

CITY OF LAKE GENEVA
PLAN COMMISSION MEETING
MONDAY, SEPTEMBER 21, 2015- 6:30 PM
COUNCIL CHAMBERS, CITY HALL

Agenda

1. Meeting called to order by Mayor Connors.
2. Roll Call.
3. Approve Minutes of August 17, 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 Geneva Java Coffee Shop, Inc, 252 Center Street, Lake Geneva, WI 53147 for a new exterior signs on the storefront and rear at Tax Key No. ZOP 00258.
 - B. Application by Tristan Crist Magic Theatre, 609 W Main Street, Lake Geneva, WI 53147 for two new exterior signs on the storefront at Tax Key No. ZOP 00291.
 - C. Application by Mark T Braden for Braden Dental Center, 101 Broad Street, , Lake Geneva, WI 53147 for a new exterior sign at the storefront at Tax Key No. ZA276000001.
 - D. Application by AJE Associates PC, 252 Center Street, Lake Geneva, WI 53147 for a new exterior signs on the Monument Sign at Tax Key No. ZOP 00258.
7. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted on behalf of Woodhill Farms Nursery, by Schmitt Engineering, 215 West Calhoun, Woodstock IL 60098 for land located in the extra-territorial plat review area at State Hwy 120 & Willow Road, Lake Geneva, WI 53147, Tax Key No. IL1400009A.
8. Continued Public Hearing and recommendation for a Planned Development (PD), General Development Plan (GDP) & Precise Implementation Plan (PIP) filed by Kim Pischke for Core Commercial, Inc., PO Box 1154, Appleton, WI, 54912, to allow for a multi-tenant commercial building at 351 Peller Road, Lake Geneva, WI 53147, Tax Key No. ZA76100001.
9. Public Hearing and recommendation on a Conditional Use Application filed by Tristan Crist Magic Theatre to operate a Indoor Commercial Entertainment Facility (Magic Theater) at 609 Main Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00291.
10. Public Hearing and recommendation on a Conditional Use Application filed by Monty & Patricia, 860 Maytag Road, Lake Geneva, WI 53147, for the installation of a decorative fence in excess of three feet (four feet) in the front street yard setback, on Maytag Road, at 860 Maytag Road, Lake Geneva, Tax Key No. ZCE 00012.
11. Public Hearing and recommendation on a Precise Implement Plan (PIP) Amendment filed by Ken Wenz, 1131 Wisconsin Street, Lake Geneva, WI 53147 for his property to convert from a Commercial Apartment and Retail space to Commercial Indoor Lodging at 220 Cook Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00243.
12. Public Hearing and recommendation on an Application for a Petition for Direct Annexation submitted by 120 Properties, LLC, PO Box 935, Lake Geneva, WI 53147 for vacant land located in the town of Lyons, on the Northwest corner of the intersection of South Edwards Boulevard and Townline Road, Tax Key No. NLY 3100013A.
13. Adjournment

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

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

Posted 8/14/15

STAFF REPORT
To Lake Geneva Plan Commission

Meeting Date: September 21, 2015

Agenda Item #6A

Applicant:
Geneva Java Coffee Shop, Inc.
252 Center Street
Lake Geneva, WI 53147

Request:
Exterior signage for business
Tax Key No. ZOP 00258

Description:

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

Staff Recommendation:

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

Agenda Item #6B

Applicant:
Tristan Crist Magic Theatre
609 W. Main Street
Lake Geneva, WI 53147

Request:
Exterior signage for new business
Tax Key No. ZOP 00291

Description:

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

Staff Recommendation:

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

Agenda Item #6C

Applicant:
Mark T Braden for Braden Dental
101 Broad Street
Lake Geneva, WI 53147

Request:
Exterior signage and awning for his business
Tax Key No. ZA276000001

Description:

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

Staff Recommendation:

The new awning and signage meets all specifications for the Downtown district and Sign Ordinance. In addition the Condominium Association has approved the awning and signage with the awning matching the current color on the first floor. Staff's recommendation is that the awning and signage be approved as presented with any Commission amendments.

Agenda Item #6D

Applicant:

AJE Associates PC
252 Center Street
Lake Geneva, WI 53147

Request:

New Monument Signage for new business at
Tax Key No. ZOP 00258

Description:

The applicant proposes to signs to the existing monument at the building location. The colors and size of signage meets downtown design standards and the colors do not fall within our restricted color palette.

Staff Recommendation:

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

Agenda Item #7

Applicant:

Schmitt Engineering for Woodhill Farms Nursery
215 West Calhoun Road
Woodstock, IL 60098

Request:

Certified Survey Map approval for land located
in the Town of Linn within the City's extra
territorial plat review jurisdiction area.

Description:

The applicant would like to split off 5 acres of the property in a new Certified Survey Map.

Staff Recommendation:

Staff has no objection to a recommendation for approval subject to compliance with any conditions from the Commission. Subject to the Engineers comments in letter dated September 3, 2015 to correct the spelling of Nursery on CSM.

Agenda Item #8

Applicant:

Core Commercial, Inc
PO Box 1154
Appleton, WI 54912

Request:

Planned Development with GDP & PIP for a
Commercial Building and site plan for the
property at 351 Peller Road, Tax Key No.
ZA761000001.

Description: The applicant proposes to raze the existing structure and construct a new commercial multi-tenant building using one of two different options depending on the State of Wisconsin land sale.

Staff Recommendation: Staff has no objection to the proposed General Development Plan (GDP) and Precise Implementation Plan (PIP). The applicant is only asking for a reduction in building to property

line exception for both the building and the patio area for one tenant, a reduction in parking lot isle width from 26 feet to 24 feet, an island exemption in the parking lot, and a monument sign lot line reduction. All sides of the building are going to be finished with a typical front façade. Staff will require the utilities to be upgraded for the entire length of their property line on Peller Road and the road finished to current standards. Staff also includes the requirements of the Engineers' letter dated August 4th, 2015.

Agenda Item #9

Applicant:
Tristan Crist Magic Theatre
PO Box 398
Lake Geneva, WI 53147

Request:
Conditional use to Operate a Indoor Commercial
Entertainment Facility (Magic Theater) at
609 W Main Street, Tax Key No. ZOP 00291.

Description: The applicant proposes to operate a Commercial Indoor Entertainment Facility which requires a Conditional Use permit.

Staff Recommendation: Staff has no objection to the proposed Conditional Use for the Magic Theater at this location as the space is currently empty and is large enough for the proposed use. It will also bring a new type of family entertainment to the downtown area.

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

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

Agenda Item #10

Applicant:
Monty & Patricia Enoch
860 Maytag Road
Lake Geneva, WI 53147

Request:
Four foot fence in the Front Street Yard at
860 Maytag Road, Tax Key No. ZCE 00012.

Description:

The applicant would like to construct a four foot high fence in the front on the parcel to enclose an in ground swimming pool to be constructed.

Staff Recommendation:

Staff has no objection to the four foot fence in the front yard as this is a lakefront lot that requires the lake side of the property to be the front yard and the street side of the property to be the rear yard. The home owners are in the process of installing an in ground swimming pool which under our Zoning Code requires a four foot fence. There for to meet our Zoning Code a four foot fence would need to be installed in the front yard setback. The owner has received approval from the neighboring property owner to bring their current common three foot fence up to the four foot height and install a new four foot high fence on the front property line with an automatic opening and closing gate to meet our requirements to enclose the swimming pool.

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

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

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

1. In general, the proposed Planned Development is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
2. Specific to this site, the proposed Planned Development is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
3. The proposed Planned Development in its proposed location, and as depicted on the required site plan does result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

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

Agenda Item #11

Applicant:

Ken Wenz for Bistro 220
220 Cook Street
Lake Geneva, WI 53147

Request:

Amendment to the Precise Implementation Plan
(PIP) for 220 Cook Street, Tax Key
No. ZOP 00243

Description:

The applicant would like to convert the existing upper level Commercial Apartment and the North lower level space into Commercial Indoor Lodging.

Staff Recommendation:

Staff has no objection to the request as he has one existing parking space on his property and has secured two additional properties on the neighboring parcel. That property has excess parking that is not required for their operation. The owner proposes no construction other than adding door to current openings to define spaces. Under the current State of Wisconsin Existing Commercial Building Code the owner will be required to supply a complete monitored smoke and fire alarm system for all areas of the building including the retail and basement areas before any occupancy of the living quarters is granted. If any construction is proposed at a future date, the property will need to install a complete fire sprinkler system.

- A. If, after the public hearing, the Commission wishes to recommend approval, then the appropriate fact finding would be:
1. In general, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 2. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 3. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

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

Agenda Item #12

Applicant:

120 Properties, LLC

PO Box 935

Lake Geneva, WI 53147

Request:

Application for Direct Annexation to the City of Lake Geneva from the Town of Lyons and to assign a temporary Zoning of Rural Holding for Tax Key No. NLY 3100013A.

Description:

The applicant would like to annex the property into the City of Lake Geneva to complete the first step of future development at the site.

Staff Recommendation:

Staff recommends that the Plan Commission recommend to the City Council, that the annexation process proceed as this site will need to be annexed for any future development. The State of Wisconsin has already reviewed and approved the annexation and it will help to eliminate some of the pockets of the Town of Lyons within the City of Lake Geneva.

Staff may provide additional comment on the above items and will comment on remaining agenda items at the meeting.

Zoning Administrator

**CITY OF LAKE GENEVA
PLAN COMMISSION MEETING**

MONDAY, AUGUST 17, 2015- 6:30 PM
COUNCIL CHAMBERS, CITY HALL

MINUTES

1. Meeting called to order by Mayor Connors at 9:09 PM.

2. Roll Call

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

3. Approve Minutes of July 19, 2015 Plan Commission meeting as distributed.

MOTION #1

Kupsik/Gibbs moved to approve the minutes of July 19, 2015 Plan Commission meeting as distributed.
The motion carried unanimously.

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

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

Re Item #12 – Klein feels that the City is missing a huge opportunity with relation to the Hillmoor property. She suggests a visitors center with a shuttle bus to and from the downtown area. She believes two Sr. Housing projects at one time is too many. (Hillmoore Estates / Symphony Bay)

5. Acknowledgment of Correspondence.

Same correspondence presented at the earlier Joint meeting, goes along with this agenda item #7 for this meeting. *(Scan copies of documents can be found with the minutes from the Joint meeting or hard copies are on file with these minutes.)*

Correspondence received prior to the meeting against the Comp Plan Amendment – Related to Agenda Item #7:

- 8-14-15 Protest Petitions received from James McIntosh, Maureen A. Marks and Mark Immer with a total of 132 signatures
- 8-17-15 Received handout – “Chapter 34 Historical Preservation”
- 8-17-15 Received handout – “Wisconsin State Statute 120.12 (21)”
- 8-17-15 Received a letter from Kris Kukla against the comp plan amendment
- 8-17-15 Protest Petition received from Virgil & Sharon Wuttke with 9 signatures
- 8-17-15 Received 3 photographs of the alley area across from the comp plan amendment area
- 8-17-15 Received optional new parking lot plan located on school property

Correspondence received prior to the meeting in support the Comp Plan Amendment:

- 8-17-15 Received a letter in support of the comp plan amendment from David C Williams

Additional packets of letters in support of the Agenda item #7.

6. Downtown Design Review.

A. Application by Jeff Liberman for Verve Art Gallery, 223 Cook Street, Lake Geneva, WI 53147 for a new exterior sign on the storefront at Tax Key No. ZOP 00253.

DISCUSSION – Jeff Liberman

Liberman gave a brief overview of his sign.

MOTION #2

Kupsik/Flower moved to approve the application by Jeff Liberman for Verve Art Gallery, 223 Cook Street, Lake Geneva, WI 53147 for a new exterior sign on the storefront at Tax Key No. ZOP 00253.

The motion carried unanimously.

B. Application by Elizabeth Tumas for The Bottle Shop, 617 W. Main Street, Lake Geneva, WI 53147 for two new exterior signs on the storefront at Tax Key No. ZOP 00291.

DISCUSSION – Elizabeth Tumas

Tumas gave a brief overview of her sign.

MOTION #3

Kupsik/Adams moved to approve the application by Elizabeth Tumas for The Bottle Shop, 617 W. Main Street, Lake Geneva, WI 53147 for two new exterior signs on the storefront at Tax Key No. ZOP 00291.

The motion carried unanimously.

C. Application by Shannon Levitt for Broadway Academy of Art & Dance, 709W. Main Street, Lake Geneva, WI 53147 for a new exterior sign at the storefront at Tax Key No. ZA276000001.

MOTION #4

Kupsik/Skates moved to approve the Application by Shannon Levitt for Broadway Academy of Art & Dance, 709 W. Main Street, Lake Geneva, WI 53147 for a new exterior sign at the storefront at Tax Key No.

ZA276000001. The motion carried unanimously.

D. Application by Michael Keefe for Venture Investment Partners, 703 W. Main Street, Lake Geneva, WI 53147 for a new exterior façade and signage at Tax Key No.ZA276000001.

DISCUSSION – Michael Keefe

Keefe gave a brief overview of his new exterior façade and signage. There was brief discussion about upper level windows being done at a later time.

MOTION #5

Kupsik/Flower moved to approve the Application by Michael Keefe for Venture Investment Partners, 703 W. Main Street, Lake Geneva, WI 53147 for a new exterior façade and signage at Tax Key No.ZA276000001.

The motion carried unanimously. To include all staff recommendations including window repair.

MOTION #6

Kupsik/Mayor Connors moved to suspend the rules and go to item #10. The motion carried unanimously.

7. **Public Hearing and recommendation for a Planned Development (PD) including the General Development Plan (GDP) and the Precise Implementation Plan (PIP) filed by William Henry, for the Lake Geneva Joint 1 School District, 208 South Street, Lake Geneva, WI 53147 on behalf of Michael & Kathleen Sebastian, to allow for a Parking Lot at 833 Wisconsin Street, Tax Key No. ZOP 00100.**

DISCUSSION – Mr Bill Henry

Mr. Henry presented a power point with handouts and briefly addressed the commission. There was some back and forth general discussion related to needed traffic studies, signage, drainage and landscaping for the proposed parking lot.

PUBLIC SPEAKER #1 –Charlene Klein -817 Wisconsin St, LG

Speaker voiced their concerns and opposition to agenda item #7.

*Referencing her previous comments from the Joint meeting (*See Joint meeting minutes*)
She also inquired who is going to monitor who is parking in a teacher/staff parking lot?

PUBLIC SPEAKER #2 – Gail Gygax -Address, LG

Speaker voiced their concerns and opposition to agenda item #7.

She would like to see a study done on traffic from school, tourists and residents.

PUBLIC SPEAKER #3 - Perez -, LG (*He is the son of mother who lives there*)

He voiced his concerns and opposition to agenda item #7.

PUBLIC SPEAKER #4 – Maureen Marks – 834 Dodge St, LG

Speaker voiced their concerns and opposition to agenda item #7.

Sebastian told her that the school board approached him.

Concerned about the exceptions ... at least 10 of them...

PUBLIC SPEAKER #5 – Mark Immer – 821 Wisconsin St, LG

Speaker voiced their concerns and opposition to agenda item #7.

Not looked into all options.

PUBLIC SPEAKER #6 – Richard Melman – S Lake Shore Dr, LG

Speaker voiced their concerns and opposition to agenda item #7.

Switch the schools and have the older kids go to Dennison and young ones go to LGMS.

MOTION #8

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

DISCUSSION

Inspector Robers clarified that there are 3 units in the existing property and no building permits have been pulled on The property, if they are doing any remodeling it is being done without City permits. The property owner submitted a signed letter with the application granting permission for the application.

MOTION #10 TO AMEND

Mayor Connors/Skates moved to amend the recommendation with the following additions:

- Add a Stop sign at the North exit with the alley and a left turn only sign
- Stop Sign at the alley along with a crosswalk
- Detection field on the sidewalk
- Landscaping be preserved as noted in the plan and any damaged trees be replaced by the same species
- Length of the fence along the East side be cut off even with the angle on the Northern most parking stall to protect vision
- City engineers review and approval of all drainage

The amendment passed 6/1 (Gibbs against).

MOTION #11

Kupsik/Skates moved to approve the recommendation for a Planned Development (PD) including the General Development Plan (GDP) and the Precise Implementation Plan (PIP) filed by William Henry, for the Lake Geneva Joint 1 School District, 208 South Street, Lake Geneva, WI 53147 on behalf of Michael & Kathleen Sebastian, to allow for a Parking Lot at 833 Wisconsin Street, Tax Key No. ZOP 00100. To include finding of fact and all staff recommendations and amendment items listed below and contingent upon council approval of the Comprehensive Plan change.

- Add a Stop sign at the North exit with the alley and a left turn only sign
- Stop Sign at the alley along with a crosswalk
- Detection field on the sidewalk
- Landscaping be preserved as noted in the plan and any damaged trees be replaced by the same species
- Length of the fence along the East side be cut off even with the angle on the Northern most parking stall to protect vision
- City engineers review and approval of all drainage

The motion passed 5/2 (Gibbs/Frederick against).

- 8. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted on behalf of Potter's Self Storage LLC, by Farris Hansen & Associates, PO Box 437, Elkhorn, WI 53121 for land located in the extra-territorial plat review area at W2285 Townline Road, Lake Geneva, WI 53147.**

MOTION #10

Mayor Connors/Kupsik moved to approve the recommendation on an Application for Land Division Review for a Certified Survey Map submitted on behalf of Potter's Self Storage LLC, by Farris Hansen & Associates, PO Box 437, Elkhorn, WI 53121 for land located in the extra-territorial plat review area at W2285 Townline Road, Lake Geneva, WI 53147; including engineering review of the CSM. The motion passed 6/1 (Flower against)

- 9. Public Hearing and recommendation on a Conditional Use Application filed by Elizabeth & Jeffery Iverson, 365 Elm Street, Elgin, IL, to operate a Bed & Breakfast establishment at 421 Madison Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00091.**

DISCUSSION

Elizabeth Iverson spoke to the commission with a brief overview of the proposed recommendation. There was a brief discussion of the application for clarification purposes.

PUBLIC SPEAKER - None

MOTION #11

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

MOTION #12

Kupsik/Adams moved to approve the recommendation on a Conditional Use Application filed by Elizabeth & Jeffery Iverson, 365 Elm Street, Elgin, IL, to operate a Bed & Breakfast establishment at 421 Madison Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00091. To include all staff recommendations, findings of fact, no outside storage and the location of the parking stalls, two on the alley and balance on the driveway. The motion carried unanimously.

- 10. Public Hearing and recommendation for a Planned Development (PD), General Development Plan (GDP) filed by Kim Pischke for Core Commercial, Inc., PO Box 1154, Appleton, WI, 54912, to allow for a multi-tenant commercial building at 351 Peller Road, Lake Geneva, WI 53147, Tax Key No. ZA 76100001.**

DISCUSSION – Grant (Fondu Lac)

He gave a brief overview of the PD and GDP for Core Commercial. There are two tenants lined up, Noodles Inc and QDoba and two more will be general retail. There was a brief discussion of the application for clarification purposes.

PUBLIC SPEAKER - None

MOTION #7

Connors/Flower moved to continue the item to the September meeting including the public hearing. The motion carried unanimously.

- 11. Review and Recommendation on an Application for Site Plan Review for landscape and parking lot alteration filled by City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI 53147 for parking lot located at 255/275 Mill Street, Tax Key No's ZA312100001 and ZOP 00298.**

DISCUSSION

ROBERS gave a brief overview of what is proposed.

MOTION #13

Kupsik/Flower moved to approve the recommendation on an Application for Site Plan Review for landscape and parking lot alteration filled by City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI 53147 for parking lot located at 255/275 Mill Street, Tax Key No's ZA312100001 and ZOP 00298. To include all staff recommendations. The motion carried unanimously.

- 12. Review and recommendation for an Application for a Comprehensive Plan Amendment submitted by John Michael Ford for Tempo Development, Inc., 11921 S. Hobart Street, Palos Park, IL 60464 to change the land use for parcels located at Tax Key No's. ZOP 00001, ZYUP 00001C, ZYUP 00131 & ZYUP 00153 from Private Recreation Facilities to Neighborhood Mixed Use, 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.**

DISCUSSION

There was a brief overview of what is proposed.

MOTION #14

Mayor Connors/Kupsik moved to approve the recommendation for an Application for a Comprehensive Plan Amendment submitted by John Michael Ford for Tempo Development, Inc., 11921 S. Hobart Street, Palos Park, IL 60464 to change the land use for parcels located at Tax Key No's. ZOP 00001, ZYUP 00001C, ZYUP 00131 & ZYUP 00153 from Private Recreation Facilities to Neighborhood Mixed Use, 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. Including notification recommendations for 300 ft. (To be on agenda of October 19th meeting.) The motion carried unanimously.

- 13. Review and acceptance of an Application for a Petition for Direct Annexation submitted by 120 Properties, LLC, PO Box 935, Lake Geneva, WI 53147 for vacant land located in the town of Lyons, on the Northwest corner of the intersection of South Edwards Boulevard and Townline Road, Tax Key No. NLY 3100013A and set a Public Hearing on said matter before the Plan Commission.**

MOTION #15

Kupsik/Gibbs moved to approve the acceptance of an Application for a Petition for Direct Annexation submitted by 120 Properties, LLC, PO Box 935, Lake Geneva, WI 53147 for vacant land located in the town of Lyons, on the Northwest corner of the intersection of South Edwards Boulevard and Townline Road, Tax Key No. NLY 3100013A and set a Public Hearing on said matter before the Plan Commission. (For the September meeting.)
The motion carried unanimously.

14. Adjournment

MOTION #16

Gibbs/Skates moved to adjourn the meeting. The motion carried unanimously.
The meeting adjourned at 12:06 am.

/s/Jackie Gregoles, B&Z Administrative Assistant

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE CITY COUNCIL.



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

GENEVA JAVA COFFEE SHOP, INC 252 CENTER ST. L.G. WI 53147

Name & Address of Current Building Owner:

MICHAEL KOCOURIC
STONE MANOR
LAKE GENEVA, WI 53147

Telephone Number of Current Building Owner: 262 825 9060

Name & Address of Applicant:

GENEVA JAVA COFFEE SHOP, INC.
252 CENTER ST
LAKE GENEVA, WI 53147

Telephone Number of Applicant: 262 581-5300

Proposed Design Change:

SIGNS FRONT + BACK OF BUILDING
(PHOTOS ENCLOSED)

Zoning District: _____

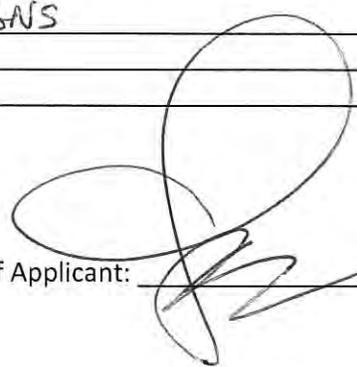
Names & Address of Architect, Engineer, and/or Contractor of Project:

THE WOOD SHOP 262 903-1734
CHARLIE MCKAY
JELAVAN, WI

Description of Project:

NEW SIGNS

Date: 8/10/2015

Signature of Applicant: 

BACK



FRONT





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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

605 main/mill street, Lake Geneva, WI
209 00291

Name & Address of Current Building Owner:

Kocourek property Holdings
886 S. Lake Shore Drive
Lake Geneva, WI 53147

Telephone Number of Current Building Owner: 847-525-9060

Name & Address of Applicant:

Tristan Crist Magic
P.O. Box 398
Lake Geneva, WI 53147

Telephone Number of Applicant: _____

Proposed Design Change:

Attach sign to Building as shown in Exhibit A+B.

Zoning District: ~~Central Business~~ ~~Business~~ Central Business

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

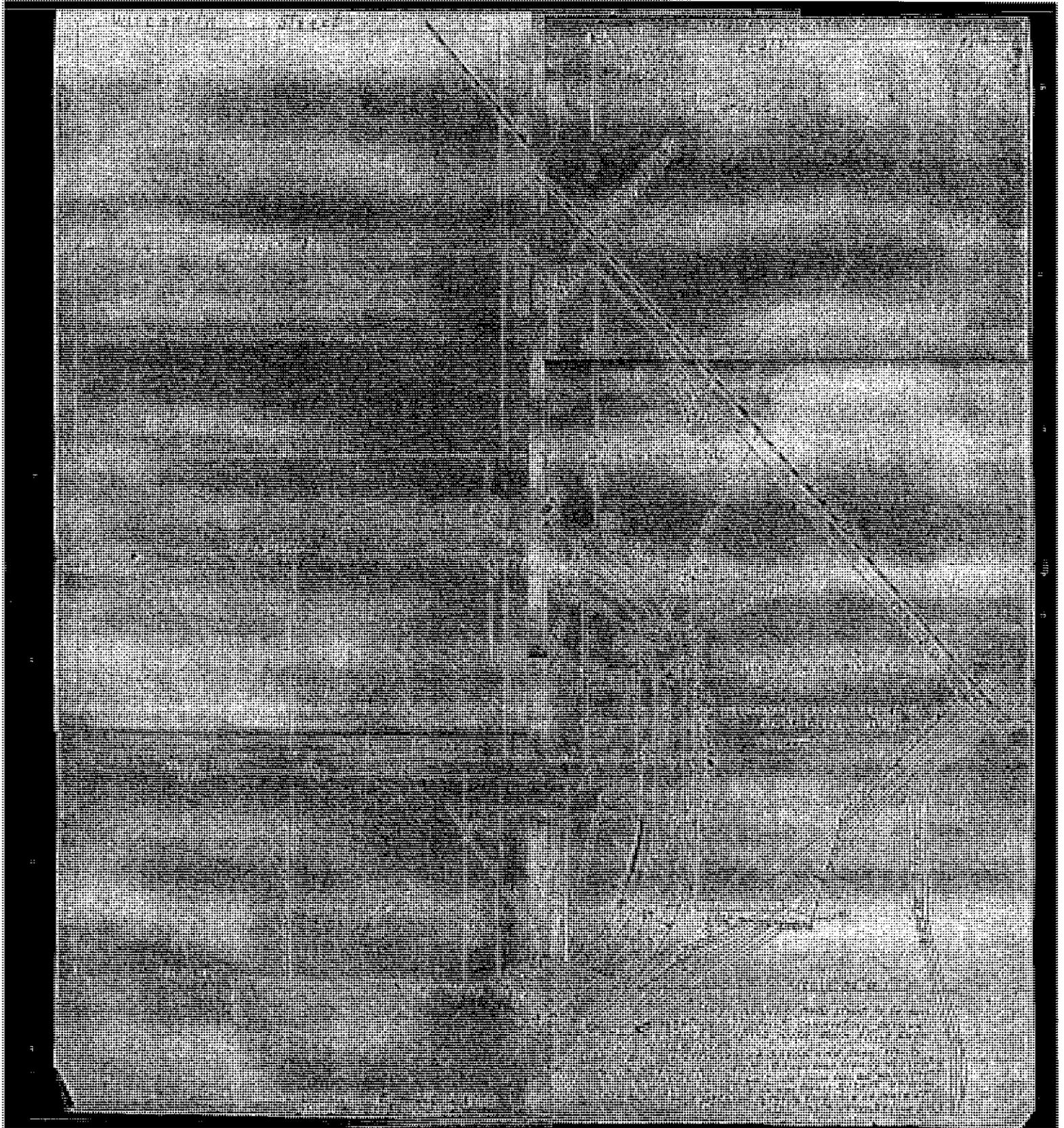
Description of Project:

Date: 9/3/15

Signature of Applicant: TC

- Vinyl lettering on windows
- 3/4" wood painted sign "Tristan Crist Magic Theatre"
- Changeable letter board for show times







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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

101 BROAD ST SUITE 203 LAKE GENEVA WI 53147
GENEVA TOWERS PN ZCNG 00007

Name & Address of Current Building Owner:

MARK T. BRADEN
101 BROAD ST 203
LAKE GENEVA, WI 53147

Telephone Number of Current Building Owner: 262-248-0120

Name & Address of Applicant:

MARK T. BRADEN DDS
101 BROAD ST SUITE 203
LAKE GENEVA WI 53147

Telephone Number of Applicant: 262-248-0120

Proposed Design Change:

PLACE AWNING OVER SOUTH FACING Floor to ceiling ~~to~~ windows

Zoning District: DOWNTOWN

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

LINDA STEVENSON
NORTHERN AWNING COMPANY
411 S. PEARL STREET
JANESVILLE WI 53548

Description of Project:

PLACE AWNING OVER SOUTH FACING OFFICE WINDOWS to Reduce
SUN EXPOSURE INTO OFFICE for TEMPERATURE CONTROL &
ALSO PROVIDE SIGNAGE FOR OFFICE

Date: 8/20/15

Signature of Applicant: Mark Braden

Description of project

1 square rigid style awning over windows facing south; square welded aluminum frame with Sunbrella acrylic fabric in forest green; awning size is: 29'x 36" drop x 36" projection. Lettering Braden Dental Center (plus logo) 262-248-0120 bradendental.com

248-0120

BRADEN DENTAL CENTER

bradendental.com

262-249-3000

LAKE GENEVA AREA

DENTISTRY

Geneva Towers Homeowners Association
101 Broad St.
Lake Geneva, WI 53147

To Whom It May Concern,

At the meeting of Geneva Towers Homeowners Association on August 16, 2015, the Board approved an awning for Dr. Mark Braden to be installed over his office windows facing east towards Flat Iron Park. The awning is to match, in color, the awnings we presently have on Geneva Towers, 101 Broad St. The color is evergreen. If there are any questions, please give me a call. My cell number is 262-903-5000.

Health & Happiness,

God Bless,


Sal Dimiceli Sr.

President - Geneva Towers Homeowners Association

15 copies

APPLICATION FOR DOWNTOWN DESIGN

City of Lake Geneva

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

252 Centur St - Lake Geneva WI

NAME AND ADDRESS OF CURRENT OWNER:

Kocourek Properties

880 South Lake Shore Dr - Lake Geneva WI

TELEPHONE NUMBER OF CURRENT OWNER:

847-525-9060

NAME AND ADDRESS OF APPLICANT:

AJE ASSOCIATES PC

1051 MOBILE ST LG WI

TELEPHONE NUMBER OF APPLICANT:

815 382 1688

PROPOSED ~~CONDITIONAL~~ USE:

SIGN

ZONING DISTRICT IN WHICH LAND IS LOCATED:

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

none

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

SIGN PLACED on display BOARD already
EXISTING in front yard area

8/26/15

DATE

AJERACU

SIGNATURE OF APPLICANT

23.75"

21"

AJE
Associates, P.C.

CERTIFIED PUBLIC ACCOUNTANTS

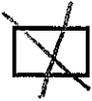
ESARCO WEALTH MANAGEMENT SERVICES

Securities offered through Cetera Financial Specialists LLC, member FINRA/SIPC

Surface: Alupalite
Graphics: High Performance Vinyl

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW



CERTIFIED SURVEY MAP or



SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Cully Pillman
11445 Highway 120 South
Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: (262) 248 - 9870

NAME AND ADDRESS OF APPLICANT:

Connor Pillman
113089 Willow Rd.
Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: (262) 325 - 1155

NAME AND ADDRESS OF SURVEYOR:

Joseph J. Brahm, Schmitt Engineering
215 West. Calhoun
Woodstock, IL 60098

TELEPHONE NUMBER OF SURVEYOR: (815) 337 - 7810

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Cully has gifted Connor 5 acres of his
land. Connor has begun building a
single family home on the lot.
Connor would like the land divided
off, so it is in his name.



To: Ken Robers **Date:** September 3, 2015
From: Gary R. Splinter, R.L.S.
CC: Tom Foht, Greg Governatori
Subject: Review of Certified Survey Map for Woodhill Farms Nursery in the
Town of Linn

We have completed the extraterritorial review of a Certified Survey Map prepared by Joseph Brahm of Schmidt Engineering. Our review was conducted to determine compliance with Chapter 236 of the Wisconsin State Statutes, Chapter 66-36 of the City of Lake Geneva Municipal Code and good surveying practices. The Certified Survey Map dated August 8, 2015 was reviewed.

Comments for the Certified Survey Map:

- The word "Nursery" is misspelled in the property owner label on each sheet.

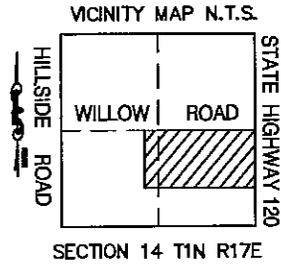
We recommend approval of the Certified Survey Map contingent upon enclosed surveyor's comments. Although the material has been reviewed, the surveyor is ultimately responsible for the thoroughness and accuracy of the Certified Survey Map with state statutes and municipal city code.

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

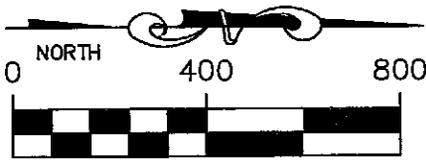
Conner Pilman
262-248-9876
262-325-1155

PRELIMINARY CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF LINN, COUNTY OF WALWORTH, STATE OF WISCONSIN.



