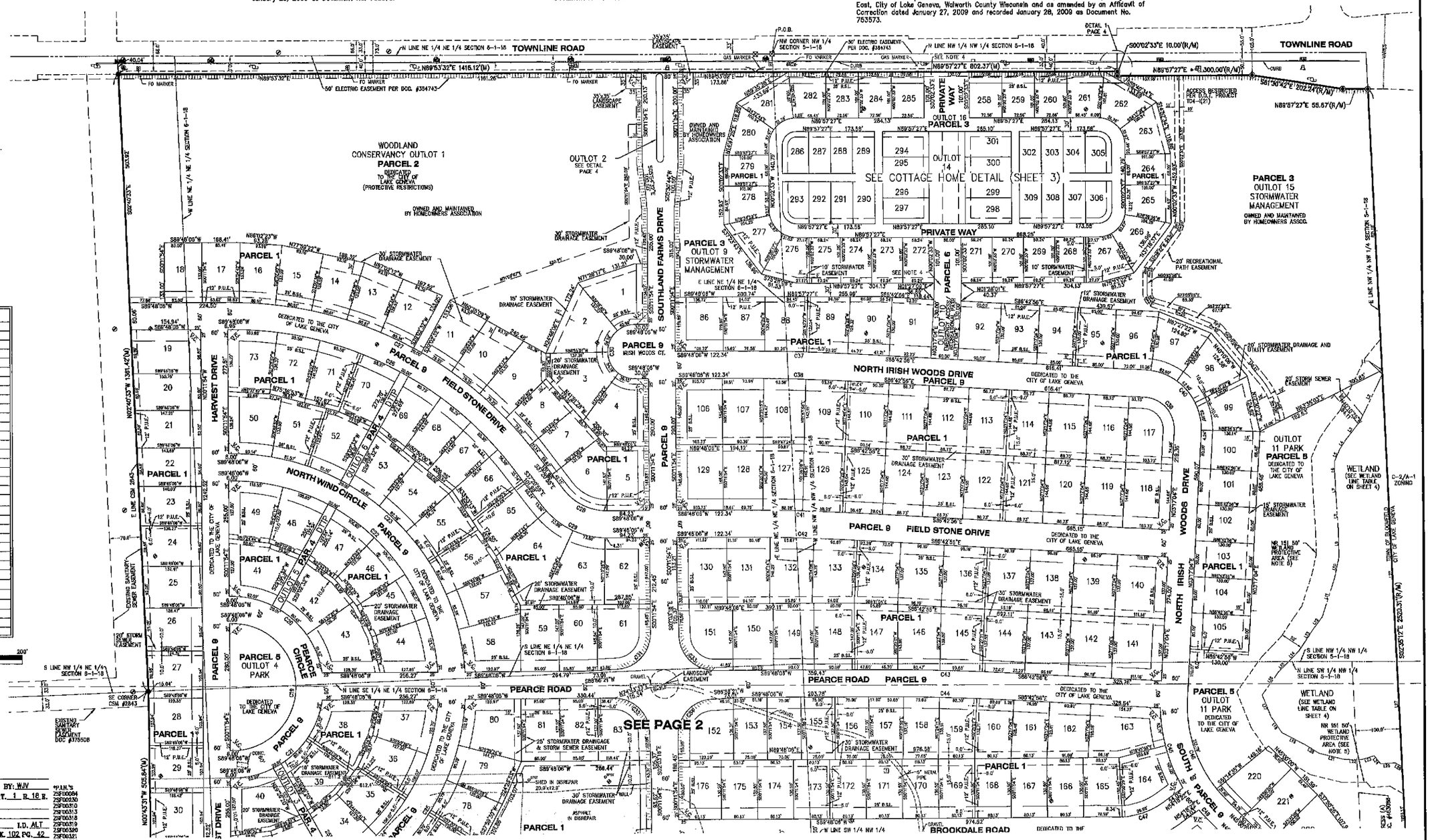
SINGLE FAMILY LOT SETBACKS DETAIL
SCALE 1"=40'

SETBACK NOTES:
The minimum building setback distance is 25' along streets, 30' along the back lot lines and side lots shall by 15' total with a minimum of 8' per side.

LEGEND

- BORING HOLE
- CATCH BASIN
- CURB INLET
- DOWN GUY
- ELECTRIC RISER
- FLARED END SECTION
- FO FIBER OPTIC
- FOUND IRON BAR
- FOUND IRON PIPE
- FOUND MAG NAIL
- FOUND MONUMENT
- FOUND ROW MARKER
- LIGHT
- MAIL BOX
- MANHOLE
- SEPTIC LID
- SET CROSS
- SET IRON BAR
- SET MAG NAIL
- SIGN
- SPIGOT
- TELEPHONE RISER
- TRANSFORMER
- TV RISER
- UTILITY POLE
- PAR. PARCEL
- P.O.B. PLACE OF BEGINNING
- (D) DEED
- (R) RECORD
- (M) MEASURE
- ACCESS RESTRICTED
- D.T.F. DEDICATED TO THE PUBLIC
- P.U.E. PUBLIC UTILITY EASEMENT
- V.C. VISION CORNER

100' 0' 100' 200'
SCALE: 1" = 100'

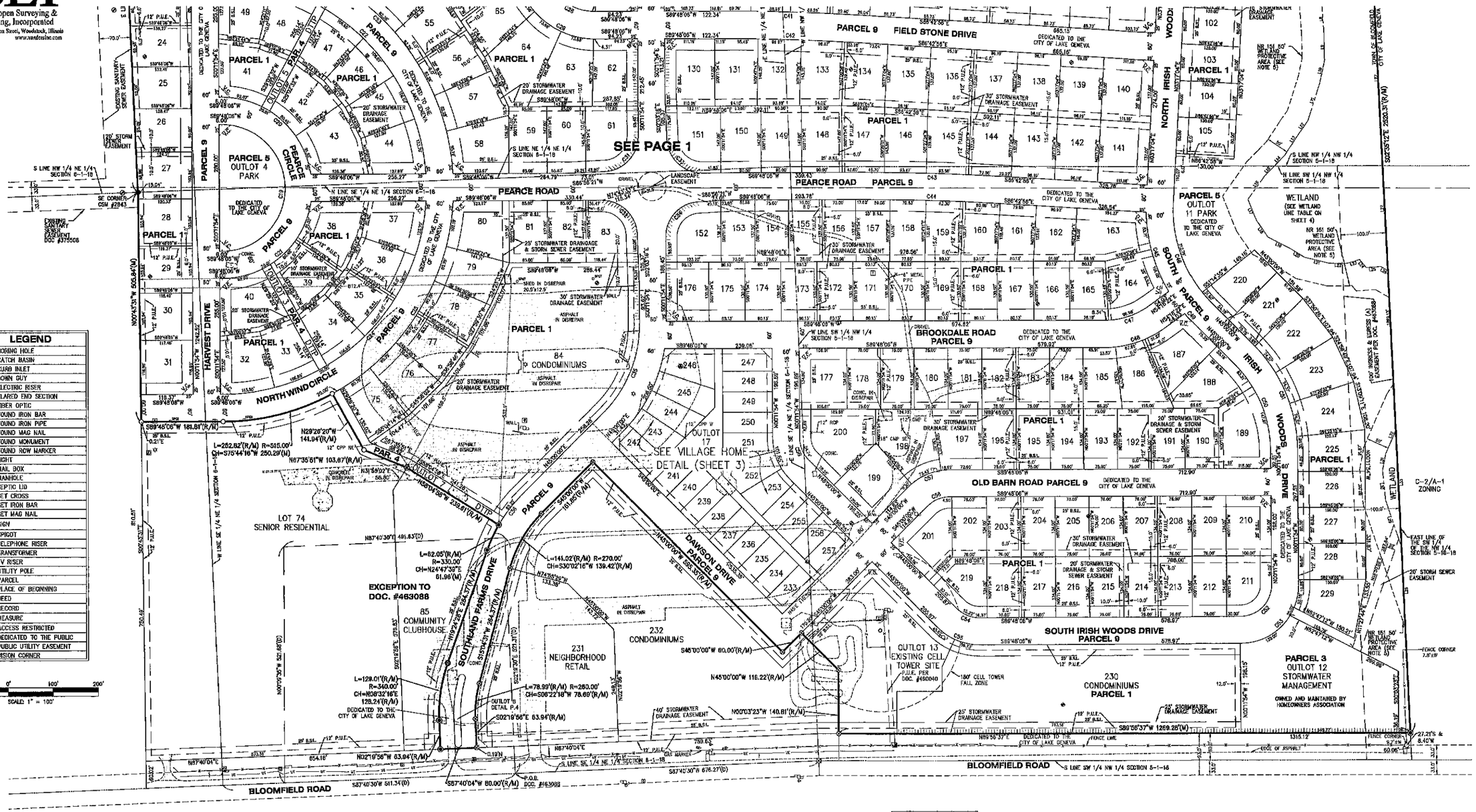


CLIENT: ORLEANS HOMES
DRAWN BY: SES CHECKED BY: WJV
SCALE: 1"=100' SEC. 5,6 T. 1 R. 18 E.
BASIS OF BEARING: ASSUMED
P.I.N.:
JOB NO.: 140763 I.D. ALT
FIELDWORK COMP.: 12/16/14 BK. 102 PG. 42
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.

*P.I.N.'S	
25F00094	
25F00030	
25F00310	
25F00313	
25F00318	
25F00319	
25F00320	
25F00321	
25F00322	
25F00324	

ALTA/ACSM LAND TITLE SURVEY

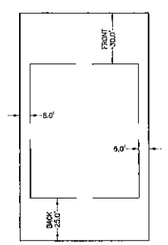
VSEI
Vanderstappen Surveying & Engineering, Incorporated
1316 North Madison Street, Woodstock, Illinois
(815) 337-8310 www.vandersslnc.com



LEGEND

BORING HOLE
CATCH BASIN
CURB INLET
DOWN GUY
ELECTRIC RISER
FLARED END SECTION
FO FIBER OPTIC
FOUND IRON BAR
FOUND IRON PIPE
FOUND MAG NAIL
FOUND MONUMENT
FOUND ROW MARKER
LIGHT
MAIL BOX
MANHOLE
SEPTIC LID
SET CROSS
SET IRON BAR
SET MAG NAIL
SIGN
SPIGOT
TELEPHONE RISER
TRANSFORMER
TV RISER
UTILITY POLE
PAR. PARCEL
P.O.B. PLACE OF BEGINNING
(D) DEED
(R) RECORD
(M) MEASURE
ACCESS RESTRICTED
DTTP DEDICATED TO THE PUBLIC
P.U.E. PUBLIC UTILITY EASEMENT
V.C. VISION CORNER

100' 0' 100' 200'
SCALE: 1" = 100'



SINGLE FAMILY LOT SETBACKS DETAIL
SCALE 1"=40'

SETBACK NOTES:
The minimum building setback distance is 25' along streets, 30' along the back lot lines and side lots shall by 15' total with a minimum of 6' per side.

CLIENT: ORLEANS HOMES
DRAWN BY: SES CHECKED BY: WJV
SCALE: 1"=100' SEC. 5,6 T. 1 N. 16 E.
BASIS OF BEARING: ASSUMED
P.I.N.:
JOB NO.: 140753 I.D. ALT.
FIELDWORK COMP.: 12/16/14 BK. 102 PG. 42
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.

P.I.N.'S
25F00084
25F00230
25F00310
25F00313
25F00318
25F00319
25F00320
25F00321
25F00322
25F00324

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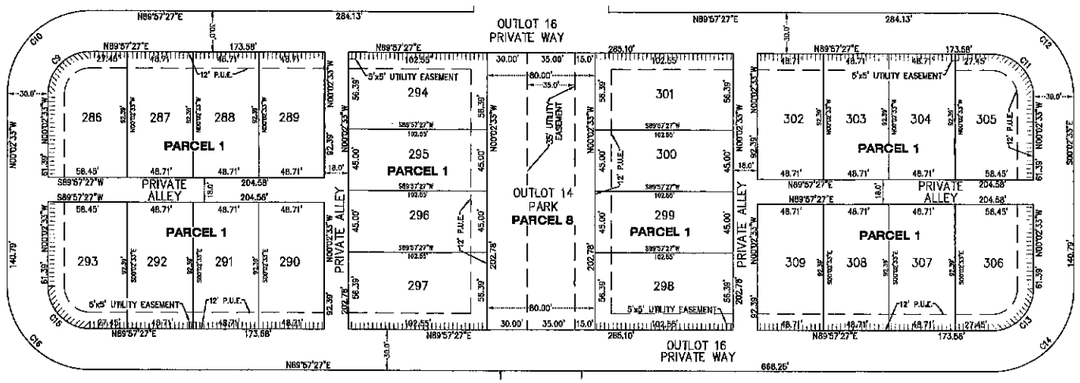
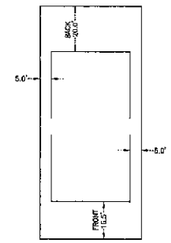
ALTA/ACSM LAND TITLE SURVEY

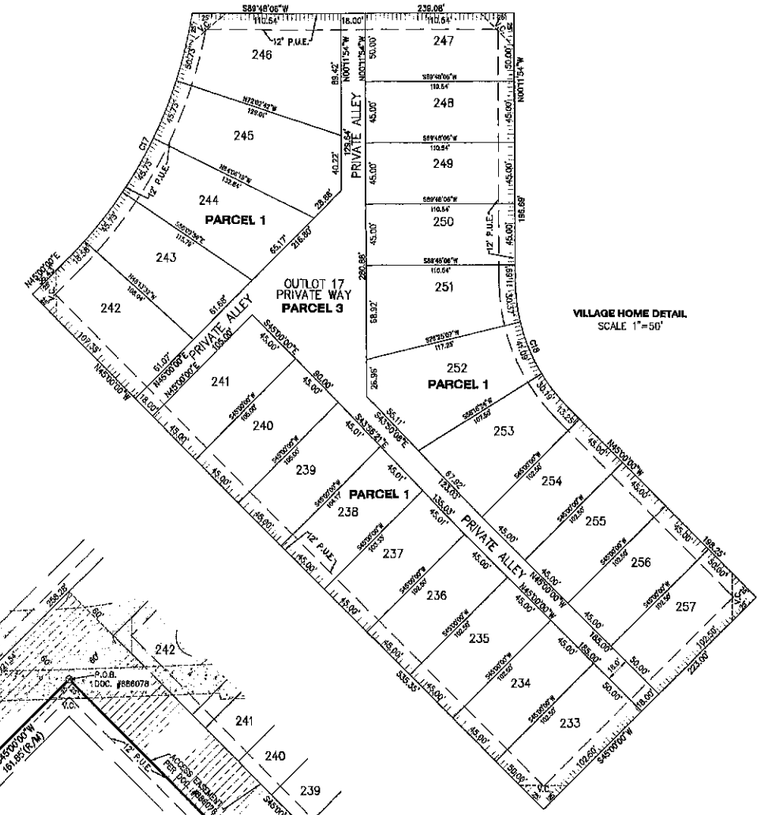


COTTAGE HOME DETAIL
SCALE 1"=50'
*OUTLOT 16 TO SERVE AS UTILITY EASEMENT



COTTAGE HOME AND VILLAGE HOME LOT SETBACKS
SCALE 1"=30'

SETBACK NOTES:
The minimum building setback distance is 16.5' along street, 20' along the back lot lines and side lots shall a minimum of 5' per side



VILLAGE HOME DETAIL
SCALE 1"=50'

LEGEND

- BORING HOLE
- CATCH BASIN
- CURB INLET
- DOWN GUY
- ELECTRIC RISER
- FLARED END SECTION
- FO FIBER OPTIC
- FOUND IRON BAR
- FOUND IRON PIPE
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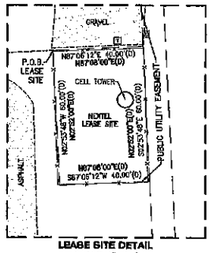
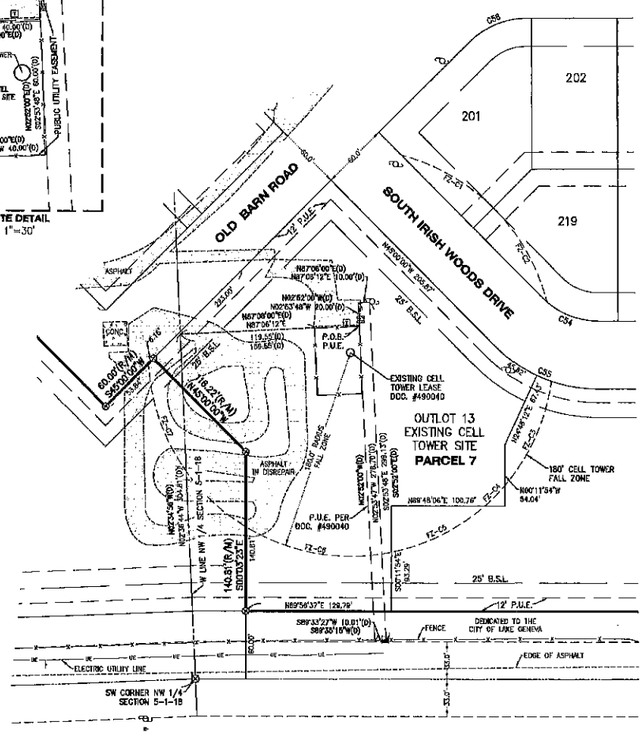
- P.U.E. PUBLIC UTILITY EASEMENT
- V.C. VISION CORNER

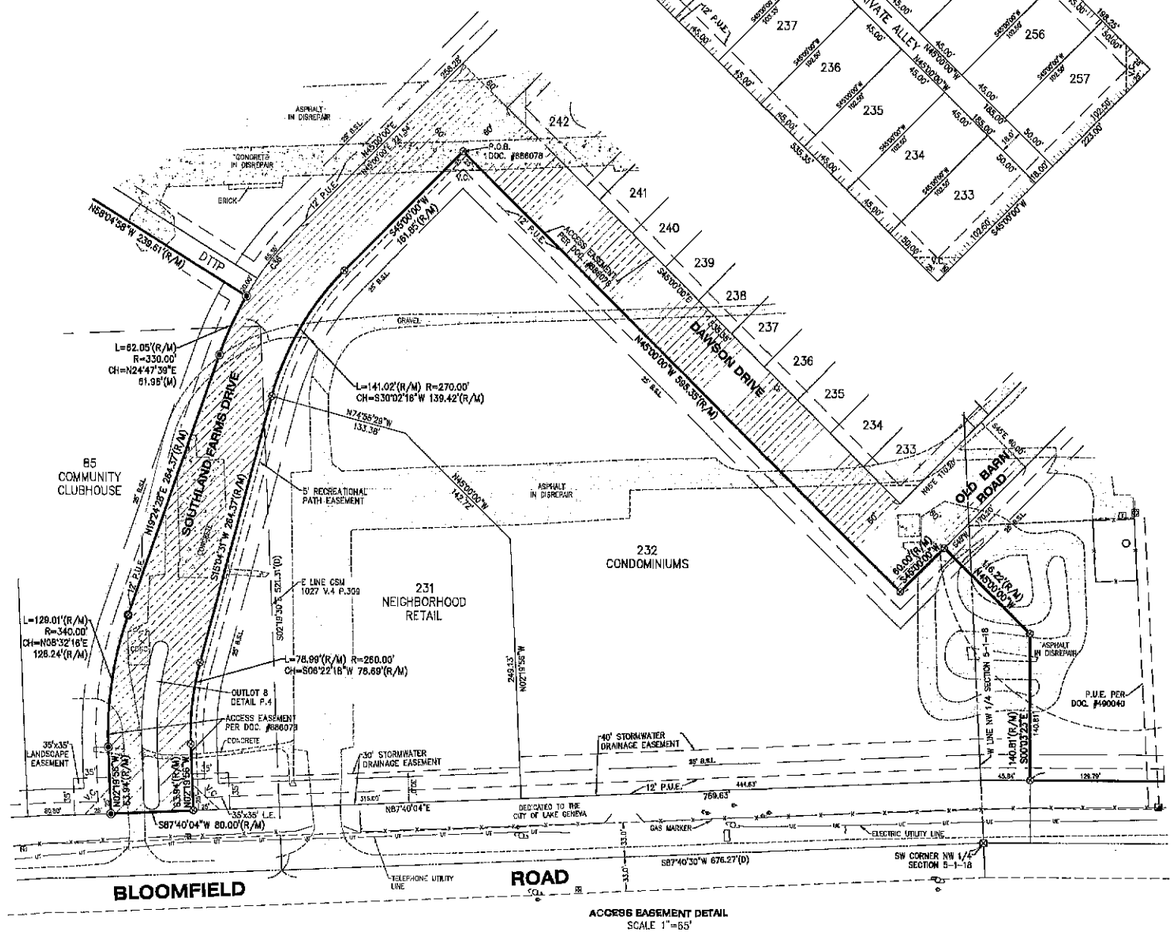


LEASE SITE DETAIL
SCALE 1"=30'



FALL ZONE DETAIL
SCALE 1"=60'

FALL ZONE CURVE TABLE							
CURVE/LOT	RADIUS	DELTA	LENGTH	CHORD	CHORD-BEARING	TANGENT IN	TANGENT OUT
FZ-C1	150.00'	30°11'46"	94.88'	93.77'	N60°27'37"W	N45°21'45"W	N75°33'30"W
FZ-C2	150.00'	30°47'41"	96.74'	95.58'	N29°57'54"W	N14°34'04"W	N45°21'45"W
FZ-C3	150.00'	32°27'28"	101.97'	100.61'	N24°08'01"E	N40°22'46"E	N07°55'17"E
FZ-C4	150.00'	8°11'08"	25.72'	25.69'	N44°28'20"E	N48°33'54"E	N40°22'46"E
FZ-C5	150.00'	29°42'53"	93.35'	92.31'	N63°26'20"E	N78°16'46"E	N48°33'54"E
FZ-C6	150.00'	42°52'23"	134.68'	131.57'	S80°17'02"E	S58°50'51"E	N78°16'46"E
FZ-C7	150.00'	55°39'28"	174.85'	168.06'	S31°01'07"E	S03°11'23"E	S58°50'51"E



ACCESS EASEMENT DETAIL
SCALE 1"=65'

WETLANDS NOTE
WETLANDS ARE PRESENT ON OUTLOT 11. ACTIVITIES WITHIN WETLANDS ARE LIMITED AND SUBJECT TO FEDERAL, STATE AND COUNTY WETLAND REGULATIONS. FILLING, EXCAVATION, REMOVAL OF VEGETATIVE COVER, OR THE PLACEMENT OF ANY STRUCTURE WITHIN THE WETLANDS ON THIS PLAT ARE PROHIBITED.

NOTES FROM FINAL PLAT OF SUBDIVISION:
1) OUTLOTS 3, 5, 6 AND 7 SHALL BE PEDESTRIAN WAYS DEDICATED TO THE PUBLIC.
2) 25' VISION CORNER EASEMENT RESTRICTIONS: ANYTHING GROWN OR CONSTRUCTED WITHIN THE VISION CORNER EASEMENTS SHALL NOT EXCEED 30 INCHES IN HEIGHT. SAID EASEMENTS SHALL ALSO BE KEPT FREE OF ANY AND ALL VEHICLES, SIGNS, OR OTHER ITEMS EXCEEDING 30 INCHES IN HEIGHT. THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AND SHALL BE ENFORCEABLE THE CITY OF LAKE GENEVA.
3) OUTLOT 10 ACCESS RESTRICTED TO AND SIGNED AS EMERGENCY ACCESS ONLY, AND FOR RECREATIONAL PATH USE.
4) OUTLOTS 10 AND 16 TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION AND TO SERVE AS UTILITY EASEMENTS.
5) PLACEMENT OF IMPERVIOUS SURFACE WITH THE NR 151 WETLAND PROTECTIVE AREA MUST MEET NR 151 STANDARDS.
6) ALL UTILITY EASEMENTS SHOWN BETWEEN TWO LOTS ARE CENTERED ON LOT LINE UNLESS SPECIFIED OTHERWISE.

CLIENT: ORLEANS HOMES
DRAWN BY: SES CHECKED BY: WJV
SCALE: 1"=100' SEC. 5,6 T. 1 N. 16 E.
BASIS OF BEARING: ASSUMED
P.I.N.: *
JOB NO.: 140753 I.D. ALT
FIELDWORK COMP.: 12/16/14 BK. 102 PG. 42
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.

*P.I.N.'S
ZSF00084
ZSF00230
ZSF00310
ZSF00313
ZSF00318
ZSF00319
ZSF00320
ZSF00321
ZSF00322
ZSF00324

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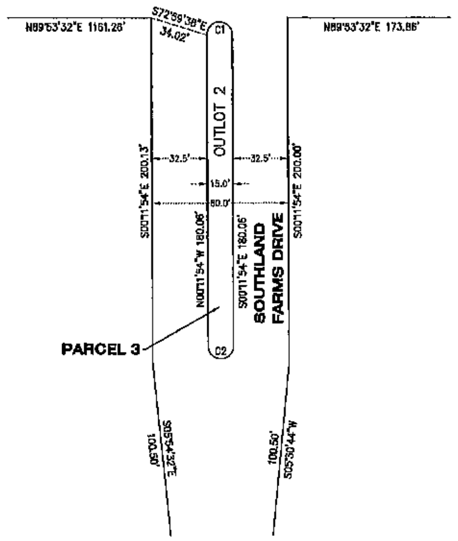
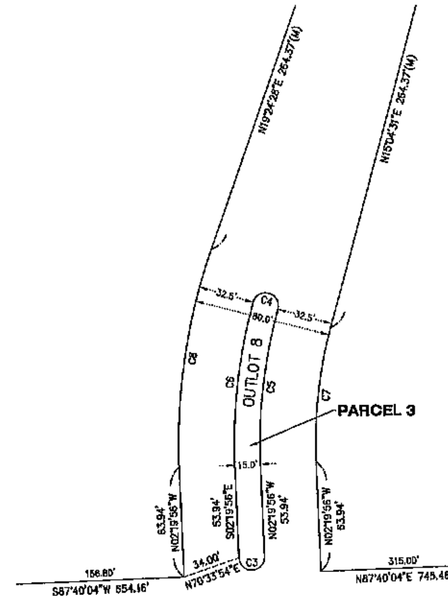
ALTA/ACSM LAND TITLE SURVEY

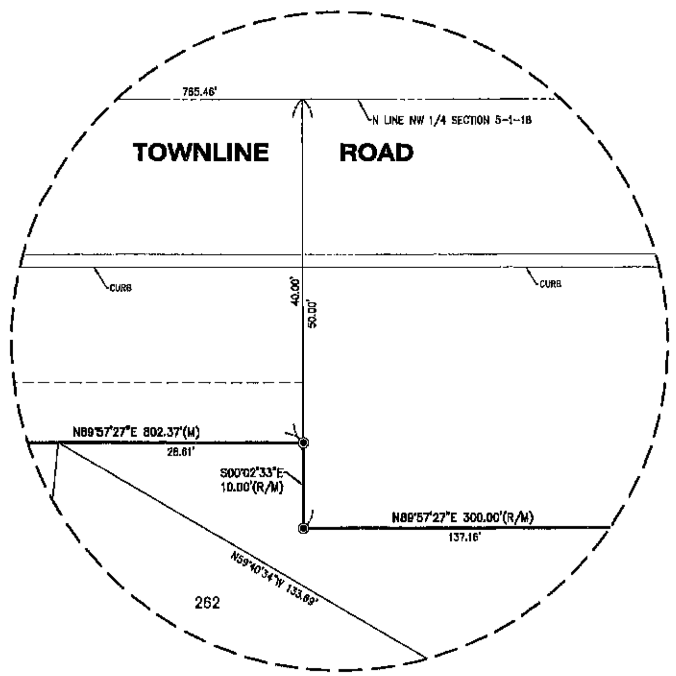
VSEI
Vanderstappen Surveying & Engineering, Incorporated
1316 North Madison Street, Woodstock, Illinois
(815) 337-8310 www.vandersinc.com



OUTLOT 2 DETAIL
SCALE 1"=50'



OUTLOT 8 DETAIL
SCALE 1"=50'



DETAIL 1
SCALE 1"=10'

WETLAND LINE TABLE

LINE	LENGTH	BEARING
L1	8.91'	S02°35'12"E
L2	116.91'	S26°02'36"W
L3	49.98'	S38°17'26"W
L4	25.17'	S33°07'37"W
L5	30.12'	S23°27'28"W
L6	35.53'	S01°50'02"E
L7	50.98'	S02°58'25"E
L8	66.83'	S03°37'45"E
L9	56.97'	S01°04'02"E
L10	48.89'	S12°14'48"W
L11	89.26'	S17°54'02"W
L12	34.12'	S35°41'58"W
L13	57.18'	S33°48'39"W
L14	31.89'	S43°59'38"W
L15	33.48'	S44°43'09"W
L16	62.65'	S35°35'48"W
L17	51.28'	S21°49'52"E
L18	43.44'	S34°30'09"E
L19	58.91'	S62°27'21"E
L20	34.06'	S58°15'40"E
L21	57.64'	S76°31'43"E
L22	38.61'	S89°54'02"E
L23	29.30'	N73°42'36"E
L24	22.83'	S39°26'01"E
L25	32.22'	N85°56'34"E
L26	17.94'	S59°57'09"E
L27	867.73'	N02°35'12"W
L28	411.82'	N02°35'12"W
L29	110.01'	N18°37'22"W
L30	66.28'	N05°25'37"W
L31	37.79'	N10°38'24"E
L32	66.29'	N23°48'44"E
L33	259.13'	S02°35'12"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	23.56'	7.50'	15.00'	S89°48'06"W
C2	23.56'	7.50'	15.00'	N89°48'06"E
C3	23.56'	7.50'	15.00'	N87°40'04"E
C4	23.56'	7.50'	15.00'	N74°27'51"W
C5	91.22'	292.50'	90.85'	S06°38'07"W
C6	95.90'	307.50'	95.51'	S06°38'07"W
C7	78.99'	280.00'	78.89'	S06°22'18"W
C8	129.01'	340.00'	128.24'	S08°32'18"W
C9	48.69'	31.00'	43.84'	S44°57'27"W
C10	95.82'	61.00'	86.27'	S44°57'27"W
C11	48.69'	31.00'	43.84'	N45°02'33"W
C12	95.82'	61.00'	86.27'	N45°02'33"W
C13	48.69'	31.00'	43.84'	N44°57'27"E
C14	95.82'	61.00'	86.27'	N44°57'27"E
C15	48.69'	31.00'	43.84'	S45°02'33"E
C16	95.82'	61.00'	86.27'	S45°02'33"E
C17	208.50'	330.00'	203.15'	N27°04'24"E
C18	101.65'	130.00'	99.08'	S22°35'57"E
C19	439.82'	140.00'	280.00'	N00°11'54"W
C20	284.05'	200.00'	260.77'	N49°30'42"W
C21	284.05'	200.00'	260.77'	N49°06'55"E
C22	664.69'	455.00'	621.89'	N47°05'19"W
C23	778.94'	515.00'	706.79'	N46°52'05"W
C24	664.69'	455.00'	621.89'	N46°41'31"E
C25	526.12'	515.00'	503.54'	N32°24'27"E
C26	724.08'	765.00'	698.69'	N63°46'24"W
C27	779.43'	845.00'	752.09'	N63°46'24"W
C28	110.69'	120.00'	106.81'	S83°46'24"E
C29	166.03'	180.00'	160.21'	S83°46'24"E
C30	188.50'	60.00'	120.00'	S00°11'54"E
C31	118.83'	78.00'	107.52'	N43°22'14"E
C32	120.00'	78.00'	108.51'	N46°07'35"W
C33	120.00'	78.00'	108.51'	S46°07'35"E
C34	118.83'	78.00'	107.52'	S43°22'14"W
C35	212.89'	270.00'	207.51'	N22°24'03"E
C36	85.35'	330.00'	85.12'	S37°35'26"W
C37	305.75'	5030.00'	305.70'	N88°27'25"W
C38	302.10'	4970.00'	302.05'	N88°27'25"W
C39	109.96'	70.00'	98.99'	N41°42'56"W
C40	204.20'	130.00'	183.85'	N41°42'56"W
C41	305.75'	5030.00'	305.70'	N88°27'25"W
C42	302.10'	4970.00'	302.05'	N88°27'25"W
C43	305.75'	5030.00'	305.70'	N88°27'25"W
C44	302.10'	4970.00'	302.05'	N88°27'25"W
C45	184.76'	350.00'	182.62'	S16°39'13"E
C46	244.39'	290.00'	237.22'	S20°51'28"E
C47	105.32'	170.00'	103.64'	N72°03'14"E
C48	142.49'	230.00'	140.22'	N72°03'14"E
C49	26.81'	350.00'	26.81'	S42°46'20"E
C50	211.12'	270.00'	205.79'	N22°35'57"W
C51	266.04'	330.00'	251.62'	N22°35'57"W
C52	109.96'	70.00'	98.99'	N44°48'06"E
C53	204.20'	130.00'	183.85'	N44°48'06"E
C54	55.22'	70.00'	53.60'	S67°35'57"E
C55	102.55'	130.00'	99.91'	S67°35'57"E
C56	54.74'	70.00'	53.35'	S67°24'03"W
C57	101.65'	130.00'	99.08'	S67°24'03"W
C58	54.74'	70.00'	53.35'	S22°35'57"E

RECREATIONAL PATH EASEMENT CURVE TABLE

CURVE/LOT	RADIUS	DELTA	LENGTH	CHORD	CHORD-BEARING	TANGENT IN	TANGENT OUT
RP1	55.00'	37°21'10"	35.86'	35.22'	N18°38'02"E	N37°18'37"E	N00°02'33"W
RP2	25.00'	36°32'39"	15.95'	15.68'	S19°02'18"W	S37°18'37"W	S00°45'58"W
RP3	25.00'	73°51'53"	32.23'	30.04'	S36°09'58"E	S00°45'58"W	S73°05'55"E
RP4	50.00'	5°38'33"	4.92'	4.92'	N70°16'38"W	N67°27'22"W	N73°05'55"W
RP5	55.00'	27°17'17"	26.19'	25.95'	N53°48'44"W	N40°10'06"W	N67°27'22"W
RP6	200.00'	30°49'37"	107.61'	106.31'	N24°45'17"W	N09°20'29"W	N40°10'06"W

WETLANDS NOTE
WETLANDS ARE PRESENT ON OUTLOT 11. ACTIVITIES WITHIN WETLANDS ARE LIMITED AND SUBJECT TO FEDERAL, STATE AND COUNTY WETLAND REGULATIONS. FILLING, EXCAVATION, REMOVAL OF VEGETATIVE COVER, OR THE PLACEMENT OF ANY STRUCTURE WITHIN THE WETLANDS ON THIS PLAT ARE PROHIBITED.

