City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147- 262.248.3673- www.cityoflakegeneva.com

CITY OF LAKE GENEVA REGULAR COMMON COUNCIL
MONDAY, MARCH 23, 2020 6:00 P.M.
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members:
Mayor Tom Hartz, Council President, John Halverson, Council Vice President, Cindy Flower,
Alderpersons: Selena Proksa, Doug Skates, Tim Dunn, Ken Howell, Shari Straube, and Rich Hedlund

AGENDA

1. Mayor Hartz calls the meeting to order

2. Pledge of Allegiance – Alderperson Dunn

3. Roll Call

4. Awards, Presentations, Proclamations, and Announcements

5. Re-consider business from previous meeting

6. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes***PUBLIC COMMENTS CAN BE EMAILED TO THE CITY CLERK NO LATER THAN 5:00PM ON THE DAY OF THE MEETING AND WILL BE READ ALOUD***

7. Acknowledgement of Correspondence

8. Approve Regular City Council Meeting minutes of March 9, 2020, as prepared and distributed

9. **CONSENT AGENDA**– *Recommended by Finance, Licensing and Regulation on March 3, 2020***.** Any item listed on the consent agenda may be removed at the request of any member of the Council. The request requires no second, is not discussed, and is not voted upon.

a. 2019-2021 Original & Renewal Operator License applications filed by various applicants as listed in packet

b. Tier I Event Permit Application filed by the Lake Geneva Downtown Business Improvement District for the event of The Lake Geneva Wine Walk to take place on Sunday, May 10. 2020 from 1:00 p.m. to 4:00 p.m. in various businesses and on various streets through downtown Lake Geneva

c. Tier I Event Permit Application filed by the Lake Geneva Downtown Business Improvement District for the event of Semper Half Marathon after Party to be held Saturday, July 11, 2020 from 7:30 a.m. to 11:30 a.m. in Seminary Park

10. Items removed from the Consent Agenda

11. First Reading of **Ordinance 20-02** an ordinance amending Section 6-37, Operator Licenses, of Division 1, Generally, of Article II, Licenses, of Chapter 6, Alcohol Beverages, of the Municipal Code of the City of Lake Geneva; Relating to designating the issuing authority for the City of Lake Geneva

12. Discussion/Action regarding second amendment to reimbursement agreement among City of Lake Geneva, Lake Geneva Utility Commission, and Fairwyn LTD as it relates to reimbursement for water tower at Stone Ridge Development

13. Discussion/Action regarding setting a date to hear a complaint against Samson Enterprises, LLC d/b/a Northsiders Lake Geneva for violation of City of Lake Geneva Municipal Code 6-55(f) and Sec. 125.10(2), Wis. Stats

14. Discussion/Action regarding an Emergency Services Agreement with the Town of Bloomfield as it relates to the placement of a traffic control signal placed on the corner of Bloomfield Road and Edwards Boulevard

15. Recommendation of the Finance, Licensing, and Regulation Committee of March 17, 2020- Ald Howell

a. Discussion/ Action regarding **Resolution 20-R16** a resolution approving the assigned fund balance for the Fire Department EMS-Act 102 account as of December 31, 2019

b. Discussion/Action regarding **Resolution 20-R17** a resolution approving the assigned fund balance for the Fire Department CPR account as of December 31, 2019

c. Discussion/Action regarding **Resolution 20-R18** a resolution approving the assigned fund balance for the Fire Department Donations account as of December 31, 2019

d. Discussion/Action regarding **Resolution 20-R19** a resolution approving the assigned fund balance for the Police Department donations account as of December 31, 2019

e. Discussion/Action regarding **Resolution 20-R20** a resolution approving the assigned fund balance for the Police Department state seizures account as of December 31, 2019

f. Discussion/Action regarding **Resolution 20-R21** a resolution approving the assigned fund balance for the Police Department uniform allowance account as of December 31, 2019

g. Discussion/Action regarding the purchase of a 2020 International HV507 Chassis from Lakeside International in an amount not to exceed $102,808.00 to be paid from the 2020 Equipment Replacement Fund

h. Discussion/Action regarding the 2020 maintenance contract for traffic signals with TAPCo

i. Discussion/Action regarding MSI General Pay Request #3 for the Riviera Restoration Project in an amount not to exceed $436,145.95

j. Discussion/Action regarding approving Pay Request #2 from MSI General for the Riviera Restoration Project in an amount not to exceed $201,980.45

f. Discussion/Acceptance of March 17, 2020 Finance, Licensing, and Regulation Committee Payment Approval Reports

16. Recommendation of the Planning Commission of March 16, 2020- Ald Skates

a. Discussion/Action regarding **Resolution 20-R23** authorizing the issuance of an Amended Precise Implementation Plan (PIP) filed by Daniel E. Schuld, 281 Keys Ave. Hampshire IL 60140 for a request to amend the existing PIP for the property located at 727 Geneva St, Unit 1 in the Central Business (CB) zoning land use, Tax Key No. ZOP00157

b. Discussion/Action regarding **Resolution 20-R24** authorizing the issuance of a Conditional Use Permit (CUP) filed by Robert & Barb Hogan 328 Shoreline Rd. Lake Barrington IL 60010 for a request to utilize the Single-family – 4 zoning in the Estate Residential – 1 zoning land use for the property located at 1300 W. Main St. located in the Estate Residential - 1 (ER-1) zoning district. Tax Key No. ZYUP00094O

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

d. Discussion/Action regarding a General Development Plan (GDP) filed by Omega Homes, 210 O'Connor Dr. Elkhorn WI. 53121, requesting a Planned Development to build 58 single family homes in 3 phases. The property is 17.26 acres located at LaSalle St and Edgewood Dr., in the Multi-Family Residential - 8 (RM-8) zoning district, Tax Key No. ZA424700001

e. Discussion/Action regarding a General Development Plan (GDP) filed by the property located at 302 Townline Rd. for a possible Planned Development that would allow 16 residential dwellings on one tax parcel. Applicants Michael Hanley & John Engerman, - DBA Clear Sky LLC. 302 Townline Rd., located in the Planned Industrial (PI) zoning district, Tax Key No. ZYUP00144

17. Adjournment

Requests from persons with disabilities, who need assistance to participate in this meeting or hearing, should be made to the City Clerk's office in advance so the appropriate accommodations can be made.

CITY OF LAKE GENEVA REGULAR COMMON COUNCIL MINUTES
MONDAY, MARCH 9, 2020 6:00 P.M.
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members: Mayor Tom Hartz, Council President, John Halverson, Council Vice President, Cindy Flower, Alderpersons: Selena Proksa, Doug Skates, Tim Dunn, Ken Howell, Shari Straube, and Rich Hedlund

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

Alderperson Proksa led the Council in the Pledge of Allegiance.

Roll Call
Present: Howell, Halverson, Straube, Skates, Hedlund, Proksa, Dunn, and Flower
Absent: None

Awards, Presentations, Proclamations, and Announcements
None

Re-consider business from previous meeting
None

Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes
Marilyn Neu; 1385 Elkhorn Rd #103; Spoke in favor of leaving Wrigley Drive open and leaving the boat launch at the location where it currently is located.

Dimitri Agnanos; 148 Cass St; Spoke in opposition of the closure of Wrigley Drive as it relates to the Comprehensive Plan.

Rick Steinberg; 1032 Williams St; Spoke in opposition of the adoption of the Comprehensive Plan.

Jim Strauss; N1517 Meadow Ridge Cir; Spoke in opposition of the adoption of the Comprehensive Plan.

Henry Sibbing; 1725 Hillcrest Dr; Spoke in favor of the community having collaboration to discuss the issues of the Comprehensive Plan.

Mark Magnusen; Spoke in opposition of the closure of S Lake Shore Dr as it relates to the Comprehensive Plan.

Sherri Ames; 603 Center St; Spoke in opposition of the extension of the parking enforcement hours. Spoke in favor of extending the vote on the Comprehensive Plan until after the April election.

Tom Reid; 100 E Main St; Spoke in opposition of the adoption of the Comprehensive Plan.

Gary Dunham; 1315 W Main St; Spoke in favor of the project at the Bender Property moving forward as it stated in the Comprehensive Plan.

Denise Schnurr; 701 Joshua Ln; Spoke in opposition of the Bender Property concept as it relates to the Comprehensive Plan.

Dick Malmin; N1991 S Lake Shore Dr; Spoke in opposition of the adoption of the Comprehensive Plan.

Terry O'Neill; 954 George St; Spoke in opposition of the adoption of the Comprehensive Plan.

Acknowledgement of Correspondence
Clerk Kropf noted that she received four items of correspondence opposing the potential parking rate increase from Roger Wolff, Bruce Bennett, Mary Djurdjulov, and Suzanne Valentino.

The City also received seven items of correspondence opposing the adoption of the updated comprehensive plan from Dick Malmin, Chatka Ruggiero, Casey Schiche, Cheryl Ryan, Gerald Sommers, Maureen Marks, and Penny Roehrer.

All correspondence has been distributed to the City Council.

Approve Regular City Council Meeting minutes of February 24, 2020, as prepared and distributed
Motion by Proksa to approve the minutes of the February 24, 2020 City Council meeting, second by Straube. No discussion. Mayor Hartz noted that the minutes did reflect the first reading of Ordinance 20-01, as there was a question if the proper procedure had been followed. Motion carried 8-0.

CONSENT AGENDA– *Recommended by Finance, Licensing and Regulation on March 3, 2020***.** Any item listed on the consent agenda may be removed at the request of any member of the Council. The request requires no second, is not discussed, and is not voted upon.

2019-2021 Original & Renewal Operator License applications filed by various applicants as listed in packet
Motion by Skates to approve the consent agenda, second by Heldund. No discussion. Motion carried 8-0.

Items removed from the Consent Agenda
None

Discussion/Action regarding possible parking rate increase to $2 City-wide and to extend the parking enforcement hours to 9:00 a.m. to 9:00 p.m.
Motion by Halverson to continue until a new Parking Manager is hired, second by Proksa. Howell stated that if the enforcement hours are changed that it will cost the City more money than might be anticipated. Proksa agreed with the continuation as it is not necessary to continue to add this to the agenda without clear direction from a manager. Motion carried 8-0.

Second Reading of **Ordinance 20-01** an ordinance to adopt an update to the City of Lake Geneva Comprehensive Plan
Mayor Hartz offered Ordinance 20-01 as a second reading. Motion by Halverson to approve Ordinance 20-01, second by Skates. Halverson spoke to some of the issues identified in the Comprehensive Plan and noted that the plan has been vetted as much as it could. He feels that this is a good plan and while there are some issues the plan is just a concept and is not set in stone. Straube echoed some of the points of Alderperson Halverson but added that she was not in favor of the closure of Wrigley Drive and S Lake Shore Dr. Alderperson Dunn spoke in opposition of the plan and was surprised that the plan was being offered for a second reading as he didn't recall a first reading being offered. He further spoke to more issues and voiced the need to vote the updated plan down. Flower indicated that the Comprehensive Plan process has been long with many opportunities of public input. She added that nothing has been given a final decision and that nothing will be finalized until all options are fully vetted and heard.
Flower noted that she is not sure how the access points will be fully laid out at the Bender Property as the plans have not been fully studied.
Mayor Hartz read the mission statement that is in the 2020 Comprehensive Plan and noted that this is the same mission statement that was in the 2009 Comprehensive Plan. He added that while the concept study for Hillmoor was highly contested it did bring out information that wasn't presently available; which concluded that most of that area is effected by a natural resource and is protected land. He noted that the notion of moving the launch is to be considered in conjunction with the WI DNR master planning. He added that the moving of the launch may have to be in conjunction with a clean boat initiative to help protect the integrity of the lake. Mayor Hartz thanked the public for their involvement, correspondence, and concern throughout this plan; he feels that this is a good plan. Motion carried 6-2, with Flower and Dunn Voting no.

Recommendation of the Finance, Licensing, and Regulation Committee of March 3, 2020- Ald Howell

Discussion/Action regarding **Resolution 20-R13** a resolution authorizing the use of Contingency funds for the Building & Zoning Department records scanning project with Kapur & Associates Inc
Motion by Howell to approve, second by Skates. Howell stated that this a just the budget resolution. Motion carried 8-0.

Discussion/Action regarding **Resolution 20-R14** a resolution adopting a 2019 year-end budget amendment authorizing the re-allocation of funds in the 2019 budget for certain expenditures exceeding their 2019 budgets, and balance to be paid from the 2019 Contingency Fund
Motion by Howell to approve, second by Hedlund. Howell stated that this is bookkeeping for the annual audit. Hedlund stated that this is the exact reason why the City has a contingency fund. Motion carried 8-0.

Discussion/Action regarding **Resolution 20-R15** a resolution approving the assigned fund balance for the Parks Committee donations account as of December 31, 2019
Motion by Howell to approve, second by Skates. Howell stated that this is bookkeeping for the annual audit. Motion carried 8-0.

Discussion/Action regarding approving an agreement with Automated Parking Technologies to provide Parking Kiosk Maintenance Service for 2020 in an amount not to exceed $62,900
Motion by Howell to approve, second by Proksa. Howell stated that this is a maintenance agreement to provide service for the current kiosks. City Administrator Nord that this is necessary to maintain the current kiosks. Flower indicated that she is not in favor of the purchase and the new kiosks should be installed to avoid this expense. Motion carried 6-2, with Flower & Straube voting no.

Discussion/Action regarding updating the City of Lake Geneva Policy & Application regarding Issuance of Regular and Reserve Intoxicating Liquor Licenses
Motion by Howell to approve, second by Proksa. City Attorney Draper stated that denials should not be only appealed to the Finance, License, and Regulation Committee, but also the City Council. Motion carried 7-1, with Halverson voting no.

Discussion/Acceptance of March 3, 2020 Finance, Licensing, and Regulation Committee Payment Approval Reports
Motion by Howell to accept, second by Skates. No discussion. Motion carried 8-0.

Adjournment
Motion by Dunn to adjourn the meeting of the City Council, second by Skates. Motion carried 8-0. The meeting adjourned at 7:38 p.m.

Provisional:
Britonya Krakowski

Original:
Britonya Krakowski
Stephanie Atwell
Elizabeth Gardner

Renewal:

CITY OF LAKE GENEVA - EVENT PERMIT APPLICATION

Please fill in all blanks completely, as incomplete applications will be rejected.

Applications must be submitted **AT LEAST 4 WEEKS** prior to the proposed event date(s).

Section I. APPLICANT INFORMATION

NAME OF APPLICANT: Kristi Tarantino

NAME OF EVENT ORGANIZER/PRODUCER: The Lake Geneva Business District

PRODUCTION COMPANY/ORGANIZATION: Streets of Lake Geneva

FEDERAL TAX

STREET ADDRESS:

APT. UNIT OR SUITE #:

CITY: lake geneva

STATE: WI

ZIP CODE:

E-MAIL ADDRESS:

DAYTIME PHONE:

CELL PHONE:

Are you a ■ ***For Profit*** *or* ☐ ***Non-profit Organization*** *501(c) ___?*

EIN # (Tax Exempt Number): _____

*ALL non-profits must present a copy of their current Tax ID - EIN #.

Section II. EVENT INFORMATION

☐ **Public Assembly Permit – * *Non-profit* (No Charge),** *Otherwise FEE* $60 per day

(Meet one or more criteria) Single day event use of City of Lake Geneva facilities with NO street, parking or intersection closures, attendance under 500, NO serving of alcohol in public space.

☐ **Block Parties or use of Gazebo for 1 Hour Photo Ops: * *Non-profit* (No Charge),** Otherwise FEE $75.00

Small event limited to one street with 4 barricades in a neighborhood or gazebo in Flat Iron Park.

☑ **Tier 1 Events: * *Non-profit* (No Charge),** *Otherwise FEE* $250 for an event up to seven days, additional $50 per day thereafter

(Meet one or more criteria) Rolling closure of streets, public walkway, limited parking stalls or intersection closures that do not impact public use, attendance of 501 to 3,000, four (4) hours or less of alcohol sales or serving, majority use of a city park(s), or other municipal facility.

☐ **Tier 2 Events: * *Non-profit* (No Charge),** *Otherwise FEE* $500 for an event up to seven days, additional $100 per day thereafter

(Meets one or more criteria) Non-profit or not-for-profit organization offering multiple-day events, attendance of more than 3,000+, more than four (4) hours of alcohol sales or serving, and/or exclusive use of City park(s), street(s), limited parking stalls, or other municipal facility.

Note: *Seminary (includes the use of the Shelter) and Flat Iron Park (includes the use of Brunk Pavilion) have 3 available picnic tables and 10 benches which you can select as part of your event permit. Any additional picnic tables, benches, or barricades needed should be directed to a rental company.*

1.Title of Event: The Lake Geneva Wine Walk

2.Date(s) of Event: May 10th 1-4pm

3.Location(s) of Event: Streets of Lake Geneva

4.Hours: 1-4pm

Note: Start Time & End Time

5. Event Chair/Contact Person: Kristi Tarantino Phone

6. Day of Event Contact Name: same Phone: same

7. Is the event open to the public? ☐Yes ☑No

8. Will you charge an admission fee? ☑Yes ☐No

9. Estimated Attendance Number: 350

10. Basis for estimate: last years event

11. Will you be setting up a tent? ☐Yes ☑No

If yes, list the location, size, Rental Company, and proof of completion of locates.

12. Will there be any animals? ☐Yes ☑No

If yes, what type and how many:

13. Attach a detailed description of proposed event with map of the exact location of the event and/or route.

14. Description of plan for handling refuse collection and after-event clean-up:

volunteers to help

15. Description of plan for providing event security (if applicable):

notifying city of attendance for police awareness and stores will have a volunteer to watch the door for glasses

16. Will there be fireworks or pyrotechnics at your event? ☐Yes ☑No

If yes, please attach a fireworks display permit or application.

17. Will your event include the sale of beer and/or wine? ☑Yes ☐No

If yes, please attach a completed Temporary Alcohol License & Temporary Operator License Application.

18. Will you or any other vendors be selling food or merchandise? ☐Yes ☑No

If yes, please attach list of proposed vendors, including business name and type of food/merchandise sold.

19. Do you intend to use the available picnic tables and benches in the location? ☐Yes ☑No

Section III. STREET USE

☑*Check if this section does not apply.*

Required for any event using a public street. Per Sec. 62-243 of the municipal code, this application must include the following attachments:

☐Certificate of Comprehensive General Liability Insurance with the City, its employees and agents as additional insured with coverage for contractual liability with minimum limits of $500,000 per occurrence for bodily injury and property damage limits of $250,000 per occurrence.

☐Petition signed by more than half of the residential dwelling units and/or commercial units residing along that portion of the street designated for the proposed use or whose property is denied access by virtue of the granting of the permit.

1. Description of the portion(s) of road(s) to be used:
   Road closures must include rental of barricades, please work with our Street Dept.
2. Will any parking stalls be used or blocked during the event? ☐Yes ☑No

Date(s) of use:_____
Total Number of Parking Stalls Request:_____
Parking Stall Number(s) and Location:_____
_____

3. Description of signage to be used during event:

If requesting City banner poles, please include a Street Banner Display Application.

Anticipated Services
Please indicate below any additional services you are requesting for your event. Estimated Fees or Deposits for these services may be required prior to issuance of permit(s).

☐Electricity Explain: _____
☐Water Explain: _____
☐Traffic Control Explain: _____
☐Police Services Explain: _____
☐Fire/EMS Services Explain: _____
☐Other Explain: _____

***Please note:** The City of Lake Geneva, the Police Department and/or Fire Department have the right to cancel an event due to inclement weather or any safety risk.

ALL PARKS & PUBLIC SPACES: *must be left the way they were originally found. A credit card is required to be held should the park/public space incur damage or not be picked up.*

Credit Card # (Required): _____
*Expiration Date:*_____ *CVV #:*_____
*Name on Credit Card:*_____
*Billing Address:*_____
*City, State, Zip:*_____

The applicant for her/himself and for other persons, organizations, firms and corporations, if any listed in this application, being of sound mind and body, do hereby freely, voluntarily and knowingly, now and for all times, fully save and hold harmless and defend, the CITY OF LAKE GENEVA, a Wisconsin Municipal Corporation located in the Walworth County, and each and every of its elected and appointed officials, employees, representatives, agents, heirs, and assigns, jointly and severally from and against any and all claims, causes of action, actions, liabilities, demands, losses, damages, and/or expenses of whatsoever kind and nature including counsel or attorneys' fees, which I have or may, at any time, incur or sustain arising from, resulting from, incurred in consequence of, or pertaining to, any and all intentional and negligent acts, omissions, incidents, activities and transactions, of whatever kind and nature, direct or indirect, of mine own and those of or by the CITY OF LAKE GENEVA, and each and every of its elected and appointed officials, employees, representatives, and agents, regardless of when or where, occurring or arising from this event.

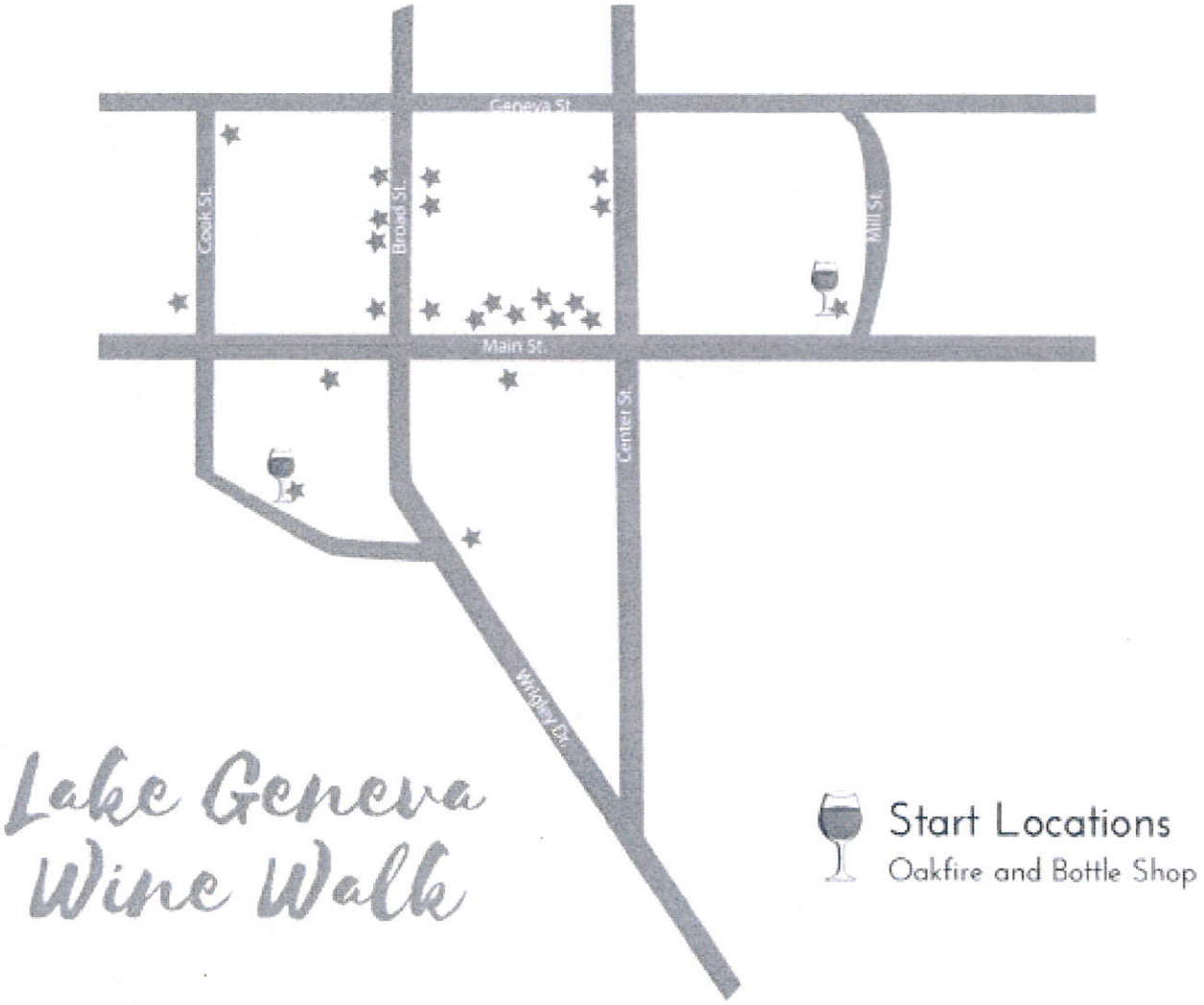
Applicant's Signature: K. Tarantino **Date:** 2/22/20

For Office Use Only

Date Filed with Clerk: 2/25/20 ***Payment with Application: $*** N/A ***Receipt:*** BID

*Circulation required to the following Departments:

Department:	Date:	Circulated:
City Clerk/Administrator		☑
Notes:		
Police Chief		☐
Notes:		
Fire Chief		☐
Notes:		
Street Dept		☐
Notes:		
Parking Dept		☐
Notes: N/A		
Piers, Harbors & Lakefront		☐
Notes:		
FL&R: Meeting Date:		☐
Council: Meeting Date:		☐


Geneva St.
Cook St.
Broad St.
Mill St.
Main St.
Center St.
Whitewater Dr.
Lake Geneva
Wine Walk
Start Locations
Oakfire and Bottle Shop

City Clerk

From: BID Events <events@streetsoflakegeneva.com>
Sent: Monday, March 2, 2020 11:45 AM
To: City Clerk
Subject: Re: Permits

Hi, here is a list of the businesses that are participating in the Wine Walk for the permit. Can you add this to my permit please? Thank you!

Le Cookery
Avant Cycle Cafe
Tres Belle Boutique
Twelfth & Brown
Delaney Street Mercantile
The Hive
Frank's Original
SoHo Boutique
Cornerstone Shop & Gallery
Sterling Works
C.R. Goodfinds
The Candle Mercantile
Sterling Works
Delaney Street Mercantile
Geneva Theater
SoHo Boutique
Avant Cycle Cafe
Cornerstone Shop & Gallery
Haberdapper
The Bottle Shop
Le Cookery

On Tue, Feb 25, 2020 at 4:19 PM City Clerk <cityclerk@cityoflakegeneva.com> wrote:

Hi Kristina,

So after reviewing the two applications I have some questions/things that need before we can start circulating the application. For the Wine Walk, I will need a complete list of the businesses involved.

For the semper event, I will need to know what street you are closing (the application indicated that you were), and a complete layout of where things will be located in Seminary Park. This will need to include where the tent will be, how you will be securing it (without stakes), where the snow fencing will be and how that will be secured as well.

CITY OF LAKE GENEVA - EVENT PERMIT APPLICATION

Please fill in all blanks completely, as incomplete applications will be rejected.

Applications must be submitted **AT LEAST 4 WEEKS** prior to the proposed event date(s).

Section I. APPLICANT INFORMATION

NAME OF APPLICANT: Kristi Tarantino

NAME OF EVENT ORGANIZER/PRODUCER: The Lake Geneva Business Improvement District

PRODUCTION COMPANY/ORGANIZATION: FEDERAL TAX ID:

STREET ADDRESS: APT. UNIT OR SUITE #:

CITY STATE: ZIP CODE

E-MAIL AD

DAYTIME PHON CELL PHONE:

Are you a ☑ ***For Profit*** *or* ☐ ***Non-profit Organization*** *501(c) ___?*

EIN # (Tax Exempt Number): _____

*ALL non-profits must present a copy of their current Tax ID - EIN #.

Section II. EVENT INFORMATION

☐ **Public Assembly Permit – * *Non-profit* (No Charge),** *Otherwise FEE $60 per day*

(Meet one or more criteria) Single day event use of City of Lake Geneva facilities with NO street, parking or intersection closures, attendance under 500, NO serving of alcohol in public space.

☐ **Block Parties or use of Gazebo for 1 Hour Photo Ops: * *Non-profit* (No Charge),** Otherwise FEE $75.00

Small event limited to one street with 4 barricades in a neighborhood or gazebo in Flat Iron Park.

☑ **Tier 1 Events: * *Non-profit* (No Charge),** *Otherwise FEE $250 for an event up to seven days, additional $50 per day thereafter*

(Meet one or more criteria) Rolling closure of streets, public walkway, limited parking stalls or intersection closures that do not impact public use, attendance of 501 to 3,000, four (4) hours or less of alcohol sales or serving, majority use of a city park(s), or other municipal facility.

☐ **Tier 2 Events: * *Non-profit* (No Charge),** *Otherwise FEE $500 for an event up to seven days, additional $100 per day thereafter*

(Meets one or more criteria) Non-profit or not-for-profit organization offering multiple-day events, attendance of more than 3,000+, more than four (4) hours of alcohol sales or serving, and/or exclusive use of City park(s), street(s), limited parking stalls, or other municipal facility.

Note: *Seminary (includes the use of the Shelter) and Flat Iron Park (includes the use of Brunk Pavilion) have 3 available picnic tables and 10 benches which you can select as part of your event permit. Any additional picnic tables, benches, or barricades needed should be directed to a rental company.*

1.Title of Event: Semper Y2 Marathon after Party

2.Date(s) of Event: July 11th 2020

3.Location(s) of Event: Seminary Park

4.Hours: 9:30 - 11:30am

Note: Start Time & End Time

5. Event Chair/Contact Person: _ Phone:

6. Day of Event Contact Name: " Phone: "

7. Is the event open to the public? ☐Yes ☑No

8. Will you charge an admission fee? ☐Yes ☑No

9. Estimated Attendance Number: 400

10. Basis for estimate: last years event

11. Will you be setting up a tent? ☐Yes ☑No

If yes, list the location, size, Rental Company, and proof of completion of locates.

12. Will there be any animals? ☐Yes ☑No

If yes, what type and how many:

13. Attach a detailed description of proposed event with map of the exact location of the event and/or route.

14. Description of plan for handling refuse collection and after-event clean-up:

Volunteers are cleaning up

15. Description of plan for providing event security (if applicable):

16. Will there be fireworks or pyrotechnics at your event? ☐Yes ☑No

If yes, please attach a fireworks display permit or application.

17. Will your event include the sale of beer and/or wine? ☑Yes ☐No

If yes, please attach a completed Temporary Alcohol License & Temporary Operator License Application.

18. Will you or any other vendors be selling food or merchandise? ☑Yes ☐No

If yes, please attach list of proposed vendors, including business name and type of food/merchandise sold.

19. Do you intend to use the available picnic tables and benches in the location? ☑Yes ☐No

Section III. STREET USE

☐*Check if this section does not apply.*

Required for any event using a public street. Per Sec. 62-243 of the municipal code, this application must include the following attachments:

☐Certificate of Comprehensive General Liability Insurance with the City, its employees and agents as additional insured with coverage for contractual liability with minimum limits of $500,000 per occurrence for bodily injury and property damage limits of $250,000 per occurrence.

☐Petition signed by more than half of the residential dwelling units and/or commercial units residing along that portion of the street designated for the proposed use or whose property is denied access by virtue of the granting of the permit.

1. Description of the portion(s) of road(s) to be used:
   Road closures must include rental of barricades, please work with our Street Dept.
2. Will any parking stalls be used or blocked during the event? ☐Yes ☑No

Date(s) of use:_____
Total Number of Parking Stalls Request:_____
Parking Stall Number(s) and Location:_____
_____

3. Description of signage to be used during event:

If requesting City banner poles, please include a Street Banner Display Application.

Anticipated Services
Please indicate below any additional services you are requesting for your event. Estimated Fees or Deposits for these services may be required prior to issuance of permit(s).

☑Electricity Explain: electric for the Radio station announcer
☐Water Explain: _____
☐Traffic Control Explain: _____
☐Police Services Explain: _____
☐Fire/EMS Services Explain: _____
☐Other Explain: _____

***Please note:** The City of Lake Geneva, the Police Department and/or Fire Department have the right to cancel an event due to inclement weather or any safety risk.

ALL PARKS & PUBLIC SPACES: *must be left the way they were originally found. A credit card is required to be held should the park/public space incur damage or not be picked up.*

Credit Card # (Required): _____
*Expiration Date:*_____ *CVV #:*_____
*Name on Credit Card:*_____
*Billing Address:*_____
*City, State, Zip:*_____

The applicant for her/himself and for other persons, organizations, firms and corporations, if any listed in this application, being of sound mind and body, do hereby freely, voluntarily and knowingly, now and for all times, fully save and hold harmless and defend, the CITY OF LAKE GENEVA, a Wisconsin Municipal Corporation located in the Walworth County, and each and every of its elected and appointed officials, employees, representatives, agents, heirs, and assigns, jointly and severally from and against any and all claims, causes of action, actions, liabilities, demands, losses, damages, and/or expenses of whatsoever kind and nature including counsel or attorneys' fees, which I have or may, at any time, incur or sustain arising from, resulting from, incurred in consequence of, or pertaining to, any and all intentional and negligent acts, omissions, incidents, activities and transactions, of whatever kind and nature, direct or indirect, of mine own and those of or by the CITY OF LAKE GENEVA, and each and every of its elected and appointed officials, employees, representatives, and agents, regardless of when or where, occurring or arising from this event.

Applicant's Signature: K Tarantino **Date:** 2/22/20

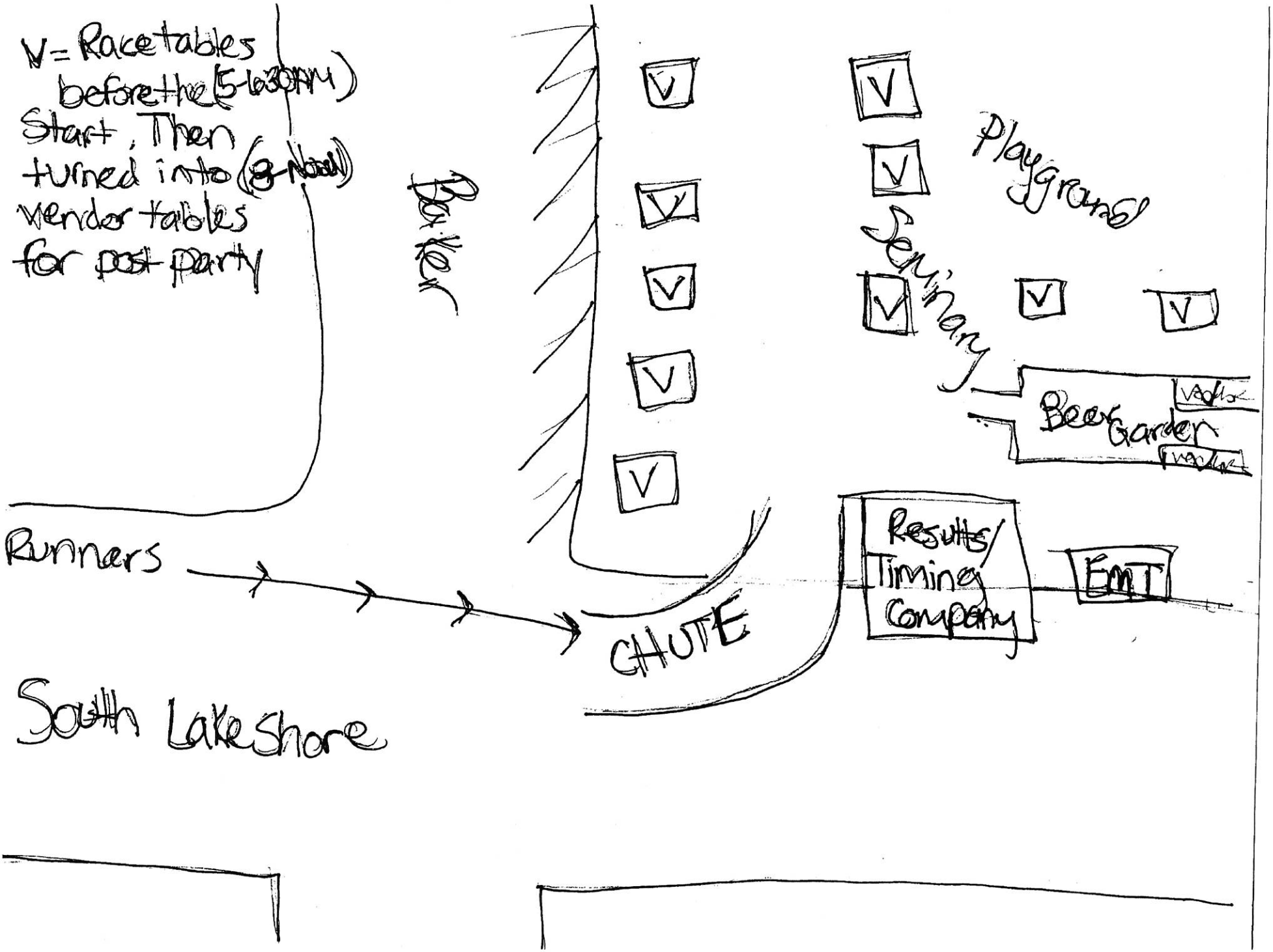
For Office Use Only

Date Filed with Clerk: 2/25/20 ***Payment with Application: $*** N/A ***Receipt:*** BID

*Circulation required to the following Departments:

Department:	Date:	Circulated:
City Clerk/Administrator **Notes:**		☑
Police Chief **Notes:**		☐
Fire Chief **Notes:**		☐
Street Dept **Notes:**		☐
Parking Dept N/A **Notes:**		☐
Piers, Harbors & Lakefront **Notes:**		☐
FL&R: Meeting Date:		☐
Council: Meeting Date:		☐

Request 2yd Dumpster From Johns Disposal


V = Racetables
before the (5-630AM)
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vendor tables
for post party
Baker
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Playground
Seminary
Beer Garden
Vendor
Vendor
Runners
CHUTE
Results/
Timing
Company
EMT
South Lakeshore

ORDINANCE OF THE COMMON COUNCIL			
An Ordinance amending Section 6-37, Operator Licenses, of Division 1, Generally, of Article II, Licenses, of Chapter 6, Alcohol Beverages, of the Municipal Code of the City of Lake Geneva; Relating to designating the issuing authority for the City of Lake Geneva			
Committee	Finance, Licensing, and Regulation Committee to consider on March 17, 2020		
Fiscal Impact:	N/A		
File Number:	**20-02**	**First Reading:** **Second Reading:**	March 23, 2020 April 13, 2020

The Common Council of the City of Lake Geneva, Wisconsin, does hereby ordain as follows:

1. That the Municipal Code of the City of Lake Geneva, Wisconsin is hereby amended by adding language to Section 6-37, Operator Licenses of Division I, Generally, of Article II, Licenses, of Chapter 6, Alcohol Beverages which section reads as follows:

6-37 Operator Licenses.

(a) Operator Licenses shall be issued to individuals by the City for the purpose of complying with §§ 125.32(2) and 125.68(2), *Wis. Stats*. Operators licenses shall be issued only upon written application on forms provided by the City Clerk.

(b) Before issuance of any operator's license, every applicant shall provide proof of having successfully completed a responsible beverage server training course at any location that is offered by a vocational, technical, adult education district, and online forum and that conforms to curriculum guidelines specified by the board of vocational, technical and adult. Those who complete such programs shall have an appropriate endorsement recorded and placed on their licenses and shall be eligible to operate or be employed in establishments operating under a Class A or B license. An applicant is not required to provide proof of successful completion of a responsible beverage server training course if:

(1) The person is renewing an operator's license.

(2) Within the past two years, the person held a Class A or Class B license or permit or a manager's or operator's license.

(3) Within the past two years, the person has completed such a training course.

(c) Applicants who are applying for an Operator License for the first time within the City of Lake Geneva will be required to provide proof of completing the training course under subsection (a) of this section and may only apply for a one-year license

(d) Applicants who are renewing an Operator License within the City of Lake Geneva may apply for a two- year license

(e) As a part of the operator's license review process, the chief of police will conduct a background check of the applicant.

(f) The City Clerk or designee shall determine there are any unpaid city claims against the applicant; if an unpaid claim is found to be owed to the City of Lake Geneva, the Clerk shall withhold issuance of the license until such time that the unpaid city claim is satisfied.

(g) Upon favorable review by the Chief of Police, ~~all applications shall be reviewed by the Finance, License, and Regulation Committee and approved by the Common Council of the City of Lake Geneva.~~ the City Clerk or Clerk's Office designee shall issue all operator licenses. It shall be within the sole discretion of the Chief of Police to recommend issuance of a one-year renewal rather than a two-year renewal after the Chief of Police's background check.

(h) The city clerk or designee may issue a provisional operator's license to a person who is enrolled in a training course under subsection (a) of this section and shall revoke that license if the applicant fails to successfully complete the course in which enrolled. Proof of enrollment shall be required before a provisional operator license may be issued. A provisional operator's license shall expire 60 days after its issuance or when a license under subsection (a) of this section is issued to the holder, whichever is sooner.

(i) Denial of Operator Licenses

(1) If an applicant is denied an operator license he/she may appeal the decision of the Chief of Police to the Common Council; This matter may be considered in Open Session or Closed Session. The Common Council is responsible for the final decision of approval or denial of a license.
(2) Any fees for denied Operator License Applications will not be refunded by the City of Lake Geneva

(j) Fees: Fees for the aforementioned licenses shall by set by a resolution of the Common Council from time to time. Fee schedule shall be available upon request.

2. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Common Council and publication/posting as required by law.

Approved by the City of Lake Geneva Common Council on this 13th day of April, 2020.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Thomas Hartz, Mayor Date

Attest:

_____

Lana Kropf, City Clerk Date

SECOND AMENDMENT

TO

REIMBURSEMENT AGREEMENT

This Second Amendment to Reimbursement Agreement is made the _____ day of _____, 2019, among the CITY OF LAKE GENEVA, Walworth County, Wisconsin ("City"), the LAKE GENEVA UTILITY COMMISSION, Walworth County, Wisconsin ("Utility Commission"), and FAIRWYN, LTD., a Wisconsin corporation, Walworth County, Wisconsin ("Developer").

RECITALS

A. WHEREAS, the City, the Utility Commission, and the Developer, entered into a Reimbursement Agreement dated August 28, 2003 ("Original Agreement"), amended by the First Amendment to Reimbursement Agreement ("Amended Agreement")(collectively "Reimbursement Agreement"), providing for, among other things, the construction of the Water Tower Facilities described thereunder to serve, in part, Phases II and III of Stone Ridge Subdivision ("Subdivision"), and further provides for reimbursement to the Developer of the Developer's Share of Cost of such construction by credit and payment of Water Impact Fees and Special Assessments in the Subdivision;

B. WHEREAS, the Water Tower Facilities have been constructed;

C. WHEREAS, Phase I of the Subdivision has been completed;

D. WHEREAS, the Developer is beginning the Phase II of the Subdivision and desires to be reimbursed for its costs attributed to the construction of water tower facilities; and'

E. WHEREAS, SHODEEN CONSTRUCTION COMPANY, L.L.C., an Illinois limited liability company, STONE RIDGE DEVELOPMENT GROUP L.L.C., a Delaware limited liability company, FAIRWYN DEVELOPMENT CORPORATION, a Wisconsin corporation, and STONE RIDGE OF LAKE GENEVA, LLC, a Delaware limited liability company, have an interest in the subject property and desire to waive notice and hearing requirements for the special

assessments under Wis. Stat. § 66.0703(7)(b).

F. WHEREAS, the parties desire to amend the Reimbursement Agreement to clarify its terms and waive the necessity to recover interest from the City on the repayment identified therein;

NOW, THEREFORE, the City, the Utility Commission, and the Developer enter into this Second Amendment to the Reimbursement Agreement ("Second Amendment") on the date first set forth above and agree as follows:

1. Section 1 shall read as follows:

The Recitals set forth hereinabove are restated in the text of this Agreement by reference as if set forth in full herein, and as such constitute agreements by and between the parties made part and parcel of this Second Amendment.

2. Section 4, entitled Special Assessment, of the Amended Agreement shall deleted and replaced as follows:

> The forty-three (43) lots of the Subdivision identified as Phase I Lots and not subject to the Special Assessment under subsec. 3.04b of the Reimbursement Agreement are Lots fifty (50) through fifty-eight (58), all inclusive, Lots sixty-three (63) through seventy-one (71), all inclusive, Lots eighty-two (82) through eighty-five (85), all inclusive, and Lots eighty-seven (87) through one hundred seven (107), all inclusive. The remaining Phase I Lots total fifty (50) units, each being subject to an Impact Fee, because included among the units being counted are seven (7) duplex lots.
>
> The lots also subject to the Special Assessment and identified as Phase II or Phase III Lots include Lots one (1) through forty-eight (48), all inclusive, Lots seventy-seven (77) through eighty (80), all inclusive, and Lots one hundred nine (109) through one hundred thirty-one (131), all inclusive, one hundred thirty-four (134) through one hundred sixty-eight (168), all inclusive. These one hundred ten (110) units in Phase II and Phase III shall be subject to the Special Assessment. The Special Assessment shall be composed of the Net Developer's Share and shall be collected at the time of building permit application for each Phase II and Phase III unit. The Net Developer's Share for Phase II or Phase III unit shall be Three Thousand Five Hundred and no/100 ($3,500.00) Dollars for each unit in which a building permit is submitted. The collected Net Developer's Share shall be provided to the Developer within thirty (30) days of receipt of all building permit and impact fees by the City.
>
> No interest shall be applied and any prior reference to the seven (7%) interest shall be deemed null and void. The Developer and any other

owner of a Unit hereby waive notice and hearing requirements for the special assessments under Wis. Stat. § 66.0703(7)(b).

3. All other terms, conditions, and provisions of said Second Amendment shall remain in full force and effect, except as amended herein. This Second Amendment as provided hereinabove shall be incorporated into the Reimbursement Agreement as though fully set forth herein. The undersigned parties execute this Second Amendment on behalf of themselves and their successors and assigns. This Second Amendment may be executed in counterparts and all so executed shall constitute one and the same agreement.

IN WITNESS WHEREOF, the undersigned have duly executed and delivered this instrument effective as of _____, ___, 2019.

CITY OF LAKE GENEVA

By: _____
Tom Hartz, Mayor

Attest: _____
Lana Kropf, City Clerk

FAIRWYN, LTD.

By: _____
Brian C. Pollard, President

APPROVAL OF COMMON COUNCIL

This Second Amendment was approved by the Common Council of the City of Lake Geneva by Resolution dated the ___ day of _____, 2019.

LAKE GENEVA
UTILITY COMMISSION

By: _____
Dennis Lyon, President

This Document drafted by:
CLAIR, THOMPSON & POLLARD, S.C.
Attorney Charles. W. Pollard IV
617 East Walworth Avenue
Delavan, Wisconsin 53115-0445
Telephone: (262) 728-9196

FAIRWYN DEVELOPMENT CORPORATION,
A Wisconsin corporation

Brian C. Pollard, President

STONE RIDGE OF LAKE GENEVA, LLC,
a Delaware limited liability company

FAIRWYN REAL ESTATE, LLC, a
Wisconsin limited liability company, sole
Member of Stone Ridge of Lake Geneva, LLC

By: FAIRWYN INVESTMENT COMPANY, LLC,
An Illinois limited liability company, as Majority in
Interest Member of Fairwyn Real Estate, LLC

Charles W. Pollard III, Chairman of
Fairwyn Investment Company, LLC

E-mail: cpollard@clairlawoffices.com
www.clairlaw.com

CONSENT AND WAIVER OF NOTICE

SHODEEN CONSTRUCTION COMPANY, L.L.C., an Illinois limited liability company, **STONE RIDGE DEVELOPMENT GROUP L.L.C.**, a Delaware limited liability company, **FAIRWYN DEVELOPMENT CORPORATION**, a Wisconsin corporation, and **STONE RIDGE OF LAKE GENEVA, LLC**, a Delaware limited liability company, as owners of Units in the Subdivision hereby consent to the imposition of the special assessment set forth in the Second Amendment to Reimbursement Agreement between Fairwyn Development Corporation and the City of Lake Geneva dated _____ and waive any notice and hearing requirements for the special assessments under Wis. Stat. § 66.0703(7)(b).

SHODEEN CONSTRUCTION COMPANY, L.L.C.,
an Illinois limited liability company

By: _____
David A. Patzelt ; President

STONE RIDGE DEVELOPMENT GROUP L.L.C.,
a Delaware limited liability company

Shodeen Group, L.L.C.,
a Delaware limited liability company,
manager of Stone Ridge Development, L.L.C.

Tri-City Land Management Company, L.L.C.,
an Illinois limited liability company,
manager of Shodeen Group, L.L.C.

_____
Craig A. Shodeen, Manager
of Tri-City Land Management Company, L.L.C.

_____
Anna B. Harmon, Manager
of Tri-City Land Management Company, L.L.C.

_____
Beth C. Shodeen, Manager
of Tri-City Land Management Company, L.L.C.

STATE OF WISCONSIN: COMMON COUNCIL CITY OF LAKE GENEVA:

In the matter of the Revocation of The "Class B" Retail License for the sale of Fermented Malt Beverages and Intoxicating Liquors issued to Samson Enterprises, LLC d/b/a Northsiders Lake Geneva, Agent, and under the Application of Northsiders Lake Geneva
642 W. Main Street
Lake Geneva, WI 53147

COMPLAINT

Complainant, Brett Stanczak, alleges as follows:

1. I am a resident of the City of Lake Geneva, Walworth County, Wisconsin;

2. Samson Enterprises, Inc. d/b/a Northsiders Lake Geneva (hereinafter "Licensee") is the holder of License for a "Class B" Retail License for the sale of fermented malt beverages and intoxicating liquors;

3. The agent for liquor license purposes for this license was an individual named Michelle Norgard;

4. The Registered Agent for Licensee Corporation, according to the Department of Financial Institutions, is Daniel Caravette, 642 W. Main Street, Lake Geneva, Wisconsin 53147;

5. According to the Renewal Alcohol Beverage License Application for a Retail Alcohol Beverage License filed on or about April 16, 2019, the Member of Samson Enterprises, LLC was identified as Daniel Caravette;

6. The premises known as Northsiders Lake Geneva, the location for the Licensee's "Class B" liquor license, has been closed for business for a period of excess of ninety (90) days contrary to the provisions of the Municipal Code Sec. 6-55(f) of the Municipal Code of the City of Lake Geneva, Wisconsin;

7. Pursuant to Sec. 6-55(f) of the Municipal Code of the City of Lake Geneva, Wisconsin, "Any license duly issued under this chapter which is not used for 90 consecutive days or a license duly granted and not issued within 90 days shall be subject to review and possible revocation by the Common Council;

WHEREFORE, the Complainant requests that the City Clerk issue a Summons to the Licensee requiring Licensee to appear and show cause why the license should not be revoked.

Dated this 16 day of March, 2020.

BRETT STANCZAK

Subscribed and sworn to before
me this 16th day of March, 2020.

Notary Public, State of Wisconsin
My Commission ~~Expires:~~ is permanent

EMERGENCY SERVICES AGREEMENT
BETWEEN TOWN OF BLOOMFIELD
AND CITY OF LAKE GENEVA

WHEREAS, the City of Lake Geneva (hereinafter "Lake Geneva") desires that a traffic control signal be installed on the corner of Bloomfield Road and Edwards Boulevard in the City of Lake Geneva and the Town of Bloomfield (hereinafter "Bloomfield); and

WHEREAS, Lake Geneva and Bloomfield deem it to be in the best interests of the parties to this agreement to set forth the rights and obligations of each party if a traffic control signal is placed on the corner of Bloomfield Road and Edwards Boulevard; and

WHEREAS Section 66.0301, Stats, allows municipalities to contract with other municipalities for the receipt or furnishing of services required or authorized by law;

NOW, THEREFORE, the City of Lake Geneva and the Town of Bloomfield for good and valuable consideration and the mutual covenants contained herein the receipt and sufficiency of which are hereby acknowledged, hereby agree as follows:

1. Lake Geneva and Bloomfield hereby consent to the placement of stoplights on their right of ways according to the requirements of the State of Wisconsin Department of Transportation.

2. Lake Geneva shall be responsible for all maintenance and costs for any traffic control signals placed at the intersection of Bloomfield Road and Edwards Boulevard including an Opticom system.

3. Snow plowing and law enforcement responsibilities for the intersection shall remain unchanged and be done by the parties as previously done prior to the placement of the traffic control signals at the intersection of Bloomfield Road and Edwards Boulevard.

4. The City of Lake Geneva shall be responsible and pay all utility charges associated with the installation and maintenance of the traffic control devices at the intersection of Bloomfield Road and Edwards Boulevard.

5. The City of Lake Geneva shall maintain liability, errors and omissions and motor vehicle collision, workman's compensation, and liability coverage for all personnel performing services pursuant to this agreement.

7. Arbitration of Differences. If the parties have a disagreement regarding the implementation or interpretation of any aspect of this agreement,

either party may elect to arbitrate said differences, using the arbitration procedures of Chapter 788, Wis. Stats. However, rather than use a panel of three arbitrators, the parties, if they agree, may jointly select a single arbitrator to decide the dispute. Each party shall pay their own attorney fees and costs related to said arbitration, but costs for the arbitrator and court reporter shall be divided equally between the parties. Specific procedures regarding preparation and conduct for arbitration proceedings shall be determined by the parties, or as ordered by the arbitrator. Any right to seek relief in a court of record, shall be governed pursuant to the provisions of Ch. 788, Wis. Stats.

8. Each party signing below covenants and agrees that each party is duly authorized to enter into and bind their respective municipalities to the terms of this agreement.

IN WITNESS WHEREOF, the undersigned having lawful authority from their respective municipalities have set their hand and seal on the dates set forth below.