SCALE 1"=400'

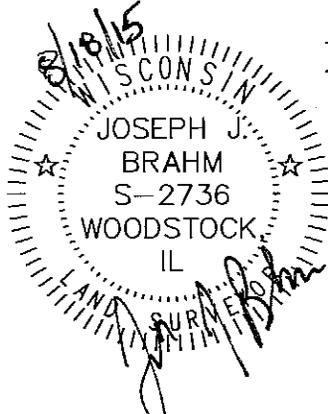
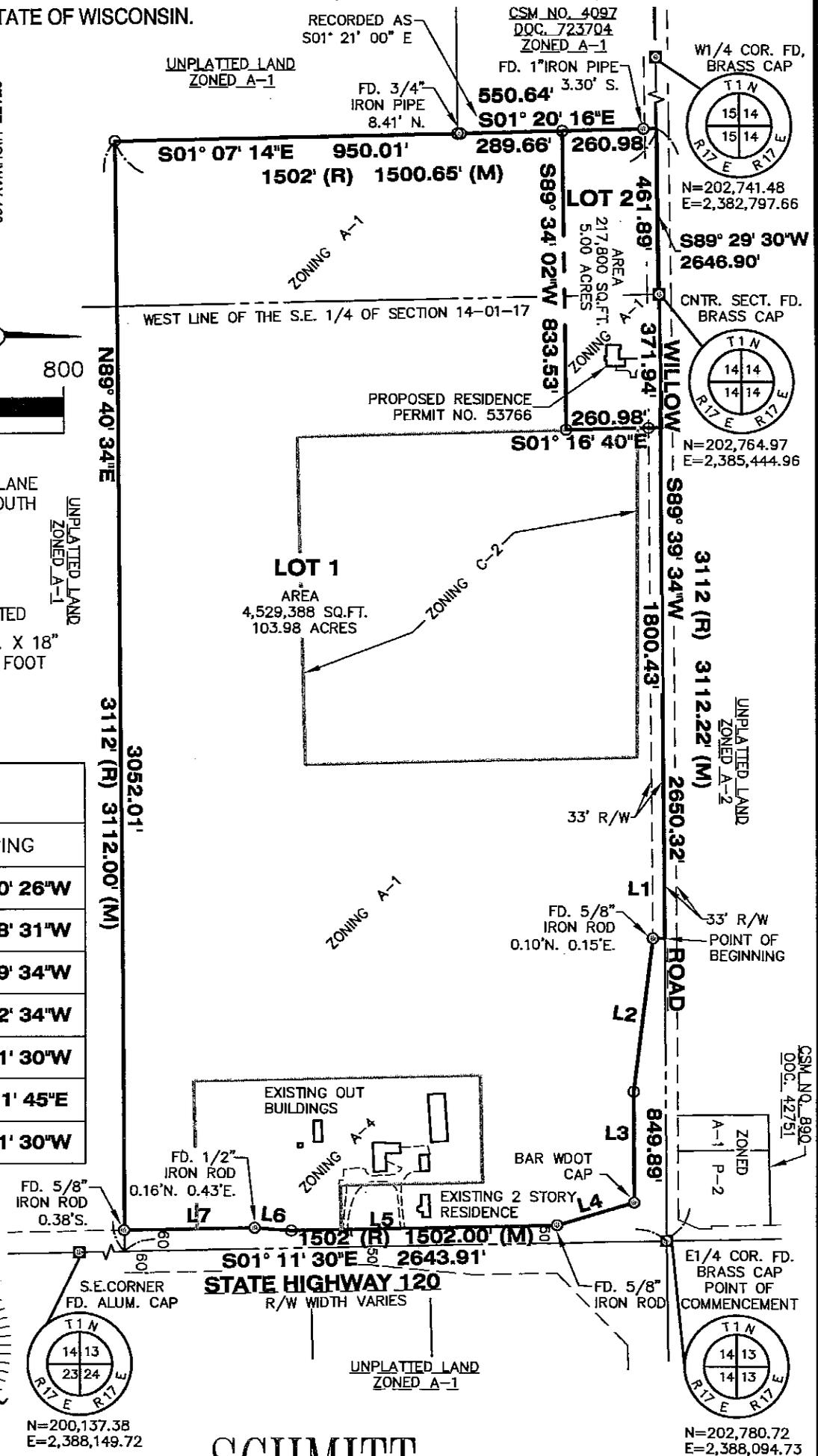


BEARINGS BASED ON WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD 83)

LEGEND

- ⊙ FOUND MONUMENT AS NOTED
- SET 1" IRON PIPE, 1.3" O.D. X 18" WT=1.68 LBS PER LINEAL FOOT
- (R) RECORD DEED DISTANCE
- (M) MEASURED DISTANCE

LINE TABLE		
LINE#	LENGTH	BEARING
L1	33.00'	N00° 20' 26"W
L2	433.58'	N82° 58' 31"W
L3	311.58'	S89° 39' 34"W
L4	222.81'	N16° 42' 34"W
L5	738.70'	N01° 11' 30"W
L6	100.32'	N04° 31' 45"E
L7	361.83'	N01° 11' 30"W



SCHMITT
ENGINEERING

SHEET 1 of 4 SHEETS
Job Number 150506

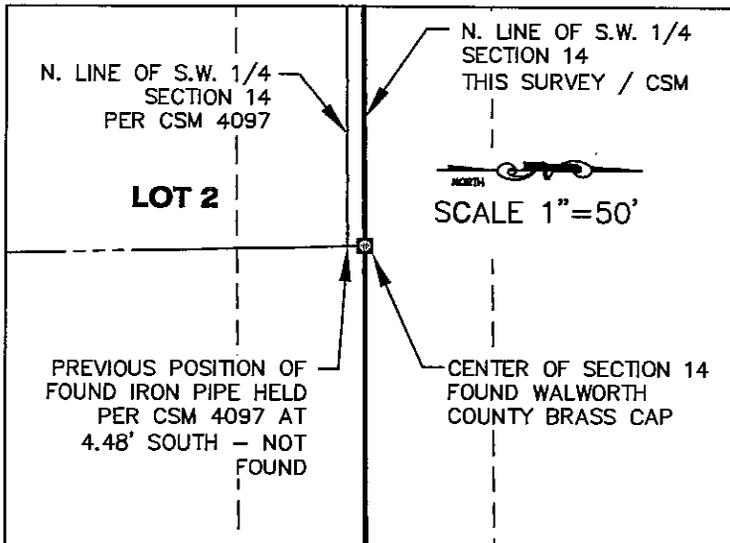
215 West Calhoun, Woodstock, IL 60098
Ph (815) 337-7810 Fx (815) 337-7812
www.alschmittengineering.com

PROPERTY OWNER:
WOODHILL FARMS NURSERY
N1445 STATE HIGHWAY 120 SO.
LAKE GENEVA, WI 53147

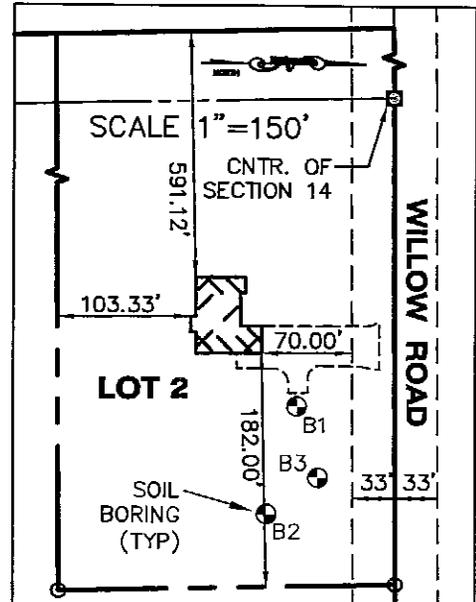
PRELIMINARY CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF LINN, COUNTY OF WALWORTH, STATE OF WISCONSIN.

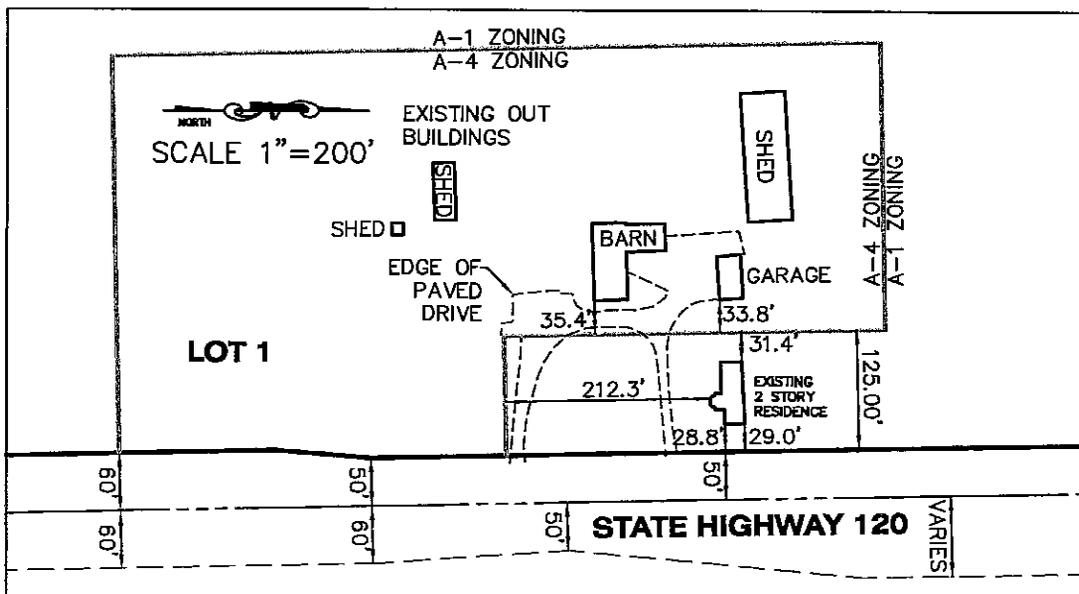
CENTER OF SECTION - CORNER DETAIL



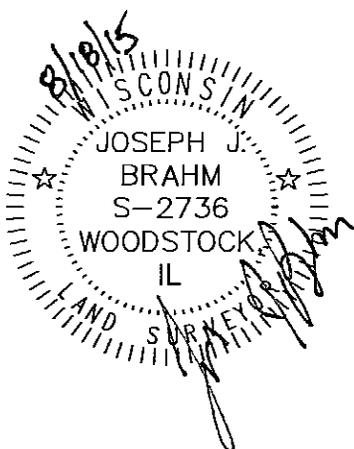
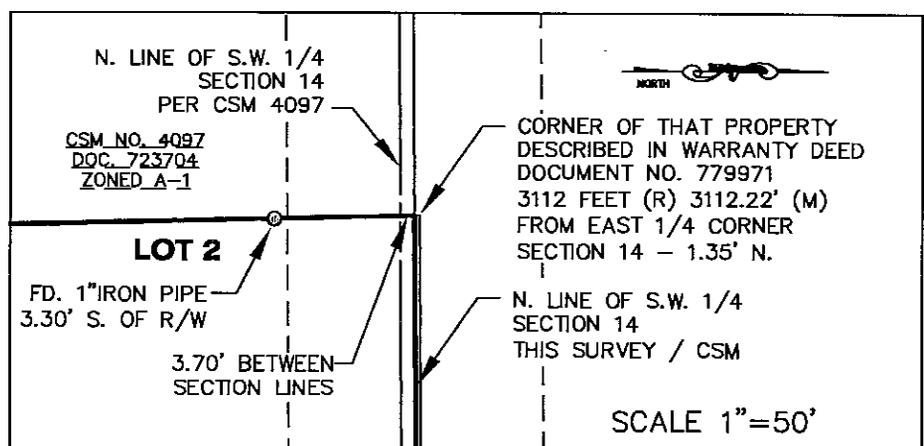
PROPOSED HOUSE/DRIVE



EXISTING RESIDENCE, OUTBUILDINGS AND DRIVEWAY



N.W. CORNER LOT 1 / N.E. CORNER CSM 4097 DETAIL



SCHMITT
ENGINEERING

SHEET 2 of 4 SHEETS
Job Number 150506

215 West Calhoun, Woodstock, IL 60098
Ph (815) 337-7810 Fx (815) 337-7812
www.alschmittengineering.com

PROPERTY OWNER:
WOODHILL FARMS NURSERY
N1445 STATE HIGHWAY 120 SO.
LAKE GENEVA, WI 53147

PRELIMINARY CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 14, TOWNSHIP 1 NORTH,
RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF LINN, COUNTY
OF WALWORTH, STATE OF WISCONSIN.

SURVEYORS CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF McHENRY } SS

I, JOSEPH J. BRAHM, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN THE TOWNSHIP OF LINN, COUNTY OF WALWORTH, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWNSHIP OF LINN, WALWORTH COUNTY, WISCONSIN BOUNDED AS FOLLOWS:

COMMENCE AT BRASS CAP MONUMENT MARKING THE EAST QUARTER CORNER OF SAID SECTION 14; RUN THENCE SOUTH 89° 39' 34" WEST 849.89 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89° 39' 34" WEST, 1800.43 FEET TO A BRASS CAP MONUMENT FOUND AT THE CENTER OF SAID SECTION 14; THENCE ALONG THE MONUMENTED NORTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 89° 29' 30" WEST 461.89' FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF CSM NO. 4097 RECORDED AS DOCUMENT NO. 723704; THENCE ALONG THE EAST LINE OF SAID CSM AND THE NORTHERLY EXTENSION THEREOF, SOUTH 01° 20' 16" EAST 550.64 FEET TO THE SOUTHEAST CORNER OF SAID CSM; THENCE SOUTH 01° 07' 14" EAST 950.01 FEET; THENCE NORTH 89° 40' 34" 3052.01 FEET TO A POINT 60.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 14, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 120; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 01° 11' 30" WEST 361.83 FEET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 04° 31' 45" EAST 100.32 FEET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 01° 11' 30" WEST 738.70 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, NORTH 16° 42' 34" WEST 222.81 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WILLOW ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89° 39' 34" WEST, 311.58 FEET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 82° 58' 31" WEST 433.58 FEET; THENCE NORTH 00° 20' 26" WEST 33.00 FEET TO THE POINT OF BEGINNING. CONTAINING 4,529,386 SQ. FEET OR 103.983 ACRES MORE OR LESS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF THAT LAND. THAT I HAVE MADE SUCH SURVEY, DIVISION AND MAP BY THE DIRECTION OF WOODHILL FARMS NURSERY, INC. AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES IN SURVEYING AND WITH THE SUBDIVISION CONTROL ORDINANCE FOR THE TOWNSHIP OF LINN, WALWORTH COUNTY, DIVIDING AND MAPPING THE SAME

GIVEN UNDER HIS HAND AND SEAL THIS ____ DAY OF _____, 20____, AT WOODSTOCK, ILLINOIS.

_____(SEAL)
JOSEPH J. BRAHM
REGISTERED LAND SURVEYOR S-2736

WALWORTH COUNTY ZONING AGENCY APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE WALWORTH COUNTY ZONING AGENCY ON THIS, ____ DAY OF _____, 20____

CHAIRMAN



SCHMITT
ENGINEERING

SHEET 3 of 4 SHEETS
Job Number 150506

215 West Calhoun, Woodstock, IL 60098
Ph (815) 337-7810 Fx (815) 337-7812
www.alschmittengineering.com

PROPERTY OWNER:
WOODHILL FARMS NURSERY
N1445 STATE HIGHWAY 120 SO.
LAKE GENEVA, WI 53147

PRELIMINARY CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF LINN, COUNTY OF WALWORTH, STATE OF WISCONSIN.

OWNERS CERTIFICATE

WOODHILL FARMS NURSERY A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY THE VIRTUE OF THE LAWS OF THE STATE OF _____, AS OWNER, CERTIFIES THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON SHEETS 1 AND 3 TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE ORDINANCES OF WALWORTH COUNTY, WISCONSIN.

WOODHILL FARMS NURSERY DOES FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY S236.10 OR S236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR REJECTION: TOWNSHIP OF LINN, CITY OF LAKE GENEVA, AND WALWORTH COUNTY, WISCONSIN

IN WITNESS WHEREOF, M&J REAL ESTATE L.L.C. HAS CAUSED THESE PRESENTS TO BE SIGNED BY

_____, _____ THIS ___ DAY OF _____, 20___
NAME TITLE

WOODHILL FARMS NURSERY, LLC.

STATE OF _____)
) :SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS ___ DAY OF _____, 20___ THE ABOVE NAMED

_____, FOR THE WOODHILL FARMS NURSERY KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER, BY IT'S AUTHORITY.

_____(SEAL) _____NOTARY PUBLIC
NOTARY PUBLIC, STATE OF ILLINOIS

MY COMMISSION EXPIRES _____

TOWNSHIP OF LINN BOARD APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWNSHIP OF LINN BOARD ON THIS, ___ DAY OF _____, 20___

JAMES WEISS
CHAIRMAN

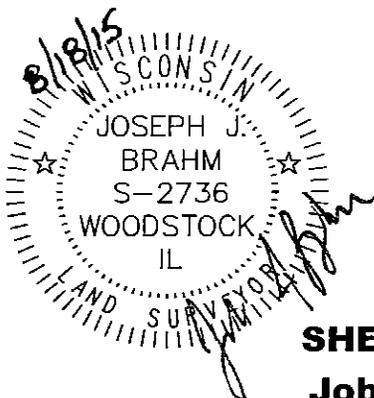
SUE POLYOCK
CLERK

CITY OF LAKE GENEVA EXTRATERRITORIAL PLANNING COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF LAKE GENEVA PLANNING COMMISSION ON THIS, ___ DAY OF _____, 20___

CHAIRMAN

CLERK



SHEET 4 of 4 SHEETS
Job Number 150506

SCHMITT
ENGINEERING

215 West Calhoun, Woodstock, IL 60098
Ph (815) 337-7810 Fx (815) 337-7812
www.alschmittengineering.com

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

Name of Applicant: Kim Pischke

Address of Applicant: Core Commercial, Inc.

P.O. Box 1154

Appleton, WI 54912

Telephone No. (920) 882-0759

Fax and/or email: () kimp@corewis.com

Name of Owner: Kim Pischke

Address of Owner: Core Commercial, Inc.

P.O. Box 1154

Appleton, WI 54912

Telephone No. (920) 882-0759

Fax and/or email: () kimp@corewis.com

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

351 Peller Road

Lake Geneva, WI 53417

Current Zoning District: Planned Business

Fee of \$750.00 payable upon filing application.

7/15/15
Date

Kim Pischke
Signature of Applicant

**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

_____ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

_____ Application fee of \$ _____ received by Zoning Administrator: Date: _____ by: _____

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

**II. APPLICATION SUBMITTAL PACKET REQUIREMENTS
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.

_____ 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.

_____ 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.

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: _____

↓

_____ 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:

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

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

_____ General project themes and images;

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

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

_____ The general treatment of natural features;

_____ The general relationship to nearby properties and public streets;

_____ The general relationship of the project to the Master Plan;

_____ 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,

_____ (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;

_____ (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: _____

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

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

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

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

- X A complete list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
- X A written description of potentially requested exemption from the requirements of the underlying zoning district, in the following order:
1. Land Use Exemptions;
 2. Density and Intensity Exemptions;
 3. Bulk Exemptions;
 4. Landscaping Exceptions;
 5. Parking and Loading Requirements Exceptions.
- X (4) A General Development Plan Drawing at a minimum scale of 1"=100' (11" x 17" reduction shall also be provided by Applicant) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:
- X A conceptual plan drawing (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives. The Applicant may submit copies of a larger version of the plan in addition to the 11" x 17" reduction;
- X Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use;
- X Statistical data on minimum lot sizes in the development, the approximate areas of large development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or City Council; and
- X Notations relating the written information provided in (3), above to specific areas on the GDP Drawing.
- X (5) General conceptual landscaping plan for subject property, noting approximate locations of foundation, street, yard and paving, landscaping, and the compliance of development with all landscaping requirements of this Ordinance (except as noted in the listing of exceptions) and the use of extra landscaping and bufferyards;
- X (6) A general signage plan for the project, including all:
- ____ Project identification signs;
 - ____ Concepts for public fixtures and signs (street light fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from City standards or common practices;

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

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

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

- _____ Receipt of 5 full scale copies in blue/line or black/line 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: _____
↓

_____ X 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.

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

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

X (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.

X (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,

To BE PROVIDED BY OWNER

(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.

____ Receipt of 5 full scale copies in blue line 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

Notice

NOTICE IS HEREBY GIVEN that a Continued Public Hearing will be held before a City Plan Commission Meeting on Monday, September 21, 2015, at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, for approval of a Planned Development (PD) including the General Development Plan (GDP) and the Precise Implementation Plan (PIP) by Kim Pischke for Core Commercial, Inc., PO Box 1154, Appleton, WI, 54912, at the following location:

Tax Key Nos. ZA761000001 – 351 PELLER ROAD

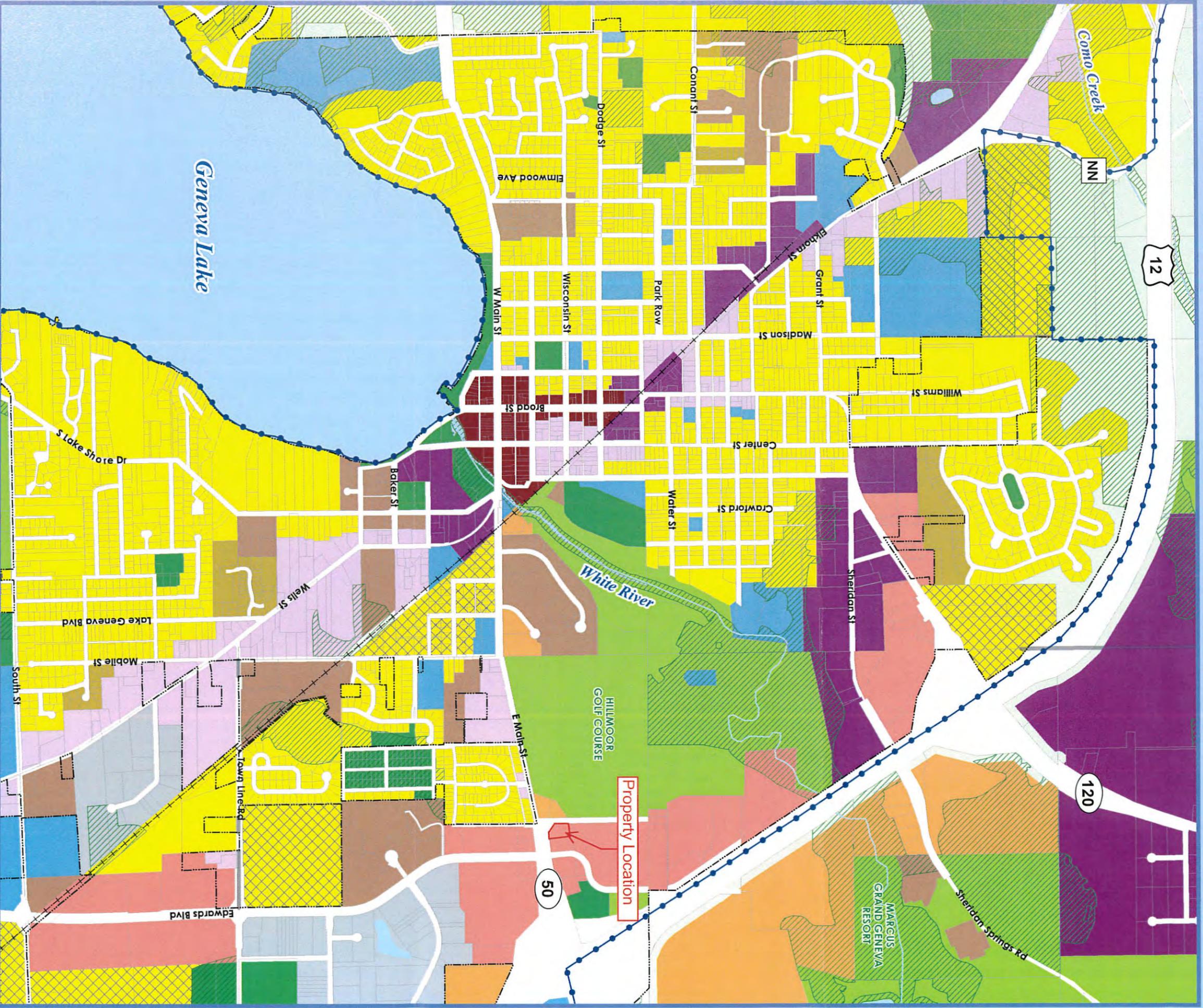
All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, September 21, 2015, at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 4th day of September 2015.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on September 10th & 17th.



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
- *Each "Planned Neighborhood" may include a mix of:
- 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



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

Current Zoning:
Planned Business



Map of Subject Property

WALWORTH COUNTY, WISCONSIN



Author:
Map Produced on: 7/13/2015

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



PLEASE NOTE: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PROVIDED BY THE USER AND IS NOT GUARANTEED BY WALWORTH COUNTY. WALWORTH COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE INFORMATION CONTAINED HEREIN IS NOT A SUBSTITUTE FOR A PROFESSIONAL SURVEYOR'S REPORT.

Walworth County, WI Documents :: Tax Parcel ID ZA129400002

ZA129400002
EVERGREEN BP LLC
PO BOX 183
LAKE GENEVA WI, 53147-0000

Document Number: 139130

Document Volume: 387

Document Page: 109

Document Recording Date: 12/16/1986 10:22:00 AM

Document Instrument: WD

Document Transfer Fee: 195.00

Document Grantor: HART, CLARENCE R

Document Grantee: LAKESIDE ORTHOPAEDICS

Document Number: 189353

Document Volume: 477

Document Page: 838

Document Recording Date: 1/24/1990 10:14:00 AM

Document Instrument: WD

Document Transfer Fee: 0.00

Document Grantor: LAKESIDE ORTHOPAEDICS

Document Grantee: HART, CLARENCE R MD; KNAVEL, JAMES MD

A

Document Number: 202989

Document Volume: 504

Document Page: 234

Document Recording Date: 11/5/1990 12:42:00 PM

Document Instrument: QCD

Document Transfer Fee: 294.00

Document Grantor: HART, CLARENCE R MD; KNAVEL, JAMES MD

Document Grantee: HART KNAVEL ASSOCIATES

Document Number: 278054

Document Volume: 628

Document Page: 4835

Document Recording Date: 2/3/1994 12:39:00 PM

Document Instrument: QCD

Document Transfer Fee: 0.00

Document Grantor: HART, CLARENCE R; KNAVEL, JAMES

Document Grantee: HART, CLARENCE R; HART, DORIS; KNAVEL, JAMES MD

Document Number: 284886

Document Volume: 630

Document Page: 1235

Document Recording Date: 5/11/1994 3:59:00 PM

Document Instrument: QCD

Document Transfer Fee: 0.00

Document Grantor: HART KNAVEL ASSOC; HART, CLARENCE R; HART, DORIS K; KNAVEL,
JAMES; KNAVEL, JEAN

Document Grantee: GENOA CITY AMOCO

Document Number: 291299

Document Volume: 631

Document Page: 5989

Document Recording Date: 8/19/1994 9:53:00 AM

Document Instrument: WD

Document Transfer Fee: 675.00

Document Grantor: GENOA CITY AMOCO

Document Grantee: EVERGREEN AMOCO

Document Number: 697505

Document Date: 12/15/2006

Document Recording Date: 1/3/2007 4:13:52 PM

Document Instrument: QCD

Document Transfer Fee: 2394.60

Document Grantor: EVERGREEN AMOCO

Document Grantee: EVERGREEN BP LLC

Document Number: 93526

Document Date: 08/05/1983

Document Volume: 6

Document Page: 89

Document Recording Date: 8/25/1983 4:46:00 PM

Document Instrument: CSM

Document Transfer Fee: 0.00

Document Grantor: LAKESIDE ORTHOPEDICS S C; CSM #1294 V6 PG89

Document Grantee: SURVEY

Walworth County, WI Documents :: Tax Parcel ID ZA129400001

ZA129400001

MERCY HEALTH SYSTEM CORP
1000 MINERAL POINT AVEPO BOX 5003
JANESVILLE WI, 53547-5003

Document Number: 202990

Document Volume: 504

Document Page: 235

Document Recording Date: 11/5/1990 12:45:00 PM

Document Instrument: QCD

Document Transfer Fee: 352.50

Document Grantor: HART, CLARENCE R; HART, DORIS; KNAVEL, JAMES MD

Document Grantee: HART KNAVEL ASSOCIATES

Document Number: 278054

Document Volume: 628

Document Page: 4835

Document Recording Date: 2/3/1994 12:39:00 PM

Document Instrument: QCD

Document Transfer Fee: 0.00

Document Grantor: HART, CLARENCE R; KNAVEL, JAMES

Document Grantee: HART, CLARENCE R; HART, DORIS; KNAVEL, JAMES MD

B

Document Number: 30889

Document Volume: 208

Document Page: 207

Document Recording Date: 4/4/1978 11:18:00 AM

Document Instrument: WD

Document Transfer Fee: 30.00

Document Grantor: HILLMOOR GOLF CLUB INC

Document Grantee: HART, CLARENCE R

Document Number: 518832

Document Recording Date: 8/7/2002 8:42:00 AM

Document Instrument: WD

Document Transfer Fee: 2220.00

Document Grantor: HART KNAVEL ASSOCIATES; HART, CLARENCE R; HART, DORIS; KNAVEL,
JAMES; KNAVEL, JEAN

Document Grantee: MERCY HEALTH SYSTEM CORP

Document Number: 94039

Document Volume: 308

Document Page: 950

Document Recording Date: 9/7/1983 1:57:00 PM

Document Instrument: QCD

Document Transfer Fee: 56.30

Document Grantor: HART, CLARENCE R

Document Grantee: KNAVEL, JAMES M D

Document Number: 94040

Document Volume: 308

Document Page: 951

Document Recording Date: 9/7/1983 2:00:00 PM

Document Instrument: QCD

Document Transfer Fee: 168.90

Document Grantor: HART, CLARENCE R

Document Grantee: KNAVEL, JAMES M D

Document Number: 93526

Document Date: 08/05/1983

Document Volume: 6

Document Page: 89

Document Recording Date: 8/25/1983 4:46:00 PM

Document Instrument: CSM

Document Transfer Fee: 0.00

Document Grantor: LAKESIDE ORTHOPEDICS S C; CSM #1294 V6 PG89

Document Grantee: SURVEY

Walworth County, WI Documents :: Tax Parcel ID ZYUP 00131

ZYUP 00131
LAKE GENEVA PROPERTIES LLC
55 W MONROE ST, STE 2500
CHICAGO IL, 60603

Document Number: P674042

Document Date: 12/31/1973

Document Volume: 107

Document Page: 588

Document Recording Date: 1/8/1974 1:30:00 PM

Document Instrument: QCD

Document Transfer Fee: 0.00

Document Grantor: CITY OF LAKE GENEVA

Document Grantee: HILLMOOR GOLF CLUB

Document Number: 635794

Document Date: 03/18/2005

Document Recording Date: 4/6/2005 11:24:00 AM

Document Instrument: WD

Document Transfer Fee: 18300.00

Document Grantor: HILLMOOR GOLF CLUB INC

Document Grantee: WC SCOTTI KUNOFSKY LLC; KUNOFSKY, WC SCOTTI LLC

C

Document Number: 839599

Document Date: 06/04/2012

Document Recording Date: 6/5/2012 3:02:00 PM

Document Instrument: JDG

Document Transfer Fee: 0.00

Document Grantor: WALWORTH COUNTY TREASURER

Document Grantee: PUBLIC

Document Number: 844080

Document Date: 07/27/2012

Document Recording Date: 8/9/2012 3:10:00 PM

Document Instrument: JDG

Document Transfer Fee: 0.00

Document Grantor: WALWORTH COUNTY TREASURER

Document Grantee: PUBLIC

Document Number: 853452

Document Date: 10/16/2012

Document Recording Date: 12/19/2012 9:14:00 AM

Document Instrument: DSHER

Document Transfer Fee: 0.00

Document Grantor: WALWORTH COUNTY SHERIFF; WIGHT RIVER CROSSINGS LLC; WIGHT,
GEORGE JR; WIGHT FAMILY INVESTMENT TRUST; WIGHT HOLDINGS INTERNATIONAL II LLC;
RYAN CO US INC; ROTE OIL LTD