[illegible]

GROSS AREA = 145.355± ACRES
NET AREA =120.726± ACRES

CLIENT: ORLEANS HOMES
DRAWN BY: SES CHECKED BY: WJV
SCALE: 1"=100' SEC. 5,6 T. 1 R. 18 E.
BASIS OF BEARING: ASSUMED
P.I.N.:
JOB NO.: 140753 I.D. ALT
FIELDWORK COMP.: 12/16/14 BK. 102 PG. 42
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF:

P.I.N.'S
ZSF00084
ZSF00230
ZSF00310
ZSF00313
ZSF00318
ZSF00319
ZSF00320
ZSF00321
ZSF00322
ZSF00324

SURVEYOR'S NOTES

1. The legal description and utility easements shown hereon have been provided by Chicago Title Insurance Company, Commitment policy #WA-3664 Amendment 1 dated January 19, 2015. The title information shown hereon is exclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does not warrant the exact location of the Utility Easements shown hereon, but does state that they are located as accurately as possible from the information provided.
2. Based on Flood Insurance Rate Map, Panel No. 55127C0333D & 55127C0334D, dated October 2, 2009, the subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain.
3. Distances are marked in feet and decimal places thereof, no dimension shall be assumed by scale measurement hereon. Distances and/or bearings shown with a "D" in parenthesis (D) are record or deed values, not field measured.
4. Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
5. The location of the property lines shown on the face of this plat are based on the legal description contained in the title commitment and shown hereon. This information has been furnished by the client and compared to record deeds to check for gaps and /or overlaps. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
6. Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
7. Manholes, inlets and other utility rims or grates shown hereon are from field location of such, and only represent such utility improvements which are visible from above ground survey at the time of survey, through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc) are based solely on the 'stamped' markings on the rim. No underground observations have been made to verify the actual use or existence of underground utilities.
8. Surface indications of utilities on the surveyed parcel have been shown. Underground and offsite observations have not been made to determine the extent of utilities serving or existing on the property, public and/or private records have not been searched to provide additional information. Overhead wires and poles (if any) have been shown, however their function and dimensions have not been shown.
9. This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered by such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was not covered by snow.
10. Other than visible observations noted hereon, this survey makes no statement regarding the actual presence or absence of any service or utility line. Controlled underground exploratory effort together with "JULIE" markings is recommended to determine the full extent of underground service and utility lines. Contact J.U.L.I.E. at 1-800-892-0123.
11. Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plat or in the title commitment have been shown.
12. Exception 12 – The survey shows a depiction of an agreement as to location recorded as document No. 364743.
13. Exception 12 – Utility easement granted to the Wisconsin Power and Light Company recorded as document No. 320841 is blanket in nature, see document for particulars.
14. Exception 13 – Exception "B" from document No. 463608 does not lie on the above described lands.
15. The Final Plat of Southland Farms Subdivision indicates a dedicated right-of-way for Southland Farms Drive, North Irish Woods Drive, Field Stone Drive, Pearce Road, Irish Woods Court, North wind Circle, Pearce Circle, Harvest Drive, South Irish Woods Drive, Brookdale Road, Old Barn Road and Dawson Drive. The location of the right-of-way is based on said Final Plat of Southland Farms Subdivision. Net areas were calculated using this information and removing any area located within the dedicated right-of-ways.

REVISED CERTIFICATION 2/25/15 APG
REVISED LEGAL, NOTES & CERTIFICATION 3/2/15 SES

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

Certified to: 1) Chicago Title Insurance Company
2) Orleans RHIL, LP
3) JP Morgan Chase Bank, N.A., as administrative agent, its successors and assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 11a & 21 of Table A thereof. The field work was completed on December 16th, 2014.

Dated this 18th day of February, A.D., 2015.

VANDERSTAPPEN SURVEYING & ENGINEERING, INC.
Design Firm No. 184-002792

_______________ (seal)
WILLIAM J. VANDERSTAPPEN, No. S1777
WISCONSON REGISTERED LAND SURVEYOR

T:\PLATS\2014\0600-0799\140753_V-140753\140753.dwg-PAGE 4 3/2/2015 8:47 AM

General Description

PROJECT NARRATIVE

The Symphony Bay development represents approximately 145.35 acres of the previously approved 170.63 acre Southland Farms Development. The General Development Plan for Southland Farms was approved, and amended June 12, 2006

The project represents all portions of the property not previously allocated to the church site and assisted living facility. The general property location is noted on the attached maps. The property is located within the corporate limits of the City of Lake Geneva, south of Townline Road and north of Bloomfield Road. Current zoning is PD Planned Development.

a) **Project Description:** The Developer, Orleans Homes (Orleans RHIL, LP) is proposing the development of a 432 home age targeted active adult community on the site originally approved for a 441 home traditional neighborhood (amended in June 12, 2006 to increase by 26 units).

   A three acre fully improved amenity center will be provided for use by residents of Symphony Bay. Over 2 miles of walking trail system will be provided and interconnected with the City's regional trail system. The entire community will be maintenance free with lawn maintenance and snow removal provided by the home owners association

b) **Unit Types and Land Uses:** The development will include three distinctive types of dwelling units intended to accommodate the full spectrum of the active adult home owner profile.

   i) The first series of single family homes will be constructed on a typical 50 foot wide by 120 foot deep lot. Minimum side yard setbacks will be 5'. There are 246 of this series lots provided in the project. These lots are depicted in yellow on the attached development plan.

   ii) Sample floorplans and elevations are attached. Additional home elevations and floorplans will be added as the project matures. Ranch homes within this series range from 1,556 square feet to 1,933 square feet. Flexibility of a second floor bonus and storage areas are available as well. Basements will be standard features on all homes unless the owner requests otherwise. These lots are depicted in orange on the attached development plan.

   iii) The second series of single family homes will be constructed on a typical 65 foot wide by 120 foot deep lot. Minimum side yard setbacks will be 7.5'. There are 128 of this series lots provided in the project

   Sample floorplans and elevations are attached. Additional home elevations and floorplans will be added as the project matures. Ranch homes within this series range from 2,050 square feet to 2,347 square feet. Flexibility of a second floor bonus and storage areas are available as well. Basements will be standard features on all homes unless the owner requests otherwise.

   iv) The final series of home is a duplex unit. 29 lots (58) units are proposed in this series of home. The typical duplex lot measures 90 feet by 120'. Final floor plans and elevations

are still being developed. It is anticipated the duplex lots will be made available for midway through the project.

v) Previously approved homes types are being modified as follows:

Home Style	Previously Approved	Current
Single Family	265	374
Duplex	68	58
Villas	24	0
Townhouse	84	0

c) **Approximate Density:** The project plans contemplates 432 total dwelling units on the existing 145.35 acres of land. The resultant density is 2.97 dwelling units per acre as compared to the currently approved 3.04 dwelling units per acre.

d) **Natural Features**: The revised site plan has been developed by Orleans Land Planner HR Green. David Reitz has been the primary planner on the project. David has vast experience in land planning active adult communities throughout the country for the countries largest active adult builders. Accentuating the natural amenities of the site was a cornerstone of David's planning framework.

The woodland conservancy area at the northwest corner of the site has not only been preserved, but has been enhanced through the installation of walking trails and rest areas. The wetland spaces on the property's east, has been incorporated into the land plan and also enhanced with a walking trail system. In total slightly more than 2.25 miles of walking trail through these open spaces is planned. Seating / observation areas and workout stations are contemplated through the trail experience. The trail system interconnects with the community regional trail network and will be available to all residents of Lake Geneva.

The arrival drive into the community bisects the stand of trees at the northwest Corner of the site. The arrival experience is greatly enhanced by the presence of the trees. The arrival drive is designed to incorporate views of the amenity center and park open spaces. The community amenity center is placed to as to make views of the wetland features a part of the facility.

e) **Relationship to Nearby Properties and Streets**: Access to Townline Road and Bloomfield Road remains as previously approved. To create a greater sense of community and security, and to discourage "cut through" traffic, roads within Symphony Bay have been made more curvilinear. An interconnection to the commercial future area to the community's west has been provided for convenient resident access.

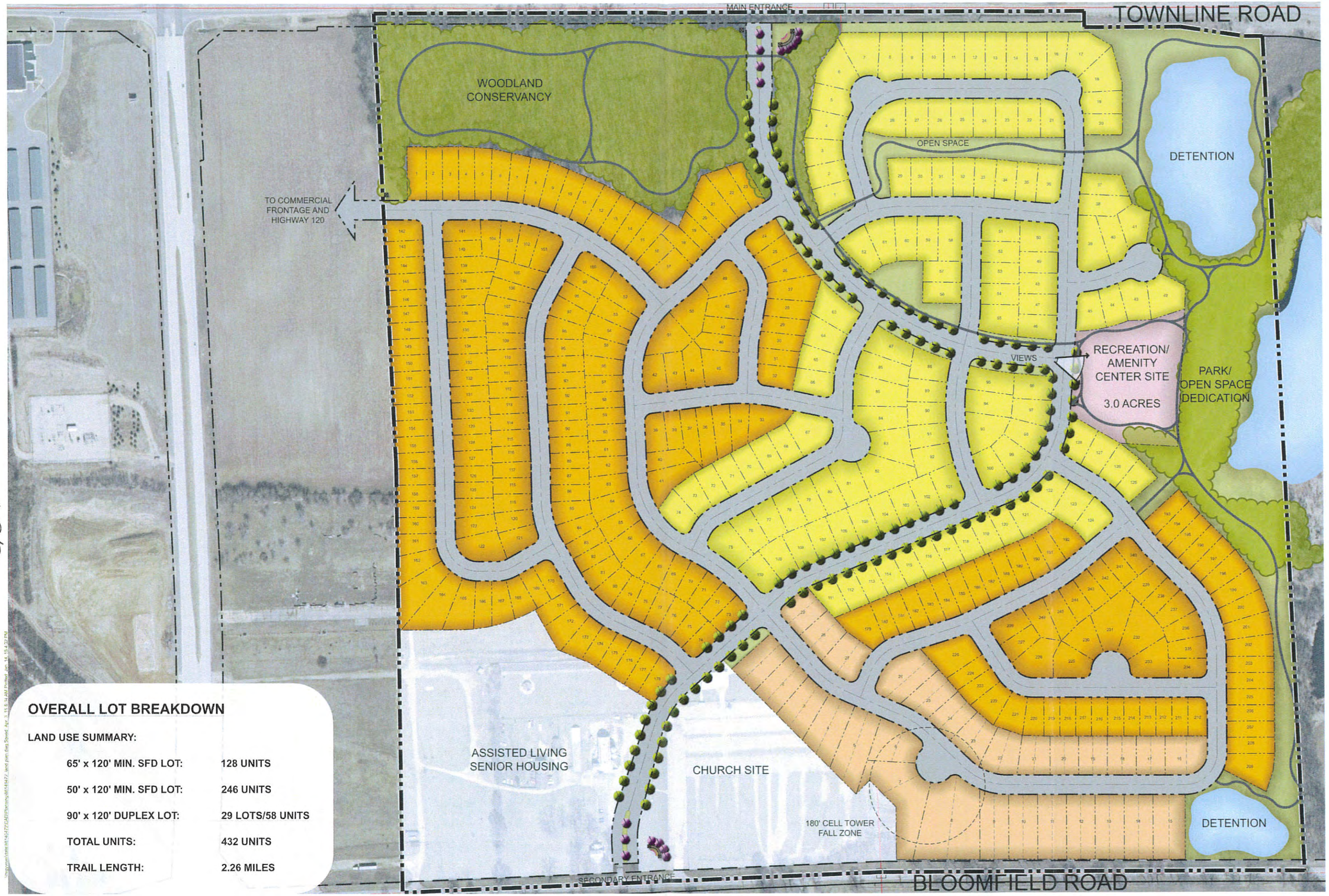
f) **General Relationship to Master Plan:** The proposed pan is consistent with the goals of the City Master Plan and current PD Zoning General Development Plan

g) **Rationale for PD Zoning:** PD is the existing property zoning. PD zoning provides the flexibility is regulation necessary to accommodate the standards typical of an active adult type community

h) **Zoning Standards:** We are requesting zoning allowances as necessary to facilitate the proposed project including relief to accommodate the proposed lot sizes and setbacks as noted above b above.

i) **Zoning Exemptions**: We are requesting zoning allowances as necessary to facilitate the proposed project including relief to accommodate the proposed lot sizes and setbacks as noted above b above.

-GDP-



OVERALL LOT BREAKDOWN

LAND USE SUMMARY:

65' x 120' MIN. SFD LOT:	128 UNITS
50' x 120' MIN. SFD LOT:	246 UNITS
90' x 120' DUPLEX LOT:	29 LOTS/58 UNITS
TOTAL UNITS:	432 UNITS
TRAIL LENGTH:	2.26 MILES

HRGreen

SOUTHLAND FARMS - ORLEANS HOMES - LAND PLAN

LAKE GENEVA, WISCONSIN

NORTH

0 100' 200' 300'

SCALE: 1" = 100'

APRIL 3, 2015

Landscape / Signage / Amenities

MAIN ENTRANCE

- PRESERVE EXISTING VEGETATION ON BOTH SIDES OF ARRIVAL DRIVE
- SIGNAGE & ENTRY MONUMENTATION
- SUPPLEMENTAL / ACCENT LANDSCAPING

TOWNLINE PERIMETER LANDSCAPING

- ACCENT PLANTING AT WOODLAND CONSERVANCY
- BUFFER REAR LOTS

HRGreen

ARRIVAL DRIVE

- PARKWAY LANDSCAPING / LANDFORM
- OPEN SPACE POCKETS
- TRAIL LOCATED ON EAST SIDE

RECREATION CENTER

- 8,000 SF RECREATION BUILDING
- 2 OUTDOOR PICKLEBALL COURTS
- 2 OUTDOOR BOCCE COURTS
- PUTTING GREEN
- OUTDOOR POOL

BUFFERS

- BUFFER ADJACENT LAND USES

BLOOMFIELD PERIMETER LANDSCAPING

- BUFFER REAR LOTS

SECONDARY ENTRANCE

- SECONDARY SIGNAGE & ENTRY MONUMENTATION
- LANDSCAPE ENHANCEMENTS

TRAIL SYSTEM

- APPROXIMATE 11,950 LF OF TRAIL
- EXERCISE STATIONS
- DOG WASTE STATIONS
- WOODLAND SEATING AREA

OrleansHomes℠
Simply happy.

Symphony Bay

JUSTIFICATION STATEMENT

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:*

   Response: The proposed revision to the GDP is consistent with the density, and use type previously approved. In fact, density has decreased slightly, and there is more emphasis on detached single family homes. Townhouse units have been eliminated from the plan. The age targeted active adult development model increase the likelihood of buyers with more discretionary income which will benefit the regions commercial properties. The target buyer is far less likely to have school aged children at home, thus when contrasted with the approved plan, decreases the impact on the school system. Provided amenities onsite reduce demand on City provided services.

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

   Response: Other than the deviations in lot size and setback deviations as denoted in the project narrative, the project is in keeping with the allowances granted in the previously approved and amended General Development Plan.

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 further be developed as the 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 the development?*

   Response: As outlined herein, the proposed amendment to the General Development Plan does not negatively impact any of these items. As proposed, the net impact to Lake Geneva due to this amendment is positive.

   Access to Townline Road, and Bloomfield Road remain at the locations previously approved. The expected impact on traffic congestion is expected to be less. The expected active adult buyer is more likely to have left the work force and therefore not generating an added traffic burden on peak hours. Vehicle trips into and out of the community are generally off peak and more evenly distributed throughout the day.

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

Response: The land uses are no greater in intensity that those in the approved and amended General Development Plan. In fact, the most intense previously allowed residential use, the townhouse, has been eliminated from the plan.

Incorporation of the open spaces into the development plan enhances the public benefit of those areas. Integration of the trail system into the overall community trail system enhances the interconnectivity value of the properties in the area, and expands the reach of that system.

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 public property?*

Response: The proposed amendment will not add any greater burden on public or private utilities.

The age targeted buyer is far less likely to have school aged children at home, thus when contrasted with the approved plan, decreases the impact on the school system.

Provided social and activity amenities onsite reduce demand on City provided services. Very few children are expected to live within the development. This will decrease what would typically be the expected demand on parks and recreation services.

The expected active adult buyer is more likely to have left the work force and therefore not generating an added traffic burden during peak hours. Vehicle trips into and out of the community are generally off peak, and more evenly distributed throughout the day.

Below is a tabulation of emergency response calls to a comparable Del Webb development in Mundelein IL. The tabulation was provided by Mundelein Village Administrator John Lobaito. As noted, the Del Webb community had no greater impact on the EMS system than the balance of the community

Calls	Village Wide	
	2013	**2014**
Total Calls	2845	2995
EMS	1609	1656
Fire	639	763
Service Calls	483	492
Calls	**Del Webb**	
	2013	**2014**
Total Calls	125	160
EMS	79	97
Fire	1	1
Service Calls	26	33
Total Percent of Del Webb calls	**4.50%**	**5.30%**

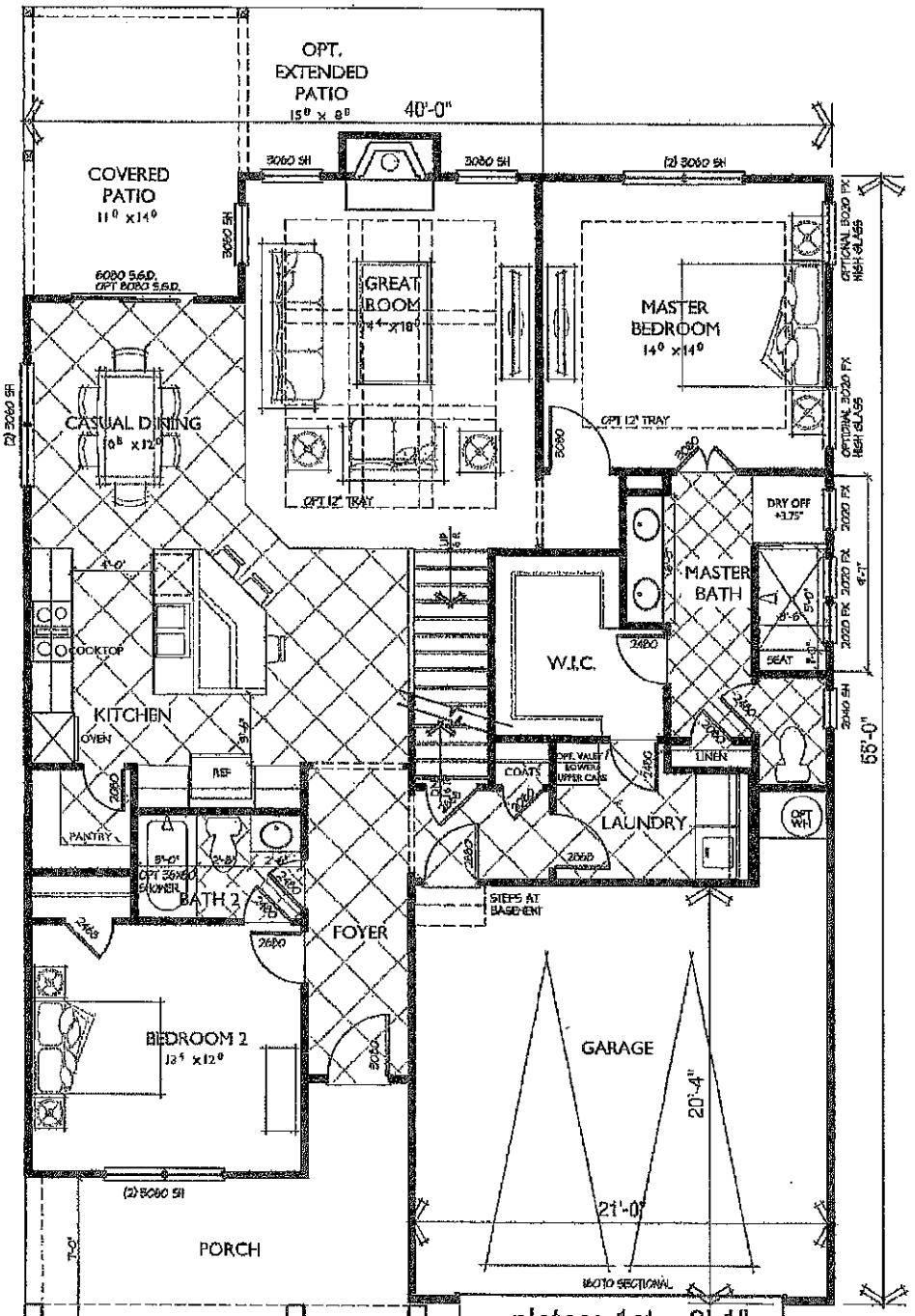
Del Webb Represents 7% of Mundelein Population

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

Response: As contrasted the proposed amendment will decrease impacts on traffic, provide for enhanced discretionary spending opportunity, decrease demand on schools, and not negatively impact the EMS services of the community. The reality that very few children are expected to live in the development, combined with the inclusion of onsite amenities decreases the demand on the City parks and recreation services

House Plans - Examples

50 FOOT WIDE LOTS



plates: 1st = 9'-1"
2nd = 9'-1"
fnd: bsmt, slab, crawl

first floor
area calc:

ffl:	1556 sq ft
sfl:	550 sq ft
total:	2106 sq ft

Orleans
Simply Happy.

Plan 1
40' 50+ Housing
scale: 3/16"=1'-0"
01.27.15 Charlotte, NC

GMD-GA job#
GMD-GA14082

gmd design group of georgia

The drawings provided are illustrations of character and design intent only and are subject to change based upon field design considerations (i.e. applicable codes, structural, and MEP design requirements, site plan / floor plan changes, etc.) © 2014 unauthorized reproduction prohibited

Orleans Homes

Plan 1 - Traditional Elevation

01.28.15

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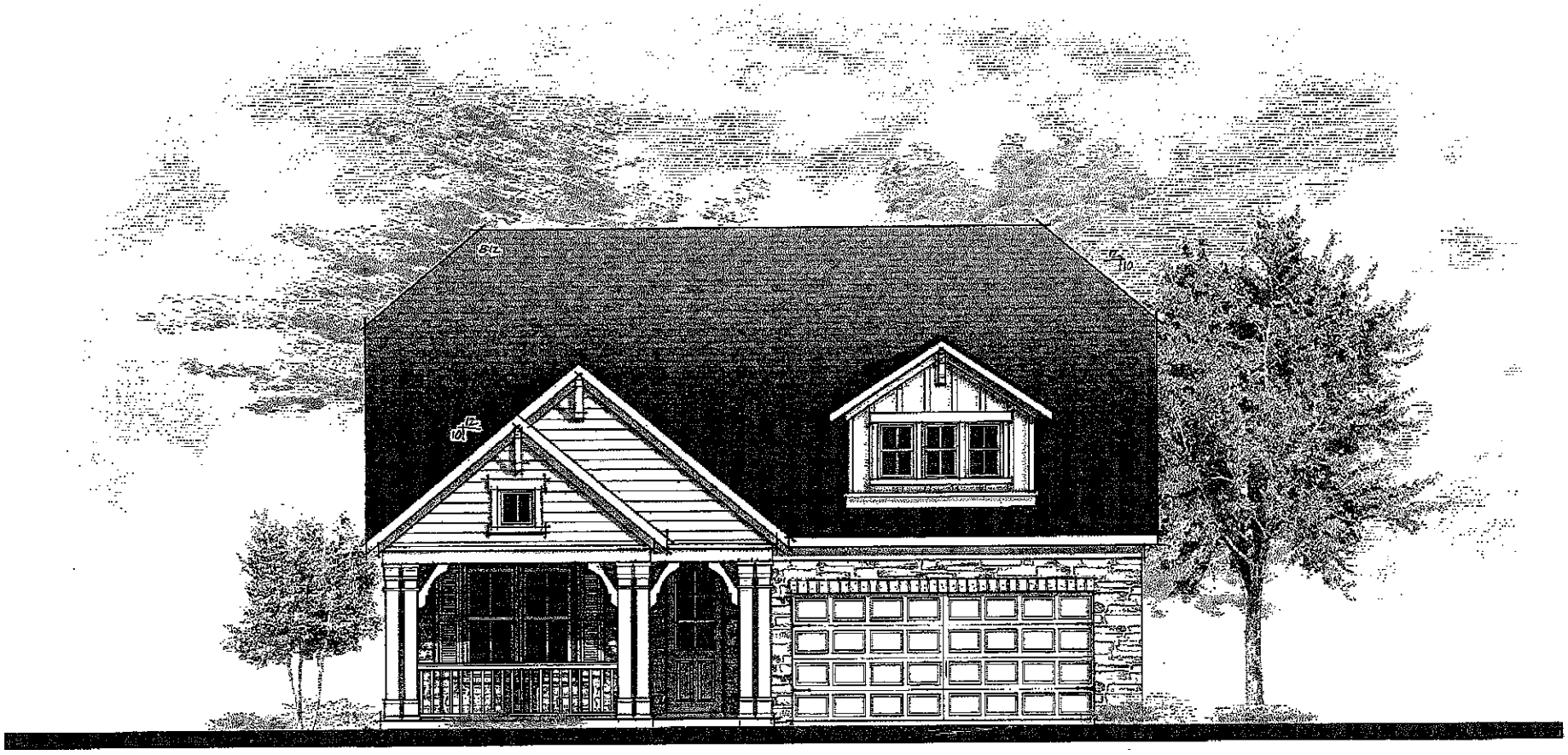
of georgia



Orleans Homes

Plan 1 - Farmhouse Elevation

01.29.15

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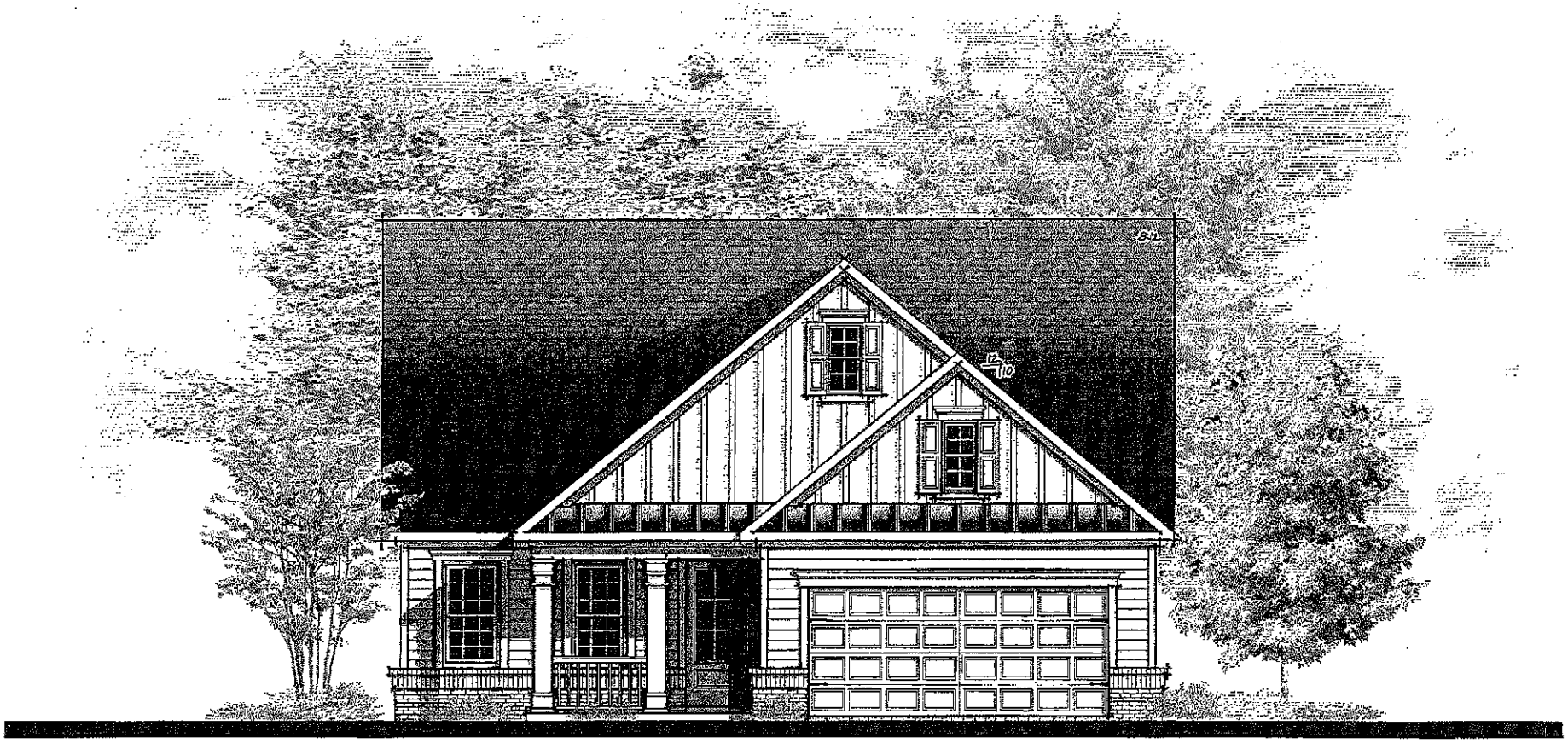

Orleans Homes

Plan 1 - Federal (Siding) Elevation

01.29.15

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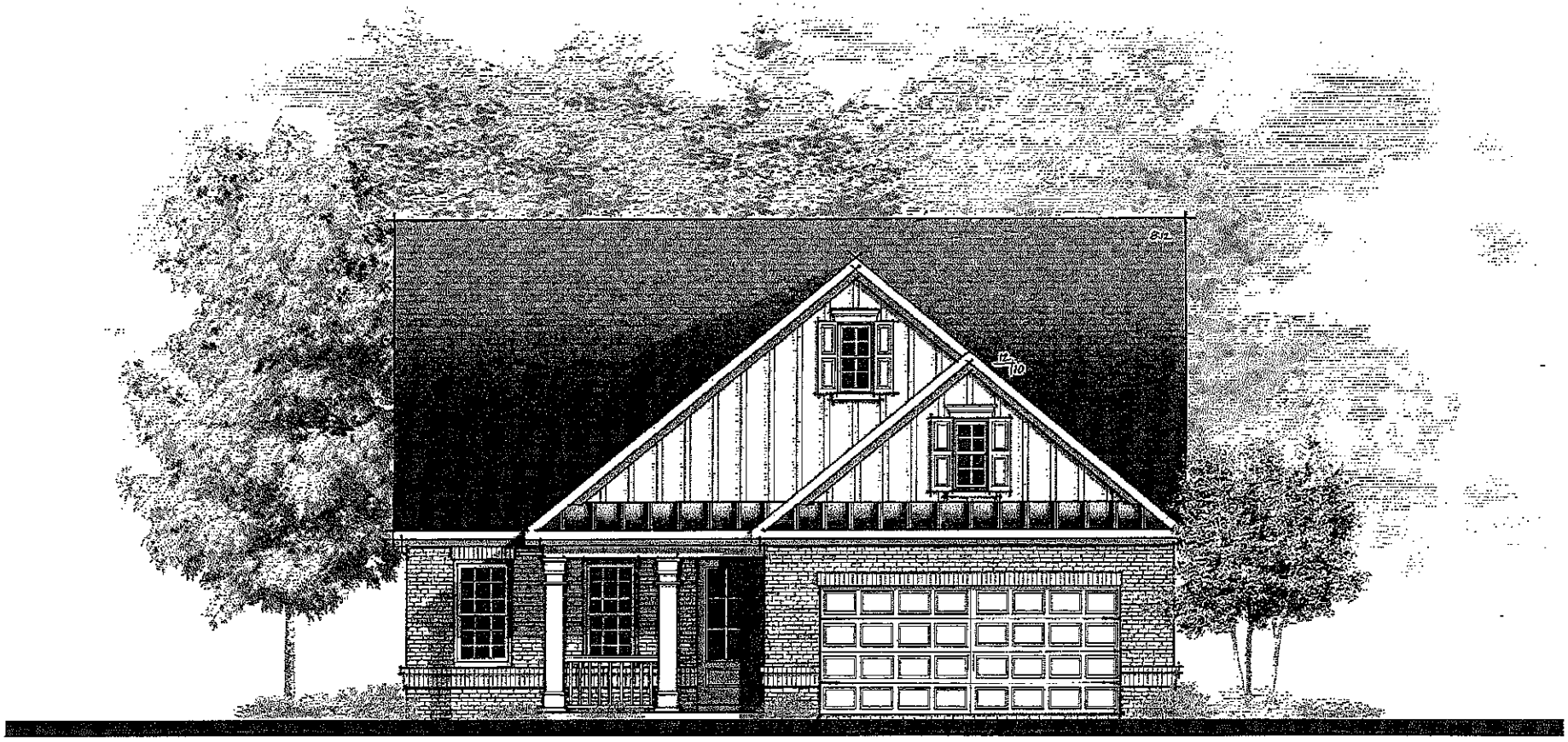

Orleans Homes

Plan 1 - Federal (Brick) Elevation

01.29.15

Orleans
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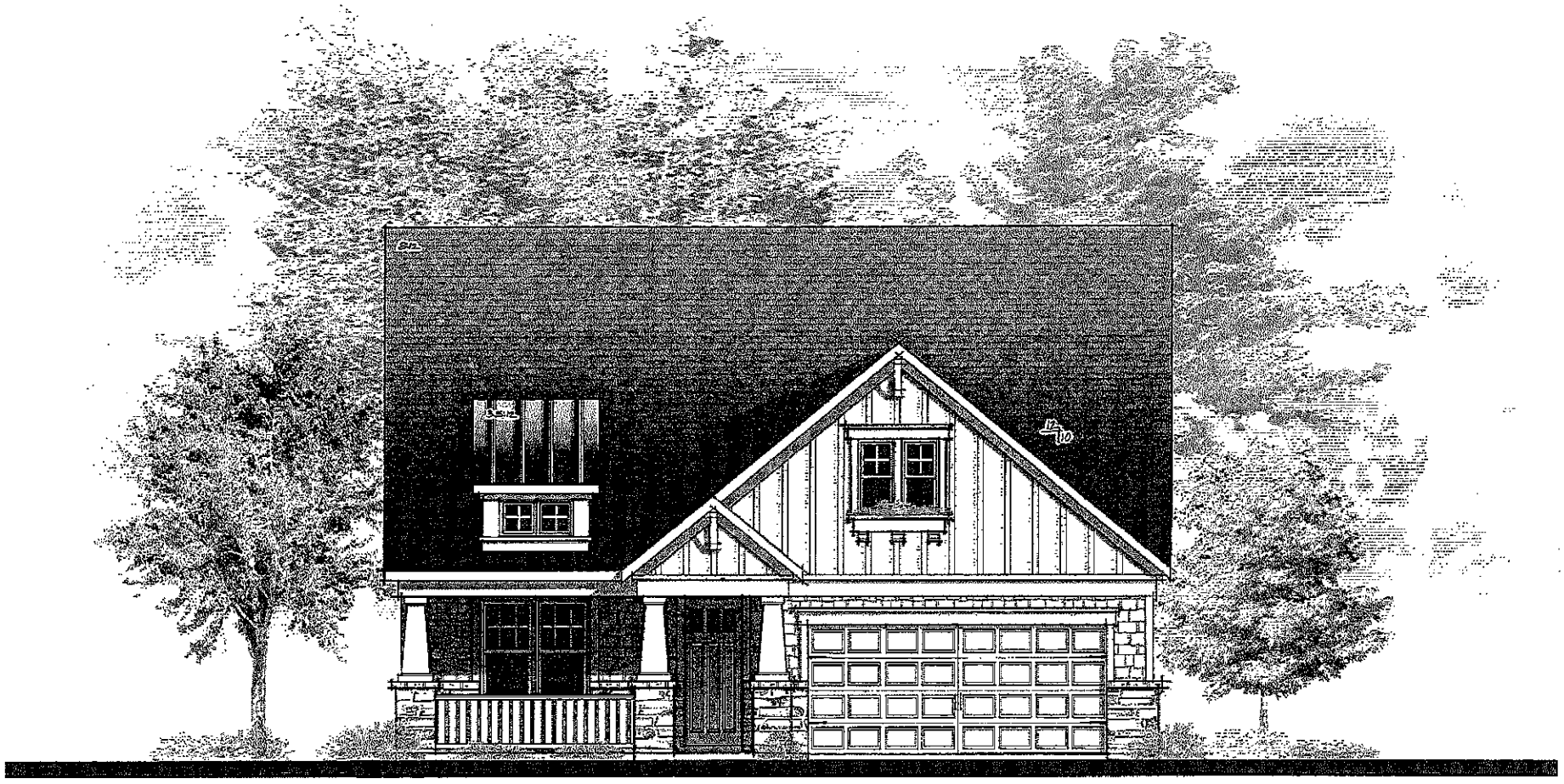
gmd design group
of georgia