_____	_____
Date	Daniel Schoonover, Town Chairman and Authorized Representative for the Town of Bloomfield, Walworth County, WI
_____	_____
Date	Tom Hartz, Mayor and Authorized Representative for the City of Lake Geneva, Walworth County, WI

RESOLUTION OF THE COMMON COUNCIL			
Resolution approving the assigned fund balance for the Fire Department EMS-Act 102 account as of December 31, 2019			
Committee:	Police and Fire Commission considered on March 5, 2020 and Finance considered on March 17, 2020		
Fiscal Impact:	N/A		
File Number:	**20-R16**	**Date:**	March 23, 2020

Whereas, the Fire Department received Act 102 monies from the State of Wisconsin in the amount of $6,066.30 in 2019, and,

Whereas, the Fire Department had $10,768.92 in the Assigned Fund Balance-EMS Act 102 Program account as of 1/1/19, and

Whereas, the Fire Department spent $2,162.86 of their Act 102 monies in 2019, therefore, the 12/31/19 ending balance in this account should be adjusted to $14,672.36, and

Whereas, the Police & Fire Commission have approved this transfer at their meeting held on March 5, 2020,

Now Therefore be it Resolved by the Lake Geneva Common Council to adopt this resolution to adjust the 2019 Fund Balance accounts as follows:

Increase Acc.t #11-00-00-34490, Assigned FB-EMS Act 102 Program, by $3,903.44
Decrease Acct #11-00-00-34800, Unassigned Fund Balance, by $3,903.44

Granted by action of the Common Council of the City of Lake Geneva this 23rd day of March, 2020.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Thomas Hartz, Mayor Date

Attest:

_____

Lana Kropf, City Clerk Date

RESOLUTION OF THE COMMON COUNCIL			
Resolution approving the assigned fund balance for the Fire Department CPR account as of December 31, 2019			
Committee:	Police and Fire Commission considered on March 5, 2020 and Finance considered on March 17, 2020		
Fiscal Impact:	N/A		
File Number:	**20-R17**	**Date:**	March 23, 2020

Whereas, the Fire Department received Fire Department CPR monies in the amount of $1,511.00 in 2019, and,

Whereas, the Fire Department had $4,056.32 in the Assigned Fund Balance-Fire Department CPR account as of 1/1/19, and

Whereas, the Fire Department spent $5,567.32 of their Fire Department CPR monies in 2019, therefore, the 12/31/19 ending balance in this account should be adjusted to $0, and

Whereas, the Police & Fire Commission have approved this transfer at their meeting held on March 5, 2020,

Now Therefore be it Resolved by the Lake Geneva Common Council to adopt this resolution to adjust the 2019 Fund Balance accounts as follows:

Increase Acct #11-00-00-34800, Unassigned Fund Balance, by $4,056.32
Decrease Acct #11-00-00-34380, Assigned FB-Fire Department CPR, by $4,056.32

Granted by action of the Common Council of the City of Lake Geneva this 23rd day of March, 2020.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Thomas Hartz, Mayor Date

Attest:

_____

Lana Kropf, City Clerk Date

RESOLUTION OF THE COMMON COUNCIL			
Resolution approving the assigned fund balance for the Fire Department Donations account as of December 31, 2019			
Committee:	Police and Fire Commission considered on March 5, 2020 and Finance considered on March 17, 2020		
Fiscal Impact:	N/A		
File Number:	**20-R18**	**Date:**	March 23, 2020

Whereas, the Fire Department received Fire Department Donations in the amount of $3,707.38 in 2019, and,

Whereas, the Fire Department had $0 in the Assigned Fund Balance-Fire Department Donations account as of 1/1/19, and

Whereas, the Fire Department spent $1,792.38 of their Fire Department Donations in 2019, therefore, the 12/31/19 ending balance in this account should be adjusted to $1,915.00, and

Whereas, the Police & Fire Commission have approved this transfer at their meeting held on March 5, 2020,

Now Therefore be it Resolved by the Lake Geneva Common Council to adopt this resolution to adjust the 2019 Fund Balance accounts as follows:

Increase Acct #11-00-00-34370, Assigned FB-Fire Department Donations, by $1,915.00
Decrease Acct #11-00-00-34800, Unassigned Fund Balance, by $1,915.00

Granted by action of the Common Council of the City of Lake Geneva this 23rd day of March, 2020.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Thomas Hartz, Mayor Date

Attest:

_____

Lana Kropf, City Clerk Date

RESOLUTION OF THE COMMON COUNCIL			
Resolution approving the assigned fund balance for the Police Department donations account as of December 31, 2019			
Committee:	Police and Fire Commission considered on March 5, 2020 and Finance considered on March 17, 2020		
Fiscal Impact:	N/A		
File Number:	**20-R19**	**Date:**	March 23, 2020

Whereas, the Police Department received $125.00 in donations during 2019 of which $1,500.00 was budgeted, and

Whereas, the Police Department had $736.62 in the Assigned Fund Balance-PD Donations account as of 1/1/19, and

Whereas, the Police Department spent $0 of their donated monies in 2019, therefore the 12/31/19 balance in the Assigned Fund Balance-PD Donations account should be $861.62, and

Whereas, the Police & Fire Commission approved this adjustment at their meeting held on March 5, 2020,

Now Therefore be it Resolved by the Lake Geneva Common Council to adopt this resolution to adjust the 2019 Fund Balance accounts as follows:

Increase Acct #11-00-00-34670, Assigned FB-PD Donations, by $125.00
Decrease Acct #11-00-00-34800, Unassigned Fund Balance, by $125.00

Granted by action of the Common Council of the City of Lake Geneva this 23rd day of March, 2020.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Thomas Hartz, Mayor Date

Attest:

_____

Lana Kropf, City Clerk Date

RESOLUTION OF THE COMMON COUNCIL			
Resolution approving the assigned fund balance for the Police Department state seizures account as of December 31, 2019			
Committee:	Police and Fire Commission considered on March 5, 2020 and Finance considered on March 17, 2020		
Fiscal Impact:	N/A		
File Number:	**20-R20**	**Date:**	March 23, 2020

Whereas, the Police Department received $0 as a result of State seizures during 2019 of which $3,500.00 was budgeted, and

Whereas, the Police Department had $2,708.64 in the Assigned Fund Balance-PD State Seizures account as of 1/1/19, and

Whereas, the Police Department spent $0 of their State seizure monies in 2019 which left 2019 unspent seizure monies of $2,708.64 and therefore, the balance in the Assigned Fund Balance-PD State Seizures account as of 12/31/19 should be $2,708.64, and

Whereas, the Police & Fire Commission approved this transfer at their meeting held on March 5, 2020,

Now Therefore be it Resolved by the Lake Geneva Common Council to adopt this resolution to adjust the 2019 Fund Balance accounts as follows:

Increase Acct #11-00-00-34800, Unassigned Fund Balance, by $0
Decrease Acct #11-00-00-34680, Assigned FB-PD State Seizures, by $0

Granted by action of the Common Council of the City of Lake Geneva this 23rd day of March, 2020.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Thomas Hartz, Mayor Date

Attest:

_____

Lana Kropf, City Clerk Date

RESOLUTION OF THE COMMON COUNCIL			
Resolution approving the assigned fund balance for the Police Department uniform allowance account as of December 31, 2019			
Committee:	Police and Fire Commission considered on March 5, 2020 and Finance considered on March 17, 2020		
Fiscal Impact:	N/A		
File Number:	**20-R21**	**Date:**	March 23, 2020

Whereas, the Police Department has a Assigned Fund Balance-PD Uniform Allowance account to reserve monies equal to the unspent employee uniform allowance balances that may be carried over from year to year per Union agreement, and

Whereas, this Assigned Fund Balance-PD Uniform Allowance Account had a balance of $10,813.45 as of 1/1/19, and

Whereas, the Police employees' unspent uniform allowance balance at 12/31/19 amounts to $10,168.11, and

Whereas, the Police & Fire Commission approved this resolution at their meeting held on March 5, 2020,

Now Therefore be it Resolved by the Lake Geneva Common Council to adopt this resolution to adjust the 2019 Fund Balance accounts as follows:

Increase Acct # 11-00-00-34800, Unassigned Fund Balance by $645.34
Decrease Acct # 11-00-00-34390, Assigned FB-PD Uniform Allowance, by $645.34

Granted by action of the Common Council of the City of Lake Geneva this 23rd day of March, 2020.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Thomas Hartz, Mayor Date

Attest:

_____

Lana Kropf, City Clerk Date

LAKESIDE INTERNATIONAL LLC
11000 W. SILVER SPRING RD.
MILWAUKEE, WI 53225
(414) 353-4800
FAX (414) 353-4847

LAKESIDE INTERNATIONAL TRUCKS

CUST: J00794

SOLD TO CITY OF LAKE GENEVA
626 GENEVA STREET
ADDRESS LAKE GENEVA, WI 53147
(H) (262)248-3673 (W) (262)248-3673

YEAR	MAKE	MODEL	NEW OR USED	VEHICLE IDENT. OR SERIAL NO.
2020	INTERNATIONAL	HV507	NEW	3HAEDTARXLL424300

SALESMAN MCNAMARA,PATRICK COLOR ORANGE

OPTIONAL EQUIPMENT AND ACCESSORIES

DESCRIPTION	PRICE
CHASSIS = 102,808.00	
MONROE TRK EQUIP = 71,304.00	

USED TRUCK TRADED

YEAR	MAKE	MODEL	VEHICLE IDENT. OR SERIAL NO.

BODY COLOR

DATE	INVOICE NO.	STOCK NO.
01/23/2020	12935	9718X
	SALESMAN NUMBER 1 2 3 6	

PRICE OF TRUCK	DESCRIPTION	COST	ACC'T NO.	SALE
	HV507			173817.50
	9718X			
	LOT			
	9718X			
	9718X			
	9718X			
	9718X			
	9718X			
	9718X			
	WARRANTY			
	MV11 FEES			169.50
	FET AMOUNT			
	DOC FEE			125.00
	SALES TAX			
	COUNTY TAX			
	STADIUM TAX			
			SUBTOTAL	174112.00

SETTLEMENT		
	DEPOSIT	
	USED TRUCK ALLOWANCE	
	USED TRUCK PAYOFF	
	TOTAL BALANCE DUE	174112.00

Thank You For
1236
Your Business
1236

CUSTOMER COPY

The Reynolds and Reynolds Company CC670610 Q (8/18)
UNISET | The Reynolds and Reynolds Company | UNISET

City of Lake Geneva, Wisconsin
Capital Improvement Program
2020 thru 2024

PROJECTS BY DEPARTMENT - EQUIPMENT REPLACEMENT (FUND 50)
FUNDED BY TAX LEVY AND FUND BALANCE RESERVES IN EQUIPMENT REPLACEMENT ACCOUNT

Department	2020	2021	2022	2023	2024	TOTAL
City Hall and Administration						
Stanley door security system	$ 25,000	$ -	$ -	$ -	$ -	$ 25,000
Fire alarm panel - City Hall/PD	25,000					25,000
Copiers (2) - City Hall & Municipal Court			10,000			10,000
Telephone system - city wide			70,000			70,000
Boilers (4)			65,000			65,000
Subtotal	50,000	-	145,000	-	-	195,000
Cemetery						
Zero turn mower - Cemetery	12,000					12,000
Lawn tractor mower - Cemetery	11,000					11,000
Xtreme leaf vacuum - Cemetery			12,000			12,000
4 x 4 1 ton dump truck with box and plow - Cemetery			60,000			60,000
Subtotal	23,000	-	72,000	-	-	95,000
Emergency Government						
Siren - #6		30,000				30,000
Siren - #5					30,000	30,000
Subtotal	-	30,000	-	-	30,000	60,000
Department of Public Works						
Toro turf sweeper 4800		30,000				30,000
Snow plow replacement - Ward 3 - original 1996 model	171,000					
Chevy van 1500		40,000				40,000
5-Yard International		190,000				190,000
Snow Bully #34 for loader			12,000			12,000
Pelican vacuum street sweeper				200,000		200,000
IHC garbage truck 4900				120,000		120,000
Bobcat Skid steer S 205					125,000	125,000
1-Ton Ford F 550					70,000	70,000
5-Yard International					195,000	195,000
IHC garbage truck 4900					120,000	120,000
John Deere turbo mower rider #37					65,000	65,000
Subtotal	171,000	260,000	12,000	320,000	575,000	1,167,000
Fire Department						
Turnout gear - (10) sets per year	34,230	35,942	37,739	39,626	41,607	189,144
Thermal imaging cameras (4)	34,000					34,000
Air Boat	125,968					125,968
Communications equipment	33,220					33,220
Vehicle 212-Mobile Command Unit - shared with police		124,964	124,964			249,928
Engine #2 replacement		750,000				750,000
Engine #2 equipment replacement		47,100				47,100
Rescue struts (2)		17,900				17,900
Engine #1 replacement				750,000		750,000
SCBA air packs (32)			115,616			115,616
SCBA bottles (64)			40,064			40,064
SCBA masks (50)			35,000			35,000
Washer/Extractor					11,000	11,000
Subtotal	227,418	975,906	353,383	789,626	52,607	2,398,940

City of Lake Geneva, Wisconsin
Capital Improvement Program
2020 thru 2024

PROJECTS BY DEPARTMENT - EQUIPMENT REPLACEMENT (FUND 50)
FUNDED BY TAX LEVY AND FUND BALANCE RESERVES IN EQUIPMENT REPLACEMENT ACCOUNT

Department	2020	2021	2022	2023	2024	TOTAL
Police Department						
Vehicle 200-2009 Ford Explorer			41,400			41,400
Vehicle 201-2018 Ford Explorer					41,400	41,400
Vehicle 202-2013 Ford Interceptor Sedan/Utility		41,400				41,400
Vehicle 203-2015 Ford Interceptor Sedan/Utility	49,900			41,400		91,300
Vehicle 204-2019 Ford Interceptor Utility		49,900		41,400		91,300
Vehicle 205-2018 Ford Interceptor Utility	49,900		41,400		41,400	132,700
Vehicle 206-2018 Ford Interceptor Utility		49,900				49,900
Vehicle 207-2015 Ford Expedition			49,900			49,900
Vehicle 208-2002 Ford Excursion						-
Vehicle 209-2019 Ford Interceptor Sedan					49,900	49,900
Vehicle 210-2017 Ford Interceptor Utility						-
Vehicle 211-2014 Ford Pickup truck						-
Vehicle 212-Mobile Command Unit - shared with fire		124,964	124,964			249,928
Vehicle 213-202 Honda ATV		10,000				10,000
800 repeater system		48,900				48,900
911 phone line upgrade	20,500					20,500
Access control system	10,000					10,000
Digital fingerprint system					25,000	25,000
Tactical frequency repeater		10,300				10,300
Subtotal	130,300	335,364	257,664	82,800	157,700	963,828
TOTALS	**$ 601,718**	**$ 1,601,270**	**$ 840,047**	**$ 1,192,426**	**$ 815,307**	**$ 4,879,768**

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Phone 1-800-236-0112
5100 West Brown Deer Road
Brown Deer, Wisconsin 53223

February 17, 2020

City of Lake Geneva
626 Geneva St
Lake Geneva, WI 53147

Attn. Tom Earle

Dear Tom,

TAPCO would like to thank you for your continued business. The City's current traffic signal maintenance contract will be expiring at the end of March. Enclosed you will find two copies of a renewal contract for the period of April 1st, 2020 – March 31st, 2021. If you would like to utilize our services again this year please sign both copies, keep one for your records, and return the other to TAPCO either through the mail or scanned and emailed to me at the address below. Please review the list of intersections in Exhibit A and verify there haven't been any changes since last year. If changes are necessary simply write in any changes along with your initials and the date.

Due in part to the majority of our customers completing the transition from incandescent bulbs to LED signal modules beginning this contract period we have decided to remove the loadswitch current measurements from the inspection. With LED's the current drawn from each loadswitch is minimal and there is no longer a concern for circuit overloading. If you would still like us to provide this service during the inspection let me know and we can continue doing it. We will still be measuring current load on the entire cabinet at the incoming power terminals to the cabinet.

Also, if there are any services not listed in our scope of work that you are interested in feel free to email me and we can try to accommodate your requests.

If you have any questions feel free to give me a call.

Sincerely,

TRAFFIC & PARKING
CONTROL CO., INC.

Tim Felhofer
Traffic Signal Service Technician
(414) 940-0850
Timf@tapconet.com

TAPCO®
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Phone 1-800-236-0112
5100 West Brown Deer Road
Brown Deer, Wisconsin 53223

TRAFFIC SIGNAL PREVENTIVE MAINTENANCE CONTRACT

The "PRO-TECH" Contract

This contract is between the City of Lake Geneva, the customer and Traffic and Parking Control Company, Inc. 5100 W. Brown Deer Rd., Brown Deer, Wisconsin (TAPCO), the contractor.

This contract covers the period of time from midnight, April 1, 2020 to midnight, March 31, 2021.

The intersections covered by this contract are listed in Exhibit A, accompanying this contract.

The contractor (TAPCO) agrees to provide full preventive maintenance under the following terms and conditions;

TAPCO shall inspect the covered signalized intersection(s) and their control equipment to verify proper operation. This inspection shall take place once a year.

TAPCO shall check the following items at the covered signalized intersection(s). These checks have been developed by employing current engineering practices. These professional standards will be applied to not only the signal maintenance but signal timing and traffic operations as well.

1.) Verify proper operation of the Controller Unit. This shall consist of verifying that the controller is correctly programmed per the controller database records and that the controller is correctly executing its program.

2.) TAPCO will maintain the intersection documentation consisting of signal plan charts, cabinet blueprints and timing plan charts.

3.) Verify proper operation of the NEMA Conflict Monitor Unit. This shall consist of testing the NEMA Conflict Monitor on an automatic NEMA monitor test set. The test set shall be capable of testing all aspects of monitor operation for conformance with NEMA specifications.

4.) Check AC power feed at the control cabinet. Record measured voltage from Hot to Neutral, from Hot to Ground, and from Neutral to Ground. Record measured current flowing in the Hot and Neutral conductors.

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Brown Deer, Wisconsin 53223

5.) Check and record inductance, series resistance and leakage resistance for each loop detector circuit at the control cabinet. Verify the proper operation associated with each detector amplifier.

6.) Check all terminal screws in the control cabinet for tightness.

7.) Verify operation of control cabinet heater and fan. Verify correct settings of their respective thermostats.

8.) Verify correct flash operation at the control cabinet. Also verify operation of any control switches in the control cabinet.

9.) Verify operation of all pedestrian pushbuttons and check for the presence and orientation of the pushbutton signs.

10.) Check all signal head indications for proper aiming and proper operation.

11.) TAPCO shall visually inspect the control cabinet, meter pedestal, pull boxes, signal poles, signal bases, and signal heads for any signs of damage or vandalism.

12.) TAPCO will check operation of the lighting control circuit if housed within the traffic signal cabinet and check luminaires for proper operation.

13.) TAPCO shall replace the control cabinet air filter element, vacuum inside the cabinet, and lubricate the cabinet door hinges and locks once per year.

14.) TAPCO will verify proper operation of optical preemption, and if installed, confirmation lights.

15.) TAPCO shall check for proper grounding of unused conductors within the traffic control cabinet.

16.) TAPCO will verify proper operation of vehicle detection systems to include video detection, microwave detection, and wireless sensors.

17.) TAPCO will provide, where necessary, firmware upgrades to video, microwave, and wireless vehicle detection systems.

18.) TAPCO shall supply the customer completed documentation of all preventive maintenance performed.

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5100 West Brown Deer Road
Brown Deer, Wisconsin 53223

If loaner equipment is required to restore the intersection to proper operation until equipment is discovered to be malfunctioning, can be repaired and returned to service, that loaner equipment shall be charged for. The rental rate for loaner equipment shall not exceed 10% of list price per month pro-rated weekly. Loaner equipment is subject to availability.

The contractor (TAPCO) agrees to provide preventive maintenance under the terms of this contract during normal business hours. Normal business hours are defined as 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding Saturdays, Sundays and Holidays.

TAPCO shall invoice the customer the amount of $1853.00 for preventive maintenance, once per year, after work is completed. The customer agrees to pay invoice within 30 days of receipt.

The contractor (TAPCO) further agrees to provide response maintenance and/or design modification maintenance, as authorized by the customer.

Response maintenance, under the terms of this contract, will be limited to "at random failures", accidents or "knockdowns" or vandalism, or acts of God such as lightning damage, flood, etc.

Design modification maintenance, under the terms of this contract, will include, but not be limited to changes in signal sequence or timings that are required or desired.

TAPCO shall provide response maintenance and/or design modification maintenance under the terms of this contract during normal business hours. The regular hourly rate for these services shall be $115.00 per hour, portal-to-portal. Any parts required will be charged for according to the manufacturer's current price list.

Current engineering practices and professional standards shall be applied to not only the response maintenance, but to the design modification maintenance as well.

Should design modification maintenance be desired or emergency response maintenance be required outside of normal business hours, such service will be billed at time and a half the regular hourly rate or $172.50 per hour. An hourly rate of $230.00 per hour will be charged on Sundays and Holidays.

No additional charges will be made for the use of regular service vehicles or service equipment.

TAPCO shall supply the customer completed documentation of all response maintenance and/or design modification maintenance performed. Copies of this documentation shall be kept in a unique intersection file at TAPCO.

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5100 West Brown Deer Road

Brown Deer, Wisconsin 53223

If loaner equipment is required to restore the intersection to proper operation until equipment is discovered to be malfunctioning, can be repaired and returned to service, that loaner equipment shall be charged for. The rental rate for loaner equipment shall not exceed 10% of list price per month pro-rated weekly. Loaner equipment is subject to availability.

TAPCO shall also invoice the customer for response maintenance and/or design modification maintenance after the work is complete. The customer agrees to pay invoice within 30 days of receipt.

Limitation of Liability-TAPCO shall have no liability with respect to its obligations under this agreement or otherwise for consequential, compensatory, exemplary, special, indirect, incidental or punitive damages even if it has been advised of the possibility of such damages. In any event, the liability of TAPCO to customer for any reason and upon any cause of action or claim in contract, tort or otherwise with respect to the services shall be limited to the amount paid to TAPCO by customer hereunder for such services. This limitation applies to all causes of action or claims in the aggregate, including without limitation, breach of contract, breach of warranty, negligence. Strict liability, misrepresentation, claims for failure to exercise due care in the performance of services hereunder and any other torts. Further, no cause of action which accrued more than one year prior to the filing of a suit alleging such cause of action may be asserted against TAPCO. Both parties understand and agree that the limitations and exclusions set forth herein represent the parties agreement as to the allocation of risk between the parties in connection with TAPCO's obligations under this agreement. The fees payable to TAPCO hereunder reflect, and are set in reliance upon, the allocation of risk set forth herein and the exclusion of the damages described herein and limitations of liability set forth in this agreement.

Accepted by:

Name and Title:

(TAPCO) Traffic and Parking Control Company, Inc.

By: Tim Felh

Name and Title: Tim Felhofer – Traffic Signal Service Technician

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Phone 1-800-236-0112

5100 West Brown Deer Road
Brown Deer, Wisconsin 53223

Exhibit A

List of covered Signalized Intersections

1.) Main & Broad

2.) Main & Wells

3.) Main & Center

4.) STH 50 & Edwards Blvd.

5.) USH 12 & STH 50 Ramps

6.) Edwards Blvd. & Walmart

7.) Interchange North & Geneva Square

8.) Interchange North & Sheridan Springs Rd.

9.) Main & Cook

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TRAFFIC & PARKING CONTROL CO., INC.

tapconet.com • Phone 1-800-236-0112 • Fax 1-800-444-0331
5100 West Brown Deer Road • Brown Deer, Wisconsin 53223

February 1, 2019

City of Lake Geneva
626 Geneva St
Lake Geneva, WI 53147

Attn. Tom Earle

Dear Tom,

TAPCO would like to thank you for your continued business. The City's current traffic signal maintenance contract will be expiring at the end of March. Enclosed you will find two copies of a renewal contract for the period of April 1st, 2019 – March 31st, 2020. If you would like to utilize our services again this year please sign both copies, keep one for your records, and return the other to TAPCO.

If you have any questions feel free to give me a call.

Sincerely,

TRAFFIC & PARKING
CONTROL CO., INC.

Tim Felhofer
Traffic Signal Service Technician
(414) 940-0850
Timf@tapconet.com

Encl.

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5100 West Brown Deer Road • Brown Deer, Wisconsin 53223

Video Detection Maintenance Option

Under this contract option for each intersection listed in Exhibit A utilizing a video detection system TAPCO will provide the following services for each video detection camera.

1.) Inspect camera and mounting assemblies for signs of wear or damage.

2.) Clean and inspect the camera lens.

3.) Inspect coax and power cable connections for any signs of deterioration.

4.) Check mounting assemblies and hardware for tightness.

5.) If necessary, re-aim camera to provide proper field-of-view

6.) Check position and, if necessary, adjust camera sun shield

This service will be provided at each video detection intersection once per year around the same time as the traffic signal preventive maintenance.

This service is offered to you at the rate of $50.00/camera

If these services are needed more than once per year on a specific camera, at the customer's request, TAPCO agrees to provide these services at the response maintenance hourly rate specified in the Traffic Signal Preventive Maintenance Contract.

Accepted by:

Name and Title:

(TAPCO) Traffic and Parking Control Company, Inc.

By:

Name and Title: Tim Felhofer – Signal Technician

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1.) Verify proper operation of the Controller Unit. This shall consist of verifying that the controller is correctly programmed per the controller database records and that the controller is correctly executing its program.

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3.) Verify proper operation of the NEMA Conflict Monitor Unit. This shall consist of testing the NEMA Conflict Monitor on an automatic NEMA monitor test set. The test set shall be capable of testing all aspects of monitor operation for conformance with NEMA specifications.

4.) Check AC power feed at the control cabinet. Record measured voltage from Hot to Neutral, from Hot to Ground, and from Neutral to Ground. Record measured current flowing in the Hot and Neutral conductors.

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5.) Check and record current drawn, at the control cabinet, from each loadswitch circuit by the field lamp loads.

6.) Check and record inductance, series resistance and leakage resistance for each loop detector circuit at the control cabinet. Verify the proper operation associated with each detector amplifier.

7.) Check all terminal screws in the control cabinet for tightness.

8.) Verify operation of control cabinet heater and fan. Verify correct settings of their respective thermostats.

9.) Verify correct flash operation at the control cabinet. Also verify operation of any control switches in the control cabinet.

10.) Verify operation of all pedestrian pushbuttons and check for the presence and orientation of the pushbutton signs.

11.) Check all signal head indications for proper aiming and proper operation.

12.) TAPCO shall visually inspect the control cabinet, meter pedestal, pull boxes, signal poles, signal bases, and signal heads for any signs of damage or vandalism.

13.) TAPCO will check operation of the lighting control circuit if housed within the traffic signal cabinet and check luminaires for proper operation.

14.) TAPCO shall replace the control cabinet air filter element, vacuum inside the cabinet, and lubricate the cabinet door hinges and locks once per year.

15.) TAPCO will verify proper operation of optical preemption, and if installed, confirmation lights.

16.) TAPCO shall check for proper grounding of unused conductors within the traffic control cabinet.

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17.) TAPCO will verify proper operation of vehicle detection systems to include video detection, microwave detection, and wireless sensors.

18.) TAPCO will provide, where necessary, firmware upgrades to video, microwave, and wireless vehicle detection systems.

19.) TAPCO shall supply the customer completed documentation of all preventive maintenance performed.

If loaner equipment is required to restore the intersection to proper operation until equipment is discovered to be malfunctioning, can be repaired and returned to service, that loaner equipment shall be charged for. The rental rate for loaner equipment shall not exceed 10% of list price per month pro-rated weekly. Loaner equipment is subject to availability.

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TAPCO shall invoice the customer the amount of $1817.00 for preventive maintenance, once per year, after work is completed. The customer agrees to pay invoice within 30 days of receipt.

The contractor (TAPCO) further agrees to provide response maintenance and/or design modification maintenance, as authorized by the customer.

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Current engineering practices and professional standards shall be applied to not only the response maintenance, but to the design modification maintenance as well.

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5100 West Brown Deer Road • Brown Deer, Wisconsin 53223

Should design modification maintenance be desired or emergency response maintenance be required outside of normal business hours, such service will be billed at time and a half the regular hourly rate or $172.50 per hour. An hourly rate of $230.00 per hour will be charged on Sundays and Holidays.

No additional charges will be made for the use of regular service vehicles or service equipment. TAPCO shall supply the customer completed documentation of all response maintenance and/or design modification maintenance performed. Copies of this documentation shall be kept in a unique intersection file at TAPCO.

If loaner equipment is required to restore the intersection to proper operation until equipment is discovered to be malfunctioning, can be repaired and returned to service, that loaner equipment shall be charged for. The rental rate for loaner equipment shall not exceed 10% of list price per month pro-rated weekly. Loaner equipment is subject to availability.

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Limitation of Liability-TAPCO shall have no liability with respect to its obligations under this agreement or otherwise for consequential, compensatory, exemplary, special, indirect, incidental or punitive damages even if it has been advised of the possibility of such damages. In any event, the liability of TAPCO to customer for any reason and upon any cause of action or claim in contract, tort or otherwise with respect to the services shall be limited to the amount paid to TAPCO by customer hereunder for such services. This limitation applies to all causes of action or claims in the aggregate, including without limitation, breach of contract, breach of warranty, negligence. Strict liability, misrepresentation, claims for failure to exercise due care in the performance of services hereunder and any other torts. Further, no cause of action which accrued more than one year prior to the filing of a suit alleging such cause of action may be asserted against TAPCO. Both parties understand and agree that the limitations and exclusions set forth herein represent the parties agreement as to the allocation of risk between the parties in connection with TAPCO's obligations under this agreement. The fees payable to TAPCO hereunder reflect, and are set in reliance upon, the allocation of risk set forth herein and the exclusion of the damages described herein and limitations of liability set forth in this agreement.

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5100 West Brown Deer Road • Brown Deer, Wisconsin 53223

Accepted by:

Name and Title:

(TAPCO) Traffic and Parking Control Company, Inc.

By: Tim Felhofer

Name and Title: Tim Felhofer - Service Technician

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5100 West Brown Deer Road • Brown Deer, Wisconsin 53223

Exhibit A

List of covered Signalized Intersections

1.) Main & Broad

2.) Main & Wells

3.) Main & Center

4.) STH 50 & Edwards Blvd.

5.) USH 12 & STH 50 Ramps

6.) Edwards Blvd. & Walmart

7.) Interchange North & Geneva Square

8.) Interchange North & Sheridan Springs Rd.

9.) Main & Cook

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5100 West Brown Deer Road
Brown Deer, Wisconsin 53223

2020

Video Detection Maintenance Option

Under this contract option for each intersection listed in Exhibit A utilizing a video detection system TAPCO will provide the following services for each video detection camera.

1.) Inspect camera and mounting assemblies for signs of wear or damage.

2.) Clean and inspect the camera lens.

3.) Inspect coax and power cable connections for any signs of deterioration.

4.) Check mounting assemblies and hardware for tightness.

5.) If necessary, re-aim camera to provide proper field-of-view

6.) Check position and, if necessary, adjust camera sun shield

This service will be provided at each video detection intersection once per year around the same time as the traffic signal preventive maintenance.

This service is offered to you at the rate of $50.00/camera

If these services are needed more than once per year on a specific camera, at the customer's request, TAPCO agrees to provide these services at the response maintenance hourly rate specified in the Traffic Signal Preventive Maintenance Contract.

Accepted by:

Name and Title:

(TAPCO) Traffic and Parking Control Company, Inc.

By: Tim Felh

Name and Title: Tim Felhofer – Traffic Signal Service Technician

MSI GENERAL
Design Build
Since 1957

March 4, 2020

Mr. Dave Nord, City Administrator
cityadmin@cityoflakegeneva.com
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147

RE: Historic Riviera Building Improvements Projects
812 Wrigley Drive
Lake Geneva, WI

Dear Dave:

The purpose of this letter is to forward the February draw request for work associated with the building improvements at the Historic Riviera building. Please find the following items enclosed:

- Application and Certificate for Payment, invoice #26856, Application No.: 3, Change Order #4, for the Glass & Glazing, Tuckpointing and Roof Replacement scope of work
- MSI General Corporation partial waiver of lien
- And the following subcontractor lien waivers:

  Badger Scaffolding (scaffold installation/rental)
  Renaissance Roofing (consulting back from last year)
  Ackman Glass (glass & glazing)

If you have any questions or require further paper work, please feel free to contact me at any time.

Sincerely,

MSI GENERAL CORPORATION

Dione M Funk
Accounting

Cc: Jay Craig, MSI General Corporation, jay@msisgeneral.com
Adam Wolfe, MSI General Corporation, adamw@msigeneral.com
Dave Luterbach, MSI General Corporation, davel@msigeneral.com

MSI General
Corporation
P.O. Box 7
Oconomowoc
Wisconsin
53066
262.367.3661
Fax 262.367.7390
www.msigeneral.com

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 26856

To Owner: City of Lake Geneva
626 Geneva Street

Lake Geneva, WI 53147

Project: 4453- The Riviera

Application No.: 3

Period To: 2/28/2020

Distribution to:
- [ ] Owner
- [ ] Architect
- [ ] Contractor
- [ ]
- [ ]

From Contractor: MSI General Corporation
PO Box 7
Oconomowoc, WI 53066

Via Architect: Bert J. Zenker, AIA

Project Nos: 4453

Contract For: Building Improvements

Contract Date:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. Original Contract Sum		$2,171,122.00
2. Net Change By Change Order		$0.00
3. Contract Sum To Date		$2,171,122.00
4. Total Completed and Stored To Date		$689,896.00
5. Retainage:		
a. 5.00% of Completed Work	$34,494.80	
b. 0.00% of Stored Material	$0.00	
Total Retainage		$34,494.80
6. Total Earned Less Retainage		$655,401.20
7. Less Previous Certificates For Payments		$219,255.25
8. Current Payment Due		$436,145.95
9. Balance To Finish, Plus Retainage		$1,515,720.80

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	$0.00	$0.00
Total Approved this Month	$0.00	$0.00
TOTALS	$0.00	$0.00
Net Changes By Change Order	**$0.00**	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: MSI General Corporation

By: Susan Butler Date: 3-4-2020

State of: Wisconsin County of: Waukesha
Subscribed and sworn to before me this 4th day of March, 2020
Notary Public: Diane M. Funk
My Commission expires: 08/23/21

DIANE M. FUNK NOTARY PUBLIC STATE OF WISCONSIN

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $ 436,145.95

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:
By: _____ Date: 3.4.2020

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

Application and Certification for Payment, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 3
Application Date : 02/28/20
To: 02/28/20
Architect's Project No.: 4453

Invoice # : 26856 **Contract :** 4453- The Riviera

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed: From Previous Application (D+E)	Work Completed: This Period In Place	Materials Presently Stored (Not in D or E)	Total Completed and Stored To Date (D+E+F)	% (G / C)	Balance To Finish (C-G)	Retainage
1	The Riviera	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2001	Change Order #1	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2002	Change Order #2	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2003	Change Order #3	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2004	Change Order #4	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2005	Change Order #5	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2003-106	CO3 Supervision	1,700.00	1,148.00	0.00	0.00	1,148.00	67.53%	552.00	
2003-185	CO3 Insurance	164.00	164.00	0.00	0.00	164.00	100.00%	0.00	
2003-190	CO3 Project Management	625.00	625.00	0.00	0.00	625.00	100.00%	0.00	
2003-200	CO3 Marine Survey	9,500.00	9,500.00	0.00	0.00	9,500.00	100.00%	0.00	
2003-244	CO3 Asbestos Testing	4,600.00	4,600.00	0.00	0.00	4,600.00	100.00%	0.00	
2004-106	CO4 Supervision	49,271.00	3,145.00	5,695.00	0.00	8,840.00	17.94%	40,431.00	
2004-109	CO4 Pavers Protection - Allowance	7,500.00	0.00	1,500.00	0.00	1,500.00	20.00%	6,000.00	
2004-110	CO4 State Permits including Historical Review	16,251.00	0.00	0.00	0.00	0.00	0.00%	16,251.00	
2004-112	CO4 Construction Electric	6,999.00	450.00	0.00	0.00	450.00	6.43%	6,549.00	
2004-113	CO4 Temp Heat - Allowance	15,000.00	0.00	8,629.00	0.00	8,629.00	57.53%	6,371.00	
2004-114	CO4 Winter Conditions - Allowance	2,001.00	0.00	0.00	0.00	0.00	0.00%	2,001.00	
2004-117	CO4 Job Trailer	1,800.00	0.00	0.00	0.00	0.00	0.00%	1,800.00	
2004-118	CO4 Dumpsters	6,050.00	0.00	0.00	0.00	0.00	0.00%	6,050.00	
2004-121	CO4 General Cleaning	10,500.00	0.00	0.00	0.00	0.00	0.00%	10,500.00	
2004-122	CO4 Final Cleaning	8,499.00	0.00	0.00	0.00	0.00	0.00%	8,499.00	
2004-125	CO4 Temp Fence	6,000.00	0.00	200.00	0.00	200.00	3.33%	5,800.00	
2004-126	CO4 Temp Storage Trailers	2,001.00	0.00	0.00	0.00	0.00	0.00%	2,001.00	
2004-127	CO4 Temp Railings	1,500.00	0.00	0.00	0.00	0.00	0.00%	1,500.00	
2004-129	CO4 Temp Toilets	600.00	0.00	0.00	0.00	0.00	0.00%	600.00	
2004-130	CO4 Knox Box	750.00	0.00	0.00	0.00	0.00	0.00%	750.00	
2004-133	CO4 Reproduction	1,002.00	789.00	0.00	0.00	789.00	78.74%	213.00	
2004-135	CO4 UPS - Allowance	501.00	30.00	0.00	0.00	30.00	5.99%	471.00	
2004-137	CO4 Barriers & Enclosures	3,300.00	0.00	0.00	0.00	0.00	0.00%	3,300.00	
2004-138	CO4 Street Cleaning/Snow Removal	6,000.00	0.00	0.00	0.00	0.00	0.00%	6,000.00	
2004-139	CO4 Scaffolding/Shoring	153,380.00	50,600.00	41,372.00	0.00	91,972.00	59.96%	61,408.00	
2004-143	CO4 Temp Walk-off Mats	1,002.00	0.00	0.00	0.00	0.00	0.00%	1,002.00	

CONTINUATION SHEET

Application and Certification for Payment, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 3
Application Date : 02/28/20
To: 02/28/20
Architect's Project No.: 4453

Invoice # : 26856 **Contract :** 4453- The Riviera

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed: From Previous Application (D+E)	Work Completed: This Period In Place	Materials Presently Stored (Not in D or E)	Total Completed and Stored To Date (D+E+F)	% (G / C)	Balance To Finish (C-G)	Retainage
2004-144	CO4 Finishes Protection - Allowance	4,002.00	0.00	0.00	0.00	0.00	0.00%	4,002.00	
2004-146	CO4 As-Built CD's	1,500.00	0.00	0.00	0.00	0.00	0.00%	1,500.00	
2004-155	CO4 Job Sign	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00%	0.00	
2004-156	CO4 Temp Signage	750.00	50.00	0.00	0.00	50.00	6.67%	700.00	
2004-185	CO4 Insurance	16,683.00	16,683.00	0.00	0.00	16,683.00	100.00%	0.00	
2004-187	CO4 Structural Steel Design	7,500.00	0.00	0.00	0.00	0.00	0.00%	7,500.00	
2004-190	CO4 Project Management	26,000.00	20,000.00	2,000.00	0.00	22,000.00	84.62%	4,000.00	
2004-243	CO4 Demolition	25,000.00	0.00	0.00	0.00	0.00	0.00%	25,000.00	
2004-400	CO4 Masonry Tuckpointing	309,701.00	0.00	182,038.00	0.00	182,038.00	58.78%	127,663.00	
2004-500	CO4 Structural Steel - Fabrications	8,000.00	0.00	0.00	0.00	0.00	0.00%	8,000.00	
2004-600	CO4 Carpentry	8,000.00	0.00	0.00	0.00	0.00	0.00%	8,000.00	
2004-750	CO4 Roofing Clay Tile/Conc Tile	488,855.00	1,500.00	171,315.00	0.00	172,815.00	35.35%	316,040.00	
2004-800	CO4 Glass & Glazing	470,040.00	18,500.00	4,000.00	0.00	22,500.00	4.79%	447,540.00	
2004-900	CO4 Painting	15,000.00	0.00	0.00	0.00	0.00	0.00%	15,000.00	
2003-9996	CO3 Perf Bond	820.00	820.00	0.00	0.00	820.00	100.00%	0.00	
2003-9999	CO3 Contractors Fee	1,327.00	1,327.00	0.00	0.00	1,327.00	100.00%	0.00	
2004-1520	CO4 Plumbing	5,000.00	0.00	0.00	0.00	0.00	0.00%	5,000.00	
2004-1600	CO4 Electrical	5,000.00	0.00	0.00	0.00	0.00	0.00%	5,000.00	
2004-9996	CO4 Performance Bond	32,100.00	32,100.00	0.00	0.00	32,100.00	100.00%	0.00	
2004-9997	CO4 Arch/Engineering	101,546.00	50,773.00	10,155.00	0.00	60,928.00	60.00%	40,618.00	
2004-9998	CO4 Contingency	169,244.00	0.00	0.00	0.00	0.00	0.00%	169,244.00	
2004-9999	CO4 Contractor's Fee	157,058.00	16,491.00	32,197.00	0.00	48,688.00	31.00%	108,370.00	
	Grand Totals	**2,171,122.00**	**230,795.00**	**459,101.00**	**0.00**	**689,896.00**	**31.78%**	**1,481,226.00**	**34,494.80**

WAIVER OF LIEN

February 28, 2020

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,
for City of Lake Geneva owner,
by MSI General Corporation contractor,
for building improvements at The Riviera
same being situated in Walworth county, described as
The Riviera
812 Wrigley Drive
Lake Geneva, WI
for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, to date thru invoice #26856, subject to payment of same.

MSI General Corporation

Susan C. Butler

Susan C. Butler,
Executive Vice President – CFO

PARTIAL WAIVER OF LIEN

Date: 1/16/20

For value received, we hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

for City of Lake Geneva owner,
by MSI General Corporation contractor,
for Scaffold Installation & Rental Type of work,
same being situated in Walworth County, State of Wisconsin, described as
The Riviera Restoration

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, to date.

Company Name: BADGER Scaffold LLC

Peter Petitjean Jr

Signature: (Officer of Company)

Pres

Title

LIEN WAIVER CERTIFICATION

(to be executed by owner or principal officer)

STATE OF WISCONSIN)
)SS
Walworth **COUNTY**)

PROJECT: City of Lake Geneva
The Riviera

The undersigned, being duly sworn on oath, states and deposes as follows:

1. That he is the owner or a principal officer of the company designated below, herein called Company.

2. That attached hereto is a billing or draw request regarding a project (named above) for MSI General Corporation, herein called MSI, which requests that MSI make a payment to the undersigned for labor or materials furnished on said project.

3. That with respect to the work, labor, services and materials covered by such billing or draw request, the following and no others, furnished or supplied labor, materials or services: (List Suppliers)

No Suppliers or Subcontractors Used

That all of the above suppliers have been paid to date and/or in full as to the matters described in the attached billing or draw request and that their lien waivers are attached hereto, together with the lien waiver of the Company.

4. That this affidavit is made for the purpose of inducing MSI to make payment to the Company, the undersigned acknowledging that any misstatement of fact herein constitutes a criminal offense.

Subscribed and sworn to before me this
16th day of January, 2020.

Lynn A. Devroy
Notary Public, State of Wisconsin

My Commission Expires: 12/01/2023

PLEASE HAVE NOTARIZED.

LYNN A. DEVROY
NOTARY PUBLIC
STATE OF WISCONSIN

Badger Scaffold LLC
(Company Name)

BY: Peter Petitjean
Signature (Officer of Company)

Pres
Title

FINAL WAIVER OF LIEN

DATE: 4/4/2019

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,
for The Riviera owner,
by MSI General Corporation contractor,
for Consulting Type of work,
same being situated in _____ County, State of Wisconsin, described as

_____

_____

_____

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Company: Renaissance Roofing Inc.

Signature: (Officer of company)

President

Title

PARTIAL WAIVER OF LIEN

DATE: JANUARY 27, 2020

For value received, we hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

for CITY OF LAKE GENEVA owner,
by MSI General Corporation contractor,
for GLASS AND GLAZING Type of work,
same being situated in WALWORTH County, State of Wisconsin, described as
THE RIVIERA - LAKE GENEVA
812 WRIGLEY DRIVE
LAKE GENEVA, WI 53147
for all labor performed and for all material furnished for the erection, construction, alternation or repair of said building and appurtenances, to date.

Company Name: ACKMAN GLASS

Signature: (Officer of the Company)

Comptroller

Title

LIEN WAIVER CERTIFICATION

STATE OF WISCONSIN)
)
WALWORTH **COUNTY)**

PROJECT: THE RIVIERA
LAKE GENEVA

The undersigned, being duly sworn on oath, states and deposes as follows:

1. That he is the owner or a principal officer of the company designated below, herein called Company.

2. That attached hereto is a billing or draw request regarding a project (named above) for MSI General Corporation, herein called MSI, which requests that MSI make a payment to the undersigned for labor or materials furnished on said project.

3. That with respect to the work, labor, services and materials covered by such billing or draw request, the following and no others, furnished or supplied labor, materials or services: (List Suppliers)

NONE
BOND EXPENSES ONLY

That all of the above suppliers have been paid to date and/or in full as to the matters described in the attached billing or draw request and that their lien waivers are attached hereto, together with the lien waiver of the Company.

4. That this affidavit is made for the purpose of inducing MSI to make payment to the Company, the undersigned acknowledging that any misstatement of fact herein constitutes a criminal offense.

Subscribed and sworn to before me this

27th day of JANUARY, 2020

Notary Public, State of Wisconsin

My Commission Expires: 10/9/22

PLEASE HAVE NOTARIZED

ACKMAN GLASS, MIRROR
(Company Name)

BY: Natalie Stedman
Signature (Officer of Company)

Title: COMPTROLLER

MICHIGAN NOTARY PUBLIC STATE OF WISCONSIN

MSI GENERAL
Design Build
Since 1957

February 7, 2020

Mr. Dave Nord, City Administrator
cityadmin@cityoflakegeneva.com
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147

RE: Historic Riviera Building Improvements Projects
812 Wrigley Drive
Lake Geneva, WI

Dear Dave:

The purpose of this letter is to forward the January draw request for work associated with the building improvements at the Historic Riviera building. Please find the following items enclosed:

- Application and Certificate for Payment, invoice #26823a, Application No.: 2 Change Order #4, for the Glass & Glazing, Tuckpointing and Roof Replacement scope of work
- MSI General Corporation partial waiver of lien
- And one subcontractor waiver from **Collins Engineering (marine survey work),** I am waiting for one waiver from Professional Service Industries (asbestos testing) and will get it to you just as soon as we receive it.

If you have any questions or require further paper work, please feel free to contact me at any time.

Sincerely,

MSI GENERAL CORPORATION

Dione M Funk
Accounting

Cc: Jay Craig, MSI General Corporation, jay@msisgeneral.com
Adam Wolfe, MSI General Corporation, adamw@msigeneral.com
Dave Luterbach, MSI General Corporation, davel@msigeneral.com

MSI General
Corporation
P.O. Box 7
Oconomowoc
Wisconsin
53066
262.367.3661
Fax 262.367.7390
www.msigeneral.com

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 26823a

Owner: City of Lake Geneva
626 Geneva Street

Lake Geneva, WI 53147

Project: 4453- The Riviera

Application No.: 2

Period To: 1/31/2020

Distribution to:
- [ ] Owner
- [ ] Architect
- [ ] Contractor
- [ ]
- [ ]

From Contractor: MSI General Corporation
PO Box 7
Oconomowoc, WI 53066

Via Architect: Bert J. Zenker, AIA

Project Nos: 4453

Contract For: Building Improvements

Contract Date:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. Original Contract Sum		$2,171,122.00
2. Net Change By Change Order		$0.00
3. Contract Sum To Date		$2,171,122.00
4. Total Completed and Stored To Date		$230,795.00
5. Retainage:		
a. 5.00% of Completed Work	$11,539.75	
b. 0.00% of Stored Material	$0.00	
Total Retainage		$11,539.75
6. Total Earned Less Retainage		$219,255.25
7. Less Previous Certificates For Payments		$17,274.80
8. Current Payment Due		$201,980.45
9. Balance To Finish, Plus Retainage		$1,951,866.75

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	$0.00	$0.00
Total Approved this Month	$0.00	$0.00
TOTALS	$0.00	$0.00
Net Changes By Change Order	**$0.00**	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: MSI General Corporation

By: Susan Butler Date: 2-7-20

State of: Wisconsin County of: Waukesha
Subscribed and sworn to before me this 7th day of February, 2020
Notary Public: Diane M. Funk
My Commission expires: 08/23/21

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $ 201,980.45

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:
By: Date: 2.7.2020

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

pplication and Certification for Payment, containing
ontractor's signed certification is attached.
: tabulations below, amounts are stated to the nearest dollar.
se Column I on Contracts where variable retainage for line items may apply.

Application No. : 2
Application Date : 02/07/20
To: 01/31/20
Architect's Project No.: 4453

nvoice # : 26823a **Contract :** 4453- The Riviera

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored	Total Completed and Stored To Date	% (G / C)	Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place	(Not in D or E)	(D+E+F)			
1	The Riviera	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2001	Change Order #1	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2002	Change Order #2	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2003	Change Order #3	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2004	Change Order #4	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
2005	Change Order #5	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
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2003-200	CO3 Marine Survey	9,500.00	9,500.00	0.00	0.00	9,500.00	100.00%	0.00	
2003-244	CO3 Asbestos Testing	4,600.00	4,600.00	0.00	0.00	4,600.00	100.00%	0.00	
2004-106	CO4 Supervision	49,271.00	0.00	3,145.00	0.00	3,145.00	6.38%	46,126.00	
2004-109	CO4 Pavers Protection - Allowance	7,500.00	0.00	0.00	0.00	0.00	0.00%	7,500.00	
2004-110	CO4 State Permits including Historical Review	16,251.00	0.00	0.00	0.00	0.00	0.00%	16,251.00	
2004-112	CO4 Construction Electric	6,999.00	0.00	450.00	0.00	450.00	6.43%	6,549.00	
2004-113	CO4 Temp Heat - Allowance	15,000.00	0.00	0.00	0.00	0.00	0.00%	15,000.00	
2004-114	CO4 Winter Conditions - Allowance	2,001.00	0.00	0.00	0.00	0.00	0.00%	2,001.00	
2004-117	CO4 Job Trailer	1,800.00	0.00	0.00	0.00	0.00	0.00%	1,800.00	
2004-118	CO4 Dumpsters	6,050.00	0.00	0.00	0.00	0.00	0.00%	6,050.00	
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2004-126	CO4 Temp Storage Trailers	2,001.00	0.00	0.00	0.00	0.00	0.00%	2,001.00	
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2004-130	CO4 Knox Box	750.00	0.00	0.00	0.00	0.00	0.00%	750.00	
2004-133	CO4 Reproduction	1,002.00	0.00	789.00	0.00	789.00	78.74%	213.00	
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:ONTINUATION SHEET

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Application No. : 2
Application Date : 02/07/20
To: 01/31/20
Architect's Project No.: 4453

nvoice # : 26823a **Contract :** 4453- The Riviera

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Item No.	Description of Work	Scheduled Value	Work Completed: From Previous Application (D+E)	Work Completed: This Period In Place	Materials Presently Stored (Not in D or E)	Total Completed and Stored To Date (D+E+F)	% (G / C)	Balance To Finish (C-G)	Retainage
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2004-146	CO4 As-Built CD's	1,500.00	0.00	0.00	0.00	0.00	0.00%	1,500.00	
2004-155	CO4 Job Sign	1,500.00	0.00	1,500.00	0.00	1,500.00	100.00%	0.00	
2004-156	CO4 Temp Signage	750.00	0.00	50.00	0.00	50.00	6.67%	700.00	
2004-185	CO4 Insurance	16,683.00	0.00	16,683.00	0.00	16,683.00	100.00%	0.00	
2004-187	CO4 Structural Steel Design	7,500.00	0.00	0.00	0.00	0.00	0.00%	7,500.00	
2004-190	CO4 Project Management	26,000.00	0.00	20,000.00	0.00	20,000.00	76.92%	6,000.00	
2004-243	CO4 Demolition	25,000.00	0.00	0.00	0.00	0.00	0.00%	25,000.00	
2004-400	CO4 Masonry Tuckpointing	309,701.00	0.00	0.00	0.00	0.00	0.00%	309,701.00	
2004-500	CO4 Structural Steel - Fabrications	8,000.00	0.00	0.00	0.00	0.00	0.00%	8,000.00	
2004-600	CO4 Carpentry	8,000.00	0.00	0.00	0.00	0.00	0.00%	8,000.00	
2004-750	CO4 Roofing Clay Tile/Conc Tile	488,855.00	0.00	1,500.00	0.00	1,500.00	0.31%	487,355.00	
2004-800	CO4 Glass & Glazing	470,040.00	0.00	18,500.00	0.00	18,500.00	3.94%	451,540.00	
2004-900	CO4 Painting	15,000.00	0.00	0.00	0.00	0.00	0.00%	15,000.00	
.003-9996	CO3 Perf Bond	820.00	820.00	0.00	0.00	820.00	100.00%	0.00	
.003-9999	CO3 Contractors Fee	1,327.00	1,327.00	0.00	0.00	1,327.00	100.00%	0.00	
.004-1520	CO4 Plumbing	5,000.00	0.00	0.00	0.00	0.00	0.00%	5,000.00	
:004-1600	CO4 Electrical	5,000.00	0.00	0.00	0.00	0.00	0.00%	5,000.00	
.004-9996	CO4 Performance Bond	32,100.00	0.00	32,100.00	0.00	32,100.00	100.00%	0.00	
:004-9997	CO4 Arch/Engineering	101,546.00	0.00	50,773.00	0.00	50,773.00	50.00%	50,773.00	
:004-9998	CO4 Contingency	169,244.00	0.00	0.00	0.00	0.00	0.00%	169,244.00	
:004-9999	CO4 Contractor's Fee	157,058.00	0.00	16,491.00	0.00	16,491.00	10.50%	140,567.00	
	Grand Totals	**2,171,122.00**	**18,184.00**	**212,611.00**	**0.00**	**230,795.00**	**10.63%**	**1,940,327.00**	**11,539.75**

WAIVER OF LIEN

January 31, 2020

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,
for City of Lake Geneva owner,
by MSI General Corporation contractor,
for building improvements at The Riviera
same being situated in Walworth county, described as
The Riviera
812 Wrigley Drive
Lake Geneva, WI
for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, to date thru invoice #26823a, subject to payment of same.

MSI General Corporation

Susan C. Butler

Susan C. Butler,
Executive Vice President – CFO

WAIVER OF LIEN

12/31/2019

For value received, we hereby waive all rights and claims for lien onland and on buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,
for City of Lake Geneva owner,
by MSI General Corporation contractor,
for Marine Survey Type of work,
same being situated in Lake Geneva County, State of Wisconsin, described as
The Riviera
812 Wrigley Drive
Lake Geneva, WI
for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, in full.

Collins Engineers Inc.

Rita Kulaga

Signature: (Officer of company)

VP-Controller

Title

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of an Amended Precise Implementation Plan (PIP) filed by Daniel E. Schuld, 281 Keys Ave. Hampshire IL 60140 for a request to amend the existing PIP for the property located at 727 Geneva St, Unit 1 in the Central Business (CB) zoning land use, Tax Key No. ZOP00157.			
Committee:	Plan Commission approved March 16, 2020		
Fiscal Impact:	N/A		
File Number:	**20-R23**	**Date:**	March 23, 2020

WHEREAS, the City Plan Commission has considered the application of, Daniel E. Schuld 281 Keys Ave. Hampshire IL 60140 for a request to amend the existing PIP for the property located at 727 Geneva St, Unit 1

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on February 6, 2020.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Precise Implementation Plant (PIP) to Daniel E. Schuld, 281 Keys Ave. Hampshire IL 60140 for the property located at 1300 W. Main St,

Tax Key No. ZOP00157

to include all affirmative findings of fact and note staff recommendations.