Document Grantee: LAKE GENEVA PROPERTIES LLC

Walworth County, WI Documents :: Tax Parcel ID ZPW 00001

ZPW 00001

HOME DEPOT USA INC

PROPERTY TAX DEPT #4916PO BOX 105842

ATLANTA GA, 30348-5842

Document Number: 454368

Document Date: 10/09/2000

Document Volume: C

Document Page: 84

Document Recording Date: 10/20/2000 8:00:00 AM

Document Instrument: PLT

Document Transfer Fee: 0.00

Document Grantor: PELLER WOODS

Document Grantee: PELLER WOODS

D

Walworth County, WI Documents :: Tax Parcel ID ZA261500001

ZA261500001

PRAIRIE STATE ENTERPRISES OF DARIEN LLC
350 N EDWARDS BLVD
LAKE GENEVA WI, 53147-0000

Document Number: 572649

Document Recording Date: 8/26/2003 1:37:00 PM

Document Instrument: TDI

Document Transfer Fee: 0.00

Document Grantor: SWATEK, AUDREY R DEC'D

Document Grantee: SWATEK, LYLE H

Document Number: 572650

Document Recording Date: 8/26/2003 1:37:00 PM

Document Instrument: QCD

Document Transfer Fee: 585.00

Document Grantor: SWATEK, LYLE H

Document Grantee: SWATEK ENTERPRISES INC; SWATEK SALES CORP

Document Number: 572651

Document Recording Date: 8/26/2003 1:38:00 PM

Document Instrument: WD

E

Document Transfer Fee: 5531.40

Document Grantor: SWATEK SALES CORP; SWATEK ENTERPRISES INC

Document Grantee: ROWEN PETROLEUM PROPERTIES

Document Number: 652615

Document Date: 08/31/2005

Document Recording Date: 9/8/2005 11:13:00 AM

Document Instrument: WD

Document Transfer Fee: 6150.00

Document Grantor: ROWEN PETROLEUM PROPERTIES LLC

Document Grantee: PRAIRIE STATE ENTERPRISES OF DARIEN LLC

Document Number: 310089

Document Date: 07/21/1995

Document Volume: 13

Document Page: 135

Document Recording Date: 7/25/1995 1:57:00 PM

Document Instrument: CSM

Document Transfer Fee: 0.00

Document Grantor: SWATEK ENTERPRISES INC; CSM #2615 V13 PG135

Document Grantee: SURVEY

Walworth County, WI Documents :: Tax Parcel ID ZRED 00001

ZRED 00001
CITY OF LAKE GENEVA
626 GENEVA ST
LAKE GENEVA WI, 53147

Document Number: 687318

Document Date: 03/07/2006

Document Volume: D

Document Page: 71

Document Recording Date: 9/7/2006 9:05:21 AM

Document Instrument: PLT

Document Transfer Fee: 0.00

Document Grantor: CITY OF LAKE GENEVA; SWATEK SALES CORP; RED GERANIUM FINAL PLAT

Document Grantee: RED GERANIUM FINAL PLAT

F

Walworth County, WI Documents :: Tax Parcel ID ZA326300001

ZA326300001

GNI OF LAKE GENEVA LLC

C/O WALGREEN CO #5600 RETPO BOX 1159

DEERFIELD IL, 60015-0000

Document Number: 453273

Document Date: 09/20/2000

Document Volume: 18

Document Page: 154

Document Recording Date: 10/6/2000 9:08:00 AM

Document Instrument: CSM

Document Transfer Fee: 0.00

Document Grantor: GNI OF LAKE GENEVA LLC; SWATEK SALES CORP; CSM #3263 V18 PG154

Document Grantee: SURVEY

Document Number: 714223

Document Date: 07/12/2007

Document Recording Date: 7/20/2007 3:01:39 PM

Document Instrument: EAS

Document Transfer Fee: 0.00

Document Grantor: GNI OF LAKE GENEVA LLC; WALGREEN CO

Document Grantee: CITY OF LAKE GENEVA

G

Document Number: 714224

Document Date: 07/12/2007

Document Recording Date: 7/20/2007 3:47:22 PM

Document Instrument: EAS

Document Transfer Fee: 0.00

Document Grantor: GNI OF LAKE GENEVA LLC; WALGREEN CO

Document Grantee: CITY OF LAKE GENEVA

Walworth County, WI Documents :: Tax Parcel ID ZA218400002

ZA218400002
RICHTER ENTERPRISES
600 NORTH LAKE AVE
TWIN LAKES WI, 53181-0000

Document Number: 238417

Document Date: 04/03/1992

Document Volume: 10

Document Page: 262

Document Recording Date: 7/28/1992 11:03:00 AM

Document Instrument: CSM

Document Transfer Fee: 0.00

Document Grantor: RICHTER ENTERPRISES; CSM #2184 V10 PG262

Document Grantee: SURVEY

Document Number: 569259

Document Recording Date: 8/6/2003 3:31:00 PM

Document Instrument: EAS

Document Transfer Fee: 0.00

Document Grantor: RICHTER ENTERPRISES

Document Grantee: CITY OF LAKE GENEVA

H

Walworth County, WI Documents :: Tax Parcel ID NGH 00013

NGH 00013
CHRISTOPHER A CRUM
3111 EAST DR
LAKE GENEVA WI, 53147-0000

Document Number: 361768

Document Volume: 649

Document Page: 583

Document Recording Date: 8/20/1997 4:09:00 PM

Document Instrument: WD

Document Transfer Fee: 0.00

Document Grantor: LANZILLOTTI, GIAN M

Document Grantee: LANZILLOTTI TRUST

Document Number: 837514

Document Date: 02/12/2012

Document Recording Date: 5/3/2012 10:30:00 AM

Document Instrument: DEE

Document Transfer Fee: 238.50

Document Grantor: LANZILLOTTI, AGATHA TRUSTEE; LANZILLOTTI, ADRIAN TRUSTEE; KARIS,
DIANA L TRUSTEE; LANZILLOTTI LIVING TRUST

Document Grantee: CRUM, CHRISTOPHER A

I

Walworth County, WI Documents :: Tax Parcel ID NGH 00012

NGH 00012
MICHAEL PODY
PO BOX 685
LAKE GENEVA WI, 53147-0000

Document Number: 272605

Document Volume: 627

Document Page: 894

Document Recording Date: 11/30/1993 2:28:00 PM

Document Instrument: FJ

Document Transfer Fee: 0.00

Document Grantor: DUFFY, JOHN L EST

Document Grantee: DUFFY, IDA M

Document Number: 274497

Document Volume: 627

Document Page: 5777

Document Recording Date: 12/20/1993 4:00:00 PM

Document Instrument: FJ

Document Transfer Fee: 0.00

Document Grantor: DUFFY, IDA M EST

Document Grantee: DENNISON, MARJORIE

J

Document Number: 565206

Document Recording Date: 7/11/2003 1:33:00 PM

Document Instrument: DEE

Document Transfer Fee: 174.00

Document Grantor: DENNISON, MARJORIE D EST

Document Grantee: ADAMS, EMILY

Document Number: 578042

Document Recording Date: 9/30/2003 3:40:00 PM

Document Instrument: AFF

Document Transfer Fee: 0.00

Document Grantor: DENNISON, MARJORIE D EST; THOMPSON, EDWARD F

Document Grantee: PUBLIC

Document Number: 578043

Document Recording Date: 9/30/2003 3:40:00 PM

Document Instrument: WD

Document Transfer Fee: 225.00

Document Grantor: ADAMS, EMILY

Document Grantee: PODY, MICHAEL

9-2-15

Planned Development (Shoppes On 50)
Redevelopment of Sears Hometown Property
351 Peller Road, Lake Geneva, WI



Written Description

The proposed redevelopment is located at 351 Peller Road, located on the Northeast corner of Peller Road and Highway 50. The adjacent parcels are currently occupied by Home Depot to the north and Lake Geneva Mobile to the east. The proposed redevelopment, Shoppes on 50, will be an upscale 4-tenant building having a footprint of 7,642 S.F. The anchoring users of the building will be Noodles & Company and Qdoba.

The redevelopment will include demolishing the existing Sears Hometown building and redesigning of the site to include a newly constructed brick and masonry building with four sided architecture, decorative fencing wrapping two patios overlooking Highway 50 on the south side of the building, a new ground sign with a brick base to match the building along STH 50, updated landscaping, as well as improving drainage, parking, and overall site vehicular circulation within the site. Two new driveway locations are also proposed onto Peller Road. The Tenants proposed for this redevelopment will provide additional services to the local community and seasonal population including upscale, national fast casual restaurants and other national retail Tenants.

The proposed Floor Area Ratio for the project will be 17.4% of the site, which is below the maximum allowable of 30%. The Landscaped Surface Ratio for the site will also exceed the underlying zoning requirements with a ratio of 26.9%.

The buildings will be constructed in a manner that is consistent with similar retail buildings constructed along Edwards Blvd in the past few years. The primary exterior materials will be split faced architectural masonry and brick with EFIS (synthetic stucco) in smaller areas for signage and decorative building lighting. Architectural elements will be located on all sides of the building with the entrances located on the north side of the building with Tenant prototypical design elements incorporated into the overall design.

The development will be in compliance with the majority of the zoning standards required by the underlying zoning district of Planned Business. A Planned Development is proposed to obtain the following exceptions:

1. The applicant requests that the minimum building setback be reduced from 40' along the street ROW to 5'. This exception will allow the remainder of the site to be maximized for parking. The

applicant feels that the presence of the DOT vision triangle at the roadway intersection and wide public terrace area along STH 50 provides adequate separation from the existing roadways.

2. The applicant requests that the pavement setback be reduced from 10' along the street ROW line to 5'. This exception will allow patios to be placed off the back of the proposed building for both restaurant users. The applicant feels that the presence of the DOT vision triangle at the roadway intersection and wide terrace area along STH 50 provides adequate separation from the existing roadways.
3. The applicant requests an exception for 1 parking stall. Based on the building uses, 61 stalls are required, 60 stalls are proposed. This allows the parking dimensional requirements and setbacks to be met as well as the minimum driveway throat lengths required onto Peller Road.
4. The applicant requests an exception for interior landscape islands. Interior landscape islands are required for every 10 parking stalls. Due to the width of the parcel the parking area is better maximized by combining these required landscape islands into one bigger island located in the center of the parking area. Three interior landscape islands are required for a total of 500 S.F. The center island provided is 576 S.F. Also, landscape areas are proposed in the parking lot corners.
5. The applicant requests that the minimum ground sign setback requirement of 8' be reduced to 4'. This request is due to the fact that the ROW line adjacent to STH 50 is 88' from the highway's north pavement edge. This will allow the applicant to place the sign as close as possible to the highway and still allow adequate landscaping to be placed around the sign.

CLIENT: CORE COMMERCIAL

LOCATION: LAKE GENEVA, WI

DRAWN BY: BILL V

SALESPERSON: KELLI L

DATE: 7/16/15

DESIGN #: D9161

PAGE: 1

REVISION LOG:	INTL	DATE	DESCRIPTION
	BV	07/16/2015	000 NO PILLAR

MONUMENT SIGN

QUANTITY: 1

SIDES: D/F

CABINET: FABRICATED ALUM (24")

CAB SQ FT: 60 SQ FT

LIGHTING: LED (WHITE)

RETAINER: 2" STANDARD FOR LEXAN

FACES: LEXAN

INSTRUCTION: CSC TO PRODUCE & INSTALL CABINET.
BASE/STONEMWORK BY OTHERS

COLORS:

■ P-1 BROWN TBD

■ P-2 BROWN TBD

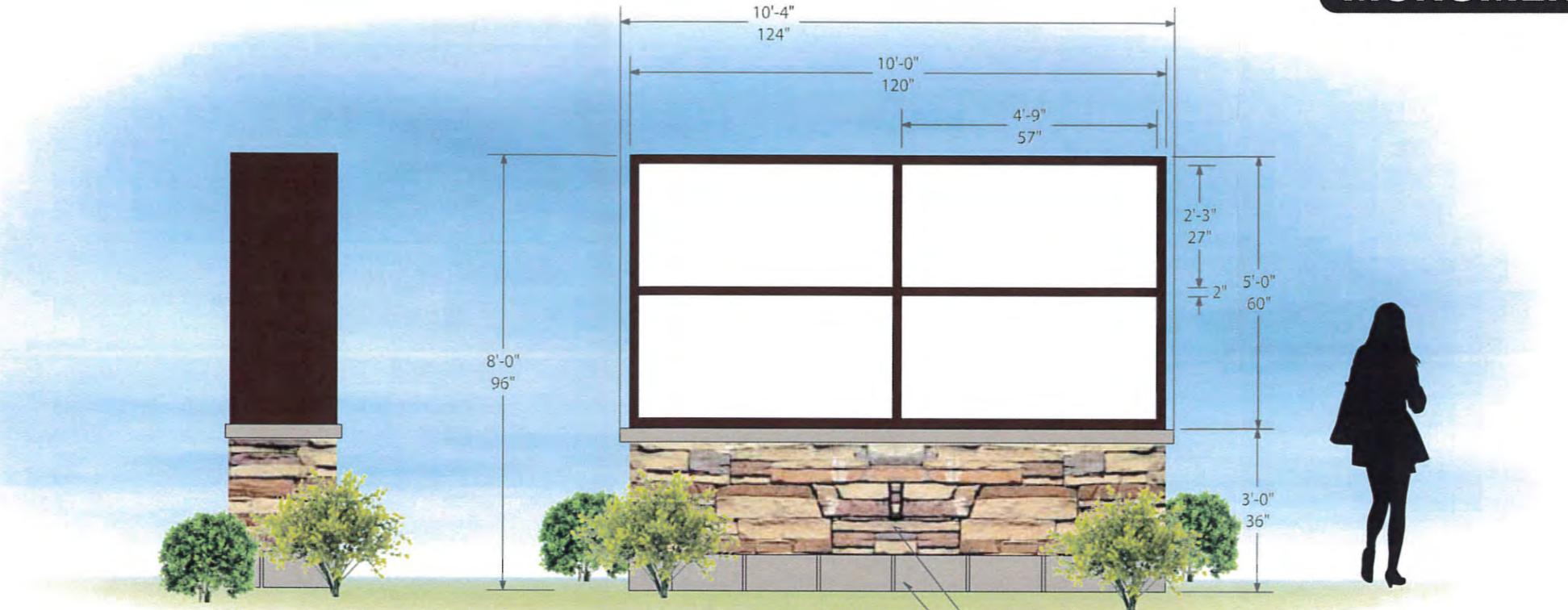
CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

DATE

A END 1 DETAIL
1 SCALE: 3/8" = 1'

A SIDE 1 DETAIL)
2 SCALE: 3/8" = 1'

MONUMENT: OPT 1

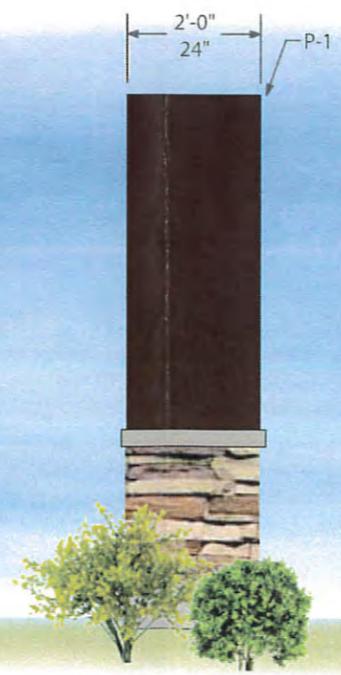
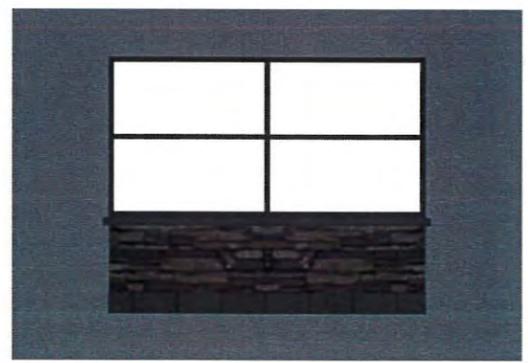


Stone Veneer to Match Target (by others)
1 Row of Block at Bottom to Match Target (by others)

A NIGHT VIEW
3 SCALE: NTS

A END 4 DETAIL
4 SCALE: 3/8" = 1'

A SIDE 2 DETAIL)
5 SCALE: 3/8" = 1'



CONCEPTUAL DRAWING ONLY - NOT FOR FABRICATION PURPOSES (SIZES ARE APROX)

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PROPOSED MULTI TENANT BUILDING FOR: CORE COMMERCIAL INC.

LAKE GENEVA, WISCONSIN

LEGEND

1000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	EXISTING CONIFEROUS TREE
1000.00 TR	PROPOSED SPOT ELEVATIONS (TOP OF RETAINING WALL, TOP OF SURFACE GRADE AT BOTTOM OF WALL)	EXISTING SHRUB
1000.00 BC	PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB)	EXISTING STUMP
1000.00 TW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)	SOIL BORING
1000.00 BW	EXISTING WATER VALVE IN BOX	EXISTING WELL
1000.00	PROPOSED WATER VALVE IN BOX	PROPOSED WELL
1000.00	EXISTING WATER VALVE IN MANHOLE	EXISTING SIGN
1000.00	EXISTING WATER SERVICE VALVE	CENTER LINE
1000.00	EXISTING TELEPHONE MANHOLE	EXISTING HANDICAP PARKING STALL
1000.00	EXISTING ROUND CATCH BASIN	PROPOSED HANDICAP PARKING STALL
1000.00	PROPOSED ROUND CATCH BASIN	EXISTING GAS VALVE
1000.00	EXISTING SQUARE CATCH BASIN	EXISTING WOODED AREA
1000.00	EXISTING CURB INLET	EXISTING HEDGE
1000.00	PROPOSED CURB INLET	EXISTING CHAINLINK FENCE
1000.00	EXISTING UTILITY POLE	EXISTING WOOD FENCE
1000.00	EXISTING UTILITY POLE WITH GUY WIRE	EXISTING BARBED WIRE FENCE
1000.00	EXISTING STREET LIGHT	PROPERTY LINE
1000.00	EXISTING TELEPHONE PEDESTAL	EXISTING GUARD RAIL
1000.00	EXISTING ELECTRIC PEDESTAL	EXISTING STORM SEWER AND MANHOLE
1000.00	EXISTING ELECTRIC BOX	PROPOSED STORM SEWER AND MANHOLE
1000.00	EXISTING CABLE TV PEDESTAL	EXISTING SANITARY SEWER AND MANHOLE
1000.00	PROPOSED DRAINAGE FLOW	PROPOSED SANITARY SEWER AND MANHOLE
1000.00	1-1/4" REBAR SET WEIGHING 4.30 LB./FT.	EXISTING WATER LINE AND HYDRANT
1000.00	3/4" REBAR SET WEIGHING 1.50 LB./FT.	PROPOSED WATER LINE AND HYDRANT
1000.00	1-1/4" REBAR FOUND	EXISTING OVERHEAD UTILITY LINE
1000.00	3/4" REBAR FOUND	EXISTING UNDERGROUND FIBER OPTIC LINE
1000.00	2" IRON PIPE FOUND	EXISTING UNDERGROUND ELECTRIC CABLE
1000.00	1" IRON PIPE FOUND	EXISTING UNDERGROUND TELEPHONE CABLE
1000.00	EXISTING FLOOD LIGHT	EXISTING UNDERGROUND GAS LINE
1000.00	SECTION CORNER	PROPOSED CURB AND GUTTER
1000.00	PROPOSED APRON ENDWALL	EXISTING CURB AND GUTTER
1000.00	EXISTING MARSH AREA	GRADING/SEEDING LIMITS
1000.00	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER	RIGHT-OF-WAY LINE
		PROPERTY LINE
		RAILROAD TRACKS
		EXISTING GROUND CONTOUR
		PROPOSED GROUND CONTOUR

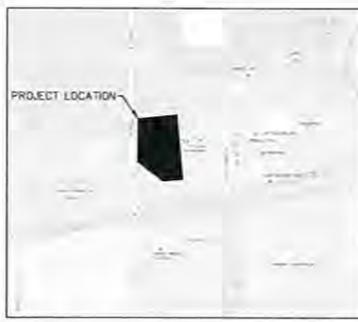
CIVIL SHEET INDEX

SHEET	SHEET TITLE
C1.0	CIVIL COVER AND SPECIFICATION SHEET
C1.1	EXISTING SITE AND DEMOLITION PLAN
C1.2	SITE PLAN
C1.3	GRADING AND EROSION CONTROL PLAN
C1.4	UTILITY PLAN
C1.5	LANDSCAPE PLAN

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL DIGGERS HOTLINE 1-800-242-8511

TOLL FREE TELEFAX (414) 258-0947 TDD (FOR THE HEARING IMPAIRED) 1-800-542-2289

WISCONSIN STATUTE 182.0175 (1974) REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



PROJECT LOCATION MAP

DIVISION 11. EARTH WORK

31 10 01 EARTH CLEANING (DEMOLITION)

A. CONTRACTOR SHALL CALL DIGGERS HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO DEMOLITION. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NOTED DURING CONSTRUCTION.

C. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.

D. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CURB, JOINT.

31 10 02 EARTH MOVING

A. CONTRACTOR SHALL CALL DIGGERS HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONTRACTOR WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR.

C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SURFACES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TYRED EQUIPMENT, SUCH AS A FULLY LOADED TANDER AXLE DUMP TRUCK, TO IDENTIFY SOFT SPOTS AND AREAS OF EXCESS WEAR. CONTRACTOR SHALL VERIFY TOPSOIL DEPTH PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING A BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLAN OR BY LOCAL ZONING REQUIREMENTS.

D. PLACE AND COMPACT FILL MATERIALS IN LAYERS TO REQUIRED ELEVATIONS. UNIFORM MIXED OR ASHTEA SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARP AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.

E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMBERS.

F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 998, STANDARD PROCTOR TEST. FILL MAY NOT BE REFINED OR FROZEN MATERIALS MAY BE USED FOR SOIL FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.

- UNDER FOUNDATION, FILL TO NOT LESS THAN 95 PERCENT.
- UNDER INTERIOR SUB-COR-GRACE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 1% TO 1.5% FIBER, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
- UNDER INTERIOR SUB-COR-GRACE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE - PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH 1% TO 1.5% FIBER, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
- UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
- UNDER VALLEYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
- UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 95 PERCENT.

G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. IT IS RECOMMENDED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS. THE GEOTECHNICAL REPORT WAS PERFORMED BY NAME OF GEOTECHNICAL FIRM.

H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS HAVE BEEN COMPLETED WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 3000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.

I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARP AND REWORK OR ASHTEA, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED, RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.

J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 1/2" OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 10 03 EROSION CONTROL/STORMWATER MANAGEMENT

A. THE DESIGN ENGINEER SHALL PREPARE A SITE SPECIFIC EROSION CONTROL AND A STORMWATER MANAGEMENT PLAN PURSUANT TO NR 218.45 AND NR 118.17. THE DESIGN ENGINEER SHALL ALSO FILE A CONSTRUCTION NOTICE OF INTENT WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES PURSUANT TO NR 218.45 OR TO AN AUTHORIZED LOCAL PROGRAM PURSUANT TO NR 218.415 TO OBTAIN COVERAGE UNDER THE GENERAL WIPES STORM WATER PERMIT.

B. THE CONTRACTOR SHALL KEEP THE NOTICE OF INTENT PERMIT, APPROVED EROSION CONTROL, AND STORMWATER MANAGEMENT PLANS, AND PLAN AMENDMENTS ON THE CONSTRUCTION SITE AT ALL TIMES UNTIL PERMIT COVERAGE IS TERMINATED.

C. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE MONITORING, MAINTENANCE, AND REPORTING REQUIREMENTS OF NR 218.45. INSPECTIONS OF IMPLEMENTED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST AT A MINIMUM BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.2" OR MORE. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION RECORDED IN ANY CONTINUOUS 24 HOUR PERIOD. THE CONTRACTOR SHALL REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR AFTER A DEPARTURE NOTIFICATION WHERE REPAIR OR REPLACEMENT IS REQUIRED.

E. THE CONTRACTOR SHALL MAINTAIN AT THE CONSTRUCTION SITE, WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS CONDUCTED. WISCONSIN DNR CONSTRUCTION SITE INSPECTION REPORT FORM 3405-167 SHALL BE USED. WEEKLY INSPECTION REPORTS SHALL INCLUDE ALL OF THE FOLLOWING:

- THE DATE, TIME, AND EXACT LOCATION OF THE CONSTRUCTION SITE INSPECTION.
- THE NAME OF THE INDIVIDUAL WHO CONDUCTED THE INSPECTION.
- AN ASSESSMENT OF THE CONDITION OF THE EROSION AND SEDIMENT CONTROLS.
- A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL IMPLEMENTATION AND MAINTENANCE PERFORMED.
- A DESCRIPTION OF THE PRESENT PHASE OF LAND DISTURBING CONSTRUCTION ACTIVITY AT THE CONSTRUCTION SITE.

F. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (DAC) NR 181.15, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES BEST MANAGEMENT PRACTICE STANDARDS. TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK REQUIRED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BEYOND A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.

- 6 FT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. 6 FT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056.
- DITCH CHANNELS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH CHANNELS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1052.
- STONE TRAP AND PADS SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. THE AGGREGATE USED SHALL BE 3/4" TO 1 1/2" INCH CLEAR OR WASHED STONE, AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE LINED WITH WASHED TYPE B GEOTEXTILE FABRIC. THE TRAP AND PADS SHALL BE THE FULL WIDTH OF THE DITCHES, AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRAP AND PADS. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057.
- STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM DRAIN BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1065.
- DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPARK-ON TECHNOLOGY, CALCAREOUS, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1067.

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-928-8800 TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RE-STAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

GENERAL PROJECT NOTES

- ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.

PLAN SPECIFICATIONS (BASED ON CSI FORMAT)

STANDARD 106A

A. THE USE, STORAGE AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF TO WATERS OF THE STATE.

B. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.

C. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERMANENT VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1054 AND 1058 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTIONS OF THE CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.

D. IF SITE DRAINAGE IS REQUIRED TO REMOVE SEDIMENT FROM CONSTRUCTION SITE STORMWATER PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE, FOLLOW PROCEDURES FOUND IN TECHNICAL STANDARD 1061.

E. ALL OFF-APPEAL SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. FLOUNDER SHALL NOT BE ALLOWED.

F. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.

G. ONCE THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED AND TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN REMOVED, THE CONTRACTOR SHALL FILE A CONSTRUCTION NOTICE OF TERMINATION WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.

H. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL OWE THE OWNER COPIES OF THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS, AMENDMENTS TO PLANS, SUBMITTAL PLAN DATA, AND CONSTRUCTION SITE EROSION CONTROL INSPECTION REPORT. THE OWNER SHALL RETAIN THESE FOR A PERIOD OF 3 YEARS FROM THE DATE OF TERMINATING COVERAGE UNDER WORKER GENERAL PERMIT.

I. ALL PORT CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES SHALL BE CONSTRUCTED BEFORE THE SITE HAS ESTABLISHED FINAL STABILIZATION.

31 10 04 AGGREGATE BASE & ASPHALT PAVEMENT

A. ALL CONCRETE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. FINISHES AND ASPHALT MIXTURE TYPES PER SECTION 602 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:

STANDARD ASPHALT PAVING	HEAVY ASPHALT PAVING
1 1/2" SURFACE COURSE (E-3)	1 1/2" SURFACE COURSE (E-1)
3 1/4" BINDER COURSE (E-1)	3 1/4" BINDER COURSE (E-1)
8" OF 1 1/4" CRUSHED AGGREGATE	8" OF 1 1/4" CRUSHED AGGREGATE
8" OF 3" CRUSHED AGGREGATE	8" OF 3" CRUSHED AGGREGATE

B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT SHALL BE PAVED TO WITHIN 1/4" OF DESIGN ELEVATION. POSITIVE DRAINAGE SHALL BE MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED ON ALL ASPHALT PAVED AREAS.

C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.

D. CONTRACTOR TO PROVIDE A WADE YELLOW OR WHITE PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. YELLOW OR WHITE PAINT MARKINGS SHALL ALSO BE PROVIDED FOR I.C. ACCESSIBLE WALKWAYS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

31 30 00 CONCRETE AND AGGREGATE BASE

A. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PROVIDED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

B. DESIGN AND CONSTRUCTION OF ALL LAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 308.6R.

C. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THE SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:

1. SUBGRADES AND PADS CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONSTRUCTION JOINTS SHALL CONSIST OF 1/2" WIDE BY 1" DEEP TROTTED JOINT WHERE INDICATED ON THE PLANS.
2. HEAVY DUTY CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE. CONCRETE SHALL BE REINFORCED WITH #4F W/20X20X16 W/M. CONSTRUCTION JOINTS SHALL BE SAWCUT 1/2" IN DEPTH AND BE SPACED A MAXIMUM OF 16' ON CENTER.

D. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94

1. STRENGTH TO BE MINIMUM OF 4,000 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
2. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE AT WORK.
3. SLUMP SHALL BE 2" OR LESS FOR 5" UNIFORM CURB AND GUTTER.
4. SLUMP SHALL BE BETWEEN 1.5" TO 2" FOR NON 5" UNIFORM CURB AND GUTTER.
5. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINMENT WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
6. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 3/8" INCHES.

F. ALL EXTERIOR MECHANICAL EQUIPMENT CONCRETE PADS SHALL BE SEED AND DESIGNED BY THE EQUIPMENT SUPPLIER.

G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05" OF DESIGN SURFACE AND FINISH GRADE ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.

H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTS SHALL BE PLACED EVERY 6' OR CLOSER IF NEEDED. ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH GLOSS CURING COMPOUND MEETING ASTM C939 SHOULD BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 3/8" INCH FIBER EXPANSION JOINT AND/OR 3/8" INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.

I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO 6 BARS, 50 DIAMETERS FOR 7 TO 10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND TIEING REPORTS SHALL BE IN ACCORDANCE WITH CRSI AND MANUAL AND STANDARD PRACTICES. THE REINFORCING SHALL NOT BE PARTED AND MUST BE FREE OF OIL, GREASE, DIRT OR DEEP RUST WHEN PLACED IN THE CONCRETE. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A18. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.

J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 308.1, CAST AND LABORATORY CURE ONE SET OF TWO STANDARD CYLINDERS FOR EACH CONCRETE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU YD, BUT LESS THAN 10 CU YD. PLUS ONE SET FOR EACH ADDITIONAL 50 CU YD OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTS ACCORDING TO ASTM C143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH CONCRETE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.

K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FINISHING, BUT BEFORE POWER FLOATING AND TRAVELLING.

L. LIMIT MAXIMUM WATER-CEMENTitious RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DESICCATING SALTS TO 0.45.

M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MADE PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE.

DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

31 30 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL - CONTRACTOR TO PROVIDE A MINIMUM OF 4" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF-SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL, AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATTRACTIVE AND HARMFUL EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO SOILING PRODUCT. TOPSOIL SHALL HAVE A PH RANGE OF 6 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.

B. TOPSOIL INSTALLATION - LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER STRANDEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 4" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. DRAINAGE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.

31 30 01 SEEDING LAWN

1. PERMANENT LAWN AREAS SHALL BE SEED WITH THE FOLLOWING MIXTURE: 10% KENTUCKY BLUEGRASS BLEND (2.5-2.5 LB/L/1,000 S.F.), 20% PERENNIAL Ryegrass (0.8-0.8 LB/L/1,000 S.F.), 15% PERENNIAL Ryegrass (0.4-0.4 LB/L/1,000 S.F.), STRAW AND MULCH SHALL BE Laid AT 100 LB/1,000 S.F., FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 54 LB/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION PURPOSES SHALL BE SEED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT OVER.

2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE CHANNELS BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES SHALL BE SEED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.6-0.6 LB/L/1,000 S.F.), 40% CREPINO RED FESCUE (0.5-0.5 LB/L/1,000 S.F.), AND 15% PERENNIAL Ryegrass (0.2-0.2 LB/L/1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 54 LB/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.

3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% Ryegrass AT 1.5 LB/L/1,000 S.F., STRAW AND MULCH SHALL BE Laid AT 100 LB/L/1,000 S.F., FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 54 LB/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.

31 30 02 SEEDING LAWN MAINTENANCE - CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A UNIFORM, CLOSED STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND LAWN PESTS. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 0.5%. CONTRACTOR SHOULD RESEED BARE SPOTS THAT DO NOT CURE WITH THIS REQUIREMENTS AND CONTINUE MAINTENANCE AS REQUIRED.

D. EROSION MATTING

1. CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN 8155) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND HIGHER AND ARE SUBJECT TO EROSION CONTROL MATTING. EROSION CONTROL MATTING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN 8155) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES AS REQUIRED.

E. INFILTRATION BASIN SEEDING - BOTTOM AND SIDE SLOPES OF INFILTRATION BASINS SHALL BE SEED WITH A WYEFRAME MIX. SEEDING SPECIFICATION IS SEED SUPPLIER.

F. RIP RAP: ALL RIP RAP ASSOCIATED WITH STORMWATER MANAGEMENT AND STORMWATER CONVEYANCE, AS DESIGNATED ON THE PLANS, SHALL BE CONSTRUCTED WITH THE TOP OF RIP RAP MATCHING THE PROPOSED ADJACENT GRADE ELEVATIONS. PLACEMENT OF RIP RAP ABOVE THE PROPOSED ADJACENT GRADE ELEVATIONS IS NOT ACCEPTABLE. ALL RIP RAP SHALL BE PLACED ON TYPE HR FILLING PER SECTION 604 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

G. TREES AND SHRUBS - FURNISH MATURE-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPORTATION OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND WITHIN LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, BARK SCALES, INJURIES, ARMORINGS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIES TYPE, SIZE, AND LOCATION.

H. TREES AND SHRUBS INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BARE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE AT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMED AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL AND WATER AND TAMPER. WATER PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKES FOR TREES AS REQUIRED.

I. TREE AND SHRUB MAINTENANCE-GUARANTY: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS.

J. MULCH: TYPE AND COLOR BY OWNER.

K. PLASTIC EDGING: INSTALL VALLEY VIEW INDUSTRIES BLACK DIAMOND LAWN EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE 8" TALL WITH METAL STAKES INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

DIVISION 32 UTILITIES

31 10 01 GATE UTILITY

CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, DEEPS, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

A. ALL PROPOSED SANITARY PIPE SHALL BE 808-38 PVC.

B. CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY SERVICE AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF 4" OR 3" VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUG. AN 8" PVC FROST SLEEVE SHALL BE PROVIDED. THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PREDICTED FRONT SOFTEN, WHICHEVER IS SHALL OVER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A 20" (2'-4") HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 4" THICK AND EXTENDING AT LEAST 6" FROM THE SLEEVE ON ALL SIDES, SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER MANUFACTURER'S INSTRUCTIONS.