Orleans Homes

Plan 1 - Craftsman Elevation

01.29.15

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Orleans Homes

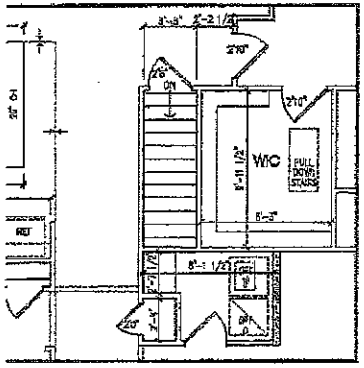
Plan 1 - European Elevation

01.29.15

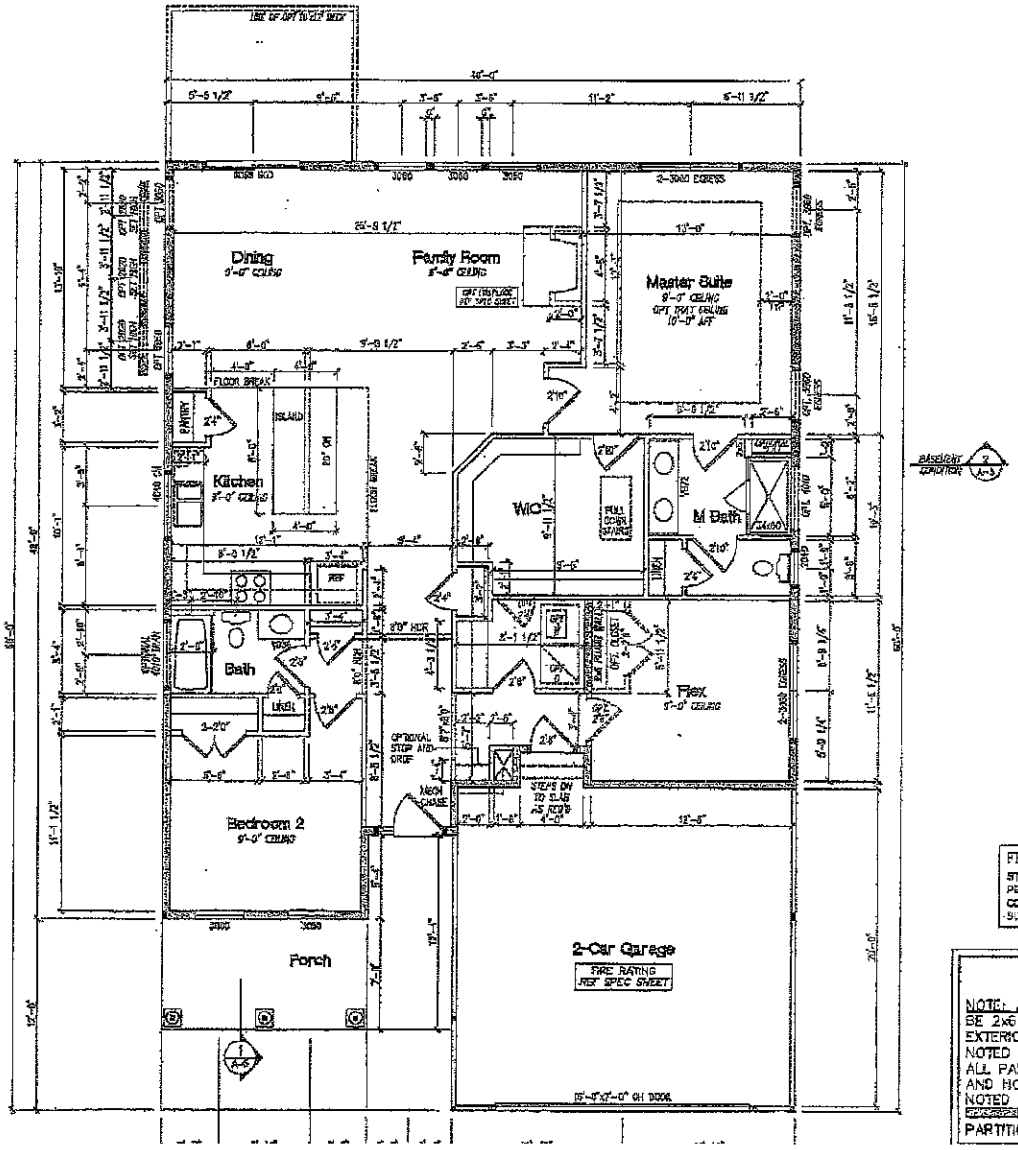
Orleans
Simply happy.

gmd design group of georgia

1704



T BASEMENT STAIRS
EMENT CONDITION



FRONT STEPS:
STEPS AND HANDRAIL AS REQ'D PER SITE CONDITION
CONC SLAB/STEP TO BE SUPPORTED BY CONC WALLS

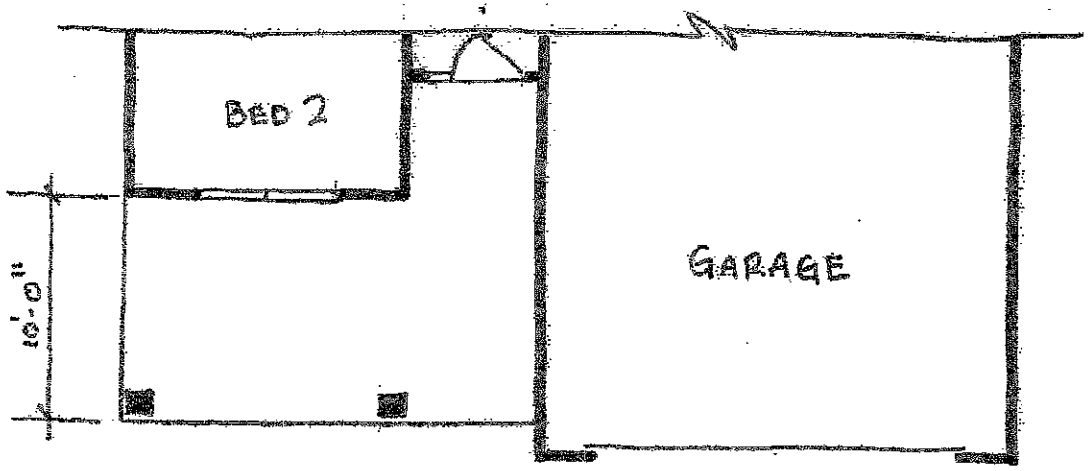
GENERAL NOTE:

NOTE: ALL EXTERIOR WALLS ARE TO BE 2x6 EXCEPT AT GARAGE, GARAGE EXTERIOR WALLS TO BE 2x4 UNLESS NOTED OTHERWISE.
ALL PARTITIONS BETWEEN GARAGE AND HOUSE TO BE 2x6 UNLESS NOTED OTHERWISE.
REPRESENTS ALL WALLS AND PARTITIONS THAT ARE TO BE 2x6.

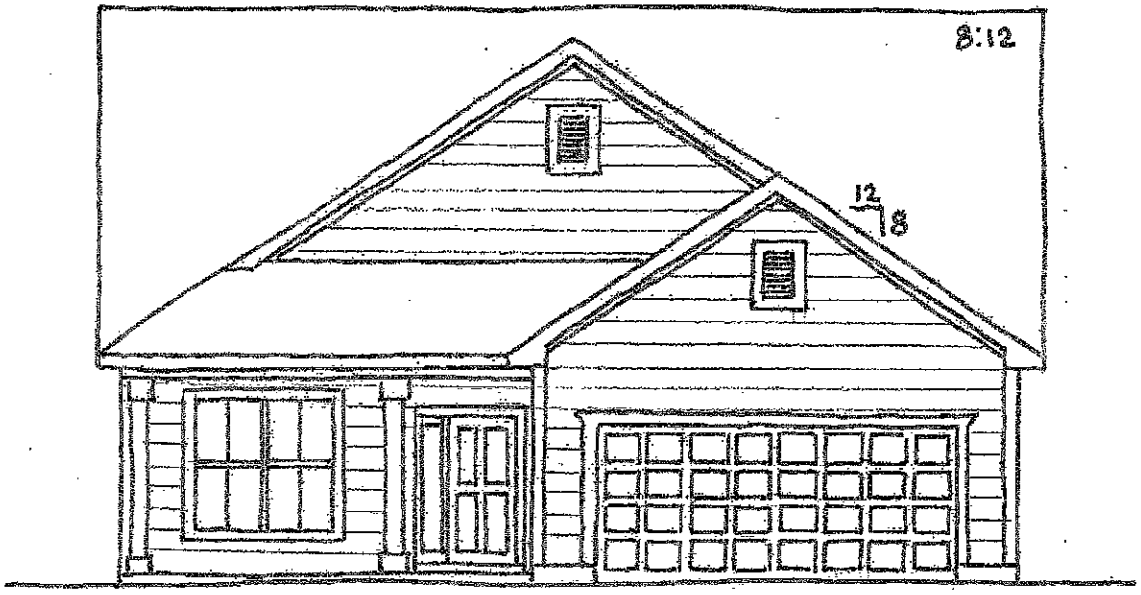
323 SOUTH YORK ROAD
HATBORO, PA 19040
TEL 215.442.2760
FAX 215.442.2701
THEOMNIAGROUP.COM

THE CHATHAM (N) -- 2011
ORLEANS HOMEBUILDERS
BID SET

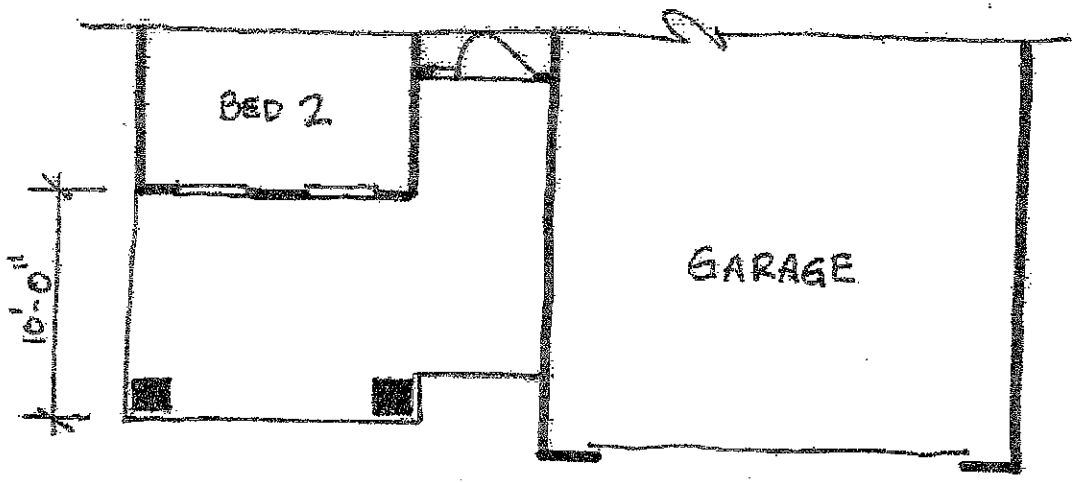
DRAWING DATE
3/19/12
REVISION DATES
04/20/12
6/14/12



PARTIAL PLAN



CHATHAM- FARMHOUSE



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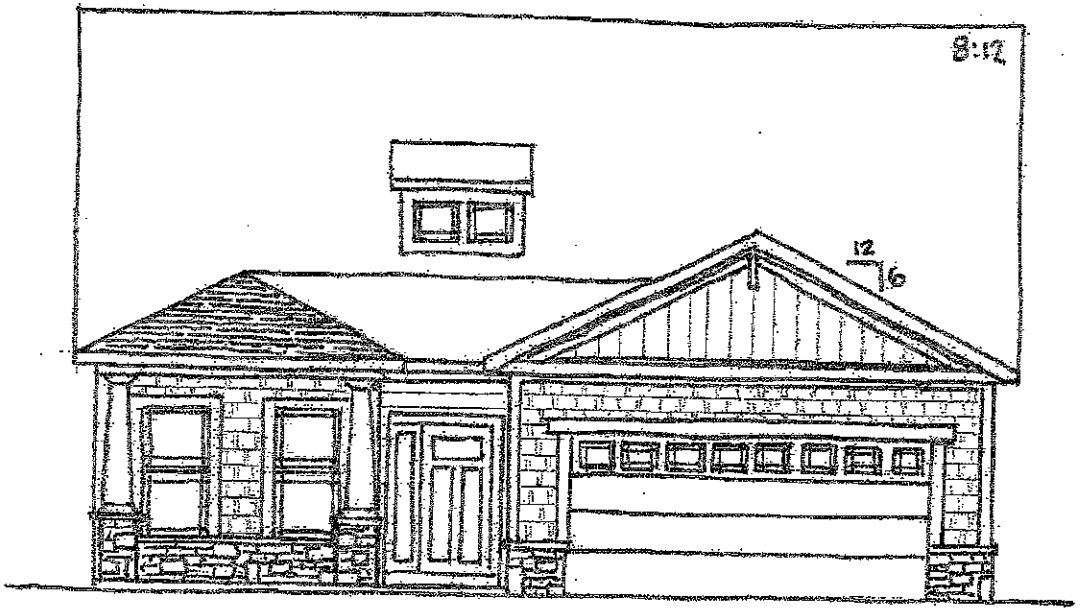
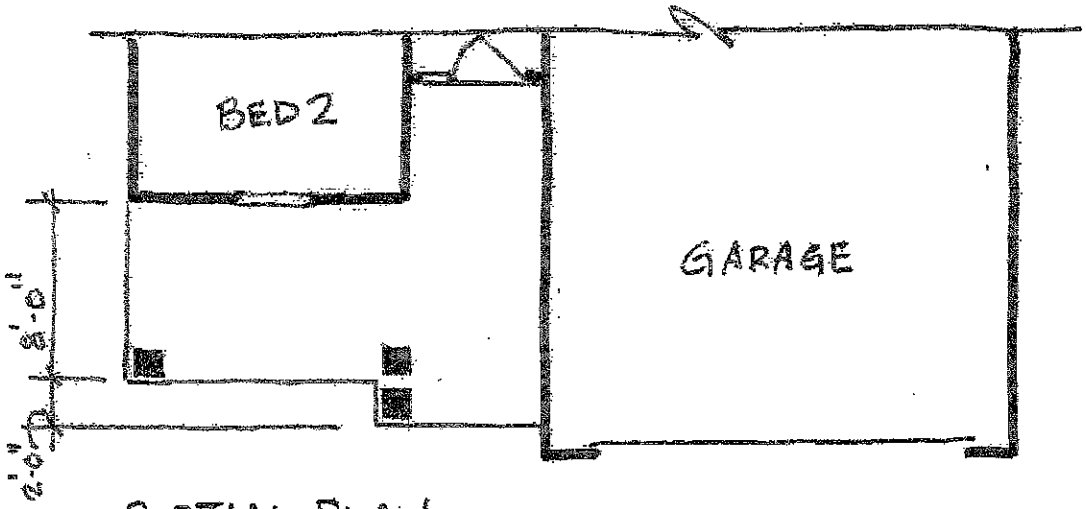


CHATHAM- CRAFTSMAN



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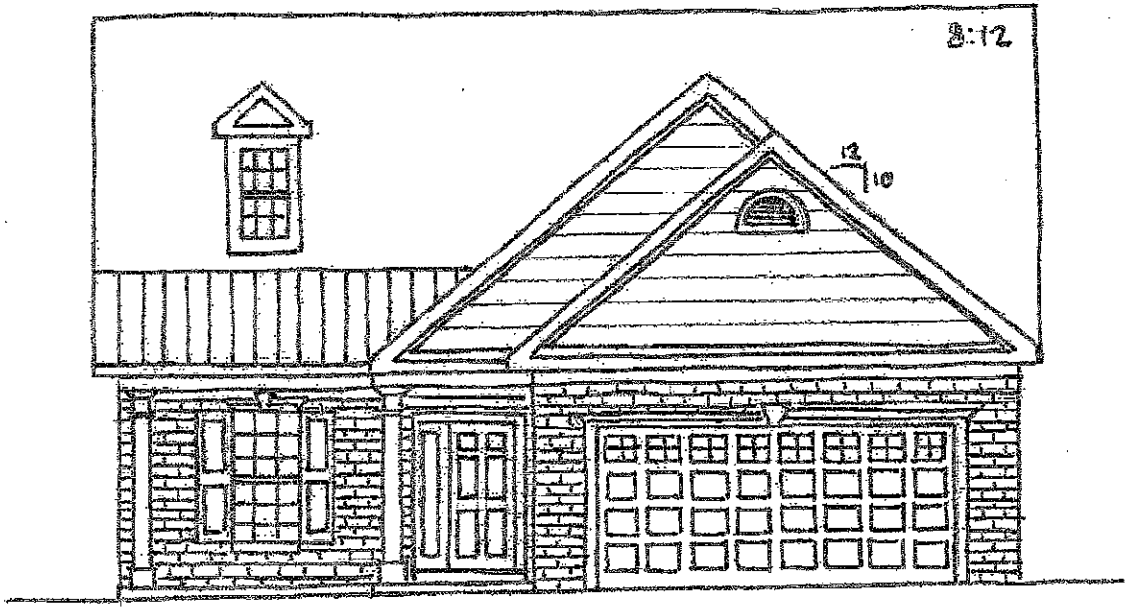
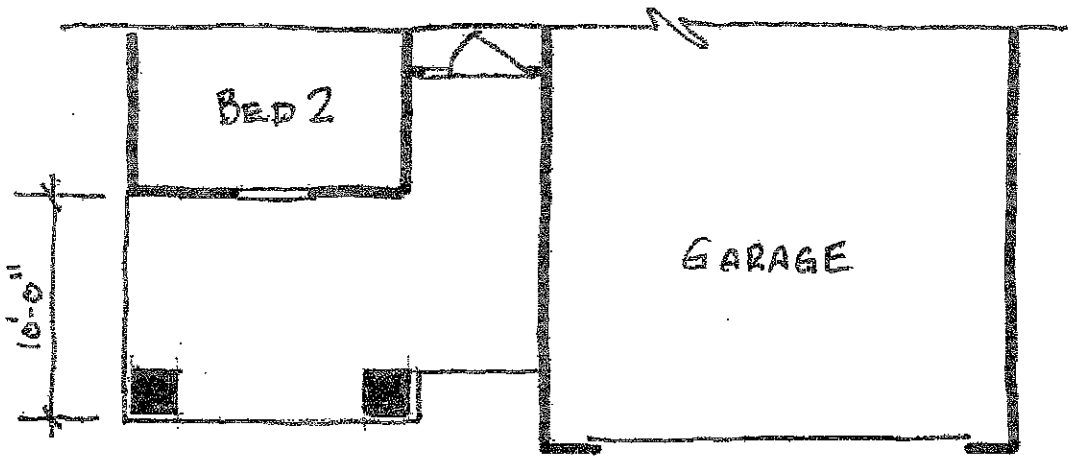


CHATHAM - GEORGIAN



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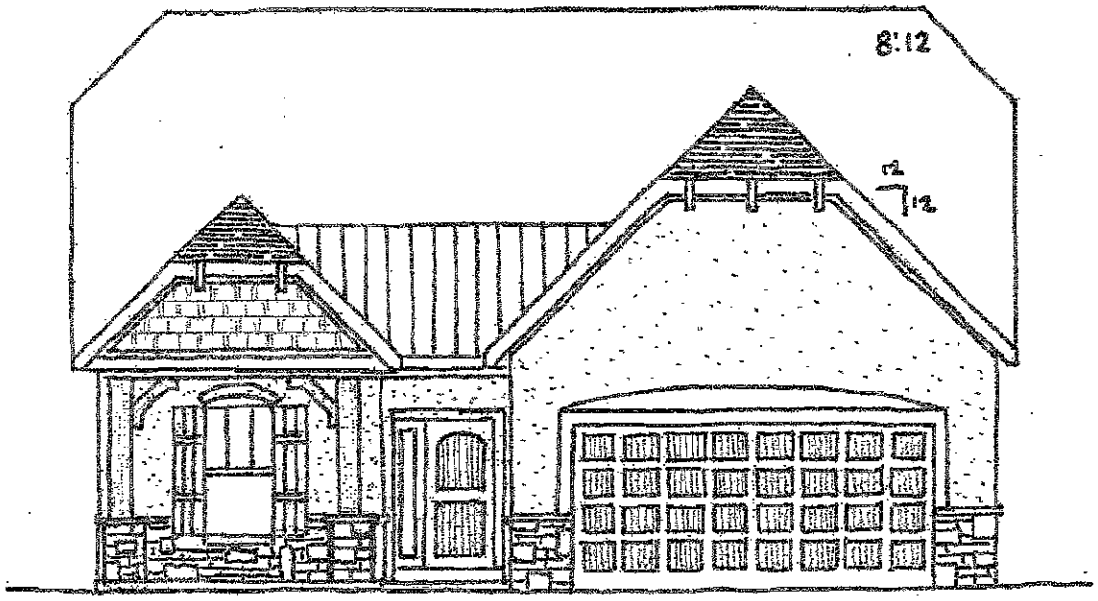
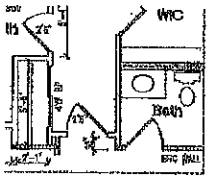
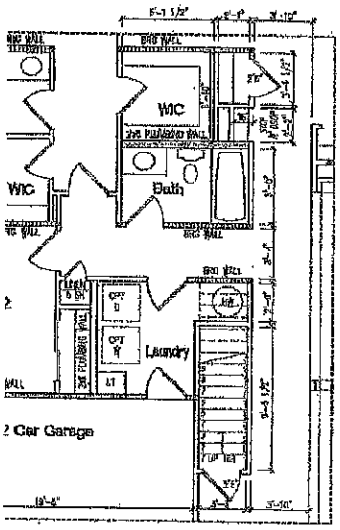


CHATHAM- FRENCH COUNTRY

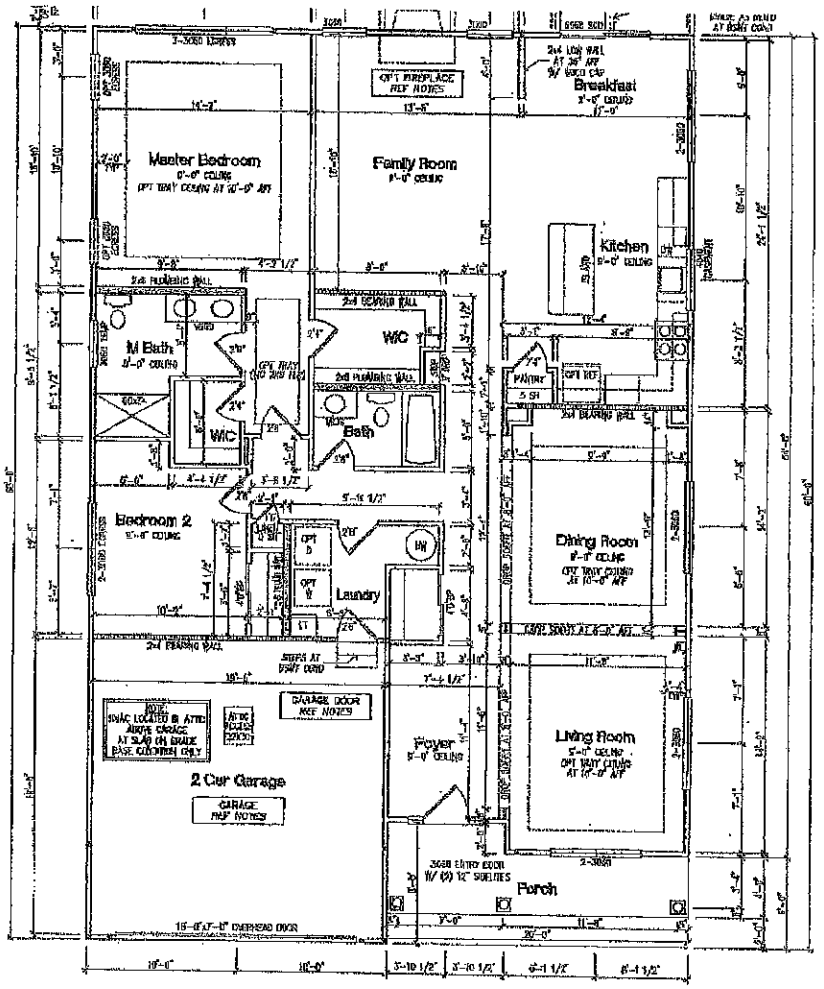
1876
WOODBRIDGE



XE MASTER BATH
AND MASTER BATH

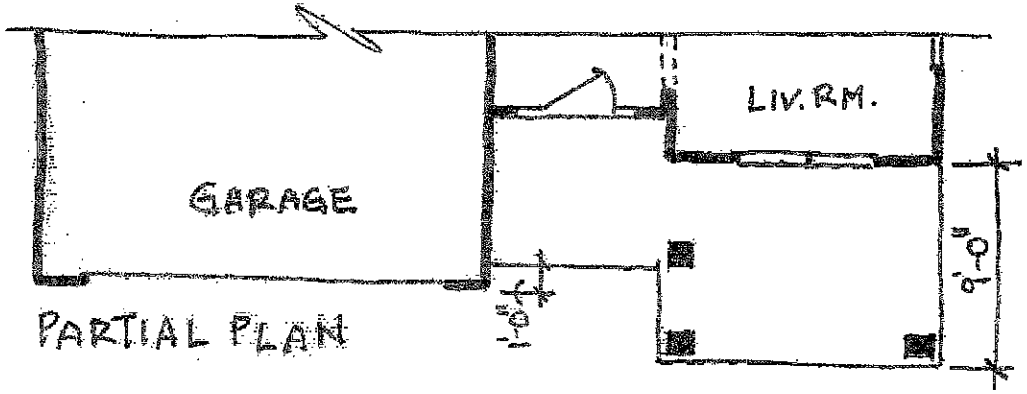


LR STAIRS
ADE CONDITION



GENERAL NOTE:
ALL EXTERIOR WALLS ARE 3-1/2" (UNLESS NOTED OTHERWISE)
ALL INTERIOR WALLS ARE 3-1/2" (UNLESS NOTED OTHERWISE)

STAIR NOTE:
9" TREADS PLUS 1" NOSING



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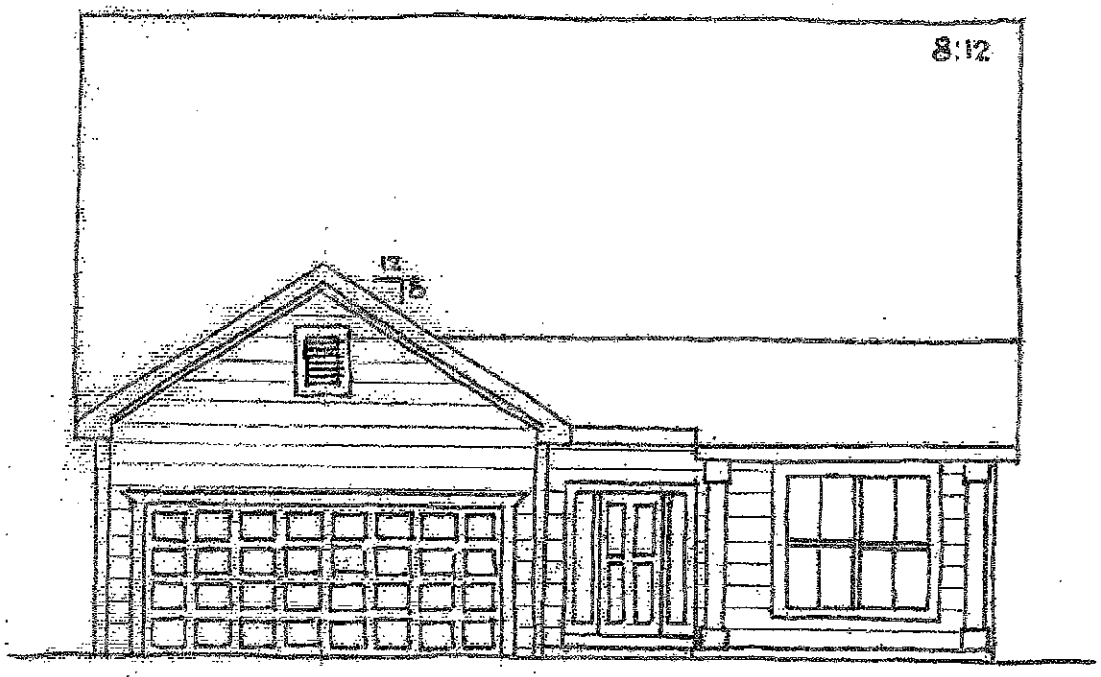
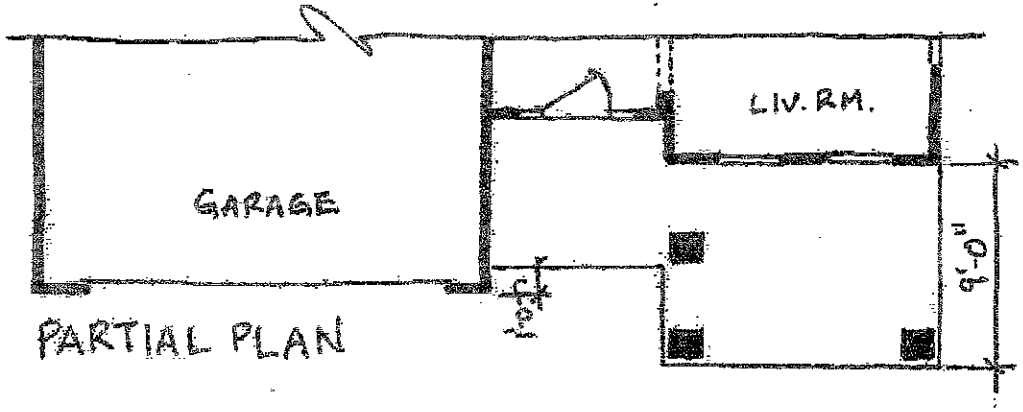


WOODBRIDGE - FARMHOUSE



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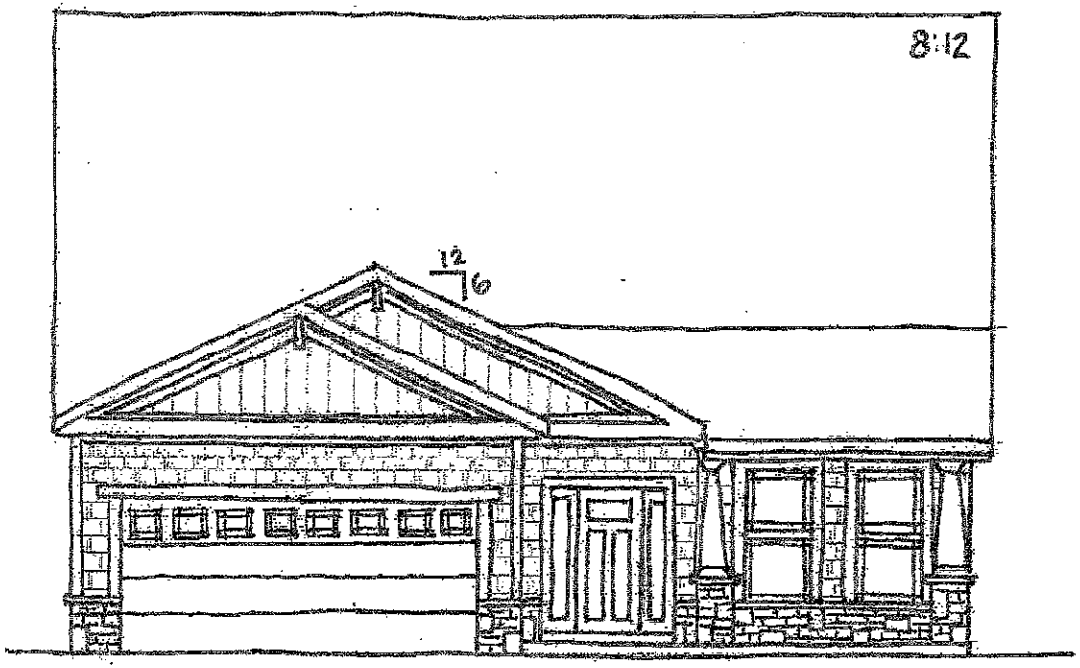
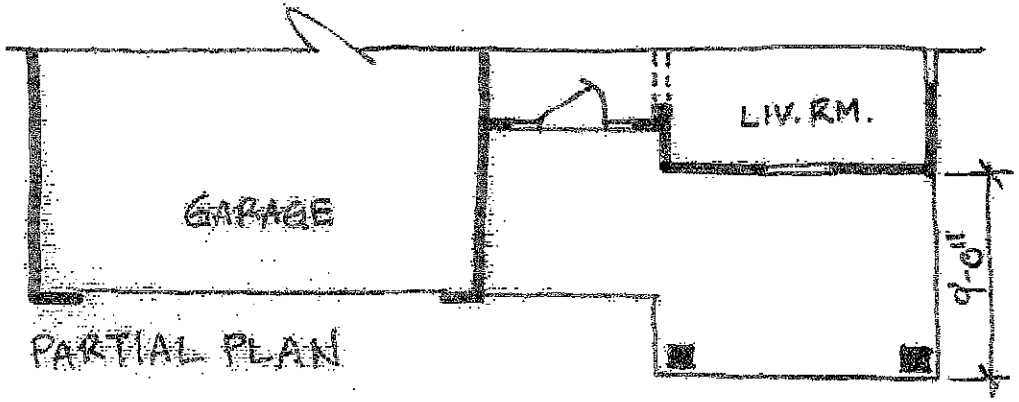
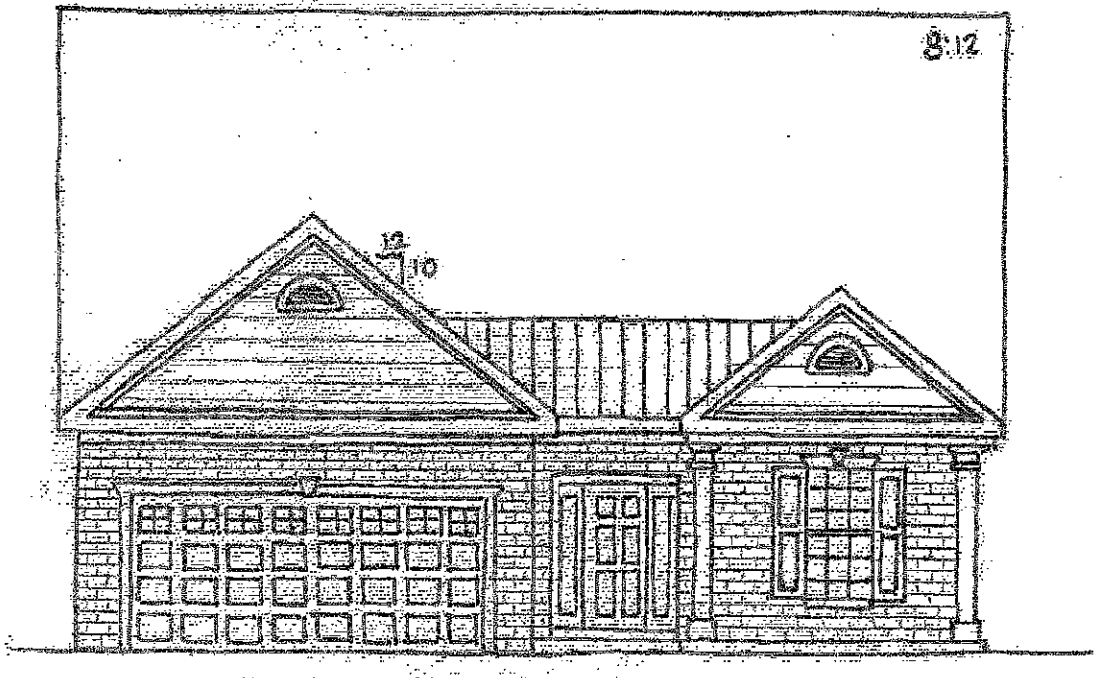