Granted by action of the Common Council of the City of Lake Geneva this 23th day of March 2020.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Thomas Hartz, Mayor Date

Attest:

_____

Lana Kropf, City Clerk Date

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: March 16, 2020

Agenda Item: 11

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

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

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

Project Details from (PIP) Submittal

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

Action by the Plan Commission:

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

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

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

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

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

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

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

c. The proposed PIP in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

d. The proposed PIP maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

e. The proposed PIP is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.

f. The potential public benefits of the proposed PIP outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

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

a. In general, the proposed PIP is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

b. Specific to this site, the proposed PIP is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

d. The proposed PIP does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

e. The proposed PIP is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.

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

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

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

APPLICATION FOR GENERAL DEVELOPMENT PLAN OR AMENDMENT

City of Lake Geneva

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

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

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

Name and Address of Applicant:
SAME AS ABOVE

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

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

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

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

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

GDP fee $400.00, payable upon filing application

10/11/19
Date

Signature of Applicant

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

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

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

⇓

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

⇓

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

____ Project identification signs;

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

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

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

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

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

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

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

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

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

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

October 11, 2019

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

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

Dear Mr. Walling & Plan Commission Members:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

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

A. GENERALIZED LOCATION MAP

City of Lake Geneva
Zoning Map

March 19, 2015

N

0 500 1,000 2,000

Feet

gai consultants

SUBJECT SITE

GENEVA

LAKE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Primary Environmental Corridor

Woodlands Overlay

Lakeshore Overlay

City Boundary

Downtown Design Review

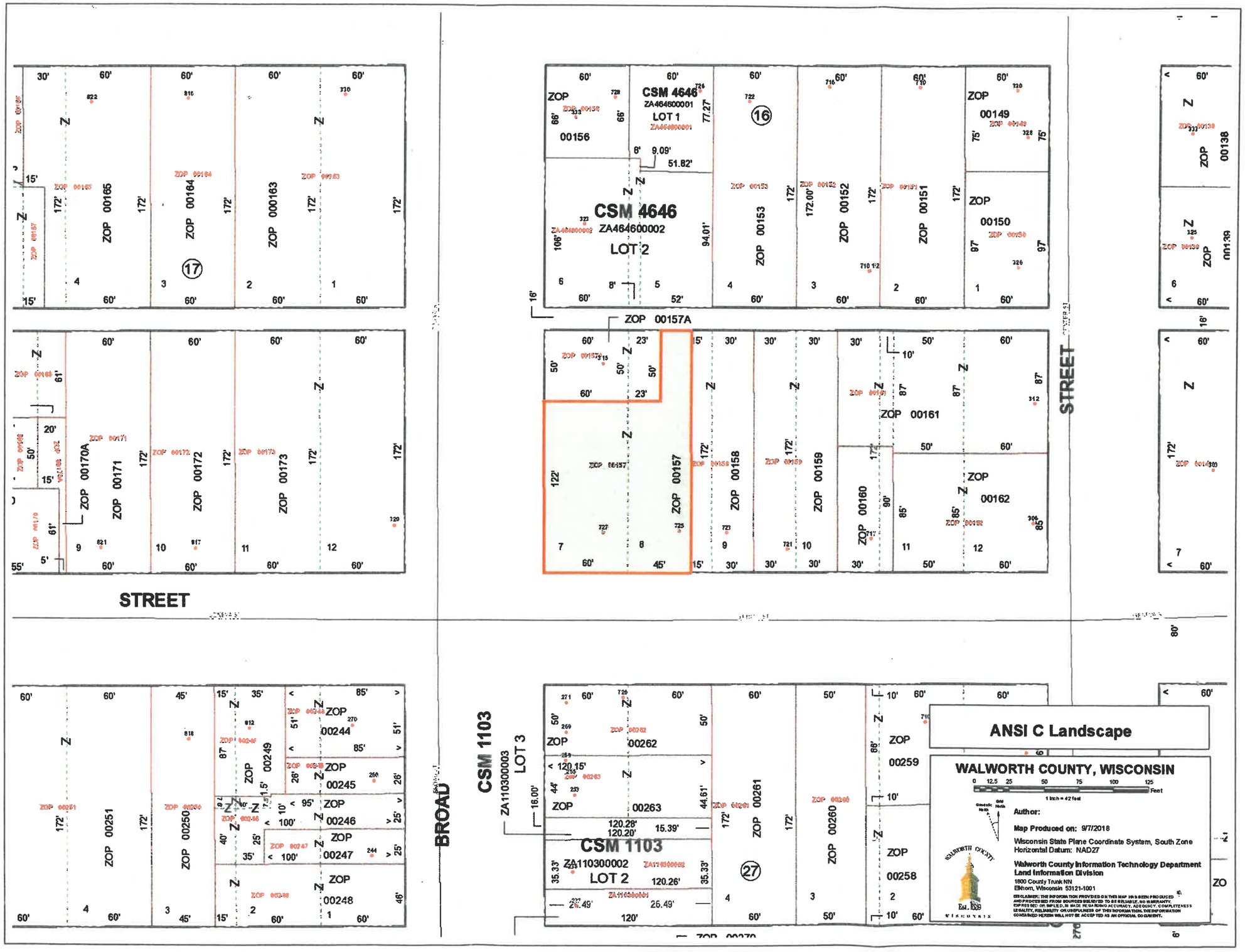
Drainage Way

Slopes (12% or greater)

Shorelines, Ponds and Streams

FEMA Floodplain Overlay

B. MAP OF SUBJECT PROPERTY AND CERTIFIED SURVEY MAP

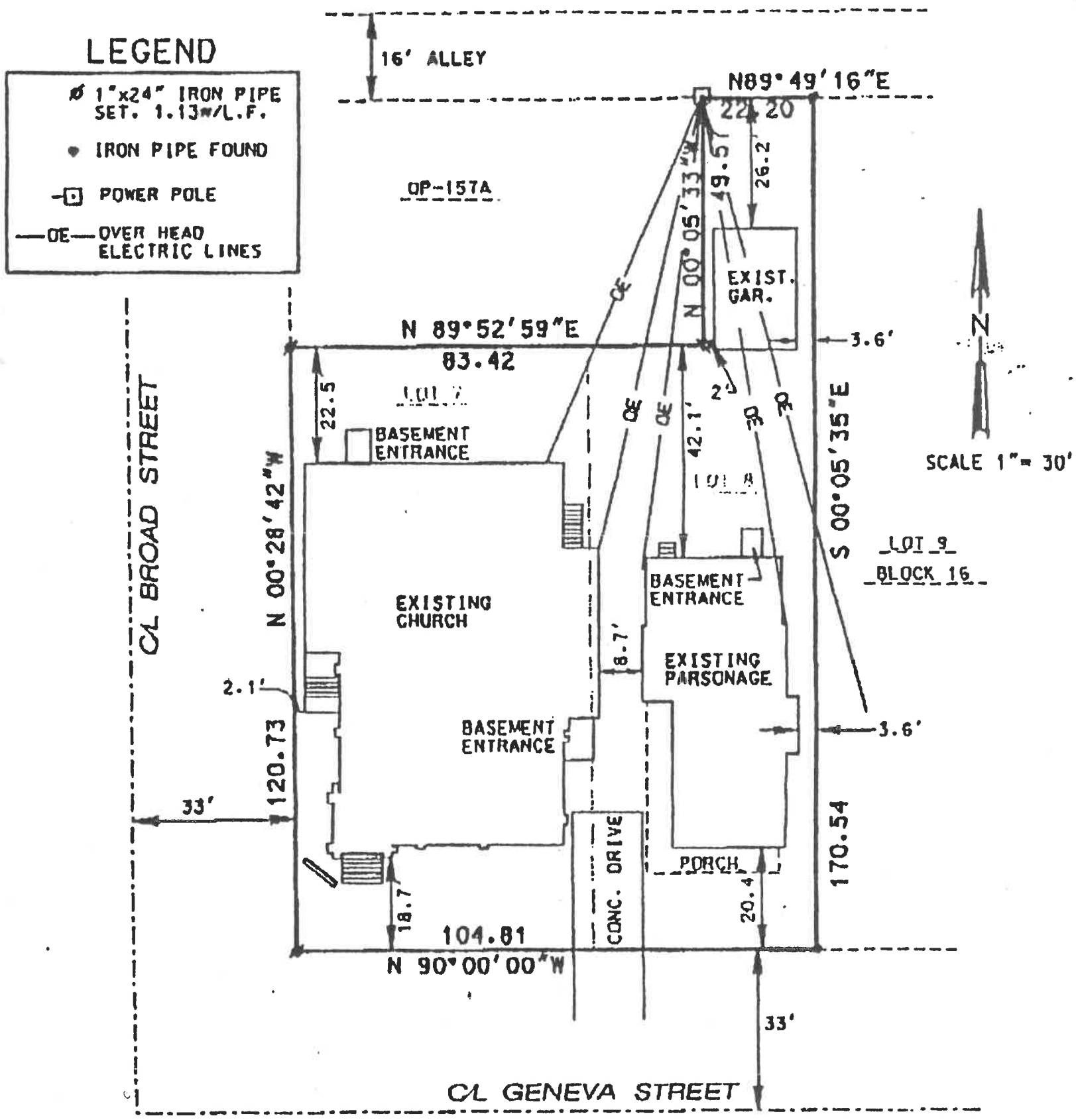

ZOP 00165
ZOP 00164
ZOP 000163
ZOP 00170A
ZOP 00171
ZOP 00172
ZOP 00173
STREET
ZOP 00156
CSM 4646
ZA464600001
LOT 1
CSM 4646
ZA464600002
LOT 2
ZOP 00153
ZOP 00152
ZOP 00151
ZOP 00149
ZOP 00150
ZOP 00157A
ZOP 00157
ZOP 00158
ZOP 00159
ZOP 00161
ZOP 00160
ZOP 00162
STREET
ZOP 00138
ZOP 00139
ZOP 00251
ZOP 00250
ZOP 00249
ZOP 00244
ZOP 00245
ZOP 00246
ZOP 00247
ZOP 00248
BROAD
CSM 1103
ZA110300003
LOT 3
ZOP 00262
ZOP 00263
CSM 1103
ZA110300002
LOT 2
ZOP 00261
ZOP 00260
ZOP 00259
ZOP 00258
ANSI C Landscape
WALWORTH COUNTY, WISCONSIN
1 Inch = 42 feet
Author:
Map Produced on: 9/7/2018
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD27
Walworth County Information Technology Department
Land Information Division
1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001
DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS LEGALITY, RELIABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN WILL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.

PLAT OF SURVEY

RSV ENGINEERING, INC

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

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



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

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

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

C. GENERAL WRITTEN DESCRIPTION & POTENTIAL REQUESTED EXEMPTIONS

GENERAL WRITTEN DESCRIPTION OF PROPOSED PLANNED DEVELOPMENT AMENDMENT

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

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

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

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

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

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

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

WRITTEN JUSTIFICATION FOR REQUESTING PLANNED DEVELOPMENT ZONING AMENDMENT

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

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

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

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

D. PLANS AND ELEVATIONS

PRELIMINARY

PROPOSED SOUTH ELEVATION (GENEVA STREET)

SHEET R-1 OF ____

DATE 1-9-2020

PROJECT NO. 1840

ADDITIONS AND ALTERATIONS TO THE

GENEVA STREET VILLAGE

727 GENEVA STREET
LAKE GENEVA, WISCONSIN 53147

COMMENTS: NONE

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

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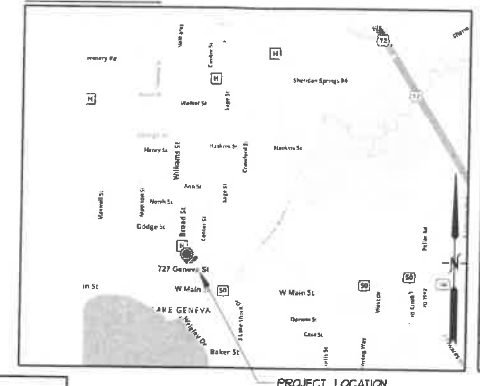
ADDITIONS AND ALTERATIONS TO THE
GENEVA STREET VILLAGE
727 GENEVA STREET
LAKE GENEVA, WISCONSIN 53147

LOCATION MAP



PROJECT SKETCH

DRAWING SHEET INDEX:

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

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

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

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Ph (262) 248-8391
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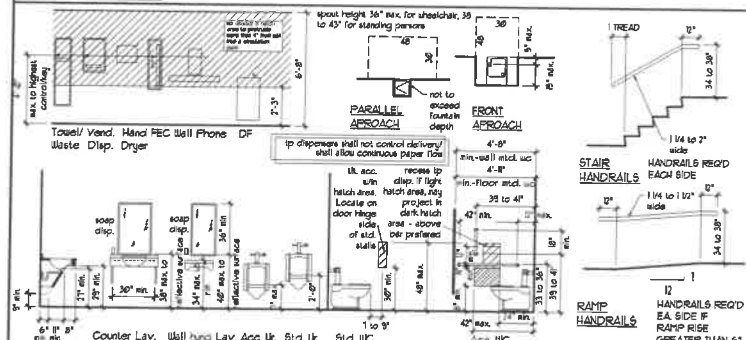
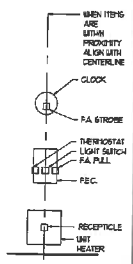
ACCESSIBILITY:



MOUNTING HEIGHT SCHEDULE

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



CODE SUMMARY:

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

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

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

3. OCCUPANCY(IES), HEIGHT/AREA:
- USE GROUP(S) (CHAPTER 3): A-2 - TAVERN AND BAR, F-2 MANUFACTURE OF BEVERAGE WITH UP TO 16% ALCOHOL CONTENT, M - MERCANTILE, B - EXISTING OFFICES (3)
- SPECIAL OCCUPANCIES (CHAPTER 4 - 420): NOT APPLICABLE, NO R OCCUPANCY
- UNLIMITED AREA BUILDINGS (507): NOT APPLICABLE
- MIXED USE SEPARATION OPTION (508, SEE ITEM 7, 706, 707, & 711): (NONSEPARATED PER 508.3)
  HEIGHT/AREA CONTROLLED BY MOST RESTRICTIVE OCCUPANCY GROUP/CONSTRUCTION TYPE - FOR THIS PROJECT THE MOST RESTRICTIVE HEIGHT/AREA IS THE A-2 OCCUPANCY
  REQUIREMENTS FOR FIRE SPRINKLERS AND FIRE ALARM SYSTEMS CONTROLLED BY MOST RESTRICTIVE OCCUPANCY GROUP - FOR THIS PROJECT THE MOST RESTRICTIVE OCCUPANCY FOR BOTH FIRE SPRINKLERS AND FIRE ALARM IS THE A-2 OCCUPANCY
- PARKING STRUCTURES UNDER OTHER OCCUPANCIES (510): NOT APPLICABLE
- ALLOWABLE HEIGHT, IN FEET - TABULAR (T504.3): 60 FEET WHEN SPRINKLERED
- ALLOWABLE HEIGHT, IN STORIES - TABULAR (T504.4): 2 STORIES WHEN SPRINKLERED
- MEZZANINES AND EQUIPMENT PLATFORMS (505): LESS THAN OR EQUAL TO 1/3 OF ROOM BELOW, OPEN UNLESS OCCUPANT LOAD LESS THAN OR EQUAL TO 10
- ACTUAL HEIGHT (GRADE PLANE TO AVERAGE ROOF HEIGHT (502.1)): 34 FEET, 2 STORIES
- ALLOWABLE AREA - TABULAR (T506.2): 18000 FT2 WHEN MULTI STORIED AND SPRINKLERED
- FRONTAGE INCREASE (MINIMUM 20' FROM PROPERTY LINE, CENTER OF RIGHT-OF-WAY OR ANOTHER BUILDING ON SAME LOT)
  AREA MODIFICATION (506.3) (179' OPEN PERIMETER/358' TOTAL PERIMETER - .025) X 30'/30' = .025 X (TABULAR NOT SPRINKLERED) 6000 = 1500 FT2
- ALLOWABLE AREA - TOTAL MODIFIED: 19500 FT2
- TOTAL ACTUAL AREA PER FLOOR (BOUND BY INTERIOR SIDE OF EXTERIOR AND FIRE WALLS)(502): 5926 FT2
- MAXIMUM ALLOWABLE AREA ON ALL FLOORS COMBINED (506.2.3): ACTUAL # OF STORIES = 1 (MAX. = 3) X TOTAL ALLOWABLE AREA/FLOOR = 19500 FT2
- TOTAL ACTUAL AREA OF ALL FLOORS COMBINED (NOT INCLUDING FLOORS BELOW GRADE)(502): 5926 FT2

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

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

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

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

6. FIRE ALARM AND DETECTION (907.2):

	REQ'D	NOT REQ'D
MANUAL FIRE ALARM BY OCCUPANCY (907.2):		X, AS LESS THAN 300 OCC'S
AUTOMATIC FIRE DETECTION BY OCCUPANCY (907.2):		X
AUTOMATIC FIRE DETECTION (716.5.3.2, 909.12, 3003.2, 3005.5):		NOT APPLICABLE
FIRE SUPPRESSION SYSTEM MONITOR (903.4, 907.6.6):	X, VERIFY IF EXISTING	
HVAC SMOKE DUCT DETECTION (907.3.1, IMC 606):	X, IF MORE THAN 2000 CFM/UNIT	
SINGLE/MULTIPLE STATION SMOKE DETECTORS (907.2.11):		X
SPECIAL OCCUPANCIES (907.2.12 THROUGH 907.2.23):		X

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

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

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

EXIT ACCESS STAIRS MAY BE OPEN/UNENCLOSED IF MEET 1019.3, 712.19, 712.1.12 AND T1006.2.1 (CONNECTING NOT MORE THAN 2 STORIES, MINIMUM NUMBER OF EXITS PROVIDED, EXIT TRAVEL DISTANCE INCLUDING STAIR TO EXIT DISCHARGE NOT EXCEEDED)
  - EXIT PASSAGEWAYS (1024.3): SAME AS VERTICAL EXIT ENCLOSURE SERVED
  - HORIZONTAL EXITS THROUGH FIRE BARRIERS OR FIRE WALLS (1026.2): NOT APPLICABLE
  - ATRIUMS (404.6): NOT APPLICABLE
  - INCIDENTAL ACCESSORY OCCUPANCY AREAS (509): SEE ITEM 7 ABOVE
  - HAZARDOUS MATERIAL CONTROL AREAS (414.2.4): NOT APPLICABLE
  - SEPARATED MIXED OCCUPANCIES(508.4): NOT APPLICABLE - SEE ITEM 3
  - FIRE AREA SEPARATIONS (707.3.10): NOT APPLICABLE
  - AREA OF REFUGE, EXTERIOR RESCUE ASSISTANCE (1009.6.4 & .7.2, 709.3, 1026.2): NOT REQUIRED AS IS AN EXISTING BUILDING PER 1009.1 EXCEPTION 1
- FIRE PARTITIONS (708)
  - DWELLING UNIT SEPARATION (420, 708.3): NOT APPLICABLE
  - SLEEPING UNITS (IN R-2, R-1 OCCUPANCIES) SEPARATION (420, 708.3): NOT APPLICABLE
  - TENANT SPACE IN A 'COVERED OR OPEN MALL' (402.4.2.1, 708.3): NOT APPLICABLE

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

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

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

10. INTERIOR FINISH CLASS(T803.11):

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

11. OCCUPANT LOAD (1004.1)(SEE PLANS)

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

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

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

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

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

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

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

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

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

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

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

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

- NUMBER OF FIXTURES REQUIRED (M)

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

- NUMBER OF FIXTURES REQUIRED (F-2)

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

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

21. ENERGY CONSERVATION (IECC COMMERCIAL PROVISIONS FOR OTHER THAN R-2, R-3, R-4 OCCUPANCIES LESS THAN OR EQUAL TO 3 STORIES ABOVE GRADE IN HEIGHT):
- MANDATORY REQUIREMENTS OF COMMERCIAL PROVISIONS CHAPTERS SHALL BE MET INCLUDING:
  - AIR LEAKAGE (BUILDING ENVELOPE, FENESTRATION, ROOMS CONTAINING FUEL BURNING APPLIANCES, AIR INTAKE/EXHAUST OPENINGS, VESTIBULES, RECESSED LIGHTING)
  - MECHANICAL SYSTEMS (CALCULATION OF HEATING AND COOLING LOADS - ANSI/ASHRAE/ACCA STANDARD 183, EQUIPMENT AND SYSTEM SIZING, EQUIPMENT PERFORMANCE REQUIREMENTS, SYSTEM CONTROLS, DEMAND CONTROLLED VENTILATION, DUCT AND PLENUM INSULATION AND SEALING, PIPING INSULATION, SYSTEM COMMISSIONING AND COMPLETION EVIDENCE BY DESIGN PROFESSIONAL OR APPROVED AGENCY, GREATER THAN 5 HP FAN AIR SYSTEM DESIGN AND CONTROL, HEATING OUTSIDE A BUILDING TO BE RADIANT WITH OCCUPANCY SENSOR, REFRIGERATION EQUIPMENT PERFORMANCE, WALK-IN COOLERS/FREEZERS, REFRIGERATED DISPLAY CASES)
  - SERVICE WATER HEATING (EQUIPMENT PERFORMANCE EFFICIENCY, GREATER THAN OR EQUAL TO 1000 MBH EQUIPMENT MIN. 90% EFFICIENCY, HEAT TRAPS ON NONCIRCULATING SYSTEMS, PIPE INSULATION PER TC4032.10, EFFICIENT HEATED WATER SUPPLY PIPING (MAXIMUM LENGTH OR MAXIMUM VOLUME), HEATED-WATER CIRCULATION AND TEMPERATURE MAINTENANCE SYSTEMS (CIRCULATION, HEAT TRACE, CONTROLS FOR STORAGE), DEMAND RECIRCULATION CONTROLS, DRAIN WATER HEAT RECOVERY UNITS, COMMISSIONING EVIDENCE BY DESIGN PROFESSIONAL OR APPROVED AGENCY)
  - ELECTRICAL POWER AND LIGHTING SYSTEMS (LIGHTING CONTROLS - OCCUPANCY SENSORS, TIME SWITCHES, MANUAL CONTROL ALLOWING GREATER THAN OR EQUAL TO 50% REDUCTION, DAYLIGHT CONTROLS WITHIN SIDE OR TOP LIT DAYLIGHT ZONES, DISPLAY/ACCENT LIGHTING, DISPLAY CASE, EXTERIOR LIGHTING CONTROLS, EXIT SIGNS LESS THAN OR EQUAL TO 5W PER SIDE, TOTAL EXTERIOR LIGHTING POWER ALLOWANCE)
  - AT LEAST ONE OF ADDED EFFICIENCY OPTIONS : 1. HIGHER EFFICIENT HVAC PERFORMANCE, 2. LOWER LIGHTING POWER DENSITY, 3. ENHANCED LIGHTING CONTROLS, 4. ON-SITE RENEWABLE ENERGY, 5. DOAS HVAC, 6. HIGH EFFICIENCY SERVICE WATER HEATING
- PRESCRIPTIVE REQUIREMENTS FOR HVAC SYSTEMS (C403.3, C403.4) AND INTERIOR LIGHTING (C405.4) SHALL ALSO BE MET IF A TOTAL BUILDING PERFORMANCE COMPUTER SOFTWARE SIMULATION IS NOT COMPLETED.
  - HVAC ECONOMIZERS, MULTI-ZONE SYSTEMS CONTROLS AND EQUIPMENT, REFRIGERATION SYSTEMS (CONDENSERS AND COMPRESSORS)
  - INTERIOR LIGHTING POWER DINING 101, MANUFACTURING 1.17, OFFICE 0.81, RETAIL 1.26, MANUFACTURING 1.29 WAREHOUSE 0.66 WATTS/FT2
- BUILDINGS USING ≤ 3.4 Btu/h /FT2 OR 1.0 W/FT2, WHERE NOT CONDITIONED AND GREENHOUSES ARE EXEMPT FROM BUILDING ENVELOPE REQUIREMENT PROVISIONS OF CODE (IECC C402.1.1)
- AS OPTION TO PRESCRIPTIVE REQUIREMENTS LISTED BELOW, MAY USE TOTAL BUILDING PERFORMANCE METHOD USING COMPUTER SOFTWARE (I.E. DOE-2, BLAST, ENERGYPLUS, OPENSTUDIO, COMCHECK, OR OTHER APPROVED SOFTWARE) OR COMPLY WITH ANY ANSI/ASHRAE/IESNA STANDARD 90.1 COMPLIANCE PATH
- IF PRESCRIPTIVE OPTION, MAY NOT BE MORE THAN 30% OF WALL ABOVE GRADE(40% WITH 4 CONDITIONS), NOR MORE THAN 3% OF GROSS ROOF AREA (5 % IF DAYLIGHT RESPONSIVE CONTROLS INSTALLED IN ACCORDANCE WITH c405.2.3.1) AS GLAZING (WINDOWS, DOORS, SKYLIGHTS)
- LOCATION Walworth County, WI CLIMATE ZONE 6A (7200 - HDD65degF - 9000 NOT 'Marine' nor 'Dry')

	R-VALUE	U(equiv)
ROOF		
Attic or framing (batts between framing)	49	0.027
ABOVE GRADE WALLS		
Mass (masonry, concrete, ICF, earth, timber/logs)(not integral cmu insul)	13.3 ci	0.080
Wood framed and other (1st R-value is batts w/in framing, 2nd is cont. rigid)	13 + 17.5 ci	0.051
BELOW GRADE WALLS		
Down 10' below grade or level of floor, whichever is less. If on exterior cover/protect insulation above grade and 6" min. below grade.	7.5 ci	C-0.119
SLAB ON GRADE PERIMETER (EDGE)		
Unheated (Insulation may be interior or exterior side of foundation wall and extend down from top of slab distance indicated or from top of slab down to bottom of slab then horizontal under slab/soil/paving for total distance indicated. If on exterior protect horiz. insulation w/paving or 10" soil and vert. insul. to 6" below grade)	10, 24 inch	F-0.54
OPAQUE DOORS (LESS THAN 50% glass)		
Swinging		0.37
Nonswinging	4.75	
VERTICAL FENESTRATION (glazed windows, doors, storefronts, curtain walls)		
Fixed		0.36
Operable		0.43
Entrance door		0.77
Solar heat gain coefficient (SHGC) for all frame types where no permanent shading device where horizontal projection of device is less than 0.2, 0.2 to less than 0.5 or greater than 0.5 of vertical distance from bottom of device to bottom of glazing)	0.40, 0.48 or 0.64	

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

PROJECT NO.
1840

REVISIONS
(3) 06.11.19

- [ ] PRELIMINARY
- [x] BID/APPROVAL
- [x] PERMIT
- [x] CONSTRUCTION

DATE
12.19.18

SHEET
T-1
OF ____

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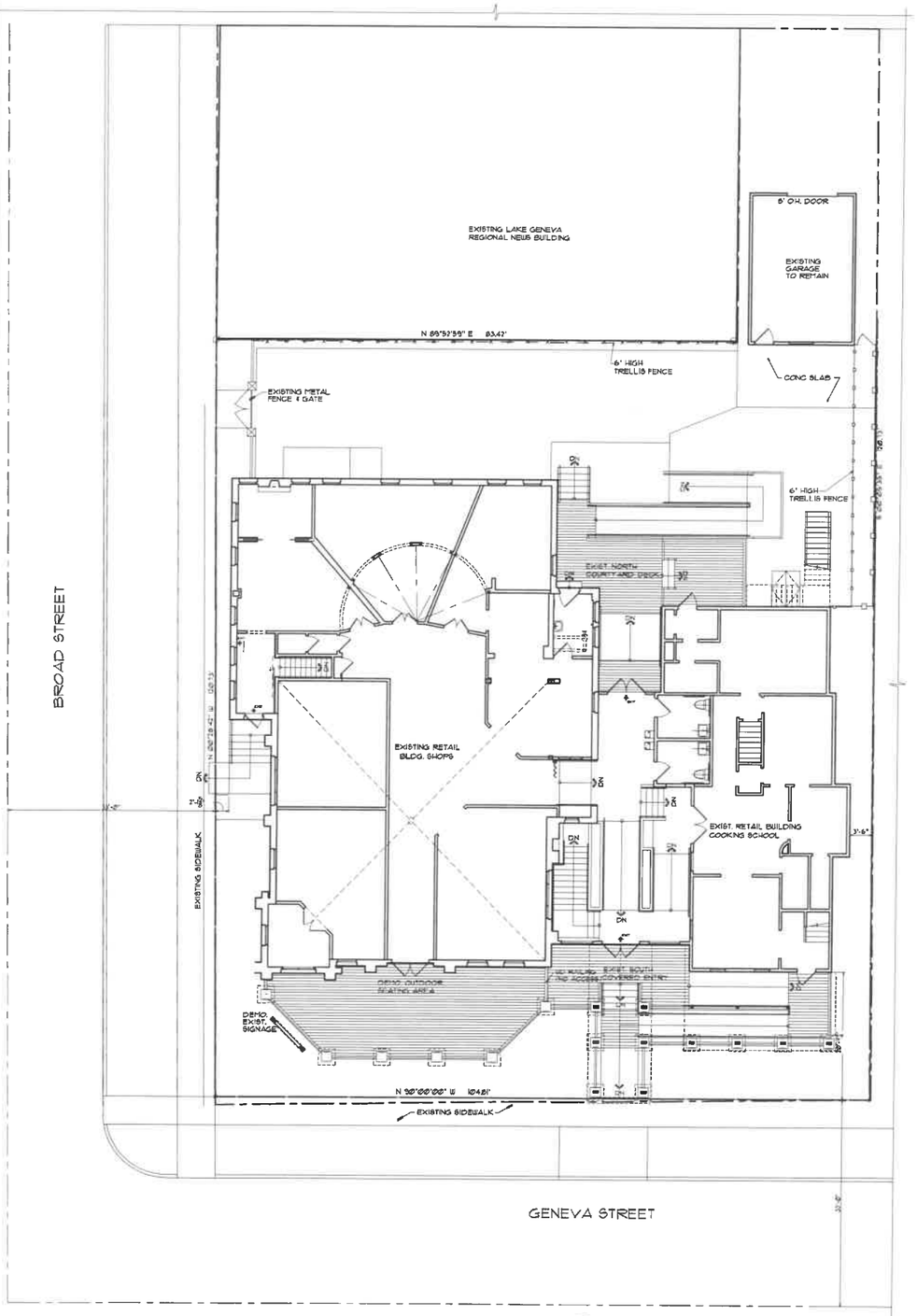
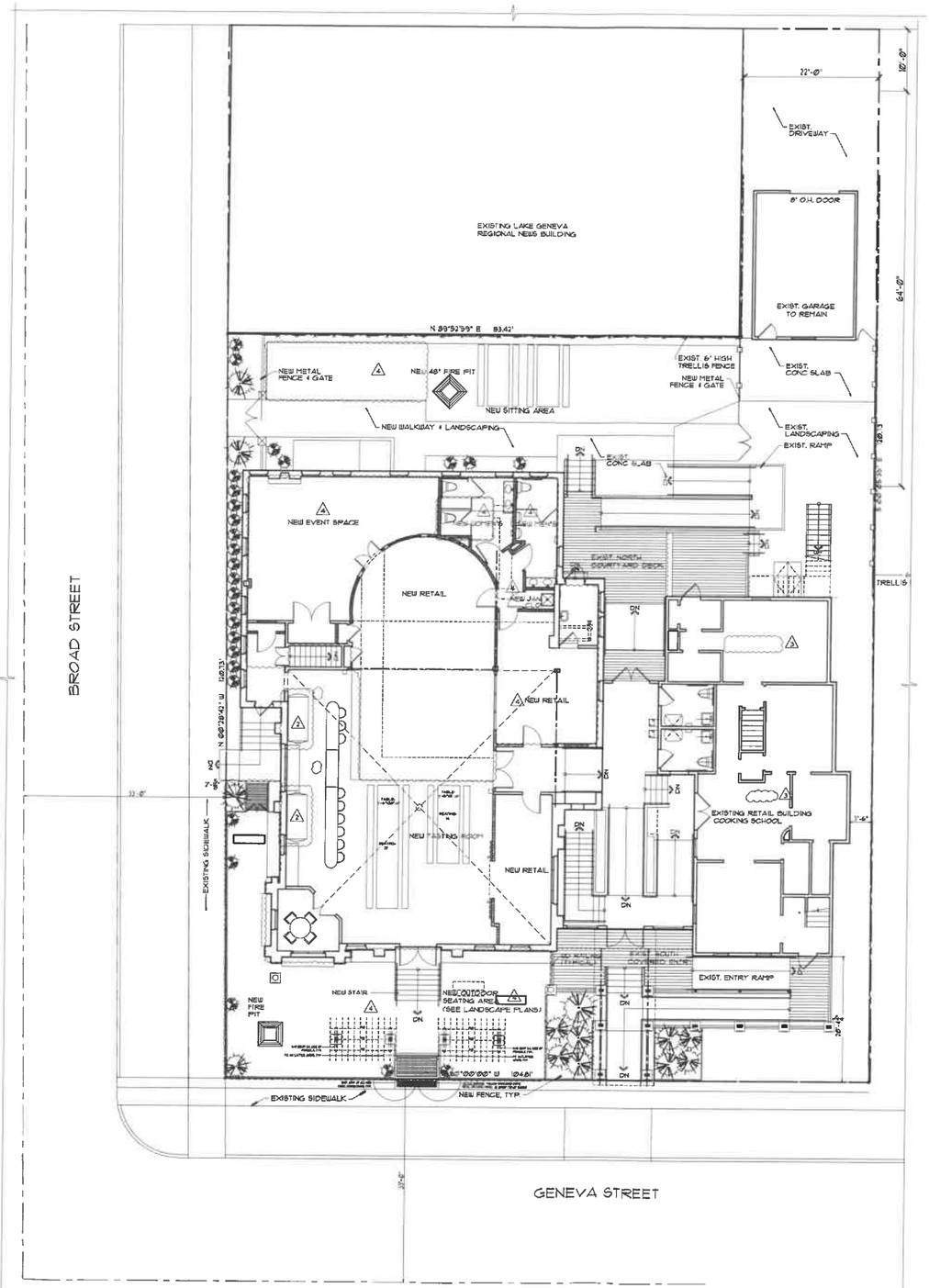


EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



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

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

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PROJECT NO.
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REVISIONS
1. 06.10.19
2. 06.17.19
3. 12.20.19

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- PERMIT
- CONSTRUCTION

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SHEET
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OF ____

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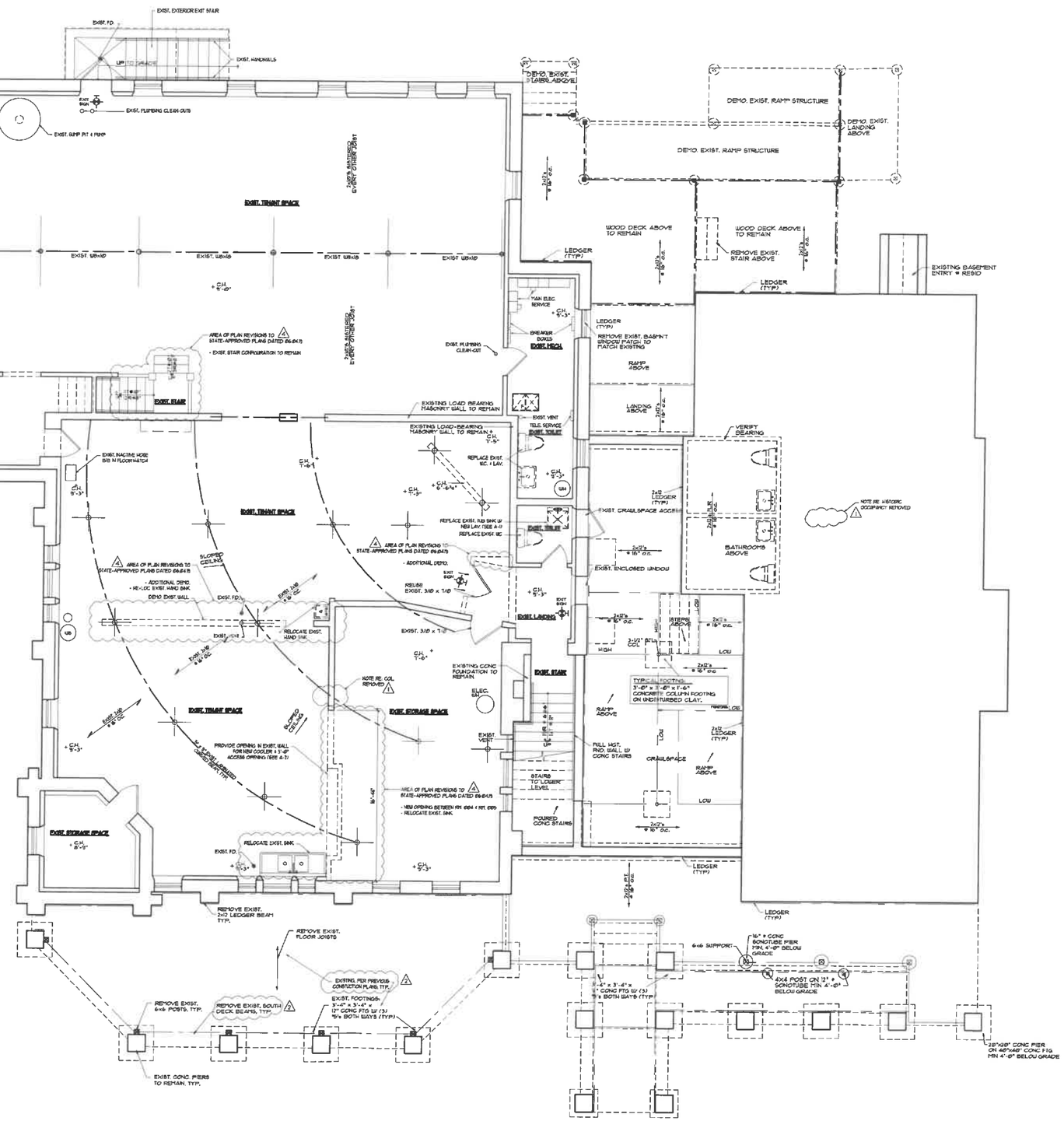

EXISTING / DEMO. LOWER LEVEL PLAN

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

DEMOLITION NOTES:

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

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

PROJECT NO. 1840

REVISIONS
1. 05.30.13
2. 06.16.13
3. 7.30.13

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DATE 12.19.13

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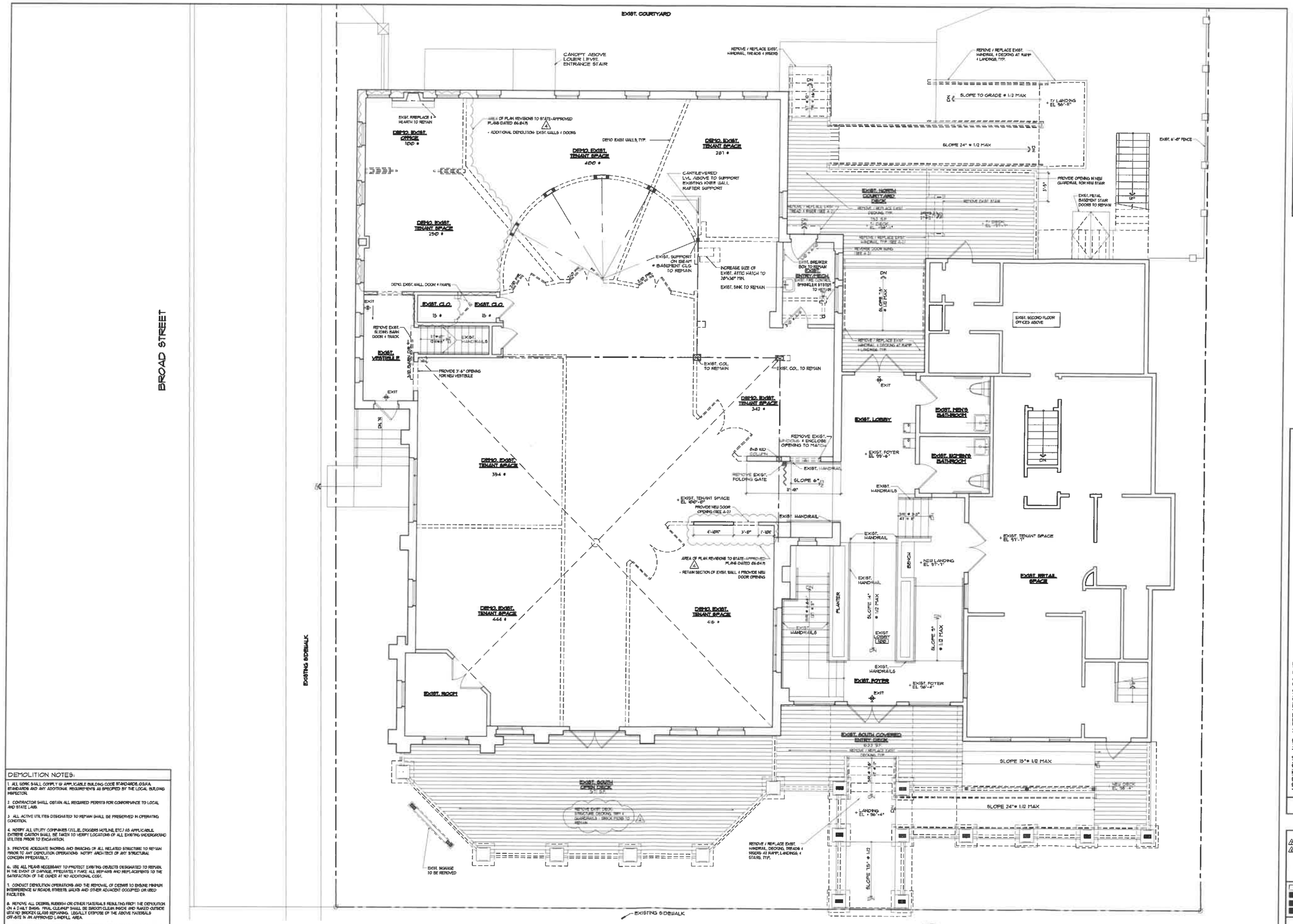

DEMOLITION NOTES:

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EXISTING / DEMO. FIRST FLOOR PLAN

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

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

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

PROJECT NO. 1840

REVISIONS
06.10.19
12.20.19

- PRELIMINARY
- SUB/APPROVAL
- PERMIT
- CONSTRUCTION

DATE 12.19.19

SHEET AB-2 OF ____

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EXISTING - DEMOLITION SOUTH ELEVATION (GENEVA STREET)

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

EXISTING - DEMOLITION WEST ELEVATION (BROAD STREET)

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

DEMOLITION NOTES:

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

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

PROJECT NO. 1840

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1. 03.26.19
2. 06.06.19

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CONSTRUCTION

DATE 12.19.18

SHEET AB-3
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EXISTING - DEMOLITION NORTH ELEVATION

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

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

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

PROJECT NO. 1840

REVISIONS

- PRELIMINARY
- BID/APPROVAL
- PERMIT
- CONSTRUCTION

DATE 12.19.19

SHEET AB-4 OF ____

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LOWER LEVEL:	EXTERIOR 1ST FLOOR:	REQUIRED FIXTURES:
OCCUPANCY: INDUSTRIAL 15 OCCUPANTS	OCCUPANCY: ASSEMBLY 88 OCCUPANTS	REFER TO ITEM 15 ON SHEET T-1
OCCUPANCY: STORAGE / MECH. 8 OCCUPANTS		
FIRST FLOOR:		
OCCUPANCY: MERCANTILE 70 OCCUPANTS		
OCCUPANCY: ASSEMBLY 104 OCCUPANTS		

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

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

DOOR KEY: NEW DOOR EXIST. DOOR

GENERAL CONSTRUCTION NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

CONCRETE NOTES

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

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

3. CONCRETE DESIGN STRENGTH (F'c)

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

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

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

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

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

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

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

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

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

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

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

FOUNDATION NOTES

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

2. SOILS REPORT BY: N/A

3. SOIL DESIGN VALUES:

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

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

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

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

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

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

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

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

10. FILLING AND BACK FILLING SHALL BE COMPACTED TO A MINIMUM OF 95% OR MORE IF SO NOTED, OF MAXIMUM DENSITY IN ACCORDANCE WITH THE SOILS REPORT AND ASTM TEST METHOD D-557-78. FLOODING OF BACK FILL IS NOT PERMITTED.

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

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

13. UNLESS NOTED OTHERWISE, CURBS, GUTTERS, AND SIDEWALK AREAS OF THE SLABS MAY BE PLACED DIRECTLY ON APPROVED 95% MIN. COMPACTED FILL.

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

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

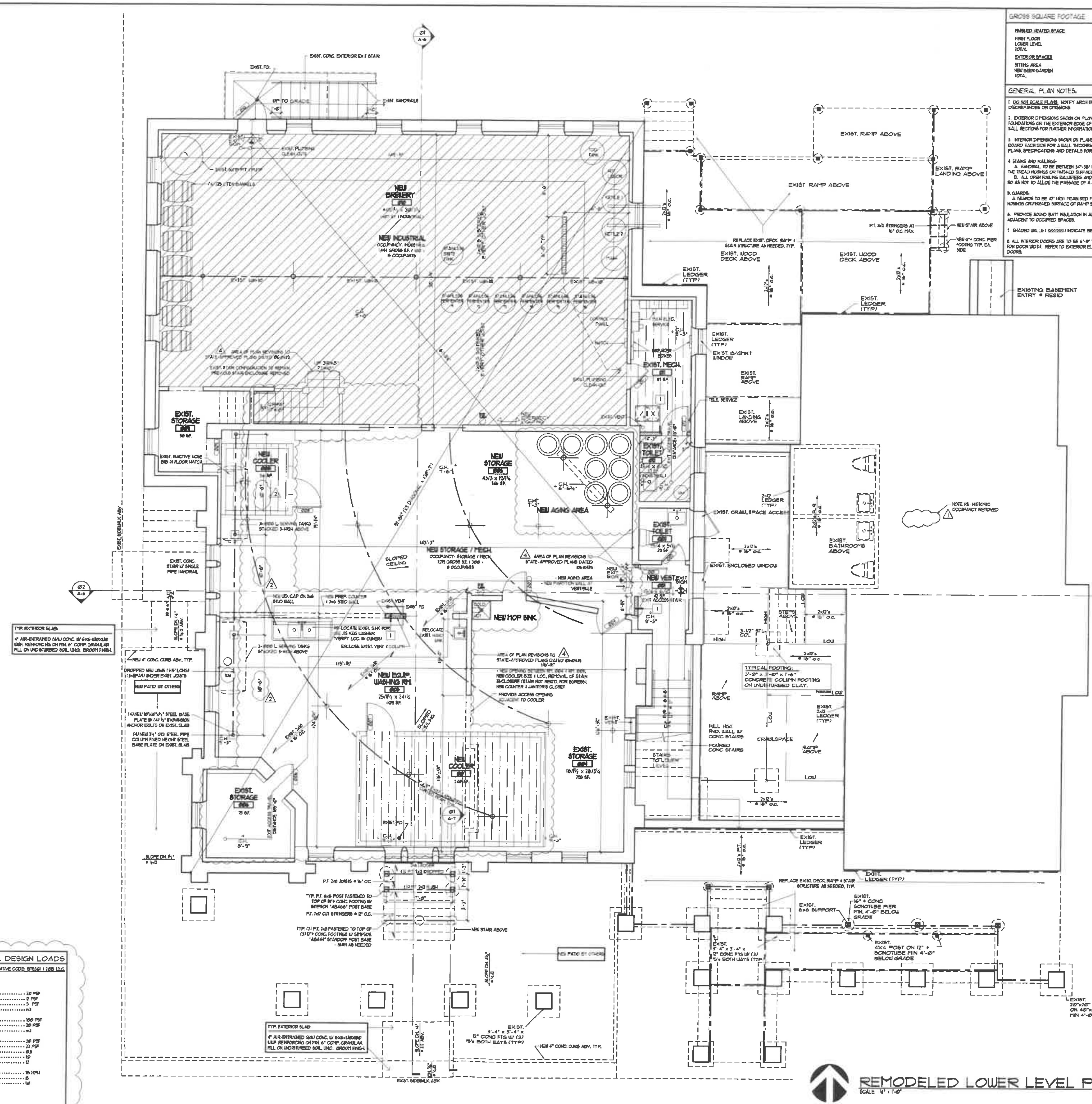
△1 REVISED DESIGN LOADS

BUILDING STRUCTURAL DESIGN LOADS

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

2. APPLIED DESIGN LOADS

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



REMODELED LOWER LEVEL PLAN

SCALE: ¼" = 1'-0"

NORTH

GROSS SQUARE FOOTAGE

FINISHED HEATED SPACE	
FIRST FLOOR	5,523 SF.
LOWER LEVEL	3,637 SF.
TOTAL	9,160 SF.
EXTERIOR SPACES	
SITTING AREA	317 SF.
NEW BEER GARDEN	973 SF.
TOTAL	1,290 SF

GENERAL PLAN NOTES:

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

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

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

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

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

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

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

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

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

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

PROJECT NO. 1840

REVISIONS
△1 05.30.19
△2 06.10.19
△4 12.20.19

PRELIMINARY
BID/APPROVAL
PERMIT
CONSTRUCTION

DATE 12.19.19

SHEET A-1 OF ___

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LOWER LEVEL:
OCCUPANCY: INDUSTRIAL
15 OCCUPANTS
OCCUPANCY: STORAGE / MECH.
8 OCCUPANTS

FIRST FLOOR:
OCCUPANCY: MERCANTILE
10 OCCUPANTS
OCCUPANCY: ASSEMBLY
104 OCCUPANTS

EXTERIOR 1ST FLOOR:
OCCUPANCY: ASSEMBLY
88 OCCUPANTS

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

REQUIRED FIXTURES:
REFER TO ITEM 15 ON SHEET T-1

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

DOOR KEY: NEW DOOR EXIST. DOOR

NAILING SCHEDULE

FRAMING CONNECTIONS	NAILING (SINKERS)	NAILING (COMMONS)
1. FLOOR JOISTS SILL OR GIRDER, SLANTNAILED	(4) 10d	(3) 8d
2. RIMBOARD TO PLATE OR GIRDER, SLANTNAILED	10d @ 6" O.C.	8d @ 6" O.C.
3. RIM BOARD TO FLOOR JOISTS, FACENAILED	(2) 16d	(2) 16d
4. FLOOR JOIST LAP JOINT (LUMBER ONLY), FACE NAIL	(3) 10d, EA SIDE	(4) 16d, EA SIDE
5. BRIDGING OR BLOCKING TO JOIST, TOENAIL EA. END	(4) 10d	(3) 8d
6. SOLE PLATE TO JOIST OR BLOCKING, TYP FACE NAIL	(2) 12d @ 24" O.C.	16d @ 16" O.C.
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALLS	(2) 12d @ 8" O.C.	(3) 16d @ 16" O.C.
7. SOLE/TOP PLATE TO STUD, END NAIL	(3) 12d	(2) 16d
8. STUD TO SOLE/TOP PLATE, TOENAIL	(4) 12d	(4) 8d
9. DOUBLE STUDS, FACE NAIL	(2) 12d @ 24" O.C.	16d @ 24" O.C.
10. DOUBLE TOP PLATES, TYP FACE NAIL	(2) 12d @ 24" O.C.	16d @ 16" O.C.
DOUBLE TOP PLATES, LAP SPLICE FACE NAIL	(10) 12d	(8) 16d
11. TOP PLATES LAPS AND INTERSECTIONS, FACENAIL	(3) 12d	(2) 16d
12. CEILING JOIST TO TOP PLATE, SLANTNAIL	(4) 10d	(3) 8d
13. CEILING JOIST LAP JOINT, FACE NAIL	(6) 10d	(3) 16d
14. CEILING JOIST TO PARALLEL RAFTER, FACE NAIL	(6) 10d	(3) 16d
15. ROOF TRUSS / RAFTER TO TOP PLATE, SLANTNAILED	(3) 12d EA SIDE	(2) 16d EA SIDE
16. 2x NAILERS (SOFFITS, OVERHANGS, ETC.)	(2) 20d EACH STUD	(2) 20d EACH STUD
17. BUILT-UP WOOD BEAM: 2 & 3 Plys 5 1/2" & 11 1/8" LVL, 2 x 10 & 2 x 12	(3) ROWS 16d @24" O.C.	(2) ROWS 16d @24" O.C.
14", 16", & 18" LVL	(4) ROWS 16d @24" O.C.	(3) ROWS 16d @24" O.C.
18. BUILT-UP WOOD BEAM. 4 Plys All Material	2 ROWS 1/2"Dia. Bolts @ 24" O.C.	

SHEATHING FASTENING	
1. WOOD SHEATHING (FOR LISTED APPLICATION AND THICKNESS) SUBFLOOR (23/32"), @ 6" O.C. EDGES 12" O.C. FIELD; WALL SHEATHING (15/32"), @ 6" O.C. EDGES 12" O.C. FIELD; ROOF SHEATHING (15/32"), @ 6" O.C. EDGES & FIELD AT 3' FROM RIDGE AND OVERHANGS; @ 6" O.C. EDGES 12" O.C. FIELD OTHERWISE	8d R.S. COMMON NAILS OR #8 WOOD SCREWS
2. FOAM SHEATHING (UP TO 1" THICK)	2" PLASTIC COLLAR NAILS 12" O.C.
3. GYPSUM SHEATHING USED IN DESIGNATED BRACED WALL PANELS 1/2" OR 5/8" THICK	#6x1-5/8" TYPE W SCREWS 4" @ EDGES, 8" O.C. FIELD

WOOD NOTES

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

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

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

3. ENGINEERED LUMBER MATERIAL SPECIFICATIONS

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

4. WALL SHEATHING

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

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

5. FLOOR DECKING: 23/32" APA RATED STURD-I-FLOOR 24-OC EXPOSURE-1 T&G PANELS, GLUED AND FASTENED PER SCHEDULE. U.N.O.

6. ROOF SHEATHING: 15/32" APA RATED SHEATHING 32/16 EXPOSURE-1 OVER STRUCTURAL MEMBERS AT 16" O.C. AND SHALL BE 15/32" APA RATED SHEATHING 40/20 EXPOSURE-1 OVER STRUCTURAL MEMBERS AT 24" O.C. PROVIDE PLYWOOD CLIPS AT 24" O.C. UNLESS TONGUE AND GROOVE DECKING OR BLOCKING @ PANEL EDGES IS USED.

7. TYPICAL STUDWALL FRAMING UP TO 10' HIGH WALLS (OVER 10' HIGH WALLS WILL BE NOTED)
A. EXTERIOR WALLS OF RESIDENCE
1. 4" NOM. STUDS SHOWN
A. BASEMENT
-SUPPORTING TWO FLOORS AND A ROOF: 3X4 AT 16" O.C. OR 2X4 AT 12" O.C.
-SUPPORTING ONE FLOOR AND A ROOF: 2X4 AT 16" O.C.
B. FIRST FLOOR - 2X6 AT 16" O.C.
C. SECOND FLOOR - 2X6 AT 16" O.C.
2. 6" NOM. STUDS SHOWN - 2X6 AT 16" O.C.
B. EXTERIOR WALL OF GARAGE: 2x4 OR 2x6 AS SHOWN AT 16" O.C.
C. INTERIOR LOAD BEARING WALL (SHADED)
1. 4" NOM. STUDS SHOWN
A. BASEMENT
-SUPPORTING TWO FLOORS AND A ROOF - 2X4 AT 12" O.C. OR 3X4 AT 16" O.C.
-SUPPORTING ONE FLOOR AND A ROOF - 2X4 AT 16" O.C.
B. FIRST AND SECOND FLOOR - 2X4 AT 16" O.C.
2. 6" NOM. STUDS SHOWN - 2X6 AT 16" O.C.
D. INTERIOR NON-LOAD BEARING WALL 2x4 OR 2x6 AS SHOWN AT 16" O.C.