C. ALL PROPOSED WATER PIPE SHALL BE 808-38 PVC FOR PIPE DIAMETERS OF 4" OR LESS, 2000 PVD FOR PIPE DIAMETERS OF 4 THROUGH 17", AND 6088 PVC FOR PIPE DIAMETERS OF 18" THROUGH 36". IF MINIMUM COVER SHALL BE PROVIDED FOR ALL WATER PIPES UNLESS OTHERWISE SPECIFIED.

D. ALL PROPOSED HOPE STORM PIPE SHALL BE IN ACCORDANCE WITH ASTM F2368 AND F2344. ALL CONCRETE STORM PIPING SHALL BE IN ACCORDANCE WITH ASTM C14 AND ASTM C71. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED. PIPE SHALL BE PLACED MIN 18" HORIZONTALLY FROM FOUNDATION WALLS.

E. SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 6" OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.

F. SITE UTILITY CONTROL SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MINIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTROL SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLAN. CONTRACTOR TO BUY AND CAP WATER SERVICE 17" ABOVE FINISHED FLOOR ELEVATION.

G. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE. IF TAPED, THE TRACER WIRE SHALL BE SECURED EVERY 8 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.

H. ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. WATER, SANITARY, AND STORM SEWER SHALL BE INSTALLED PER STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING STATE PLUMBING REVIEW APPROVAL. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER.

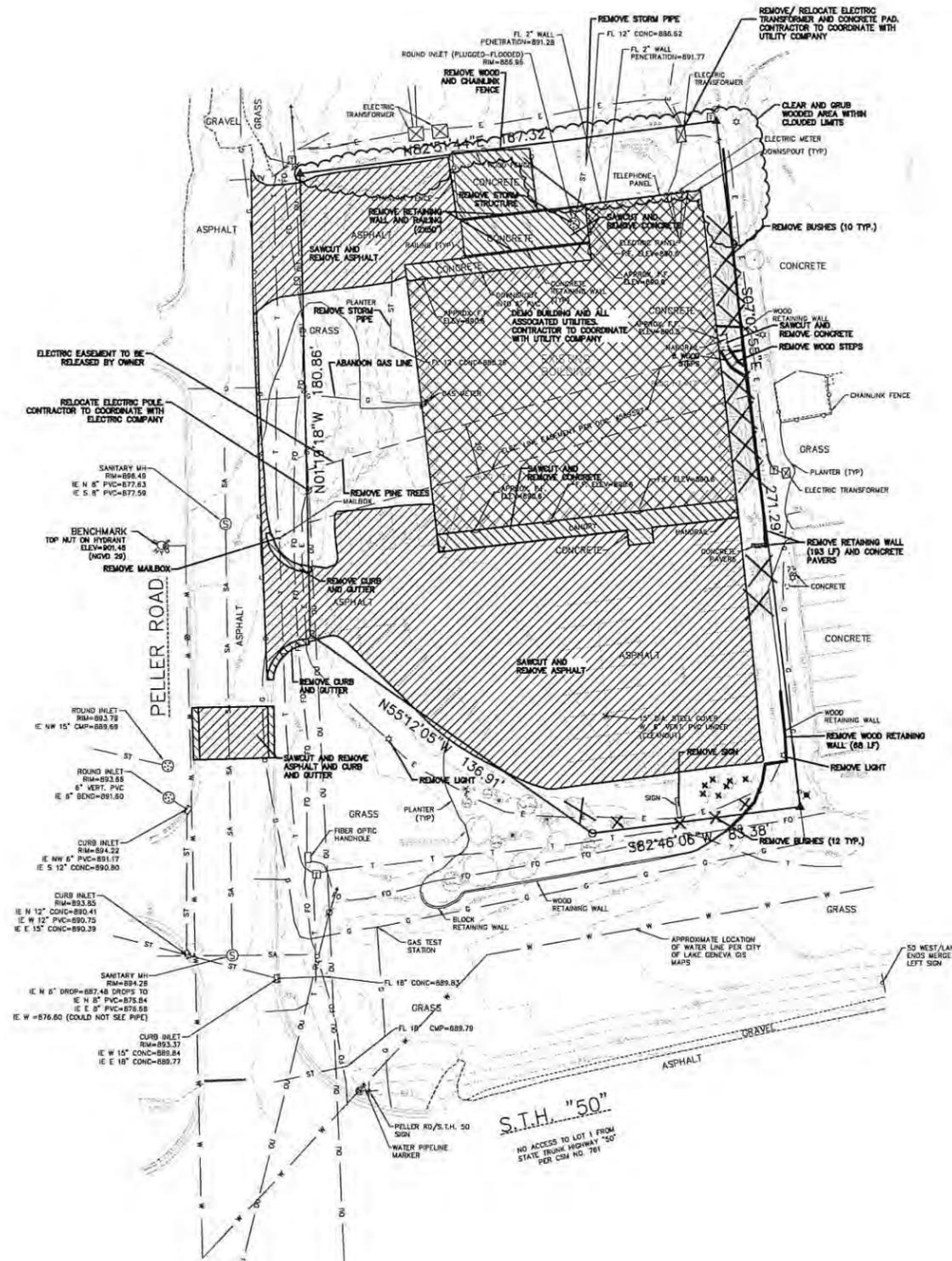
I. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.



1100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (820) 928-8800
FAX: (820) 928-8801

Always a Better Plan





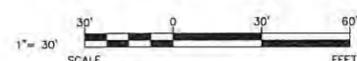
NOTE:
CONTRACTOR SHALL OBTAIN NECESSARY PERMITS AND APPROVAL TO PERFORM WORK WITHIN RIGHT OF WAY AND ON NEIGHBORS LAND

NOTE:
PROPERTY LINES AND EASEMENTS SHOWN ON THIS PLAN WERE DRAFTED FROM INFORMATION CONTAINED IN TITLE COMMITMENT #76876, BY KNIGHT BARRY TITLE INC., DATED MAY 04, 2015. AN UPDATED SURVEY HAS NOT BEEN AUTHORIZED AND THE PROPERTY LINES SHOWN ON THIS PLAN MAY BE INCOMPLETE OR IN ERROR.

NOTE:
EXISTING UTILITIES SHOWN ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS AND FIELD MEASUREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SEWER AND WATER FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.



EXISTING SITE AND DEMOLITION PLAN



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

OWNER:
CORE COMMERCIAL, INC.
P.O. BOX 1154
APPLETON, WI 54912

PROJECT:
SHOPPES ON 50
351 PELLER ROAD
LAKE GENEVA, WI 53147

PRELIMINARY SHEET DATES:
SEPTEMBER 3, 2015

JOB NUMBER:
1509370
SHEET

C1.1

SITE INFORMATION:

LEGAL DESCRIPTION: Lot 1 of Certified Survey Map Number 761 Recorded in the Office of the Register of Deeds for Walworth County, Wisconsin, on February 1, 1978 as Document Number 29479

PROPERTY AREA: AREA = 44,018 S.F. (1.01 ACRES)

EXISTING ZONING: PLANNED BUSINESS

PROPOSED ZONING: PLANNED DEVELOPMENT

SETBACKS: BUILDING: FRONT = 25'
STREET = 40'
SIDE = 10'
REAR = 30'

PAVEMENT: FRONT/STREET = 10'
SIDE = 5'
REAR = 5'

PARKING REQUIRED: RETAIL = 1 SPACE PER 300 S.F. (2,590 SF/300 SF = 9 REQ.)
RESTAURANT = 1 PER 3 PATRONS (157/3 = 52 REQ.)
TOTAL SPACES REQUIRED = 61 SPACES

PARKING PROVIDED: 60 SPACES (3 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 3, **HANDICAP STALLS PROVIDED:** 3

LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO REQUIRED: 25%
MAXIMUM IMPERVIOUS SURFACE ALLOWED: 75%
MAXIMUM LOT COVERAGE ALLOWED - BUILDING ONLY: 30%

EXISTING SITE DATA

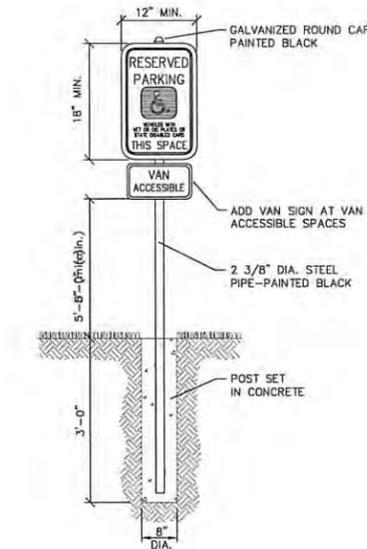
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.01	44,018	
BUILDING FLOOR AREA	0.29	13,017	29.6%
PAVEMENT (ASP. & CONC.)	0.56	24,261	55.1%
TOTAL IMPERVIOUS	0.85	37,278	84.7%
LANDSCAPE/OPEN SPACE	0.15	6,740	15.3%

PROPOSED SITE DATA

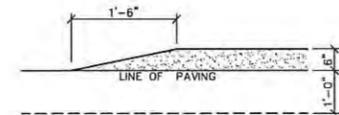
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.01	44,018	
BUILDING FLOOR AREA	0.18	7,642	17.4%
PAVEMENT (ASP. & CONC.)	0.56	24,542	55.7%
TOTAL IMPERVIOUS	0.74	32,184	73.1%
LANDSCAPE/OPEN SPACE	0.27	11,834	26.9%

NOTE:
SEE SHEET C1.3 FOR MORE SITE PLAN DETAILS

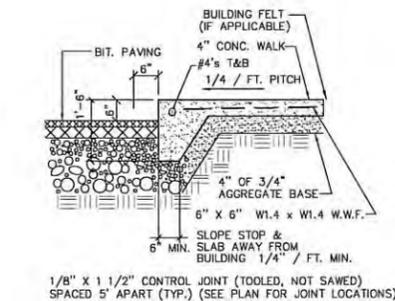
NOTE:
ALL SITE RETAINING WALLS SHALL BE ENGINEERED AS REQUIRED BY THE WALL SUPPLIER.



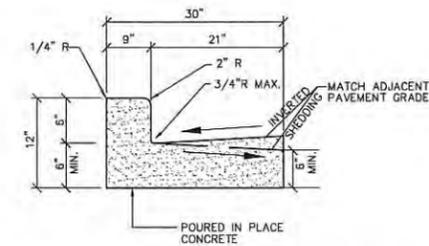
HANDICAP SIGNAGE DETAIL
NO SCALE



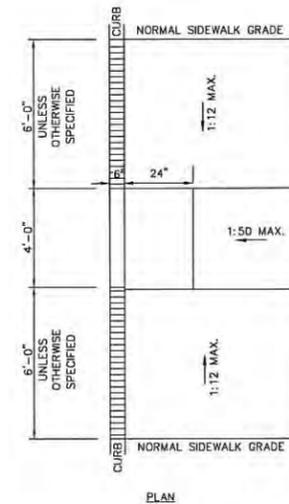
TAPERED CURB DETAIL
NO SCALE



RAISED WALK DETAIL
NO SCALE



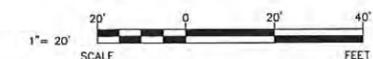
30" CONCRETE CURB & GUTTER DETAIL
NO SCALE

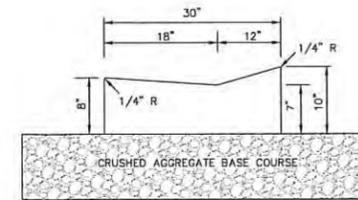


CURB RAMP DETAIL
NO SCALE

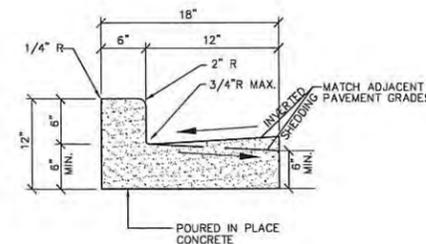


SITE PLAN

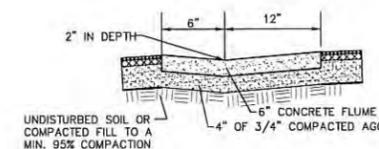




30" MOUNTABLE CURB & GUTTER
X-SECTION



18" CONCRETE CURB & GUTTER DETAIL
NO SCALE



18" CONCRETE FLUME DETAIL
NO SCALE

OWNER:
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P.O. BOX 1154
APPLETON, WI 54912

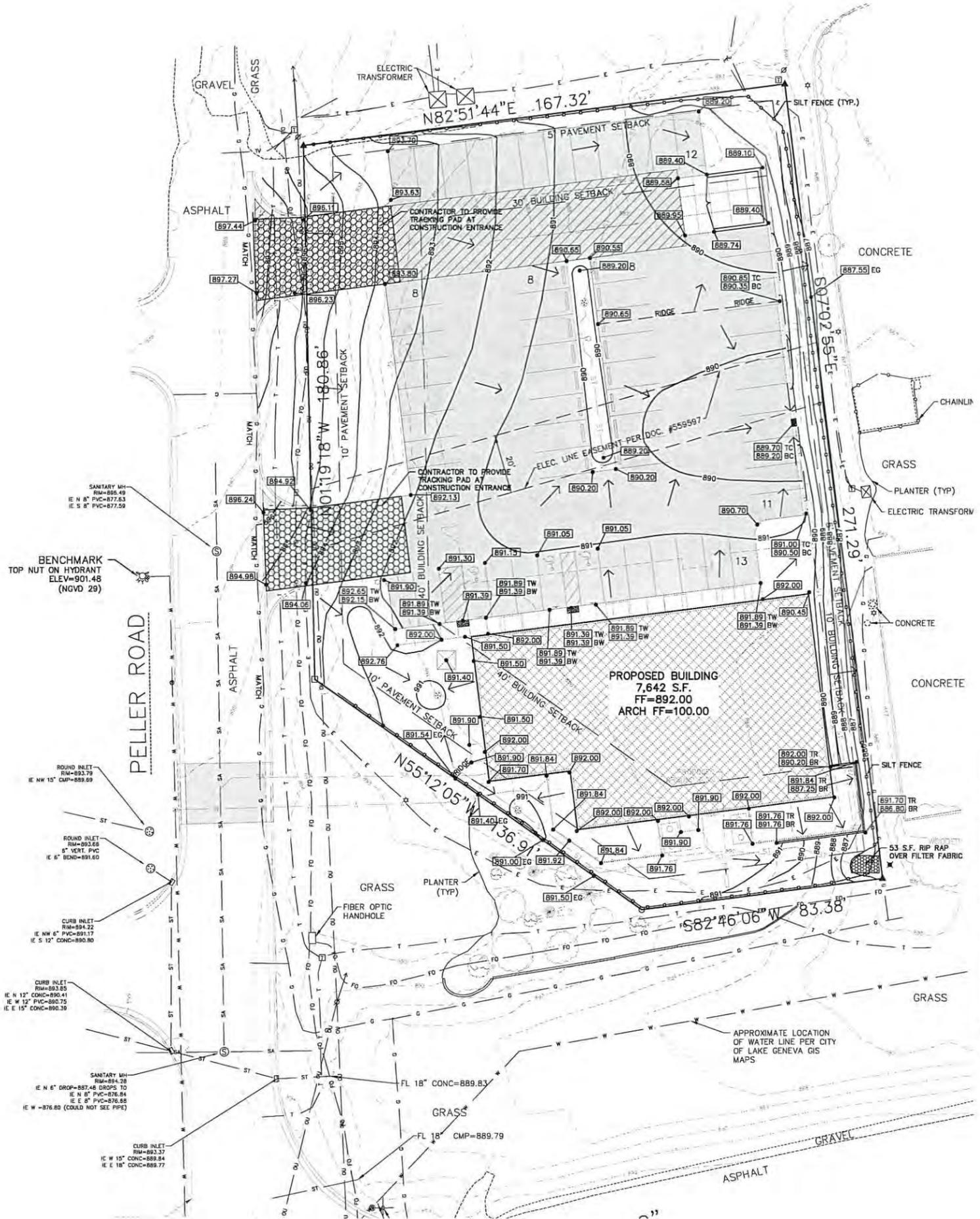
PROJECT:
SHOPPES ON 50
351 PELLER ROAD
LAKE GENEVA, WI 53147

PRELIMINARY
SHEET DATES:
SEPTEMBER 3, 2015

JOB NUMBER:
1509370
SHEET

C1.3

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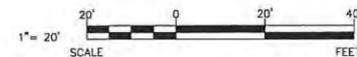


CONSTRUCTION SEQUENCE	
PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	<ol style="list-style-type: none"> 1. CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION. 2. PLACE ALL SILT FENCE. 3. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS. 4. CONSTRUCT PERMANENT STORMWATER CONVEYANCE SYSTEMS. 5. CONSTRUCT TEMPORARY SEDIMENT TRAPS, SEDIMENT BASINS, AND ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS. 6. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION ACTION	<ol style="list-style-type: none"> 1. SITE DEMOLITION AS REQUIRED. 2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE. LOCATION BY OWNER. 3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS. 4. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE. 5. DIG AND POUR ALL BUILDING FOOTINGS. 6. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS, INCLUDING FIRE LANES. 7. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS. 8. CONSTRUCT BUILDING. 9. PAVE DRIVEWAYS AND PARKING AREAS. 10. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP.
3. POST CONSTRUCTION ACTION	<ol style="list-style-type: none"> 1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION. 2. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS.

CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.



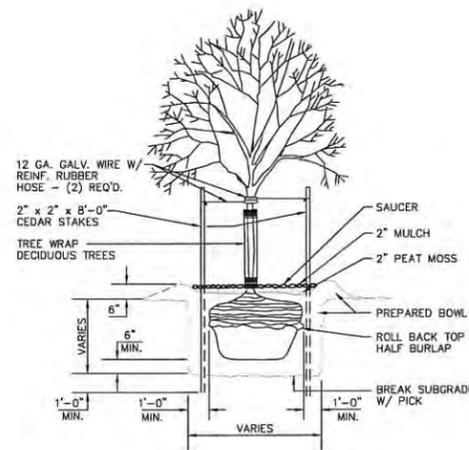
GRADING & EROSION
CONTROL PLAN



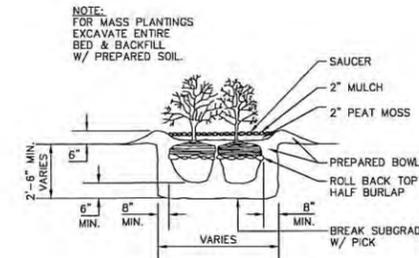
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

LANDSCAPING NOTES						
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	MATURE SIZE	POINTS	QTY
DECIDUOUS TREES						
☉	Sugar Maple	<i>Acer saccharum</i>	2"	65'	75	1
☉	Redmond Linden	<i>Tilia americana</i>	1 1/2"	60'	30	4
☉	Flowering Crabapple (Spring Snow)	<i>Malus x hybrid (Spring Snow)</i>	1 1/2"	18'	10	3
☉	Choke Cherry	<i>Prunus virginiana</i>	1 1/2"	20'	15	3
EVERGREEN TREES						
⊙	Techny Arborvitae	<i>Thuja occidentalis</i>	3"	12'	12	6
DECIDUOUS SHRUBS						
⊙	Red Twigged Dogwood	<i>Cornus baileyi</i>	36"	6'-8'	5	4
⊙	Anthony Waterer Spirea	<i>Spiraea x bumalda 'Anthony Water'</i>	18"	1'-4'	1	4
⊙	Arrowwood Viburnum	<i>Viburnum dentatum</i>	36"	10'-12'	5	10
⊙	Goldmound Spirea	<i>Spiraea x bumalda 'Goldmound'</i>	18"	1'-4'	1	24
⊙	Chinese Lilac	<i>Syringa x chinensis</i>	36"	6'-8'	5	8
EVERGREEN SHRUBS						
⊙	Pfitzer Juniper	<i>Juniperus chinensis 'Pfitzeriana'</i>	18"	4'-6'	5	8
⊙	Andorra Juniper	<i>Juniperus horizontalis 'Plumosa'</i>	12"	1'-2'	3	29
⊙	Globe Arborvitae	<i>Thuja occidentalis woodwardii</i>	18"	3'-5'	3	4

LANDSCAPING CALCULATIONS		
ZONE	REQ. POINT CALCULATIONS	PLANTS PROVIDED
PAVED AREA	80 PTS. PER 10,000 SF 24,542 SF/10,000 SF*80 = 197 POINTS (30% CLIMAX/TALL, 40% SHRUBS)	TALL TREES: 2*30PTS = 60 PTS LOW TREES: 3*10PTS = 30 PTS TALL DECIDUOUS SHRUBS: 14*5PTS = 70 PTS TALL EVERGREEN SHRUBS: 8*5PTS = 40 PTS 200 TOTAL POINTS
STREET FRONTAGE	40 PTS. PER 100 LF 403'/100*40 = 162 POINTS (50% CLIMAX/TALL, 30% MEDIUM)	CLIMAX TREES: 1*75PTS = 75 PTS TALL TREES: 2*30PTS = 60 PTS MEDIUM TREES: 3*15PTS = 45 PTS 180 TOTAL POINTS
BUILDING FOUNDATION	40 PTS. PER 100 LF 375'/100*40 = 150 POINTS	TALL DECIDUOUS SHRUBS: 8*5PTS = 40 PTS LOW EVERGREEN SHRUBS: 28*3PTS = 87 PTS LOW DECIDUOUS SHRUBS: 24*1PT = 24 PTS 151 TOTAL POINTS
BUILDING FLOOR AREA	10 PTS. PER 1,000 SF 7,642 SF/1,000 SF*10 = 77 POINTS	LOW EVERGREEN TREES: 6*12PTS = 72 PTS LOW EVERGREEN SHRUBS: 4*3PTS = 12 PTS LOW DECIDUOUS SHRUBS: 4*1PT = 4 PTS 88 TOTAL POINTS
TOTALS	586 POINTS REQUIRED	619 POINTS PROVIDED



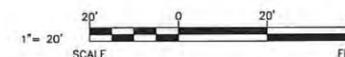
TREE PLANTING DETAIL
NO SCALE



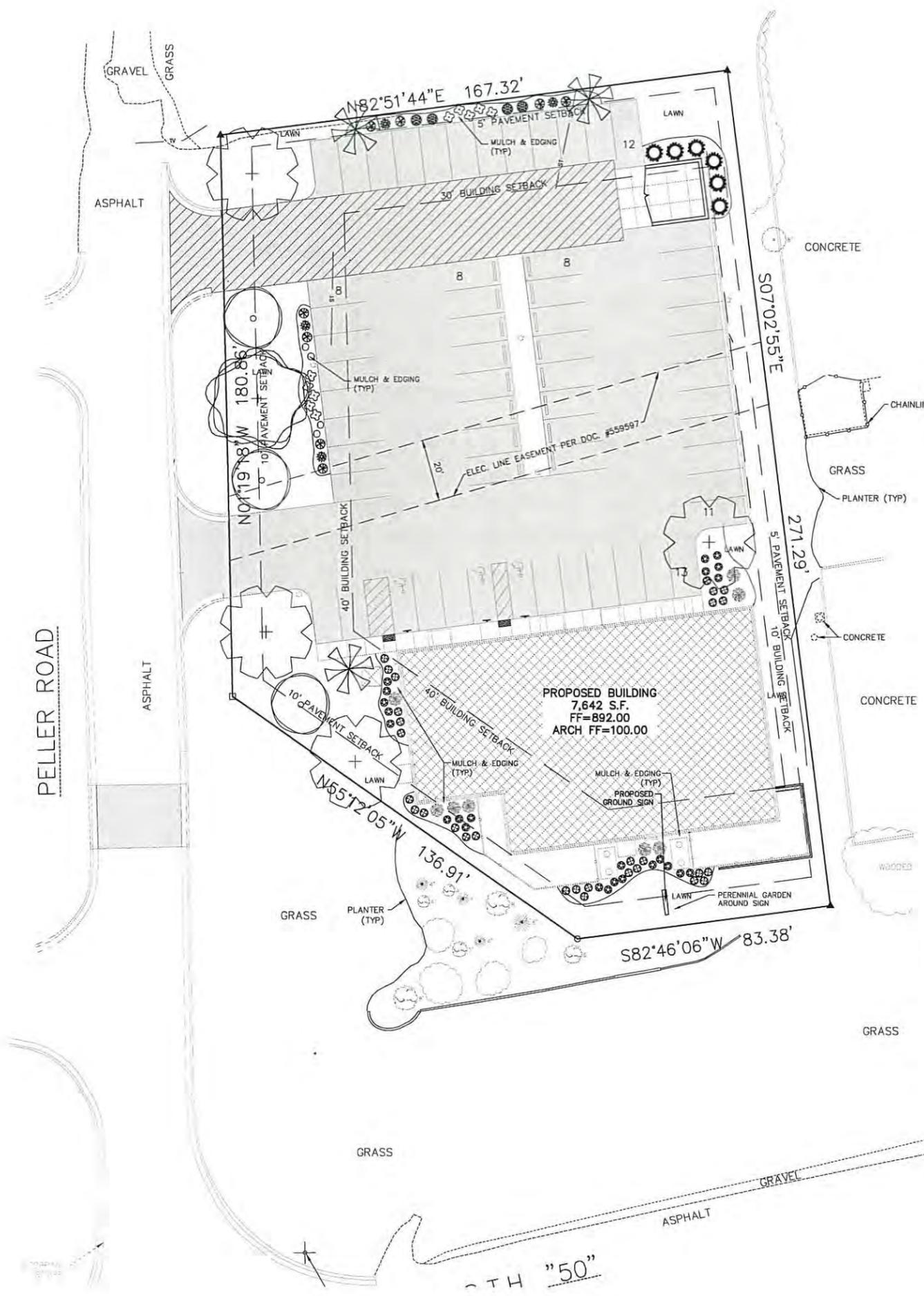
SHRUB PLANTING DETAIL
NO SCALE

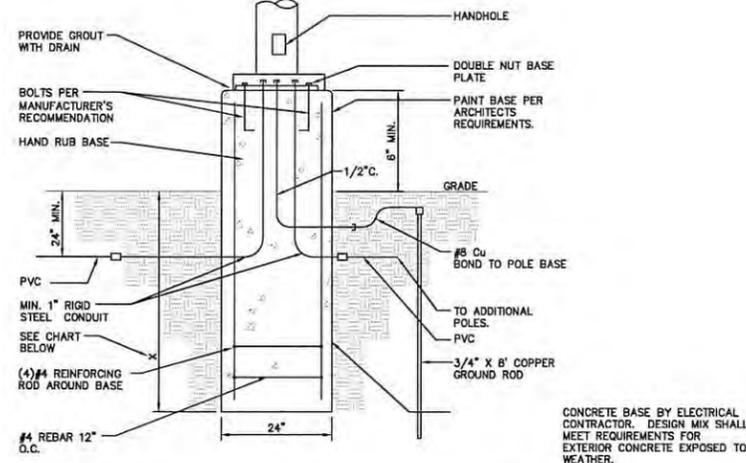


LANDSCAPE PLAN



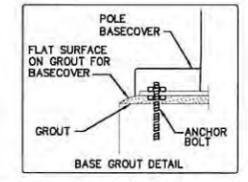
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION





NOTES:
 A DRILLED 2"-0" DIA. HOLE SHALL BE USED AS THE FORM FOR THE CONCRETE BASE IN UNDISTURBED EARTH, EXCLUDING FILL MATERIAL.
 BACKFILL AROUND CONCRETE BASE WITH COMPACTED GRANULAR BACKFILL A MIN. OF 2'-0" IN ALL DIRECTIONS IN EXCAVATED AREAS OR IN EXISTING SOIL CONTAINING FILL OF OBJECTIONABLE MATERIAL.
 DESIGN BASED ON IBC-2000: 90 MPH WIND SPEED, ZONE C, 150 PSF/FT LATERAL SOIL PRESSURE.

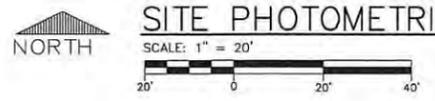
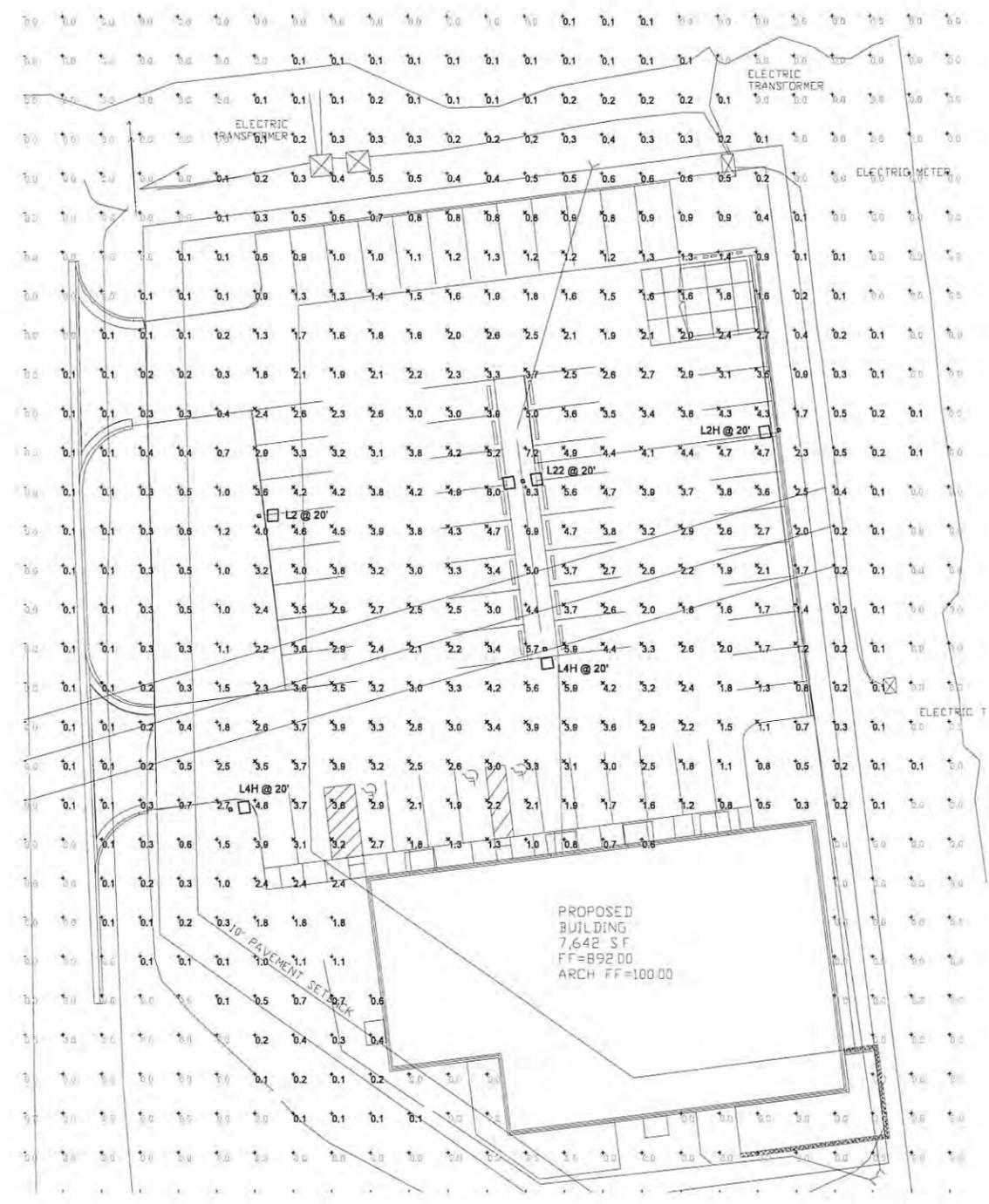
POLE HEIGHT	X
10'-0" - 20'-0"	64" (INCHES)
25'-0" - 35'-0"	76" (INCHES)
40'-0" - 45'-0"	84" (INCHES)
50'-0"	96" (INCHES)



LIGHTPOLE CONCRETE BASE DETAIL
 NO SCALE

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Calc Zone #1	+	0.3 fc	8.3 fc	0.0 fc	N/A	N/A	0.0:1
PARKING LCT	X	2.8 fc	8.0 fc	0.8 fc	7.5:1	3.5:1	0.5:1

Description	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	L2	1	Lithonia Lighting	KAD LED 80C 1000 40K R2 MVOLT	KAD LED, 80 LED, 1 AMP MVOLT DRIVER, 4000K, TYPE 2 OPTICS.	LED	1	17377.8	0.81	218
□	L2H	1	Lithonia Lighting	KAD LED 80C 1000 40K R2 MVOLT HS	KAD LED, 80 LED, 1 AMP MVOLT DRIVER, 4000K, TYPE 2 OPTICS WITH HOUSE SIDE SHIELDS.	LED	1	14425.71	0.81	218
□	L4H	2	Lithonia Lighting	KAD LED 80C 1000 40K R4 MVOLT HS	KAD LED, 80 LED, 1 AMP MVOLT DRIVER, 4000K, TYPE 4 OPTICS WITH HOUSE SIDE SHIELDS.	LED	1	13457.68	0.81	218
□	L22	1	Lithonia Lighting	KAD LED 80C 1000 40K R2 MVOLT	KAD LED, 80 LED, 1 AMP MVOLT DRIVER, 4000K, TYPE 2 OPTICS.	LED	1	17377.8	0.81	432



SITE PHOTOMETRIC PLAN

COORDINATE LOCATION OF ALL EXPOSED CONDUIT WITH OWNER PRIOR TO INSTALLATION.