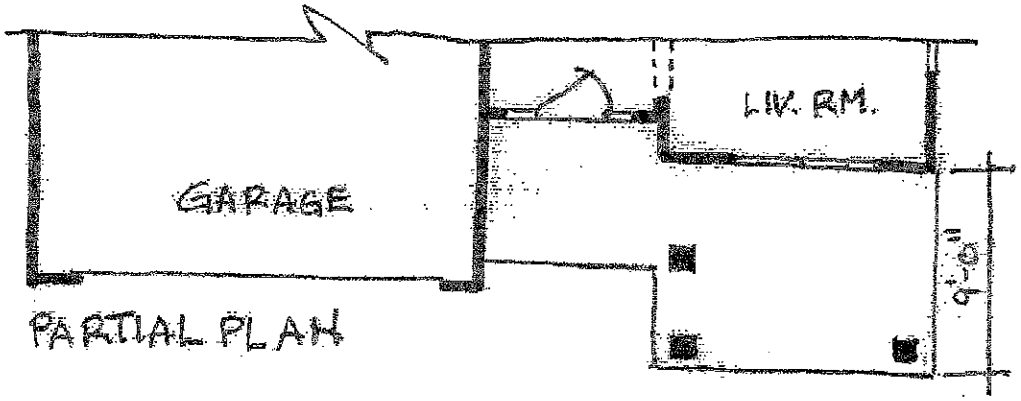
WOODBRIDGE - CRAFTSMAN



PARTIAL PLAN



WOODBRIDGE - GEORGIAN



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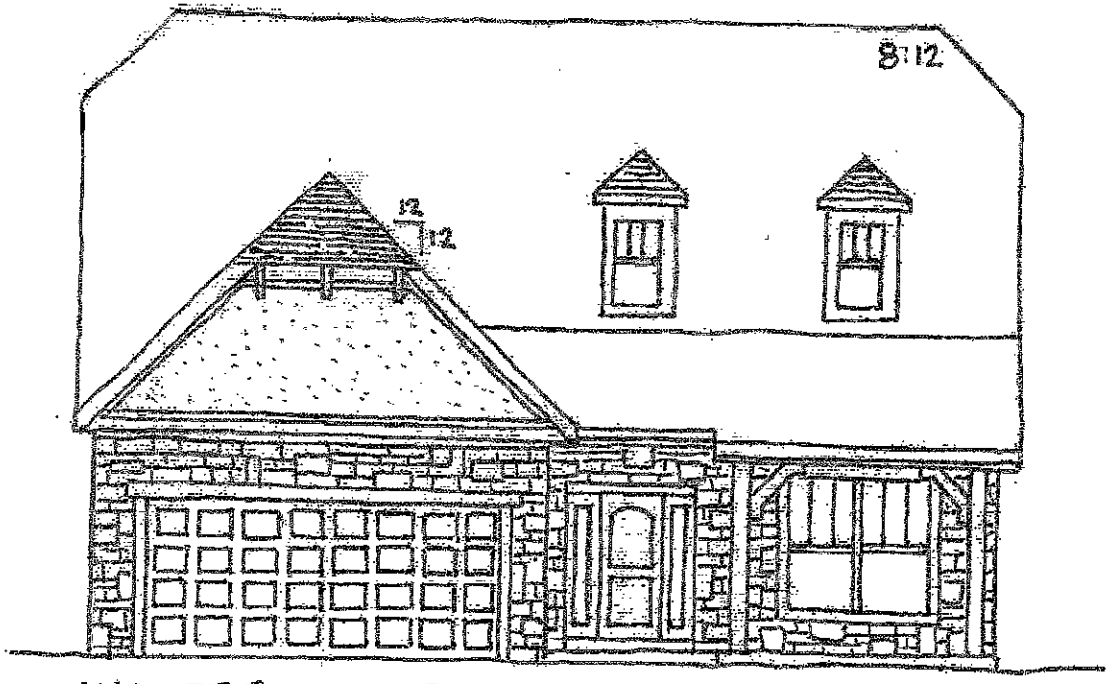
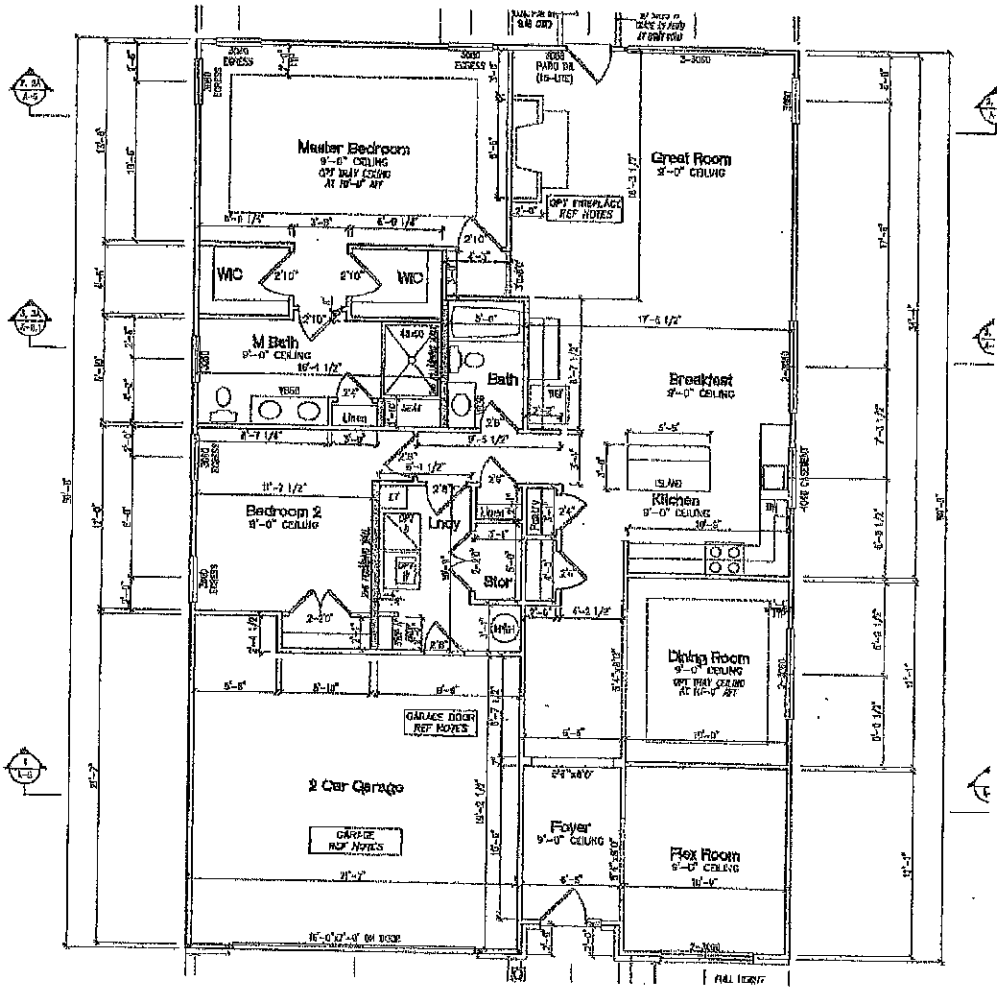
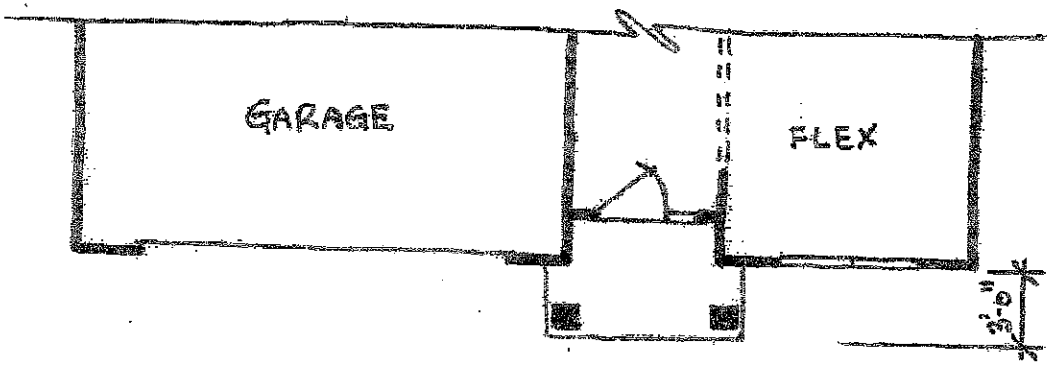


WOODBRIDGE - FRENCH COUNTRY

Merion 1933


Master Bedroom
9'-0" CEILING
Great Room
9'-0" CEILING
OPT FIREPLACE REF NOTES
WIC
WIC
M Bath
9'-0" CEILING
Bath
Breakfast
9'-0" CEILING
Linen
ISLAND
Kitchen
9'-0" CEILING
Bedroom 2
9'-0" CEILING
Linen
Stor
Pantry
Dining Room
9'-0" CEILING
GARAGE DOOR REF NOTES
2 Car Garage
GARAGE REF NOTES
Foyer
9'-0" CEILING
Flex Room
9'-0" CEILING



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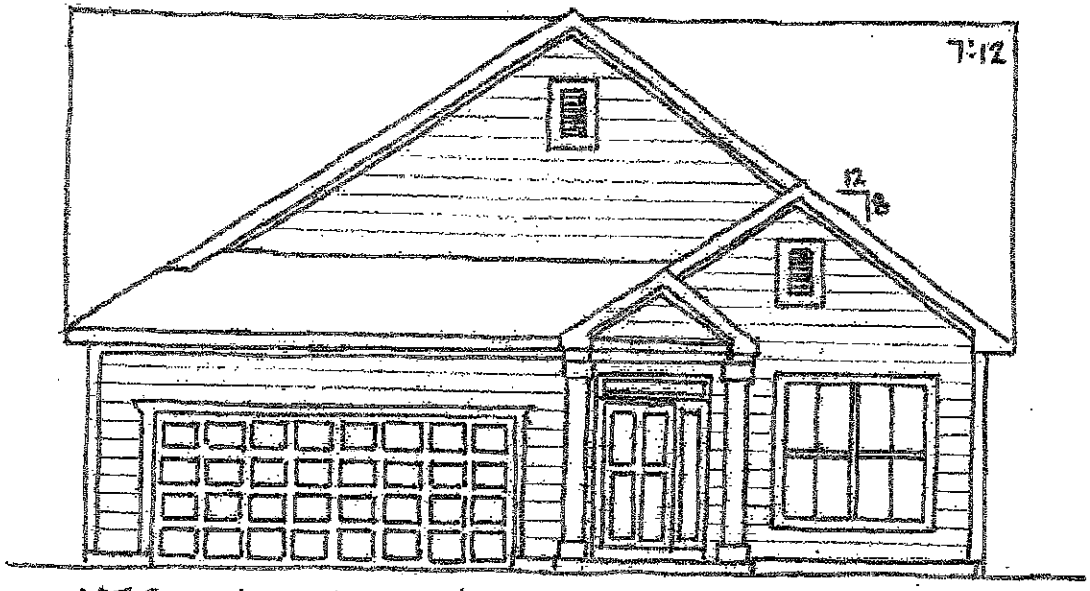
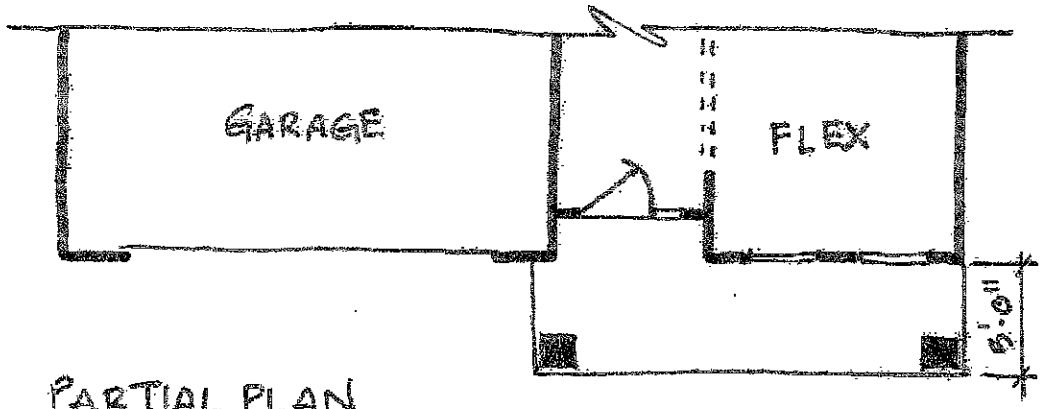


MERION - FARMHOUSE



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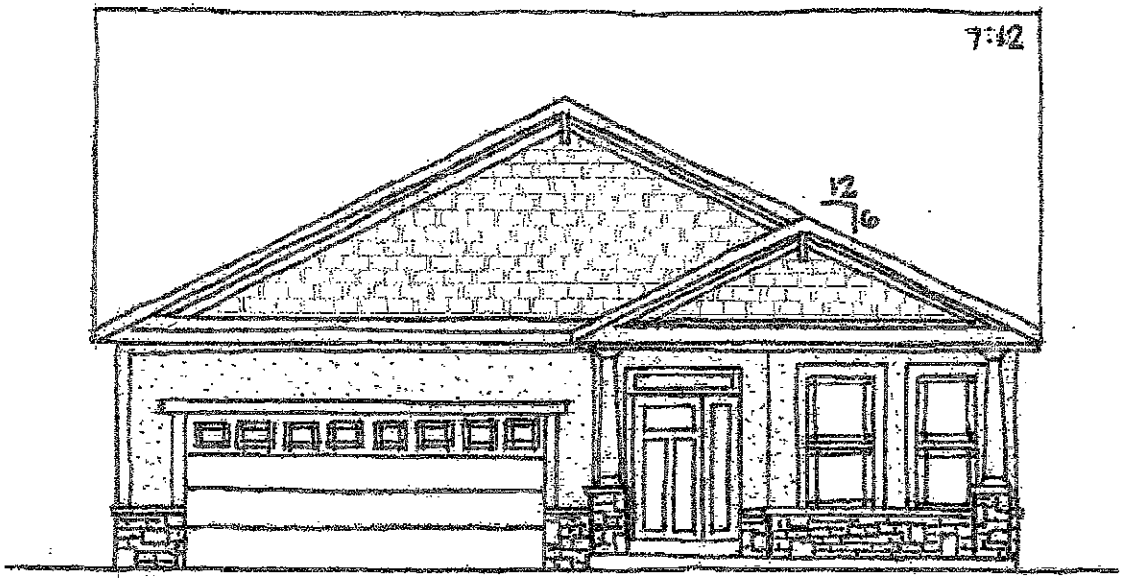
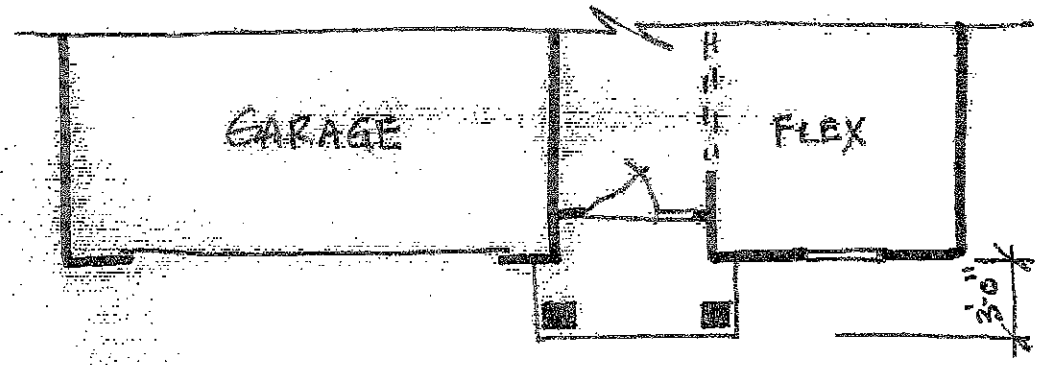


MERION- CRAFTSMAN



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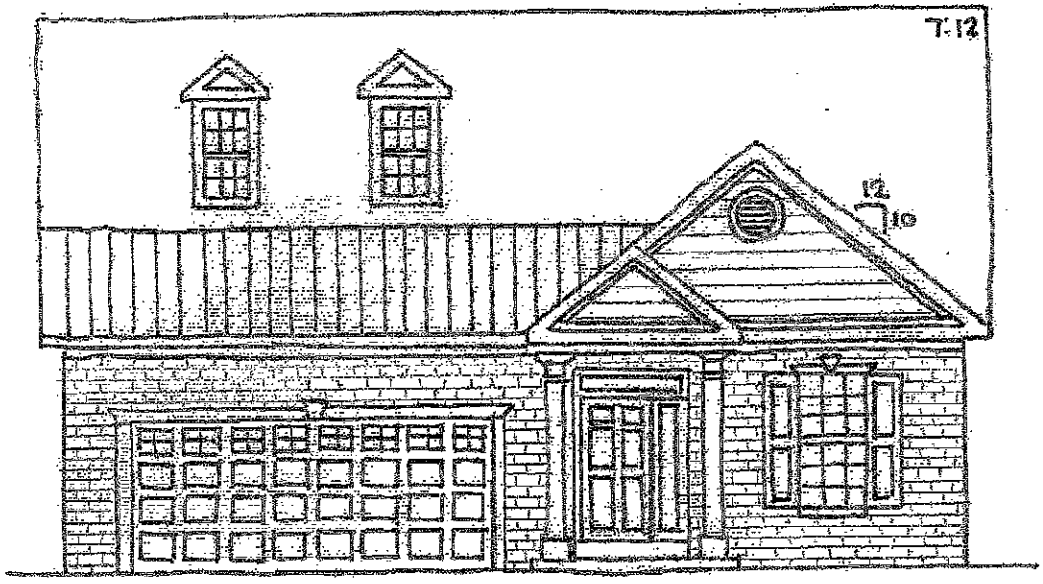
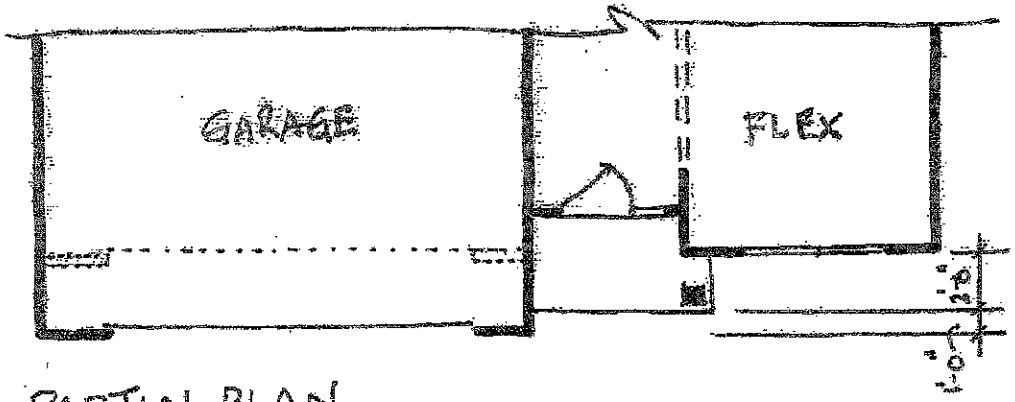


MERION - GEORGIAN



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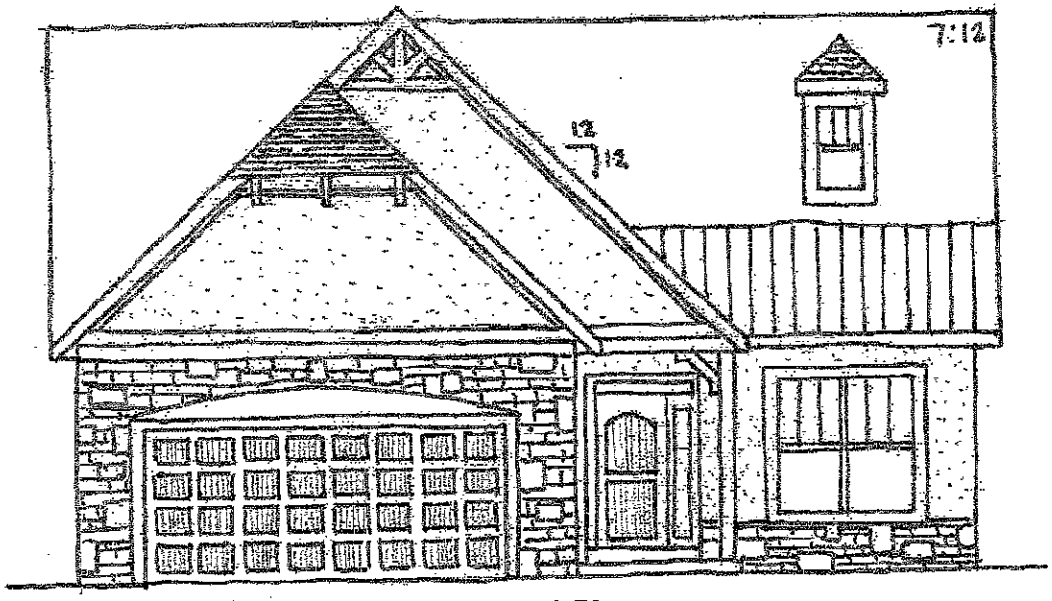
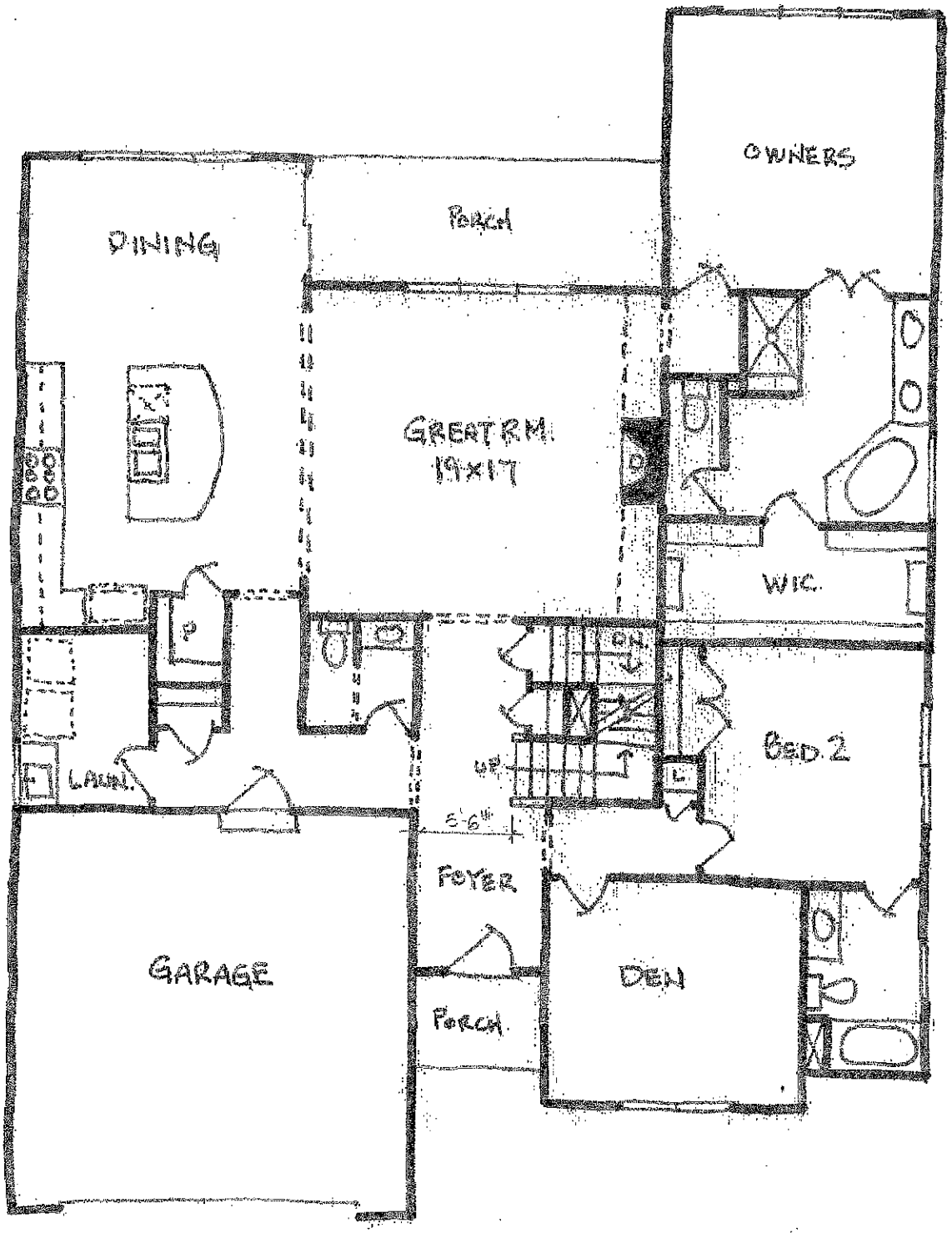
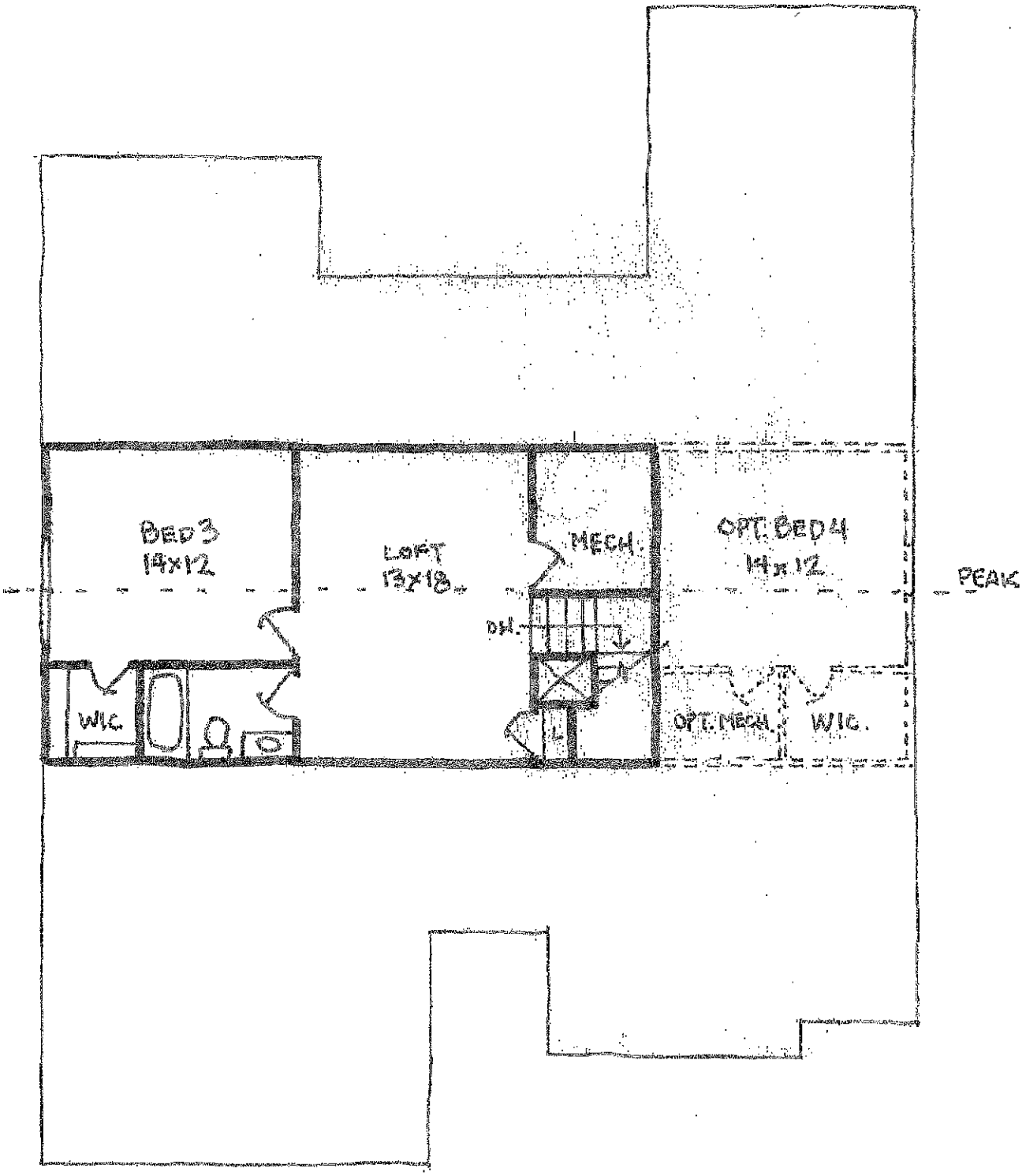


MERION - FRENCH COUNTRY

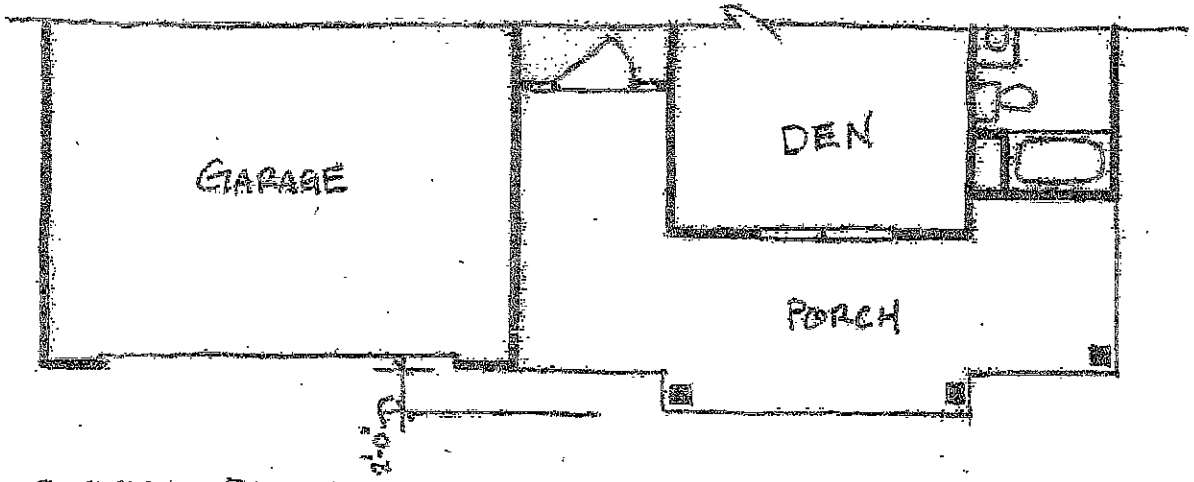
60 FOOT WIDE LOTS



NEW 2050 PLAN - WITH UPPER & LOWER LEVEL



2050 PLAN - OPT. 2ND FLOOR



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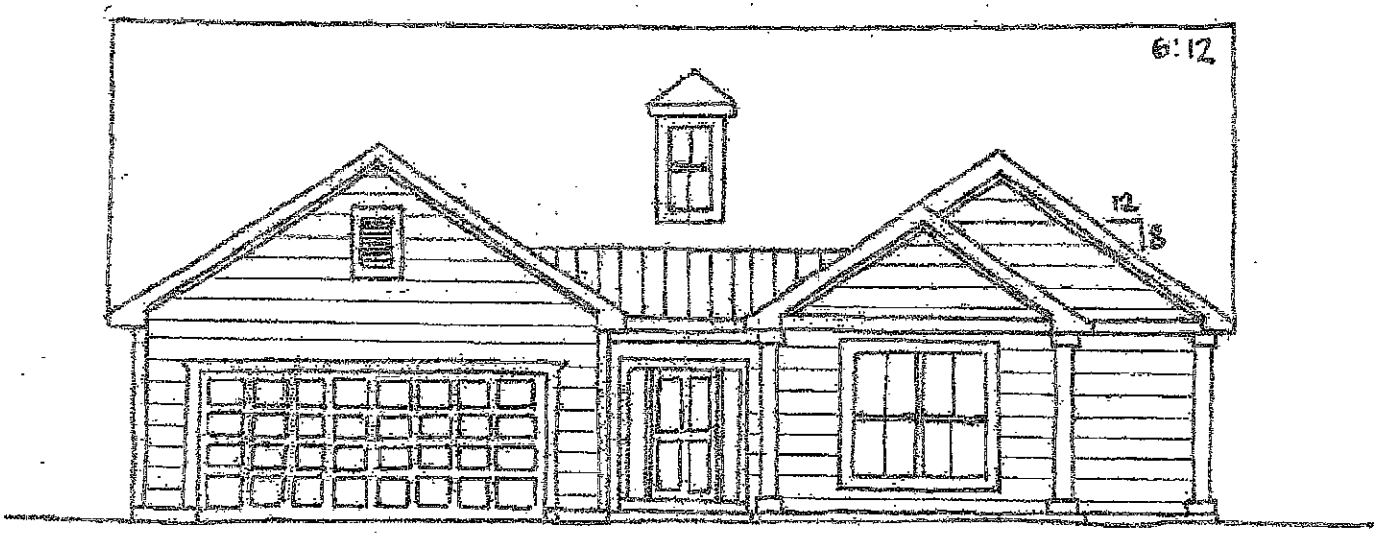
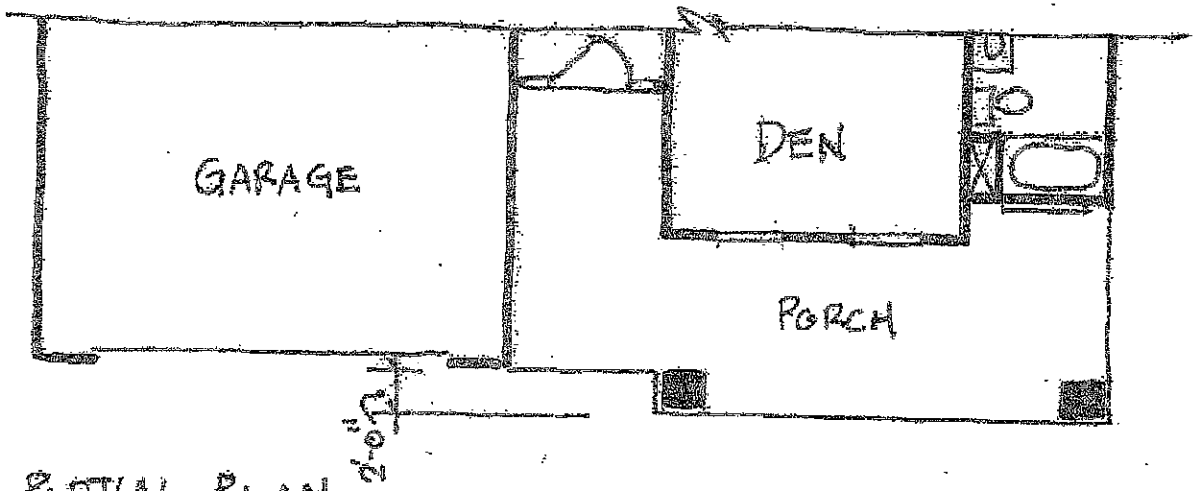