8. ALL SPLICES IN TOP PLATE MUST BE CENTERED OVER STUD AND STAGGERED 4'-0" MIN.

9. PROVIDE ONE JAMB STUD & ONE KING STUD @ HEADER SPANS LESS THAN 6'-0". PROVIDE TWO (2) JAMB STUDS PLUS TWO (2) KING STUDS FOR SPANS 6'-0" TO 12'-0". FOR WALLS TALLER THAN 10'-0" OR OPENINGS LARGER THAN 12'-0" FRAMING WILL BE NOTED.

10. ALL WOOD SILL PLATES BEARING ON CONCRETE SHALL BE TREATED FOR ROT AND TERMITE PROTECTION.

11. FIBERGLASS OR FOAM SILL SEALER SHALL BE INSTALLED UNDER ALL EXTERIOR WALL PLATES, INCLUDING GARAGE WALLS AND AT WALLS BETWEEN GARAGE AND HOUSE.

12. INTERIOR BEARING WALL IN WHICH HEAT DUCTS OR PLUMBING MUST PASS THROUGH SHALL NOT HAVE TOP AND BOTTOM PLATE CUT OUT ENTIRELY, FRAME WITH 2x6 STUDS WHERE DIRECTED.

13. PROVIDE CODE APPROVED METAL JOIST HANGERS WHERE RAFTER OR JOISTS DO NOT BEAR ON PLATES, BEAMS OR LEDGERS.

14. PROVIDE BRIDGING FOR ALL TRUSSES AND JOISTS AT 8'-0" O.C. MAX. UNLESS APPROVED OTHERWISE BY GOVERNING AUTHORITIES OR TRUSS/ JOIST MANUFACTURER. DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS FLOOR SPAN. SPACE JOISTS AT 12" CENTERS UNDER ALL BATH TUBS AND LAUNDRY TRAYS U.N.O. PROVIDE SOLID BRIDGING UNDER ALL PERPENDICULAR PARTITIONS.

15. PROVIDE 2" NOMINAL WOOD FIRE STOPPING TO CUT OFF ALL CONCEALED DRAFT OPENINGS BETWEEN FLOORS AND AT ATTIC PER APPLICABLE CODES.

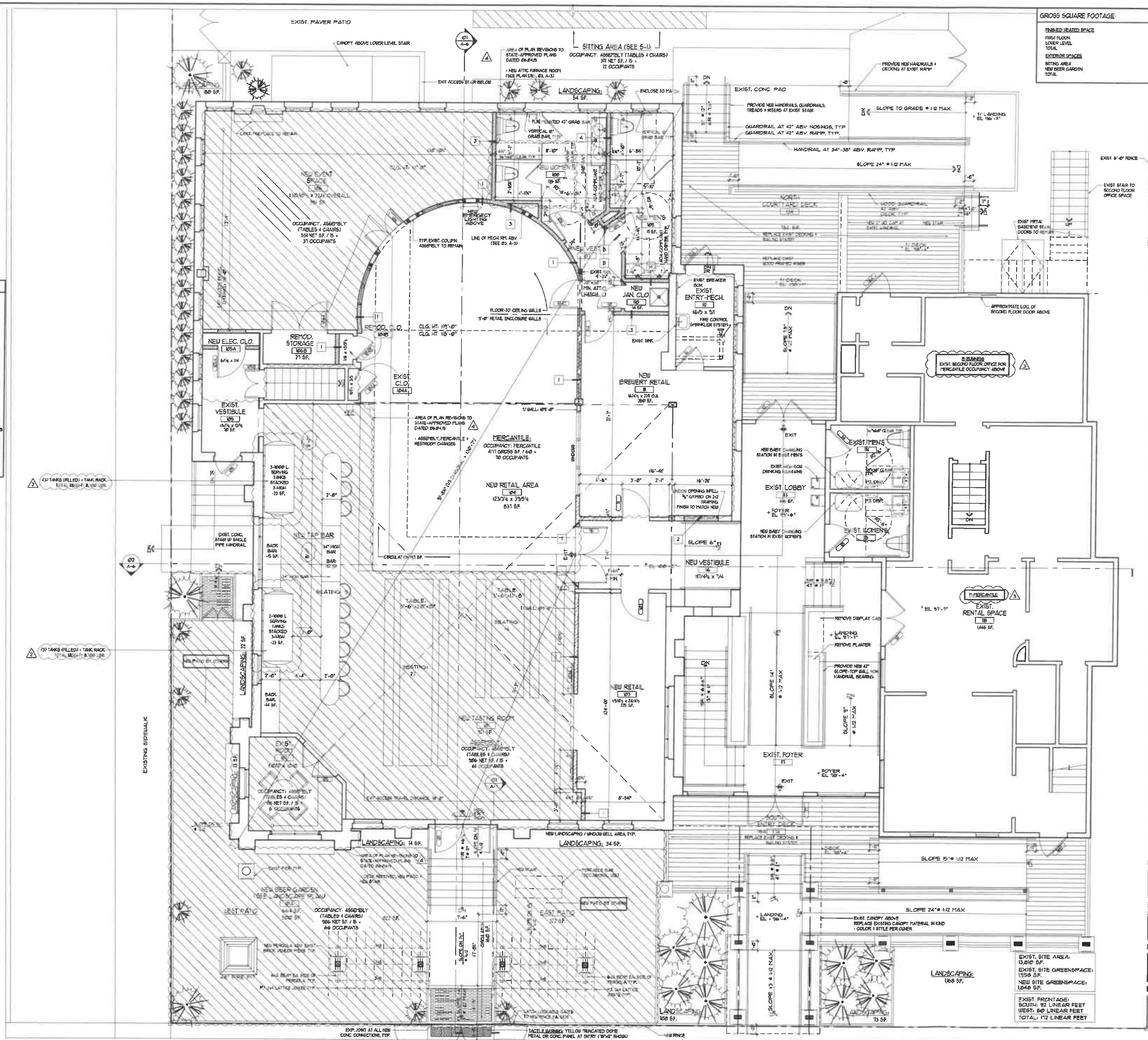
16. EXTERIOR DECKING SHALL BE SPACED 1/8" TO 1/4" APART, U.N.O.

17. ALL BUILT-UP STUD COLUMNS MUST BE GLUED AND NAILED THE FULL LENGTH OF THE COLUMN.

18. PROVIDE SOLID BLOCKING OF SAME FRAMING MATERIAL OR VERTICAL SQUASH BLOCKING UNDER ALL COLUMN LOCATIONS.

WOOD CONNECTORS & FASTENERS

1. ALL PRE-ENGINEERED METAL CONNECTORS FOR WOOD CONSTRUCTION SHALL BE SUPPLIED AND INSTALLED AS NOTED ON PLANS AND SHALL BE MANUFACTURED BY "SIMPSON STRONG-TIE" U.N.O. OR UNLESS ACCEPTABLE ALTERNATES ARE APPROVED IN WRITING BY THE ARCHITECT.
2. ALL PRE-ENGINEERED METAL CONNECTORS FOR WOOD CONSTRUCTION MUST BE CODE EVALUATED AND APPROVED BY THE PERMIT AUTHORITY OR HAVE SHOP DRAWINGS SEALED BY AN ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED.
3. ALL NAILS SHALL CONFORM TO ASTM F1667 AND ALL SCREWS SHALL CONFORM TO ANSI B18.6.1 OR HAVE CODE EVALUATIONS AND APPROVAL BY THE PERMIT AUTHORITY AS ALTERNATE FOR THE SPECIFIED FASTENER.
4. ALL BOLTS AND LAG SCREWS SHALL CONFORM TO ASTM A307 OR HAVE CODE EVALUATIONS AND APPROVAL BY THE PERMIT AUTHORITY AS ALTERNATE FOR THE SPECIFIED FASTENER.
5. CUSTOM CONNECTOR FABRICATOR SHALL PROVIDE SHOP DRAWINGS AND SUBMIT TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
6. ALL FASTENERS USED TO INSTALL PRE-ENGINEERED METAL CONNECTORS FOR WOOD CONSTRUCTION SHALL STRICTLY FOLLOW MANUFACTURERS SPECIFICATIONS U.N.O.
7. ALL CONNECTORS IN CONTACT WITH PRESERVATIVE TREATED WOOD MEMBERS SHALL HAVE A MINIMUM PROTECTION AS FOLLOWS:
A. PRE-ENGINEERED METAL CONNECTORS SHALL MEET ASTM A639, CLASS G185 GALVANIZED SHEET
B. FASTENERS SHALL MEET ASTM A153 HOT DIPPED GALVANIZING
C. CUSTOM METAL CONNECTORS OVER 1/4" PLATE SHALL BE SHOP PRIMED w/ RUST INHIBITIVE PRIMER.



GROSS SQUARE FOOTAGE

FINISHED HEATED SPACE	
FIRST FLOOR	5,573 S.F.
LOWER LEVEL	3,637 S.F.
TOTAL	9,360 S.F.
EXTERIOR SPACES	
SITTING AREA	317 S.F.
NEW BEER GARDEN	973 S.F.
TOTAL	1,290 S.F.

EXIST. SITE AREA: 13,810 S.F.
EXIST. SITE GREENSPACE: 1,958 S.F.
NEW SITE GREENSPACE: 1,848 S.F.

EXIST. FRONTAGE:
SOUTH: 92 LINEAR FEET
WEST: 80 LINEAR FEET
TOTAL: 172 LINEAR FEET

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

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

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

PROJECT NO. 1840

REVISIONS
2 06.10.19
3 06.11.19
4 12.20.19

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PERMIT
CONSTRUCTION

DATE 12.19.19

SHEET A-2 OF ____

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ROOM FINISH SCHEDULE:

LOWER LEVEL

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

FIRST FLOOR

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

DOOR SCHEDULE:

LOWER LEVEL

OPNG. NO.	ROOM NO.	F. RTG. (HR)	GLASS	PAIR	WIDTH	HEIGHT	THICKNESS	DOOR TYPE	DOOR MAT'L	DOOR FINISH	FRAME TYPE	FRAME MAT'L	FRAME FINISH	HDWR	KYSIDE	TRSHLD.	WTHRSTP.	LOCKSET	REMARKS (* NOTE: ALL NEW WINDOW AND DOOR TRIM TO MATCH EXIST. MATERIALS, INT. COLOR SCHEME & PER OWNER)
001	001				3-0	6-8	1¾"	A	WD.			WD.			001			3	
002	002				2-6	6-8	EXIST.	EXIST	EXIST.	EXIST	EXIST	EXIST.	EXIST.	EXIST.	EXIST.			EXIST.	
003	003				2-6	6-8	1¾"	A	WD.			WD.						2	
004	004				3-0	6-8	EXIST.	EXIST	EXIST.	EXIST.	EXIST	EXIST.	EXIST.	EXIST.	EXIST.			EXIST.	
006	006				2-8	6-8	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.			EXIST.	
007	007				3-0	6-8	PER MFR.	INSUL.	PER MFR.	PER MFR.	PER MFR.	PER MFR.	PER MFR.	PER MFR.				PER MFR.	NEW COOLER DOOR
008	008				3-0	6-8	PER MFR.	INSUL.	PER MFR.	PER MFR.	PER MFR.	PER MFR.	PER MFR.	PER MFR.				PER MFR.	NEW COOLER DOOR
009	009				2-8	6-8	EXIST.	EXIST	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.			EXIST.	
010	010		YES		3-0	7-0	EXIST.	EXIST.	EXIST.	EXIST.	EXIST	EXIST.	EXIST.	EXIST.	EXIST.			EXIST.	
011	011				2-8	6-8	EXIST.	EXIST	EXIST.	EXIST.	EXIST	EXIST.	EXIST.	EXIST.	EXIST.			EXIST.	PROVIDE OFFSET HINGE & NO FRAME STOPS BELOW 48" AFF.
012	012				2-8	6-8	1¾"	A	WD.			WD.			011			5	PROVIDE OFFSET HINGE & NO FRAME STOPS BELOW 48" AFF.

FIRST FLOOR

OPNG. NO.	ROOM NO.	F. RTG. (HR)	GLASS	PAIR	WIDTH	HEIGHT	THICKNESS	DOOR TYPE	DOOR MAT'L	DOOR FINISH	FRAME TYPE	FRAME MAT'L	FRAME FINISH	HDWR	KYSIDE	TRSHLD.	WTHRSTP.	LOCKSET	REMARKS (* NOTE: ALL NEW WINDOW AND DOOR TRIM TO MATCH EXIST. MATERIALS, INT. COLOR SCHEME & PER OWNER)
101	101		YES	YES	3-0	6-8	±1¾"	C	WD			WD			EXT.	*	*	1	* PER DOOR HARDWARE SCHEDULE
102	102				2-4	6-8	EXIST.	FRENCH	WD	EXIST.	EXIST.	WD	EXIST.	EXIST.	101			EXIST.	
103	103				3-0	6-8	1¾"	A	WD			WD			116			3	
103A	103			YES	3-0	6-8	1¾"	D	WD			WD			103			6	
104A	104				2-6	6-8	EXIST.		WD	EXIST.	EXIST.	WD	EXIST.	EXIST.				EXIST.	
104B	104				2-6	6-8	EXIST.		WD	EXIST.	EXIST.	WD	EXIST.	EXIST.				EXIST.	
104C	104				3-0	6-8	1¾"	A	WD			WD			104			3	
105	105				2-9	7-0	EXIST.		WD	EXIST.	EXIST.	WD	EXIST.	EXIST.	EXT.	EXIST.	EXIST.	EXIST.	
105A	105			YES	1-6	6-8	1¾"	B	WD			WD			105			3	
105B	105				3-0	6-8	1¾"	A	WD			WD			105			3	
106	106		YES	YES	2-0	6-8	1¾"		WD			WD			104			3	
106A	106A			YES	3-0	6-8	1¾"	B	WD			WD						2	
108	108				3-0	6-8	1¾"	A	WD			WD						2	
109	109				3-0	6-8	1¾"	A	WD			WD						2	
110	110				2-6	6-8	1¾"	A	WD			WD			107			1	
111	111				3-0	6-8	1¾"	A	WD			WD			116			3	
111A	111				3-0	6-8	1¾"	A	WD			WD			116			3	
112	112				3-0	6-8	EXIST.		WD	EXIST.	EXIST.	WD	EXIST.	EXIST.	EXT.				
112A	112A				3-0	6-10	EXIST.		WD	EXIST.	EXIST.	WD	EXIST.	EXIST.	EXT.	EXIST.	EXIST.	EXIST.	
113	113		YES	YES	3-0	6-8	1¾"	C	WD			WD			EXT.	*	*	1	* PER DOOR HARDWARE SCHEDULE
114	114				3-0	6-8	EXIST.		WD	EXIST.	EXIST.	WD	EXIST.	EXIST.	113			EXIST.	
115	115				3-0	6-8	EXIST.		WD	EXIST.	EXIST.	WD	EXIST.	EXIST.	113			EXIST	
116	116		YES	YES	3-0	6-8	±1¾"	B	WD			WD			116			3	
117	117		YES	YES	3-0	6-8	±1¾"	C	WD			WD			EXT.	*	*	1	* PER DOOR HARDWARE SCHEDULE
118	115		YES	YES	3-0	6-8	EXIST.	FRENCH	WD	EXIST.	EXIST.	WD	EXIST.	EXIST.	115			EXIST.	
118A	115				3-0	6-8	EXIST.		WD	EXIST.	EXIST.	WD	EXIST.	EXIST.	EXT.	EXIST.	EXIST.	EXIST.	
118B	115				3-0	6-9	EXIST.		WD	EXIST.	EXIST.	WD	EXIST.	EXIST.	EXT.	EXIST.	EXIST.	EXIST.	

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

DOOR HARDWARE SCHEDULE: ALL QUANTITIES PER LEAF

HARDWARE SET NO. 1: ENTRANCE DOOR
1½ PAIR BUTT HINGES, (1) "SCHLAGE" ENTRANCE LOCK: SERIES, LEVER, TRIM & FINISH PER OWNER, (3) "GLYNN-JOHNSON" DOOR SILENCERS, "IVES" NO. 401 WALL STOP (WHERE NECESSARY), PEMKO 252X3-FG ALUMINUM THRESHOLD W/ SWEEP AND GASKETED WEATHERSTRIPPING, NORTON "1600 SERIES" CLOSER - FINISH TO MATCH FRAME

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

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

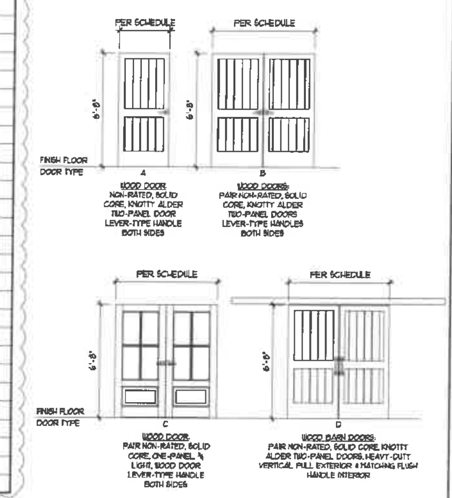
HARDWARE SET NO. 4: RESTROOM DOORS
1½ PAIR BUTT HINGES, (1) "SCHLAGE" PASSAGE LATCH: SERIES, LEVER, TRIM & FINISH PER OWNER, (3) "GLYNN-JOHNSON" DOOR SILENCERS, "IVES" NO. 401 WALL STOP (WHERE NECESSARY), NORTON "1600 SERIES" CLOSER - FINISH TO MATCH FRAME

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

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

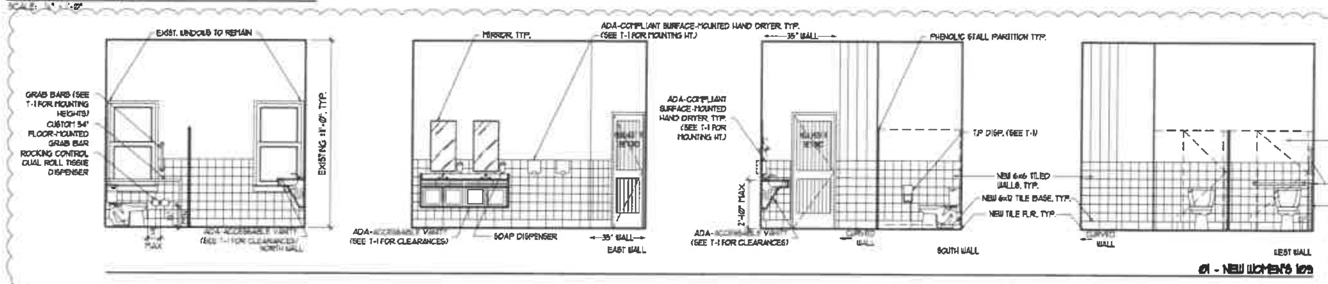
HARDWARE SET NO. 7: JANITOR'S CLOSET DOOR: 1½ PAIR BUTT HINGES, (1) "SCHLAGE" STOREROOM LOCK: SERIES, LEVER, TRIM & FINISH PER OWNER (3) "GLYNN-JOHNSON" DOOR SILENCERS, "IVES" NO. 401 WALL STOP (WHERE NECESSARY) - FINISH TO MATCH FRAME

NOTES:
1. VERIFY SELECTIONS AND FINISHES WITH OWNER BEFORE ORDERING.



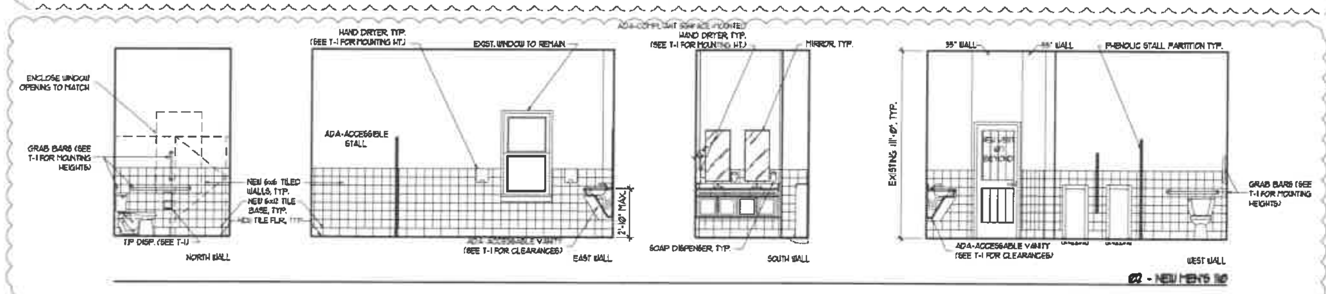
INTERIOR ELEVATIONS

SCALE: ¼" = 1'-0"



01 - NEW WOMEN'S 109

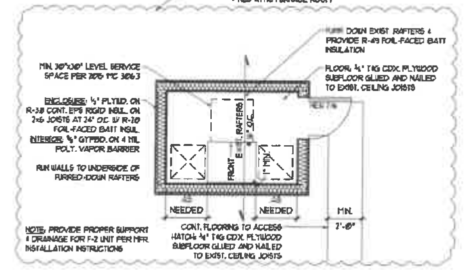
AREA OF PLAN REVISIONS TO STATE-APPROVED PLANS DATED 06.04.19 (4)
- NEW RESTROOMS IN NEW LOC. (SEE A-2)



02 - NEW MEN'S 110

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

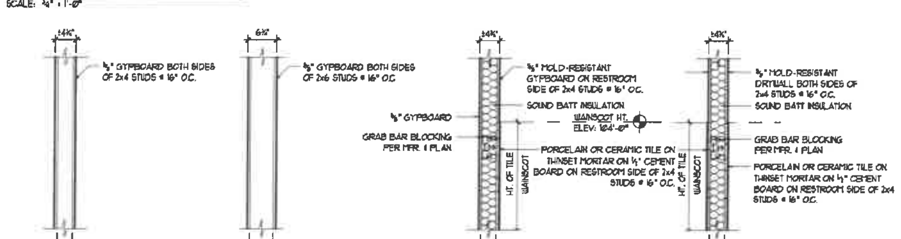
AREA OF PLAN REVISIONS TO STATE-APPROVED PLANS DATED 06.04.19 (4)
- NEW ATTIC FURNACE ROOM



03 - PLAN DET: NEW ATTIC FURNACE ROOM

NEW WALL TYPES

SCALE: ¾" = 1'-0"



TYPE "1" PARTITION WALL TYPE "2" PARTITION WALL TYPE "3" PARTITION WALL TYPE "4" PARTITION WALL

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

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

PROJECT NO. 1840

REVISIONS
(4) 12.20.19

PRELIMINARY
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PERMIT
CONSTRUCTION

DATE 12.19.19

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REMODELED SOUTH ELEVATION (GENEVA STREET)

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

REMODELED WEST ELEVATION (BROAD STREET)

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

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

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

PROJECT NO.
1840

REVISIONS
1 05.30.19
2 12.20.19

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CONSTRUCTION

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01.09.20

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A-4
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REMODELED NORTH ELEVATION
SCALE: 1" = 1'-0"

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400 Broad Street
Lake Geneva, WI 53147
Ph (262) 248-8391
Fax (262) 248-8392
contact@mccormacketten.com
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ADDITIONS AND ALTERATIONS TO THE
GENEVA STREET VILLAGE
121 GENEVA STREET
LAKE GENEVA, WISCONSIN 53147

PROJECT NO.
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A-5
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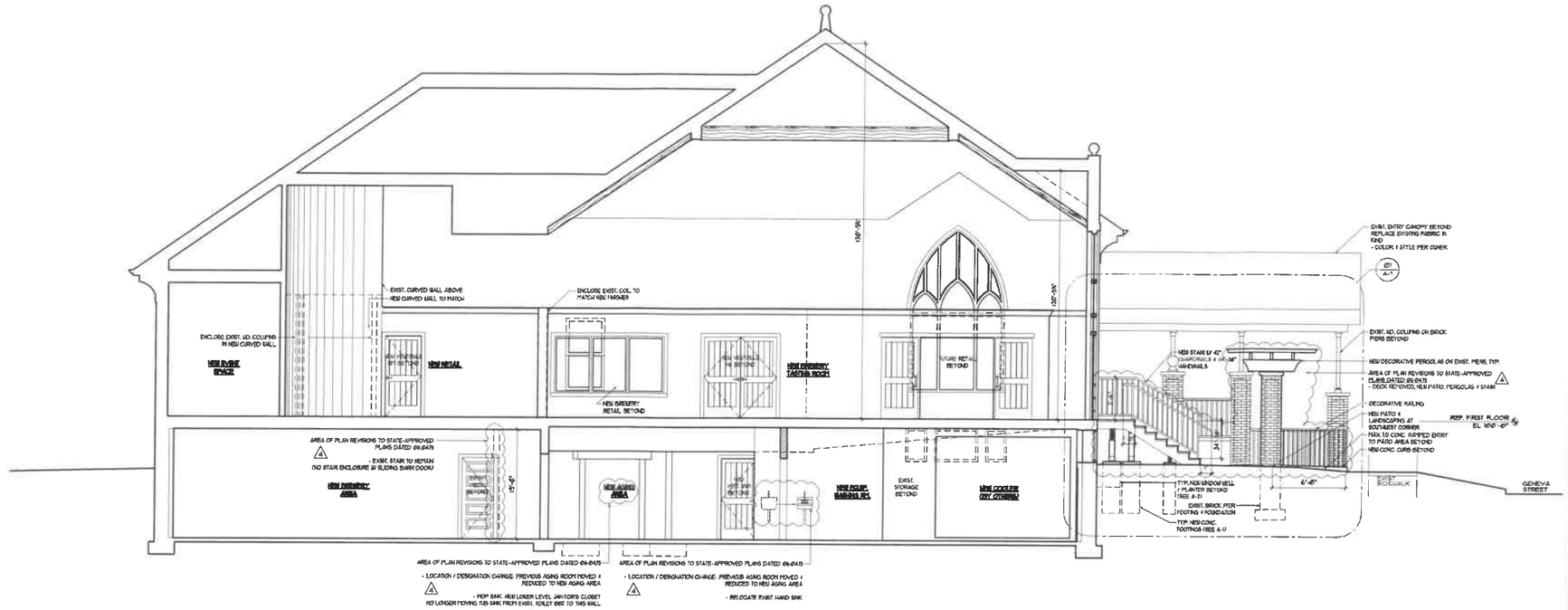
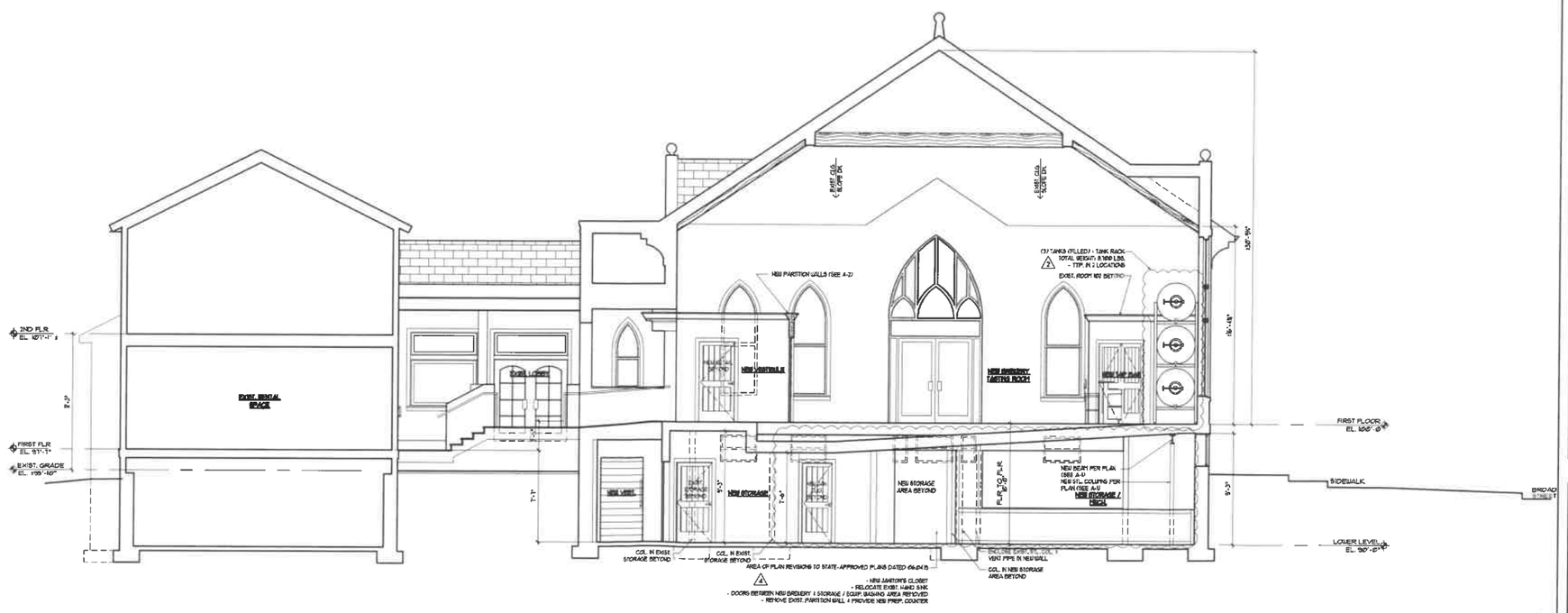


Ø1 - TRANSVERSE SECTION (LOOKING EAST)

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



Ø2 - LONGITUDINAL SECTION (LOOKING SOUTH)

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

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400 Broad Street
Lake Geneva, WI 53147
Ph (262) 248-8391
Fax (262) 248-8392
contact@mccormacketten.com
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ADDITIONS AND ALTERATIONS TO THE
GENEVA STREET VILLAGE
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PROJECT NO. 1840

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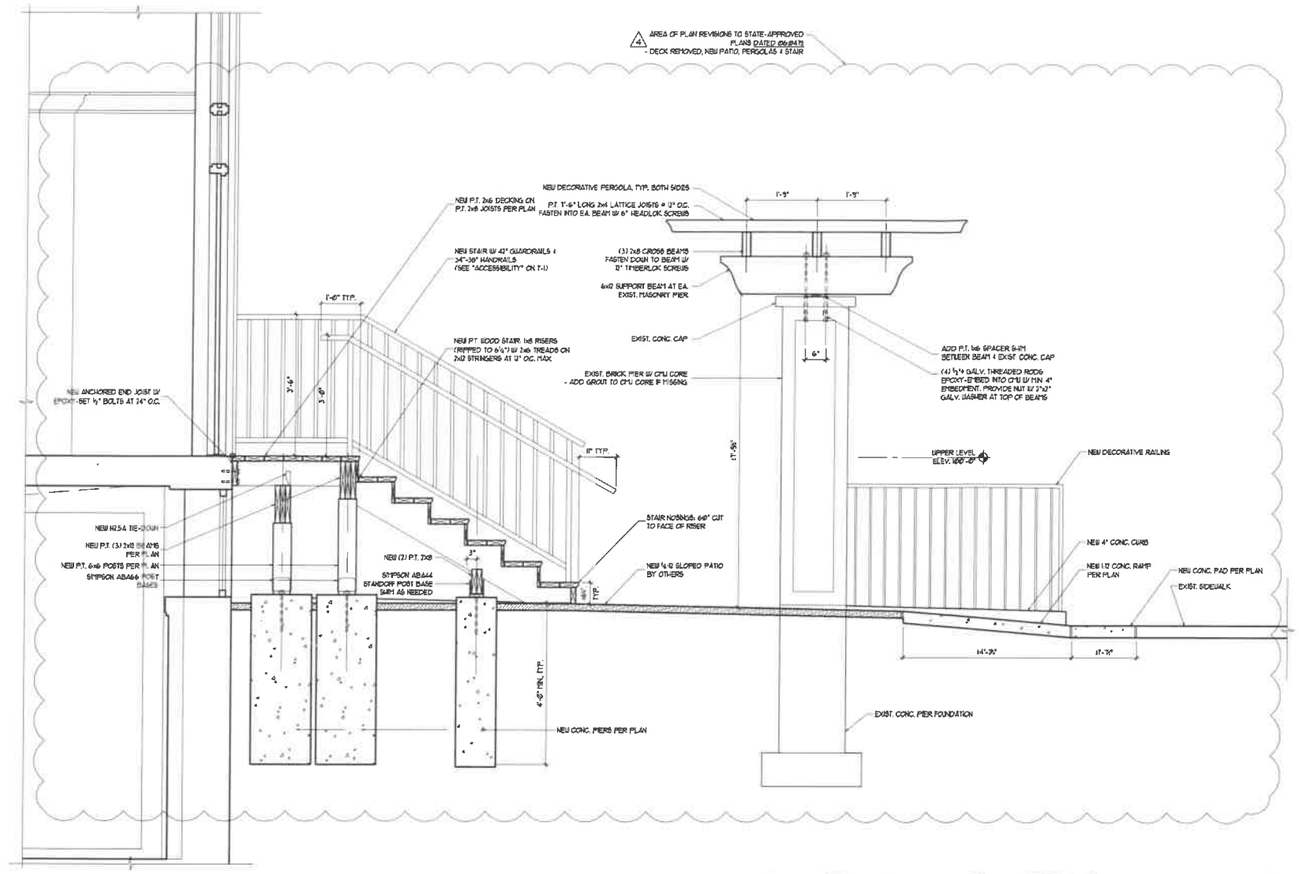

Ø1 - SECTION: STAIR & PERGOLA

SCALE: ¼"=1'-0"

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400 Broad Street
Lake Geneva, WI 53147
Ph: (262) 248-8361
Fax: (262) 248-8362
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ADDITIONS AND ALTERATIONS TO THE
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A-1
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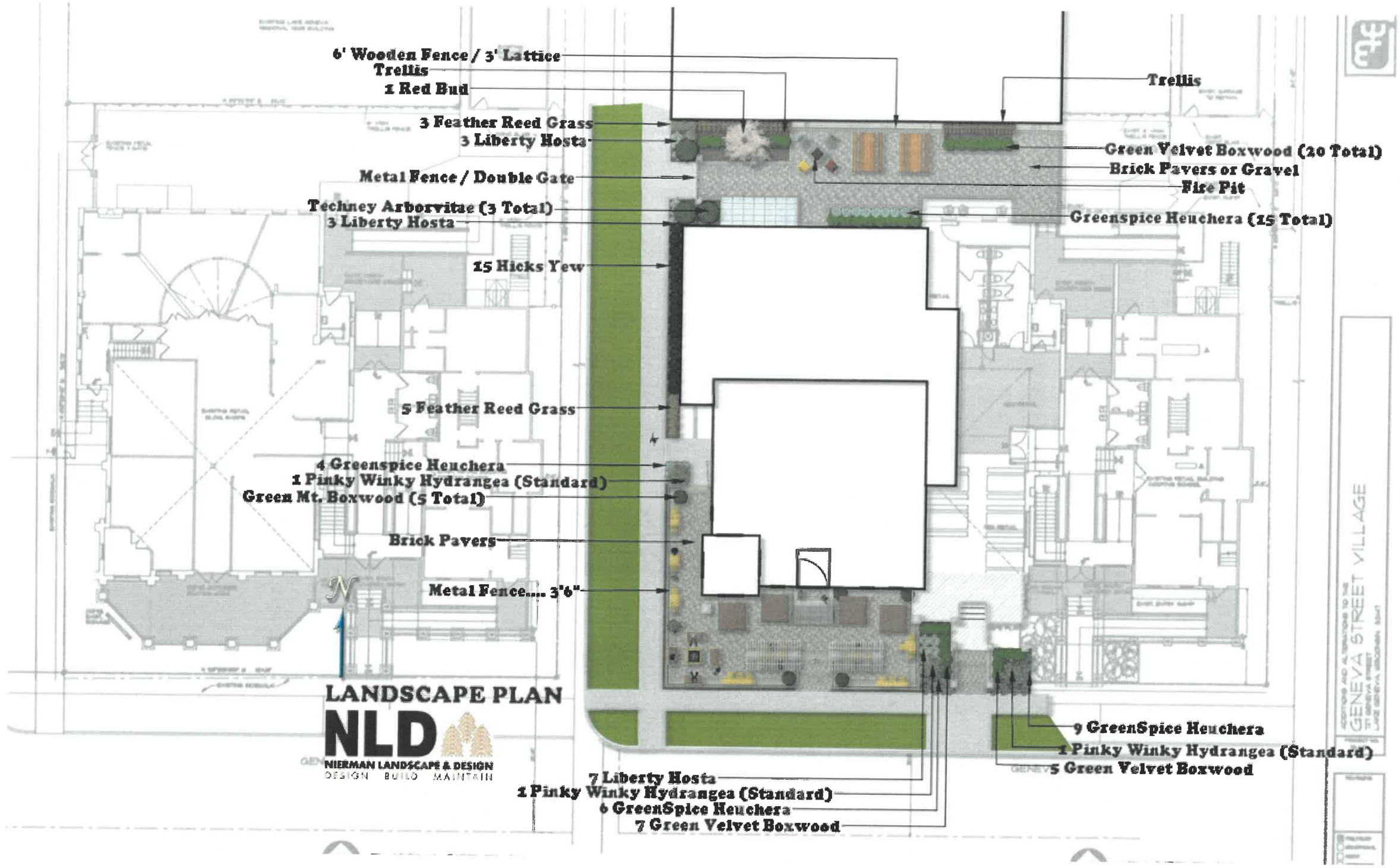
E. LANDSCAPING & SIGNAGE


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

NLD
NIERMAN LANDSCAPE & DESIGN

NLD
NIERMAN LANDSCAPE & DESIGN

Topsy Turvy Signage:

Broad Street (62.5 sq ft total)

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

Geneva Street (80 sq ft total)

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

REMODELED SOUTH ELEVATION (GENEVA STREET)

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

REMODELED WEST ELEVATION (BROAD STREET)

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

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

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

PROJECT NO. 1840

REVISIONS
1. 05.30.19
2. 12.20.19

- PRELIMINARY
- BID/APPROVAL
- PERMIT
- CONSTRUCTION

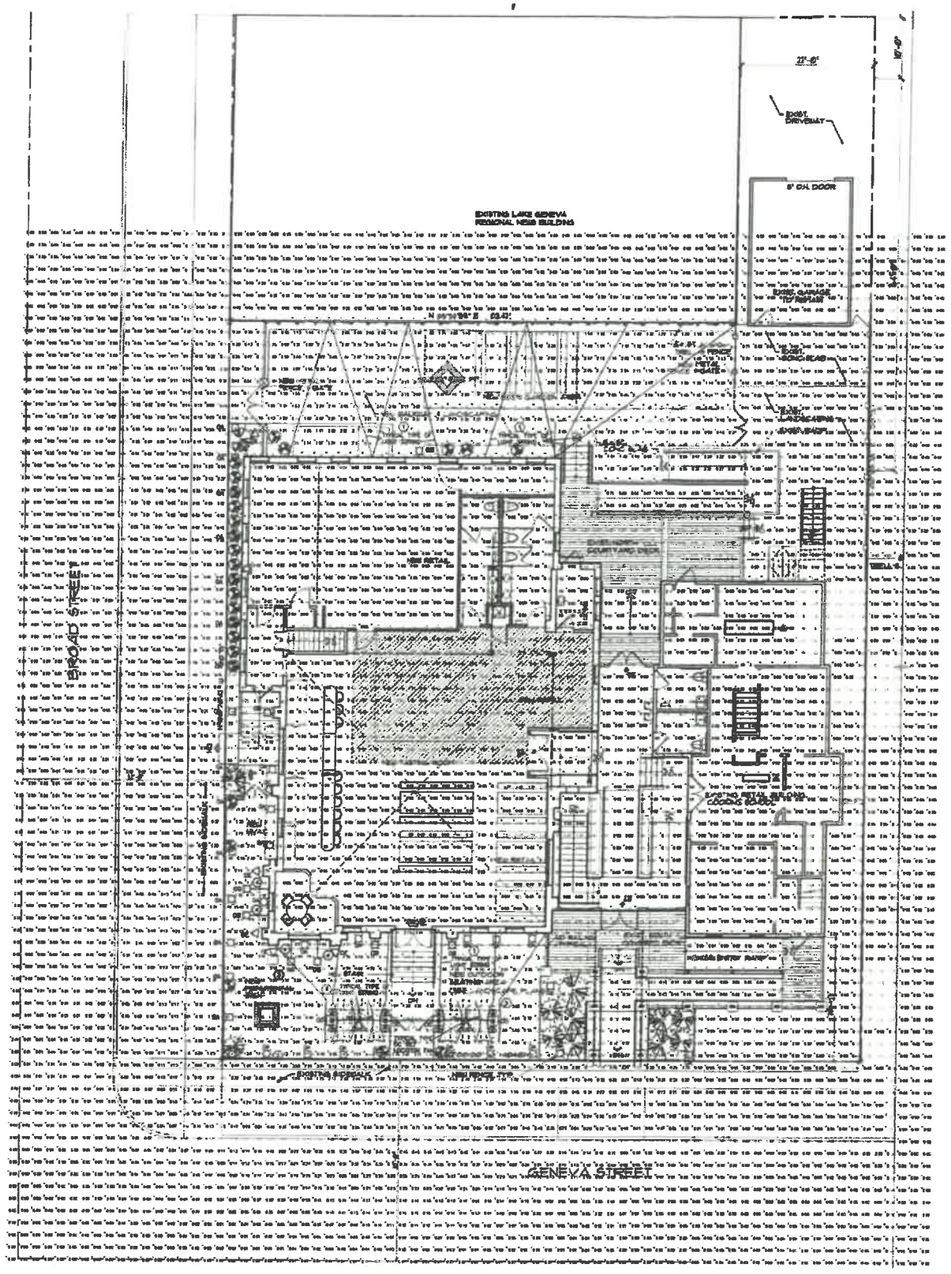
DATE 01.09.20

SHEET A-4 OF ____

© McCormack + Etten / Architects, LLP

Topsy Turvy
BREWERY
Geneva
Retail
Retail
Retail
Retail
Coffee

Shops at the
BREWERY
Coffee
Gift Centre
Retail
Topsy Turvy
BREWERY



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

SHEET NOTES

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

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

REVISIONS

1		
2		
3		
4		
5		

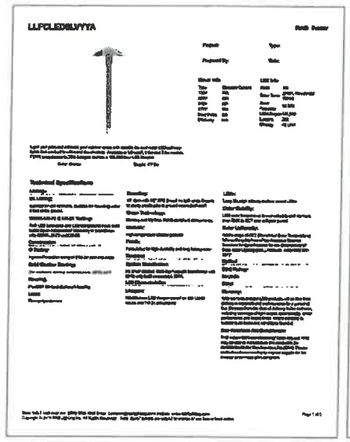
DAVID L. HANSON
AND ASSOCIATES, INC.
LICENSED PROFESSIONAL ENGINEERS
6402-32nd AVENUE
KENOSHA, WI 53142 (262) 854-2010

DATE
10/10/19

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

SHEET
E1.1

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



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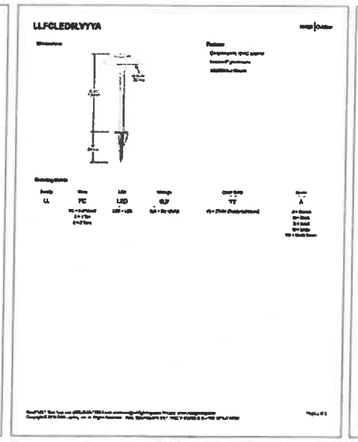

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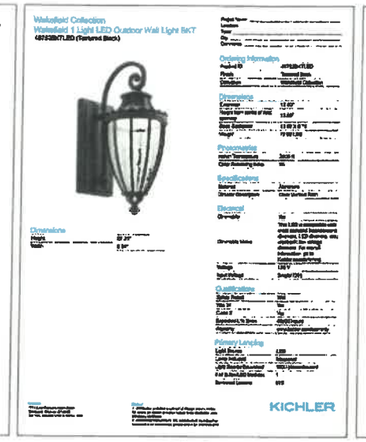

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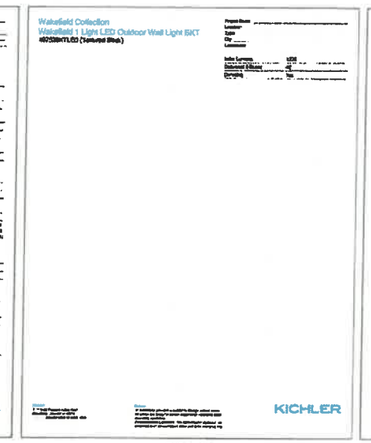
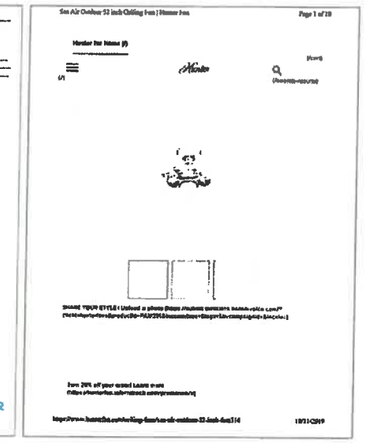


TYPE OB



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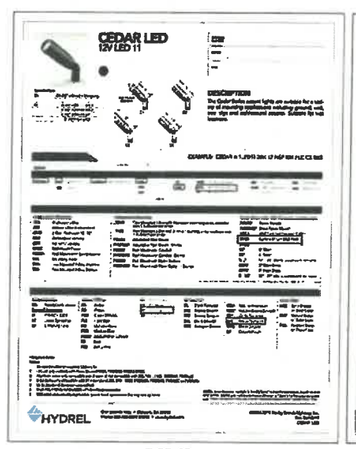

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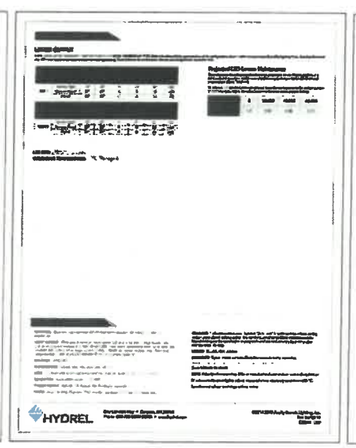

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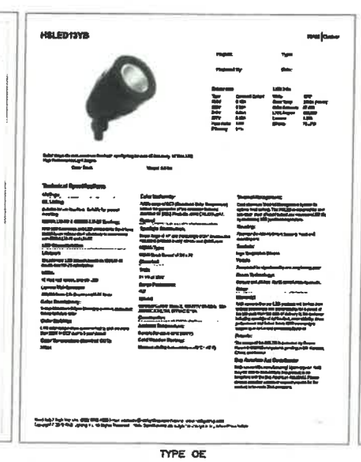

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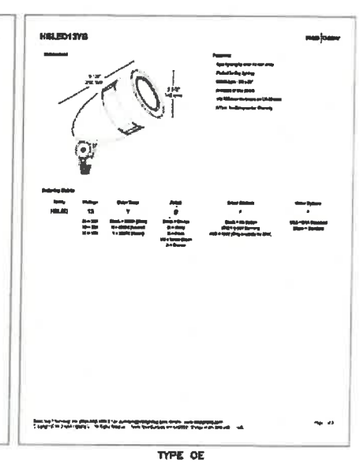


TYPE OE

REVISIONS		
1		
2		
3		
4		

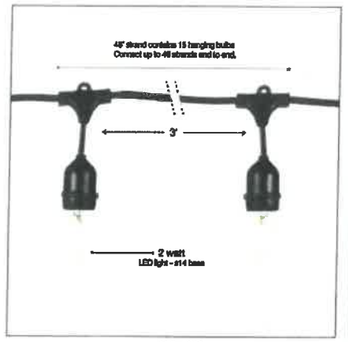
DAVID L. HANSON AND ASSOCIATES, INC.
LICENSED PROFESSIONAL ENGINEERS
6402-32nd AVENUE
KENOSHA, WI 53142 (262) 654-2010

DATE
10/10/19

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

SHEET
E9.1

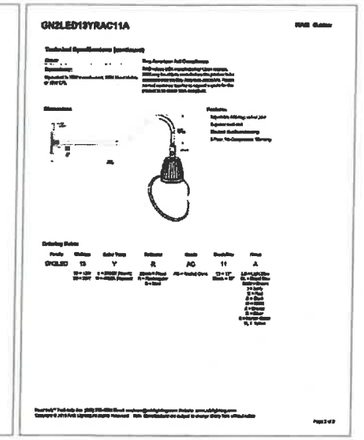
DECORATIVE STRING LIGHTS SHALL HAVE A 2W LED LAMP MAXIMUM.
DECORATIVE STRING LIGHTS UNDER PERGOLA MAY BE LANTERN TYPE.



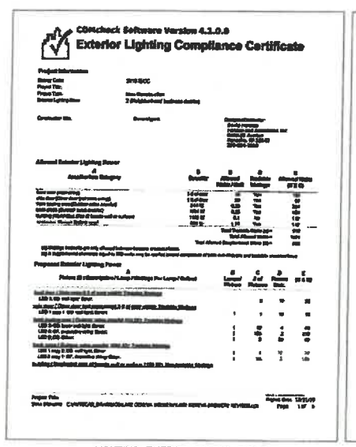
TYPE OF

TYPE OF UNDER PERGOLA

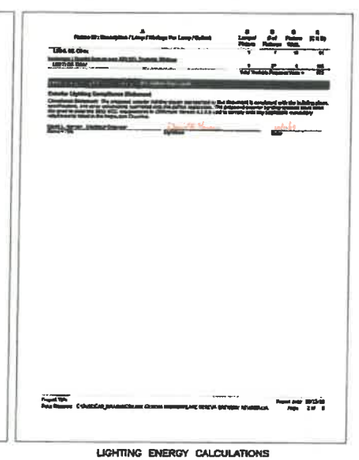
TYPE OG



TYPE OG



LIGHTING ENERGY CALCULATIONS



LIGHTING ENERGY CALCULATIONS

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

DATE 10/10/19

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

BUILDING

SHEET E9.2

RESOLUTION OF THE COMMON COUNCIL			
Resolution authorizing the issuance of a Conditional Use Permit (CUP) filed by Robert & Barb Hogan 328 Shoreline Rd. Lake Barrington IL 60010 for a request to utilize the Single-family – 4 zoning in the Estate Residential – 1 zoning land use for the property located at 1300 W. Main St. located in the Estate Residential - 1 (ER-1) zoning district. Tax Key No. ZYUP00094O.			
Committee:	Plan Commission approved March 16, 2020		
Fiscal Impact:	N/A		
File Number:	**20-R24**	**Date:**	March 23, 2020

WHEREAS, the City Plan Commission has considered the application of, Robert & Barb Hogan 328 Shoreline Rd. Lake Barrington IL 60010 for a request to utilize the Single-family – 4 zoning in the Estate Residential – 1 zoning land use for the property located at 1300 W. Main St.

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on February 6, 2020.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit to Robert & Barb Hogan 328 Shoreline Rd. Lake Barrington IL 60010 for a request to utilize the Single-family – 4 zoning in the Estate Residential – 1 zoning land use for the property located at 1300 W. Main St,

Tax Key No. ZYUP00094O

to include all affirmative findings of fact and note staff recommendations.

Granted by action of the Common Council of the City of Lake Geneva this 23th day of March 2020.

Council Action: ☐ **Adopted** ☐ **Failed** **Vote** _____

Mayoral Action: ☐ **Accept** ☐ **Veto**

_____

Thomas Hartz, Mayor Date

Attest:

_____

Lana Kropf, City Clerk Date

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: March 16, 2020

Agenda Item: 10

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

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

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

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

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

Project Details from CUP Submittal

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

Action by the Plan Commission:

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

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

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

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

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

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

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

b. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

c. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

d. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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

f. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant’s proposal and any requirements recommended by the Applicant to ameliorate such impacts.

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

a. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

b. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

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

Staff Recommendation on the proposed Conditional Use Permit:

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

20.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

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

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

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

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

Proposed Conditional Use: KITCHEN AND ENTRY EXPANSION

Zoning District in which land is located: ER 1

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

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

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

1.13.2020
Date

Signature of Applicant

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

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

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

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

⇓

✓ ____ (a) **A map of the proposed conditional use:**

- ✓ Showing all lands for which the conditional use is proposed;
- ____ Showing all other lands within 300 feet of the boundaries of the subject property;
- ✓ Referenced to a list of the names and addresses of the owners of said lands as they appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);
- ✓ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
- ✓ Map and all its parts are clearly reproducible with a photocopier;
- ____ Map size of 11" by ~~17"~~ 8½" and map scale not less than one inch equals 800 ft:
- ✓ All lot dimensions of the subject property provided;
- ✓ Graphic scale and north arrow provided.