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



100 CAMELOT DRIVE
 FOND DU LAC, WI 54935
 PHONE: (920) 926-9800
 FAX: (920) 926-9801

Always a Better Plan

OWNER:
 CORE COMMERCIAL, INC.
 P.O. BOX 1154
 APPLETON, WI 54912

PROJECT:
 SHOPPES ON 50
 351 PELLER ROAD
 LAKE GENEVA, WI 53147

PRELIMINARY SHEET DATES:
 SEPTEMBER 3, 2015

2015 © EXCEL ENGINEERING, INC.

JOB NUMBER:
 1509370
 SHEET

PXP1

Sears Homestore

Summary of Average Vehicle Trip Generation
For 13.015 Th.Gr.Sq.Ft. of Free-Standing Discount Store
September 03, 2015

	24 Hour Two-Way Volume	7-9 AM Pk Hour Enter	Exit	4-6 PM Pk Hour Enter	Exit
Average Weekday	729	7	4	33	33

	24 hour Two-Way Volume	Peak Hour Enter	Exit
Saturday	927	50	48
Sunday	715	50	46

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

Summary of Multi-Use Trip Generation
 Average Weekday Driveway Volumes
 September 03, 2015

Land Use	Size	24 Hour Two-Way Volume	AM Pk Enter	Hour Exit	PM Pk Enter	Hour Exit
High Turnover (Sit-Down) Restaurant	5.052 Th.Gr.Sq.Ft.	642	30	28	34	22
Specialty Retail Center	2.590 T.G.L.A.	115	0	0	3	4
Total		757	30	28	37	26

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS

Summary of Multi-Use Trip Generation
 Saturday and Sunday Driveway Volumes
 September 03, 2015

Land Use	Size	Saturday			Sunday		
		24 Hr 2-Way Vol.	Peak Hour Enter	Hour Exit	24 Hr 2-Way Vol.	Peak Hour Enter	Hour Exit
High Turnover (Sit-Down) Restaurant	5.052 Th.Gr.Sq.Ft.	800	64	37	666	51	42
Specialty Retail Center	2.590 T.G.L.A.	109	0	0	53	0	0
Total		909	64	37	719	51	42

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS

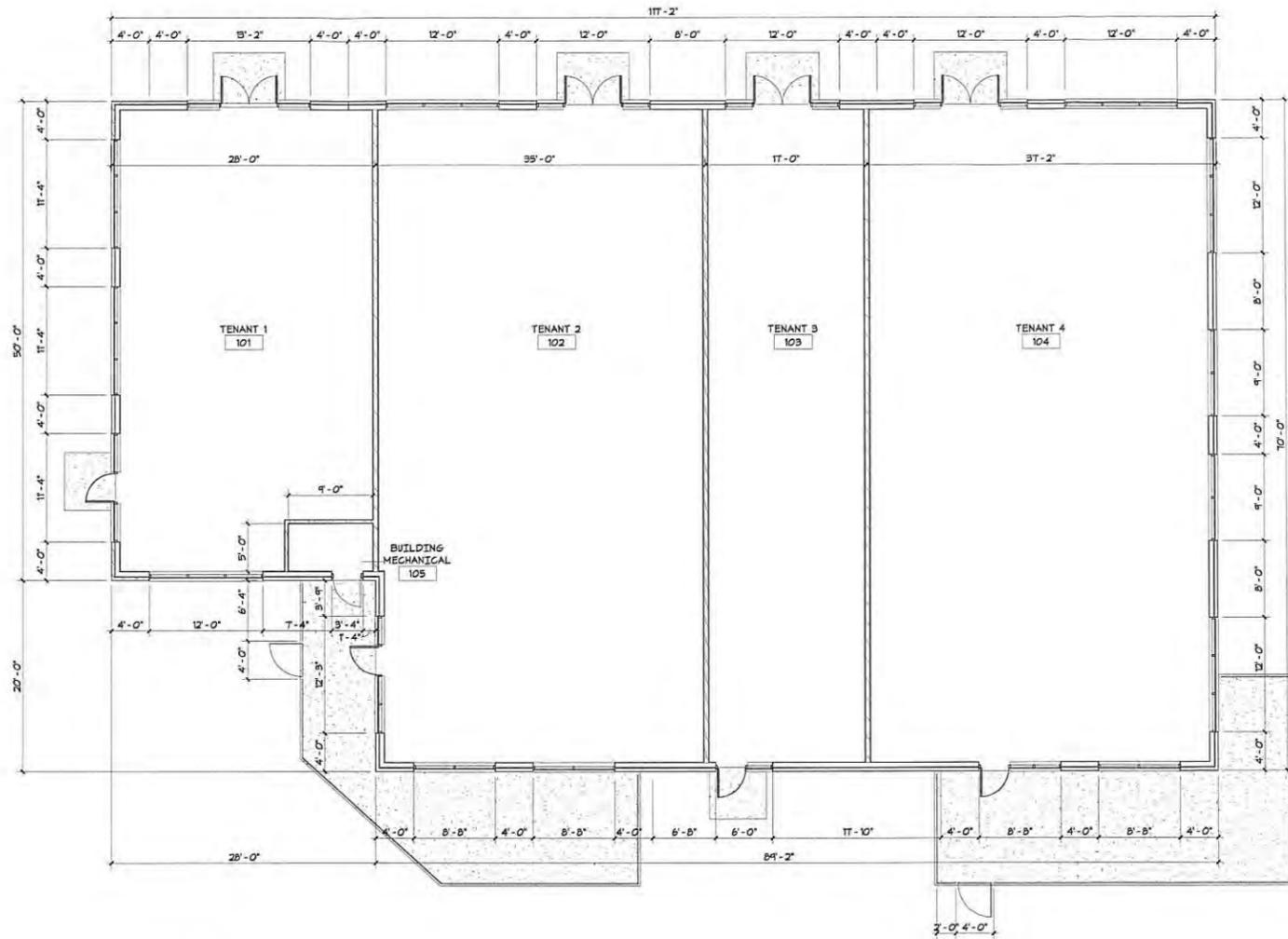


Architects in
Common LLC

N9224 Mengel Hill Road
Fond du Lac, WI 54937
920.795.4884

www.architectsincommon.com

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

Seal _____

Consultant _____
Project Status _____

**Plan
Commission**

Issued _____

Drawn By: tkent
Checked By: tkent

Shoppes on 50
351 Peller Road
Lake Geneva, WI

Issue Date: 9-3-2015
Sheet Contents
**FIRST FLOOR
PLAN**

Project Designed For:
Core
Commercial,
Inc.
15-006
Project Number

A2.1

Sheet Number
9/3/2015 9:33:49 AM



View - North Peller road



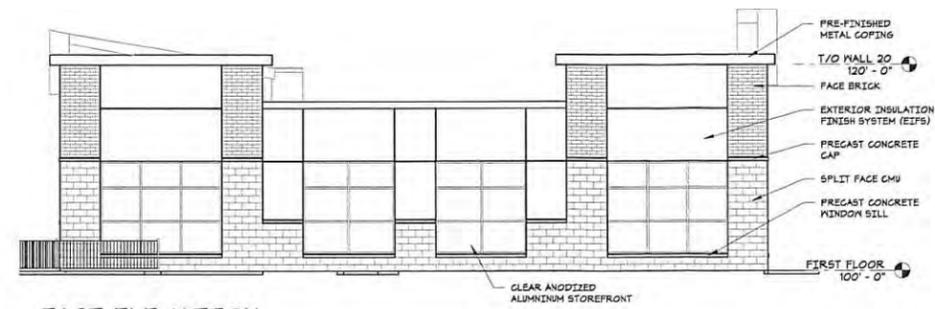
View - East side of parking lot



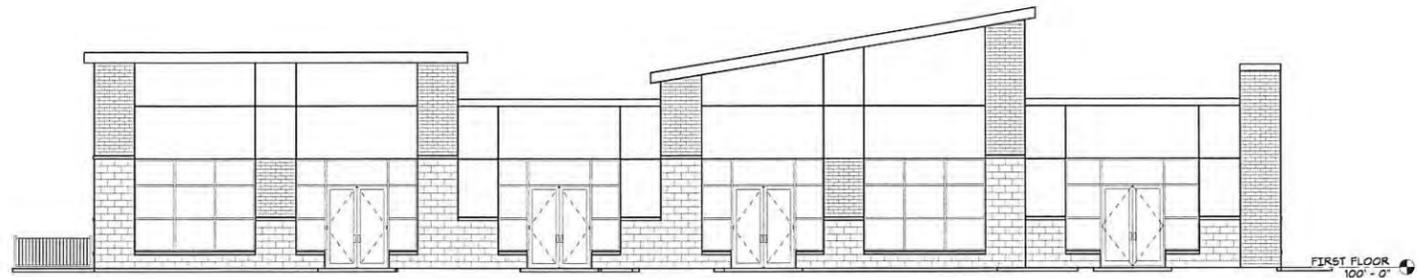
View - West side HWY 50



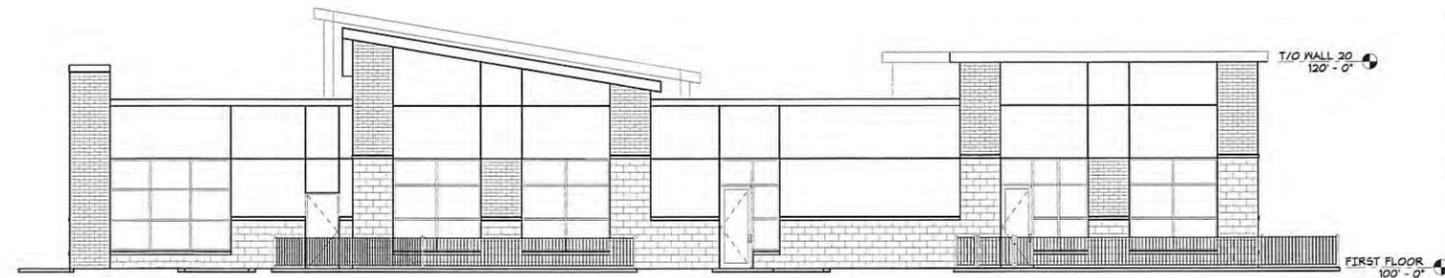
View - Corner of Peller Rd and HWY 50



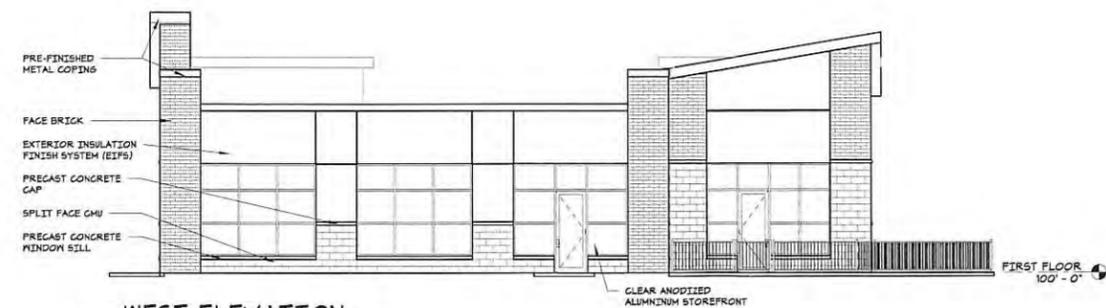
EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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



**Architects in
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Fond du Lac, WI 54937
920.795.4884
www.architectsincommon.com

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Seal

Consultant
Project Status
**Plan
Commission**

Issued

Drawn By: tkent
Checked By: tkent

Shoppes on 50
351 Peller Road
Lake Geneva, WI

Issue Date: 9-3-2015
Sheet Contents
**EXTERIOR
ELEVATIONS**

Project Designed For:
**Core
Commercial,
Inc.**
15-006
Project Number

A4.1

Sheet Number
9/3/2015 9:34:00 AM



Shoppes on 50



APPLICATION FOR CONDITIONAL USE
(justification of proposed use)

TRISTAN CRIST
MAGIC THEATRE

Proposed use: The premises are to be used for the purposes of operating a live performance theatre and related services and sales. Specifically, year-round performances of the Tristan Crist Illusion Show. A 75 minute live magic, comedy and illusion performance geared towards family audiences that has been featured for the previous 10 years at Circus World in Baraboo, WI.

Suite C in the 846 W. Main St. building is currently an empty 1,200 sq ft room located in between Boatyard Bagel Co. and Bona's Italian Kitchen. The proposed conditional use transforms the space into an intimate 60 seat venue that will showcase the Tristan Crist Illusion Show, drawing tourists to the downtown area and providing an evening entertainment event for families and contributing to the economic vitality of the Downtown area.

Projected employees and customers: The theatre will be run by one full time employee and 2 or 3 part time employees. On show days with one performance, the maximum number of customers will be 60 on days with two performances, the maximum number is 120.

Operational considerations: During peak summer months, the venue will operate 7 days a week with evening performances at 8:00 pm and occasional added shows at 4:00 pm. During off-season, the venue will operate on select weekends with shows at 7:00 pm and 2:00 pm. Water and sewer usage will be limited to patrons using the restrooms located in the building. Parking will most likely not become an issue since most audience members will be tourists who are already parked downtown during the day. The other businesses located in the building are typically closed by 8:00 pm, so traffic flow and noise will not become an issue or nuisance for them. In fact, the increased foot traffic in the building should help their businesses.

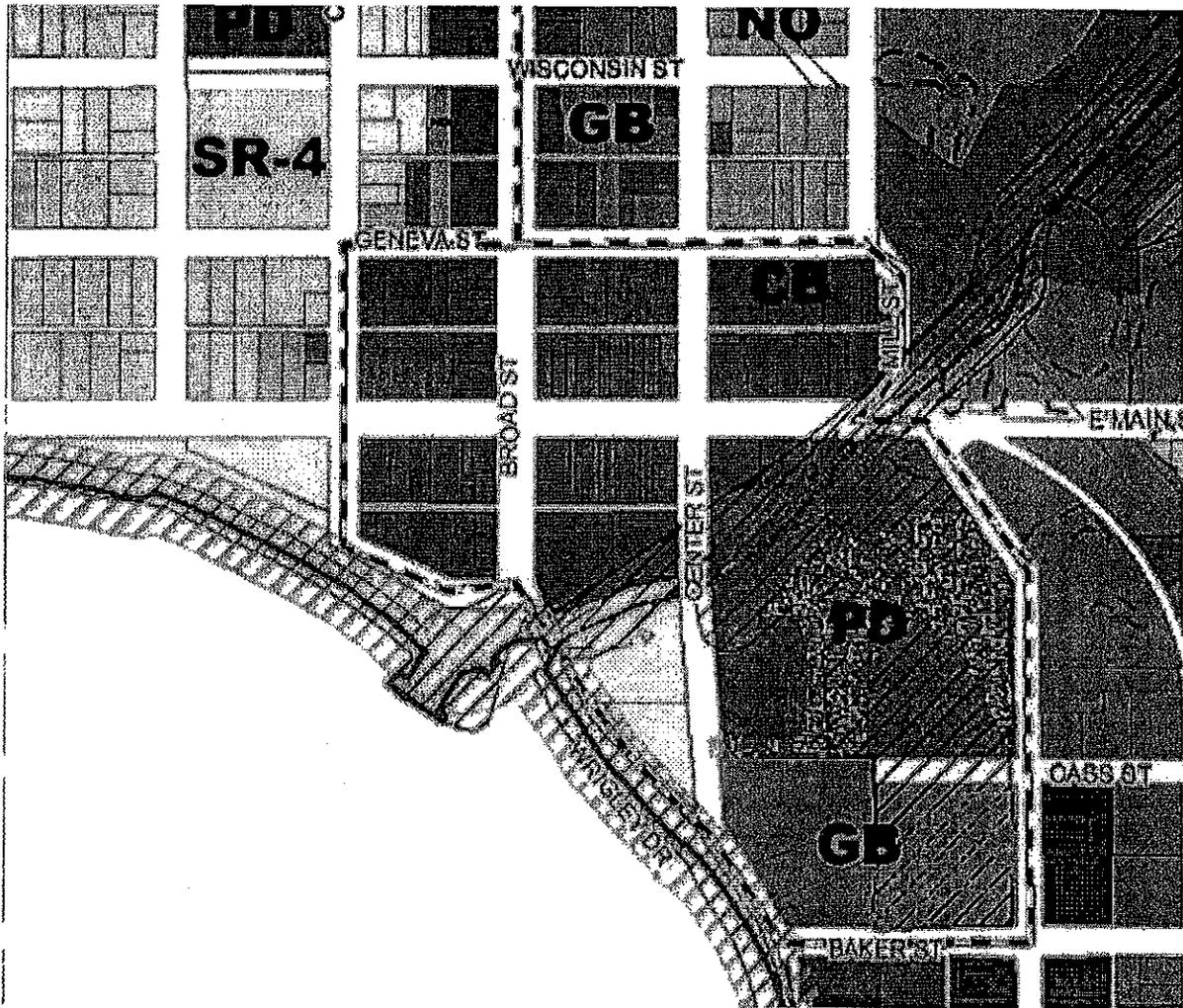
Signage: A sign similar to Bona's hanging sign will go to the left of the front door. See attached design for size and colors. There will also be a poster in the window to the left of the door showing show dates / times. This design may change and rotate depending on the season, upcoming shows, special show times, etc... All signage has been approved by the building owner.

APPLICATION FOR CONDITIONAL USE

(zoning districts)

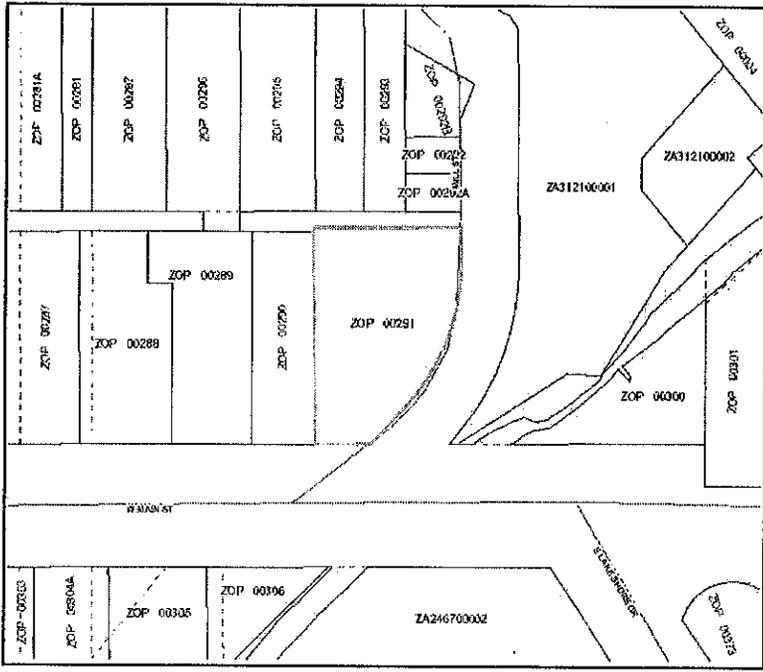
TRISTAN CRIST
MAGIC THEATRE

846 W. Main St. Suite C





Walworth County, WI Land Information Division



Property Details

Municipality: CITY OF LAKE GENEVA
 Parcel Number: ZOP 00291
 School District: 2884-UHS LAKE GENEVA-GENOA CI
 Zoning District:

Owner Information

Owner Name: KOCOUREK PROPERTY HOLDINGS LLC
 Owner Name 2:
 Mailing Address: 880 S LAKE SHORE DR
 LAKE GENEVA WI, 531470000

2014 Valuation Information

Land: \$253,600.00
 Improvements: \$896,400.00
 Total: \$1,150,000.00
 Acres: 0.4300
 Fair Market Value: \$1,202,400.00
 Assessment Ratio: 0.9564366830
 Mill Rate: 0.0228168750

Tax Information

First Dollar Credit: \$80.92	School Credit: \$2,347.46
Special Assessment: \$2,101.64	Lottery Credit: \$0.00
Delinquent Utility Charge: \$0.00	Special Charges: \$0.00
Managed Forest Land Taxes: \$0.00	Private Forest Crop Taxes: \$0.00
Total Billed: \$28,260.13	Woodland Tax Law Taxes: \$0.00
Net Tax: \$26,158.49	

Tax Jurisdictions

STATE OF WISCONSIN \$204.12
 UHS LG-GENOA CITY \$5538.90
 WALWORTH COUNTY \$5538.19
 SCH LAKE GENEVA J 1 \$7086.86
 CITY OF LAKE GENEVA \$6944.80
 GATEWAY TECHNICAL \$926.54

Elected Officials / Voting Districts

Supervisory District: Nancy Russell (D11)
 State Representative: Tyler August(R) (32nd District)
 State Senator: Stephen Nass(R) (11th District)
 US Representative: Paul Ryan(R) (1st District)
 US Senator: Ron Johnson (R) & Tammy Baldwin (D)

Special Assessments / Charges

BUS IMP DIST \$2101.64

Soil Classification

Soil Type	Soil Name	Acres
FsB	FOX SILT LOAM, 2 TO 6 PERCENT SLOPES	0.4021

Property Address

601 MILL ST LAKE GENEVA
 601 W MAIN ST LAKE GENEVA
 605 MILL ST LAKE GENEVA
 611 MILL ST LAKE GENEVA
 613 MILL ST LAKE GENEVA
 615 MILL ST LAKE GENEVA
 617 MILL ST LAKE GENEVA

Legal Description

COM SW COR BLK 28 OP, E 360' TO POB, N0D33'10"W 175' TO S LN ALLEY IN BLK 28, E 119.25' TO W LN MILL ST, S0D11' W 26', ALS ARC OF CURVE, BEING WLY LN MILL ST TO PT OF INTER WITH N LN MAIN ST, W 47.50' TO POB. ORIGINAL PLAT CITY OF LAKE GENEVA

Disclaimer

The information provided in this property information page is not official information. All official tax information is recorded in the Walworth County Treasurer's Office. To verify tax payment/payoff status, contact the Walworth County Treasurer's Office at 262-741-4251.

TRISTAN CRIST MAGIC THEATRE

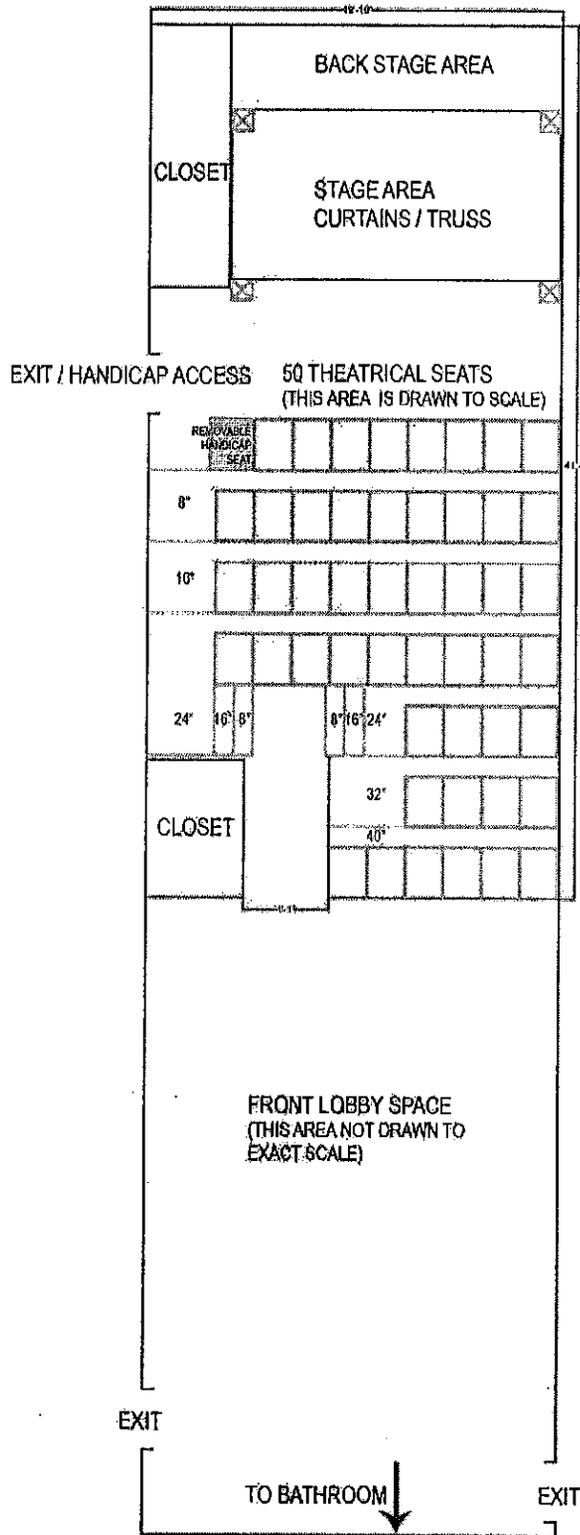
NOTES FOR 609 W. Main Street:

CHAIRS ARE SHOWN IN DOWN POSITION.

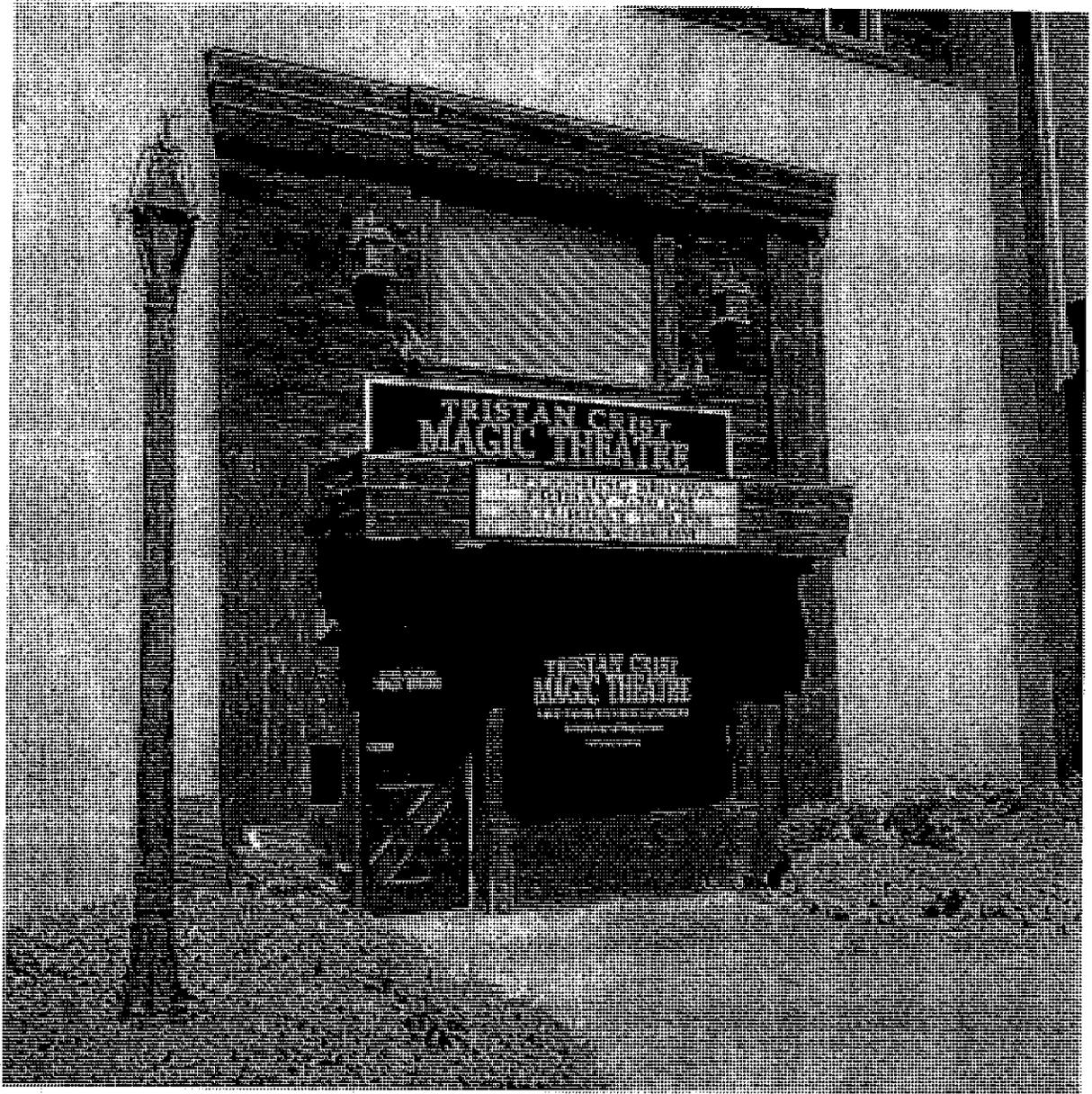
.12" IN BETWEEN FRONT AND BACK OF CHAIRS
IN DOWN POSITION

CHAIRS ARE STANDARD THEATRE SEATING
BOLTED TO THE FLOOR

CURTAINS ARE ALL HUNG OFF GROUND
SUPPORTED THEATRICAL TRUSS



- Vinyl lettering on windows
- 3/4" wood painted sign "Tristan Crist Magic Theatre"
- Changeable letter board for show times



Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, September 21, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Conditional Use Application filed by Tristan Crist Magic Theatre, PO Box 398, Lake Geneva, WI 53147 for an Indoor Commercial Entertainment (Theater Show) in a Central Business (CB) Zoning District, at the following location:

TAX KEY NO. ZOP 00291 - 607 W. MAIN STREET

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, September 21, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 4th day of September, 2015.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on September 10th and 17th.