2050 PLAN- FARMHOUSE



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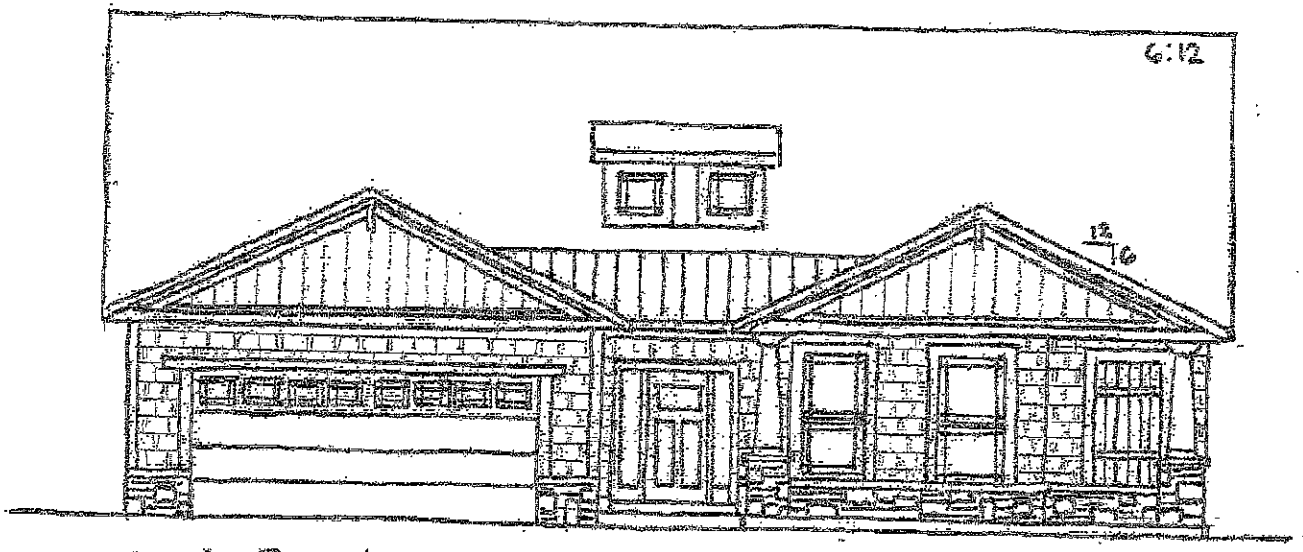
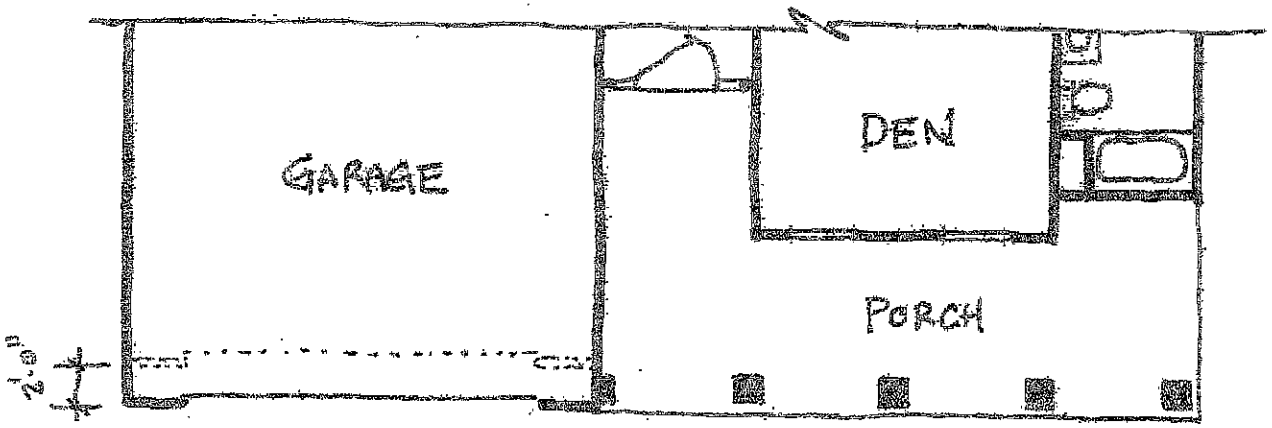


2050 PLAN - CRAFTSMAN



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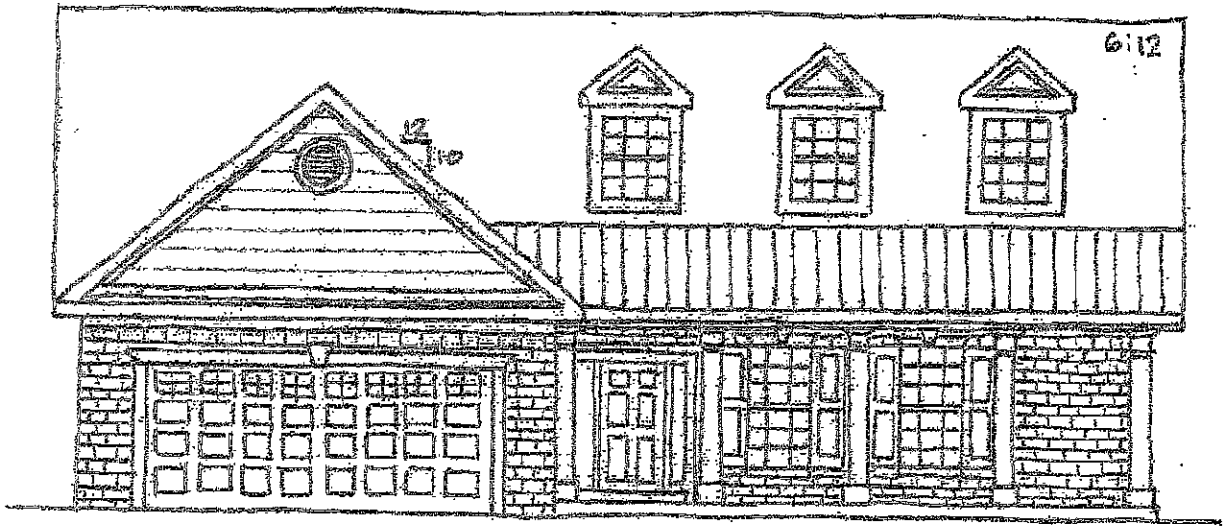
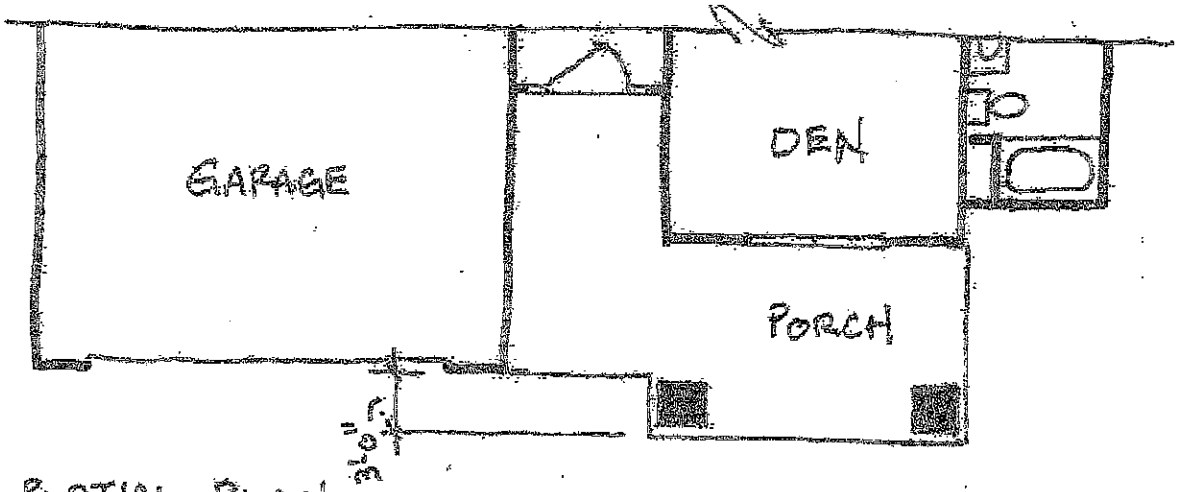


2050 PLAN- GEORGIAN



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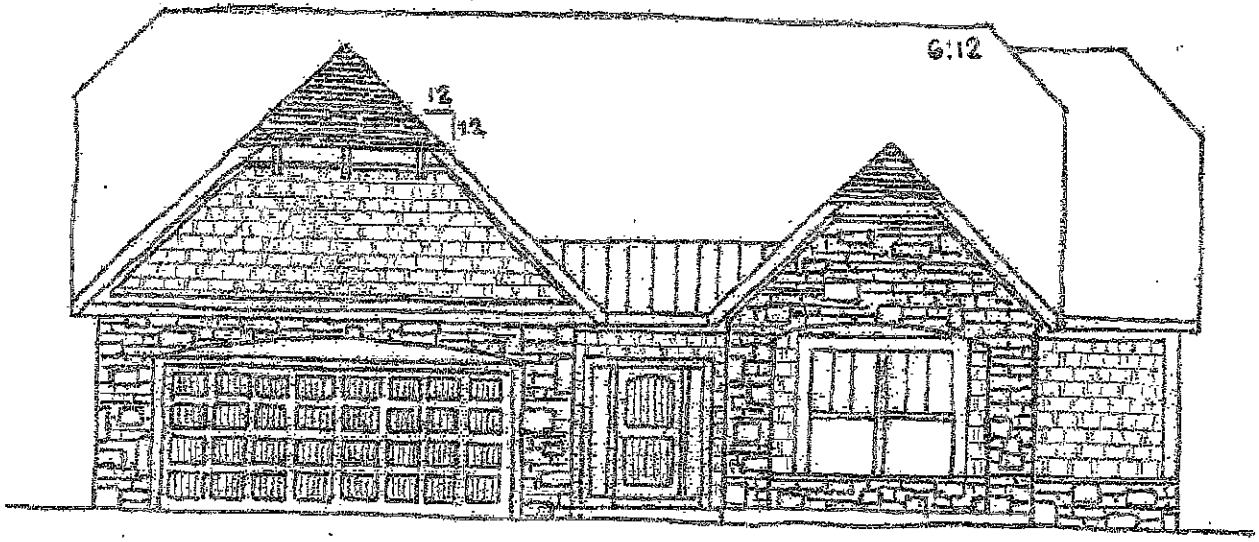
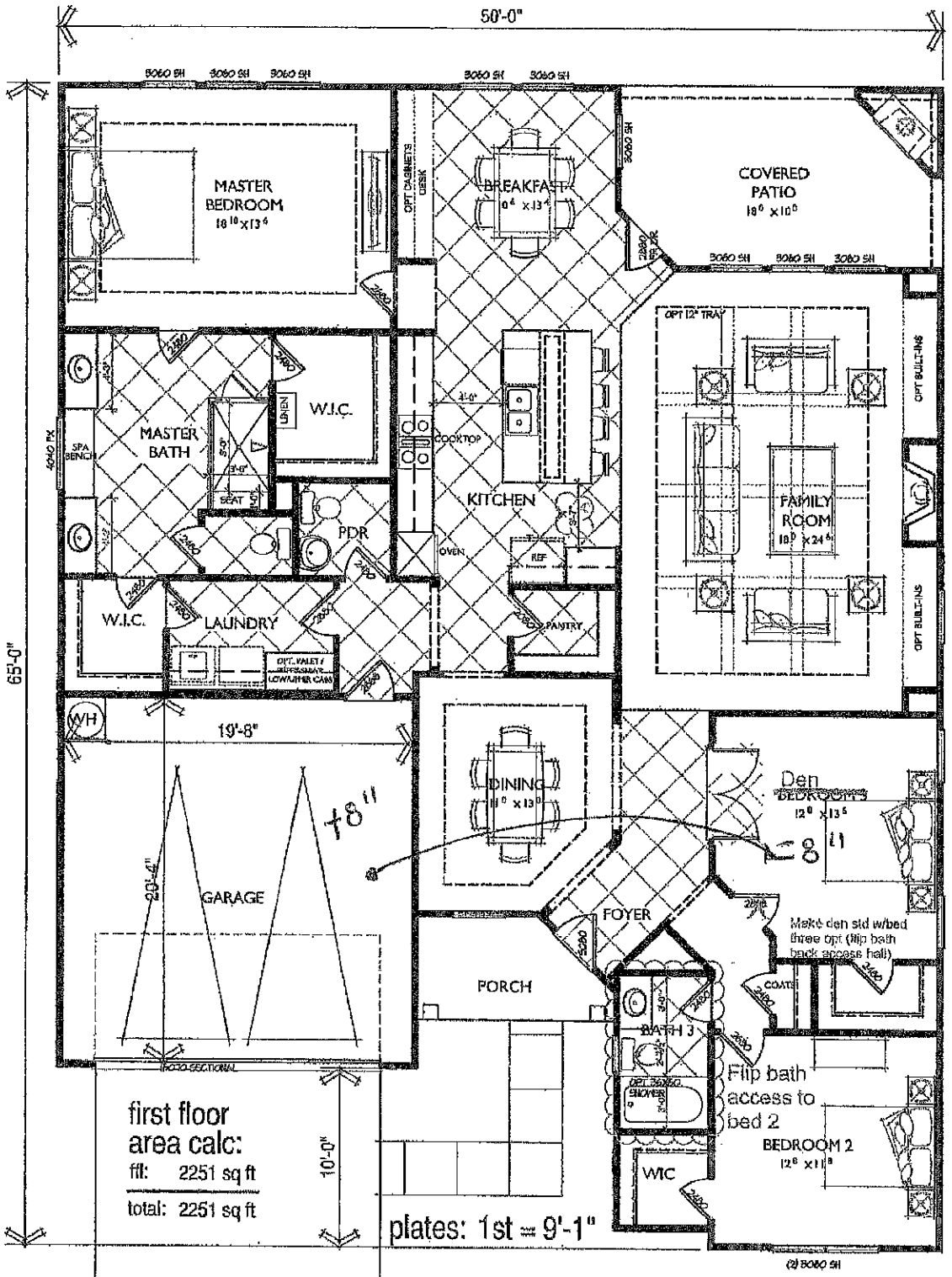


2050 PLAN - FRENCH COUNTRY



Orleans
Simply happy.

Plan 4
50' 50+ Housing

scale: 3/16"=1'-0"
01.27.15 Charlotte, NC

GMD-GA Job#
GMD-GA14082

gmd design group of georgia

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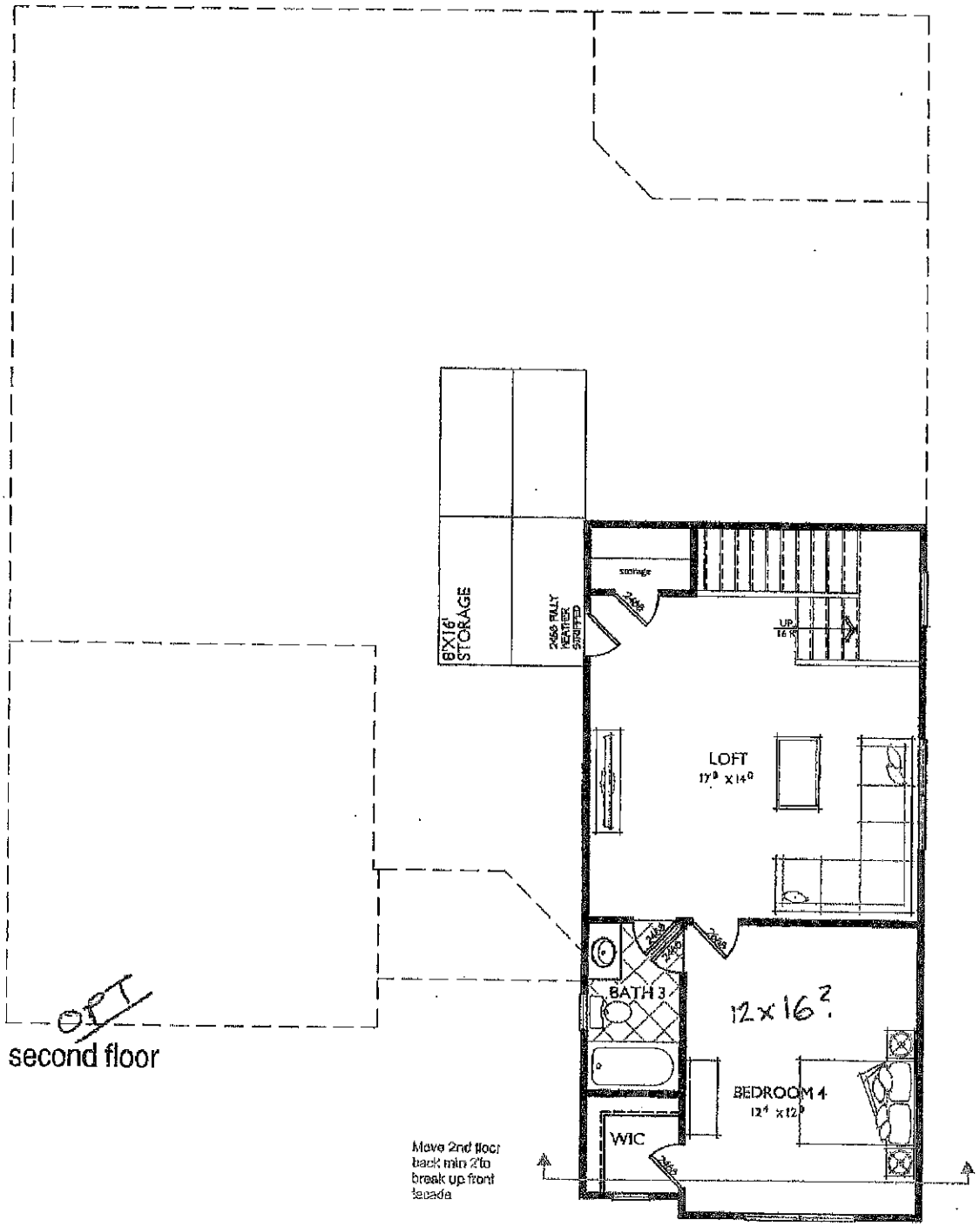

opt

second floor

Orleans
Simply happy.

Plan 4
50' 50+ Housing
scale: 3/16"=1'-0"
01.27.15 Charlotte, NC

GMD-GA Job#
GMD-GA14082

gmd design group of georgia

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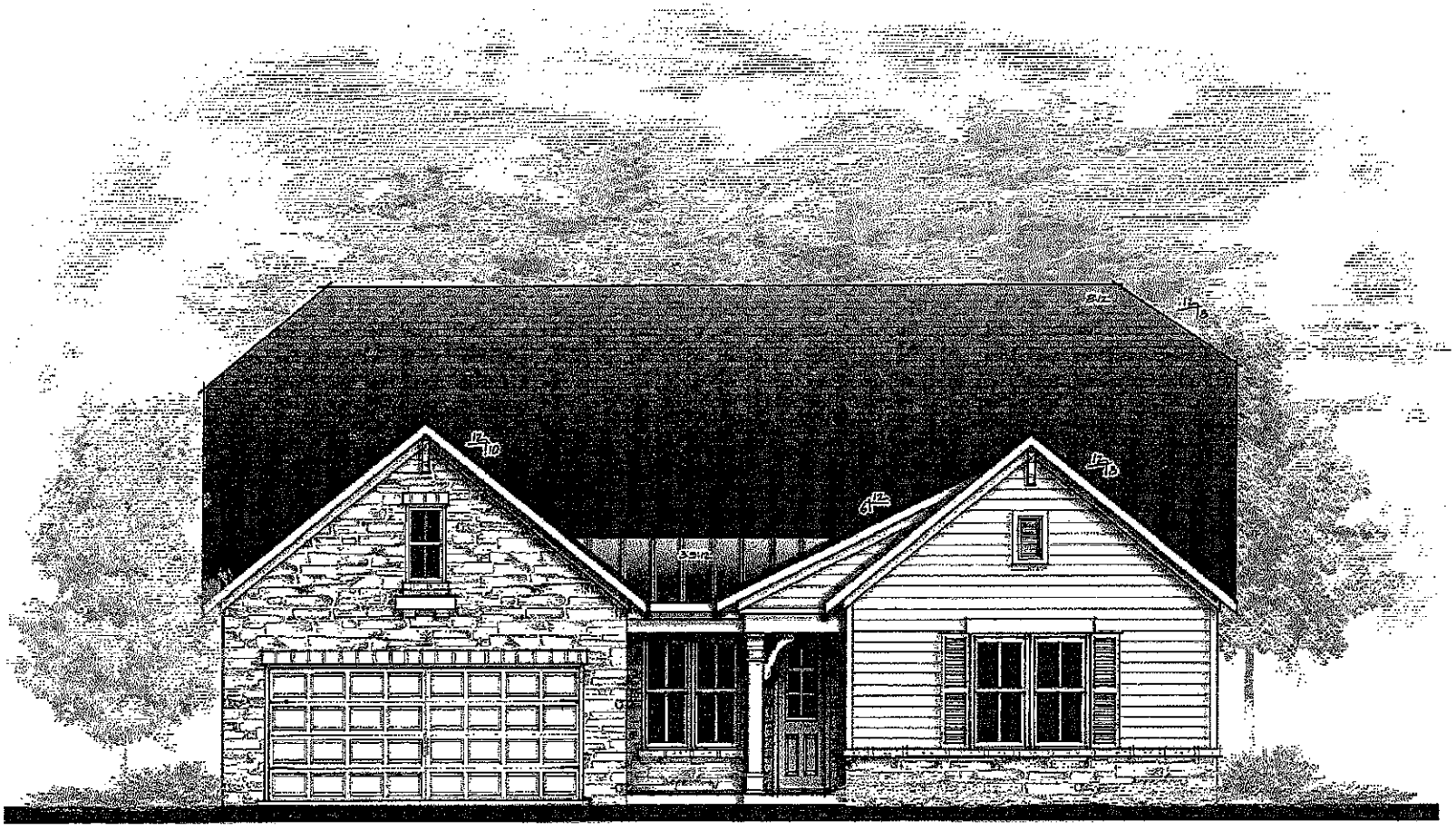


Orleans Homes

Greenbrier Plan - Farmhouse Elevation - Ranch

05.15.15

Orleans
Simply happy.

gmd design group of georgia

Orleans Homes

Greenbrier Plan - Farmhouse Elevation - 2 Story

03.15.15

Orleans
Simply happy.

gmd design group
of georgia

Orleans Homes

Greenbrier Plan - Traditional Elevation - Ranch

03.15.15

Orleans
Simply happy.

gmd design group

Orleans Homes

Greenbrier Plan - Traditional Elevation - 2 Story

03.15.15

Orleans
Simply happy.

grnd design group
of georgia

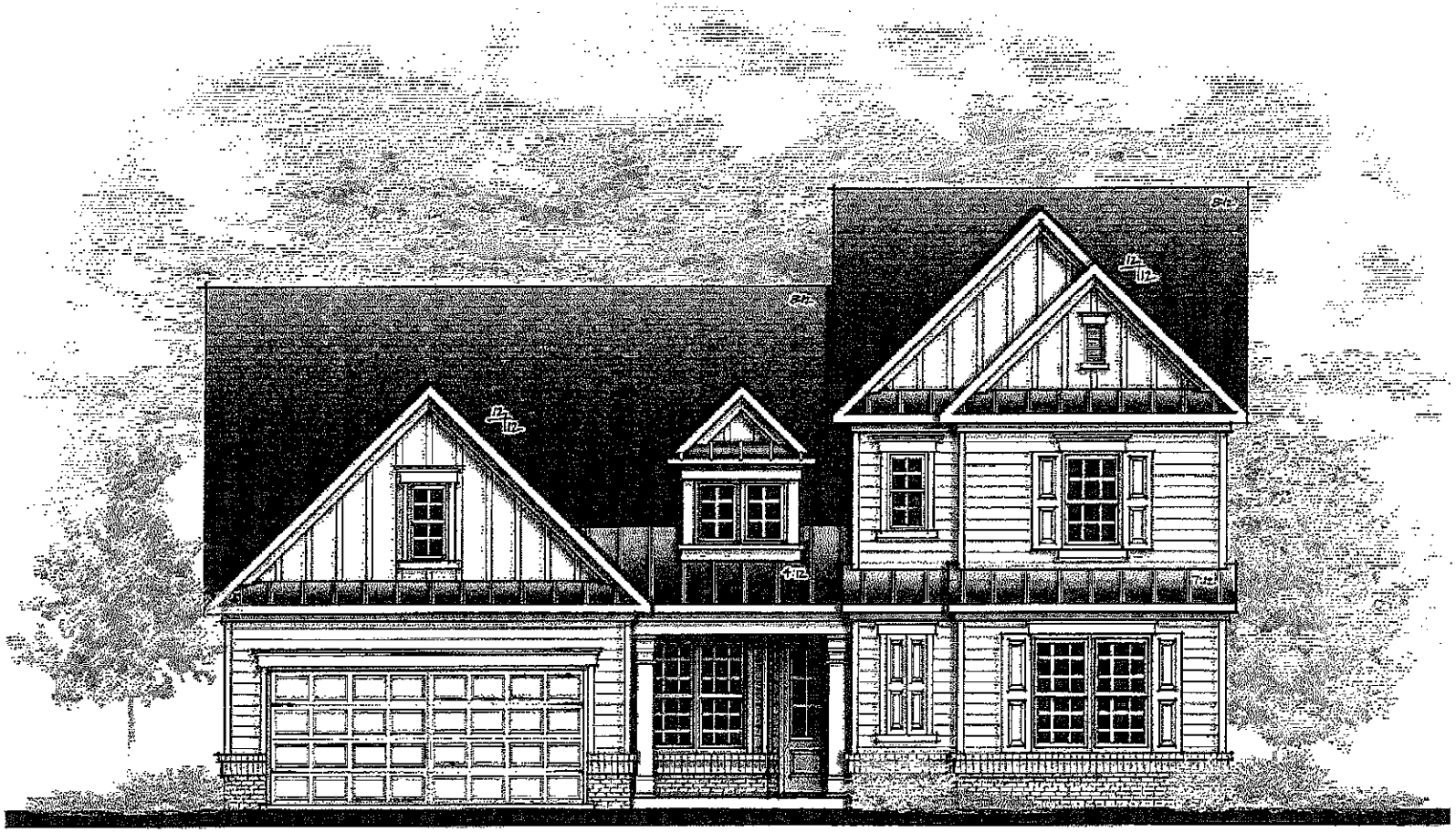
Orleans Homes

Greenbrier Plan - Federal (Siding) Elevation - Ranch

03.15.15

Orleans
Simply happy.

gmd design group
of georgia



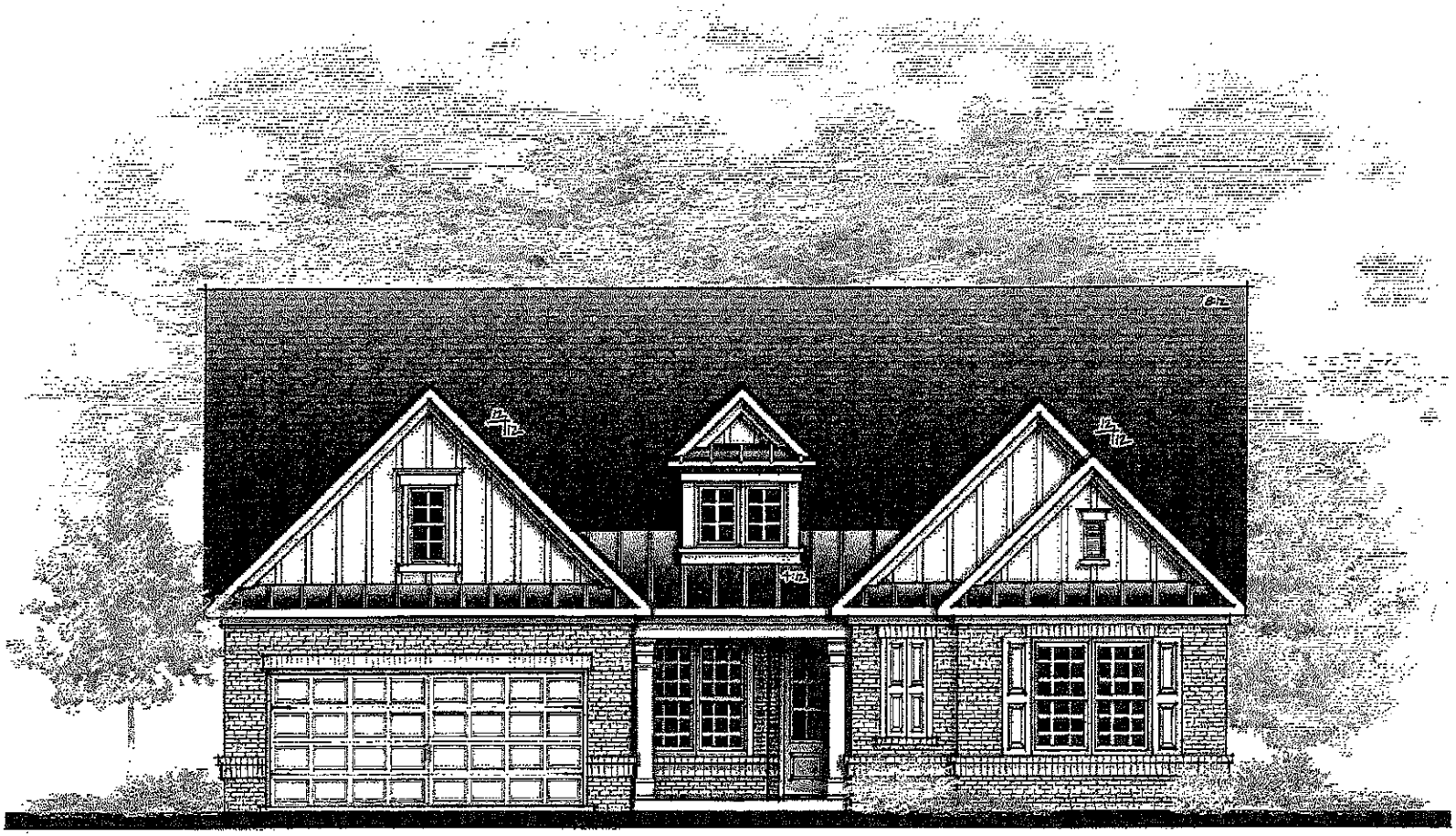
Orleans Homes

Greenbrier Plan - Federal (Siding) Elevation - 2 Story

03.15.15

Orleans
Simply happy.

gmd design group of georgia



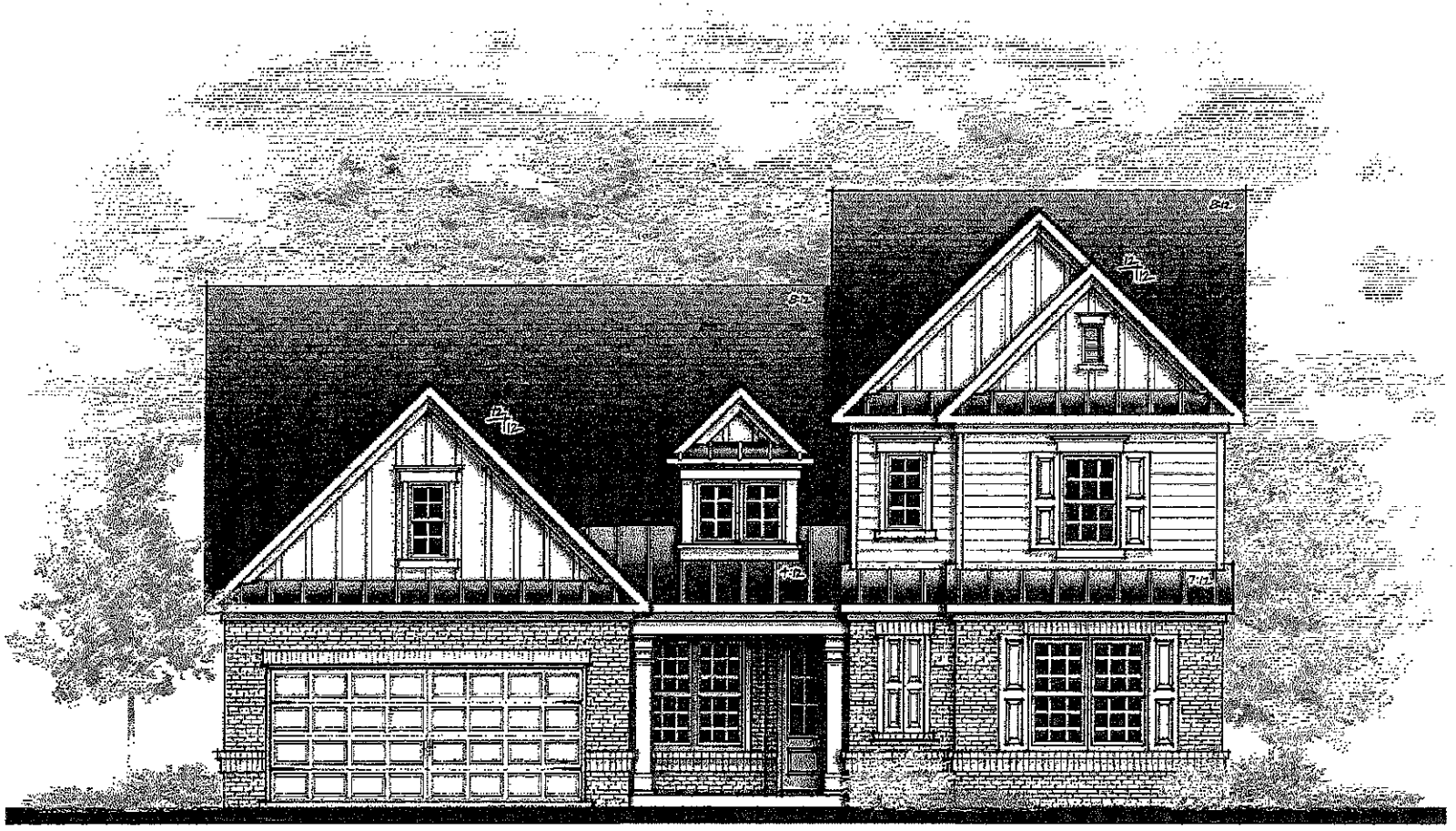
Orleans Homes

Greenbrier Plan - Federal (Brick) Elevation - Ranch

03.15.15

Orleans
Simply happy.

gmd design group
of georgia



Orleans Homes

Greenbrier Plan - Federal (Brick) Elevation - 2 Story

03.15.15

Orleans
Simply happy.

gmd design group
of georgia

Orleans Homes

Greenbrier Plan - Craftsman Elevation - Ranch

03.13.15

Orleans
Simply happy.

gmd design group of georgia

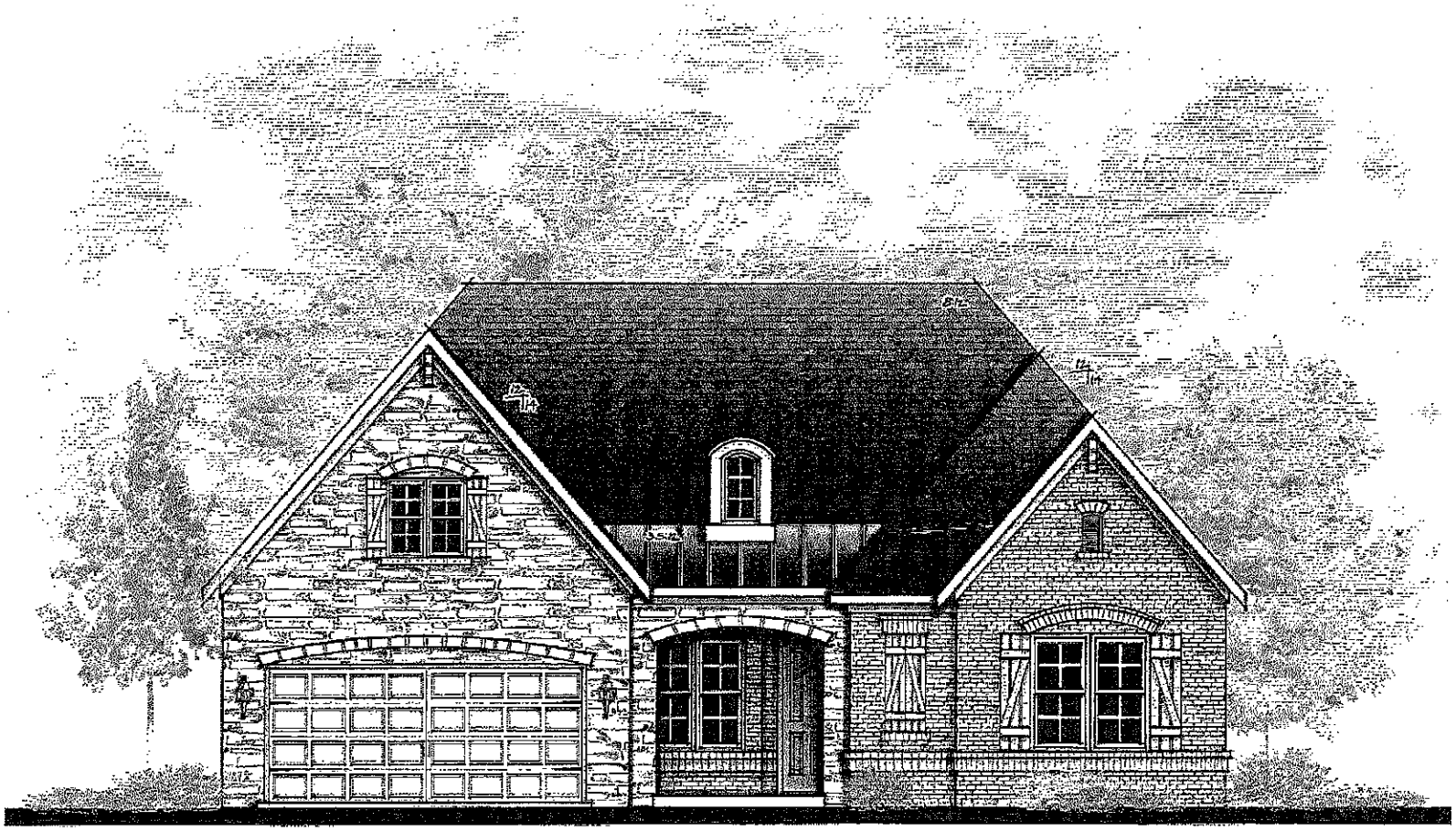
Orleans Homes

Greenbrier Plan - Craftsman Elevation - 2 Story

03.13.15

Orleans
Simply happy.