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

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

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

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

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

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

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

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

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

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

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

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

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

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

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

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

IV. FINAL APPLICATION PACKET INFORMATION

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

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

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

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

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

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

____ Conditional Use recorded with the County Register of Deeds Office: Date: _____ by: _____

CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR: SITE PLAN REVIEW AND APPROVAL (Requirements per Section 98-908)

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

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

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

Follow-up pre-submittal staff meetings scheduled for:

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

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II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

⇓

____ ____ (a) **A <u>written description</u> of the intended use describing in reasonable detail the:**

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

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

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

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

____ Possible future expansion and related implications for points above;

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

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

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

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

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

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

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

____ A legal description of the subject property;

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

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

____ All required building setback lines;

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

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

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

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

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

____ The location, type, height, size and lighting of all signage on the subject property to include a photometric plan;

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

____ All engineering requirements for utilities, site designs, etc;

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

____ The location of existing and proposed drainage facilities for storm water;

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

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

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

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

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

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

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

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

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

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

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

Development Review Committee (DRC) Application

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

Applicant Information

Property Address _____
Applicant name _____
Applicant email _____ Phone Number _____

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

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

Engineering

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

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

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

Water/Sewer Utilities

If an existing structure please circle the following:

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

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

- Water service size requirement_____
- Estimated daily water usage in gallons per day_____
- Estimated maximum water flow in gallons per minute_____
- Number of bathrooms_____
- Brief description of process (if Industrial)_____

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

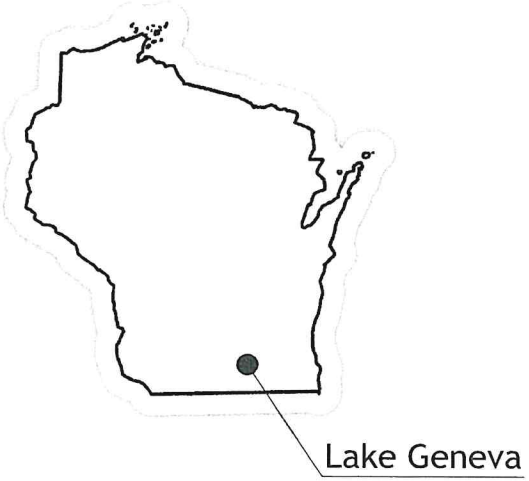
- Number of units_____
- Number of bedrooms in each unit_____
- Water service size requirement_____

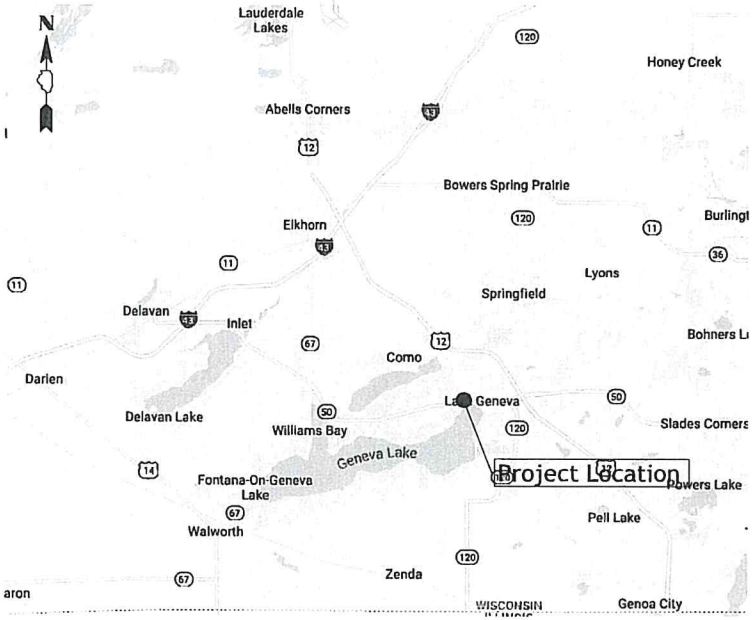
Proposed Improvement

House addition

1300 W Main St, Lake Geneva,

Wisconsin, Walworth County, 53147





Index of sheets:

C1 - Cover Sheet

C2 - Existing Site Conditions

C3 - Proposed Site Conditions

C4 - General Notes

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

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

No.	Revision/Issue	Date

FLUENTA CONSULTING

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

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Project

Date

Scale 1" - 20'

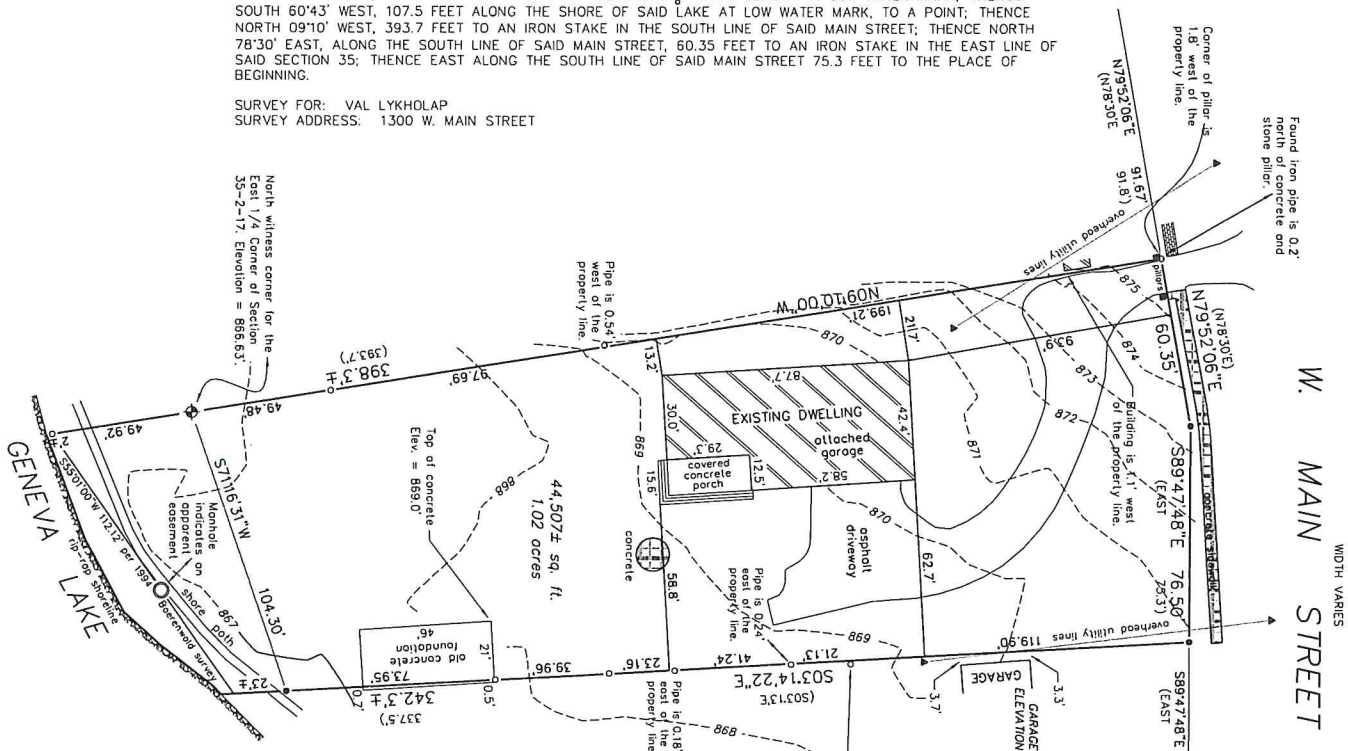
Sheet

C1

Existing Site Conditions

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

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



LEGEND

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

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

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

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

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

No.	Revision/Issue	Date

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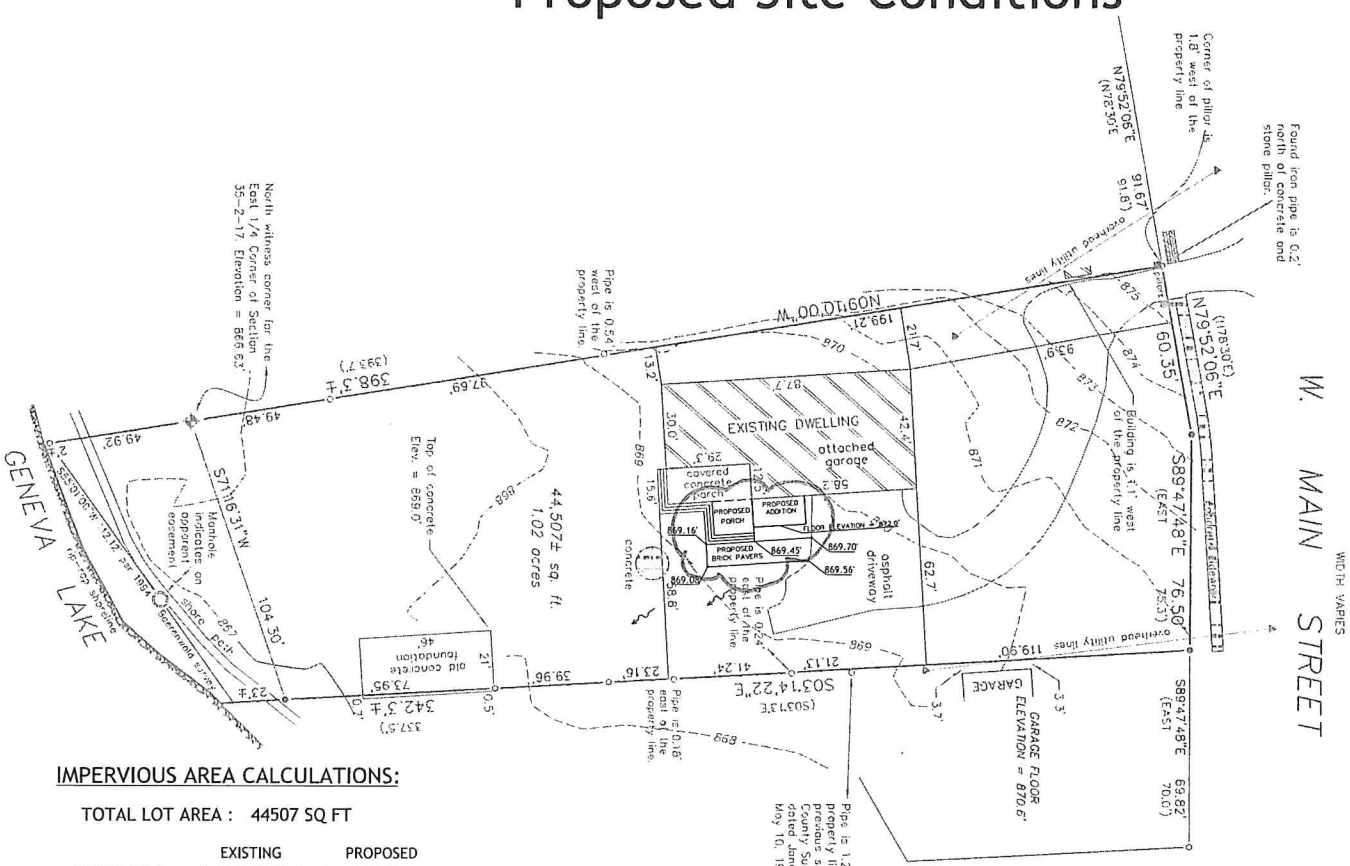
Proposed Site Conditions



LEGEND

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

IMPERVIOUS AREA CALCULATIONS:

TOTAL LOT AREA : 44507 SQ FT

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

VALERIY LYKHOLAP
47531-6
REGISTERED PROFESSIONAL ENGINEER OF WISCONSIN

By

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

No.	Revision/Issue	Date

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General Notes

NOTES AND CONDITIONS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SOIL EROSION AND SEDIMENT CONTROL:

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

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

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

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

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

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

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

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

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

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

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

12. THE CONTRACTOR SHALL SOD ALL DAMAGED PARKWAYS.

EARTHWORK, GRADING, AND PAVING:

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

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

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

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

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

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

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

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

No.	Revision/Issue	Date

FLUENTA CONSULTING

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Date

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

GENERAL NOTES FOR PROJECT:

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

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

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

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

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

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

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

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

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

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

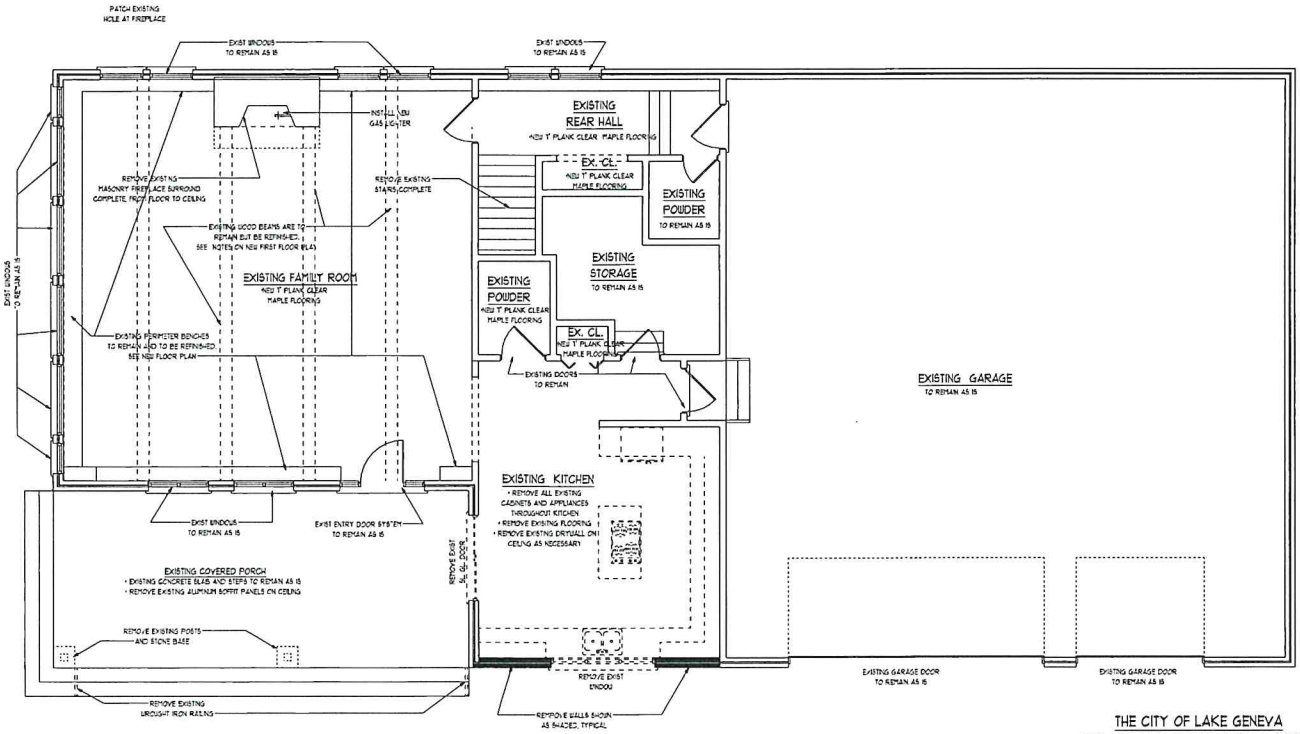
1.9 LOCATION OF HVAC, PLUMBING, AND ELECTRICAL WORK:
LOCATIONS OF MENTIONED MECHANICALS SHALL BE COORDINATED THROUGH THE CONTRACTOR BY THE TRADES INVOLVED AND APPROVED BY THE CONTRACTOR BEFORE WORK BEGINS. EACH TRADE IS RESPONSIBLE FOR ONSITE VERIFICATION OF ACTUAL DIMENSIONS AND CLEARANCES. DO NOT SCALE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

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

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

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

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



EXISTING FIRST FLOOR & DEMO PLAN

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

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

WISCONSIN ADMINISTRATIVE CODE
WISCONSIN UNIFORM BUILDING CODE

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

WISCONSIN JOSEPH H. MURAN 6910 ARCHITECT

12/23/2019
DATE

STATE OF WISCONSIN REGISTERED ARCHITECT # 6910

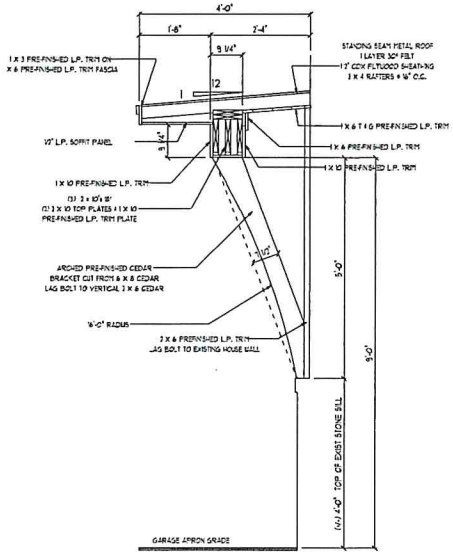
MURAN ARCHITECTS INC.
21720 W. LONG GROVE ROAD, SUITE C-184 DEER PARK, IL 60010
www.muranarchitects.com 847-955-9090

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

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

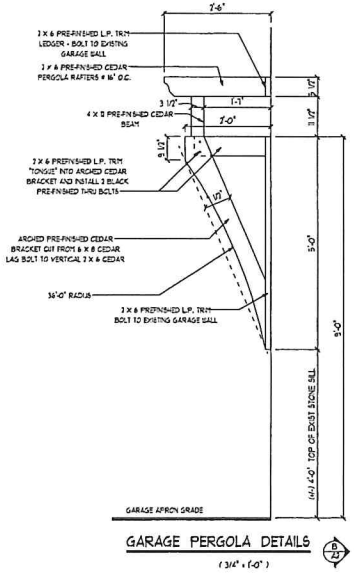
DATE:
NOVEMBER 1 2019
DRAWN BY :
J.H. MURAN
REVISIONS :
NOVEMBER 9, 2019
BD SET DEC. 18 2019
BD SET DEC. 23 2019

SHEET
A1



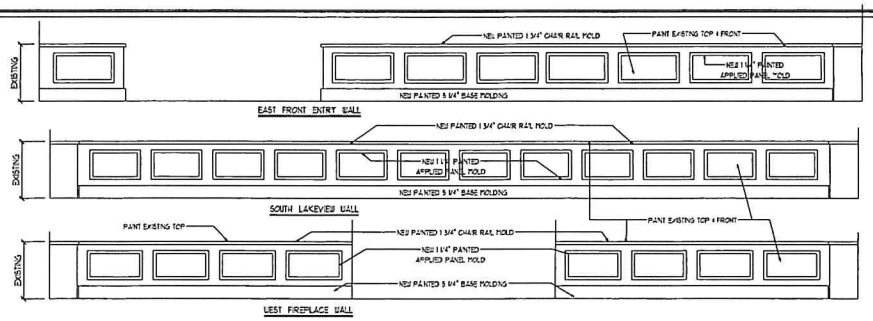
COVERED GRILL AREA ROOF DETAILS

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



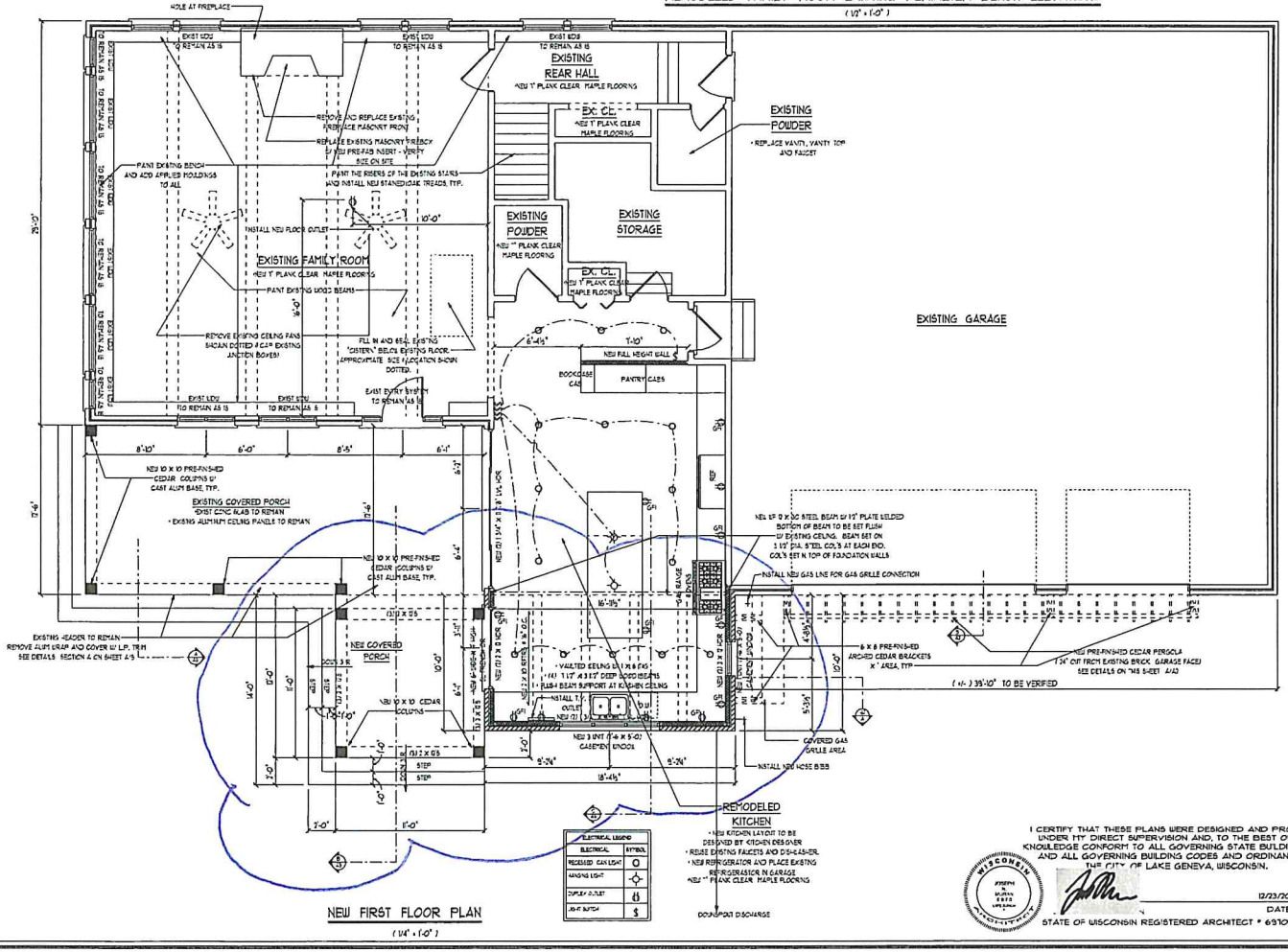
GARAGE PERGOLA DETAILS

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



REMODELED FAMILY ROOM EXISTING PERIMETER BENCH ELEVATIONS

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



NEW FIRST FLOOR PLAN

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

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

12/23/2019

DATE

STATE OF WISCONSIN REGISTERED ARCHITECT # 6970

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

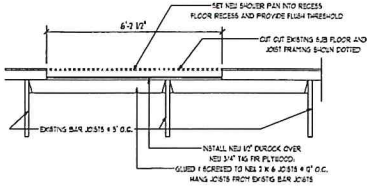
HARDIN
847.381.6200
DESIGN / BUILD
BARRINGTON, IL
WWW.HARDINBUILDERS.COM

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

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

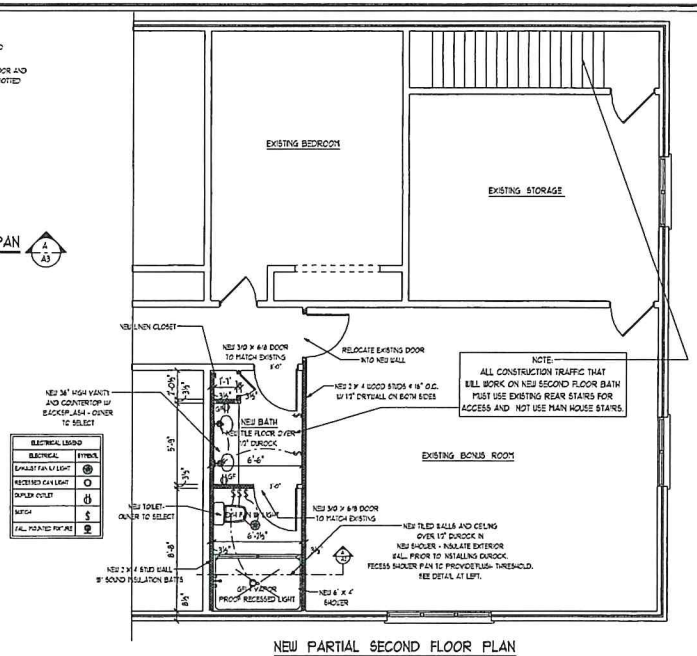
SHEET

A2



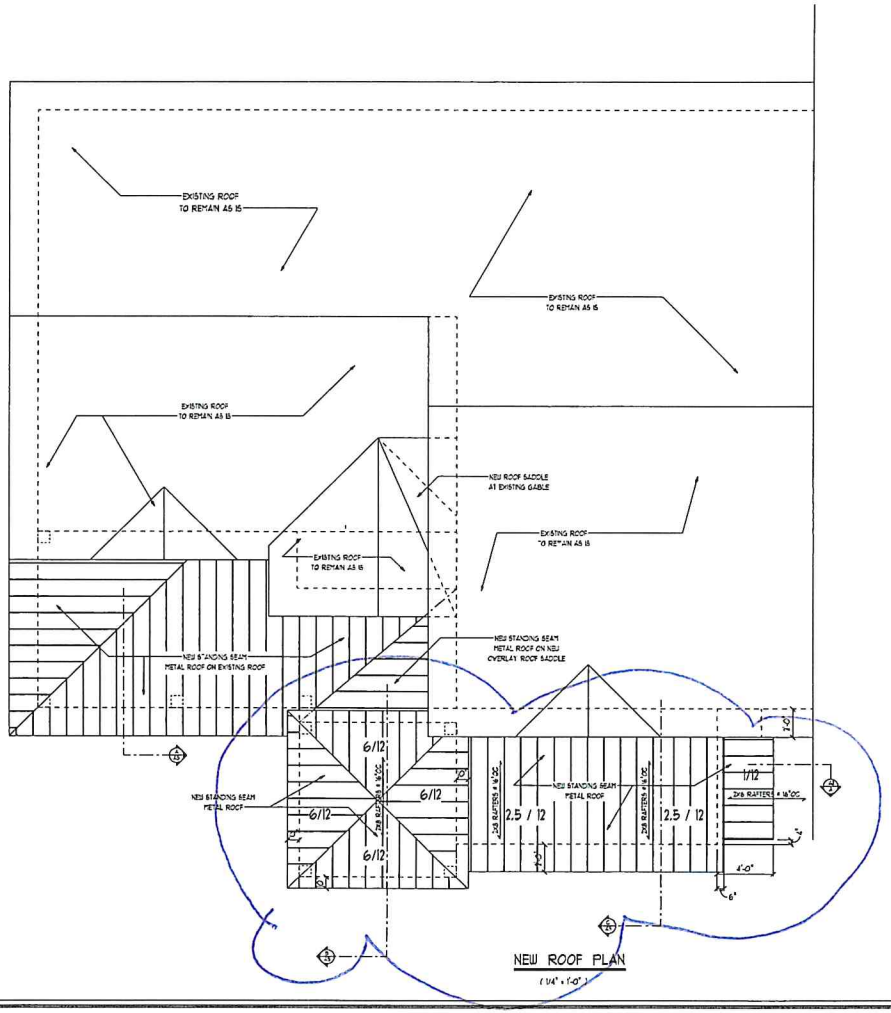
NEW PRECESSED FRAMING DETAIL FOR NEW SHOWER PAN (A/A3)

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



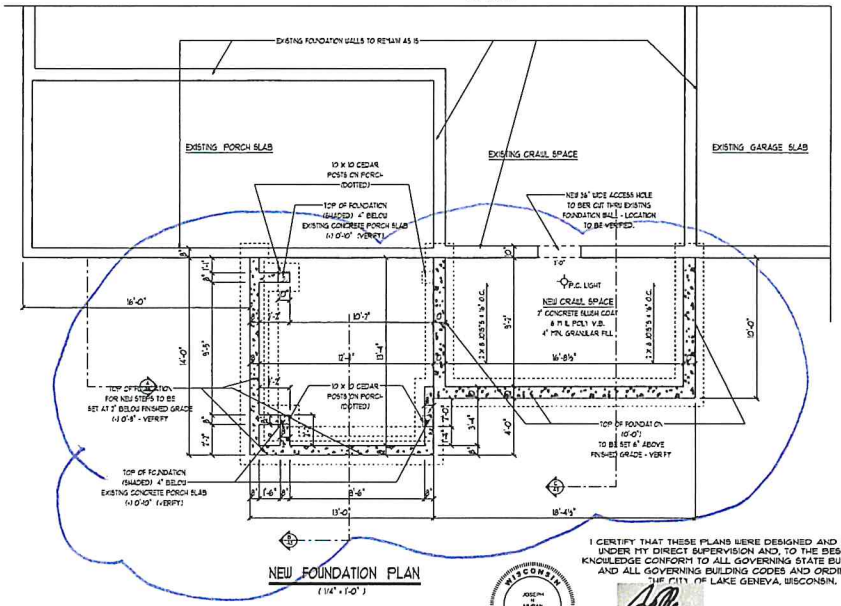
NEW PARTIAL SECOND FLOOR PLAN

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



NEW ROOF PLAN

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



NEW FOUNDATION PLAN

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

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

WISCONSIN JOSEPH N. MURAN E-6910 ARCHITECT

12/23/2019

DATE

STATE OF WISCONSIN REGISTERED ARCHITECT # 6910

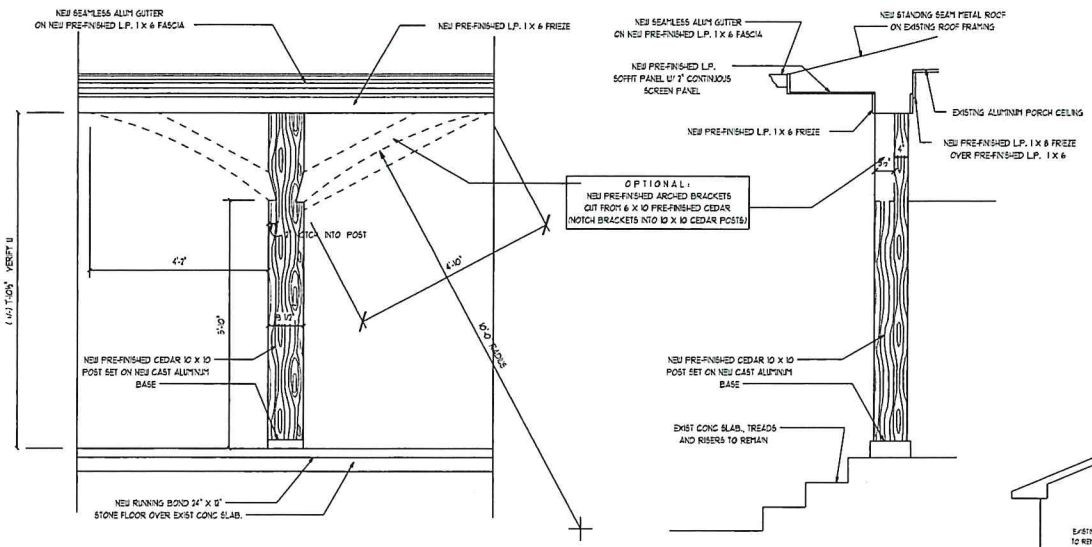
MURAN ARCHITECTS INC.
21720 W. LONG GROVE ROAD, SUITE C-154, DEER PARK, IL 60010
www.muranarchitects.com 847 - 955 - 9090

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

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

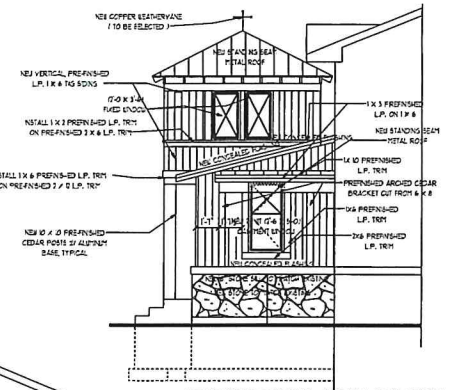
DATE:
NOVEMBER 1, 2019
DRAWN BY :
J N MURAN
REVISIONS :
NOVEMBER 5, 2019
BID SET DEC. 16, 2019
BID SET DEC. 26, 2019

SHEET
A3



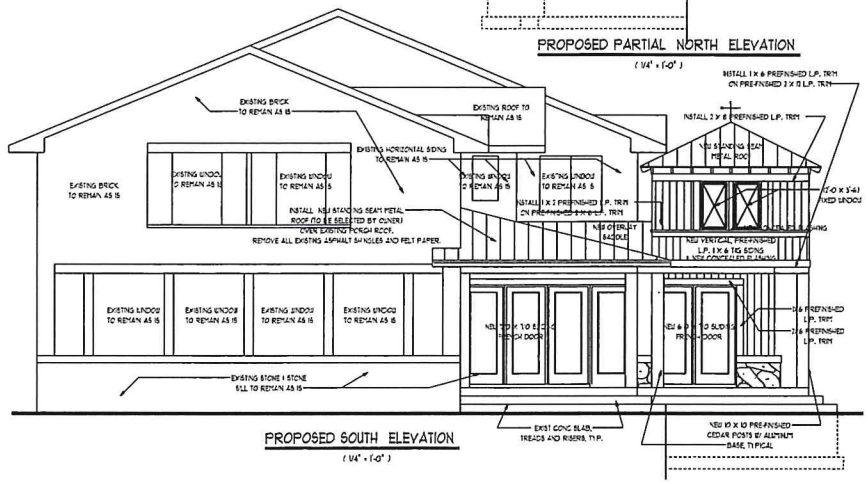
TYPICAL PORCH POST AND BRACKET DETAILS

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



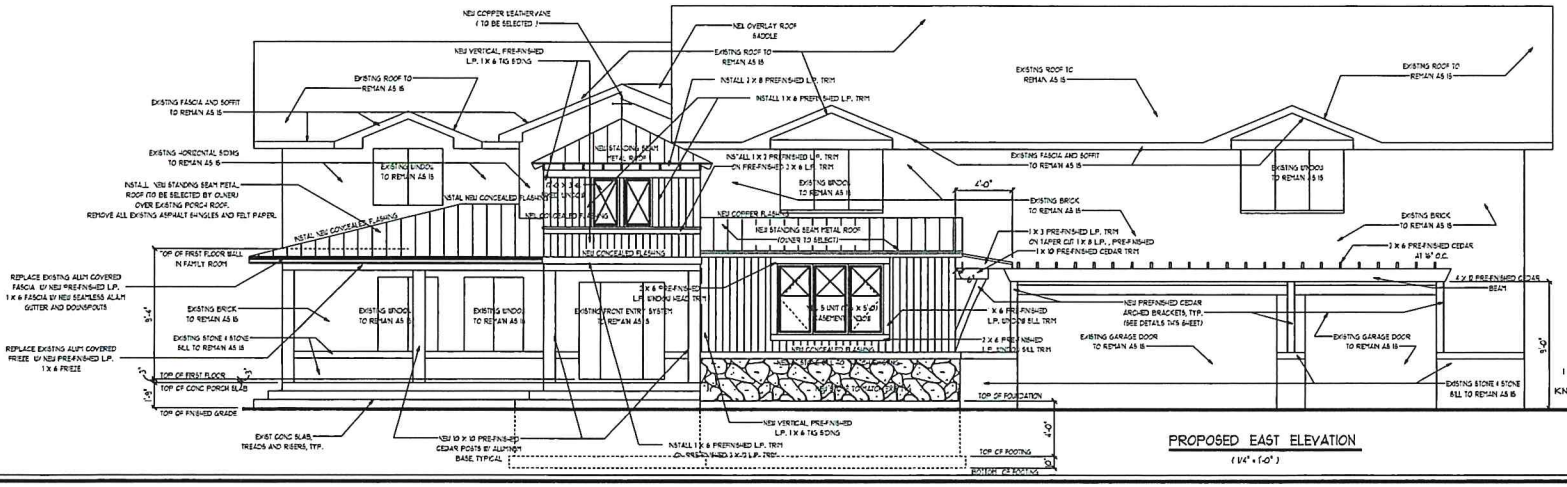
PROPOSED PARTIAL NORTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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



PROPOSED EAST ELEVATION

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

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

12/23/2019

DATE

STATE OF WISCONSIN REGISTERED ARCHITECT # 6930

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

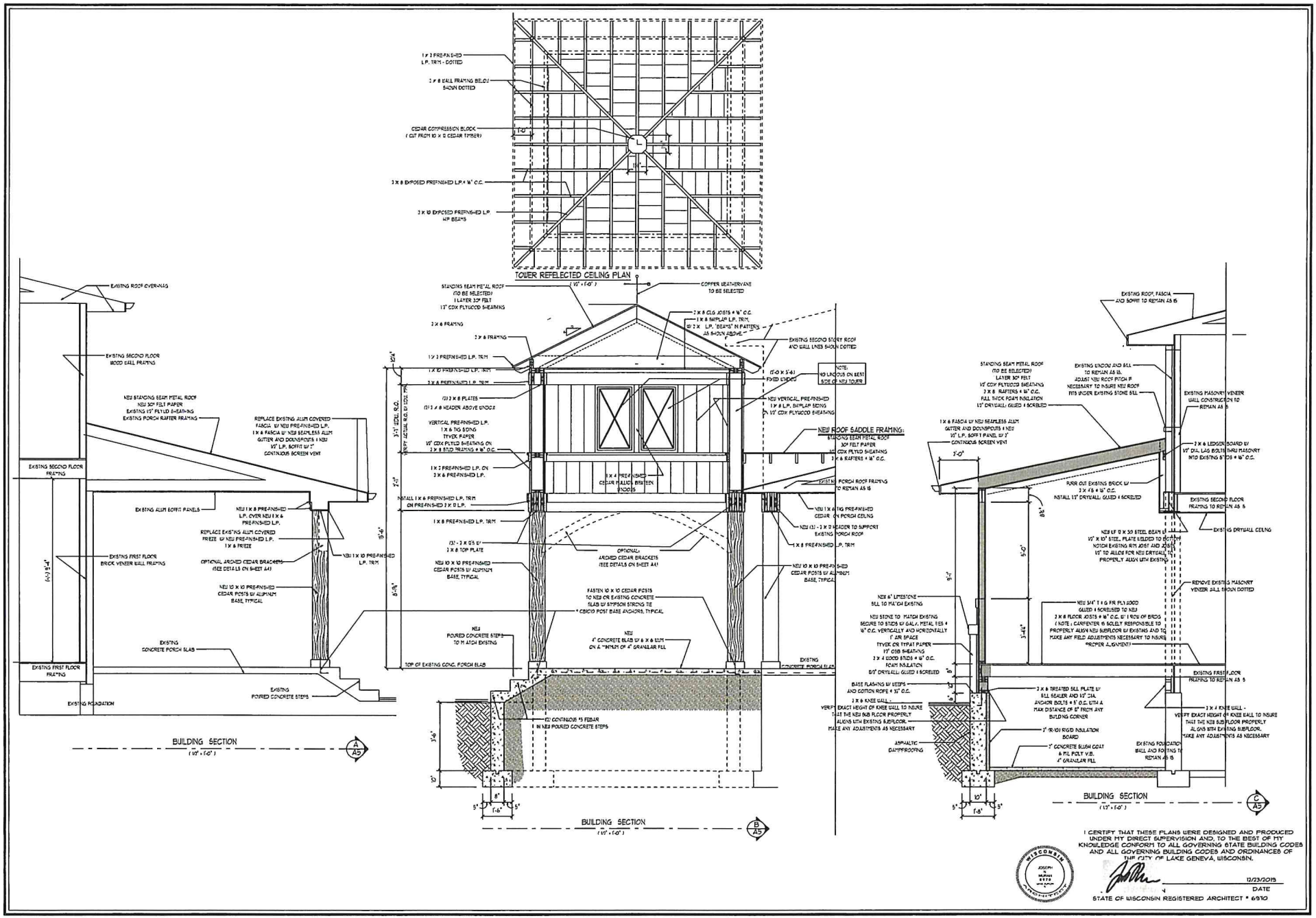
HARDIN
847.381.6200
DESIGN / BUILD
BARRINGTON, IL
WWW.HARDINBUILDERS.COM

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

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

SHEET

A4



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

12/23/2015
DATE

STATE OF WISCONSIN REGISTERED ARCHITECT # 6510

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

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

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

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

SHEET
A5

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: March 16, 2020

Agenda Item: 6

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

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

Description:

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

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

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

Action by the Plan Commission:

Recommendation to the Common Council on the proposed 4 lot - Certified Survey Map (CSM):

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

- Provide the Common Council with a *recommendation* regarding the proposed CSM.

Staff Recommendation on the proposed - Certified Survey Map (CSM):

Staff recommends that the Plan Commission recommend *approval* of the 4 lot – CSM as submitted.

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

[X] CERTIFIED SURVEY MAP or [ ] SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Constantine Athans
999 Snake Road
Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: ( )

EMAIL ADDRESS:

PROJECT ADDRESS W3121 Snake Road TAX KEY NUMBER: ZWIL00004

NAME AND ADDRESS OF APPLICANT:

Constantine Athans
999 Snake Road
Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: ( )

EMAIL ADDRESS:

NAME AND ADDRESS OF SURVEYOR:

Cardinal Engineering
PO Box 281
Lake Geneva, WI 53147

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

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

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

SUBMITTAL CHECKLIST

✓ LOCATION MAP SHOWING LOCATION OF PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED WITH TOWN OR TOWNS, AND PARCELS WITHIN 1,000-FT OF BOUNDARY OF SUBJECT PROPERTY.

✓ SKETCH MAP TO APPROXIMATE SCALE SHOWING ENTIRE PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED, AND SHOWING THE APPROXIMATE CONFIGURATION OF PROPOSED LOTS AND ROADS WITHIN THOSE PARCELS.

✓ CITY OF LAKE GENEVA SIGNATURE BLOCK ON FACE OF CSM OR PLAT, PER STATE STATUTES.

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

✓ PROVIDE AN ELECTRONIC COPY OF THE FULL APPLICATION PACKET TO THE LAKE GENEVA BUILDING AND ZONING DEPARTMENT AT BZADMIN@CITYOFLAKEGENEVA.COM OR BZCLERK@CITYOFLAKEGENEVA.COM

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

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

1.10.20
DATE

Kevin Cethans
SIGNATURE OF APPLICANT

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

☐ CERTIFIED SURVEY MAP or ☐ SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

NEUMAN FAMILY TRUST

4666 ~~466~~ LORRAINE AVE

DALLAS, TEXAS 75209

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

EMAIL ADDRESS: RNEUMAN@HICKSHOLDINGS.COM

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

NAME AND ADDRESS OF APPLICANT:

NEUMAN FAMILY TRUST

4666 ~~466~~ LORRAINE AVE

DALLAS, TEXAS 75209

TELEPHONE NUMBER OF APPLICANT: (214) 507-9669

EMAIL ADDRESS: Same

NAME AND ADDRESS OF SURVEYOR:

CARDINAL ENGINEERING

PO BOX 281, LAKE GENEVA 53147

TELEPHONE NUMBER OF SURVEYOR: ( )

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

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

SUBMITTAL CHECKLIST

X LOCATION MAP SHOWING LOCATION OF PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED WITH TOWN OR TOWNS, AND PARCELS WITHIN 1,000-FT OF BOUNDARY OF SUBJECT PROPERTY.

X SKETCH MAP TO APPROXIMATE SCALE SHOWING ENTIRE PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED, AND SHOWING THE APPROXIMATE CONFIGURATION OF PROPOSED LOTS AND ROADS WITHIN THOSE PARCELS.

X CITY OF LAKE GENEVA SIGNATURE BLOCK ON FACE OF CSM OR PLAT, PER STATE STATUTES.

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

X PROVIDE AN ELECTRONIC COPY OF THE FULL APPLICATION PACKET TO THE LAKE GENEVA BUILDING AND ZONING DEPARTMENT AT BZADMIN@CITYOFLAKEGENEVA.COM OR BZCLERK@CITYOFLAKEGENEVA.COM

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

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

2/6/20
DATE

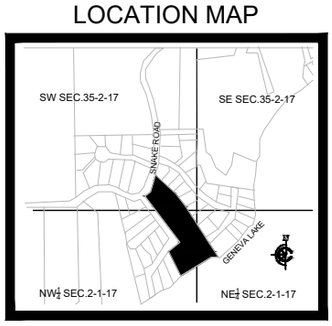
Eric Neuman
SIGNATURE OF APPLICANT For: Neuman Family Trust

NO. CERTIFIED SURVEY MAP _____

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

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

LOCATION MAP



SCALE: 1" = 2,000'

GRAPHIC SCALE

1 INCH = 100 FEET

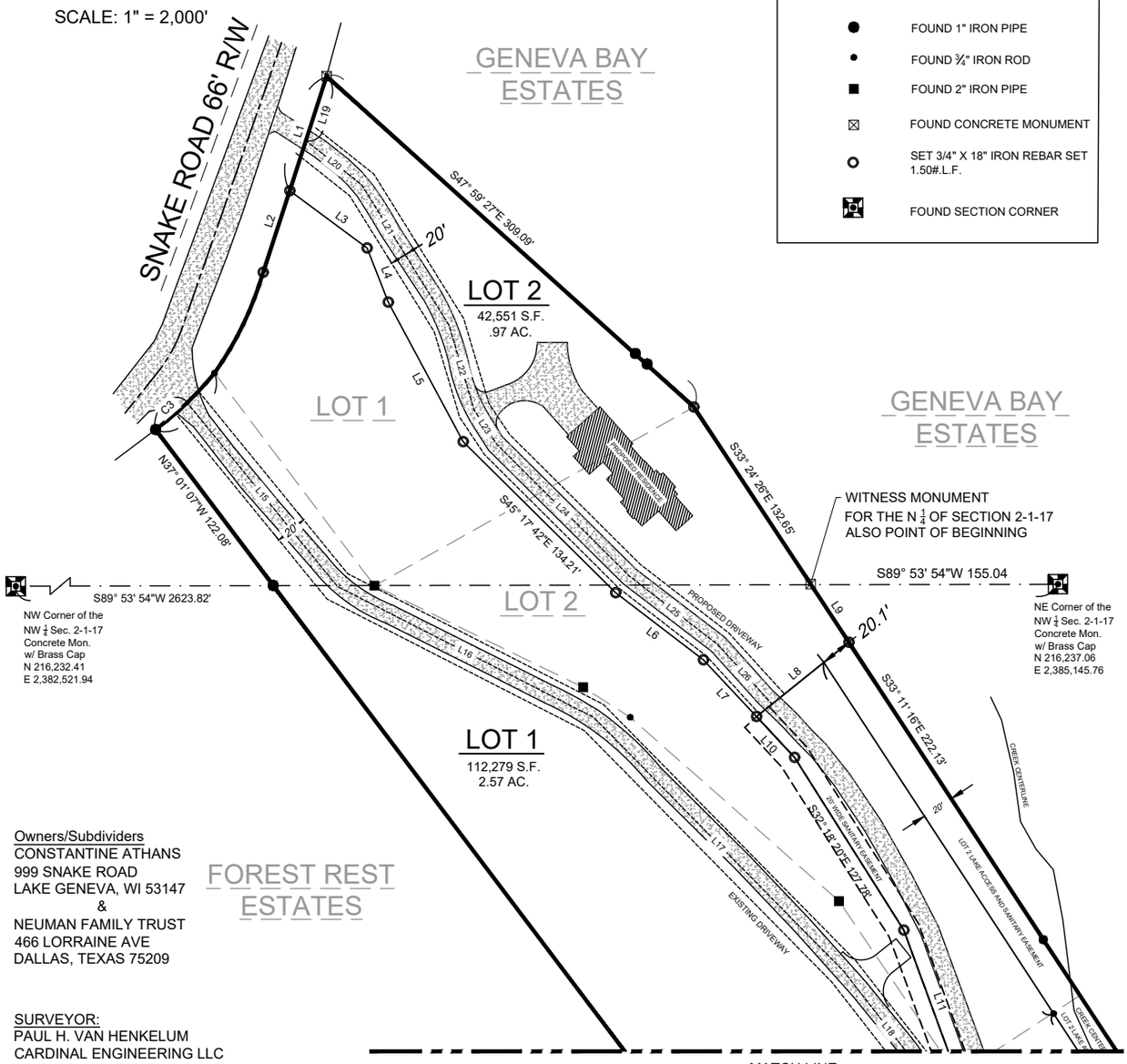
Basis of Bearing: All Bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone.

Topography, soils, and zoning taken from Walworth County GIS website.

The north line of the NW $\frac{1}{4}$ of Sec. 2-1-17 was assumed to bear N89°53'54"W

LEGEND

- FOUND 1" IRON PIPE
- FOUND ¾" IRON ROD
- FOUND 2" IRON PIPE
- FOUND CONCRETE MONUMENT
- SET 3/4" X 18" IRON REBAR SET 1.50#.L.F.
- FOUND SECTION CORNER



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

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

CURVE TABLE

CURVE NUMBER	LENGTH (FT)	RADIUS (FT)	Δ	CHORD LENGTH (FT)	CHORD BEARING
C1	51.15	212.57	13°47'13"	51.03	S46° 15' 31"W
C2	70.25	212.57	18°56'06"	69.93	S25° 45' 13"W
C3	25.96	212.57	6°59'50"	25.94	N49° 39' 12"E

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

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

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

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

SHEET 1 OF 4
DATE 01-10-2020
JOB#1901409

NO. CERTIFIED SURVEY MAP _____

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

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

GRAPHIC SCALE

1 INCH = 100 FEET

Basis of Bearing: All Bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone.

Topography, soils, and zoning taken from Walworth County GIS website.

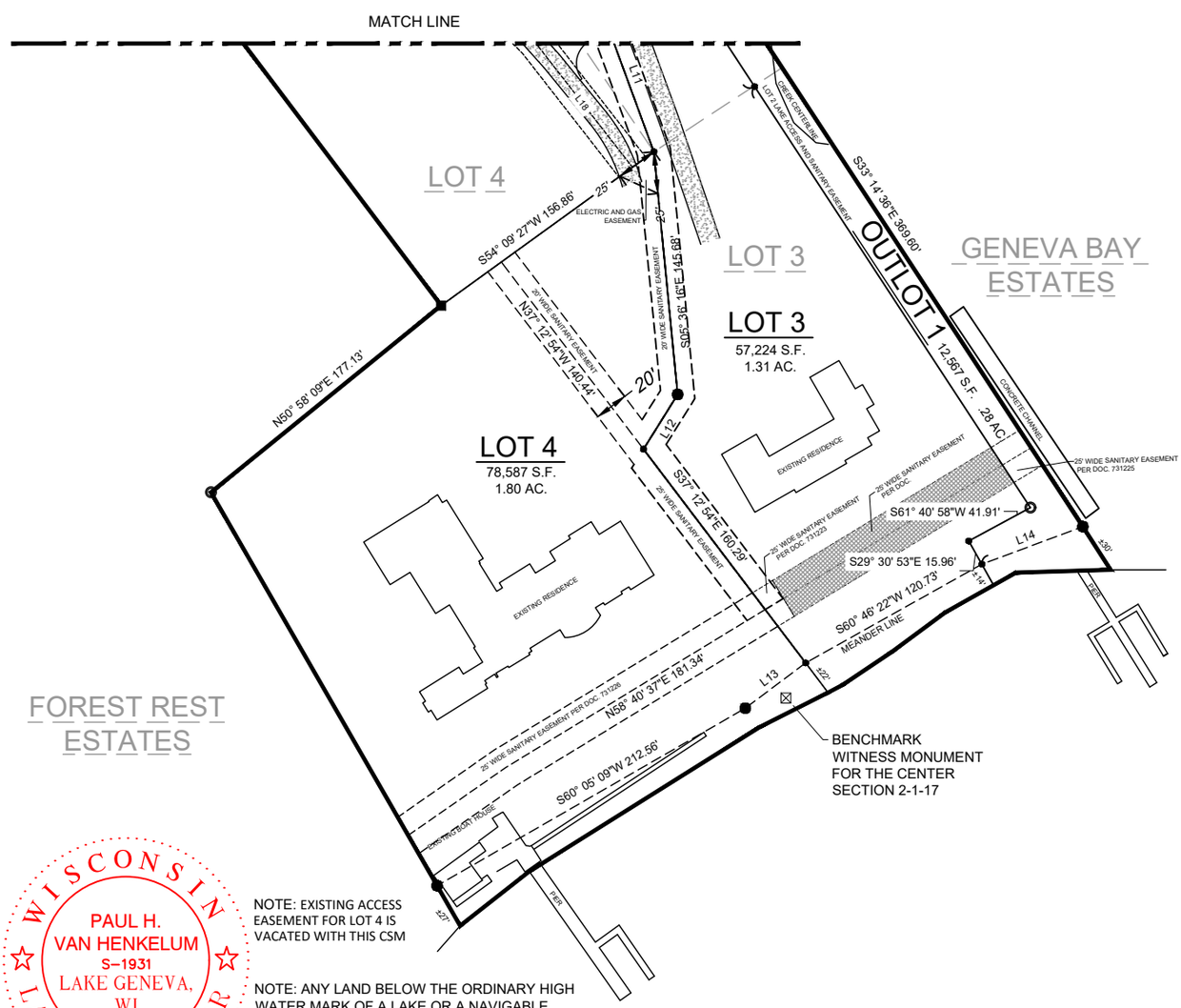
The north line of the NW $\frac{1}{4}$ of Sec. 2-1-17 was assumed to bear N89°53'54"W

LOT LINES		
LINE NUMBER	LENGTH (FT)	DIRECTION
L1	75.29	N17° 49' 28"E
L2	53.65	N18° 05' 10"E
L3	60.20	S53° 28' 43"E
L4	36.29	S21° 23' 13"E
L5	98.99	S28° 12' 00"E
L6	69.12	S52° 36' 34"E
L7	83.49	S43° 02' 33"E
L8	53.99	N51° 11' 28"E
L9	43.52	S33° 18' 36"E
L10	34.91	S42° 56' 08"E
L11	97.02	S20° 09' 30"E
L12	38.57	S32° 01' 08"W
L13	45.10	S53° 06' 50"W
L14	64.40	S69° 35' 48"W

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

LEGEND

- FOUND 1" IRON PIPE
- FOUND ¾" IRON ROD
- FOUND 2" IRON PIPE
- FOUND CONCRETE MONUMENT
- SET 3/4" X 18" IRON REBAR SET 1.50#.L.F.
- FOUND SECTION CORNER



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

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

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

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

DATE 01-10-2020
JOB#1901409

CERTIFIED SURVEY MAP NO. _____

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

SURVEYOR'S CERTIFICATE:

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

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

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

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

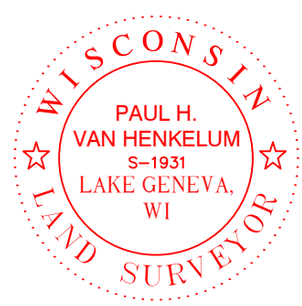
ALSO INCLUDES AN ACCESS EASEMENT FOR LOT 3 THROUGH LOT 2 DESCRIBED AS FOLLOWS:
EASEMENT BEING 20' WIDE WITH A CENTERLINE COMMENCING AT THE NORTH MOST CORNER OF LOT 2; THENCE S17°49'26"W, 42.32'; THENCE S51°33'37"E, 44.57'; THENCE S31°53'05"E, 103.31'; THENCE S16°32'27"E, 55.49'; THENCE S33°39'03"E, 25.73';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

I FURTHER CERTIFY THAT I HAVE MADE SAID MAP BY THE DIRECTION OF CONSTANTINE ATHANS AND NEUMAN FAMILY TRUST, OWNERS OF SAID LAND. THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES AND THE LAND DIVISION ORDINANCES OF THE CITY OF LAKE GENEVA, AND WALWORTH COUNTY IN SURVEYING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____ 2020.

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



OWNER'S CERTIFICATE

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

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

1.) CITY OF LAKE GENEVA
2.) WALWORTH COUNTY
WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____ , 2020.

_____
TRUSTEE
LAND OWNER

_____
TRUSTEE
LAND OWNER

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

CERTIFIED SURVEY MAP NO. _____

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

STATE OF) ss
COUNTY OF)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ , 202

THE ABOVE NAMED _____ TRUSTEE/OWNER OF CONSTANTINE ATHANS AND NEUMAN FAMILY TRUST TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____
NOTARY PUBLIC _____

MY COMMISSION EXPIRES:_____

NO MORTGAGE ON THE PROPERTY AT THE TIME OF RECORDING.