56
TOTAL

LAKE GENEVA FOUNDATION
W2655 SOUTH ST
LAKE GENEVA, WI 53147

THOMAS D MANNING TRUST
N2273 S LAKESHORE DRIVE
LAKE GENEVA, WI 53147

~~THOMAS D MANNING TRUST
N2273 S LAKESHORE DRIVE
LAKE GENEVA, WI 53147~~

JOHN BRILLAKIS
PAULINE N BRILLAKIS
8150 W DAVIS
NILES, IL 60714

CEYLON COURT COMMUNITY CORP
RT 1 BOX 201
LAKE GENEVA, WI 53147

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

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

WISCONSIN POWER & LIGHT COMPANY
ATTN REAL ESTATE DEPARTMENT
4902 N BILTMOUR LN STE 1000
MADISON, WI 53718-4800

STEVEN UHLER
KATHRYN M UHLER
321 CAMELOT LN
LIBERTYVILLE, IL 60048

RICHARD P HYLAND
MARYELLEN HYLAND
10328 N WOBURN
ORLAND PARK, IL 60462

CHRISTIAN M KHAYAT
TWYLA D M KHAYAT
36938 N KIMBERWICK LN
WADSWORTH, IL 60083

ROBERT J WISDOM
LISA B WISDOM
890 MAYTAG
LAKE GENEVA, WI 53147

EDWARD J NEKARDA
ELAINE L COLLINS-NEKARDA
1060 OAK KNOLL DR
LAKE FOREST, IL 60045

PATRICIA A ENOCH TRUST
860 MAYTAG RD
LAKE GENEVA, WI 53147

CLIFFORD C JACKSON
PO BOX 1027
LAKE GENEVA, WI 53147

BURTON DUBOE
EILEEN DUBOE
9401 N MERRILL AVE
MORTON GROVE, IL 60053

~~CEYLON COURT COMMUNITY CORP
RT 1 BOX 201
LAKE GENEVA, WI 53147~~

RONALD M NORDMAN FAMILY TRUST
MARGA C NORDMAN FAMILY TRUST
6546 TEALWOOD DR
LISLE, IL 60532-7600

DONALD L MAPES TRUST
ANN L MAPES TRUST
927 HILLCREST RD
ELGIN, IL 60123-2500

KATHLEEN A BARTRAM
736 REGENCY PARK DR
CRYSTAL LAKE, IL 60014

RONALD VEAGUE TRUST #10668
BETTY VEAGUE TRUST #10668
13036 TIMBER CT
PALOS HEIGHTS, IL 60463

MILL CREEK CONDO ASSOCIATION INC
123 CENTER ST
LAKE GENEVA, WI 53147

CHARLES P BROWN
2910 N RIVER WALK DR #6A
CHICAGO, IL 60618

LINDA J SCHUBERTH
WILLIAM A SCHUBERTH
13191 HICKORY LN
WOODSTOCK, IL 60098

CATHERINE C SEMYCK TRUST
624 MAPLE OAK CIR #104
ALTAMONTE SPRINGS, FL 32701

ANNE M BURKHARD TRUST
111 S AMPLE ST
MT PROSPECT, IL 60056

MAX J HERMAN
MARY HERMAN
505 W FREDERICK LN
HOFFMAN ESTATES, IL 60195

EILEEN GARDNER
ERNEST GARDNER
2821 COVERT RD
GLENVIEW, IL 60025

MICHAEL FELLO
562 PARK BLVD NORTH
GLEN ELLYN, IL 60137

RICHARD H SIEBERT
BONNIE J SIEBERT
1537 LAKE HOLIDAY DR
SANDWICH, IL 60548-5900

RUSTIC ROAD RANCH LLC
1790 KNOB RD
BURLINGTON, WI 53105

SEAN RAILTON
PO BOX 681373
PARK CITY, UT 84068-6800

DENNIS D HACK
2450 W HUBBARD
CHICAGO, IL 60612

ALAN D WEININGER
MARCIA WEININGER
650 S MT PROSPECT RD
DES PLAINES, IL 60016

FRANK LAFRONZA
SERA LAFRONZA
6622 MINNEHAHA
LINCOLNWOOD, IL 60712

CATHERINE C SEMYCK TRUST
624 MAPLE OAK CIR #104
ALTAMONTE SPRINGS, FL 32701

PHILLIP M PARKS TRUST
BARBARA F PARKS TRUST
223 CAPITAL CT
SHOREWOOD, IL 60404

WCISLO REVOCABLE LIVING TRUST
15437 WEATHER VANE LN
HOMER GLEN, IL 60491

THOMAS E HERBST
SUSAN M HERBST
28131 N LAKE DR
WAUCONDA, IL 60084

JAMES GUSSMAN
STELLA GUSSMAN, DAVID J NAJJAR
885 ELM ST
SUGAR GROVE, IL 60554-5400

FITZGERALD FAMILY TRUST
1034 AUSTIN AVE
PARK RIDGE, IL 60068-6800

ROBERT FRICANO
PAMELA S FRICANO
9806 S 54TH AVE
OAKLAWN, IL 60453

ROGER TUREK
12182 OXFORD CT
LEMONT, IL 60439

BARBARA A DYDO TRUST
10325 S GEORGIA LN
OAK LAWN, IL 60453

COLGATE F HOLMES TRUST
1720 N LASALLE DR - #9
CHICAGO, IL 60614

PETERSEN FAMILY TRUST
22 BRANDYWINE RD
SOUTH BARRINGTON, IL 60010

RAILTON FAMILY TRUST
PO BOX 681373
PARK CITY, UT 84068

MICHAEL O NUDO
LAURA A NUDO
1315 W LAKE ST #304
ADDISON, IL 60101

MARY LOU OLSEN-LOOMIS TRUST
1709 DORCHESTER CT
MUNDELEIN, IL 60060

MARK J PETELER
GAIL R PETELER
N2244 PATRICK PL
LAKE GENEVA, WI 53147

ROGERS DRIVE LLC
3031 RANGE RD
ELGIN, IL 60124

~~CITY OF LAKE GENEVA
626 GENEVA ST
LAKE GENEVA, WI 53147-4700~~

FIRST BANK SOUTHEAST
C/O US BANK
CORP REAL ESTATE-TAX DEPT
2800 E LAKE ST
MINNEAPOLIS, MN 55406

EILEEN M MARUTZKY
619 & 619 1/2 GENEVA ST
LAKE GENEVA, WI 53147

THOMAS J PINKL
30946 WEILER RD
BURLINGTON, WI 53105-0500

KOCOUREK PROPERTY HOLDINGS LLC
880 S LAKE SHORE DR
LAKE GENEVA, WI 53147

253 CENTER LLC
664 N MILWAUKEE AVE
STE 200
PROSPECT HEIGHTS, IL 60070

253 CENTER LLC
664 N MILWAUKEE AVE
STE 200
PROSPECT HEIGHTS, IL 60070

253 CENTER LLC
664 N MILWAUKEE AVE
STE 200
PROSPECT HEIGHTS, IL 60070

FRANK J SCOTT TRUST
JUDY A SCOTT TRUST
1122 WISCONSIN ST
LAKE GENEVA, WI 53147

GENEVA CENTER LLC
2554 CHARLES ST
ROCKFORD, IL 61108

KOCOUREK PROPERTY HOLDINGS LLC
880 S LAKE SHORE DR
LAKE GENEVA, WI 53147

WISCONSIN TELEPHONE COMPANY
ONE SBC CENTER
ROOM 36-M-1
ST LOUIS, MO 63101

WISCONSIN TELEPHONE COMPANY
ONE SBC CENTER
ROOM 36-M-1
ST LOUIS, MO 63101

KOCOUREK PROPERTY HOLDINGS LLC
880 S LAKE SHORE DR
LAKE GENEVA, WI 53147

KOCOUREK PROPERTY HOLDINGS LLC
880 S LAKE SHORE DR
LAKE GENEVA, WI 53147

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

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626 GENEVA ST
LAKE GENEVA, WI 53147

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

GENEVA LAKE LEVEL CORP
PO BOX 656
LAKE GENEVA, WI 53147

SOWERS HOUSE INC
PO BOX 5700
VILLA PARK, IL 60181

CITY OF LAKE GENEVA
626 GENEVA ST
LAKE GENEVA, WI 53147-4700

US POST OFFICE
672 MAIN ST
LAKE GENEVA, WI 53147

UNITED STATES POSTAL SERVICE
C/O LESTER MC AULIFFE
672 MAIN ST
LAKE GENEVA, WI 53147

642 MAIN STREET LLC
C/O SAMSON ENTERPRISES LLC
PO BOX 322
ITASCA, IL 60143

KOCOUREK PROPERTY HOLDINGS LLC
880 S LAKE SHORE DR #2
LAKE GENEVA, WI 53147

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

LOT 12 OR CLEYCON COURT ESTATES 2 CE 00012
SITE ADDRESS/PARCEL NO. AND FULL LEGAL DESCRIPTION REQUIRED (ATTACH SEPARATE SHEET IF NECESSARY):

860 MAYTAG RD LK. GENEVA 53147

SEC I TOWN E NORTH RANGE 17 EAST, CITY OF LAKE GENEVA
LOT 12 CLEYCON CT. DRIVE WALWORTH COUNTY, WI.

NAME AND ADDRESS OF CURRENT OWNER:

MONTY + PATRICIA ENOCH

860 MAYTAG RD LK. GENEVA WI. 53147

TELEPHONE NUMBER OF CURRENT OWNER: (262) 348-1593

NAME AND ADDRESS OF APPLICANT:

(SAME AS ABOVE)

TELEPHONE NUMBER OF APPLICANT: SAME

PROPOSED CONDITIONAL USE:

RAISE 3' FENCE HEIGHT TO 4' HEIGHT TO MEET
POOL FENCE REQUIREMENTS - APPROXIMATELY
30' TOTAL FENCE TO BE CHANGED.

ZONING DISTRICT IN WHICH LAND IS LOCATED:

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

FARRIS HANSEN + ASSOCIATES, INC
7 RIDGEWAY CT ELKHORN WI. 53121 (414) 723-2098

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

INSTALL IN-GROUND POOL

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

8/1/15
DATE


SIGNATURE OF APPLICANT

- _____ (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations;
- _____ (d) A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.
- _____ (e) Written justification for the proposed conditional use:
 - _____ Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. (See below)

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

N/A

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

N/A

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

Fence at 4' high is required around pool and being on lakefront requires pool to be in front yard of home.

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

Does not impact land use in any way. Personal pool for recreation and exercise



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?

Home already has all public services.

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 sense will not impact anyone in any negative manner and will benefit our health.

IV.FINAL APPLICATION PACKET INFORMATION

- ~~_____ Receipt of 5 full scale copies in blue/line or black/line of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____~~
- ~~_____ Receipt of 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: _____~~



860 Maytag Road

WALWORTH COUNTY, WISCONSIN

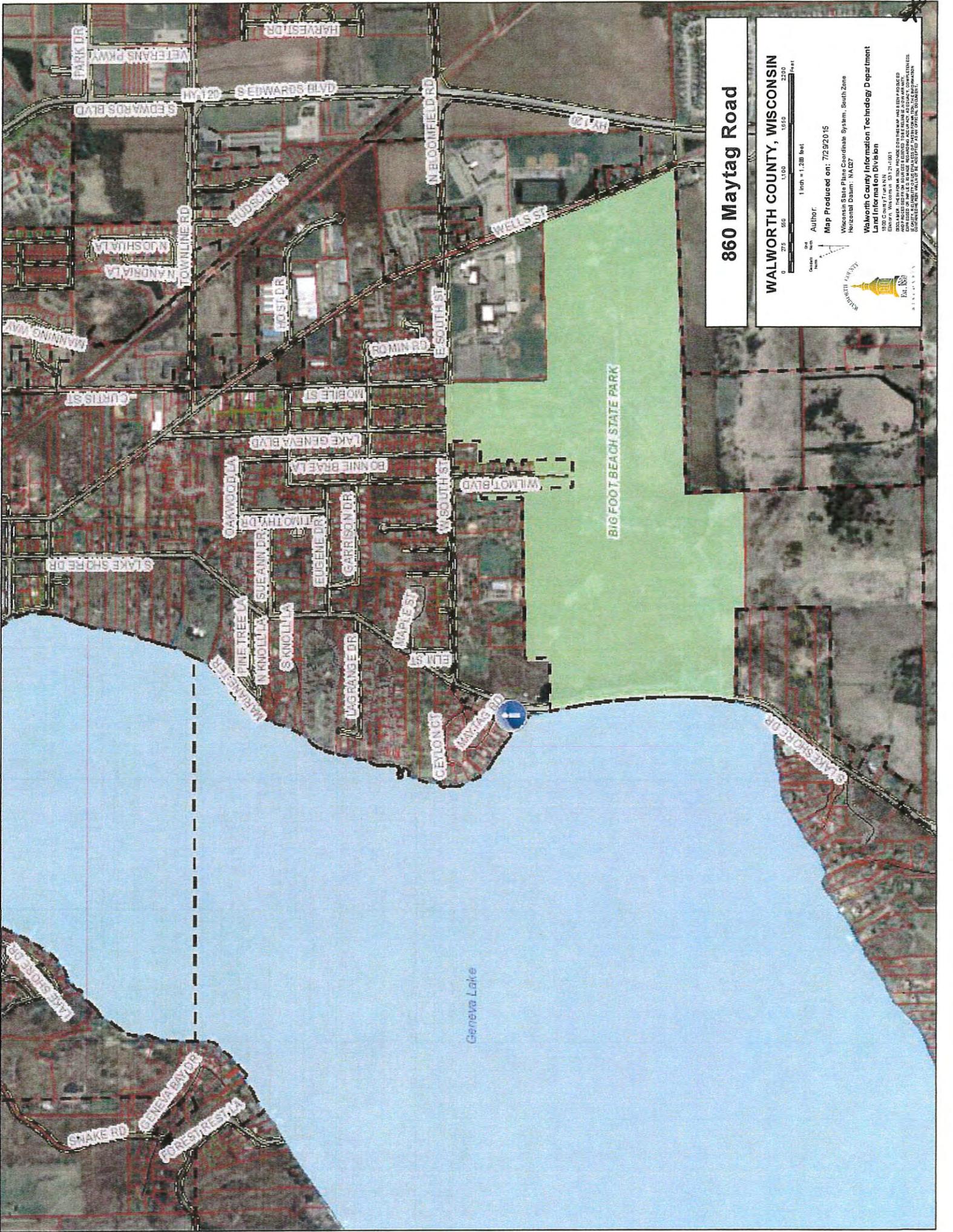
1 cm = 125 feet

0 50 100 150 200 Feet

Author:
Map Produced on: 7/29/2015
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD87

Walworth County Information Technology Department
Land Information Division
1000 Clark Trunkline
Elkhart, Wisconsin 53121-0011

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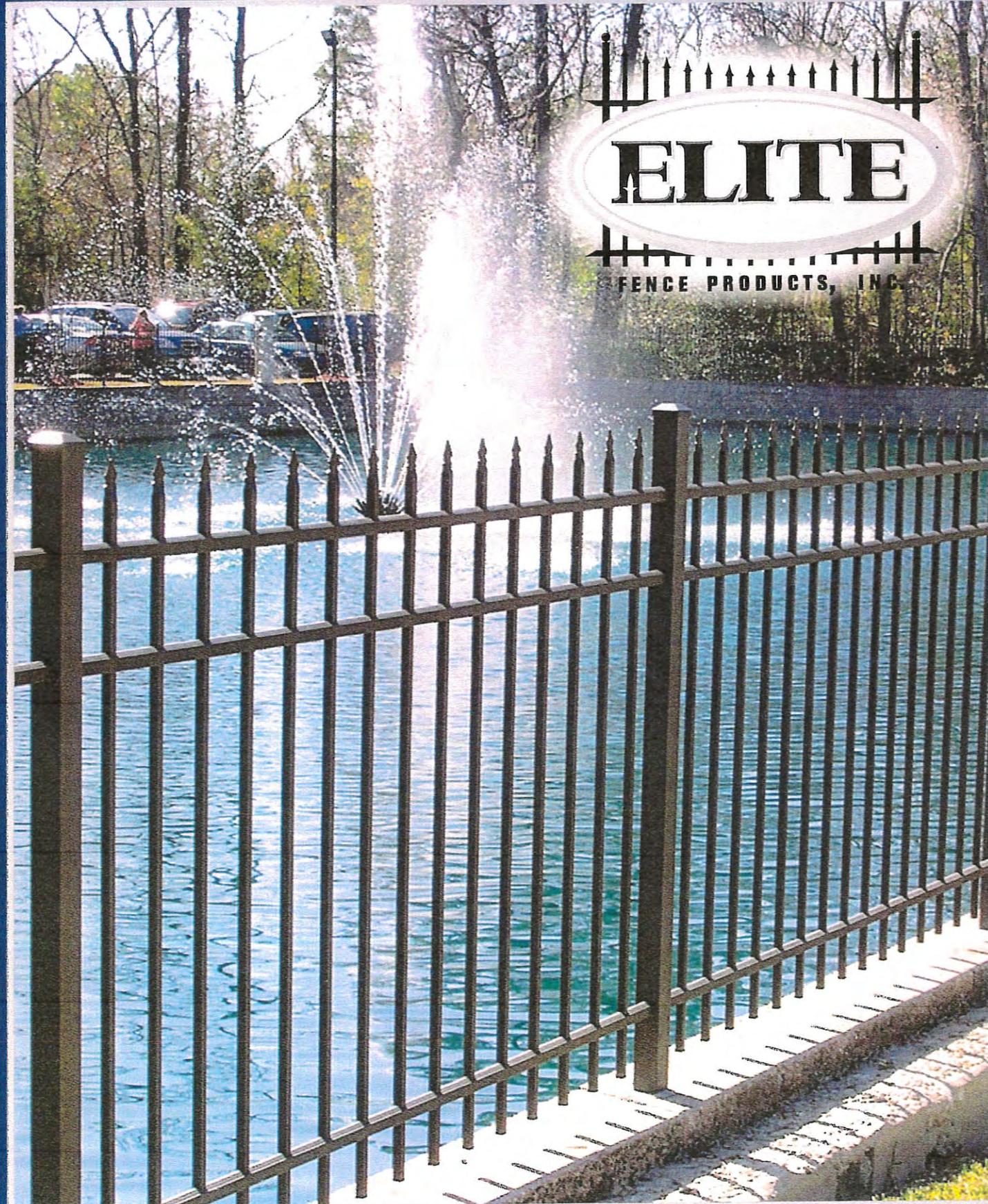
860 Maytag Road

WALWORTH COUNTY, WISCONSIN

Author: **Map Produced on: 7/29/2015**
 Wisconsin State Plane Coordinate System, South Zone
 Horizontal Datum: NAD83

Walworth County Information Technology Department
 Land Information Division
 800 Chestnut Street, 4th Floor
 Watertown, WI 53093
 PHONE: 920.861.2100
 FAX: 920.861.2101
 WWW: www.walworthcountywi.gov
 ALL INFORMATION CONTAINED HEREIN IS PROVIDED AS IS WITHOUT WARRANTY OF ANY KIND, INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS INFORMATION.

Scale: 1 inch = 1,200 feet
 0 250 500 1000 1500 2000 2500 feet



ELITE

FENCE PRODUCTS, INC.

Buy American, Be American™



✕

From the Desk of Edward J. Nekarda
870 Maytag Road
Lake Geneva, WI 53147

August 24, 2015

To Whom It May Concern:

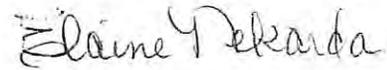
Edward and Elaine Nekarda of 870 Maytag Road and Monte and Pattie Enoch of 860 Maytag Road, Lake Geneva, Wisconsin have agreed that Monte Enoch will replace the three (3) foot section of the fence belonging to Edward and Elaine Nekarda that sits on the lot line between our two properties with a four (4) foot fence of the same style and quality material at his expense. Monte Enoch will also have the installer exchange the section of fence that connects the existing three (3) foot fence with the four (4) foot fence with the section of the street side, three (3) foot fence that will butt up against the newly installed four (4) foot fence at the corner.

If there are any questions regarding this agreement, please call Edward Nekarda at 847-561-6263.

Sincerely,



Edward J. Nekarda



Elaine Nekarda

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, September 21, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Conditional Use Application filed by Monty & Patricia Enoch, 860 Maytag Road, Lake Geneva, WI 53147 for a four foot fence in the street yard setbacks of the property along Maytag Road at the following location:

TAX KEY NO. ZCE 00012 - 860 Maytag Road

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, September 21, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 4th day of September, 2015.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as a small Legal on September 10th and 17th.

12
total

LAKE GENEVA FOUNDATION
W2655 SOUTH ST
LAKE GENEVA, WI 53147

LAKE GENEVA FOUNDATION
W2655 SOUTH ST
LAKE GENEVA, WI 53147

THOMAS D MANNING TRUST
N2273 S LAKESHORE DRIVE
LAKE GENEVA, WI 53147

THOMAS D MANNING TRUST
N2273 S LAKESHORE DRIVE
LAKE GENEVA, WI 53147

JOHN BRILLAKIS
PAULINE N BRILLAKIS
8150 W DAVIS
NILES, IL 60714

CEYLON COURT COMMUNITY CORP
RT 1 BOX 201
LAKE GENEVA, WI 53147

STEVEN UHLER
KATHRYN M UHLER
321 CAMELOT LN
LIBERTYVILLE, IL 60048

RICHARD P HYLAND
MARYELLEN HYLAND
10328 N WOBURN
ORLAND PARK, IL 60462

CHRISTIAN M KHAYAT
TWYLA D M KHAYAT
36938 N KIMBERWICK LN
WADSWORTH, IL 60083

ROBERT J WISDOM
LISA B WISDOM
890 MAYTAG
LAKE GENEVA, WI 53147

EDWARD J NEKARDA
ELAINE L COLLINS-NEKARDA
1060 OAK KNOLL DR
LAKE FOREST, IL 60045

PATRICIA A ENOCH TRUST
860 MAYTAG RD
LAKE GENEVA, WI 53147

CLIFFORD C JACKSON
PO BOX 1027
LAKE GENEVA, WI 53147

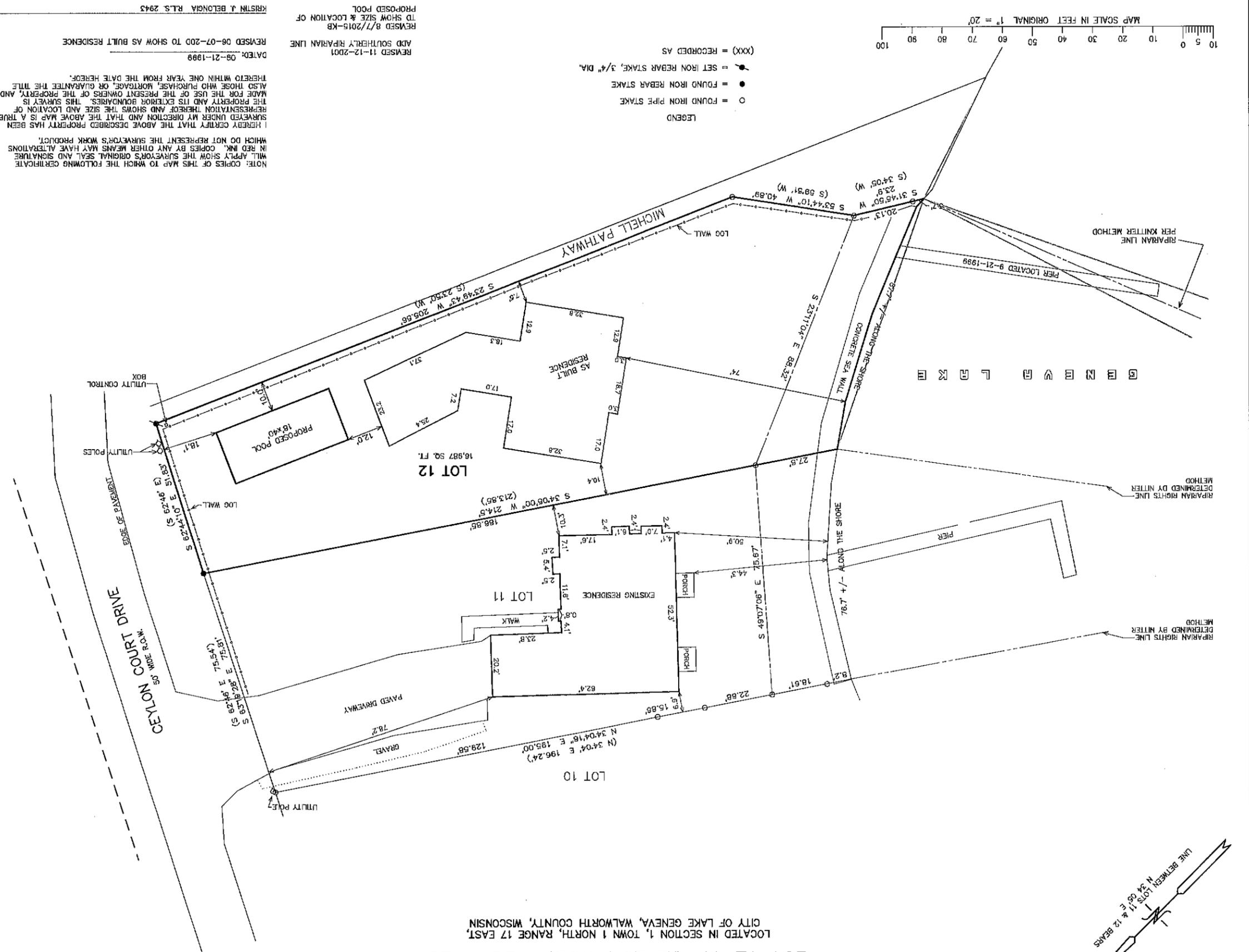
BURTON DUBOE
EILEEN DUBOE
9401 N MERRILL AVE
MORTON GROVE, IL 60053

CEYLON COURT COMMUNITY CORP
RT 1 BOX 210
LAKE GENEVA, WI 53147

PLAT OF SURVEY

LOT 12 OF CEYLON COURT ESTATES

LOCATED IN SECTION 1, TOWN 1 NORTH, RANGE 17 EAST,
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



PROJECT NO. 5391, 15
 DATE: 09/21/98
 SHEET NO. 1 OF 1

REVISIONS

FARRIS, HANSEN & ASSOCIATES, INC.
 Engineering, Architecture, Surveying
 7 Ridgeway Court P.O. Box 437
 ELKHORN, WISCONSIN 53121
 OFFICE: (414) 723-2098
 FAX: (414) 723-5986

— WORK ORDERED BY —
 MONTE ENOCH
 880 WATKINS ROAD
 LAKE GENEVA, WI 53147

PLAT OF SURVEY

APPLICATION FOR PRECISE IMPLEMENTATION PLAN AMENDMENT
City of Lake Geneva

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

220 Cook St. (20P00243) Lot 12 BLK 25 Except
South 89.67 Ft. original plat of city of Lake Geneva

Name and Address of Current Owner:

Ken Wenz
220 Cook St. Lake Geneva WI 53147

Telephone No. of Current Owner including area code: 815-543-7474

Name and Address of Applicant:

Ken Wenz
220 Cook St Lake Geneva WI 53147

Telephone No. of Applicant including area code: 815-543-7474

Proposed Use:

Vacation Rental

Zoning District in which land is located: Planned Development

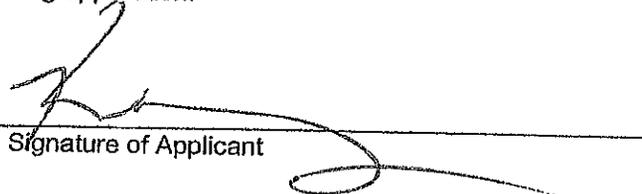
Names and Addresses of architect, professional engineer and contractor of project:

N/A

Short statement describing activities to take place on site:

2 - 1 bedroom Vacation Rentals upstairs
1 - 1 bedroom Vacation Rental: Downstairs
If current Lower South tenant eventually leaves, that
would be turned into a 1 bedroom vacation rental as well
These will be rented as vacation rentals during entire year

PIP Amendment fee \$400.00, payable upon filing application.


Signature of Applicant

The proposed vacation rental located at 220 Cook St. is within the BID district and is located at the western edge of downtown. There is an existing vacation rental in the next block south and two B & B's in the next block north. This fits right in with the planned development parameters for this area. This will be an upscale vacation rental in the exact same setting of the bistro. People will be able to relive the atmosphere here in a whole new way. Hence it will be called the "Ole Bistro Inn"

It is hereby agreed that Ken Wenz will be renting 2 parking stalls at 911 Main St in Lake Geneva for purposes of parking cars for the 220 Cook St location. This agreement terminates only when the parking spaces are no longer needed.

Joe Wilson 8/27/15

Ken 8-27-15

UPPER NORTH

BEDROOM

LIVING ROOM

BATHROOM

KITCHEN

BEDROOM

LIVING ROOM

BATHROOM

LOWER NORTH

KITCHEN

UPPER SOUTH

KITCHEN / LIVING ROOM

BEDROOM

CLOSET

HALL

BATHROOM

EXISTING

COMMERCIAL

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before a City Plan Commission Meeting on Monday, September 21, 2015, at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, for approval of a Precise Implementation Plan (PIP) Amendment for Ken Wenz, 220 Cook Street, Lake Geneva, WI 53147 to convert the Upstairs Commercial Apartment and the North Lower Commercial Space to Commercial Indoor Lodging at the following location:

Tax Key Nos. ZOP 00243 - 220 COOK STREET

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, September 21, 2015, at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 4th day of September, 2015.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on September 10th and 17th.

119
total

BRIAN G YUNKER
311 COOK ST
LAKE GENEVA, WI 53147

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

LAKE GENEVA UNITED METHODIST CHUR
912 GENEVA ST
LAKE GENEVA, WI 53147

~~ME CHURCH & PARSONAGE
LAKE GENEVA, WI 53147~~

JAMES A MCCULLOUGH
ANN H MCCULLOUGH
920 GENEVA ST
LAKE GENEVA, WI 53147

JOSEPH A RAILTON III
930 GENEVA ST
LAKE GENEVA, WI 53147

CYNTHIA J NAFZIGER
932 GENEVA ST
LAKE GENEVA, WI 53147

JAMES MERCURIO
6581 N HIAWATHA AVE
CHICAGO, IL 60646

MARY JAROS LIVING TRUST
927 W MAIN ST
LAKE GENEVA, WI 53147-4700

SARA BINOR
2251 SABLE OAKS DR
NAPERVILLE, IL 60564

RICHARD H TANNER TRUST
915 MAIN ST
LAKE GENEVA, WI 53147

WILKEN ENTERPRISES LLC
404 FIRST ST
WEST DUNDEE, IL 60118-1800

KENNETH M WENZ
220 COOK ST
LAKE GENEVA, WI 53147

JEFFREY M LEONARD TRUST
BEVERLY LEONARD TRUST
1504 DODGE ST
LAKE GENEVA, WI 53147-4700

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

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

HOUSE AROUND THE CORNER LLC
1876 1ST ST
HIGHLAND PARK, IL 60035

VENTURE INVESTMENT PARTNERS
751 GENEVA PKWY
LAKE GENEVA, WI 53147

LAKE GENEVA RETAIL DST
PO BOX 3666
OAK BROOK, IL 60523-2300

~~LAKE GENEVA RETAIL DST
PO BOX 3666
OAK BROOK, IL 60523-2300~~

~~LAKE GENEVA RETAIL DST
PO BOX 3666
OAK BROOK, IL 60523-2300~~

KOCOUREK PROPERTY HOLDING LLC
880 S LAKE SHORE DR
LAKE GENEVA, WI 53147-4700

PAUL S PAPPAS
N2488 ELDORADO DR
LAKE GENEVA, WI 53147

KEY INVESTMENT GROUP
GROVER KEHOE, RICHARD KEHOE
C/O RICHARD KEHOE
1230 N WESTERN AVE, UT 202
LAKE FOREST, IL 60045-4500

PUBLIC LIBRARY
918 MAIN ST
LAKE GENEVA, WI 53147

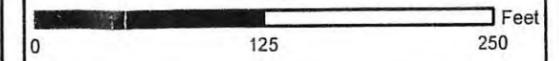


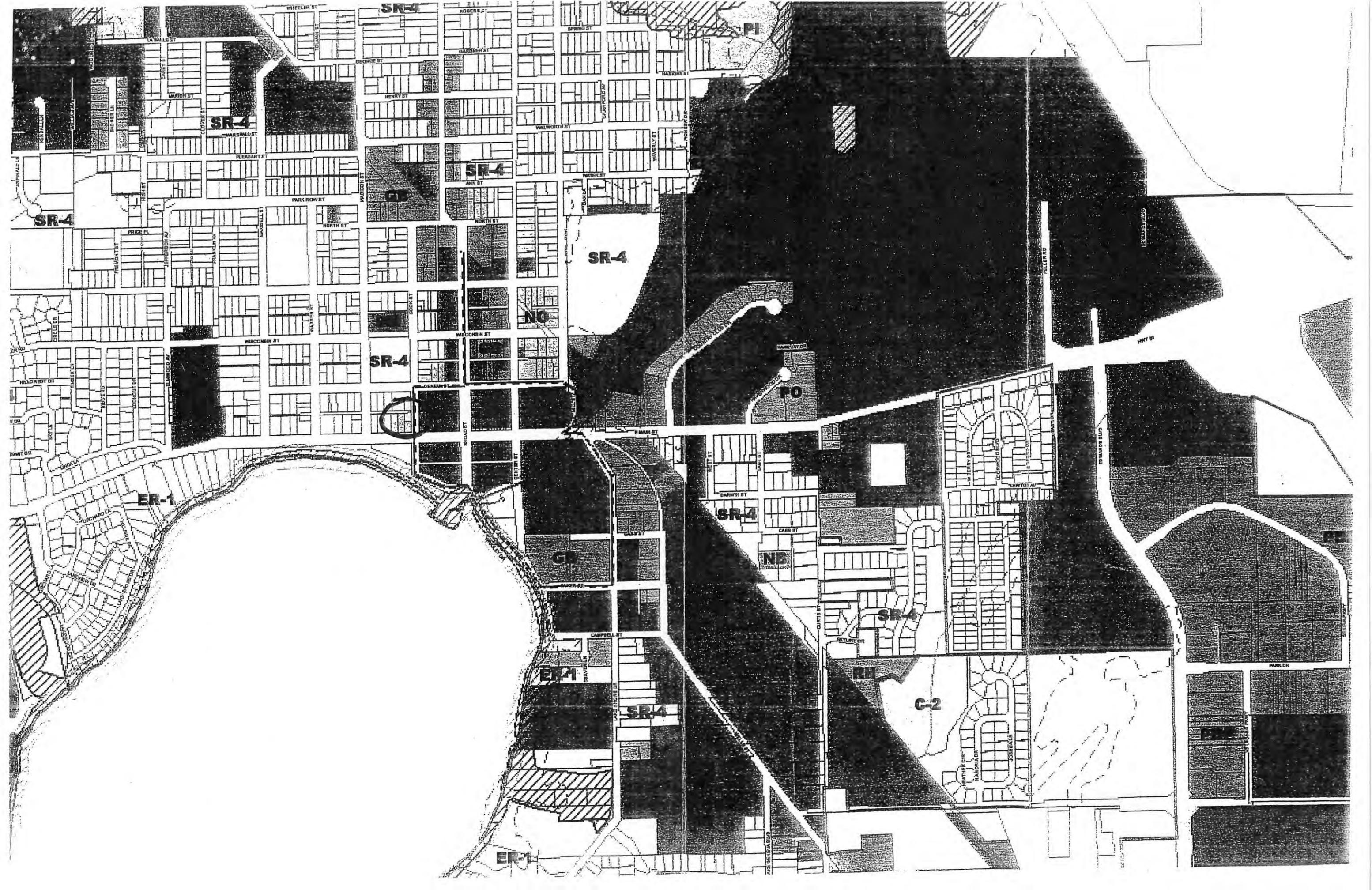
Walworth County Interactive Mapping System

- Address Points
- PLSS Lines**
 - PLSS Section Line
 - - - PLSS Quarter Section Line
 - ▨ Shoreland Area
 - ▩ Floodplain
 - Gross Sanitary District
 - ▨ Extra Territorial Zoning Area
- USGS Streams**
 - Perennial Stream
 - - - Intermittent Stream
 - ▨ Soil Survey Area
- 2020 Land Use Plan**
 - ▨ Urban Service Area
 - ▨ Special Sewer Service Area
 - ▨ Other Urban Area
 - ▨ Lands in A-3 Located Beyond PSA & Other Urban Lands
 - ▨ Other Agricultural, Rural Residential, and Other Open Lands
 - ▨ Primary Agricultural Lands
 - ▨ Primary Environmental Corridor
 - ▨ Secondary Environmental Corridor
 - ▨ Isolated Natural Resource Area
 - ▨ Surface Water
- 2000 Environmental Corridors**
 - ▨ Primary Environmental Corridor
 - ▨ Secondary Environmental Corridor
 - ▨ Isolated Natural Resource Area
 - ▨ Surface Water
- 2 FT Topographic Contours**
 - Index
 - Intermediate
 - Index Depression
 - Intermediate Depression
 - Approximate Index
 - Approximate Intermediate
 - Approximate Index Depression
 - Approximate Intermediate Depression
 - X Spot Elevations
 - ▨ Structure Outlines
 - ▨ Right-of-Way
- Parcel Lines**
 - Parcel Line
 - - - Extended Parcel Line
 - - - Tie Line
 - - - Meander Line
 - ▨ Tax Parcels
- Platted Lands**
 - ▨ Subdivision Plat; Assessors Plat
 - ▨ Certified Survey Map
 - ▨ Condominium Plat
 - ▨ Cemetery Plat
 - ▨ Civil Division Boundary

The information provided on this map has been produced and processed from sources believed to be reliable. No warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of this information. The information contained herein will not be accepted as an official document.