gmd design group
of georgia



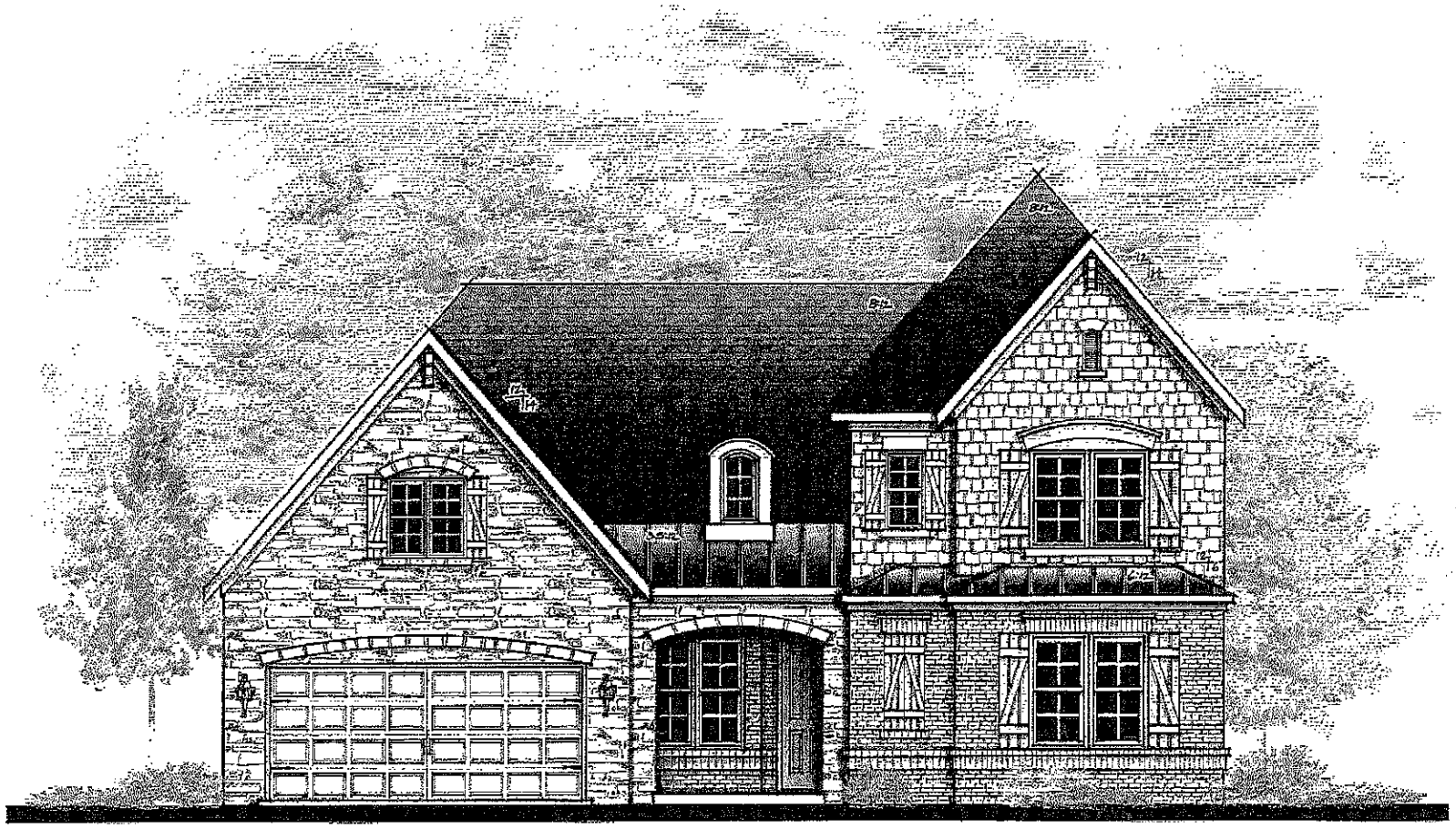
Orleans Homes

Greenbrier Plan - European Elevation - Ranch

03.13.15

Orleans
Simply happy.

gmd design group of georgia



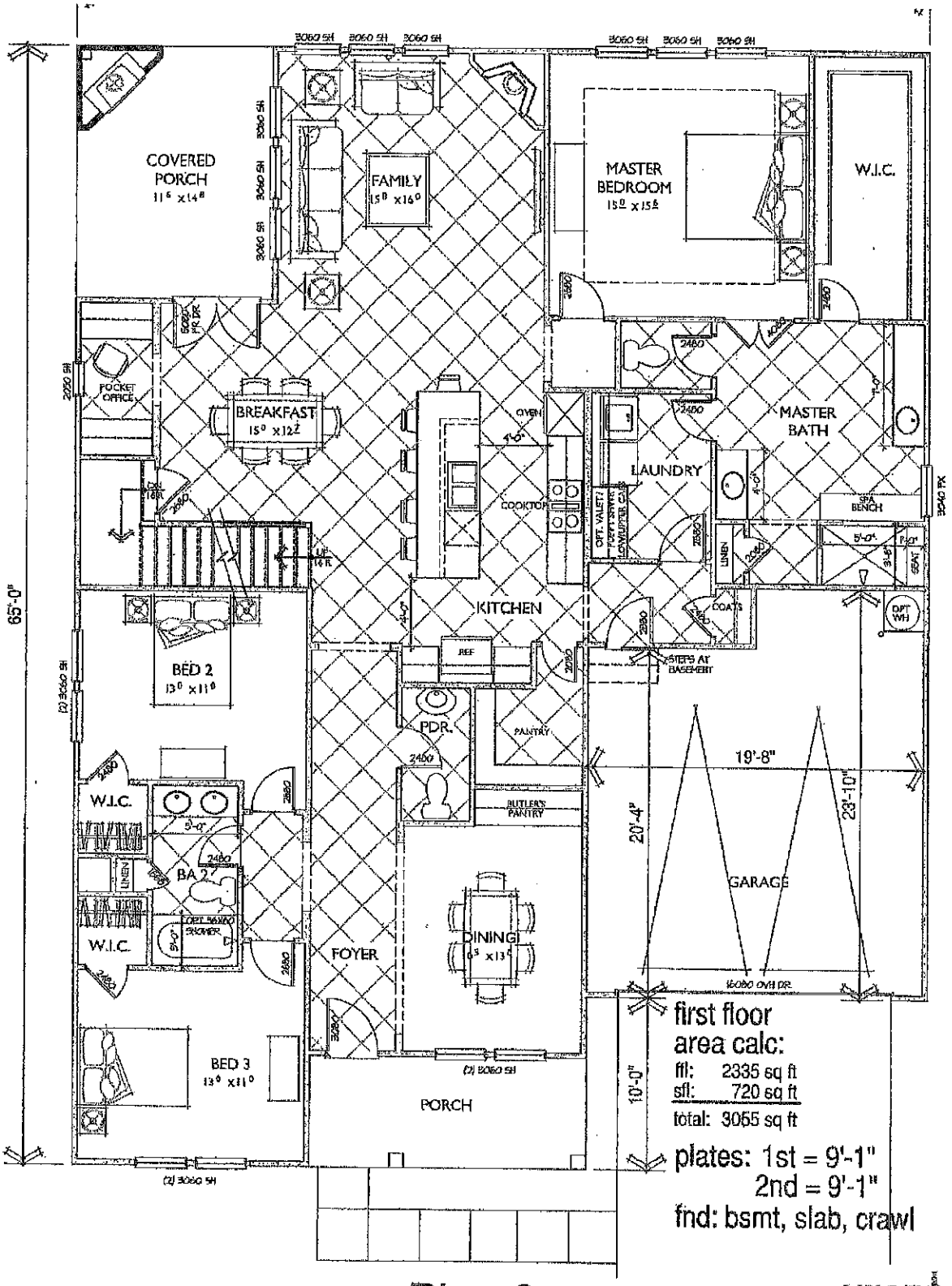
Orleans Homes

Greenbrier Plan - European Elevation - 2 Story

03.15.15

Orleans
Simply happy.

gmd design group
of georgia



first floor
area calc:
fll: 2335 sq ft
sfl: 720 sq ft
total: 3055 sq ft

plates: 1st = 9'-1"
2nd = 9'-1"
fnd: bsmt, slab, crawl

Orleans
Simply happy.

Plan 6
50' 50+ Housing
scale: 3/16"=1'-0"
01.27.15 Charlotte, NC

GMD-GA job#
GMD-GA14082

gmd design group of georgia

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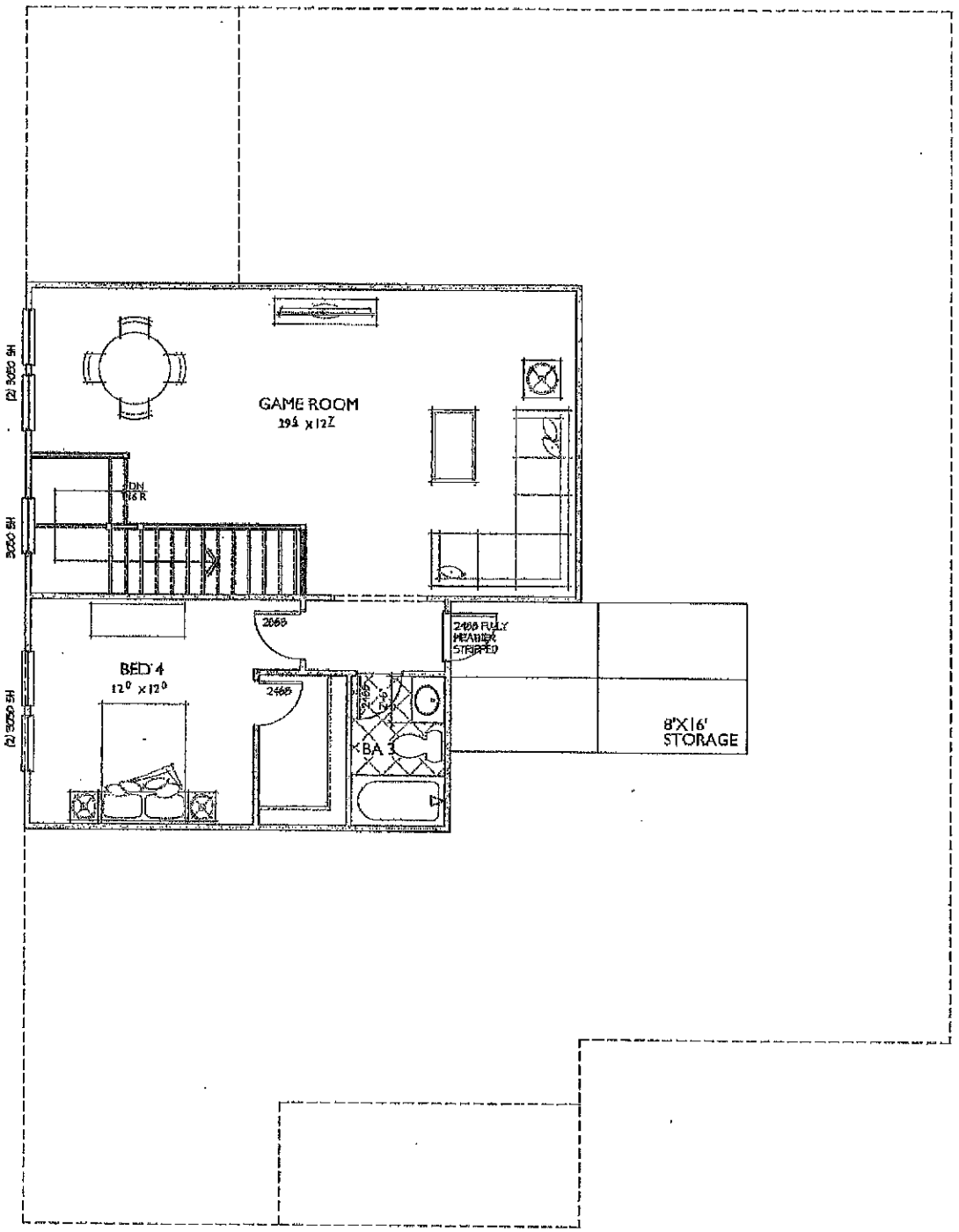

second floor

Orleans
Simply Happy.

Plan 6
50' 50+ Housing

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

01.27.15 Charlotte, NC

GMD-GA job#
GMD-GA14082

gmd design group of georgia

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MELBOURNE

3 Orleans Homes
Plan ~~5~~ - Farmhouse Elevation

02.02.15

Orleans
Simply happy.

gmd design group
of georgia

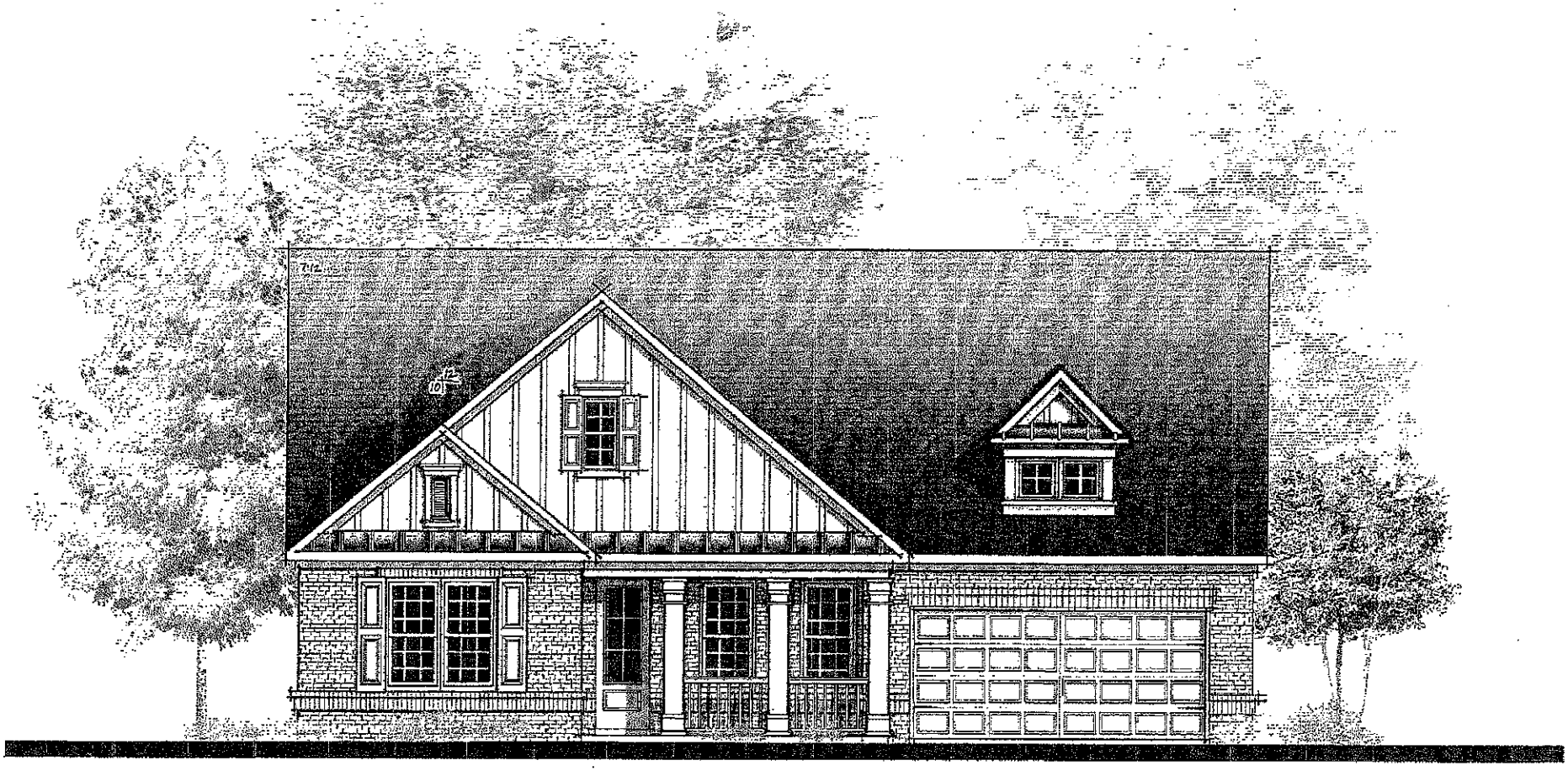
Orleans
Simply happy.

MKL Bourne

Orleans Homes
Plan ~~8~~ 3 - Traditional Elevation

02.02.15

gmd design group of georgia



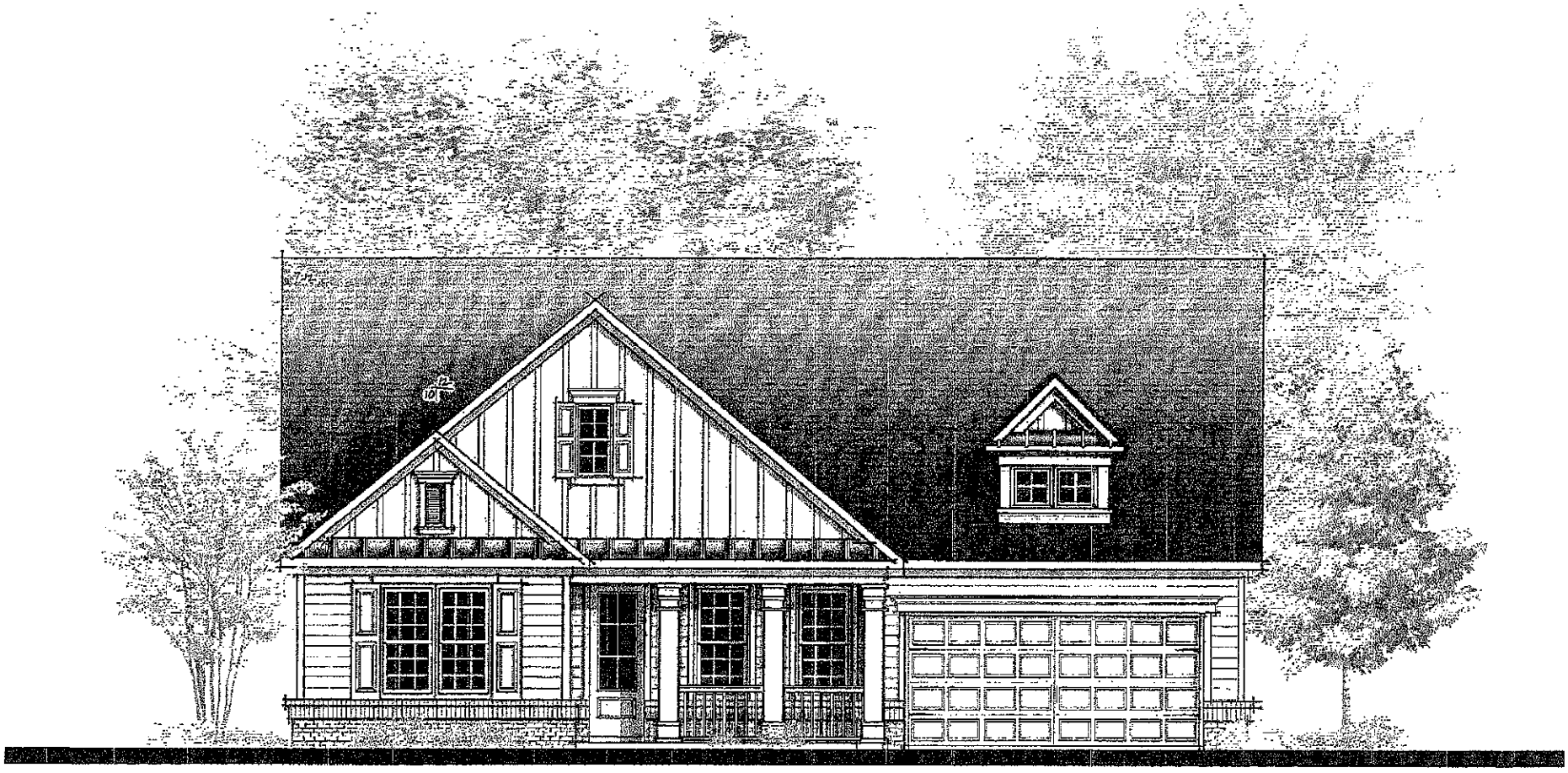
Orleans
Simply happy.

MELBURNE

Orleans Homes
Plan ~~5~~ 3 - Federal (Brick) Elevation

02.02.15

gmd design group
of georgia



Orleans Homes

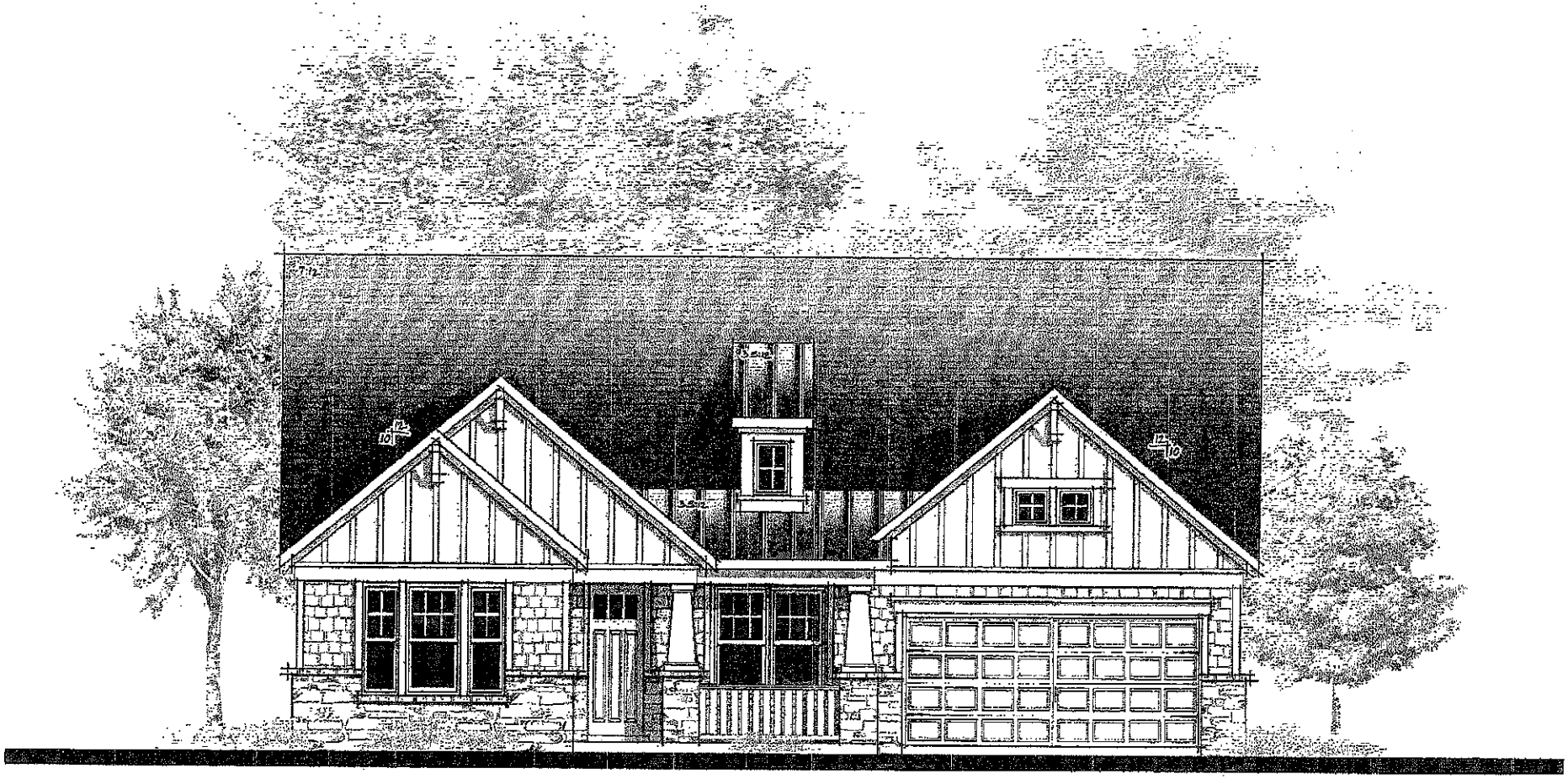
Plan ~~5~~ 3 - Federal (Siding) Elevation

02.02.15

Orleans
Simply happy.

Melbourne

gmd design group
of georgia



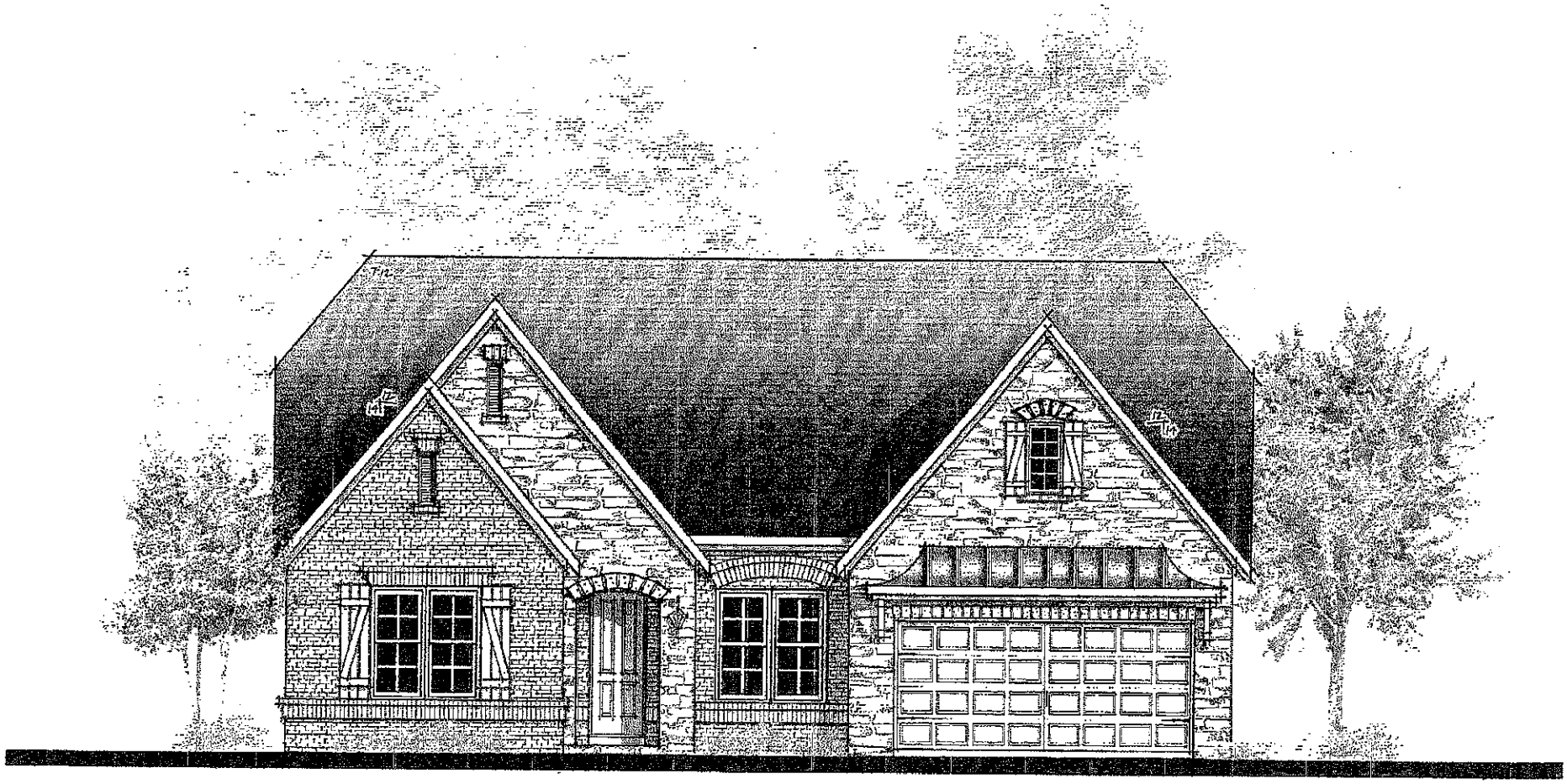
Orleans
Simply happy.

M.E. Bourke

3 Orleans Homes
Plan ~~5~~ - Craftsman Elevation

02.02.15

gmd design group of georgia



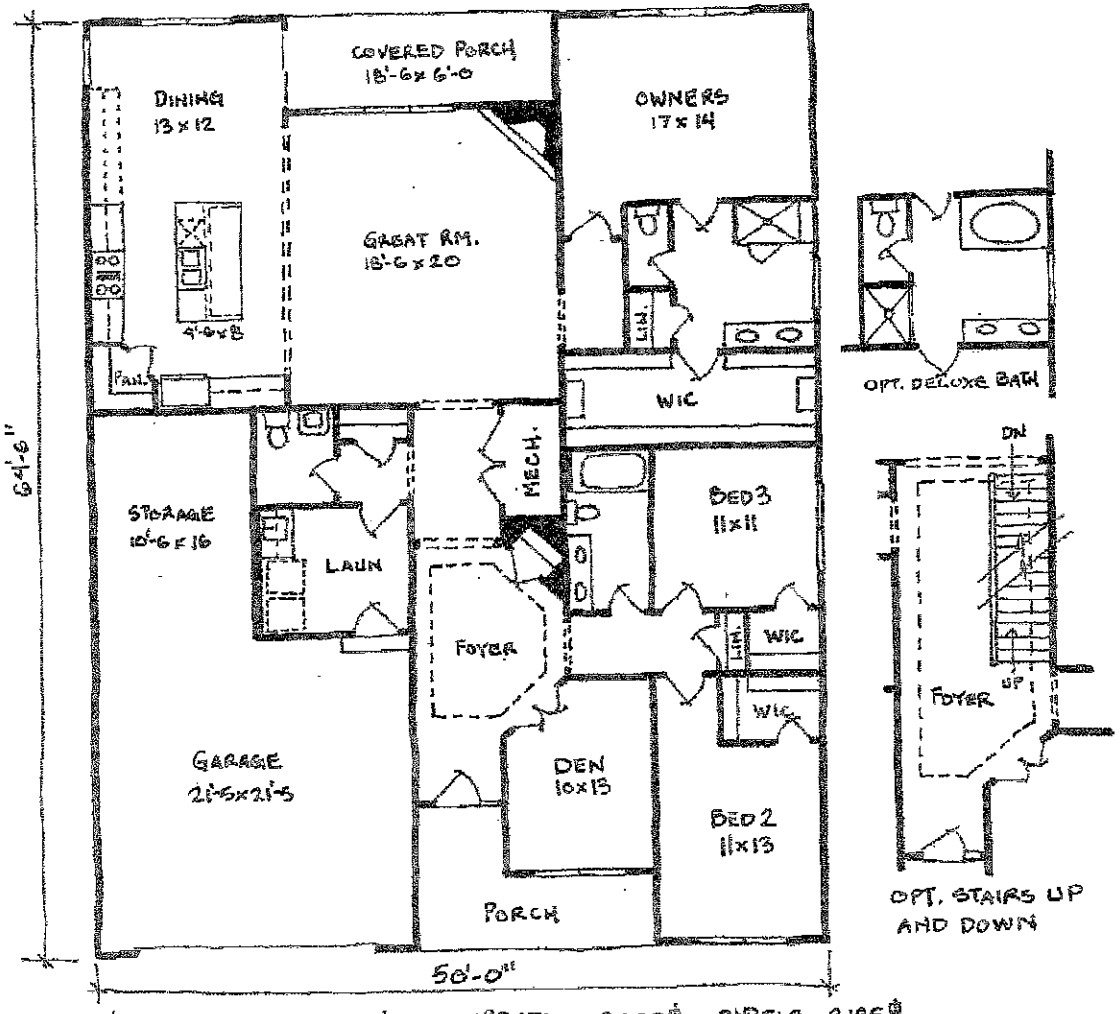
Orleans
Seriously happy.