CERTIFICATE OF PLAN COMMISSION APPROVAL:

APPROVED BY THE PLAN COMMISSION OF THE CITY OF LAKE GENEVA
ON THIS _____ DAY OF _____ , 2020.

TOM HARTZ	LANA KROPF
MAYOR, CHAIRMAN	CITY CLERK

CERTIFICATE OF CITY COUNCIL APPROVAL:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP, IN THE CITY OF LAKE GENEVA, WISCONSIN,
IS HEREBY APPROVED BY THE TOWN BOARD ON THIS _____ DAY OF _____ , 2020.

TOM HARTZ	LANA KROPF
MAYOR	CITY CLERK

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

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

DATE 01-10-2020
JOB#1901409

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: March 16, 2020

Agenda Item: 7

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

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

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

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

Project Details from (GDP) Submittal

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

Action by the Plan Commission:

Recommendation to the Common Council on the proposed General Development Plan (GDP):
As part of the consideration of the requested (GDP), the Plan Commission is required to:

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

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

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

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

b. Specific to this site, the proposed GDP is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

c. The proposed GDP in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

d. The proposed GDP maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

e. The proposed GDP is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.

f. The potential public benefits of the proposed GDP outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

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

a. In general, the proposed GDP is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

b. Specific to this site, the proposed GDP is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

d. The proposed GDP does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

e. The proposed GDP is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.

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

Staff Recommendation on the proposed General Development Plan (GDP):

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

APPLICATION FOR GENERAL DEVELOPMENT PLAN OR AMENDMENT

City of Lake Geneva

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

ZA4247 00001

See enclosed plat

Name and Address of Current Owner:

Omega Homes - Vistas LLC

210 O'Connor Dr. Elkhorn, WI 53121

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

262-581-5560 gjenpoli@omegahomes.net

Name and Address of Applicant:

Same

Telephone No. with area code & Email of Applicant:

Same

Proposed Use:

Residential Subdivision Planned Development

Zoning District in which land is located: MR-8

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

Cardinal Engineering LLC

PO Box 281 Lake Geneva, WI 53147

Short statement describing activities to take place on site:

See enclosed narrative

GDP fee $400.00, payable upon filing application

1/10/2020

Date

Omega Homes of Vistas, LLC

By [signature] Pres

Signature of Applicant

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

X Project identification signs;

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

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

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

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

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

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

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

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

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

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

CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR:
SITE PLAN REVIEW AND APPROVAL (Requirements per Section 98-908)

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

I.RECORDATION OF ADMINISTRATIVE PROCEDURES

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

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II.APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

____ ____ (a) **A written description of the intended use describing in reasonable detail the:**

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

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

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

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

X Possible future expansion and related implications for points above;

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

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

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

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

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

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

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

X A legal description of the subject property;

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

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

X All required building setback lines;

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

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

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

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

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

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

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

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

X The location of existing and proposed drainage facilities;

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

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

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

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

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

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

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

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

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

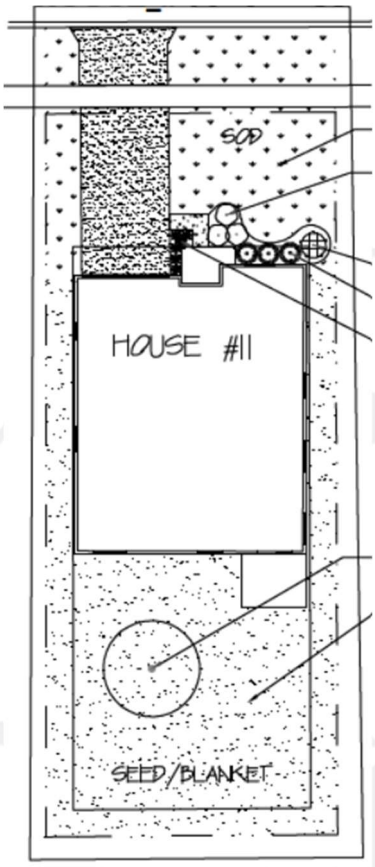
____ **Receipt of 20 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____**

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

THE VISTAS OF LAKE GENEVA

OMEGA HOMES – VISTAS, LLC

PRECISE IMPLEMENTATION, GENERAL DEVELOPMENT, AND SITE PLAN NARRATIVE



Location

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

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

Review History

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

Existing Conditions

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

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

Proposed Site Statistics

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

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

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

Proposed Improvements:

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

Benefits of PUD

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

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Requested Exemptions

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

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

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

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

Proposed Phasing

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

Exhibit - Lot Details

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

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

THE VISTAS OF LAKE GENEVA

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

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

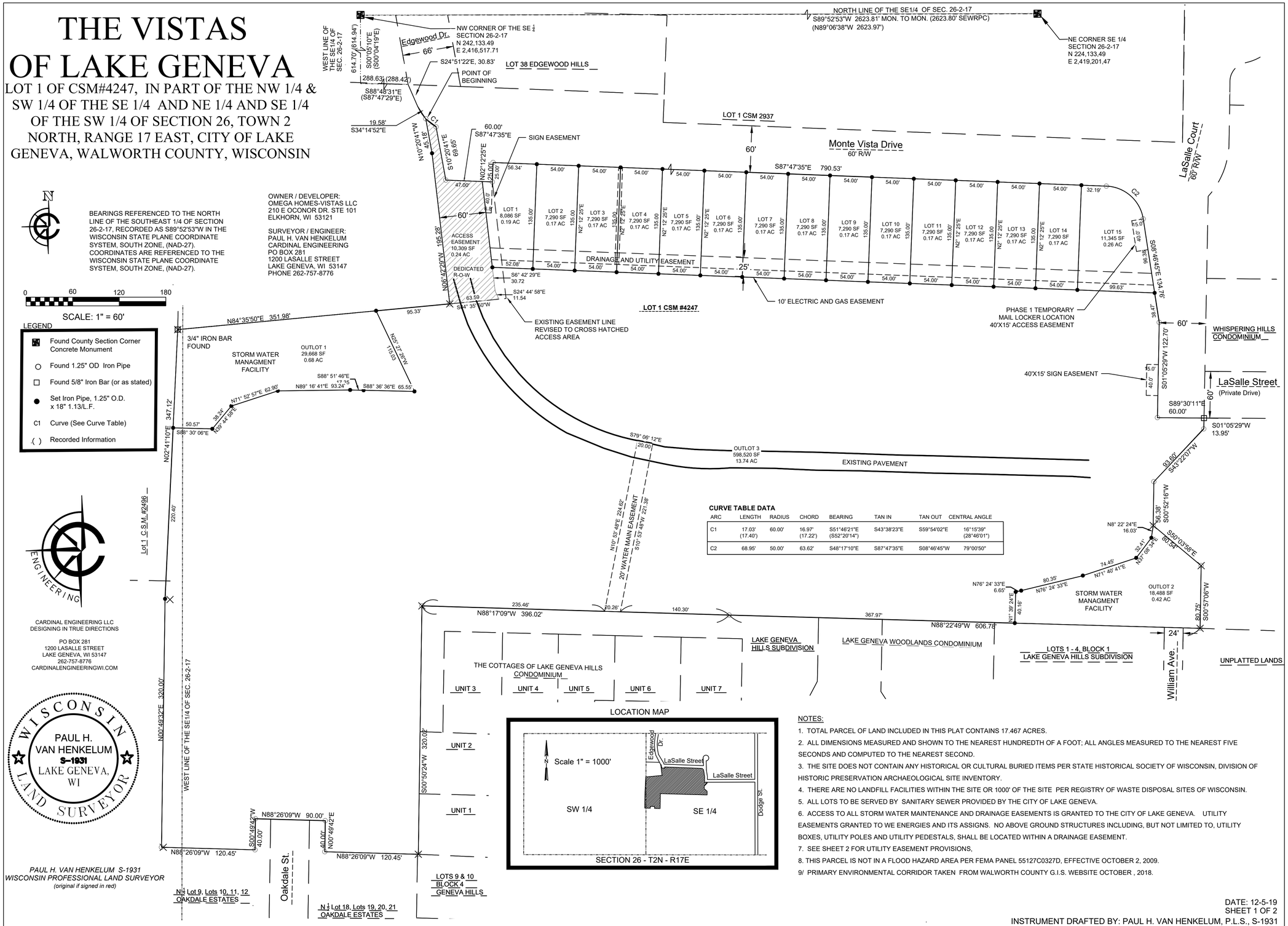
OWNER / DEVELOPER:
OMEGA HOMES-VISTAS LLC
210 E OCONOR DR. STE 101
ELKHORN, WI 53121

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

SCALE: 1" = 60'

LEGEND

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



CURVE TABLE DATA

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

NOTES:

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

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

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

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

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

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

THE VISTAS OF LAKE GENEVA

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

SURVEYOR'S CERTIFICATE

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

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

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

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

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

DATED THIS _____DAY OF _____, 20__.

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

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

OWNER'S CERTIFICATE

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

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

1.) CITY OF LAKE GENEVA

2.) WISCONSIN DEPARTMENT OF ADMINISTRATION

DATED THIS _____DAY OF _____, 20___.

PHOENIX DEVELOPMENT OF LAKE GENEVA, LLC

_____
BY ITS MEMBER, JOHN

STATE OF WISCONSIN) ss
_____ COUNTY)

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CONSENT OF CORPORATE MORTGAGEE

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

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

_____ _____
VICE PRESIDENT VICE PRESIDENT

CITY OF LAKE GENEVA APPROVAL

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

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

_____ _____
TOM HARTZ LANA KROPF
MAYOR CLERK

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN) ss
WALWORTH COUNTY)

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

_____
LORRAINE BRIERE,
CITY TREASURER

CERTIFICATE OF COUNTY TREASURER

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

_____
VALERIE ETZEL
COUNTY TREASURER

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

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

STORM WATER MANAGEMENT AGREEMENT

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

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

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

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

CONCEPT THE VISTAS OF LAKE GENEVA

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

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

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

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

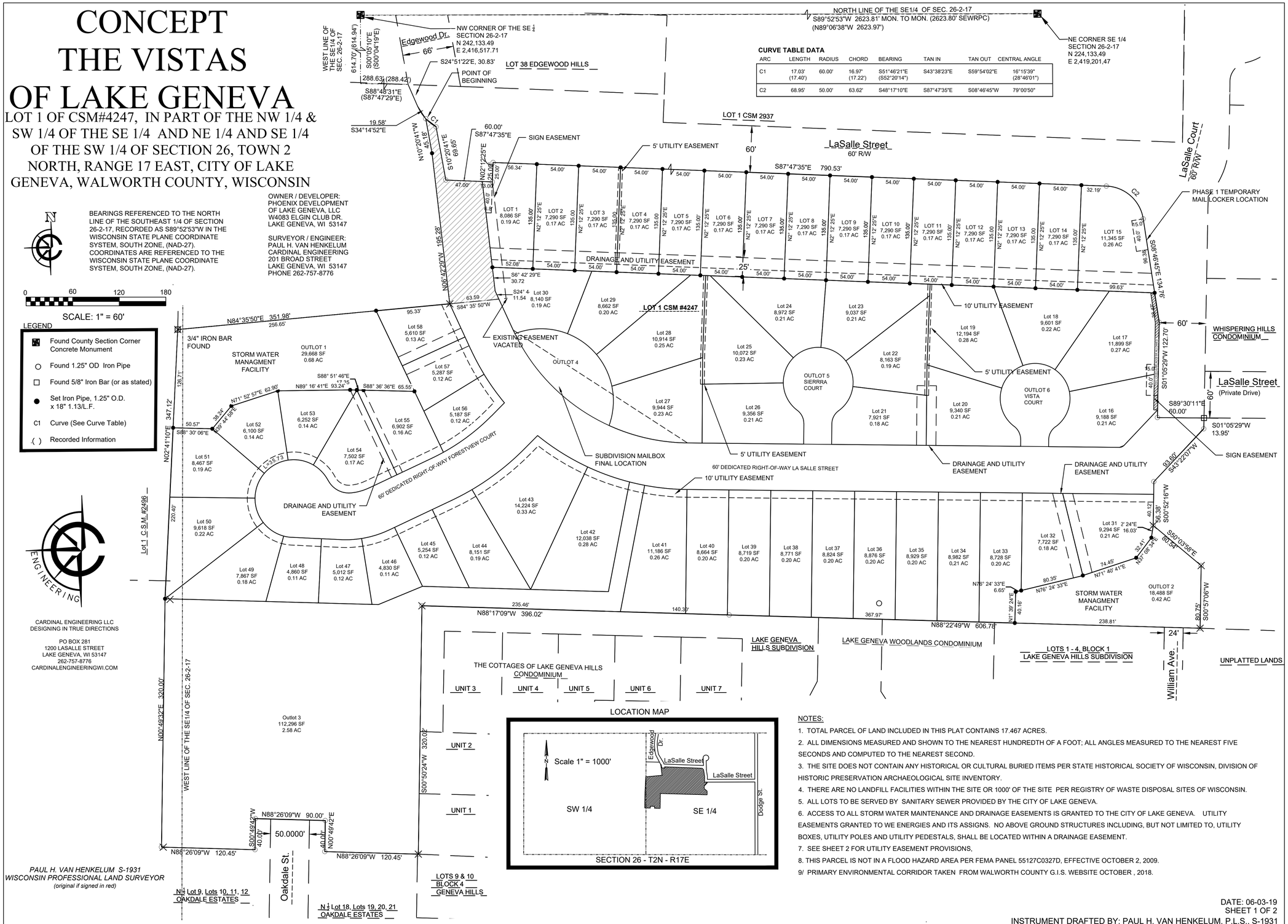
SCALE: 1" = 60'

LEGEND

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

CURVE TABLE DATA

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



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

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

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

NOTES:

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

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

CONCEPT THE VISTAS OF LAKE GENEVA

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

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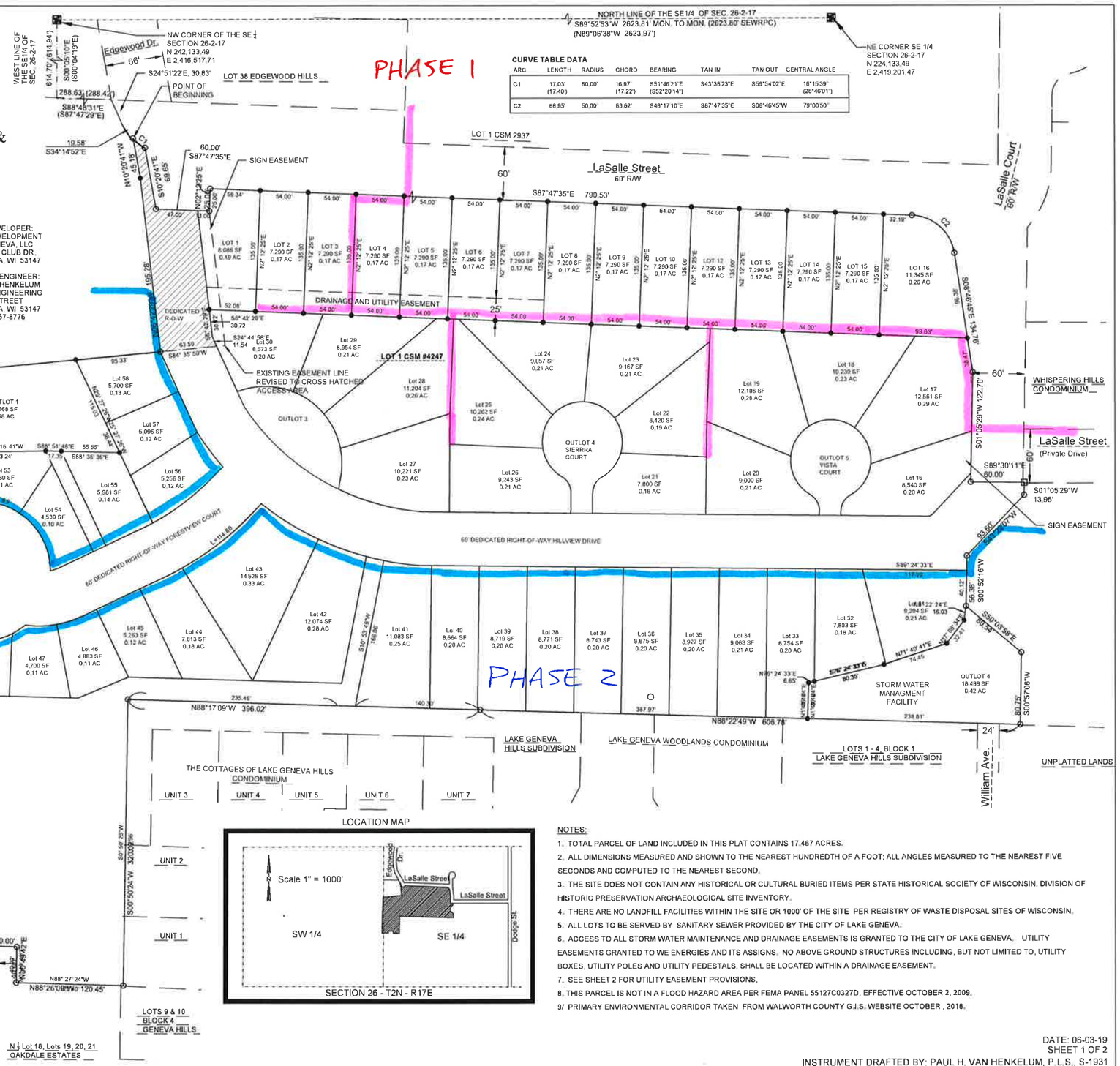
201 BROAD STREET
LAKE GENEVA, WI 53147
PHONE 262-757-8776

0 60 120 180

SCALE: 1" = 60'

LEGEND

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



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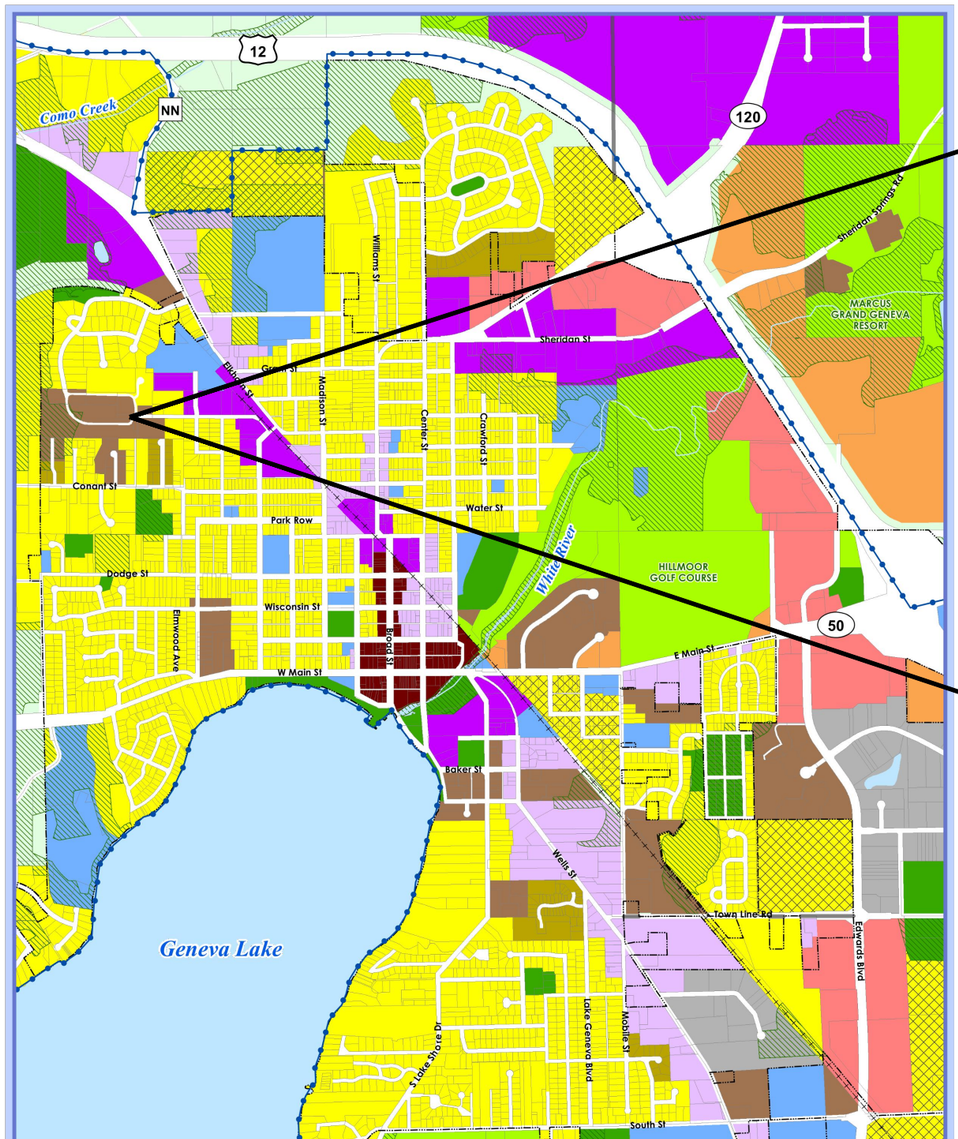
DATE: 06-03-19
SHEET 1 OF 2
INSTRUMENT DRAFTED BY: PAUL H. VAN HENKELUM, P.L.S., S-1931



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

Land Use Categories

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

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

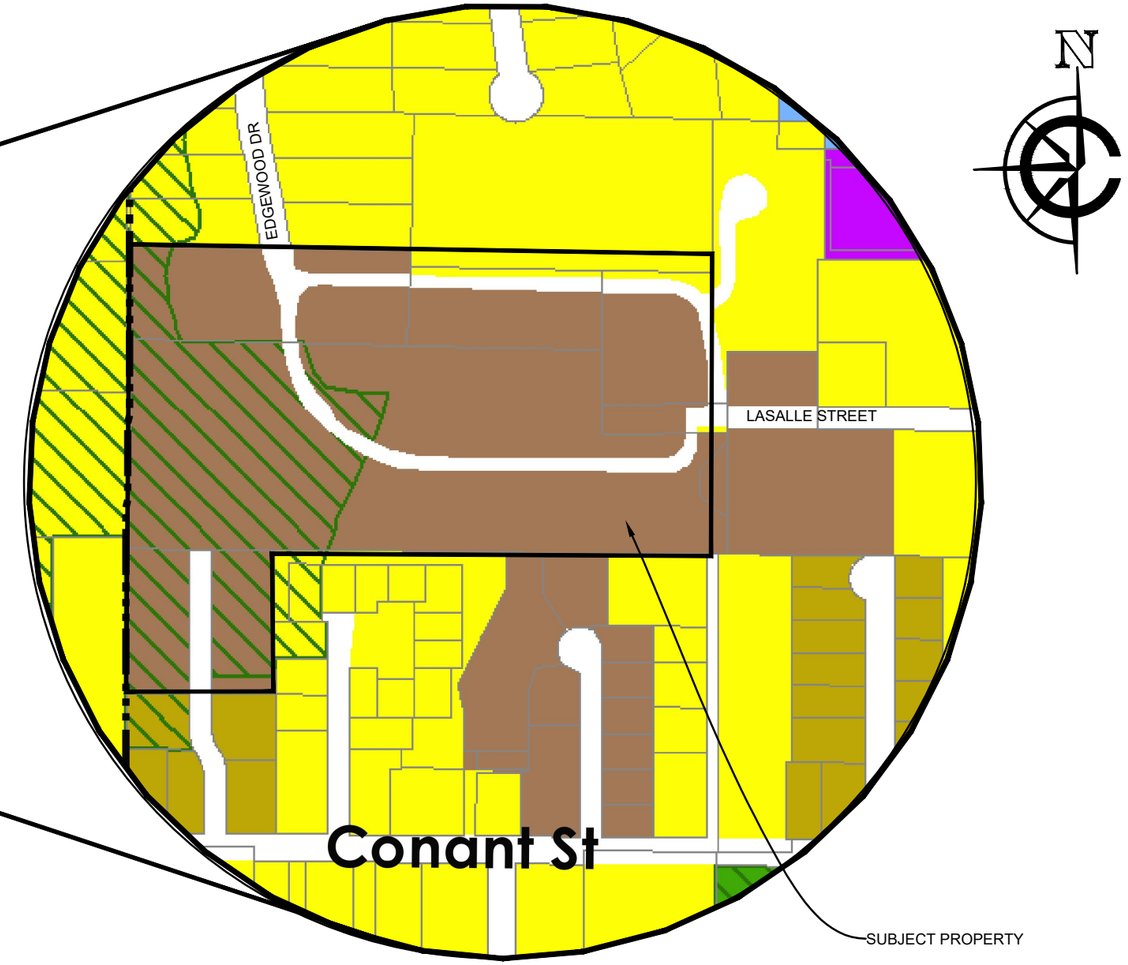
- Neighborhood Mixed Use
- Planned Office
- Planned Business
- Central Business District
- Planned Mixed Use

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

- Planned Industrial
- General Industrial
- Institutional & Community Services
- Private Recreation Facilities
- Public Park & Recreation
- Environmental Corridor
- Long Range Exurban Growth Area
- City of Lake Geneva
- Township Boundary
- Urban Service Area Boundary
- Extraterritorial Jurisdiction Boundary
- Parcels
- Surface Water
- Abandoned Railroad

0 0.125 0.25 0.5 Miles

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



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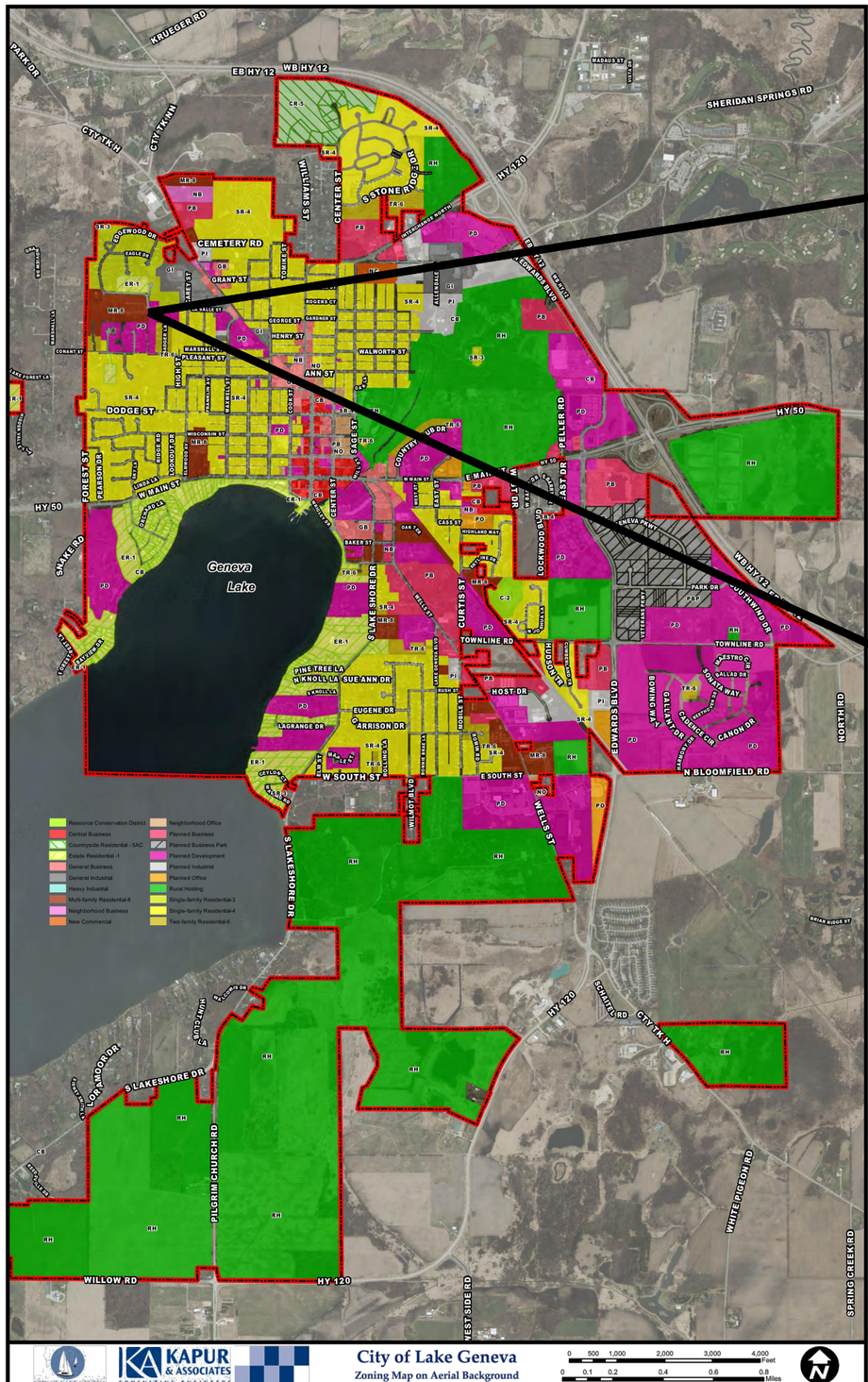

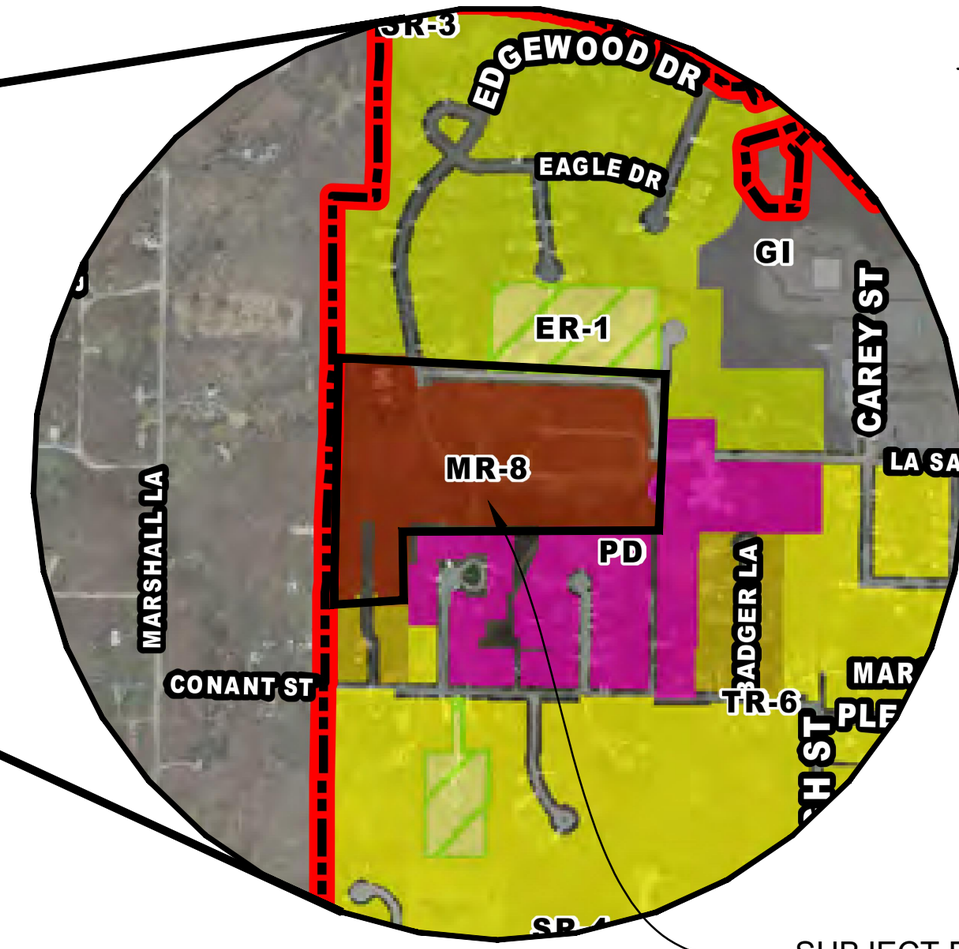

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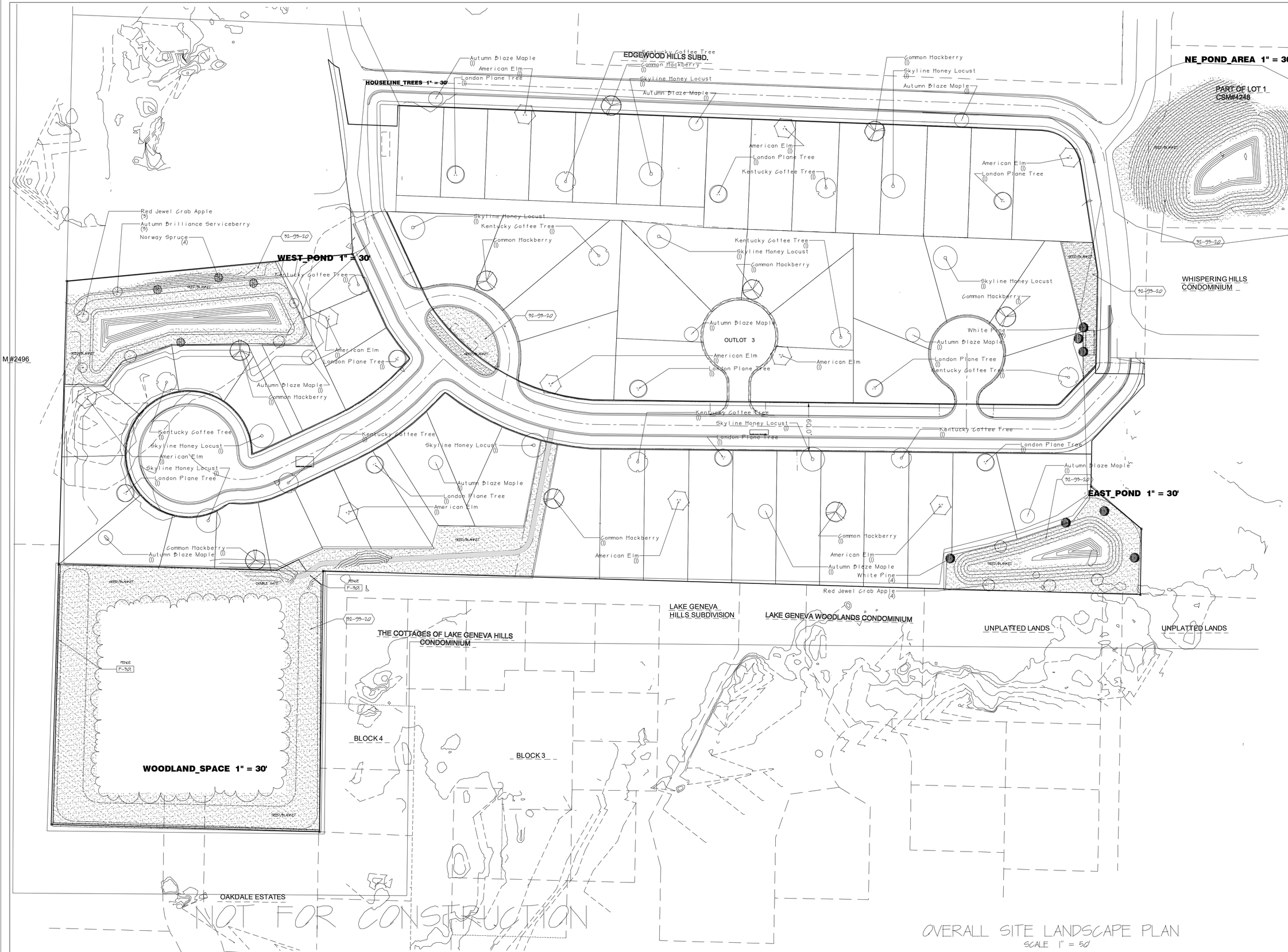

OVERALL SITE LANDSCAPE PLAN
SCALE 1" = 50'

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

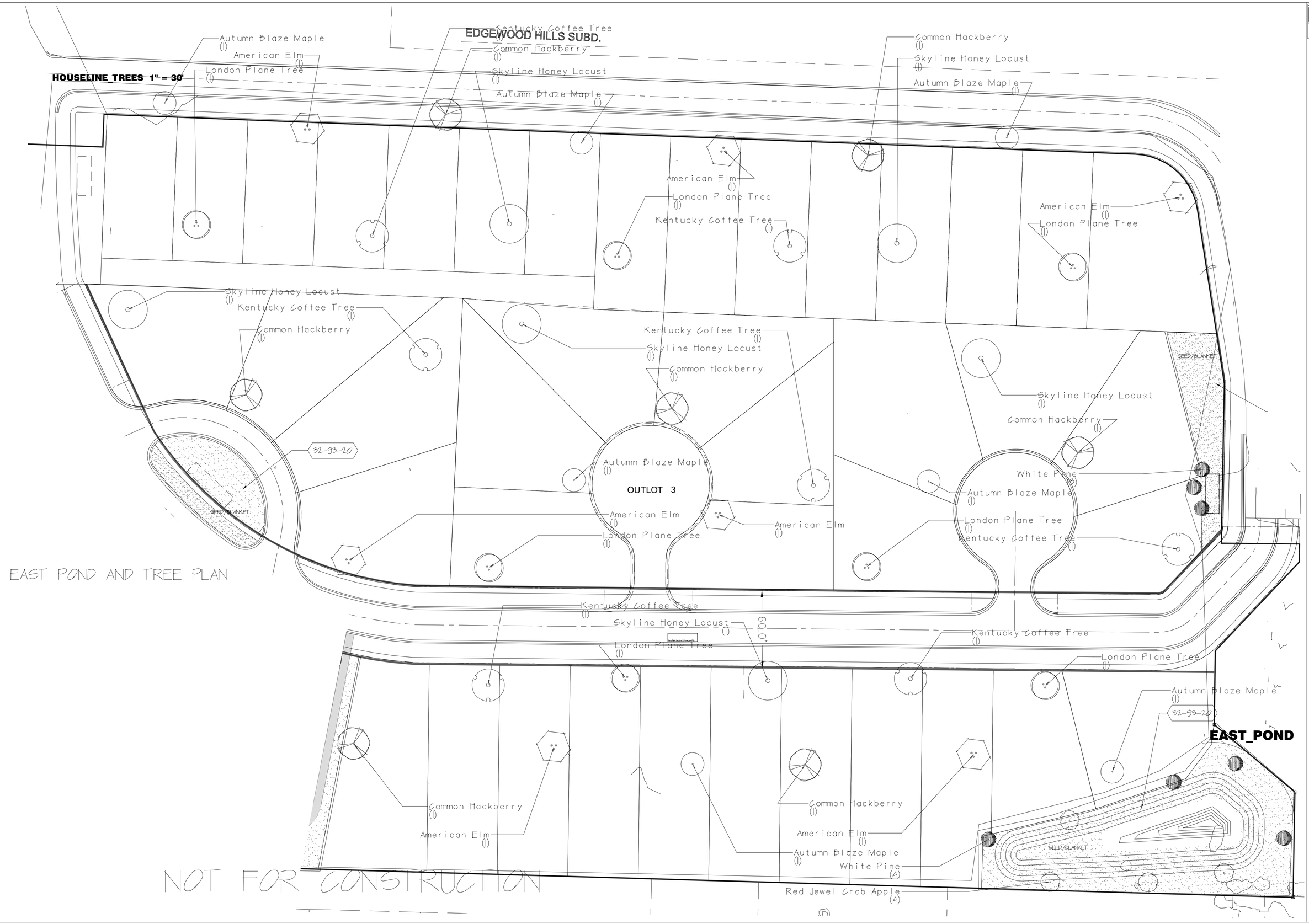
TNA Landscape Architecture & Project Management

No.	Revision/Issue	Date
1		
2		
3		
4		

THE VISTAS
OF
LAKE GENEVA
LAKE GENEVA, WISCONSIN

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

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



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THE VISTAS OF LAKE GENEVA
LAKE GENEVA, WISCONSIN

Thomas H. Nordloh
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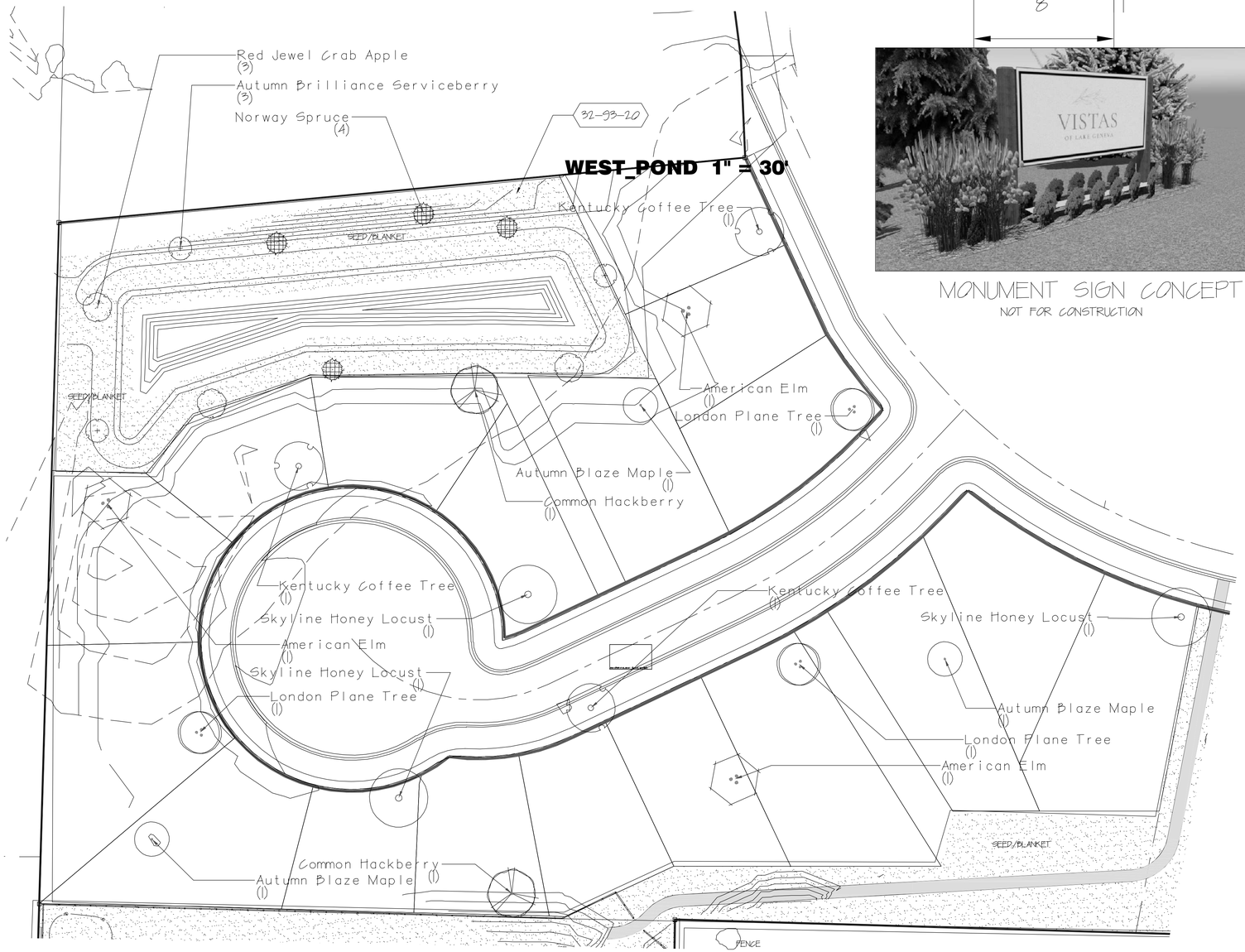
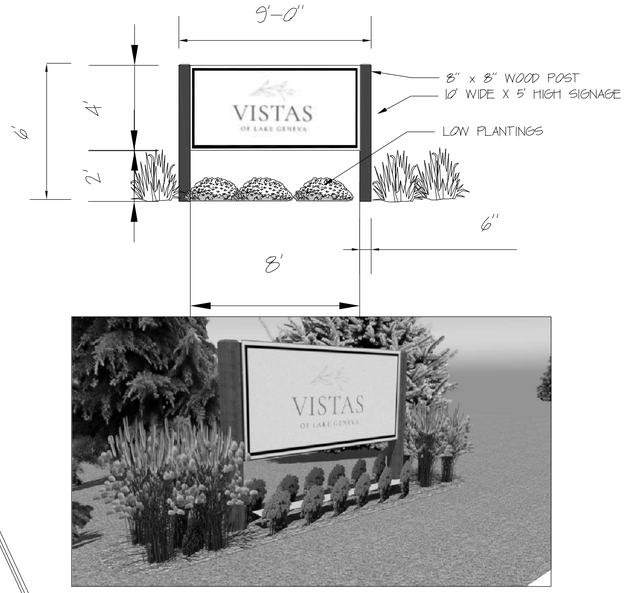
Reg. # 057-000629

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

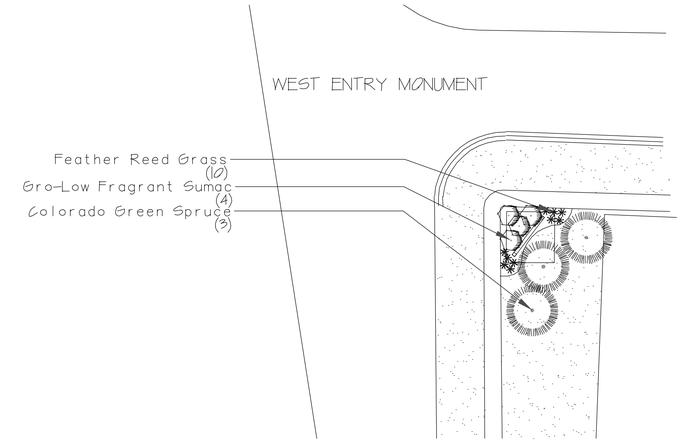


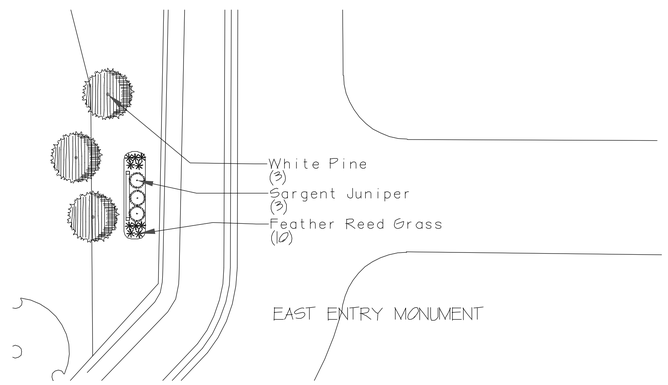
WEST POND AND TREE PLAN



MONUMENT SIGN CONCEPT

NOT FOR CONSTRUCTION





PLANT SCHEDULE MONUMENTS

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

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THE VISTAS OF LAKE GENEVA
LAKE GENEVA, WISCONSIN

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

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

PLANT SCHEDULE OVERALL AREA

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

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

PLANT SCHEDULE EAST POND

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

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

PLANT SCHEDULE WEST POND

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

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

REFERENCE NOTES SCHEDULE OVERALL AREA

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

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

REFERENCE NOTES SCHEDULE NE POND AREA

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

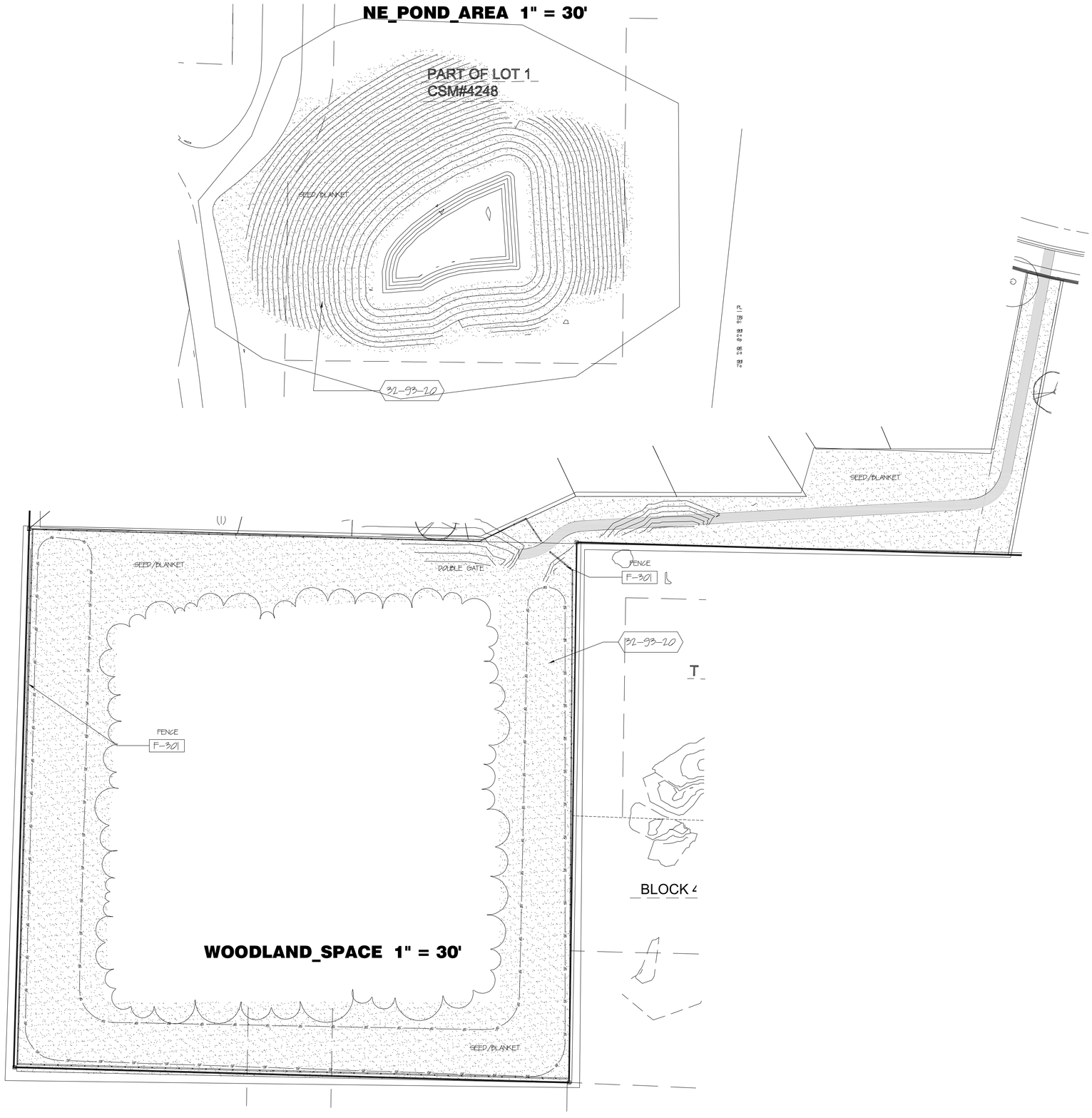
REFERENCE NOTES SCHEDULE EAST POND

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

REFERENCE NOTES SCHEDULE WOODLAND SPACE

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

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



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LANDSCAPE PLAN

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THE VISTAS OF LAKE GENEVA
LAKE GENEVA, WISCONSIN

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

Project 2019|202
Date 12-11-19
Scale

Sheet
L-4

PLANT SCHEDULE HOUSE B

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

REFERENCE NOTES SCHEDULE HOUSE B

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

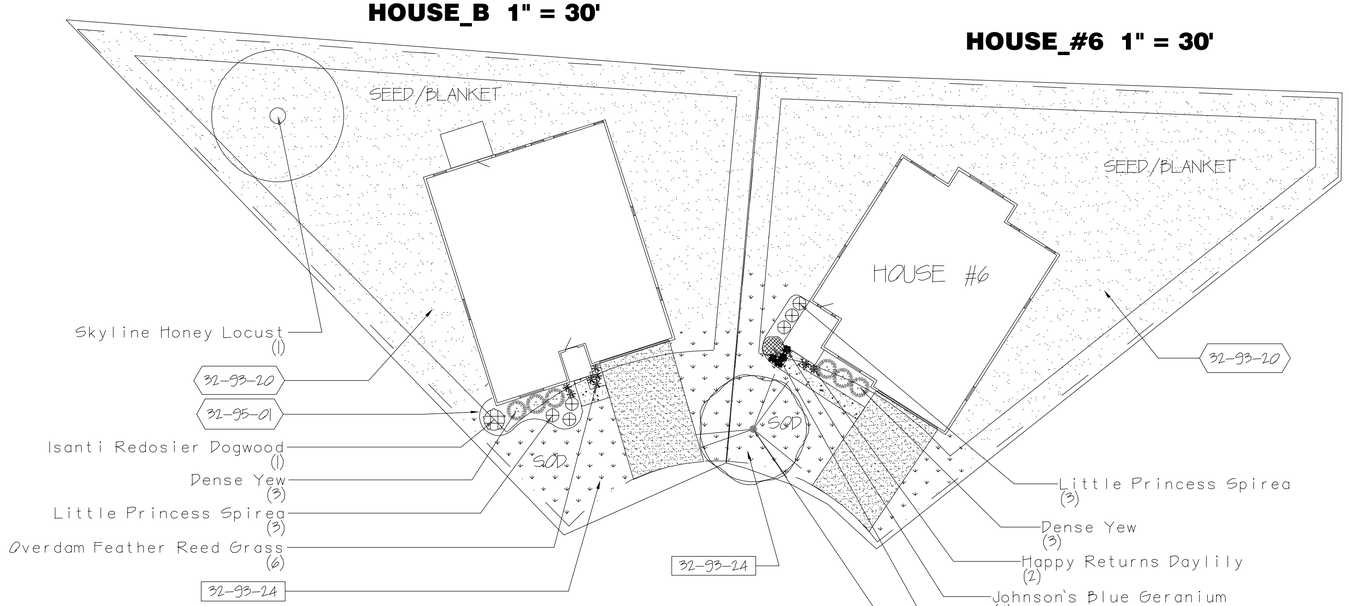
PLANT SCHEDULE HOUSE #6

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

REFERENCE NOTES SCHEDULE HOUSE #6

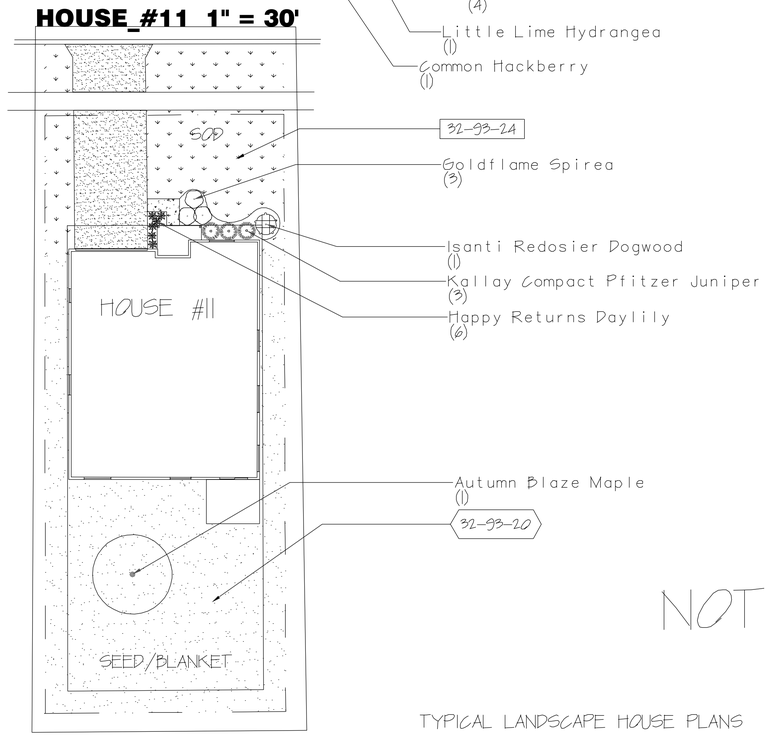
SYMBOL	PLANTING DESCRIPTION	QTY
32-93-20	TURF-SEED AND DN EROSION BLANKET	5,376 sf
32-93-24	BLUEGRASS SOD, MINERAL BASED ONLY, PEAT SOD IS NOT PERMITTED	884 sf
	PLANTING ACCESSORIES	
SYMBOL	**DESCRIPTION**	**QTY**
32-95-01	EDGE, SHOVEL CUT BED EDGE, 4" DEPTH-SEE DETAIL	25 lf