1 inch equals 123 feet





SR-4

SR-4

SR-4

SR-4

NO

SR-4

ER-1

GR

SR-4

NE

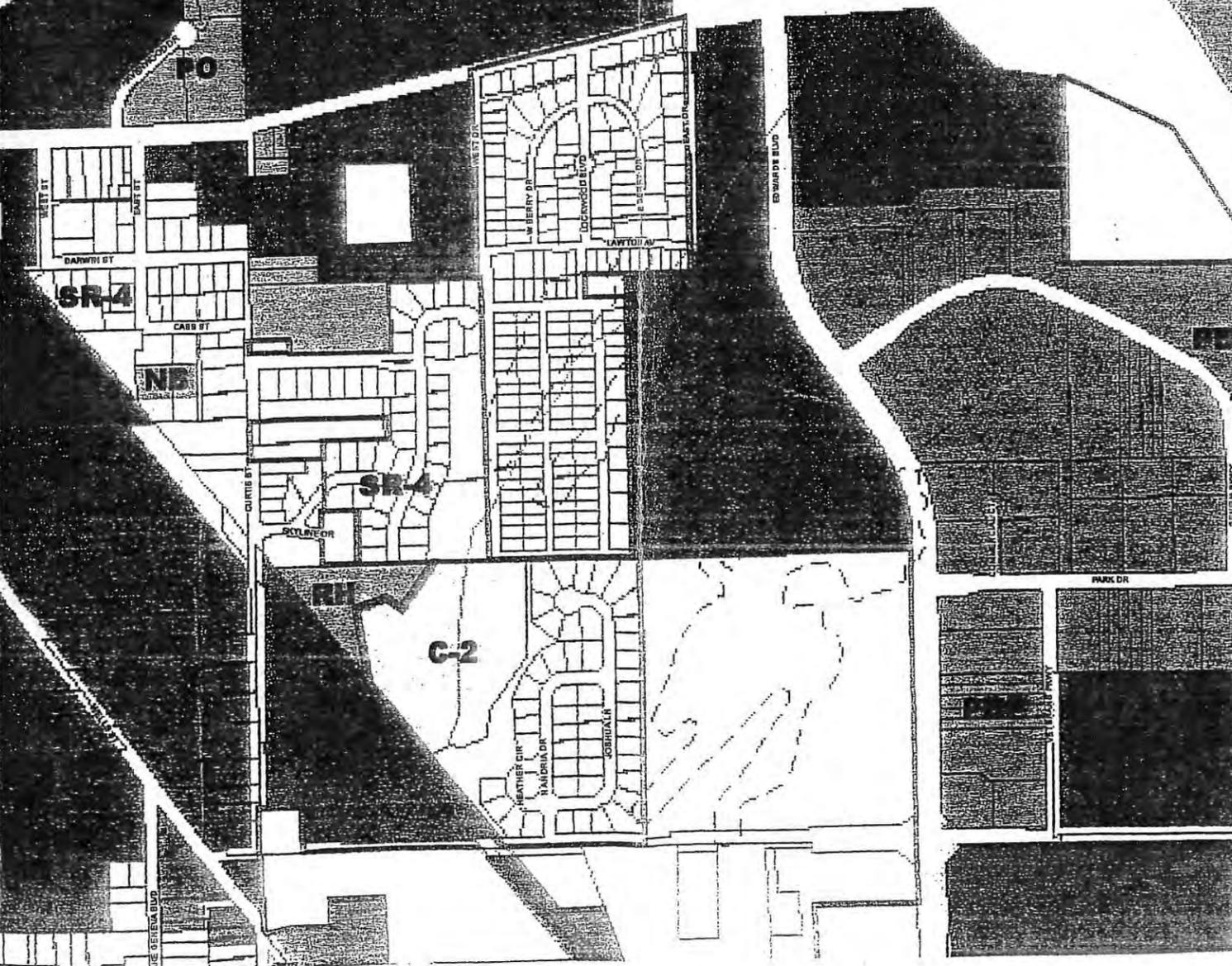
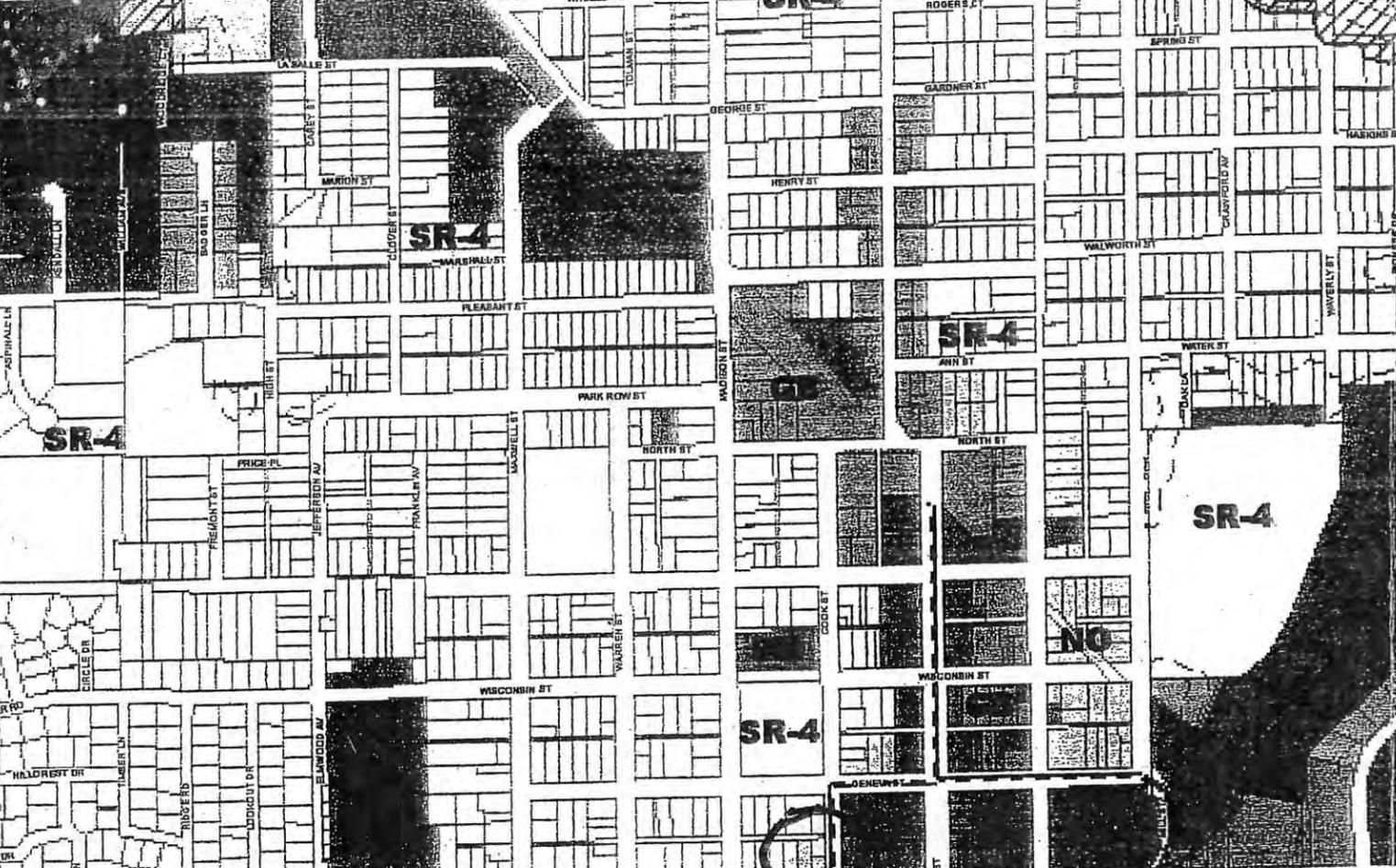
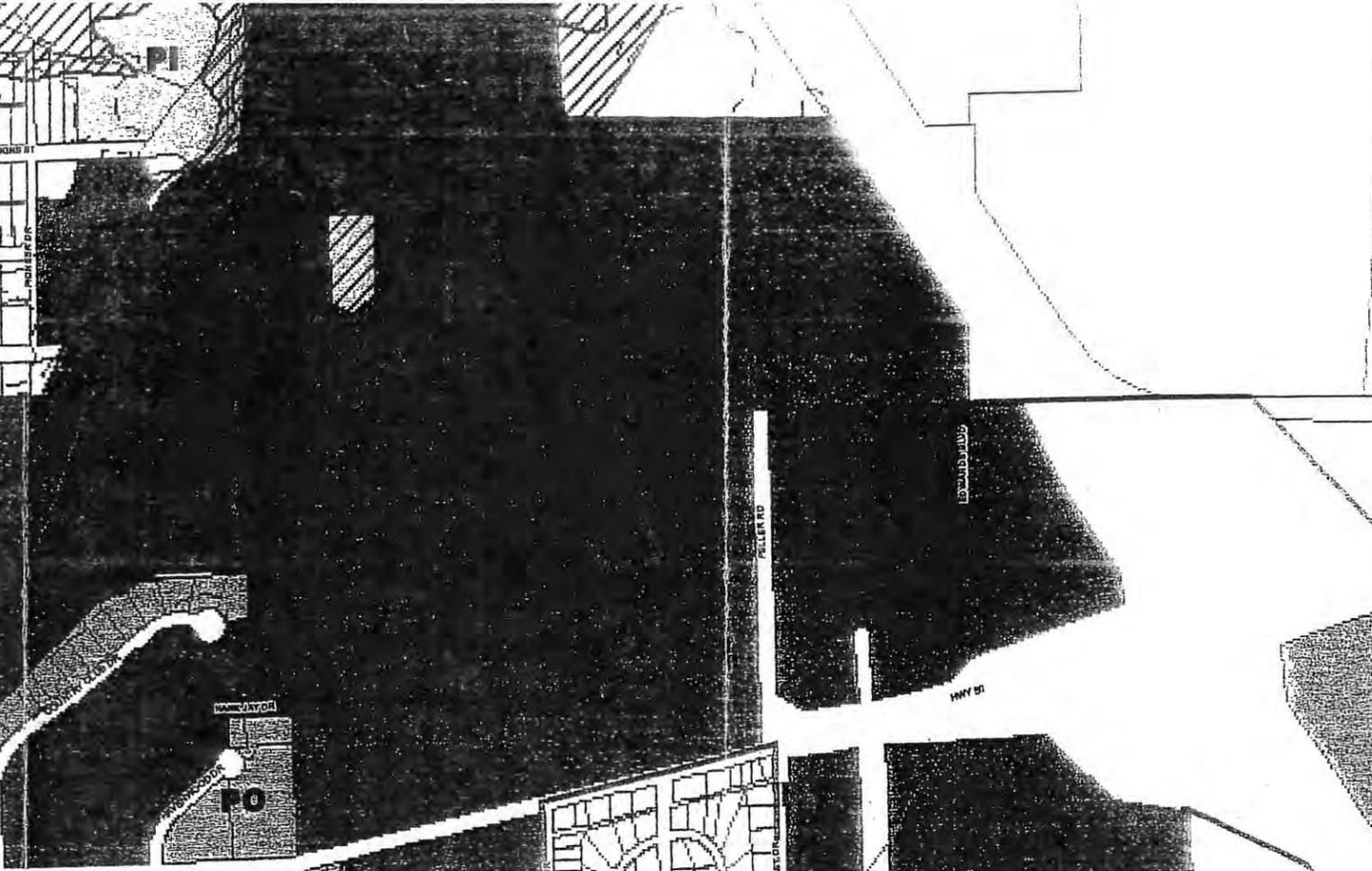
SR-4

C-2

ER-1

SR-4

RH



PREPARED FOR :

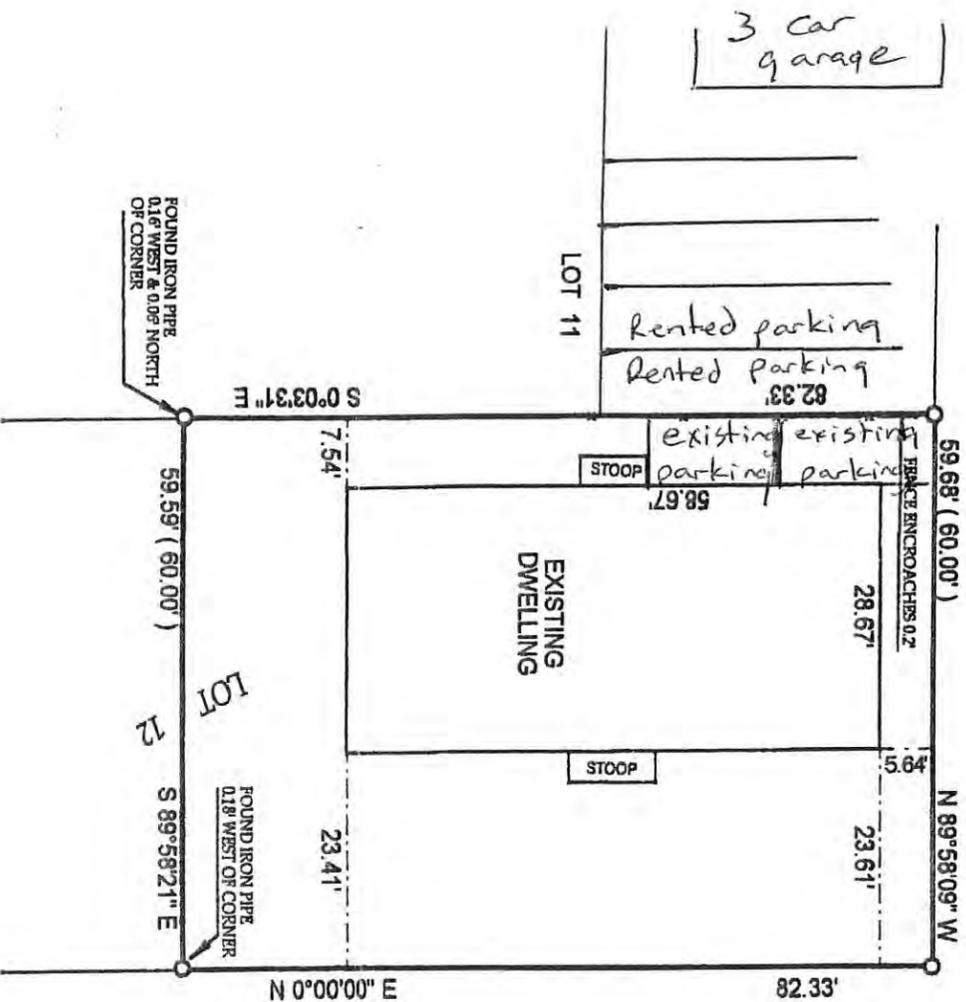
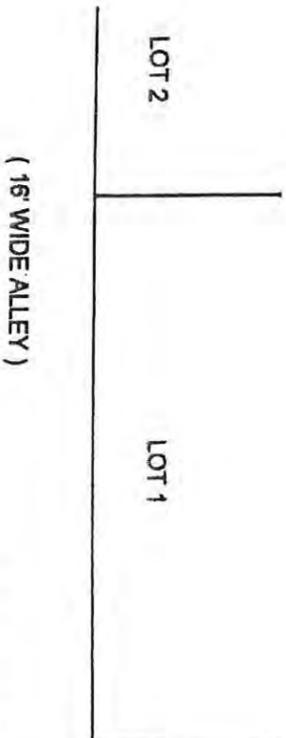
COLDWELL BANKERS PRIMUS
610 LINDA TRESTER
226 BROAD STREET
LAKE GENEVA WI
53147

PLAT OF SURVEY

- OF -

JK SURVEYING, INC.
N3705 WILLOWBEND LANE
LAKE GENEVA, WI, 53147
262-248-3697

LOT 12, BLOCK 25, ORIGINAL PLAT OF THE CITY
OF LAKE GENEVA, WALWORTH COUNTY WISCONSIN,
EXCEPT THE SOUTH 89.67 FEET THEREOF.

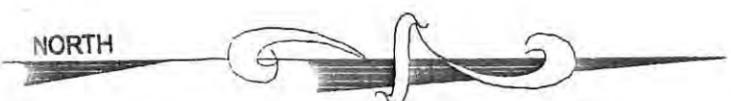


(80' WIDE STREET)

C.L. COOK

STREET

NORTH



- () = recorded as
 - = found iron bar
 - = found iron pipe
 - = set iron pipe
 - = set iron bar
- SCALE 1" = 20'
- JOB # 01-520
- TAX ID # ZOP 00243

COMPARE LEGAL DESCRIPTION ABOVE AND DRAWING WITH DEED, FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN, REFER TO DEED, ABSTRACT SOURCES AND LOCAL MUNICIPAL CODES. NOTIFY THE SURVEYOR IMMEDIATELY OF ANY DISCREPANCY.

"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 all visible structures, apparent easements and encroachments if any."

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

DATED THIS 21 TH, DAY OF NOVEMBER 20 01.

John P. Krott

JOHN KROTT S - 2258
Wisconsin Registered Land Surveyor
(original if signed in red)

ZOP-243

**PETITION FOR DIRECT ANNEXATION BY PROPERTY
OWNERS OF AT LEAST ONE-HALF OF TERRITORY
LOCATED IN THE TOWN OF LYONS, WALWORTH COUNTY,
WISCONSIN, TO THE CITY OF LAKE
GENEVA, WALWORTH COUNTY, WISCONSIN,
PURSUANT TO WIS. STAT. § 66.0217(3)(a)(2)**

TO: Common Council of the City of Lake Geneva,
Walworth County, Wisconsin
c/o Sabrina Waswo, City Clerk
Lake Geneva City Hall
626 Geneva Street
Lake Geneva, WI 53147

Town Board of the Town of Lyons,
Walworth County, Wisconsin
c/o Karla Hill, Town Clerk
Lyons Town Hall
6339 Hospital Road
P.O. Box 337
Lyons, WI 53148

Municipal Boundary Review
State of Wisconsin Department of Administration
P.O. Box 1645
Madison, WI 53701-1645

THIS PETITION of 120 Properties, LLC, a Wisconsin limited liability company ("Petitioner"), as the owner of record of at least one-half (½) of the real property in the territory sought to be annexed, such territory being more particularly described below, does respectfully state, represent, and show to the Common Council as follows:

1. Petitioner, whose address is P.O. Box 935, Lake Geneva, Wisconsin 53147, is the sole owner of record of the portion of the real property in the territory sought to be annexed that is commonly known as vacant land, approximately thirty-eight (38) acres, on the northwest corner of the intersection of South Edwards Boulevard and Town Line Road.

2. The City of Lake Geneva, Walworth County, Wisconsin, is the sole owner of record of the portion of the real property in the territory sought to be annexed that is more commonly known as a strip of land, approximately 19.49 feet wide by 654.87 feet in length, 0.293 acres, adjacent to a portion of the north right-of-way of Town Line Road, containing a bicycle path.

3. Petitioner is the owner of at least one-half (½) of the land in area in the territory sought to be annexed, such property being located in the Town of Lyons, Walworth County, Wisconsin, and more particularly described in the attached Exhibit A incorporated herein (“Subject Territory”).

4. Petitioner respectfully requests that all of the Subject Territory be annexed to the City of Lake Geneva, Walworth County, Wisconsin.

5. Attached hereto as Exhibit B and incorporated herein by reference is a scale map of the Subject Territory, in accordance with the provisions of Wis. Stat. §§ 66.0217(4) and 66.0217(5) (“Scale Map”).

6. No electors reside in the Subject Territory. The current population of the Subject Territory is zero (0).

7. Petitioner has caused to be published in the Subject Territory as a Class 1 notice under Wis. Stat. ch. 985 a Notice of Intent to Circulate Petition for Annexation of Territory to the City of Lake Geneva (“Notice”) not less than ten (10) and not more than twenty (20) days before the circulation of this Petition to Petitioner, pursuant to the provisions of Wis. Stat. §§ 66.0217(4) and 66.0217(5).

8. Petitioner has caused a copy of the Notice to be served upon each of the City Clerk of the City of Lake Geneva, Walworth County, Wisconsin, the Town Clerk of the Town of Lyons, Walworth County, Wisconsin, the Clerk of Joint 1 – Lake Geneva School District, Walworth County, Wisconsin, the Clerk of Lake Geneva-Genoa City Union High School Board of Education, Walworth County, Wisconsin, each owner of land within the Subject Territory, and the State of Wisconsin, Department of Administration, within five (5) days after the date of the publication of the Notice, in accordance with the provisions of Wis. Stat. §§ 66.0217(4) and 66.0217(6).

9. Petitioner will cause this Petition, the legal description of the Subject Territory, and the Scale Map to be filed with the City Clerk of the City of Lake Geneva, Walworth County, Wisconsin, the Town Clerk of the Town of Lyons, Walworth County, Wisconsin, and the State of Wisconsin, Department of Administration, in accordance with the provisions of Wis. Stat. §§ 66.0217(3) and 66.0217(6).

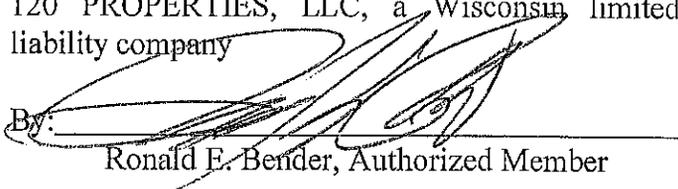
10. Petitioner requests the Subject Territory be temporarily zoned as RH, Rural Holding District. Petitioner’s request for the assignment of temporary zoning is made pursuant to Wis. Stat. § 66.0217(8).

11. Petitioner requests the City of Lake Geneva adopt an Annexation Ordinance in substantial conformity with the attached Exhibit C incorporated herein, prior to any action by the City.

12. Petitioner believes this Petition and the Subject Territory meet all legal requirements for annexation, and that such annexation is in the public interest.

Dated this 3RD day of August, 2015.

120 PROPERTIES, LLC, a Wisconsin limited liability company

By: 

Ronald E. Bender, Authorized Member

This instrument drafted by:

James P. Howe

GODFREY, LEIBSLE, BLACKBOURN &
HOWARTH, S.C.

354 Seymour Court

Elkhorn, Wisconsin 53121

Telephone: (262) 723-3220

Facsimile: (262) 723-5121

E-mail: jhowe@godfreylaw.com

TAB\bender\Ron\lake geneva annexation\off copy\annex petition-owners of one half-3. wpd

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT TERRITORY

A PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ AND PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH $\frac{1}{4}$ CORNER OF SAID SECTION 31 (T2N, R18E); THENCE S 89DEG 51MIN 55SEC W, ALONG THE SOUTH LINE OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 31 TO THE SOUTHEAST CORNER OF MEADOWLAND SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID MEADOWLAND SUBDIVISION, N 00DEG 43MIN 37SEC W, 1321.83 FEET TO THE SOUTH LINE OF GENEVA EAST SUBDIVISION; THENCE N 89DEG 51MIN 51SEC E, ALONG THE SOUTH LINE OF GENEVA EAST SUBDIVISION, THE SOUTH LINE OF THE FIRST ADDENDUM TO THE OAKS OF GENEVA EAST, A CONDOMINIUM, AND THE SOUTH LINE OF THE OAKS OF GENEVA EAST CONDOMINIUM, 1298.69 FEET TO THE WEST LINE OF STATE TRUNK HIGHWAY 120 (EDWARDS BOULEVARD); THENCE S 00DEG 41MIN 51SEC E, ALONG SAID HIGHWAY, 1207.65 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, S 59DEG 59MIN 34SEC W, 91.36 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, S 89DEG 53MIN 32SEC W, 444.85 FEET; THENCE S 00DEG 06MIN 59SEC W, 68.90 FEET TO THE POINT OF BEGINNING. CONTAINING 1,678,210 SQUARE FEET OF LAND (38.53) ACRES OF LAND MORE OR LESS. (End of legal description.)

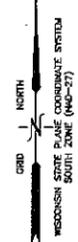
EXHIBIT B

SCALE MAP

See attached.

ANNEXATION MAP

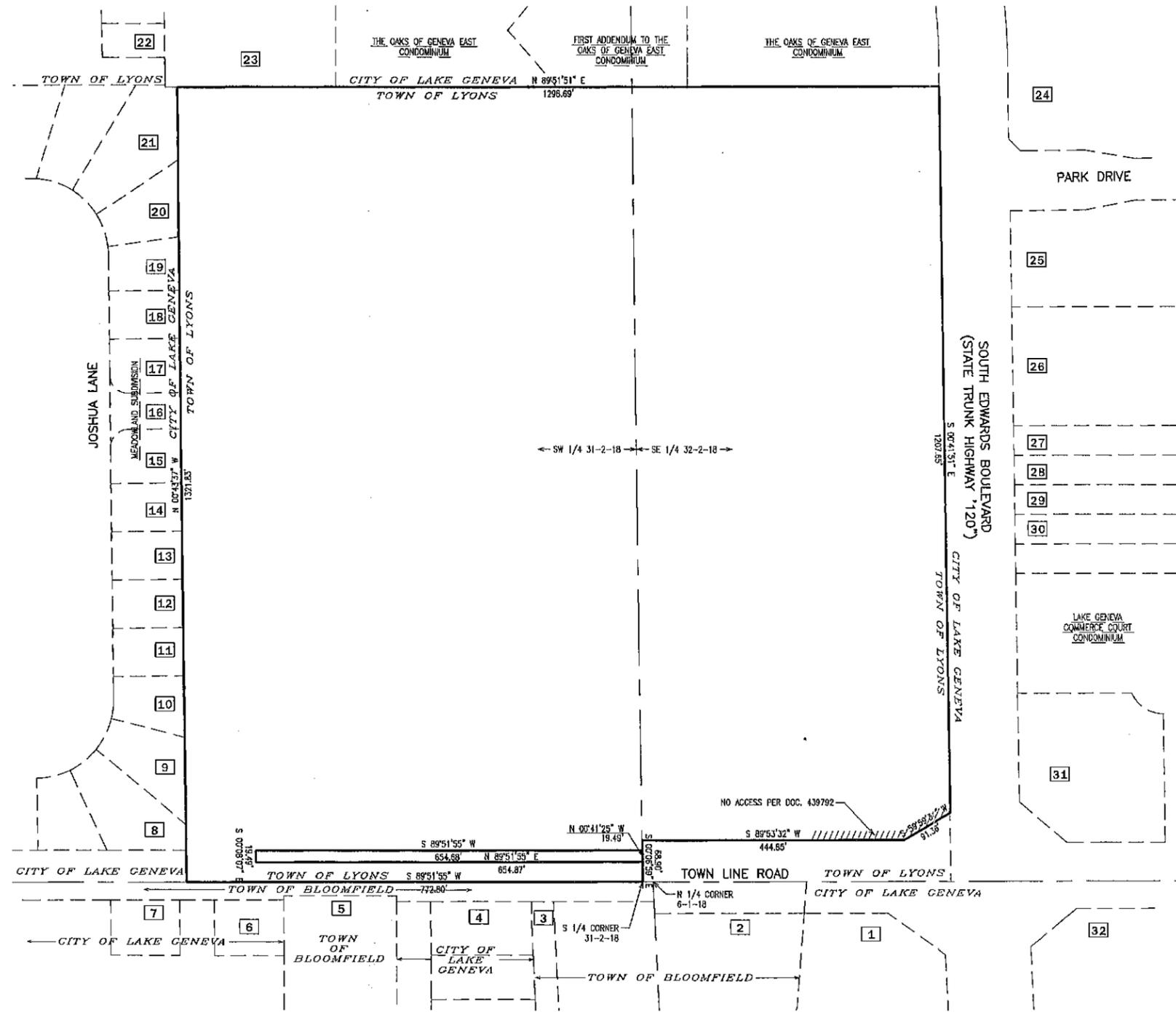
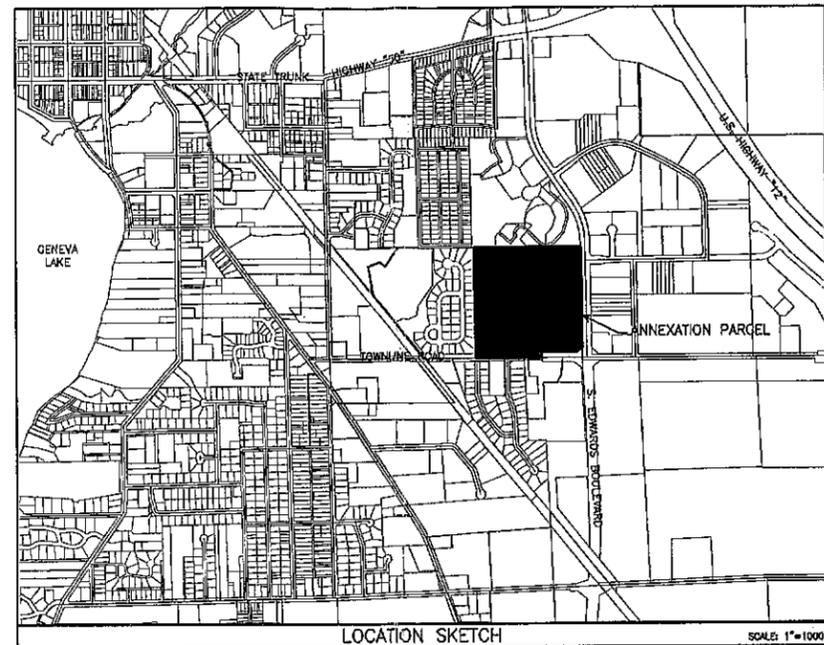
LOCATED IN SW 1/4 AND THE SE 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST IN THE TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN



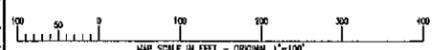
LEGAL DESCRIPTION ANNEXATION PARCEL

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NOTE:
SURVEY INFORMATION TAKEN FROM 2004 SURVEY
PREPARED BY JENSEN & OLSON SURVEYING, LLC.