Mt/Bourne

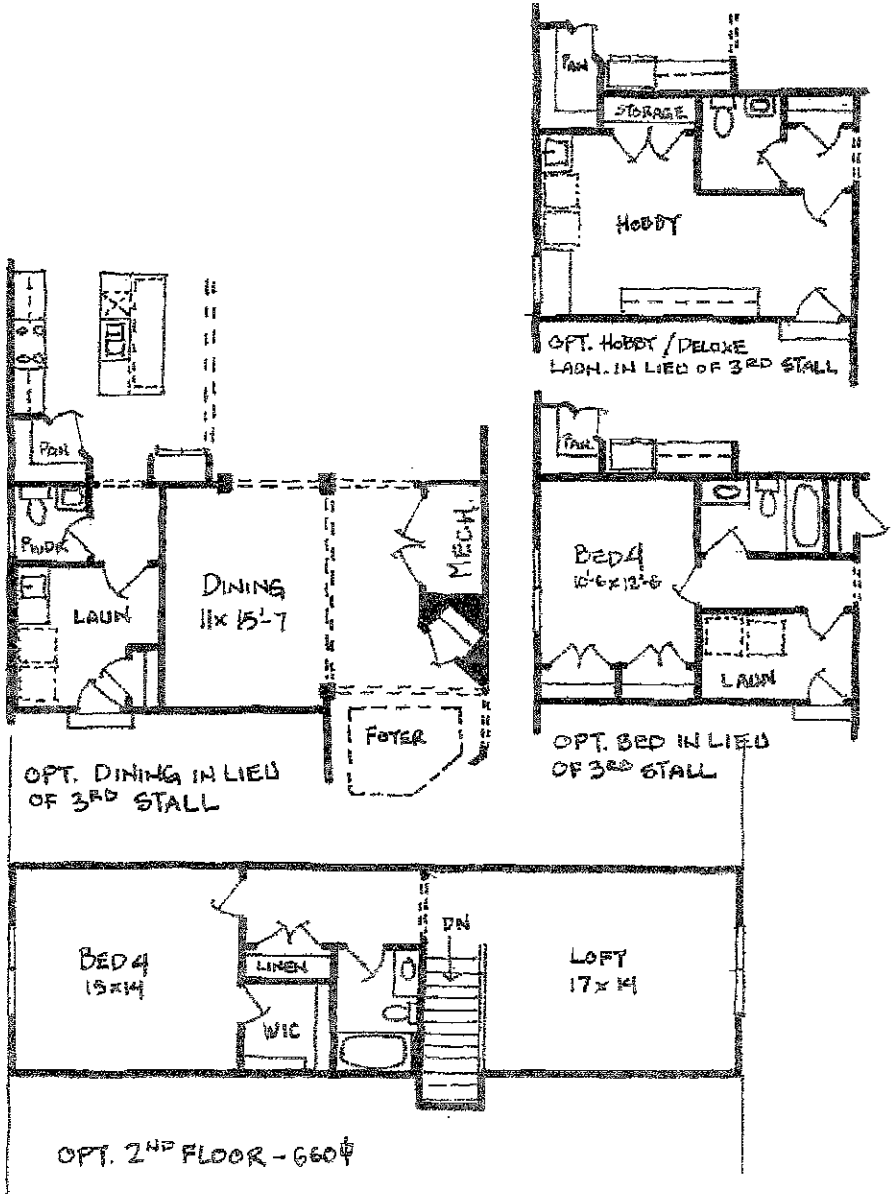
3 Orleans Homes
Plan 5 - European Elevation

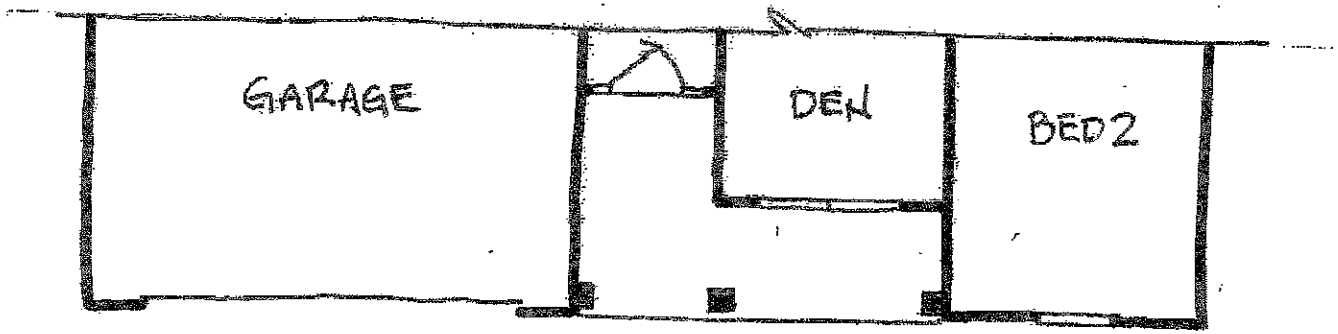
02.02.15

gmd design group
of georgia

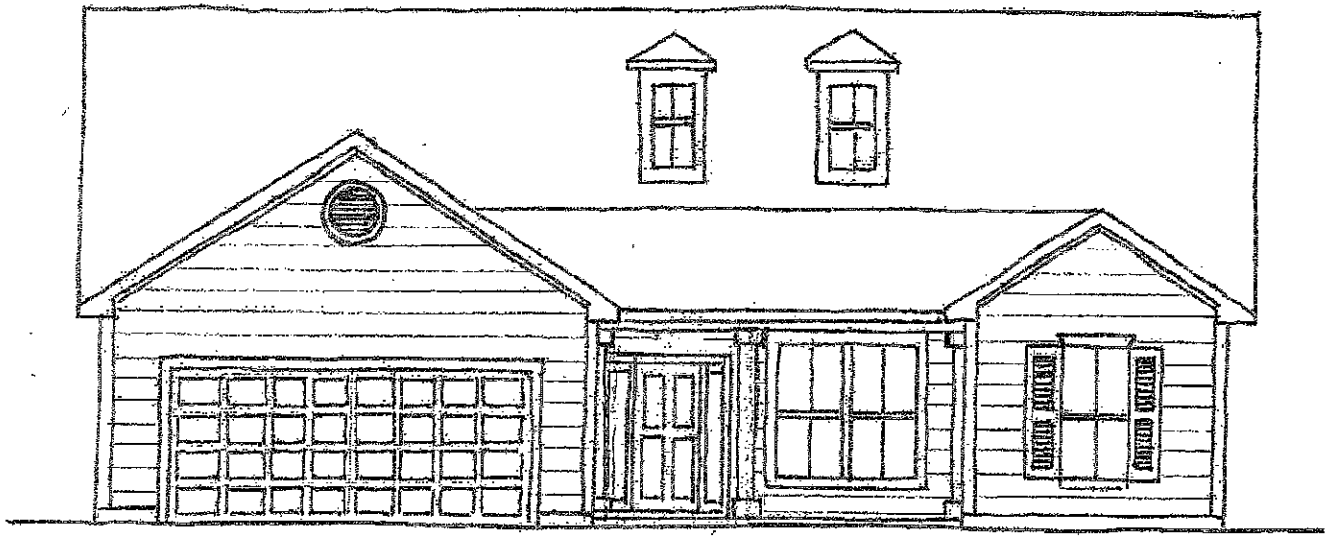


NEW AA PLAN - 2347# +/- + 3RD STALL = 2525# + 2ND FLR = 3185#

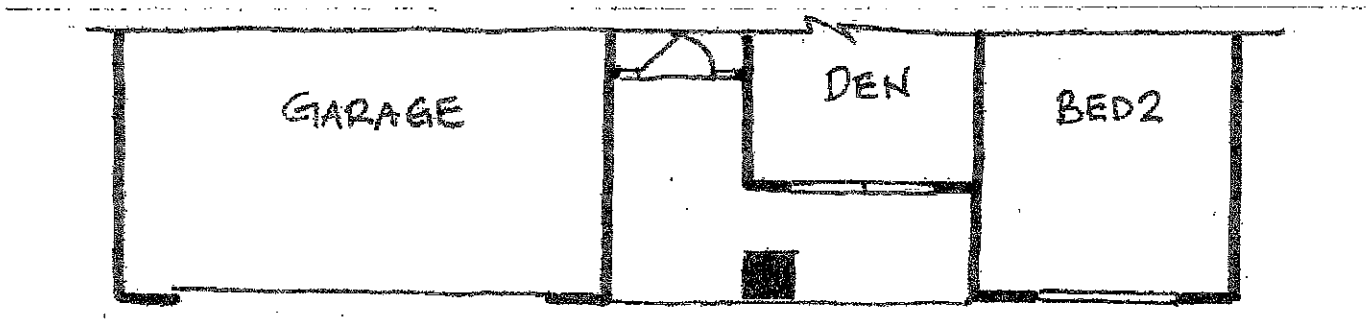

PAN
STORAGE
HOBBY
OPT. HOBBY / DELUXE
LAUN. IN LIEU OF 3RD STALL
PAN
PWDR
LAUN
DINING
11x 15'-7
MECH.
FOYER
OPT. DINING IN LIEU
OF 3RD STALL
PAN
BED 4
10'-6x12'-6
LAUN
OPT. BED IN LIEU
OF 3RD STALL
BED 4
15x14
LINEN
WIC
DN
LOFT
17x14
OPT. 2ND FLOOR - 660ϕ



PARTIAL PLAN



2347 PLAN- FARMHOUSE



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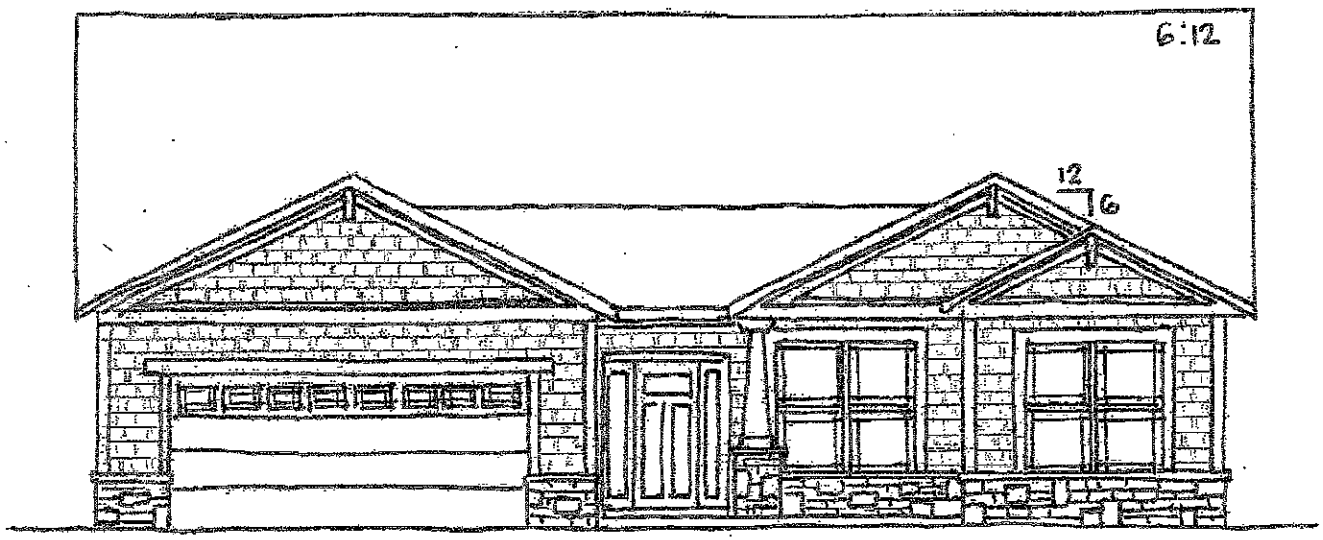
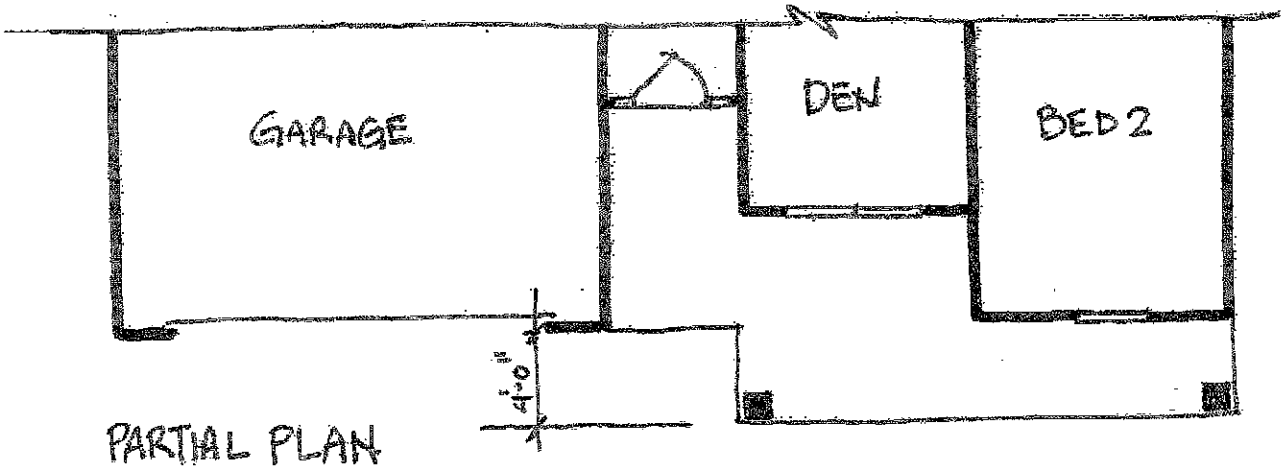
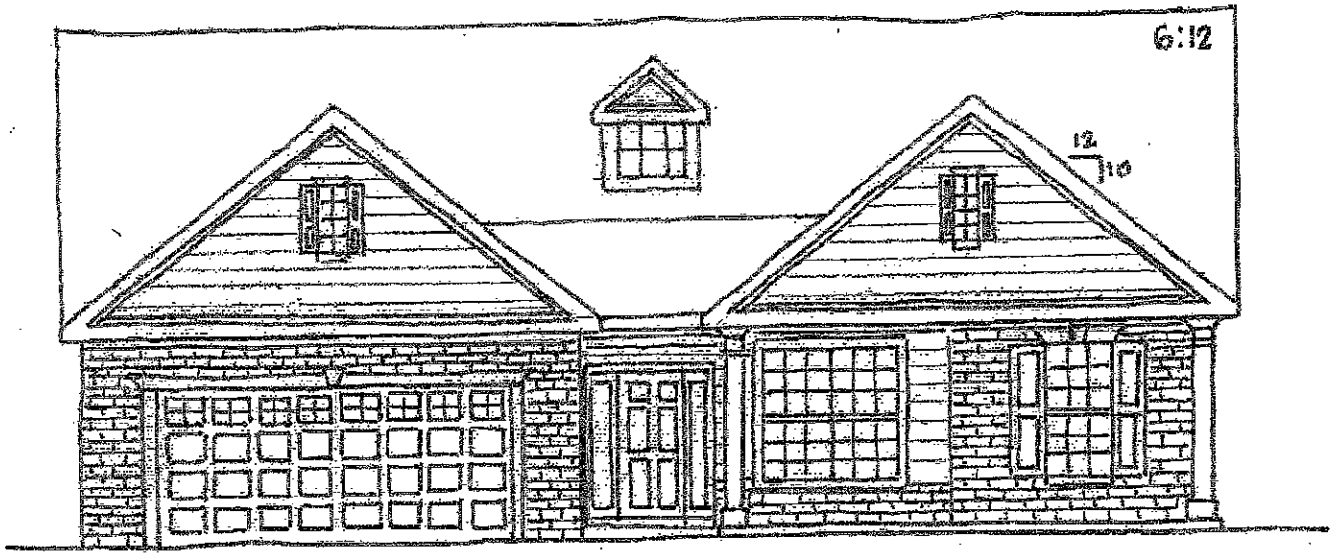


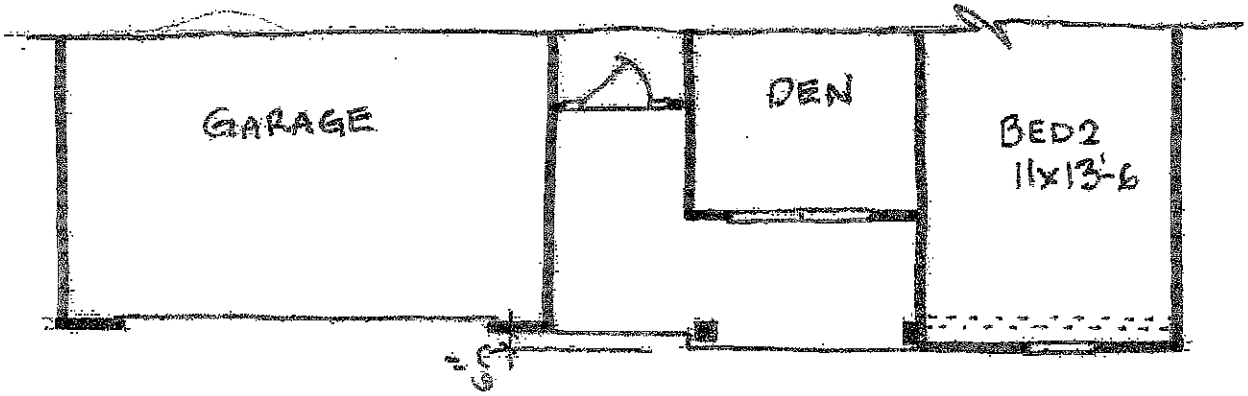
2347 PLAN- CRAFTSMAN



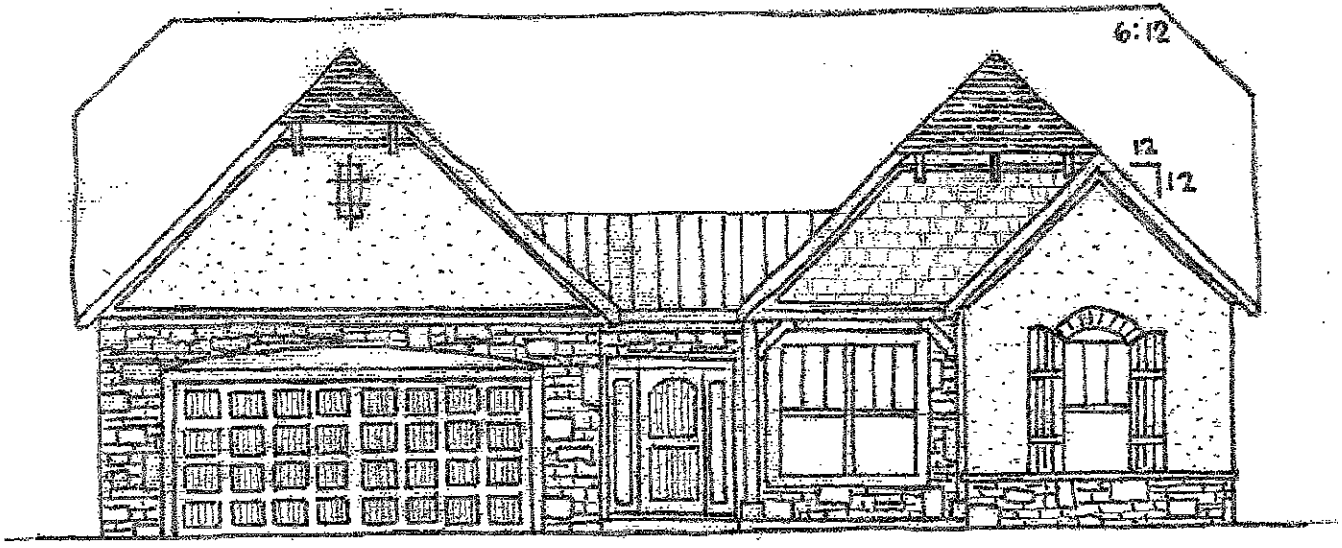
PARTIAL PLAN



2347 PLAN-GEORGIAN



PARTIAL PLAN



2347 PLAN FRENCH COUNTRY

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

801 Hudson trl, Lake Geneva - Residence

NAME AND ADDRESS OF CURRENT OWNER:

Tyler TerHark 801 Hudson trl, Lake Geneva

TELEPHONE NUMBER OF CURRENT OWNER: 262 812 9650

NAME AND ADDRESS OF APPLICANT:

Tyler TerHark 801 Hudson trl, Lake Geneva

TELEPHONE NUMBER OF APPLICANT: 262 812 9650

PROPOSED CONDITIONAL USE:

6' tall cedar fence in back yard of residence

ZONING DISTRICT IN WHICH LAND IS LOCATED:

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

Yurtka fence 3311 14th place Kenosha, Wi

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Installation of 6' cedar fence in back yard of residence

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

6/16/15

DATE

SIGNATURE OF APPLICANT

Panel: 32

Justification of the Proposed Conditional Use

1. This fence is in harmony with the standards of Lake Geneva because it is very asthetically appealing as it is going to be white cedar with lantern-cut posts. It is well constructed using the finest and strongest materials available and expertly installed by a company that has been in business for almost 50 years.

2. This fence is in harmony with the standards of Lake Geneva because it further enhances the asthetic appearance and functionality of the property. A very similar fence installed by the same company is right across the street. Both sides of townline road would have a very nice looking fence that furthers the new subdivisions nice appeal and increases property demand as other homes are for sale nearby.

3. In my opinion this fence does not result in any adverse impact on nearby property as it is well out of the "vision triangle" defined by our building inspector. It is entirely on my property and does not impose on side-walks or any public property. If anything it improves safety as children in my yard would not be able to run into the street. This also improves traffic safety as toys or balls would not as easily roll into the busy street.

4. This fence maintains the desired consistency of land uses, land use intensities and land use impacts because it only increases the usability and safety of my back yard as a residential private piece of my property. It makes recreation much safer.

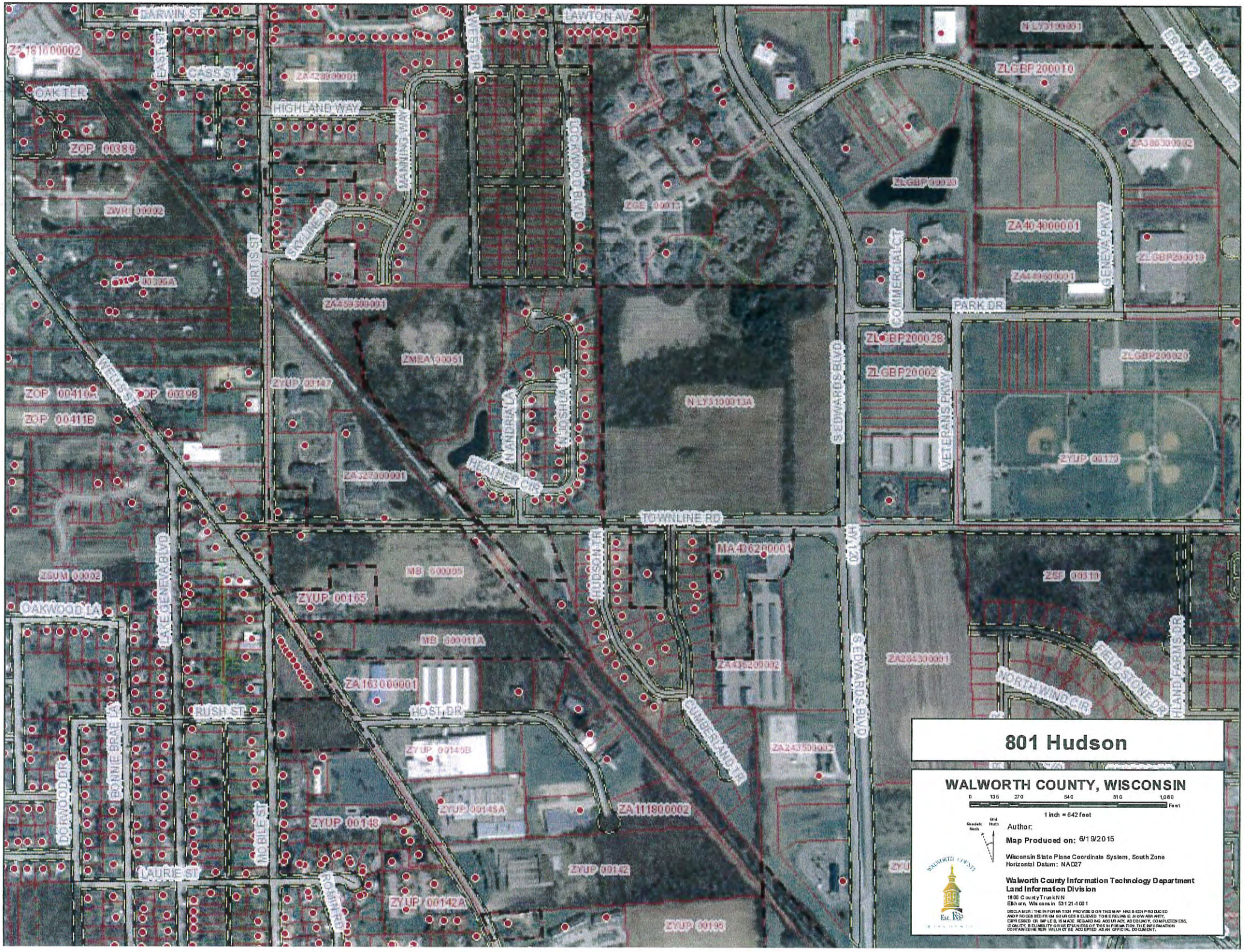
5. This fence would not impose on any facilities or utilities on my property because the fence would go around them. As you can see from the building layout, there are cut-outs in the fence so that it would go around the phone box, and electrical transformer on the two back corners of the property. It would also terminate behind my gas valve on the home so that utility work would be unimpeded.

6. The great benefits of this fence definitely outweigh the negligible, if any, adverse impacts. Safety and neighborhood consistency alone would definitely improve property value as well as curb appeal.

Please feel free to call me with any questions at 262-812-9650

Thank you in advance for your consideration,

Tyler TerHark


801 Hudson
WALWORTH COUNTY, WISCONSIN
0 135 270 540 810 1,080
Feet
1 inch = 642 feet
Author:
Map Produced on: 6/19/2015
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD27
Walworth County Information Technology Department
Land Information Division
1800 County Trunk N N
Elkhorn, Wisconsin 53121-1001
DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, QUALITY, RELIABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN WILL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.
DARWIN ST
CASS ST
OAKTER
HIGHLAND WAY
LAWTON AV
WEST DR
MANNING WAY
LOCKWOOD BLVD
CURTIS ST
SCHOONER DR
WELLS ST
LAKE GENEVA BLVD
OAKWOOD LA
BONNIE BRAE LA
DORWOOD DR
MOBILE ST
LAURIE ST
RUSH ST
HOST DR
TOWNLINE RD
HUDSON TR
MANDRIA LA
HEALTHER CIR
CUMBERLAND TR
S EDWARDS BLVD
COMMERCIAL CT
VETERANS PKWY
PARK DR
GENEVA PKWY
HWY 12
NORTH WIND CIR
FIELD STONE DR
HILAND FARMS DR
ZLGBP200010
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ZA404000001
ZA449600001
ZA428600001
ZA1818000002
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ZWR 00002
ZOP 00396A
ZOP 00410C
ZOP 00398
ZOP 00411B
ZGE 00013
ZMEA 00061
ZYUP 00147
ZYUP 00179
ZYUP 00165
ZSUM 00002
ZA163000001
ZYUP 00145B
ZYUP 00145A
ZYUP 00148
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ZYUP 00142A
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ZA243300002
ZSF 00310
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801 Hudson
WALWORTH COUNTY, WISCONSIN
0 30 60 120 180 240 Feet
1 inch = 143 feet
Author:
Map Produced on: 6/19/2015
Wisconsin State Plane Coordinates System, South Zone
Horizontal Datum: NAD27
Walworth County Information Technology Department
Land Information Division
1800 County Trunk N N
Elkhorn, Wisconsin 53121-1001
DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, QUALITY, RELIABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN WILL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.
N LY3100013A
TOWNLINE RD
TOWN LINE ROAD
HUDSON TR
CUMBERLAND TR
N JOSHUA LA
N ANDRIA DR
N ANDRIA LA
HEATHER CIR
HEATHER
JOSHUA
CIRCLE
DRIVE
LANE
SUBDIVISION
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MA 57300001
MA 397600001
MA 436200001
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CSM 661
CSM 3076
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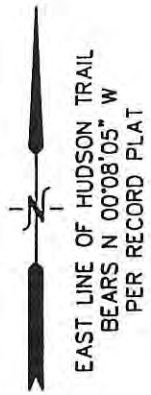
FARRIS, HANSEN & ASSOCIATES, INC.

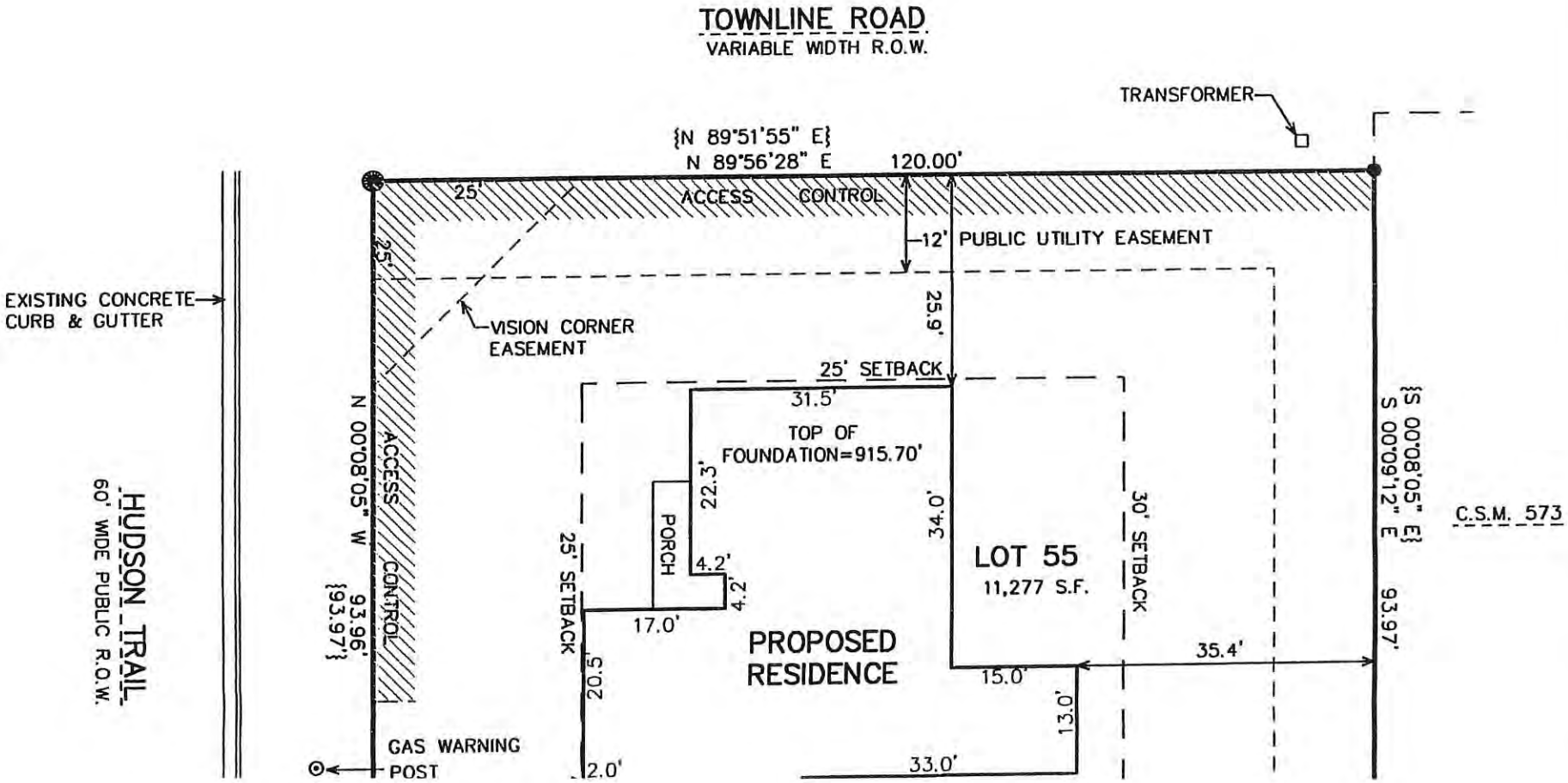
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT – P.O. BOX 437 – ELKHORN, WISCONSIN 53121
PHONE: (262) 723–2098 FAX: (262) 723–5886

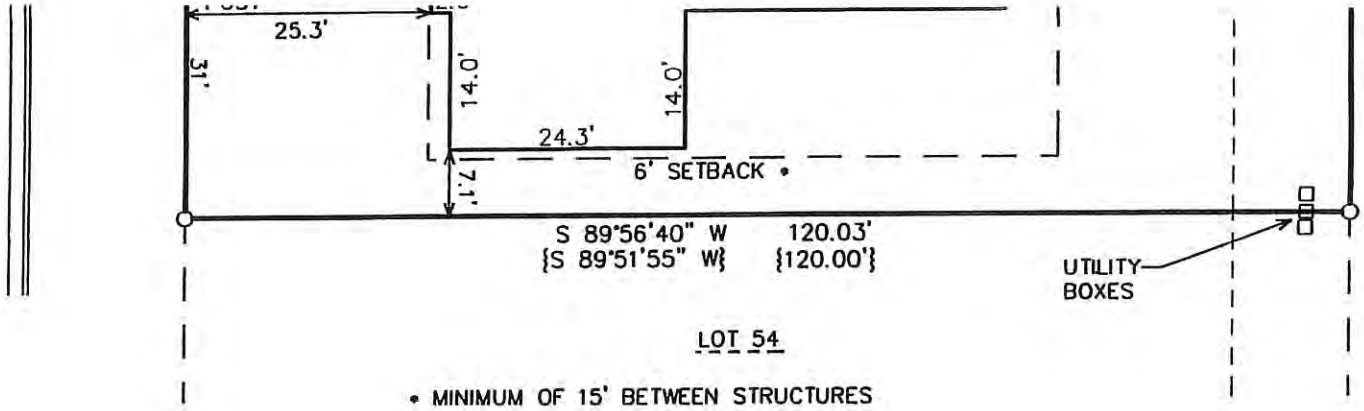
PERMIT PLAT

LOT 55 OF TOWNLINE TRAILS
A SUBDIVISION BEING A PART OF THE NW 1/4 OF
SECTION 6, TOWN 1 NORTH, RANGE 18 EAST,
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

– WORK ORDERED BY –
GENEVA LAKES DREAM HOMES
ERNIE TUCHESCHERER
PO BOX 259
FONTANA, WI 53125







LEGEND

● = FOUND IRON BAR

● = SET IRON REBAR STAKE

O = FOUND IRON PIPE STAKE

{XXX} = RECORDED AS

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

MAP SCALE IN FEET ORIGINAL 1" = 20'

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

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

DATED: OCTOBER 19, 2009

REVISED 10-20-2009
FLIP PRO RES.

WISCONSIN
PETER S. GORDON
S-2101
ELKHORN, WI
LAND SURVEYOR

PETER S. GORDON R.L.S. 2101

PROJECT: 8021
DATE: 10/19/2009
SHEET 1 OF 1

10/20/2009 X:\Projects\8C 3cad\PERMIT_20091019

OCT 20 2009

KEHOE - HENRY & ASSOCIATES, INC.
ARCHITECTURE & ENGINEERING

25 North Wisconsin Street
ELKHORN, WISCONSIN 53121

Daniel R. Kehoe, Architect
Voice 262-723-2660
Fax 262-723-5986

William R. Henry, Architect-P.E.
Voice 262-723-4399
Fax 262-723-4299

June 19, 2015

City of Lake Geneva
626 Geneva Street
P. O. Box 340
Lake Geneva, WI 53147

Attn: Mr. Ken Robers
Zoning Administrator

RE: Proposed Parking Lot at
CENTRAL-DENISON ELEMENTARY SCHOOL
Lake Geneva, Wisconsin
Job No. 1508

Dear Mr. Robers:

The Lake Geneva Joint 1 School District wishes to construct a parking lot across the street from Central-Denison Elementary School at the northeast corner of Cook and Wisconsin Streets. Enclosed please find fifteen copies of the complete application packet requesting a Zoning Map Amendment for Planned Development Zoning including General Development and Precise Implementation Plans approval. Each packet contains the following.

- Application for Zoning Map Amendment for Planned Development Zoning including PD/GDP and PD/PIP Plans Approval.
- Current property owner's authorization letter dated 5-19-15
- Reimbursement of Services Agreement
- Planned Development Checklist for steps 1 through 4: Pre-Application, Concept Plan, GDP and PIP
- Location Map/Land Use Plan Map (11" x 17")
- Set of plans dated 6-19-15 including Sheets C-1 and C-2 (11" x 17")
- Existing Survey (11" x 17")
- Walworth County GIS Aerial Photograph with Topography
- Map of Property Owners within 300ft
- List of Property Owners within 300ft
- Mailing Label List of Property Owners within 300ft

An electronic copy of the above is also being submitted via email to your office.

The $750.00 application fee is attached as well.

Two sets of 24" x 36" plans are also included.

The existing school building occupies Tax Key Parcel #ZOP 00092, at 900 Wisconsin Street between Cook and Madison Streets. The School District also owns a small off-street parking lot immediately north of the alley with frontage on Cook Street, Tax Key Parcel #ZOP 00087. Both parcels are presently zoned PD, Planned Development.

The limited off-street parking forces staff to park on the residential streets in the surrounding neighborhood. The School District has made an offer to purchase the property at the northeast corner of Cook and Wisconsin Streets with the intention of providing additional off-street parking for school staff. Tax Key Parcel #ZOP 00100 at 833 Wisconsin Street is presently zoned SR-4 and is occupied by a single family residence. Per the attached letter dated 5-19-15, the owners have authorized the School District to act on their behalf during the City approval process for the proposed parking lot.

The School District is requesting a Planned Development to demolish the existing residence and construct an off-site parking lot. In a separate application, the School District is requesting that the Future Land Use Map of the City of Lake Geneva Comprehensive Plan be amended to change Parcel number ZOP 00100 from Single Family-Urban to Institutional so that an off-site parking lot may be permitted on the property. The proposed amendment to the Comprehensive Plan will benefit the public and neighborhood by providing off-street parking for approximately 30 vehicles, reducing the need for school staff to park on the residential streets surrounding the school. The proposed off-street parking lot will also be available for use by the public on weekends and during the times that school is not in session, which will provide additional parking when the city needs it most.