HOUSE_B 1" = 30'



HOUSE_#6 1" = 30'

HOUSE_#11 1" = 30'



PLANT SCHEDULE HOUSE #11

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

REFERENCE NOTES SCHEDULE HOUSE #11

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

GENERAL LANDSCAPE NOTES:

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

NOT FOR CONSTRUCTION

TYPICAL LANDSCAPE HOUSE PLANS

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

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

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

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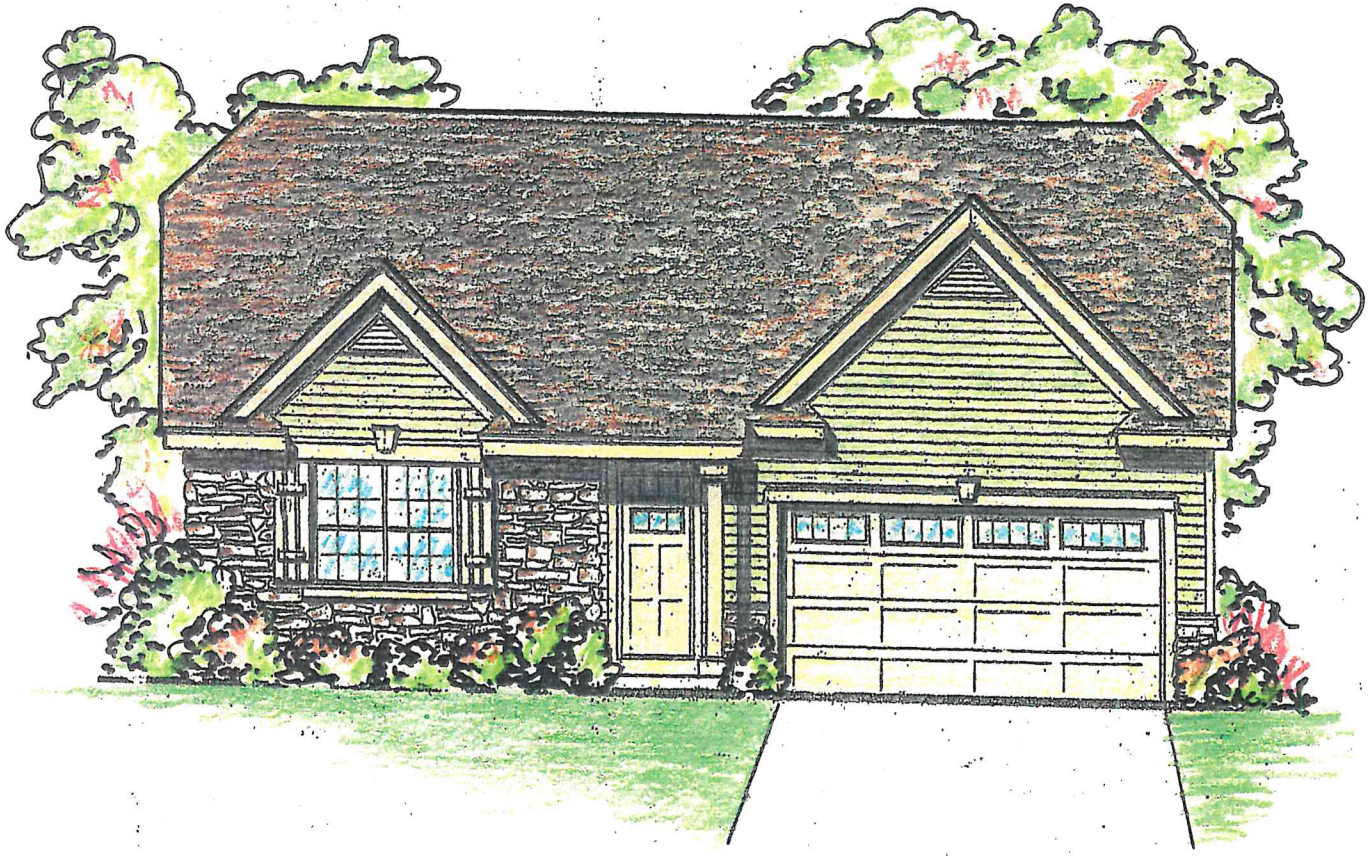
TNA Landscape Architecture & Project Management

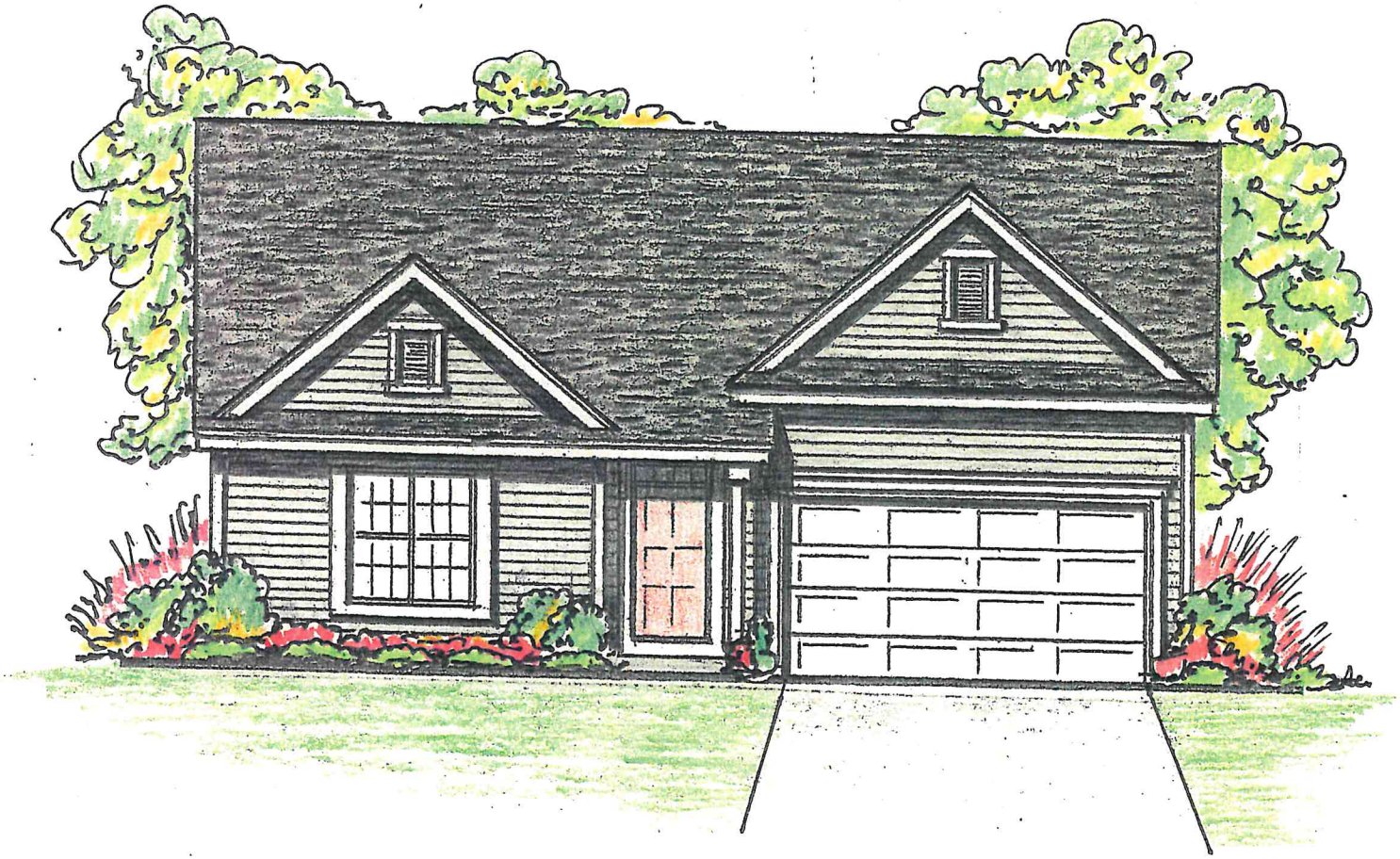
No.	Revision/Issue	Date
1		
2		
3		
4		

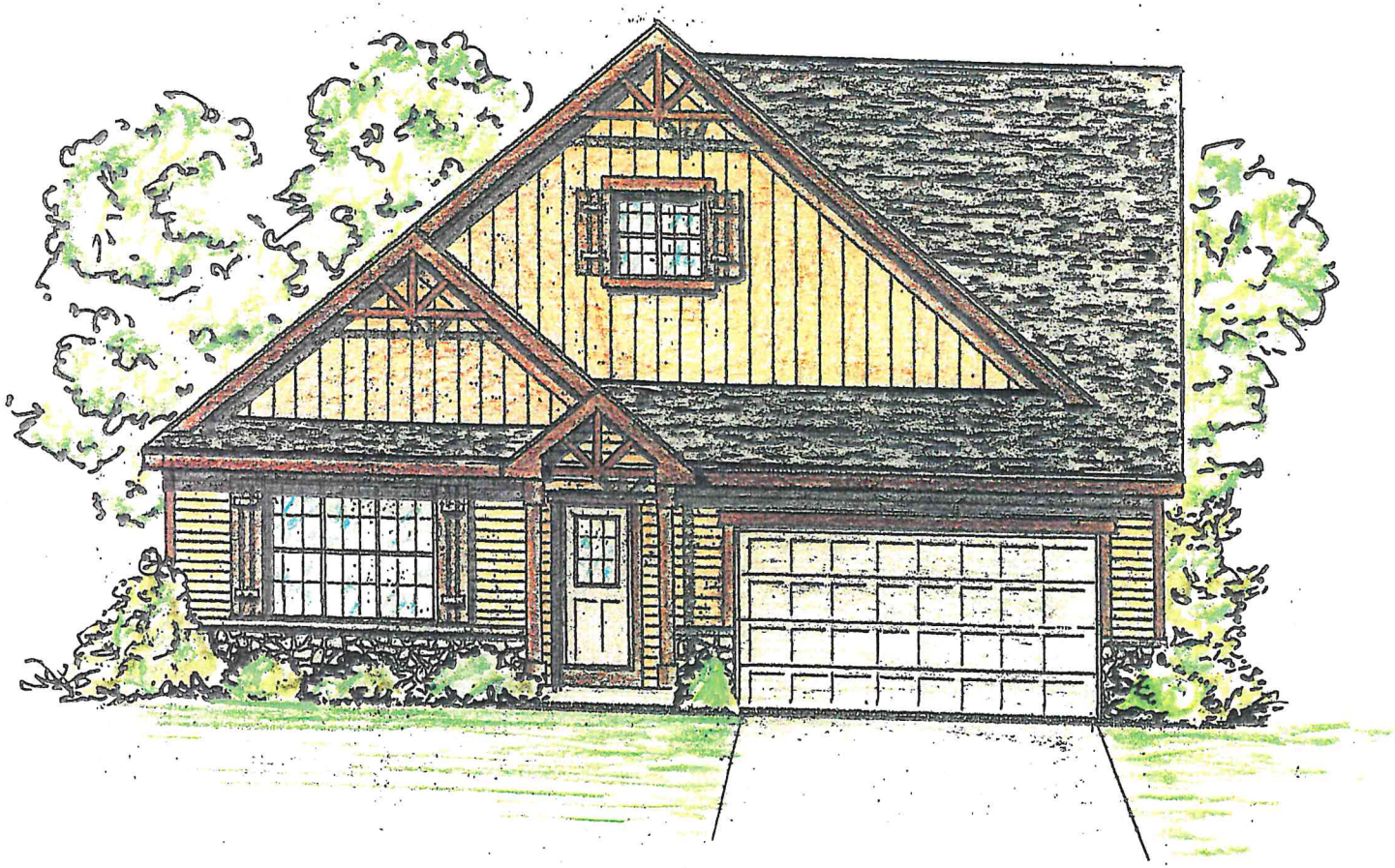
THE VISTAS OF LAKE GENEVA
LAKE GENEVA, WISCONSIN

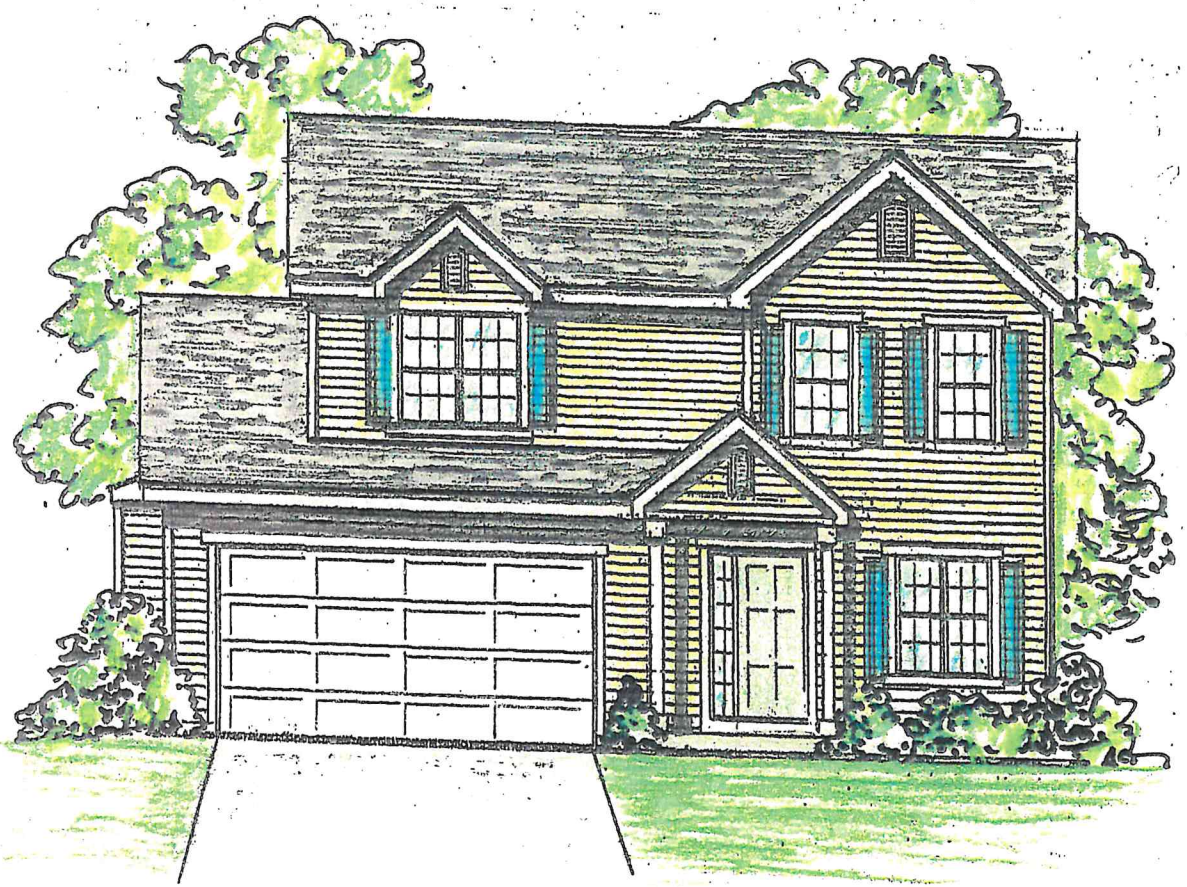
Thomas H. Nordloh
Landscape Architect
Reg. # 057-000629

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









VISTAS OF LAKE GENEVA

GDP/PIP SUBMITTAL PLANS
JANUARY 10, 2020

CIVIL DRAWING INDEX

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

PROJECT CONTACTS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CLIENT

OMEGA HOMES–
VISTAS, LLC

VISTAS OF LAKE GENEVA
LAKE GENEVA, WI

GDP/PIP SUBMITTAL

TITLE SHEET

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

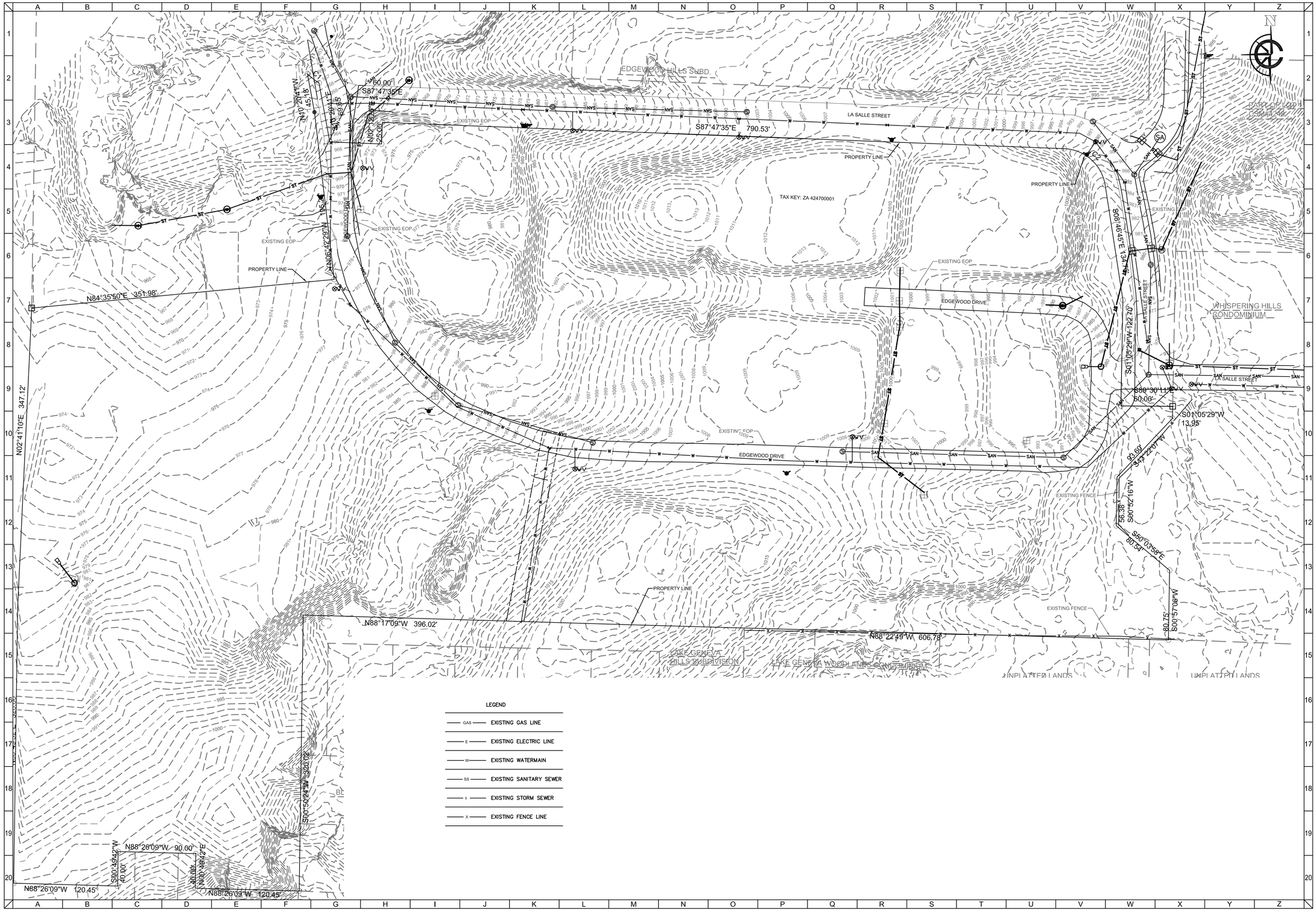
201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

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

SHEET NUMBER

1 OF 22



CLIENT

OMEGA HOMES–
VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

GDP/PIP SUBMITTAL

EXISTING CONDITIONS PLAN

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

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

NO.	REVISION DESCRIPTION	REV DATE

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

SHEET NUMBER

2 OF 22

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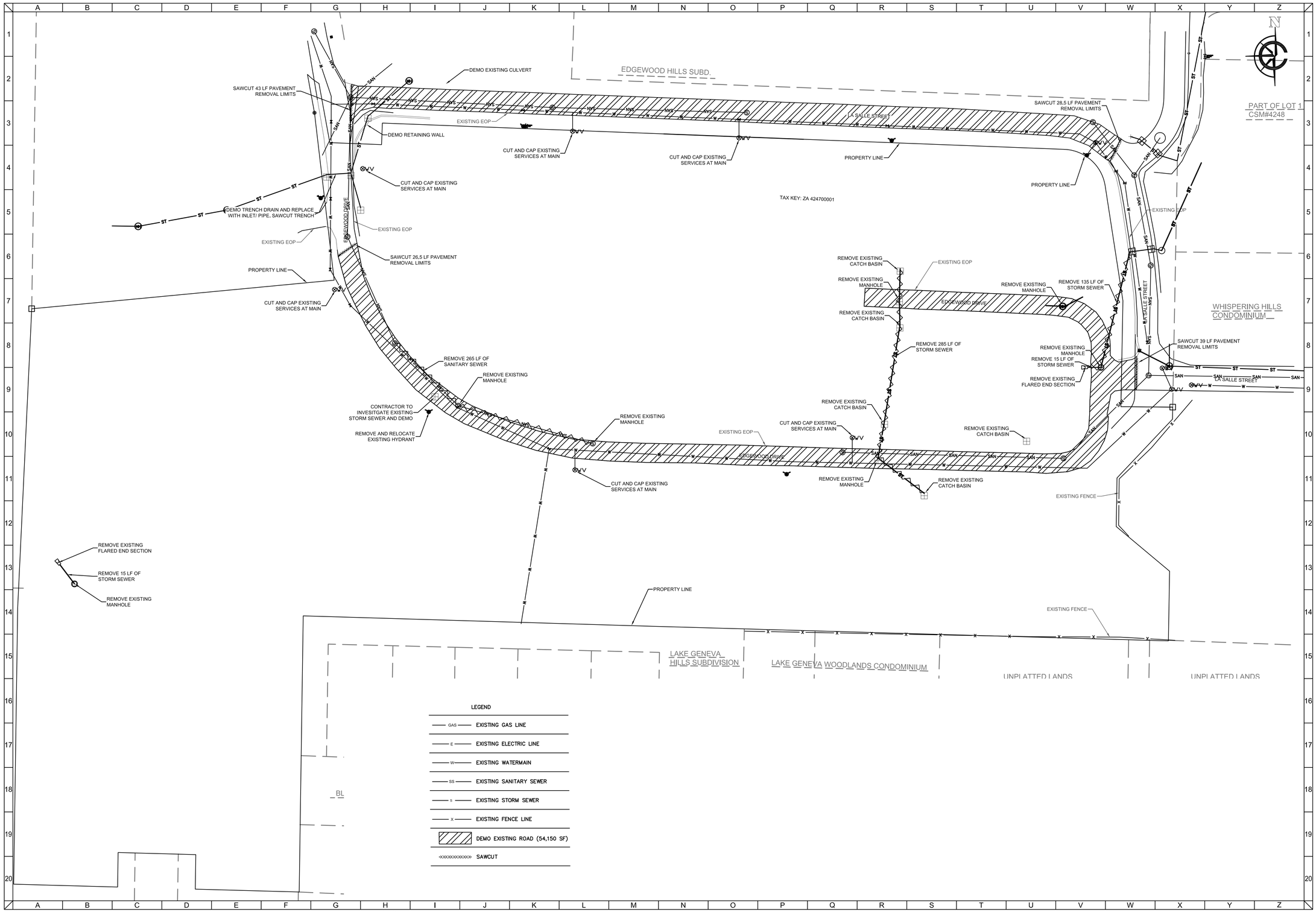

CLIENT

OMEGA HOMES–
VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

DEMOLITION PLAN

GDP/PIP SUBMITTAL

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

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

NO.	REVISION DESCRIPTION	REV DATE

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PROJECT NUMBER	1701345
DATE	01/10/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

SHEET NUMBER

3 OF 22

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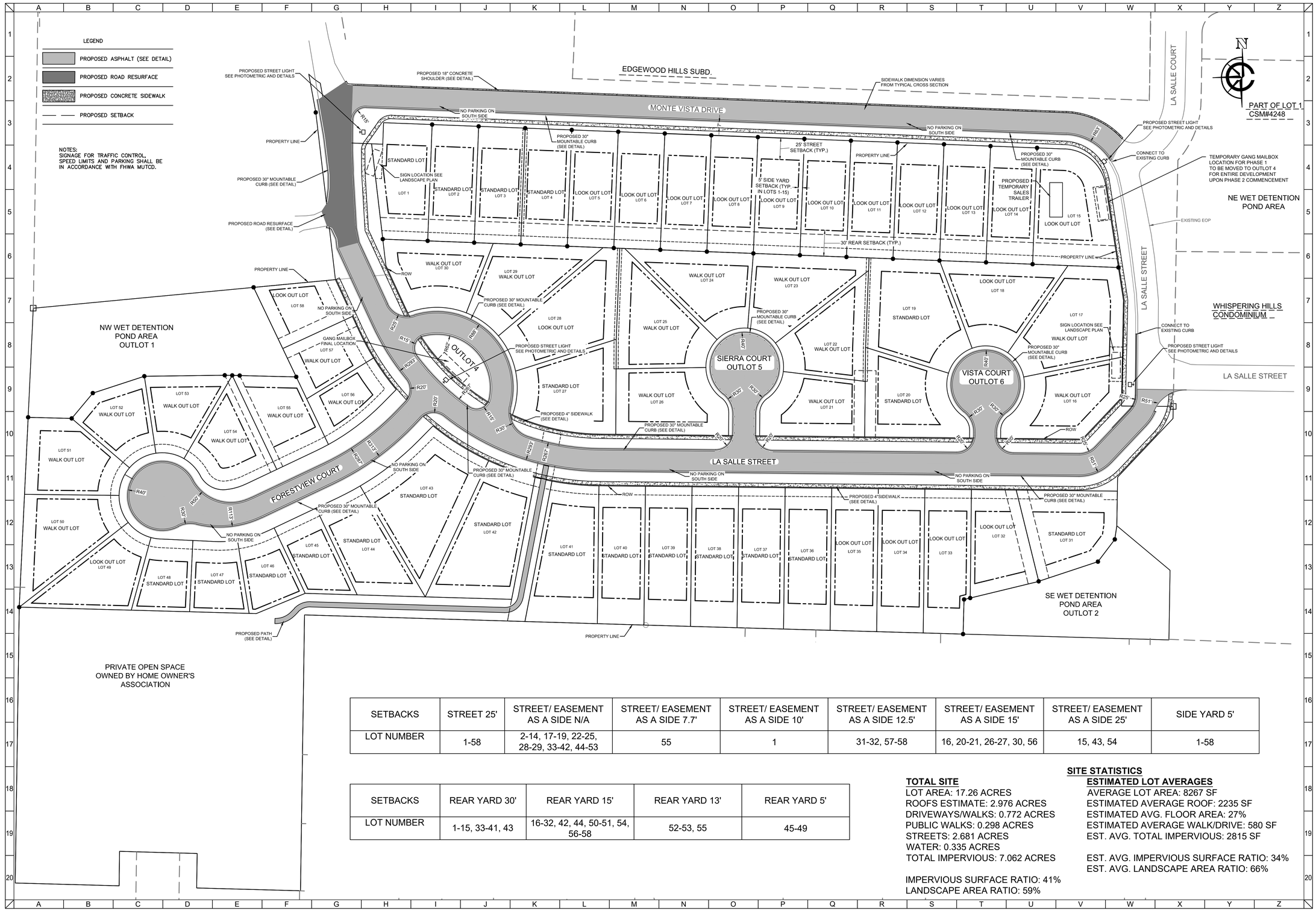

SETBACKS	STREET 25'	STREET/ EASEMENT AS A SIDE N/A	STREET/ EASEMENT AS A SIDE 7.7'	STREET/ EASEMENT AS A SIDE 10'	STREET/ EASEMENT AS A SIDE 12.5'	STREET/ EASEMENT AS A SIDE 15'	STREET/ EASEMENT AS A SIDE 25'	SIDE YARD 5'
LOT NUMBER	1-58	2-14, 17-19, 22-25, 28-29, 33-42, 44-53	55	1	31-32, 57-58	16, 20-21,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

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

TOTAL SITE

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

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

SITE STATISTICS

ESTIMATED LOT AVERAGES

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

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

CLIENT

OMEGA HOMES–VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

GDP/PIP SUBMITTAL

SITE PLAN

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

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

NO.	REVISION DESCRIPTION	REV DATE

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

SHEET NUMBER

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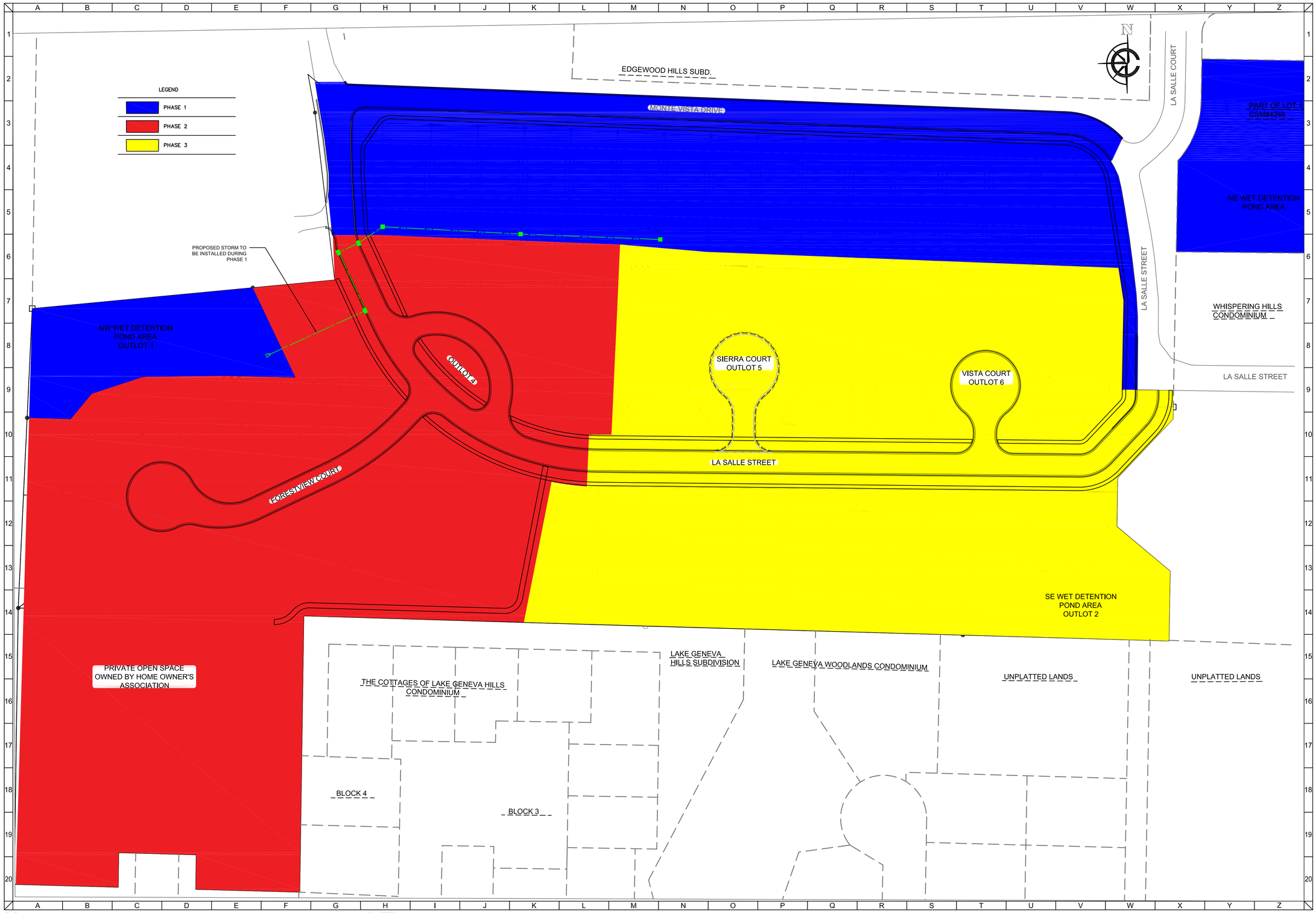

CLIENT

OMEGA HOMES–
VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

SITE PHASING PLAN

GDP/PIP SUBMITTAL

CARDINAL ENGINEERING LLC
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262-757-8776
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DRAWN BY	BDP
DESIGNED BY	JNL

SHEET NUMBER

5 OF 22

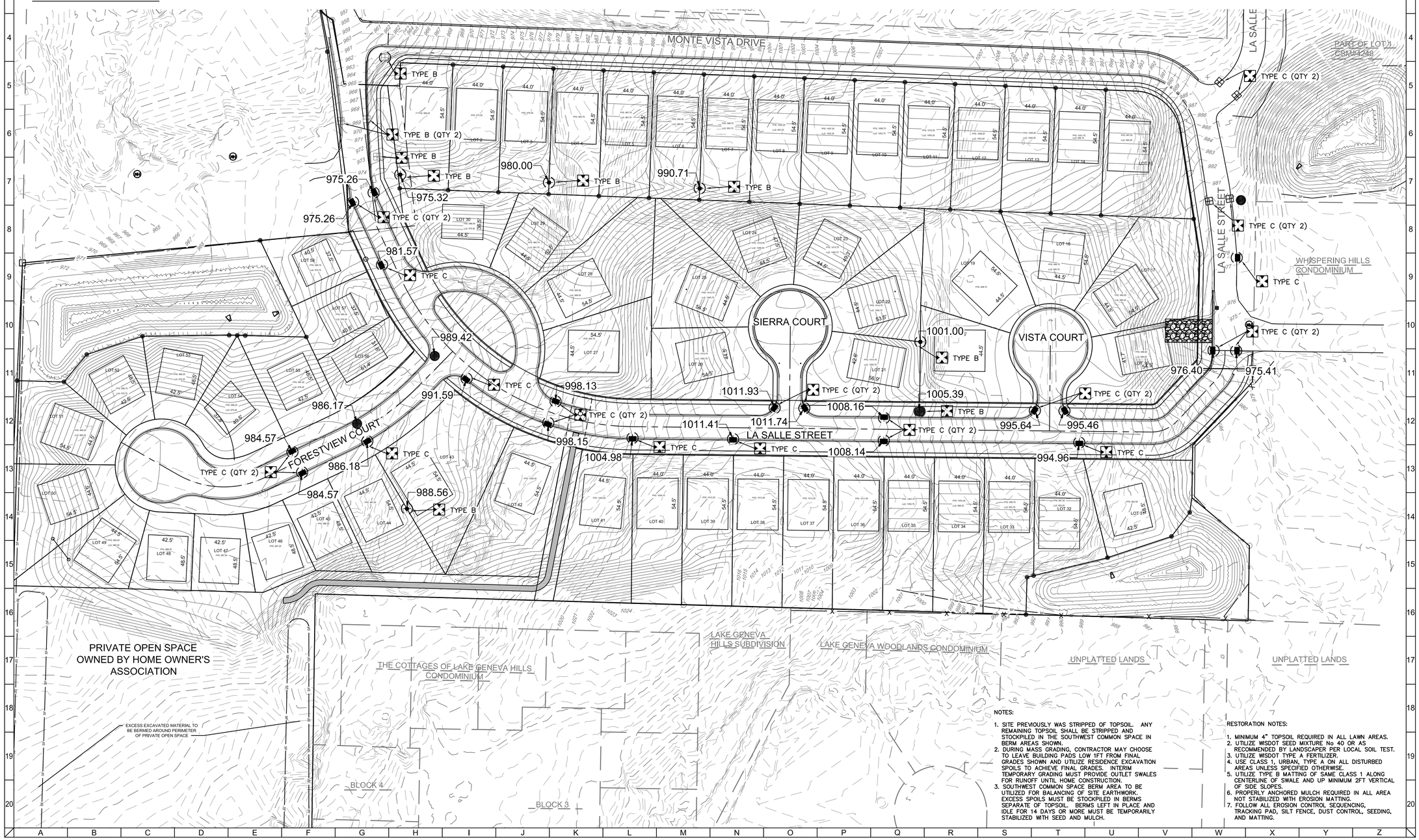
FILE: Y:\Projects\1701345_Phoenix Regent Hill\Dwg\Construction\Sheets\1701345SP.dwg PLOTTED: 1/9/2020 9:48:04 PM

LEGEND

- CONSTRUCTION ENTRANCE
- SILT FENCE
- INLET PROTECTION
- FFE = FIRST FLOOR ELEVATION
- LLE = LOWER LEVEL ELEVATION

NOTES PER GEOTECHNICAL REPORT. SEE FULL REPORT FOR FULL SITE INVESTIGATION DATA: THE SUBGRADE IS RECOMMENDED TO BE PROOF-ROLLED WITH A FULLY-LOADED, TANDEM-AXLE DUMP TRUCK (OR OTHER SUITABLE CONSTRUCTION EQUIPMENT) TO HELP LOCATE UNSTABLE SOIL BASED ON SUBGRADE DEFLECTION CAUSED BY WHEEL LOADS OF THE PROOF-ROLL EQUIPMENT. ALL FUTURE ROADWAY AREAS ARE RECOMMENDED TO BE PROOF-ROLLED AND, WHERE FEASIBLE, PROOF-ROLLING SHOULD EXTEND AT LEAST SEVERAL FEET BEYOND THE ROADWAY LIMITS; HOWEVER, PROOF-ROLLING EQUIPMENT SHOULD NOT TRAVEL NEAR EXCAVATIONS. IT IS RECOMMENDED THAT A GEOTECHNICAL ENGINEER OBSERVE PROOF-ROLL OPERATIONS AND EVALUATE SUBGRADE STABILITY BASED ON THOSE OBSERVATIONS. AREAS THAT ARE NOT SAFELY ACCESSIBLE TO PROOF-ROLL EQUIPMENT ARE RECOMMENDED TO BE EVALUATED AND APPROVED BY A GEOTECHNICAL ENGINEER USING APPROPRIATE MEANS AND METHODS.

BECAUSE OF THE EXISTING FILL, IT IS EXPECTED THAT UNSTABLE MATERIALS WILL BE ENCOUNTERED DURING PROOF-ROLLING/TESTING. OVER-EXCAVATION, POSSIBLY ALONG WITH MECHANICAL MODIFICATION, WILL LIKELY BE NECESSARY TO DEVELOP A STABLE SUBGRADE, AT LEAST IN SOME AREAS. AREAS REQUIRING IMPROVEMENT COULD BE LARGE AND IMPROVEMENT METHODS MIGHT NEED TO EXTEND SEVERAL FEET BELOW THE PLANNED SUBGRADE, DEPENDING ON THE CONDITIONS THAT ARE ENCOUNTERED DURING CONSTRUCTION.



NOTES:

1. SITE PREVIOUSLY WAS STRIPPED OF TOPSOIL. ANY REMAINING TOPSOIL SHALL BE STRIPPED AND STOCKPILED IN THE SOUTHWEST COMMON SPACE IN BERM AREAS SHOWN.
2. DURING MASS GRADING, CONTRACTOR MAY CHOOSE TO LEAVE BUILDING PADS LOW 1FT FROM FINAL GRADES SHOWN AND UTILIZE RESIDENCE EXCAVATION SPOILS TO ACHIEVE FINAL GRADES. INTERIM TEMPORARY GRADING MUST PROVIDE OUTLET SWALES FOR RUNOFF UNTIL HOME CONSTRUCTION.
3. SOUTHWEST COMMON SPACE BERM AREA TO BE UTILIZED FOR BALANCING OF SITE EARTHWORK. EXCESS SPOILS MUST BE STOCKPILED IN BERMS SEPARATE OF TOPSOIL. BERMS LEFT IN PLACE AND IDLE FOR 14 DAYS OR MORE MUST BE TEMPORARILY STABILIZED WITH SEED AND MULCH.

RESTORATION NOTES:

1. MINIMUM 4" TOPSOIL REQUIRED IN ALL LAWN AREAS.
2. UTILIZE WISDOT SEED MIXTURE No 40 OR AS RECOMMENDED BY LANDSCAPER PER LOCAL SOIL TEST.
3. UTILIZE WSDOT TYPE A FERTILIZER.
4. USE CLASS 1, URBAN, TYPE A ON ALL DISTURBED AREAS UNLESS SPECIFIED OTHERWISE.
5. UTILIZE TYPE B MATTING OF SAME CLASS 1 ALONG CENTERLINE OF SWALE AND UP MINIMUM 2FT VERTICAL OF SIDE SLOPES.
6. PROPERLY ANCHORED MULCH REQUIRED IN ALL AREA NOT STABILIZED WITH EROSION MATTING.
7. FOLLOW ALL EROSION CONTROL SEQUENCING, TRACKING PAD, SILT FENCE, DUST CONTROL, SEEDING, AND MATTING.

CLIENT

OMEGA HOMES-
VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

GRADING AND EROSION CONTROL PLAN

GDP/PIP SUBMITTAL

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

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

NO.	REVISION DESCRIPTION	REV DATE

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

SHEET NUMBER

6 OF 22

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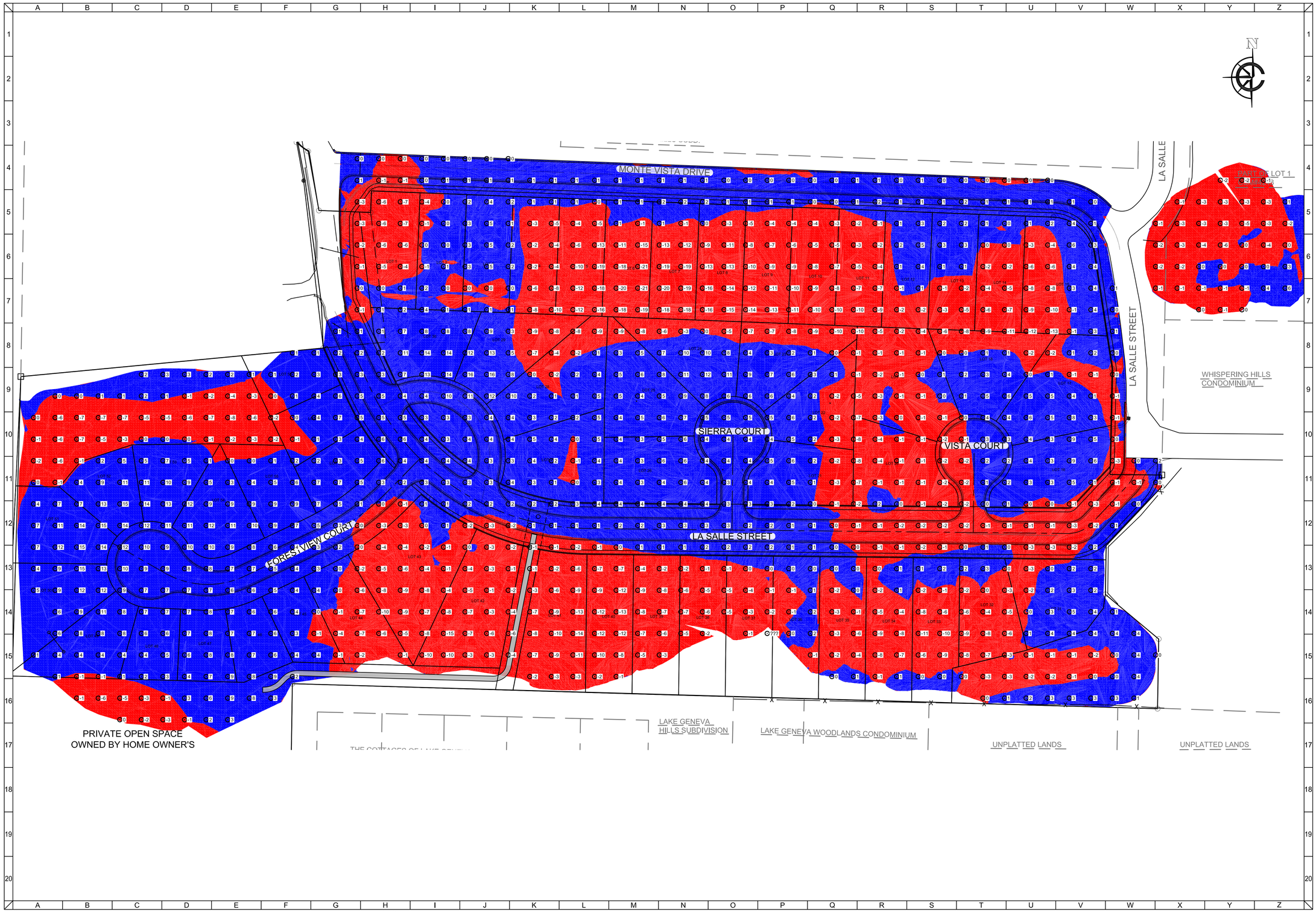

CLIENT

OMEGA HOMES–
VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

GRADING CUT/FILL PLAN

GDP/PIP SUBMITTAL

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

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

NO.	REVISION DESCRIPTION	REV DATE

SCALE	1" = 50'
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DESIGNED BY	JNL

SHEET NUMBER

7 OF 22

FILE: Y:\Projects\1701345_Phoenix Regent Hill\Dwg\Construction\Sheets\1701345GP.dwg

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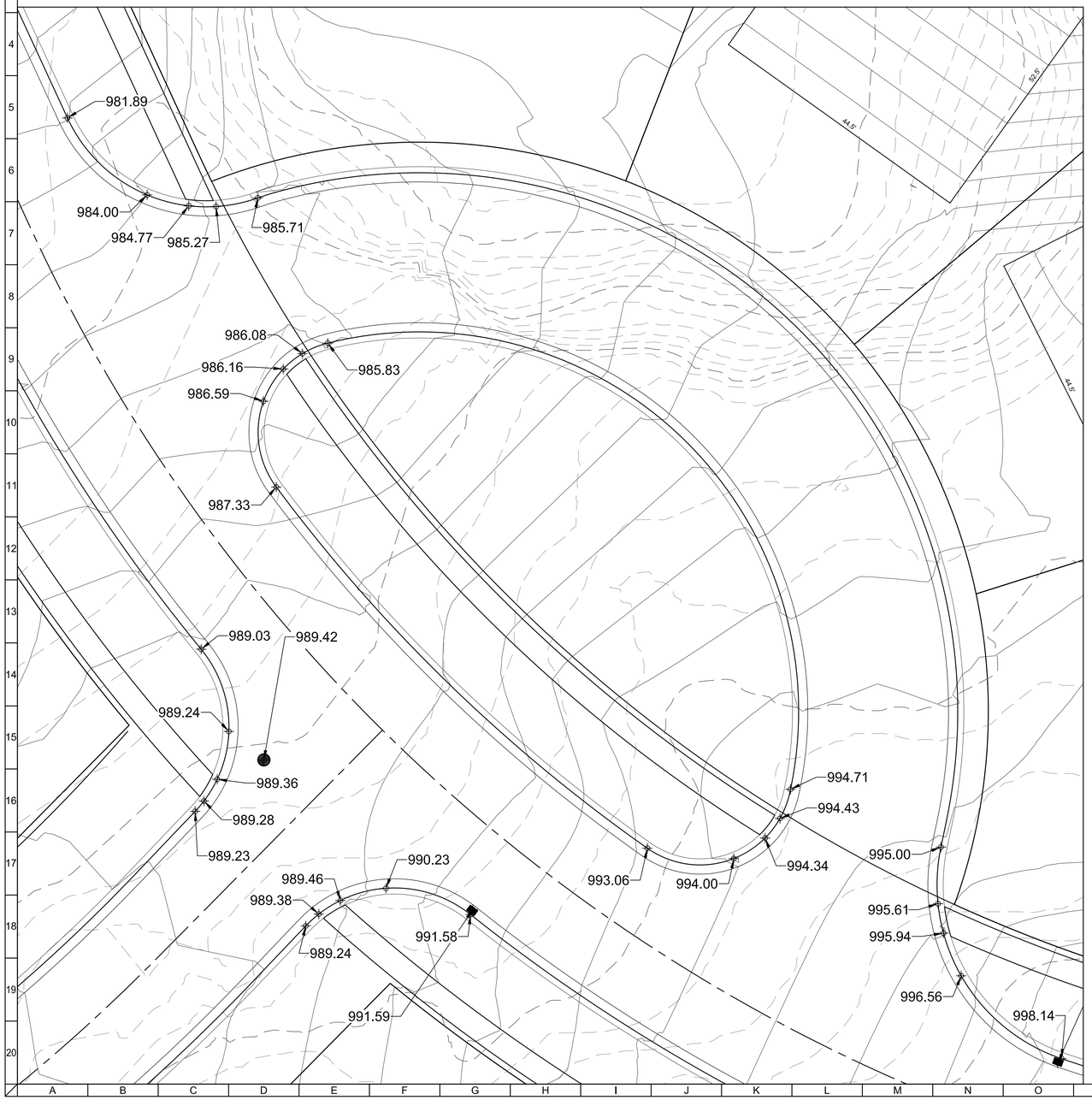
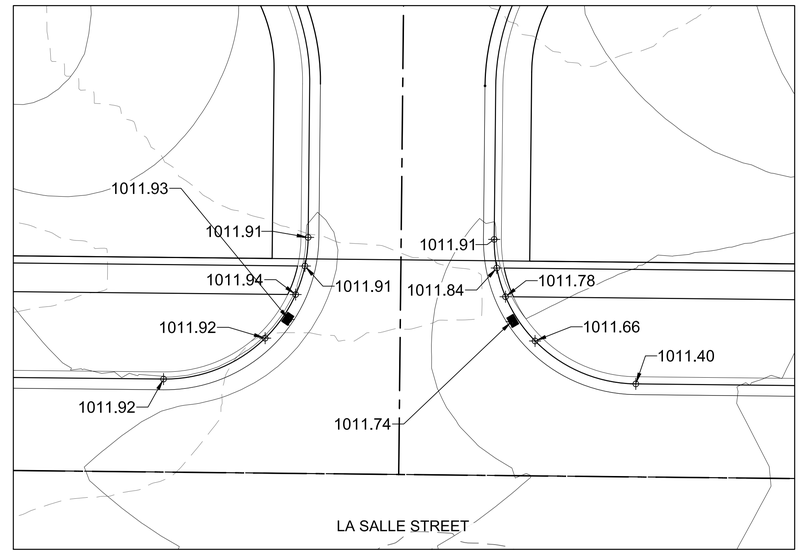
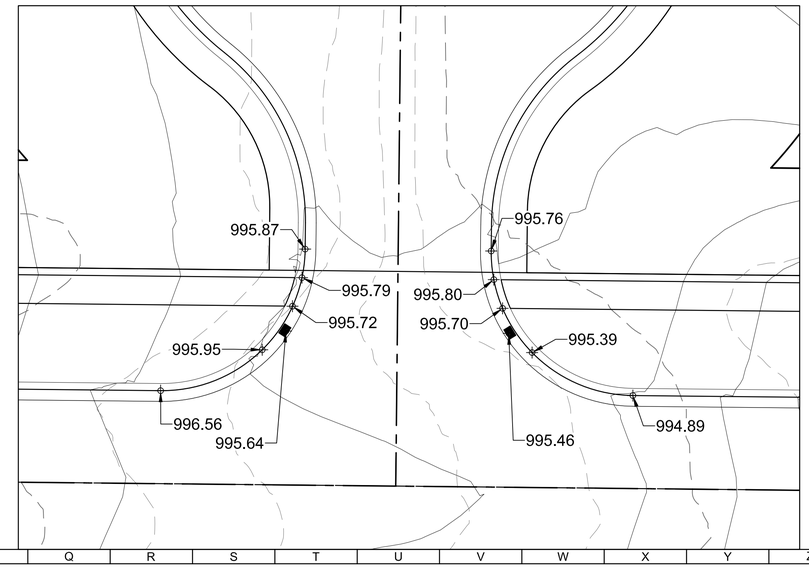
FORESTVIEW COURT/ LA SALLE STREET INTERSECTION



SEIRRA COURT/ LA SALLE STREET INTERSECTION



VISTA COURT/ LA SALLE STREET INTERSECTION



CLIENT

OMEGA HOMES–
VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

DETAILED GRADING

GDP/ PIP SUBMITTAL

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

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

NO.	REVISION DESCRIPTION	REV DATE

SCALE	1 IN:10 FT
PROJECT NUMBER	1701345
DATE	01/10/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

SHEET NUMBER

8 OF 22

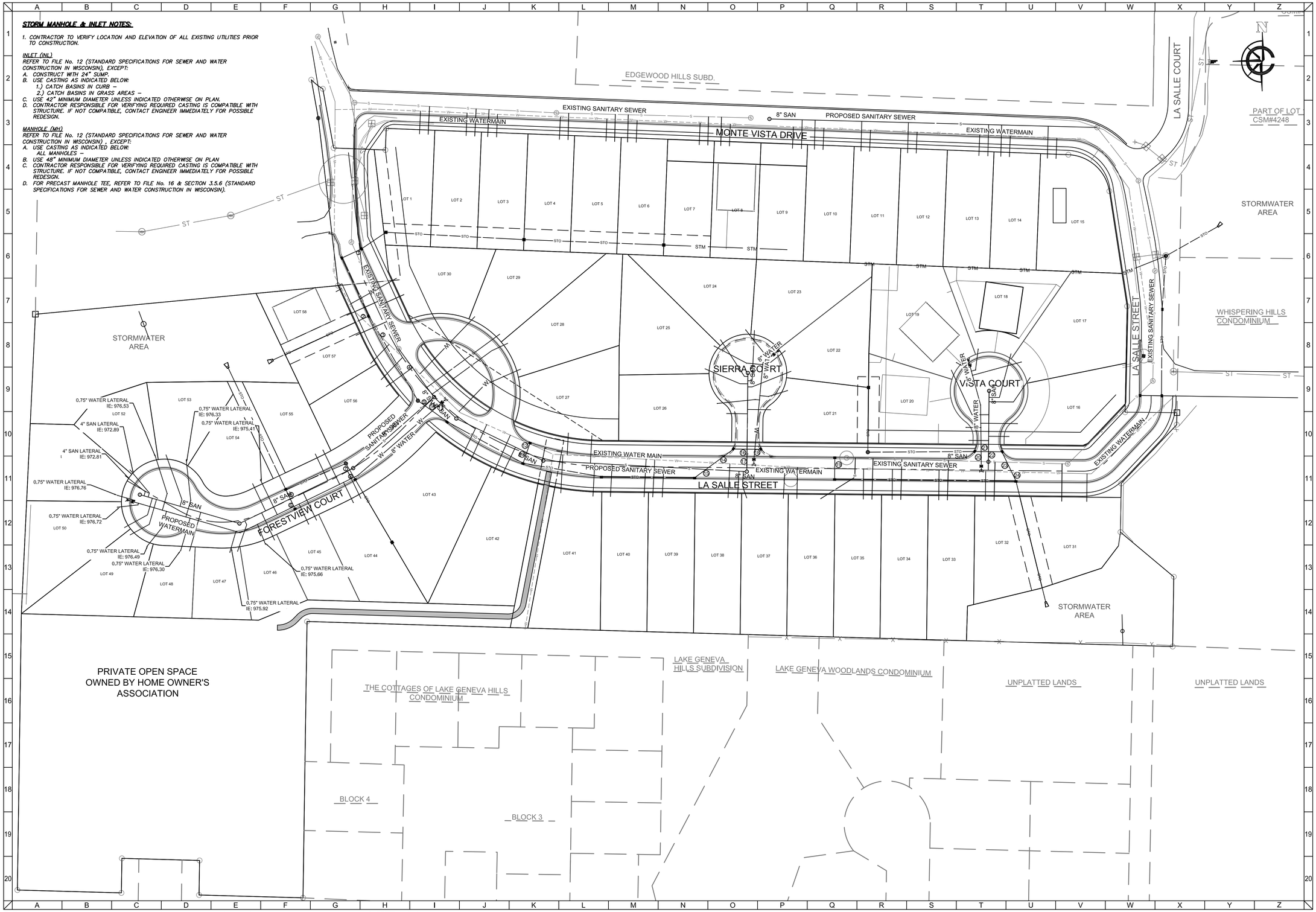
FILE: Y:\Projects\1701345_Phoenix Regent Hill\Dwg\Construction\Sheets\1701345GP.dwg PLOTTED: 1/10/2020 12:53:36 PM

STORM MANHOLE & INLET NOTES:

1. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

INLET (INL)
REFER TO FILE No. 12 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN), EXCEPT:
A. CONSTRUCT WITH 24" SUMP.
B. USE CASTING AS INDICATED BELOW:
1.) CATCH BASINS IN CURB –
2.) CATCH BASINS IN GRASS AREAS –
C. USE 42" MINIMUM DIAMETER UNLESS INDICATED OTHERWISE ON PLAN.
D. CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.