- #### LIST OF ABUTTERS
- ZA 43620003 POTTER'S SELF STORAGE LLC, "LEO C POTTER TRUST, ETAL", W2285 TOWNLINE RD LAKE GENEVA, WI 53147
 - MA 43620001 POTTER'S SELF STORAGE LLC "LEO C POTTER TRUST, ETAL", W2285 TOWNLINE RD LAKE GENEVA, WI 53147
 - MA 39780001 POTTER'S SELF STORAGE LLC "LEO C POTTER TRUST, ETAL", W2285 TOWNLINE RD LAKE GENEVA, WI 53147
 - ZIT 00041 BASSO DEVELOPMENT LLC, 405 SKYLINE DR LAKE GENEVA, WI 53147
 - MA 57300001 JEFFREY C BAKKEN, ROSYN M BAKKEN, W2343 TOWNLINE RD LAKE GENEVA, WI 53147
 - ZIT 00055 TYLER N TERVARK, 801 HUDSON TR LAKE GENEVA, WI 53147
 - ZIT 00041 ROBERT G CHILD, URSULA G CHILD, 800 HUDSON TR LAKE GENEVA, WI 53147
 - ZMEA 00033 ERIC B WEBER, JENNIFER E WEBER, 769 JOSHUA LN LAKE GENEVA, WI 53147
 - ZMEA 00032 JERRY KUTSCH, MICHELLE KUTSCH, 763 JOSHUA LN LAKE GENEVA, WI 53147
 - ZMEA 00031 JENNIFER SAFIRAN, 745 JOSHUA LN LAKE GENEVA, WI 53147
 - ZMEA 00030 GREG R INWOOD, MARY L INWOOD, 741 JOSHUA LN LAKE GENEVA, WI 53147
 - ZMEA 00029 KRISTEN M CONSOLO, VINCENT A CONSOLO, 737 JOSHUA LN LAKE GENEVA, WI 53147
 - ZMEA 00028 LAWRENCE J PREJMA TRUST, ANNE C PREJMA TRUST, 7313 KEYSTONE RD RICHMOND, IL 60071
 - ZMEA 00027 ROBERTA L BAKER, MARTIN P BAKER, 717 JOSHUA LN LAKE GENEVA, WI 53147
 - ZMEA 00026 JOHN SCHNURR, DENISE SCHNURR 701 JOSHUA LN LAKE GENEVA, WI 53147
 - ZMEA 00053 BASSO & DANILA PROPERTIES LLC, 405 SKYLINE DR LAKE GENEVA, WI 53147
 - ZMEA 00025 WILLIAM THOMAS ELVERMAN, NATALIE RUTH ELVERMAN, 697 JOSHUA LN LAKE GENEVA, WI 53147
 - ZMEA 00024 LINDA LARKIN GELDERMANN, 683 JOSHUA LN LAKE GENEVA, WI 53147
 - ZMEA 00023 ROBERT W TYMCIO, PATRICIA M TYMCIO, 677 JOSHUA LN LAKE GENEVA, WI 53147
 - ZMEA 00022 TRACEY WIEDER, N330J HAWTHORNE RD LAKE GENEVA, WI 53147
 - ZMEA 00021 SANDY ROBERT, 853 JOSHUA LN LAKE GENEVA, WI 53147
 - NGHA 00025 ROBERT A HELLSTERN, PO BOX 457 LAKE GENEVA, WI 53147
 - ZGE 00013 SUMMIT REAL ESTATE INC, 731 N JACKSON-STE400 MILWAUKEE, WI 53202
 - ZOOM 00001 TOWN BANK, "9700 W HIGGINS RD, STE 800" ROSEMONT, IL 60018
 - ZLGBP 200028 DERRICK FAMILY PROPERTIES LLC, 1750 CONANT ST LAKE GENEVA, WI 53147
 - ZLGBP 200029 LAKE GENEVA ECONOMIC DEVELOPMENT CORP, 500 COMMERCIAL CT LAKE GENEVA, WI 53147
 - ZLGBP 200030 LAKE GENEVA ECONOMIC DEVELOPMENT CORP, 500 COMMERCIAL CT LAKE GENEVA, WI 53147
 - ZLGBP 200031 LAKE GENEVA ECONOMIC DEVELOPMENT CORP, 500 COMMERCIAL CT LAKE GENEVA, WI 53147
 - ZLGBP 200032 LAKE GENEVA ECONOMIC DEVELOPMENT CORP, 500 COMMERCIAL CT LAKE GENEVA, WI 53147
 - ZLGBP 200033 LAKE GENEVA ECONOMIC DEVELOPMENT CORP, 500 COMMERCIAL CT LAKE GENEVA, WI 53147
 - ZA 31700001 LAKE GENEVA ANIMAL HOSPITAL PROPERTIES LLC, 801 TOWNLINE RD LAKE GENEVA, WI 53147
 - ZA 28430001 GREG DAIRO, 215 W WALNUT HINSDALE IL 60521





TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN

WORK ORDERED BY -
120 PROPERTIES, LLC
P.O. BOX 935
LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2088 FAX: (262) 723-6868

REVISIONS

PROJECT NO.
9317

DATE
07/02/2015

SHEET NO.
1 OF 1

EXHIBIT C

AN ORDINANCE PROVIDING FOR DIRECT ANNEXATION BY PROPERTY OWNERS OF AT LEAST ONE-HALF OF TERRITORY LOCATED IN THE TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN, TO THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

WHEREAS, 120 Properties, LLC, a Wisconsin limited liability company (“Petitioner”), has made and filed with the City Clerk of the City of Lake Geneva (“City”) a Petition for Direct Annexation by property owners of at least one-half (½) in area of territory located in the Town of Lyons, Walworth County, Wisconsin, to the City of Lake Geneva, Walworth County, Wisconsin, pursuant to Wis. Stat. § 66.0217(3)(a)(2) (“Annexation Petition”), in the office of the City Clerk for the City of Lake Geneva, Walworth County, Wisconsin, on the 3rd day of August, 2015, requesting the annexation to the City of lands described in Exhibit A attached hereto and incorporated herein by reference (“Subject Territory”), which such lands are contiguous to the City; and

WHEREAS, it appears by certificate of publication on file herein that Petitioner has published a Notice of Intent to Circulate Petition for Annexation of Territory to the City, pursuant to Wis. Stat. §§ 66.0217(4) and 66.0217(5), and by acknowledgments of receipt and United States certified mail return receipts on file herein that Petitioner has served copies of such Notice within five (5) days of such publication upon the clerks of the affected municipalities, the clerks of each affected school districts, the State of Wisconsin, Department of Administration, and upon each owner of land to be annexed; and

WHEREAS, it appears by acknowledgment of receipt on file herein that Petitioner has filed a duplicate original of the Annexation Petition, including a legal description and scale map of the Subject Territory, with the Town Clerk of the Town of Lyons, Walworth County, Wisconsin, and the State of Wisconsin, Department of Administration, within five (5) days after filing the Annexation Petition with the City Clerk; and

WHEREAS, it further appears that all of the requirements of Wis. Stat. § 66.0217(3)(a)(2) have been fully complied with, and that the State of Wisconsin, Department of Administration, has reviewed the proposed annexation and, by letter, found it to be in the public interest, and said letter has been duly considered and reviewed by the City and/or the City Attorney; and

WHEREAS, the proposed annexation was referred to the Plan Commission of the City, and said Plan Commission has recommended annexing the Subject Territory to the City; and

WHEREAS, the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, makes the following findings with respect to the Subject Territory:

- a. That the annexation of the Subject Territory to the City of Lake Geneva, Walworth County, Wisconsin, is in the best interest of the City.
- b. That the annexation of the Subject Territory will enable the City to regulate and control development of these lands which are contiguous to the City.
- c. That, upon annexation, the Subject Territory shall be temporarily zoned, pursuant to Wis. Stat. § 66.0217(8), in the RH, Rural Holding District.
- d. That the annexation of the Subject Territory does not create a town island under the provisions of Wis. Stat. § 66.0221.
- e. That the City is in need of additional lands suitable for planned neighborhood development.

NOW, THEREFORE, the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, does ordain as follows:

1. Those lands comprising the Subject Territory to be annexed, as described in Exhibit A attached hereto and incorporated herein by reference, be, and the same hereby are, annexed to the City of Lake Geneva, Walworth County, Wisconsin.
2. Those lands comprising the Subject Territory shall be temporarily zoned, pursuant to Wis. Stat. § 66.0217(8), in the RH, Rural Holding District.
3. Those lands comprising the Subject Territory shall be included within Supervisory District [REDACTED] and in Aldermanic District [REDACTED] of the City of Lake Geneva.
4. This Ordinance, and the annexation hereby effected, shall be in full force and effect from and after its passing and posting.
5. The City Clerk shall immediately, after the final enactment hereof, file such certified copies with all parties as required by State Statute to be so served.
6. Prior to the effective date of this Ordinance, Petitioner shall pay to the City a fee equivalent to the five (5) years of property tax reimbursement the City is required to make to the Town of Lyons under Wis. Stats. § 66.0217(14).

7. All ordinances or parts of ordinances inconsistent with or contravening the provisions of this Ordinance are hereby repealed.

Adopted, passed, and approved by the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, this _____ day of _____, 2015.

James Connors, Mayor

ATTEST:

Sabrina Waswo, City Clerk

1st Reading _____
2nd Reading _____
Adopted _____
Published _____

APPROVED AS TO FORM:

Daniel S. Draper, City Attorney

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT TERRITORY

A PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ AND PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH $\frac{1}{4}$ CORNER OF SAID SECTION 31 (T2N, R18E); THENCE S 89DEG 51MIN 55SEC W, ALONG THE SOUTH LINE OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 31 TO THE SOUTHEAST CORNER OF MEADOWLAND SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID MEADOWLAND SUBDIVISION, N 00DEG 43MIN 37SEC W, 1321.83 FEET TO THE SOUTH LINE OF GENEVA EAST SUBDIVISION; THENCE N 89DEG 51MIN 51SEC E, ALONG THE SOUTH LINE OF GENEVA EAST SUBDIVISION, THE SOUTH LINE OF THE FIRST ADDENDUM TO THE OAKS OF GENEVA EAST, A CONDOMINIUM, AND THE SOUTH LINE OF THE OAKS OF GENEVA EAST CONDOMINIUM, 1298.69 FEET TO THE WEST LINE OF STATE TRUNK HIGHWAY 120 (EDWARDS BOULEVARD); THENCE S 00DEG 41MIN 51SEC E, ALONG SAID HIGHWAY, 1207.65 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, S 59DEG 59MIN 34SEC W, 91.36 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, S 89DEG 53MIN 32SEC W, 444.85 FEET; THENCE S 00DEG 06MIN 59SEC W, 68.90 FEET TO THE POINT OF BEGINNING. CONTAINING 1,678,210 SQUARE FEET OF LAND (38.53) ACRES OF LAND MORE OR LESS. (End of legal description.)

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BY PROPERTY OWNERS OF AT LEAST ONE-HALF OF
TERRITORY LOCATED IN THE TOWN OF LYONS, WALWORTH
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WHEREAS, it appears by acknowledgment of receipt on file herein that Petitioner has filed a duplicate original of the Annexation Petition, including a legal description and scale map of the Subject Territory, with the Town Clerk of the Town of Lyons, Walworth County, Wisconsin, and the State of Wisconsin, Department of Administration, within five (5) days after filing the Annexation Petition with the City Clerk; and

WHEREAS, it further appears that all of the requirements of Wis. Stat. § 66.0217(3)(a)(2) have been fully complied with, and that the State of Wisconsin, Department of Administration, has reviewed the proposed annexation and, by letter, found it to be in the public interest, and said letter has been duly considered and reviewed by the City and/or the City Attorney; and

WHEREAS, the proposed annexation was referred to the Plan Commission of the City, and said Plan Commission has recommended annexing the Subject Territory to the City; and

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7. All ordinances or parts of ordinances inconsistent with or contravening the provisions of this Ordinance are hereby repealed.

Adopted, passed, and approved by the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, this _____ day of _____, 2015.

James Connors, Mayor

ATTEST:

Sabrina Waswo, City Clerk

1st Reading _____
2nd Reading _____
Adopted _____
Published _____

APPROVED AS TO FORM:

Daniel S. Draper, City Attorney

T:\B\bender\Ron\lake geneva annexation\off copy\anxn ordnc - one half of owners-2.docx

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT TERRITORY

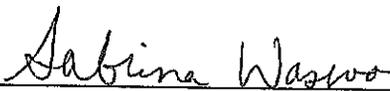
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(End of legal description.)

ACKNOWLEDGMENT OF RECEIPT OF NOTICE

I, Sabrina Waswo, City Clerk for the City of Lake Geneva, do hereby acknowledge receipt of a Notice of Intent to Circulate Petition for Annexation of Territory to City of Lake Geneva, for territory located in the Town of Lyons, Walworth County, Wisconsin, to the City of Lake Geneva, Walworth County, Wisconsin, pursuant to Wis. Stat. § 66.0217(3), with attached scale map ("Annexation Map") and legal description. The City acknowledges receipt both as a land owner within the subject territory and as the municipality into which the annexation of the subject territory is to be petitioned.

This acknowledgment is made as of the 24 day of July, 2015.



Sabrina Waswo, City Clerk

ACKNOWLEDGMENT OF RECEIPT OF NOTICE

I, Karla Hill, Town Clerk for the Town of Lyons, do hereby acknowledge receipt of a Notice of Intent to Circulate Petition for Annexation of Territory to City of Lake Geneva, for territory located in the Town of Lyons, Walworth County, Wisconsin, to the City of Lake Geneva, Walworth County, Wisconsin, pursuant to Wis. Stat. § 66.0217(3), with attached scale map ("Annexation Map") and legal description.

This acknowledgment is made as of the 27 day of July, 2015.

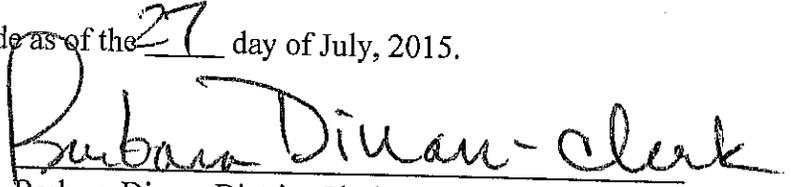


Karla Hill, Town Clerk

ACKNOWLEDGMENT OF RECEIPT OF NOTICE

I, Barbara Dinan, Clerk of Joint 1 – Lake Geneva School District, do hereby acknowledge receipt of a Notice of Intent to Circulate Petition for Annexation of Territory to City of Lake Geneva, for territory located in the Town of Lyons, Walworth County, Wisconsin, to the City of Lake Geneva, Walworth County, Wisconsin, pursuant to Wis. Stat. § 66.0217(3), with attached scale map ("Annexation Map") and legal description.

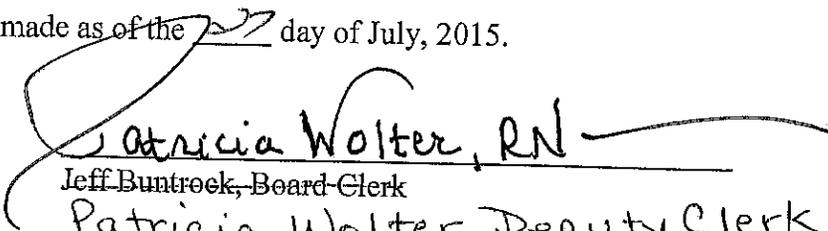
This acknowledgment is made as of the 27 day of July, 2015.


Barbara Dinan, District Clerk

ACKNOWLEDGMENT OF RECEIPT OF NOTICE

I, Jeff Buntrock, Clerk of Lake Geneva-Genoa City Union High School Board of Education, do hereby acknowledge receipt of a Notice of Intent to Circulate Petition for Annexation of Territory to City of Lake Geneva, for territory located in the Town of Lyons, Walworth County, Wisconsin, to the City of Lake Geneva, Walworth County, Wisconsin, pursuant to Wis. Stat. § 66.0217(3), with attached scale map ("Annexation Map") and legal description.

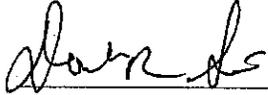
This acknowledgment is made as of the 27 day of July, 2015.


~~Jeff Buntrock, Board Clerk~~
Patricia Wolter, Deputy Clerk

ACKNOWLEDGMENT OF RECEIPT OF NOTICE

The undersigned, as an Authorized Representative of the State of Wisconsin Department of Administration, Municipal Boundary Review, do hereby acknowledge receipt of a Notice of Intent to Circulate Petition for Annexation of Territory to City of Lake Geneva, for territory located in the Town of Lyons, Walworth County, Wisconsin, to the City of Lake Geneva, Walworth County, Wisconsin, pursuant to Wis. Stat. § 66.0217(3), with attached scale map ("Annexation Map") and legal description.

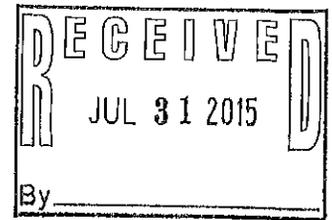
This acknowledgment is made as of the 27th day of July, 2015.

 DONALD R SIME
Authorized Representative, Municipal Boundary Review



WISCONSIN DEPARTMENT OF
ADMINISTRATION

SCOTT WALKER
GOVERNOR
SCOTT A. NEITZEL
SECRETARY



Municipal Boundary Review
PO Box 1645, Madison WI 53701
Voice (608) 264-6102 Fax (608) 264-6104
Email: wimunicipalboundaryreview@wi.gov
Web: <http://doa.wi.gov/municipalboundaryreview/>

July 29, 2015

PETITION FILE NO. 13872

SABRINA WASWO, CLERK
CITY OF LAKE GENEVA
626 GENEVA ST
LAKE GENEVA, WI 53147-1914

KARLA HILL, CLERK
TOWN OF LYONS
PO BOX 337
LYONS, WI 53148-0337

Subject: 120 PROPERTIES, LLC ANNEXATION

Section 66.0217 (6), Wis. Stats., provides that the annexation of lands to cities and villages within a county having a population of 50,000 or more shall be reviewed by the Department of Administration in order to determine if the proposed annexation is in the public interest or against the public interest. The proposed annexation from the TOWN OF LYONS to the CITY OF LAKE GENEVA (see attached description) must be reviewed pursuant to the statute.

To assist us in making this determination, we urge that you promptly supply the data requested on the enclosed questionnaire (where possible) and return the questionnaire to the department.

The purpose of this questionnaire is to assist the department in determining "Whether the governmental services, including zoning, to be supplied to the territory could clearly be better supplied by the town...." The statute further stipulates that the department shall study the "shape of the proposed annexation and the homogeneity of the territory with the annexing municipality." In addition, we would appreciate receiving from you any comments or information bearing on governmental services or shape and homogeneity that would indicate whether the annexation is in or against the public interest.

Please return the questionnaire as soon as possible so that the information can be reviewed prior to the department's statutory deadline of August 16, 2015. Direct any questions and comments to Erich Schmidtke at (608) 264-6102. Thank you for your cooperation.

For additional information on annexation or other land use issues, visit our web site at <http://doa.wi.gov/municipalboundaryreview/>.

Sincerely,

Erich Schmidtke

Enclosures

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before a City Plan Commission Meeting on Monday, September 21, 2015, at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Petition for Direct Annexation by Property Owners of at least one-half of territory located in the Town of Lyons, Walworth County, Wisconsin, to the City of Lake Geneva, Walworth County, Wisconsin, pursuant to Section 66.0217(3)(a)(2), Wisconsin Statutes, and Temporary Zoning (RH – Rural Holding) filled by 120 Properties, LLC, PO Box 935, Lake Geneva, WI 53147, as the sole and only owner of record of all the real property in the territory sought to be annexed, such territory being at the Northwest intersection of South Edwards Blvd. and Townline Road:

A PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ AND PART OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH ¼ CORNER OF SAID SECTION 31 (T2N, R18E); THENCE S 89 DEG 51 MIN 55 SEC W, ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 31 TO THE SOUTHEAST CORNER OF MEADOWLAND SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID MEADOWLAND SUBDIVISION, N 00 DEG 43 MIN 37 SEC W, 1321.83 FEET TO THE SOUTH LINE OF GENEVA EAST SUBDIVISION; THENCE N 89 DEG 51 MIN 51 SEC E, ALONG THE SOUTH LINE OF GENEVA EAST SUBDIVISION, THE SOUTH LINE OF THE FIRST ADDENDUM TO THE OAKS OF GENEVA EAST, A CONDOMINIUM, AND THE SOUTH LINE OF THE OAKS OF GENEVA EAST CONDOMINIUM, 1298.69 FEET TO THE WEST LINE OF STATE TRUNK HIGHWAY 120 (EDWARDS BOULEVARD); THENCE S 00 DEG 41 MIN 51 SEC E, ALONG SAID HIGHWAY, 1207.65 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, S 59 DEG 59 MIN 34 SEC W, 91.36 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, S 89 DEG 53 MIN 32 SEC W, 444.85 FEET; THENCE S 00 DEG 06 MIN 59 SEC W, 68.90 FEET TO THE POINT OF BEGINNING. CONTAINING 1,678,210 SQUARE FEET OF LAND (38.53) ACRES OF LAND MORE OR LESS. Tax Key Nos. NLY 3100013A

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, September 21, 2015, at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 4th day of September, 2015.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on September 10th and 17th.

JEFFREY C BAKKEN
ROBYN M BAKKEN
W2343 TOWNLINE RD
LAKE GENEVA, WI 53147

POTTER'S SELF STORAGE LLC
LEO C POTTER TRUST, ETAL
W2285 TOWNLINE RD
LAKE GENEVA, WI 53147

POTTER'S SELF STORAGE LLC
LEO C POTTER TRUST, ETAL
W2285 TOWNLINE RD
LAKE GENEVA, WI 53147

120 PROPERTIES LLC
PO BOX 935
LAKE GENEVA, WI 53147

NANCY E STRINGER
ALLEN L STRINGER
3281 LOCKWOOD BLVD
LAKE GENEVA, WI 53147-4700

ROBERT A HELLSTERN
PO BOX 457
LAKE GENEVA, WI 53147

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

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LAKE GENEVA, WI 53147

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GREG BAIRD
215 W. WALNUT
HINSDALE, IL 60521

LAKE GENEVA ANIMAL HOSPITAL PROPEI
801 TOWNLINE RD
LAKE GENEVA, WI 53147

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LEO C POTTER TRUST, ETAL
W2285 TOWNLINE RD
LAKE GENEVA, WI 53147

TOWN BANK
9700 W HIGGINS RD, STE 800
ROSEMONT, IL 60018-1800

LAKE GENEVA PROFESSIONAL CENTER L
PO BOX 1300
LAKE GENEVA, WI 53147

SUMMIT REAL ESTATE INC
731 N JACKSON-STE400
MILWAUKEE, WI 53202

DERRICK FAMILY PROPERTIES LLC
1750 CONANT ST
LAKE GENEVA, WI 53147

LAKE GENEVA ECONOMIC DEVELOPMEN
500 COMMERCIAL CT
LAKE GENEVA, WI 53147

LAKE GENEVA ECONOMIC DEVELOPMEN
500 COMMERCIAL CT
LAKE GENEVA, WI 53147

LAKE GENEVA ECONOMIC DEVELOPMEN
500 COMMERCIAL CT
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500 COMMERCIAL CT
LAKE GENEVA, WI 53147

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500 COMMERCIAL CT
LAKE GENEVA, WI 53147

TODD KRAUSE
BARBARA KRAUSE
750 VETERANS PKWY
STE 110
LAKE GENEVA, WI 53147

FOREMOST INVESTMENTS LLC
1139 BONNIE BRAE LA
LAKE GENEVA, WI 53147-4700

JAMALI PROPERTIES LLC
996 TARRANT DR
FONTANA, WI 53125

JASPER HOLDINGS LLC
N1419 ACADEMY RD
LAKE GENEVA, WI 53147

KUERSCHNER PROPERTIES LLC
834 SENTINEL DR
JANESVILLE, WI 53546

FISHER PROPERTIES LLC
40220 BLOOMFIELD RD
GENOA CITY, WI 53128

KMV LLC
PO BOX 250
LAKE GENEVA, WI 53147

KMV LLC
PO BOX 250
LAKE GENEVA, WI 53147

DOUGLAS R BETHEL
1447 GENEVA NATIONAL AVE WEST
LAKE GENEVA, WI 53147

JOHN SALYER
456 W SUNSET RD
BARRINGTON, IL 60010-1000

MARTIN R KENNELLY TRUST
CONSTANCE A KENNELLY TRUST
303 BRIAN LN
PROSPECT HEIGHTS, IL 60070

ROBERT M SIX
W5478 OAK BLUFFS RD
FONTANA, WI 53125-2500

JAMES M BENSON
880 S LAKESHORE DR
LAKE GENEVA, WI 53147-4700

MICHAEL J FOGLE
CYNTHIA L FOGLE
2661 SARAH LN
BELOIT, WI 53511-1100

THOMAS NICKOLS
JANET NICKOLS
45 LAKEVIEW ST
LAKE GENEVA, WI 53147-4700

511 CAPITAL PARTNERS LLP
303 BRIAN LN
PROSPECT HEIGHTS, IL 60070

KEVIN RADUNZ
PO BOX 670
LAKE GENEVA, WI 53147

KYLE HOLDINGS LLC
N1886 STATE RD 120
LAKE GENEVA, WI 53147

RANDALL SHAF
932 MARIANNE
LAKE GENEVA, IL 53147-4700

FOLLY PARTNERS LLC
2151 GULF SHORE BLVD N #209
NAPLES, FL 34102-0200

TONYS GARAGE LLC
1575 OAKWOOD AVE
HIGHLAND PARK, IL 60035-3500

TONYS GARAGE LLC
1575 OAKWOOD AVE
HIGHLAND PARK, IL 60035-3500

DAVGO PROPERTIES INC
1155 S LAKESHORE DR
LAKE GENEVA, WI 53147

ANDRIA A HART
LONDON R HART
704 ANDRIA DR
LAKE GENEVA, WI 53147-4700

JAMES MCCOY
RUTH E GOLDWATER MCCOY
1822 N DAYTON ST
CHICAGO, IL 60614

JAMES J MCCOY
RUTH GOLDWATER MCCOY
1822 N DAYTON ST
CHICAGO, IL 60614

JAMES MCCOY
RUTH E GOLDWATER MCCOY
1822 N DAYTON ST
CHICAGO, IL 60614

JAMES J MCCOY
RUTH E GOLDWATER MCCOY
1822 N DAYTON ST
CHICAGO, IL 60614

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N3303 HAWTHORNE RD
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PATRICIA M TYMCIO
677 JOSHUA LN
LAKE GENEVA, WI 53147-4700

LINDA LARKIN GELDERMANN
683 JOSHUA LN
LAKE GENEVA, WI 53147-4700

WILLIAM THOMAS ELVERMAN
NATALIE RUTH ELVERMAN
697 JOSHUA LN
LAKE GENEVA, WI 53147

JOHN SCHNURR
DENISE SCHNURR
701 JOSHUA LN
LAKE GENEVA, WI 53147-4700

ROBERTA L BAKER
MARTIN P BAKER
717 JOSHUA LN
LAKE GENEVA, WI 53147

LAWRENCE J PREJNA TRUST
ANNE C PREJNA TRUST
7313 KEYSTONE RD
RICHMOND, IL 60071

KRISTEN M CONSOLO
VINCENT A CONSOLO
737 JOSHUA LN
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GREG R INWOOD
MARY L INWOOD
741 JOSHUA LN
LAKE GENEVA, WI 53147-4700

JENNIFER SAFIRAN
745 JOSHUA LN
LAKE GENEVA, WI 53147

JERRY KUTSCH
MICHELLE KUTSCH
763 JOSHUA LN
LAKE GENEVA, WI 53147

ERIC B WEBER
JENNIFER E WEBER
769 JOSHUA LN
LAKE GENEVA, WI 53147-4700

KELLY G PETERS
JASON R PETERS
779 JOSHUA LA
LAKE GENEVA, WI 53147-4700

BOB NEOFOTISTOS TRUST
HELEN V NEOFOTISTOS TRUST
PO BOX 786
LAKE GENEVA, WI 53147

NEAL A KOLB
JULIE E KOLB
700 JOSHUA LN
LAKE GENEVA, WI 53147

DAVID M JOOSS
JESSICA J JOOSS
712 JOSHUA LN
LAKE GENEVA, WI 53147-4700

DANIEL S GLASS
SHERYL M L GLASS
235 LEE RD
NORTHBROOK, IL 60062-6200

BUSTERS REVOCABLE TRUST
730 JOSHUA LN
LAKE GENEVA, WI 53147

JOSEPH H MANDLI
740 JOSHUA LN
LAKE GENEVA, WI 53147

RICHARD A DUDONES II
KRISTA L PERKINS
750 JOSHUA LN
LAKE GENEVA, WI 53147

BASSO & DAVILA PROPERTIES LLC
405 SKYLINE DR
LAKE GENEVA, WI 53147

SANDRA L STEWART
500 S EDWARDS BLVD, #1
LAKE GENEVA, WI 53147

DANIEL E GETZEN
500 S EDWARDS BLVD UT 2
LAKE GENEVA, WI 53147-4700

NELSON FAMILY TRUST
500 S EDWARDS, UT #3
LAKE GENEVA, WI 53147-4700

LENORE J MOORE TRUST
500 S EDWARDS BLVD, #4
LAKE GENEVA, WI 53147

KENNETH R MOORE
500 S EDWARDS BLVD UT 5
LAKE GENEVA, WI 53147-4700

CHA KYONG STRONG
W1303 CESSNA ST
LAKE GENEVA, WI 53147

FEDERAL NATIONAL MORTGAGE ASSOCI.
PO BOX 650043
DALLAS, TX 75265-6500

JOSEPH W KENSIK TRUST
JANE E KENSIK TRUST
500 EDWARDS BLVD
PO BOX 1203
LAKE GENEVA, WI 53147

GLENN J DUDA
500 S EDWARDS BLVD, #9
LAKE GENEVA, WI 53147

KIMBERLY S WENDT
500 S EDWARDS BLVD, #10
LAKE GENEVA, WI 53147

JUNE M JOHNSON
MICHELLE REGNIER
500 EDWARDS BLVD #68
LAKE GENEVA, WI 53147-4700

TERRANCE E HARTH
500 EDWARDS BLVD
UT 67
LAKE GENEVA, WI 53147

ANTONI E WESOLOWSKI
ANDREA E WESOLOWSKI
500 S EDWARDS BLVD, #66
LAKE GENEVA, WI 53147

JNB PROPERTIES LLC
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MEQUON, WI 53092

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LAKE GENEVA, WI 53147

KIMBERLY A YOPP
500 EDWARDS BLVD #13
LAKE GENEVA, WI 53147

JACQUELINE M MELVIN
500 S EDWARDS BLVD
#14
LAKE GENEVA, WI 53147

30
total

MARY J CHURCHILL
500 S. EDWARDS BLVD
#15
LAKE GENEVA, WI 53147

MARK W YUNKER
JEAN M YUNKER
500 S EDWARDS BLVD
#60
LAKE GENEVA, WI 53147

PATRICIA J NOONAN
500 S EDWARDS BLVD #63
LAKE GENEVA, WI 53147

HERBERT F BURNAP
RITA S BURNAP
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500 S EDWARDS BLVD - #29
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LESLIE M GILBERTSON
500 EDWARDS BLVD #32
LAKE GENEVA, WI 53147

JAMES N PRADUN
STEPHANIE L C PRADUN
500 S EDWARDS BLVD #35
LAKE GENEVA, WI 53147

WILLIAM L BAUGHN
CAROL BAUGHN
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#16
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ANGELA S CHANG
STEVE CHANG
3500 E LK SAMMAMISH PKWY SE
#6-102
SAMMAMISH, WA 98075

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SHIRLEY A BUCHWEITZ
500 S EDWARDS BLVD #22
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DEBORAH A BARTHOLOMAY
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ROSEMARIE FAGAN
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JUDITH A SPANSKE
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LAKE GENEVA, WI 53147-4700

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GLEN ELLYN, IL 60137

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SANDRA J TONN
500 E. EDWARDS BLVD - #34
LAKE GENEVA, WI 53147

LORI A FAIR-MEYER
11920 BANCHARY RD
BELVIDERE, IL 61008

129
Total

MARGARET A KANE TRUST
500 S EDWARDS BLVD, UT #38
LAKE GENEVA, WI 53147-4700

ROBERT KELLER TRUST
ROSEMARY KELLER TRUST
4300 N MARINE DR
APT 905
CHICAGO, IL 60613

DAVID L CRUSEY TRUST
KAREN S CRUSEY TRUST
500 S EDWARDS BLVD, UT 40
LAKE GENEVA, WI 53147-4700

DENNIS A MURPHY
CYNTHIA A MURPHY
500 EDWARDS BLVD
#41
LAKE GENEVA, WI 53147

SAMUEL CANNIZZARO
CHERYL A CANNIZZARO
500 S EDWARDS BLVD UT #42
LAKE GENEVA, WI 53147-4700

BRIA W EITMONTAS
500 S EDWARDS BLVD
UT #43
LAKE GENEVA, WI 53147

SHARON ANN SCHORSCH TRUST
27314 85TH PL
SALEM, WI 53168

MARILEE J ENGELMAN TRUST
500 S EDWARDS BLVD
UNIT 45
LAKE GENEVA, WI 53147

GWEN BLACKBURN
STEPHEN M COMPTON
500 S EDWARDS BLVD #46
LAKE GENEVA, WI 53147-4700

WARREN C FURMAN
500 S EDWARDS BLVD UT 47
LAKE GENEVA, WI 53147

LOUIS L KAGAN
500 EDWARDS BLVD
UT 48
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JOSE L SALAZAR
MICHAEL J SALAZAR
3220 NORTH SHORE DR
DELANAN, WI 53115

SOUTH EDWARDS LLC
20 N WACKER DR
STE 1700
CHICAGO, IL 60606

MICHAEL R HARRIS
NADINE H HARRIS
1416 HIGHLAND DR
LAKE GENEVA, WI 53147

JA-MAR FAMILY TRUST
500 S EDWARDS BLVD #52
LAKE GENEVA, WI 53147

ROBERT G CHILD
URSULA G CHILD
800 HUDSON TR
LAKE GENEVA, WI 53147-4700

DAVID PEZZA
LISA PEZZA
832 HUDSON TR
LAKE GENEVA, WI 53147-4700

WANG SHENG CHEN
HAIPING YE
874 HUDSON TR
LAKE GENEVA, WI 53147-4700

BASSO DEVELOPMENT LLC
405 SKYLINE DR
LAKE GENEVA, WI 53147

BASSO DEVELOPMENT LLC
405 SKYLINE DR
LAKE GENEVA, WI 53147

BASSO DEVELOPMENT LLC
405 SKYLINE DR
LAKE GENEVA, WI 53147

PAUL T BLOUNT
VICTORIA BLOUNT
875 HUDSON TR
LAKE GENEVA, WI 53147

MARK P CUMBO
LORI J CARRERA-CUMBO
833 HUDSON TR
LAKE GENEVA, WI 53147

TYLER N TERHARK
801 HUDSON TR
LAKE GENEVA, WI 53147

TOWNLIN TRAILS HOMEOWNERS ASSO
500 STONE RIDGE DR
LAKE GENEVA, WI 53147

5

22
total