A zoning amendment to Planned Development is necessary because the permitted and conditional uses allowed in the SR-4 District do not allow off-site parking and are too restrictive to permit the School District to develop a parking lot with enough stalls to be cost effective. Specifically, the following SR-4 non-residential intensity and bulk requirements cannot be met:

1. The 50% minimum landscape surface ratio cannot be met. The areas around the perimeter of the proposed parking lot shall be maintained as lawn areas. These areas at the four corners of the site will be required to remain open and available for snow removal. As such, no landscape plantings would survive in these areas.
2. The 40,000 SF minimum lot area (20,000 SF with a conditional use permit) cannot be met. The existing parcel is only 10,320 SF (60' X 172')
3. The 100 feet minimum lot width cannot be met. As noted above, the existing parcel is only 60 feet wide.
4. The 10 feet minimum paved surface setback from the street cannot be met along Cook Street.
5. The 10 feet minimum landscaped bufferyard along the east property line cannot be met. We are proposing a standard 5 feet side setback with a decorative wood fence.
6. The landscape requirements cannot be met for reasons stated in item 1 above.

7. We request exemption from the landscaped island or peninsula requirements. This would result in the loss of 3 much-needed parking stalls and create obstacles to efficient snow removal.
8. The 100 feet minimum distance between an access point and an intersection cannot be met. As noted above, the existing parcel is only 60 feet.
9. In lieu of a minimum access drive width of 18 feet, we are proposing an access drive/aisle width of 17.25', which is consistent with the city zoning ordinance parking layout dimensions for 75° angle parking.
10. In lieu of a minimum 25 feet throat length, we are proposing a minimum throat length of 22.33 feet as shown on the proposed site plan.
11. We request exemption from providing additional lighting on site. The proposed parking lot is immediately adjacent to existing angle parking along Cook Street between Wisconsin Street to the south and the public alley to the north. Existing street lighting is presently across Cook Street on the south side of the alley and at the southeast corner of the intersection of Cook and Wisconsin Streets.
12. Exemptions shall be required for any other nonresidential performance standard that does not presently exist on the site or is in conflict with the proposed concept plans submitted herewith.
13. Exemptions may be required to the signage regulations. Additional information shall be submitted as signage needs are determined.

The following existing conditions shall remain as is:

1. Primary vehicular access to the school shall remain on Cook and Madison Streets.
2. Vehicular access to the proposed parking lot shall be from Wisconsin Street on the south with left turn egress only to the alley on the north.
3. Off-street passenger loading shall remain on the vacated portions of Wisconsin Street.
4. On-site parking for the school shall remain as is on the small lot at the northeast corner of the site, in the alley alcove, and along vacated Wisconsin Street during non-school hours.

We understand this matter shall be on the Plan Commission agenda for July 20, 2015 beginning at 6:30 p.m. Please advise if you require any additional information prior to the Plan Commission meeting.

Very truly yours,

KEHOE-HENRY & ASSOCIATES, INC.

William R. Henry
Architect – P.E.

Enclosure

CC: Mr. Warren Flitcroft
File

APPLICATION FOR ZONING MAP AMENDMENT FOR PLANNED DEVELOPMENT ZONING INCLUDING GENEVRAL DEVELOPMENT PLAN APPROVAL (PD/GDP) AND ONE PRECISE IMPLEMENTATION PLAN APPROVAL (PD/PIP)

Name of Applicant: Lake Geneva Joint 1 School District

Address of Applicant: 208 South Street, Lake Geneva, WI 53147

Telephone No. (262) 348-1070

Fax and/or email: warren.flitcroft@badger.k12.wi.us

Name of Owner: Michael D. Sebastian, Kathleen M .Sebastian

Address of Owner: 3821 Redwood Court, Spring Grove, IL 60081

Telephone No. (815) 675-5022

Fax and/or email: (____)

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

Parcel Number ZOP 00100, Address: 833 Wisconsin Street, Lake Geneva, WI

Current Zoning District: SR-4

Fee of $750.00 payable upon filing application.

June 18, 2015
Date

Signature of Applicant Warren Flitcroft

LAKE GENEVA SCHOOLS

Lake Geneva Joint #1 School District & Lake Geneva-Genoa City Union High School District

District Administration Center
208 South Street
Lake Geneva, WI 53147
(262)348-1000 FAX (262) 248-9704

James Gottinger, District Administrator
Warren Flitcroft, Director of Business Services
Jan Eckola, Director of Curriculum & Instruction
Dan Schmidt, Director of Technology
Steve Zorich, Director of Student Services

May 19, 2015

City of Lake Geneva
626 Geneva Street
P. O. Box 340
Lake Geneva, WI 53147

Attn: Ms. Sabrina Waswo
City Clerk

RE: Proposed Parking Lot at
CENTRAL-DENISON ELEMENTARY SCHOOL
Lake Geneva, Wisconsin

Dear Ms. Waswo:

The Lake Geneva Joint 1 School District wishes to construct a parking lot across the street from Central-Denison Elementary School at the northeast corner of Cook and Wisconsin Streets. The following items were previously submitted to Mr. Ken Robers, Zoning Administrator, and discussed at the staff meeting yesterday afternoon.

Concept Site Plan
Existing Survey
Walworth County GIS Aerial Photograph

The current owner(s) of the property have authorized Lake Geneva Joint 1 School District to act as their agent throughout any proceedings required by the City of Lake Geneva for review and approval of the proposed parking lot project. Signature(s) of the owner(s) are included below as evidence of this authorization.

As the result of direction by staff received at yesterday's meeting, we hereby request that the Future Land Use Map of the City of Lake Geneva Comprehensive Plan be amended to change parcel number ZOP 00100 from Single Family-Urban to Institutional so that an off-site parking lot may be permitted on the property. We further ask that this be considered an emergency request to initiate an expedited review that will hopefully be completed within approximately two and one-half months. This will give us the opportunity to complete construction of the project prior to area asphalt plants closing for the season sometime this fall.

We shall also be submitting the necessary Planned Development applications and supporting documents in the near future for review by the staff, Plan Commission, and Common Council. Please do not hesitate to contact me or the school district's architect for this project, Bill Henry of Kehoe-Henry & Associates (262-723-4399) if you have any questions or require additional information.

Very truly yours,

Warren Flitcroft
Director of Business Services

Current Property Owners

Signature	Printed Name	Date
	MICHAEL D. SEBASTIAN	5-19-15

Signature	Printed Name	Date
	MS KATHLEEN M. SEBASTIAN	5-19-15

CC: Ken Robers
Michael Slavney
Bill Henry
File

CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR: PLANNED DEVELOPMENT REVIEW AND APPROVAL (Per Section 98-914)

This form should be used by the Applicant as a guide to submitting a complete application for a planned development and by the City to process said application. Parts II, III, V, and VII should be used by the Applicant to submit a complete application; Parts I - VIII should be used by the City as a guide when processing said application.

I.RECORDATION OF ADMINISTRATIVE PROCEDURES

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

Date of Meeting: 5-18-2015 **Time of Meeting:** 4:00 pm **Date:** _____ **by:** _____

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II.APPLICATION SUBMITTAL PACKET REQUIREMENTS
PD PROCESS STEP 1: PRE-APPLICATION

Step 1 does not require the submittal of an application packet; however, Steps 2-4 do require submittal of all draft and final application packets to the Zoning Administrator prior to Plan Commission review.

X A. **Contact the Zoning Administrator** to place an informal discussion item for the PD on the Plan Commission agenda. No details beyond the name of the Applicant and the identification of the discussion item as a PD is required to be given in the agenda.

X B. **Engage in an informal discussion with the Plan Commission** regarding the potential PD. Appropriate topics may include: location, project themes and images, general mix of dwelling unit types and/or land uses being considered, approximate residential densities, and non-residential intensities, general treatment of natural features, general relationship to nearby properties and public streets, and relationship to the Comprehensive Plan.

Done with staff at 5/18/15 Meeting.

NOTE: Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the Applicant or the City, but should be considered as the informal, non-binding basis for proceeding to the next step.

APPLICATION SUBMITTAL PACKET REQUIREMENTS
PD PROCESS STEP 2: CONCEPT PLAN

Prior to submitting the 25 complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

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

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

⇓

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

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

X (2) **A general written description of proposed PD** including:

- X General project themes and images;
- X The general mix of dwelling unit types and/or land uses;
- X Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
- X The general treatment of natural features;
- X The general relationship to nearby properties and public streets;
- X The general relationship of the project to the Master Plan;
- X An initial draft list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and, a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility; and,

X (3) **A written description of potentially requested exemption** from the requirements of the underlying zoning district, in the following order:

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

X (4) **A conceptual plan drawing** (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives. The Applicant may submit copies of a larger version of the plan in addition to the 11" x 17" reduction.

FINAL APPLICATION PACKET INFORMATION
PD PROCESS STEP 2: CONCEPT PLAN

____ 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: ____

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

Prior to submitting the 25 complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (5 Copies to Zoning Administrator) *Date:* _____ *by:* _____
⇓ *Draft Final Packet (1 Copy to Zoning Administrator)* *Date:* _____ *by:* _____
⇓

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

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

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

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

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

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

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

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

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

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

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

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

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

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

X Project identification signs; (Accessible Parking)

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

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

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

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

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

____ **Receipt of 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:** _____

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

Prior to submitting the 25 complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

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

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

⇓

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

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

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

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

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

- X Specific project themes and images;
- X The specific mix of dwelling unit types and/or land uses;
- X Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
- X The specific treatment of natural features;
- X The specific relationship to nearby properties and public streets.
- X A Statement of Rationale as to why PD zoning is proposed identifying perceived barriers in the form of requirements of standard zoning districts and opportunities for community betterment through the proposed PD zoning.
- X A complete list of zoning standards which will not be met by the proposed PIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PIP and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.

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

- X A PIP site plan conforming to all requirements of Section 98-908(3). If the proposed PD is a group development (per Section 98-208) also provide a proposed preliminary plat or conceptual plat;
- N/A Location of recreational and open space areas and facilities specifically describing those that are to be reserved or dedicated for public acquisition and use;
- X Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio

and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or City Council; and

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

X (5)**A landscaping plan for subject property**, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.

N/A (6)**A series of building elevations** for the entire exterior of all buildings in the PD, including detailed notes as to the materials and colors proposed.

X (7)**A general signage plan** including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and group development signage themes which are proposed to vary from City standards or common practices.

N/A (8)**A general outline of the intended organizational structure** for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.

X (9)**A written description** which demonstrates the full consistency of the proposed PIP with the approved GDP.

X (10)**A written description** of any and all variations between the requirements of the applicable PD/GDP zoning district and the proposed PIP development; and,

N/A (11)**Proof of financing capability** pertaining to construction and maintenance and operation of public works elements of the proposed development.

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

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

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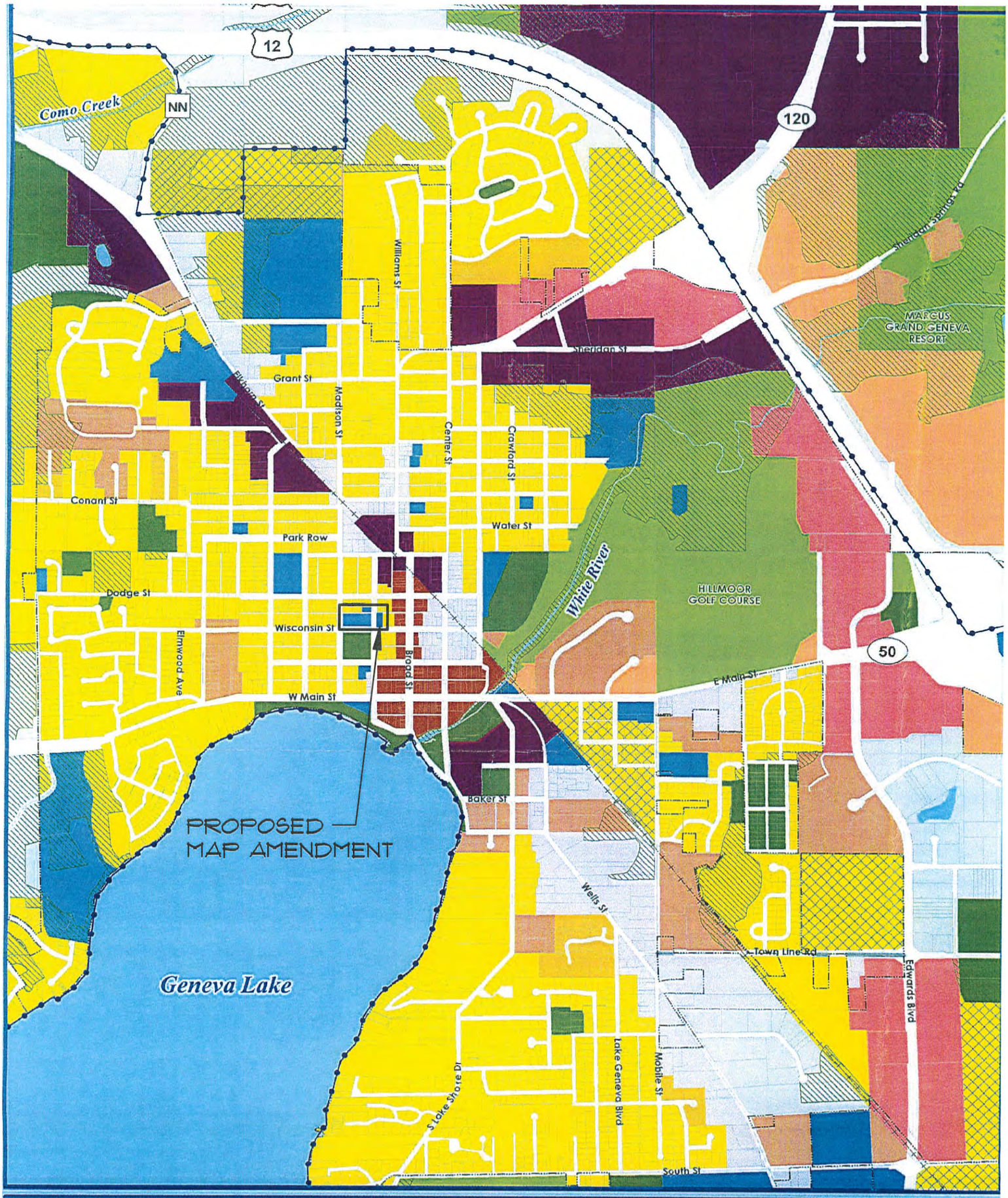
required copies to the Zoning Administrator by City Clerk: Date: _____ by: ____

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

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



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

Land Use Categories

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

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

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

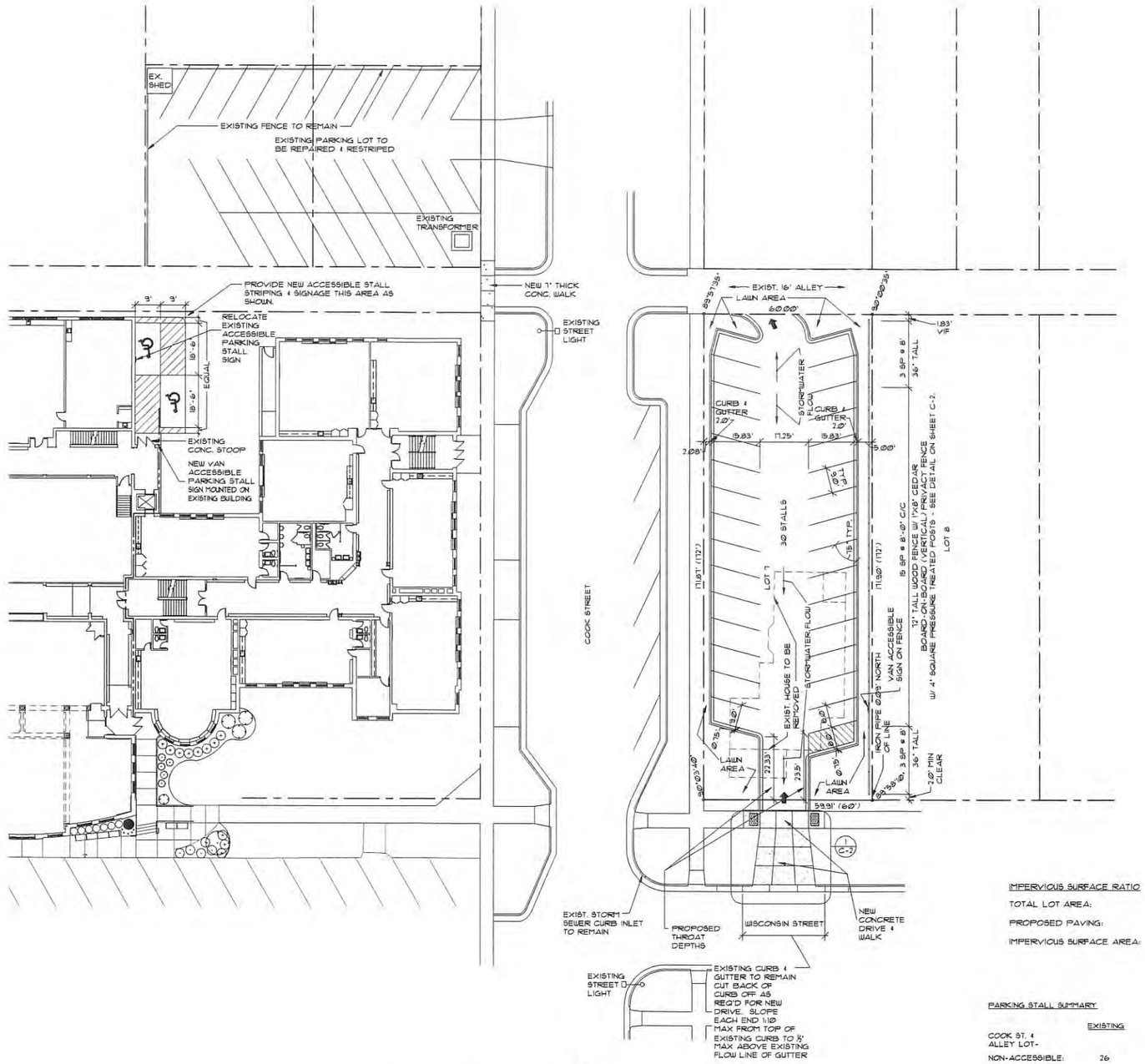
*Each "Planned Mixed Use Area" may include mix of:
1. Planned Office
2. Multi-Family Residential
3. Institutional & Community Services
4. Planned Business

- Planned Industrial
- General Industrial
- Institutional & Community Services
- Private Recreation Facilities
- Public Park & Recreation
- Environmental Corridor
- Long Range Exurban Growth Area

- City of Lake Geneva
- Township Boundary
- Urban Service Area Boundary
- Extraterritorial Jurisdiction Boundary
- Parcels
- Surface Water
- Abandoned Railroad

0 0.125 0.25 0.5 Miles

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



1 C-1 **SITE PLAN**
1"=20'-0"
0' 10' 20' 40'

IMPERVIOUS SURFACE RATIO

TOTAL LOT AREA:	10,320 SF
PROPOSED PAVING:	8,117 SF
IMPERVIOUS SURFACE AREA:	79%

PARKING STALL SUMMARY

	EXISTING	PROPOSED
COOK ST. & ALLEY LOT-		
NON-ACCESSIBLE:	26	26
ALLEY ALCOVE-		
ACCESSIBLE:	1	2
	27 STALLS	28 STALLS
COOK & WISCONSIN STREET LOT-		
NON-ACCESSIBLE:		29
ACCESSIBLE:		1
		30 STALLS
TOTAL:	27 STALLS (INCLUDING 1 ACCESSIBLE)	58 STALLS (INCLUDING 3 ACCESSIBLE)

REVISIONS

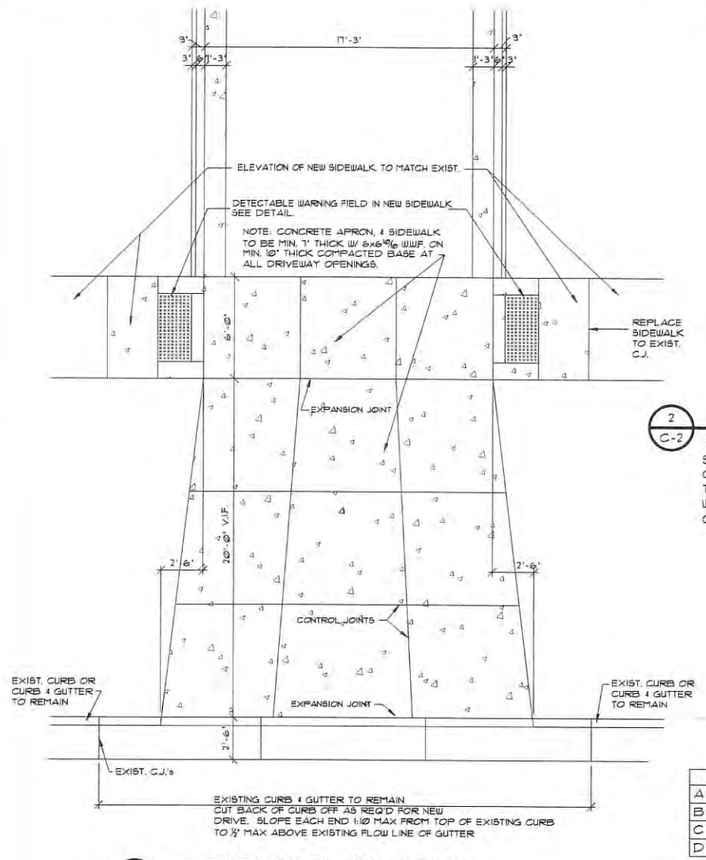
SITE PLAN

PARKING LOT FOR:
CENTRAL-DENISON ELEMENTARY SCHOOL
LAKE GENEVA, WISCONSIN

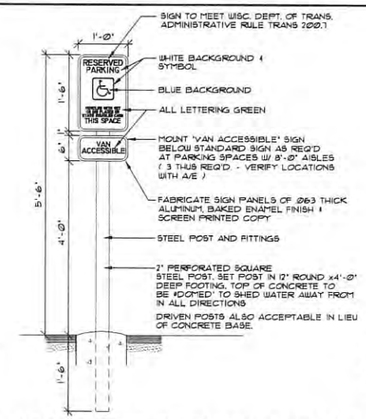
KEHOE - HENRY & ASSOCIATES, INC.
ARCHITECTURE & ENGINEERING
26 NORTH WISCONSIN STREET
ELKHORN, WISCONSIN 53121
TELEPHONE 262-723-4399
FAX 262-723-4299

JOB NO. 1508
DATE 6/19/15
SHEET NO. C-1

ACAD DWG: H:\2015\1508-Site Plan.DWG DATE: 6/16/15

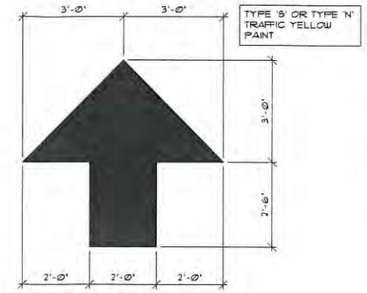


1 C-2 **DRIVEWAY OPENING DETAIL**
1/4"=1'-0"

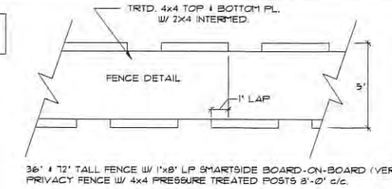


2 C-2 **ACCESSIBLE PARKING SIGNAGE**
3/4"=1'-0" PER LOCAL & STATE CODES

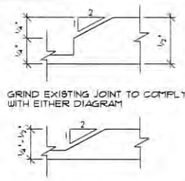
SEE SITE LAYOUT PLAN FOR LOCATIONS & TEXT OF OTHER SIGNS REQUIRED. CONSTRUCTION TO BE SIMILAR TO THIS DETAIL. WHERE NOTED ON DRAWINGS, MOUNT SIGN(S) ON BUILDING OR FENCE.



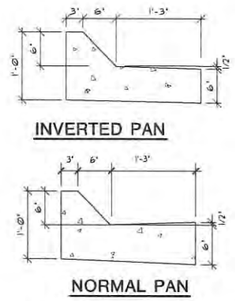
3 C-2 **DIRECTIONAL ARROW DETAIL**
1/2"=1'-0" TYPICAL



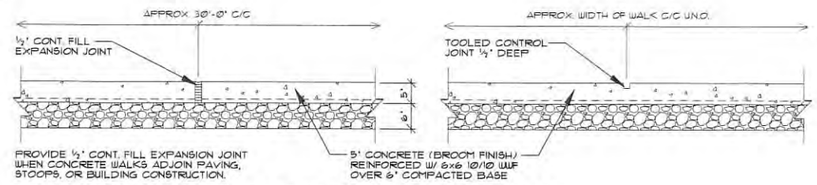
4 C-2 **FENCE DETAIL**
3"=1'-0"



5 C-2 **EXISTING SIDEWALK JOINT DETAIL**
N/S



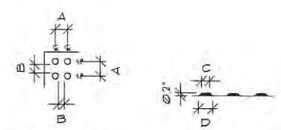
6 C-2 **MOUNTABLE CURB DETAIL**
1"=1'-0"
PROVIDE CONSTRUCTION JOINTS @ 10' c/c AND EXPANSION JOINTS @ 30' c/c.



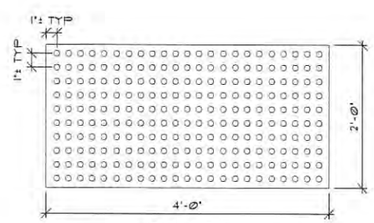
7 C-2 **CONCRETE SIDEWALK JOINT DETAIL**
3/4"=1'-0" NOTE: MAX. CROSS SLOPE OF SIDEWALK TO BE ¼" PER FT

	MIN	MAX
A	1.6"	2.4"
B	.65"	1.5"
C	"	"
D	.9"	1.4"

'C' DIMENSION IS 50% - 65% OF 'D' DIMENSION



PLAN VIEW ELEVATION VIEW



PLAN VIEW
DETECTABLE WARNING FIELD (TYPICAL)

GENERAL NOTES: FURNISH CURB RAMP DETECTABLE WARNING FIELD FROM A MANUFACTURER ON THE WISCONSIN DEPARTMENT OF TRANSPORTATION APPROVED PRODUCT LIST. THE COLOR SHALL BE FEDERAL YELLOW 33538.

8 C-2 **TRUNCATED DOME DETECTABLE WARNING FIELD**
N/S DETECTABLE WARNING PATTERN DETAILS

REVISIONS

SITE DETAILS

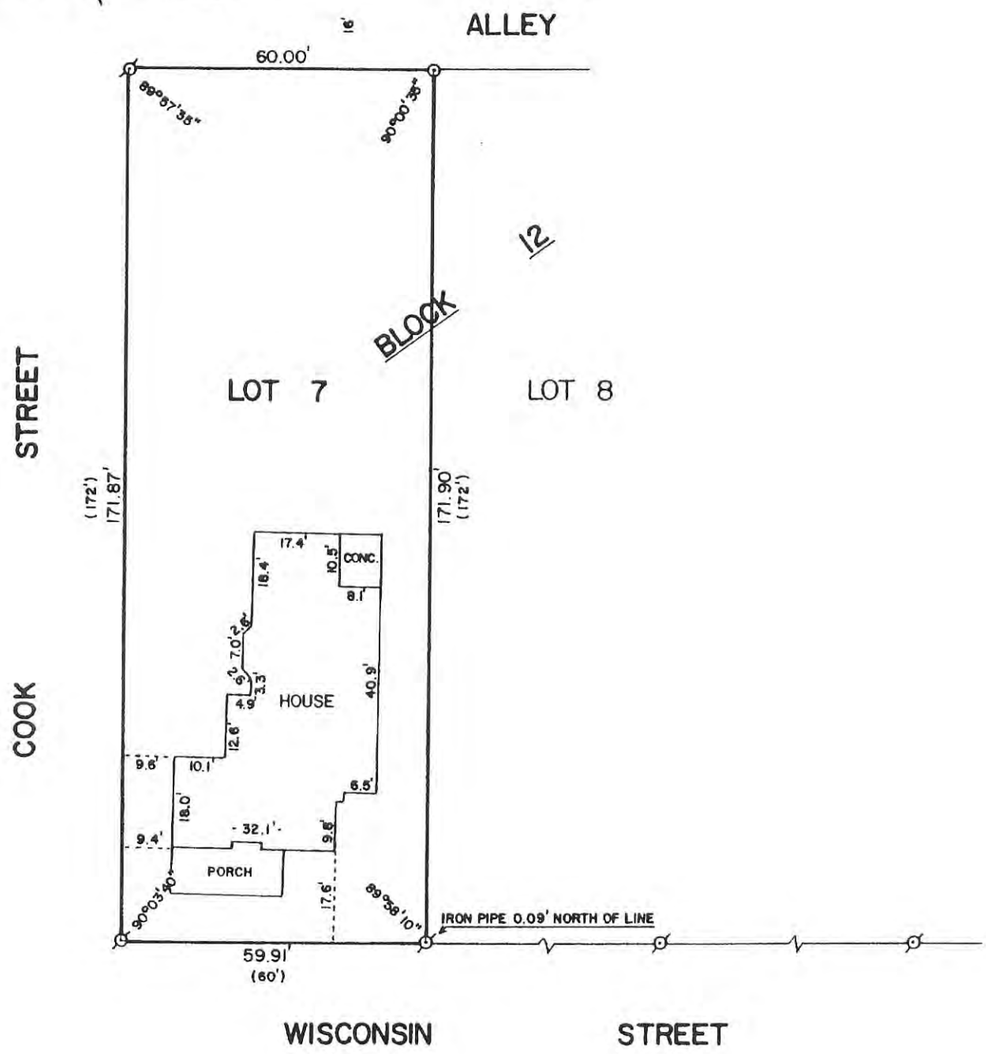
PARKING LOT FOR:
CENTRAL - DENISON
ELEMENTARY SCHOOL
LAKE GENEVA, WISCONSIN

KEHOE - HENRY & ASSOCIATES, INC.
ARCHITECTURE & ENGINEERING
25 NORTH WISCONSIN STREET
ELKHORN, WISCONSIN 53121
TEL 262-723-4259
FAX 262-723-4299

JOB NO. 1508
DATE 6/19/15
SHEET NO. C-2

RECEIVED
MAY 26 1989

ABELL
SURVEYING & MAPPING
DELAVAN, WISCONSIN 53115
414-728-6737



PLAT OF SURVEY OF

LOT 7, BLOCK 12 OF THE ORIGINAL PLAT OF THE VILLAGE, NOW CITY, OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

ORDERED BY: ANCHOR SAVINGS & LOAN
P.O. BOX 997
LAKE GENEVA, WI. 53147

SCALE - 1"=30'

LEGEND
Ø - IRON PIPE FOUND
o - IRON PIPE SET
( )- RECORDED AS

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

David F. Abell
DAVID F. ABELL
WISCONSIN REGISTERED LAND SURVEYOR, S-1596

DATE January 17, 1989 JOB NUMBER - 89005
NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

833 Wisconsin St, Lk Geneva
WALWORTH COUNTY, WISCONSIN
1 inch = 59 feet
Author:
Map Produced on: 5/22/2015
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD27
Walworth County Information Technology Department
Land Information Division
1800 County Trunk N N
Elkhorn, Wisconsin 53121-1001
DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, QUALITY, RELIABILITY OR USEFULNESS OF THE INFORMATION. THE INFORMATION CONTAINED HEREIN WILL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.
ZOP 00086
ZOP 00087
ZOP 00092
ZOP 00093
ZOP 00094
ZOP 00095
ZOP 00096
ZOP 00097
ZOP 00098
ZOP 00099
ZOP 00100
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ZOP 00105
ZOP 00106
ZOP 00107
ZOP 00165
ZOP 00166
ZOP 00173A
COOK ST
WISCONSIN ST
STREET
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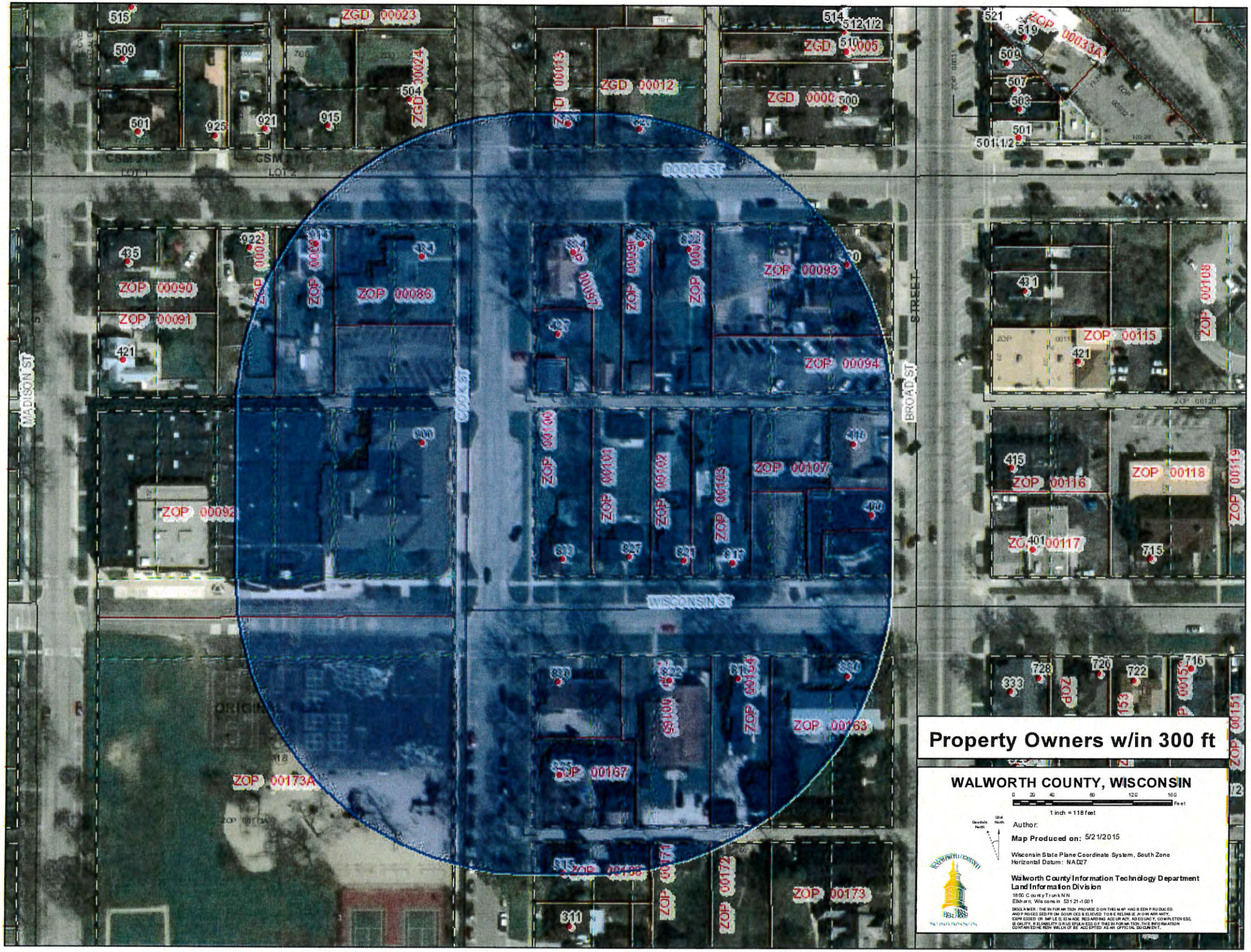
Property Owners w/in 300 ft
WALWORTH COUNTY, WISCONSIN
0 20 40 80 120 160 Feet
1 inch = 118 feet
Author:
Map Produced on: 5/21/2015
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD27
Walworth County Information Technology Department
Land Information Division
1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001
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DODGE ST
WISCONSIN ST
MADISON ST
BROAD ST
STREET
ZGD 00023
ZGD 00024
ZGD 00012
ZGD 00005
ZOP 00033A
ZOP 00090
ZOP 00091
ZOP 00086
ZOP 00093
ZOP 00094
ZOP 00115
ZOP 00108
ZOP 00092
ZOP 00107
ZOP 00116
ZOP 00118
ZOP 00117
ZOP 00163
ZOP 00167
ZOP 00173A
ZOP 00173
ZOP 00171
ZOP 00172
ZOP 00151
ORIGINAL PLAT
CSM 2115
LOT 1
LOT 2