MANHOLE (MH)
REFER TO FILE No. 12 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN) , EXCEPT:
A. USE CASTING AS INDICATED BELOW:
ALL MANHOLES –
B. USE 48" MINIMUM DIAMETER UNLESS INDICATED OTHERWISE ON PLAN.
C. CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
D. FOR PRECAST MANHOLE TEE, REFER TO FILE No. 16 & SECTION 3.5.6 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN).



CLIENT

OMEGA HOMES–
VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

OVERALL UTILITY PLAN

GDP/PIP SUBMITTAL

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
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SHEET NUMBER

9 OF 22

FILE: Y:\Projects\1701345_Phoenix Regent Hill\Dwg\Construction\Sheets\1701345UP.dwg PLOTTED: 1/9/2020 5:09:53 PM

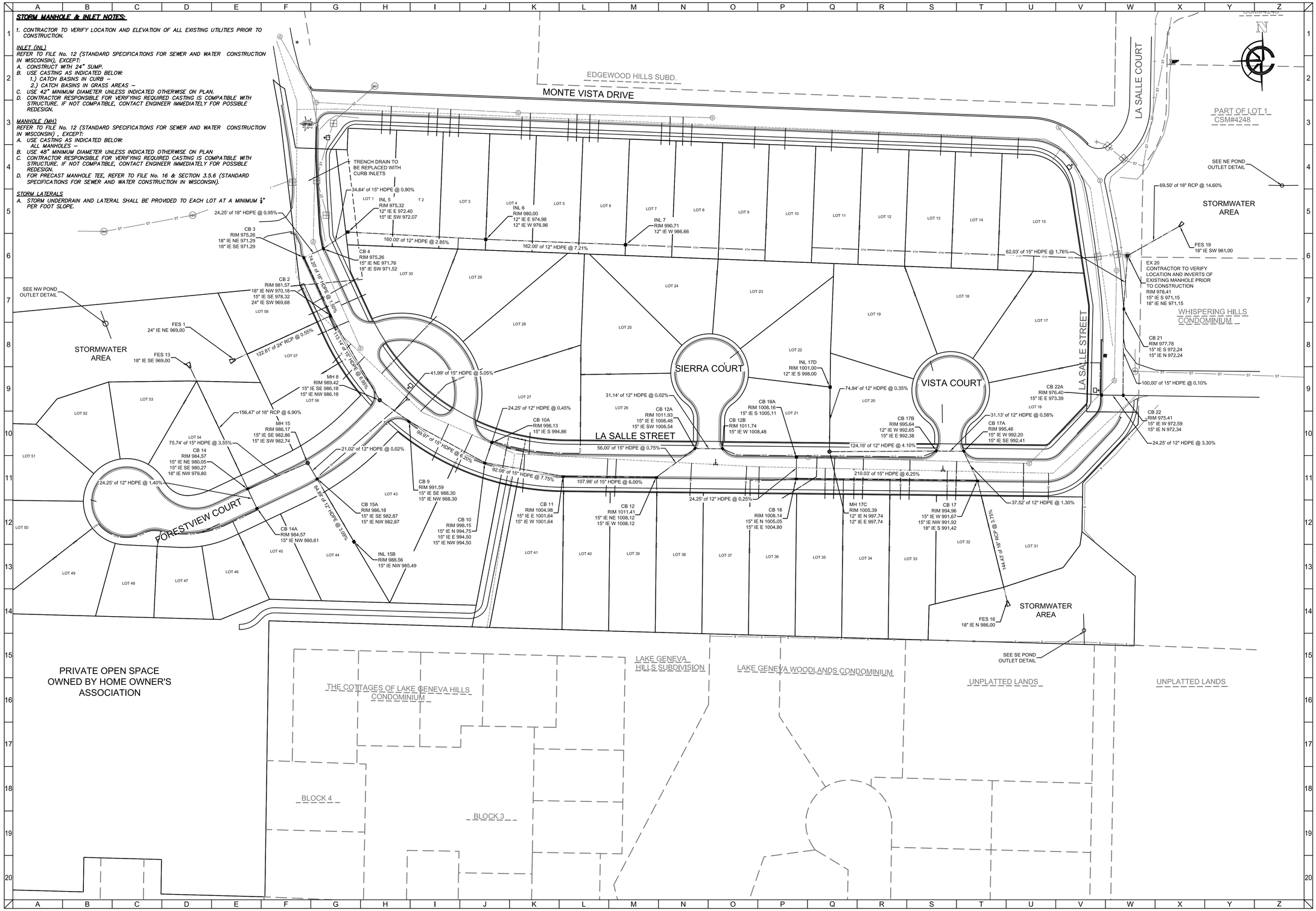
STORM MANHOLE & INLET NOTES:

1. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

INLET (INL)
REFER TO FILE No. 12 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN), EXCEPT:
A. CONSTRUCT WITH 24" SUMP.
B. USE CASTING AS INDICATED BELOW:
1.) CATCH BASINS IN CURB –
2.) CATCH BASINS IN GRASS AREAS –
C. USE 42" MINIMUM DIAMETER UNLESS INDICATED OTHERWISE ON PLAN.
D. CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.

MANHOLE (MH)
REFER TO FILE No. 12 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN) , EXCEPT:
A. USE CASTING AS INDICATED BELOW:
ALL MANHOLES –
B. USE 48" MINIMUM DIAMETER UNLESS INDICATED OTHERWISE ON PLAN
C. CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
D. FOR PRECAST MANHOLE TEE, REFER TO FILE No. 16 & SECTION 3.5.6 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN).

STORM LATERALS
A. STORM UNDERDRAIN AND LATERAL SHALL BE PROVIDED TO EACH LOT AT A MINIMUM ¼" PER FOOT SLOPE.



CLIENT

OMEGA HOMES–
VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

GDP/PIP SUBMITTAL

STORM SEWER PLAN

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

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

NO.	REVISION DESCRIPTION	REV DATE

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

SHEET NUMBER

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FILE: Y:\Projects\1701345_Phoenix Regent Hill\Dwg\Construction\Sheets\1701345UP.dwg PLOTTED: 1/10/2020 1:57:02 PM

SANITARY MANHOLE NOTES:

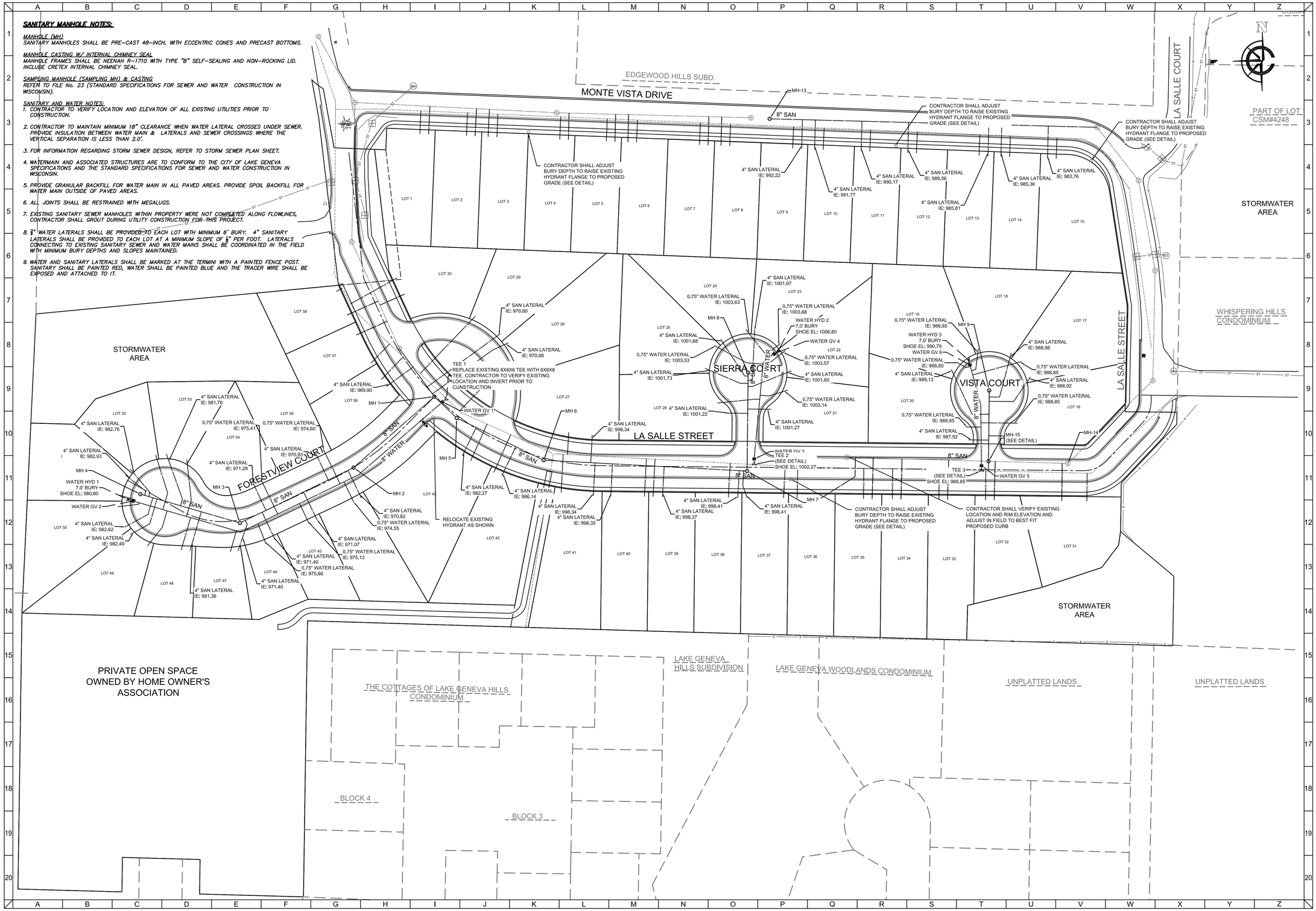
MANHOLE (MH)
SANITARY MANHOLES SHALL BE PRE-CAST 48-INCH, WITH ECCENTRIC CONES AND PRECAST BOTTOMS.

MANHOLE CASTING W/ INTERNAL CHIMNEY SEAL
MANHOLE FRAMES SHALL BE NEENAH R-1710 WITH TYPE "B" SELF-SEALING AND NON-ROCKING LID. INCLUDE CRETEX INTERNAL CHIMNEY SEAL.

SAMPLING MANHOLE (SAMPLING MH) & CASTING
REFER TO FILE No. 23 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN).

SANITARY AND WATER NOTES:

1. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO MAINTAIN MINIMUM 18" CLEARANCE WHEN WATER LATERAL CROSSES UNDER SEWER. PROVIDE INSULATION BETWEEN WATER MAIN & LATERALS AND SEWER CROSSINGS WHERE THE VERTICAL SEPARATION IS LESS THAN 2.0'.
3. FOR INFORMATION REGARDING STORM SEWER DESIGN, REFER TO STORM SEWER PLAN SHEET.
4. WATERMAIN AND ASSOCIATED STRUCTURES ARE TO CONFORM TO THE CITY OF LAKE GENEVA SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
5. PROVIDE GRANULAR BACKFILL FOR WATER MAIN IN ALL PAVED AREAS. PROVIDE SPOIL BACKFILL FOR WATER MAIN OUTSIDE OF PAVED AREAS.
6. ALL JOINTS SHALL BE RESTRAINED WITH MEGALUGS.
7. EXISTING SANITARY SEWER MANHOLES WITHIN PROPERTY WERE NOT COMPLETED ALONG FLOWLINES, CONTRACTOR SHALL GROUT DURING UTILITY CONSTRUCTION FOR THIS PROJECT.
8. ¾" WATER LATERALS SHALL BE PROVIDED TO EACH LOT WITH MINIMUM 6' BURY. 4" SANITARY LATERALS SHALL BE PROVIDED TO EACH LOT AT A MINIMUM SLOPE OF ¼" PER FOOT. LATERALS CONNECTING TO EXISTING SANITARY SEWER AND WATER MAINS SHALL BE COORDINATED IN THE FIELD WITH MINIMUM BURY DEPTHS AND SLOPES MAINTAINED.
9. WATER AND SANITARY LATERALS SHALL BE MARKED AT THE TERMINI WITH A PAINTED FENCE POST. SANITARY SHALL BE PAINTED RED, WATER SHALL BE PAINTED BLUE AND THE TRACER WIRE SHALL BE EXPOSED AND ATTACHED TO IT.



CLIENT

OMEGA HOMES–
VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

SANITARY SEWER AND WATER PLAN

GDP/PIP SUBMITTAL

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DRAWN BY	BDP
DESIGNED BY	JNL

SHEET NUMBER

11 OF 22

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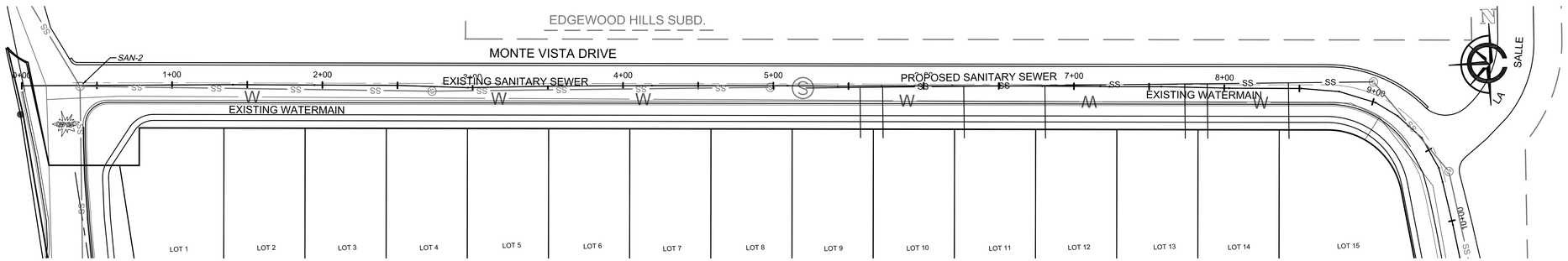
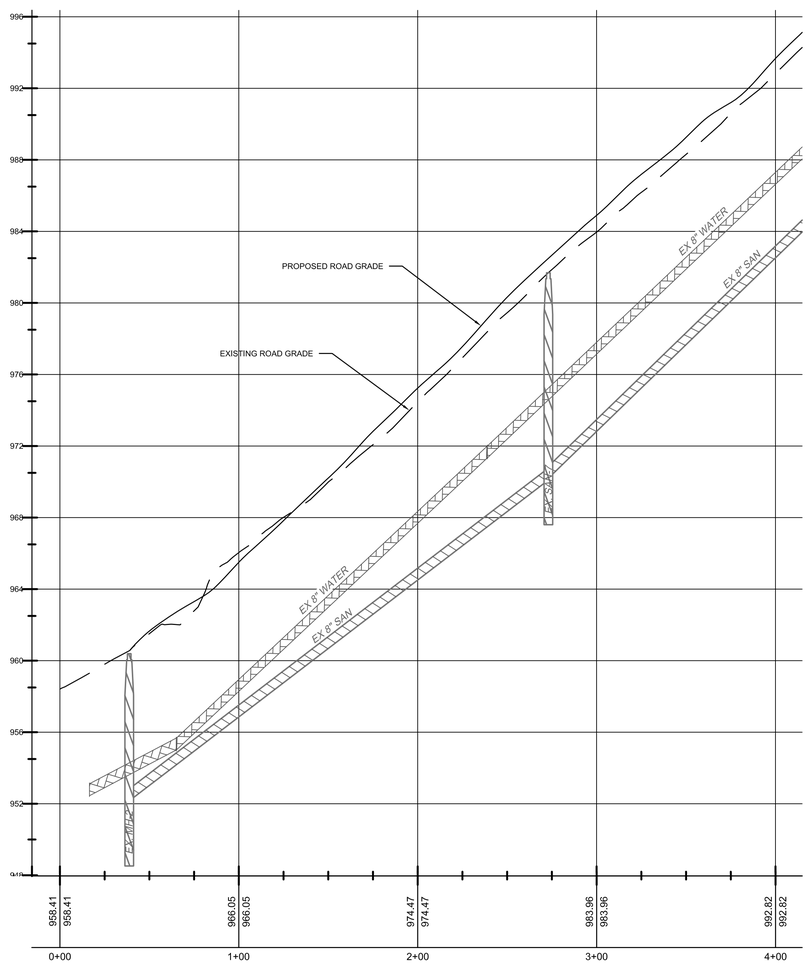
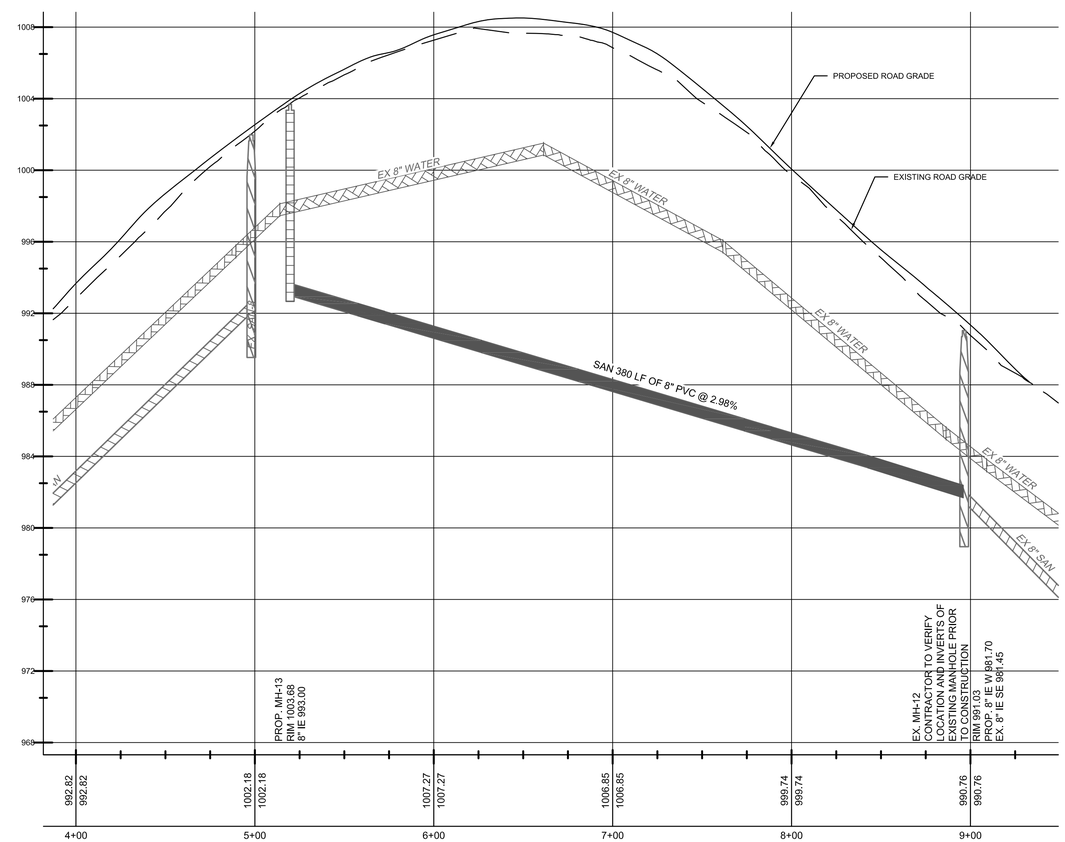


PROPOSED MONTE VISTA DRIVE PROFILE





CLIENT

OMEGA HOMES–
VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

GDP/PIP SUBMITTAL

PLAN AND PROFILE

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SCALE	1" = 40'
PROJECT NUMBER	1701345
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SHEET NUMBER

12 OF 22

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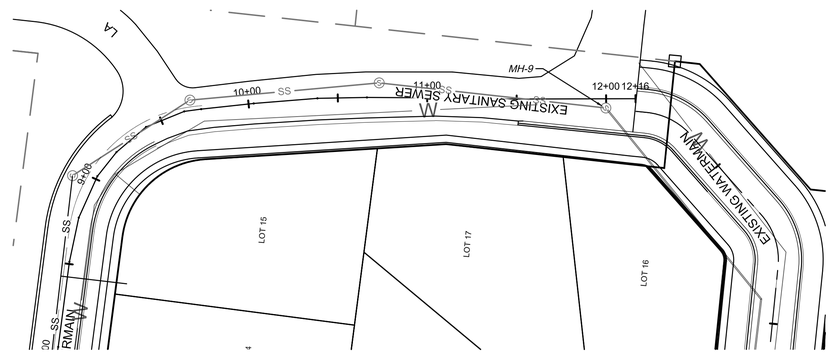

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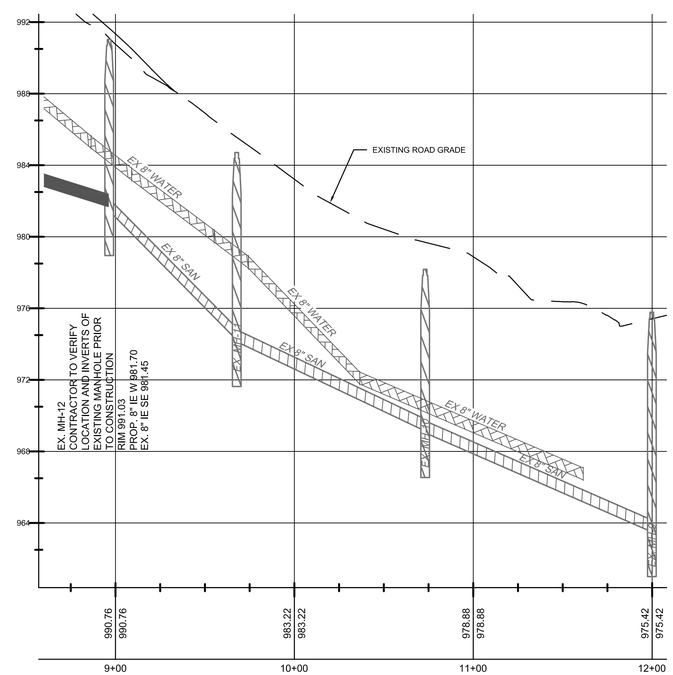

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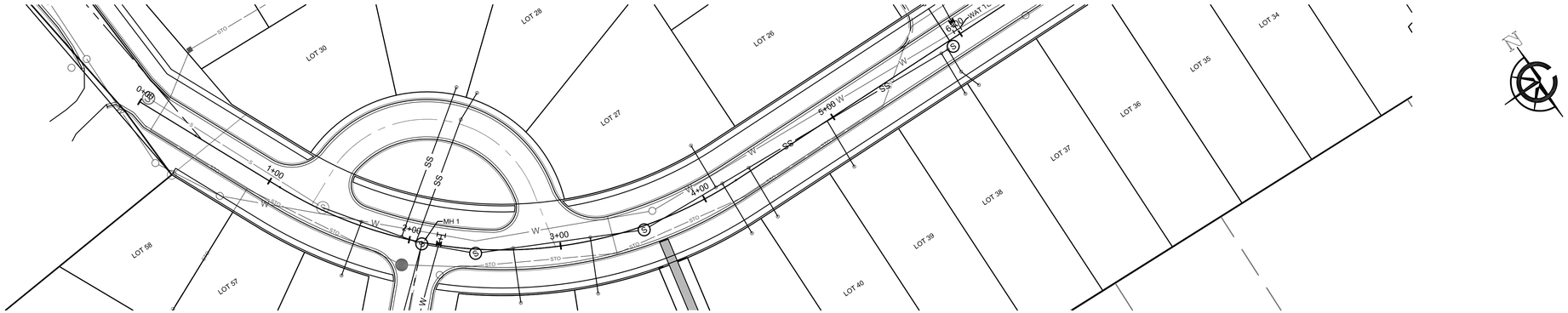
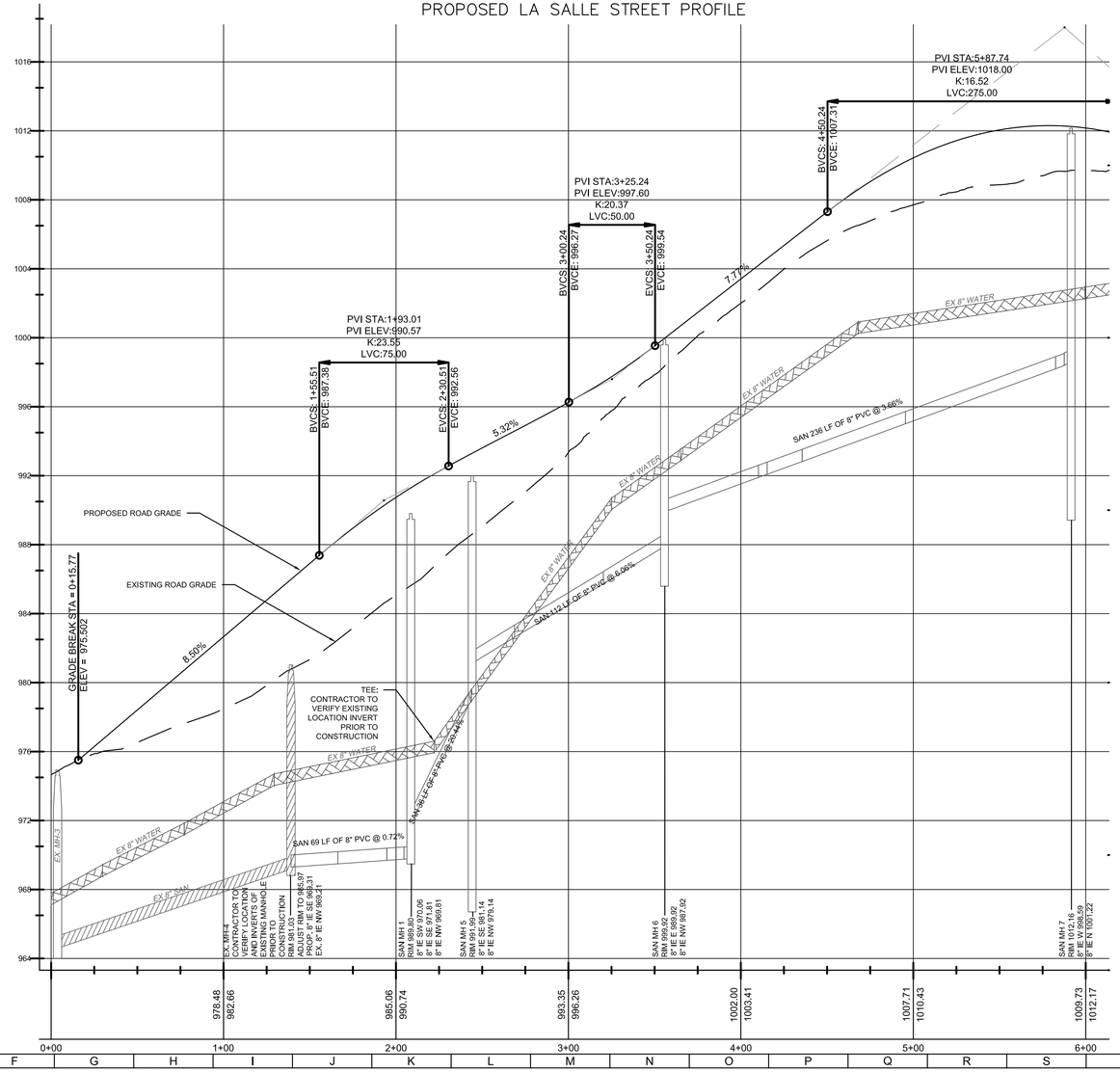
13 OF 22



PROPOSED LA SALLE STREET PROFILE



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OMEGA HOMES–
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LAKE GENEVA, WI

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14 OF 22

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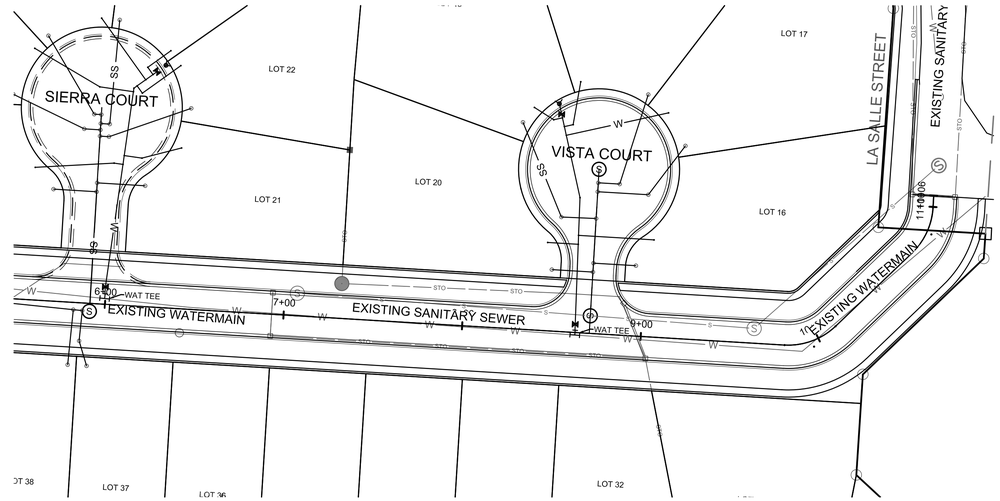

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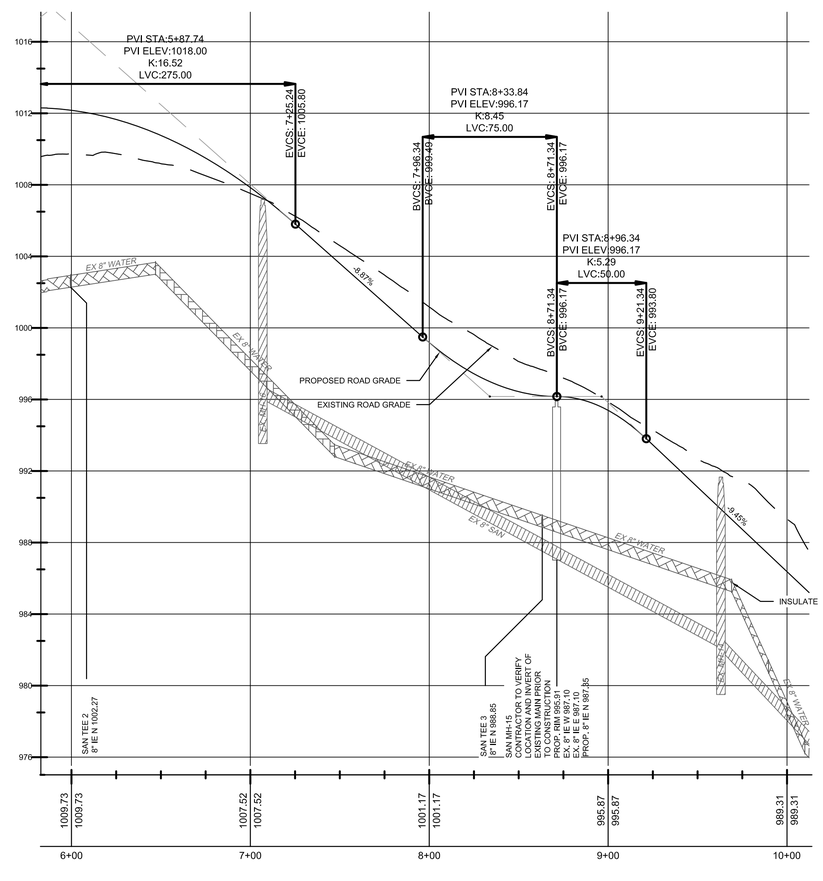

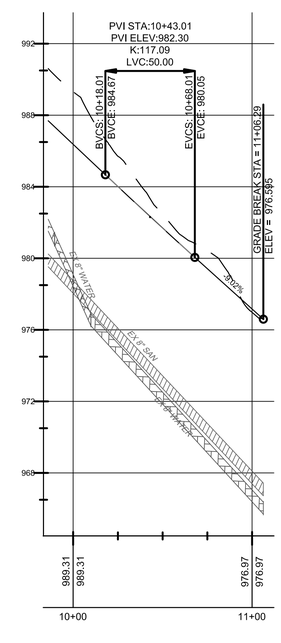

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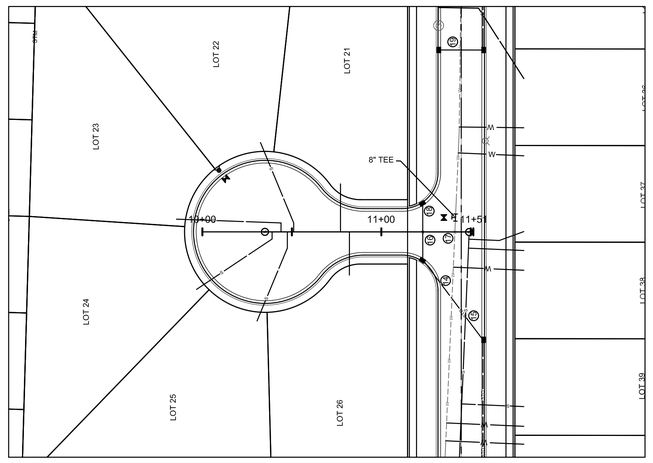

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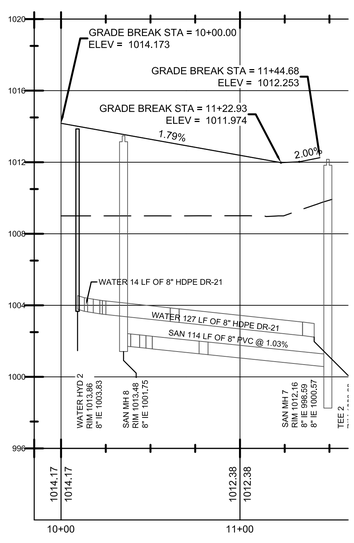

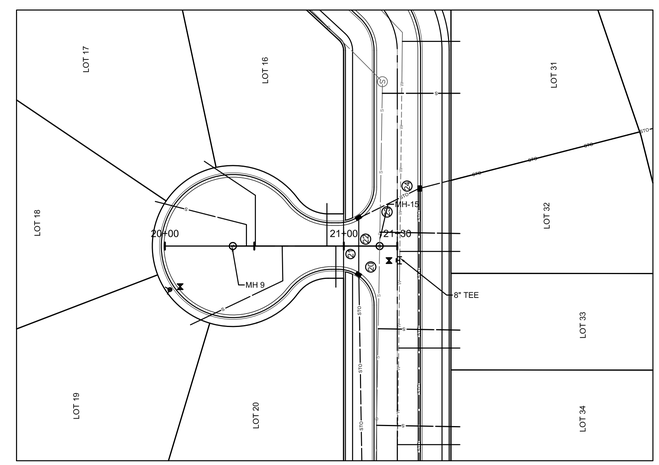

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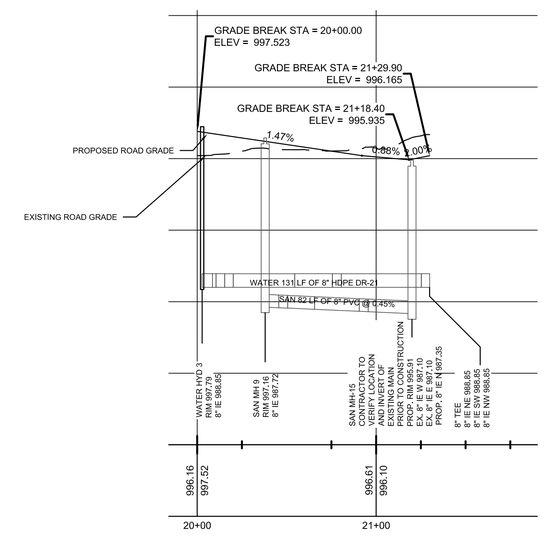

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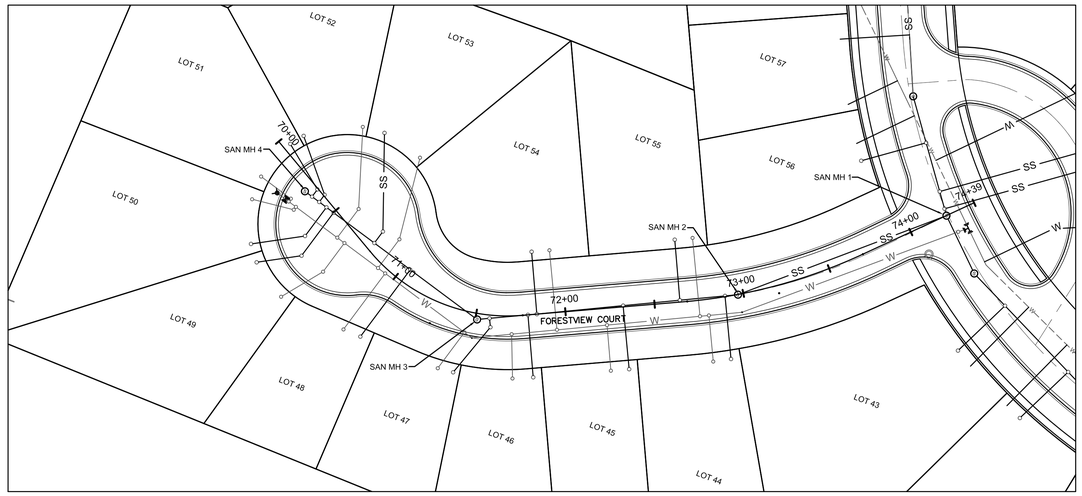
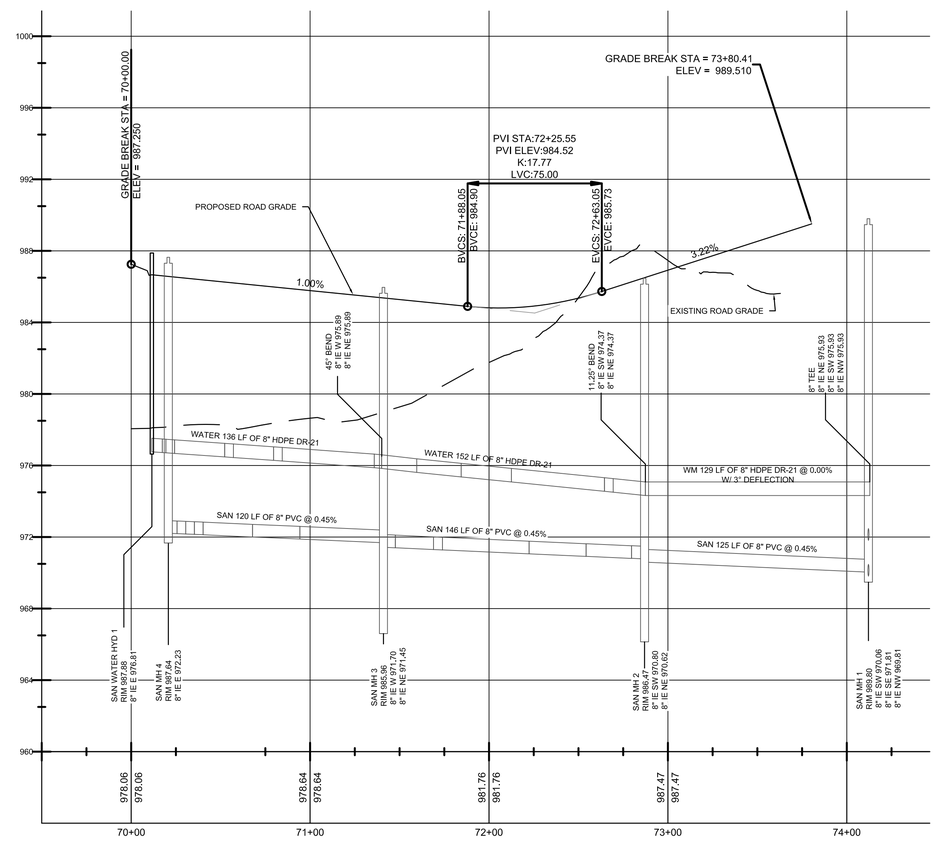
16 OF 22



PROPOSED FORESTVIEW COURT PROFILE



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LAKE GENEVA, WI

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PLAN AND PROFILE

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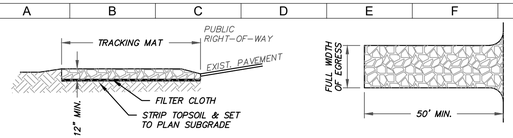
17 OF 22

FILE: Y:\Projects\1701345_Phoenix Regent Hill\Dwg\Construction\Sheets\1701345PP4.dwg PLOTTED: 1/10/2020 9:50:26 AM



CONSIDERATIONS:

1. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHOULD MAINTAIN A SLOW CONSTANT SPEED.
2. THE BEST APPROACH TO PREVENTING OFF-SITE TRACKING IS TO RESTRICT VEHICLES TO STABILIZED AREAS.
3. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.

NOTES:

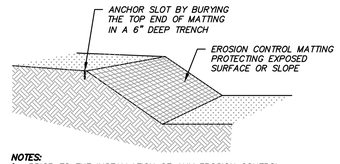
A. TRACKING PAD:

1. TRACKING PAD TO CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1057.
2. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3"- 6" CLEAR OR WASHED STONE. ALL MATERIAL SHALL BE RETAINED ON A 3-INCH SIEVE.
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM OF 50 FEET LONG.
6. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.

B. MAINTENANCE

1. ROCKS LODGED BETWEEN THE TIRES IF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.
2. TRACKING PADS AND TIRE WASHING STATIONS SHALL, AT AT MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
3. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
4. A MINIMUM 12-INCH THICK PAD SHALL BE MAINTAINED.

STONE TRACKING PAD DETAIL

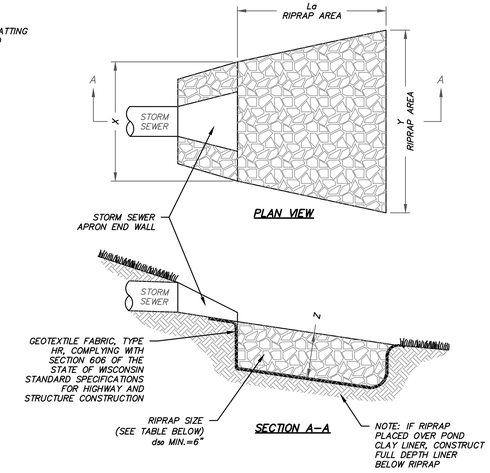


NOTES:

1. PRIOR TO THE INSTALLATION OF ANY EROSION CONTROL MATTING, ALL ROCKS, DIRT CLODS, STUMPS, ROOTS, TRASH AND ANY OTHER OBSTRUCTIONS WHICH WOULD PREVENT THE MAT FROM LAYING IN DIRECT CONTACT WITH THE SOIL SHALL BE REMOVED.
2. EROSION CONTROL MATTING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 628 OF THE WISCONSIN DOT STANDARD SPECIFICATIONS, DNR TECHNICAL STANDARD 1052 (NON CHANNEL APPLICATIONS), DNR TECHNICAL STANDARD 1053 (CHANNEL APPLICATIONS), AND LATEST MANUFACTURER SPECIFICATIONS, ESPECIALLY NOTING REQUIRED STAPLE PATTERNS AND ANCHOR TRENCH REQUIREMENTS.
3. INSTALLATION PROCEDURES MUST INSURE THAT THE MAT WILL REMAIN IN CONTACT WITH THE SOIL.
4. THE MATTING SHALL BE ANCHORED PER MANUFACTURER REQUIREMENTS
5. THE MATTING SHALL BE ANCHORED TO THE GROUND PER MANUFACTURER REQUIREMENTS
6. TEMPORARY EROSION CONTROL MATTING SHALL BE WisDOT PAL CLASS I, TYPE B AND PERMANENT EROSION CONTROL MATTING SHALL BE WisDOT PAL CLASS III, TYPE A
7. MATTED AREAS MUST BE INSPECTED ON A WEEKLY BASIS, AND AFTER EACH SIGNIFICANT RAINFALL. BARE SPOTS, MISSING OR LOOSENED MATTING MUST BE IMMEDIATELY REPLACED AND/OR RE-ANCHORED.
8. FOR CHANNEL APPLICATIONS, EXTEND MAT UPSLOPE ONE-FOOT MINIMUM VERTICALLY FROM DITCH BOTTOM OR SIX-INCHES HIGHER THAN DESIGN FLOW, WHICHEVER IS GREATER.

EROSION CONTROL MATTING DETAIL

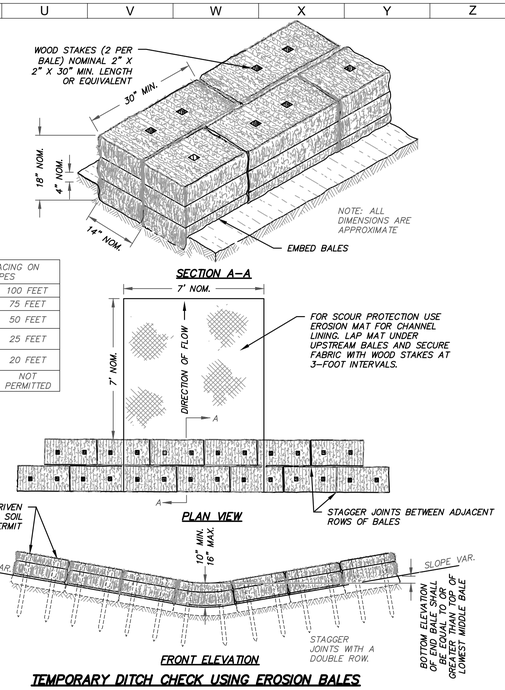
NOTE: INSTALL ON ALL SLOPES OF 4:1 OR GREATER



RIPRAP SHALL COMPLY WITH THE SECTION 606 OF THE STATE OF WISCONSIN STANDARD FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

PLAN VIEW CONTOURS AND GRADES REPRESENT PROPOSED TOP OF FIELD STONE ELEVATIONS.

RIPRAP DETAIL

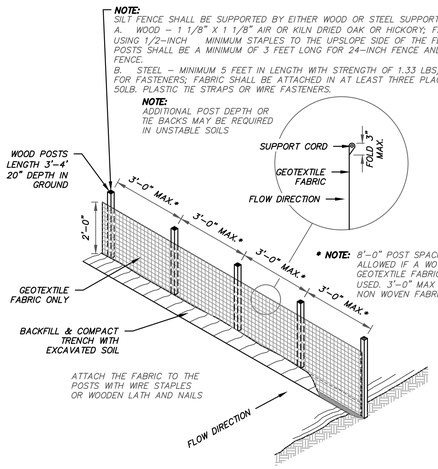


BALE SPACING ON SLOPES	
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
33% TO 50%	20 FEET
> 50%	NOT PERMITTED

TEMPORARY DITCH CHECK USING EROSION BALES

NOTES:

1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WSDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION AND WDNR TECHNICAL STANDARD 1062.
2. TEMPORARY DITCH CHECKS OF A SINGLE ROW OF EROSION BALES ARE NOT PERMITTED.
3. SEDIMENT BALE BARRIERS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
4. DAMAGED OR DECOMPOSED SEDIMENT BALE BARRIERS, AND UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF THE SEDIMENT BALE BARRIERS SHALL BE REPAIRED.
5. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE-HALF THE HEIGHT OF THE SEDIMENT BALE BARRIER.
6. SEDIMENT BALE BARRIERS AND ANCHORING DEVICES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.
7. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
8. EFFECTIVENESS OF BALES IS LESS THAN 3 MONTHS.

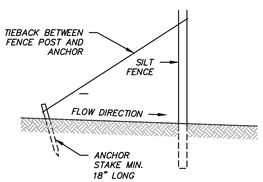


NOTES:

1. SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO WDNR CONSERVATION STANDARD 1056
2. SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR. THE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW:

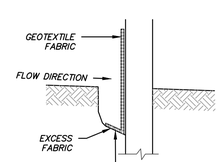
SLOPE	FENCE SPACING
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
> 33%	20 FEET

4. INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
5. A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
6. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4-INCH TRENCH WIDE BY 6-INCH DEEP TRENCH, OR 6-INCH V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER THAN NECESSARY FOR PROPER INSTALLATION.
7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
   A) TWIST METHOD--OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES.
   B) HOOK METHOD--HOOK THE END OF EACH SILT FENCE LENGTH.
8. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
9. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
10. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.
11. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.



SILT FENCE TIE BACK

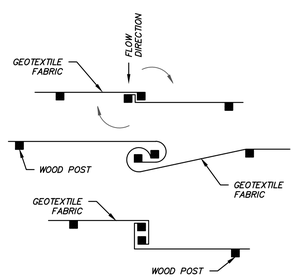
(WHEN ADDITIONAL SUPPORT IS REQUIRED)



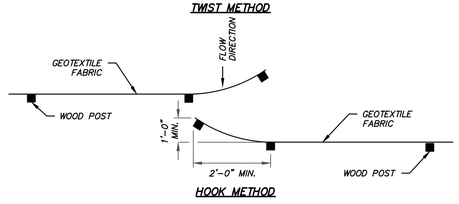
TRENCH DETAIL

NOTES:

1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.



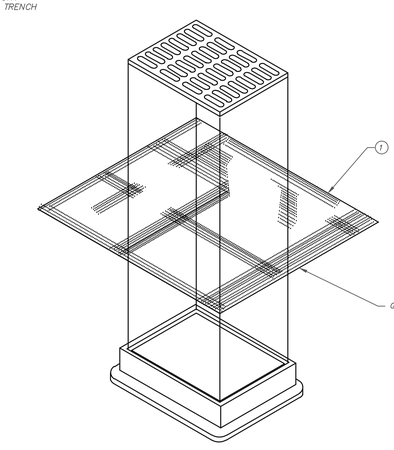
TWIST METHOD



HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE

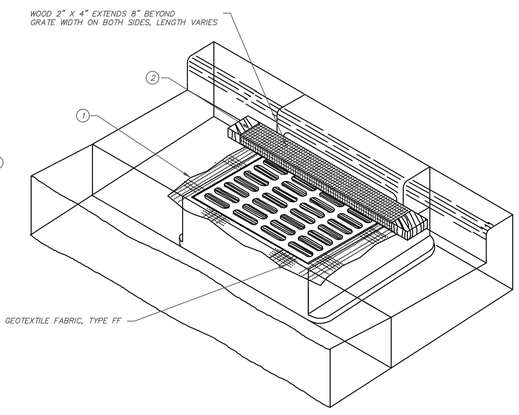
SILT FENCE DETAIL



INLET PROTECTION, TYPE B (WITHOUT CURB BOX)

(CAN BE INSTALLED ON ANY INLET TYPE)

1. FABRIC SIZE SHALL BE 8" (MIN) GREATER ON ALL SIDES OF THE INLET COVER TO PROVIDE A HAND HOLD WHEN MAINTENANCE OR REMOVAL IS REQUIRED.
2. FOR INLET PROTECTION, TYPE C, WITH A CURB BOX, AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX.



INLET PROTECTION, TYPE C (WITH CURB BOX)

GENERAL NOTES:

FABRIC SHALL BE REPLACED AT THE ENGINEERS DISCRETION.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTIBILITY LIST MAY BE SUBSTITUTED FOR THE INLET PROTECTION TYPE SPECIFIED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

CLIENT

OMEGA HOMES-VISTAS, LLC

VISTAS OF LAKE GENEVA
LAKE GENEVA, WI

EROSION CONTROL DETAILS

GDP/PIP SUBMITTAL

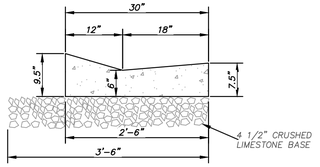
CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

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

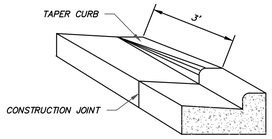
NO.	REVISION DESCRIPTION	REV DATE

SCALE	NTS
PROJECT NUMBER	1701345
DATE	01/10/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

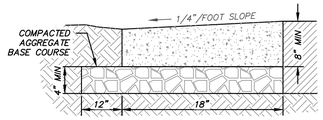
SHEET NUMBER



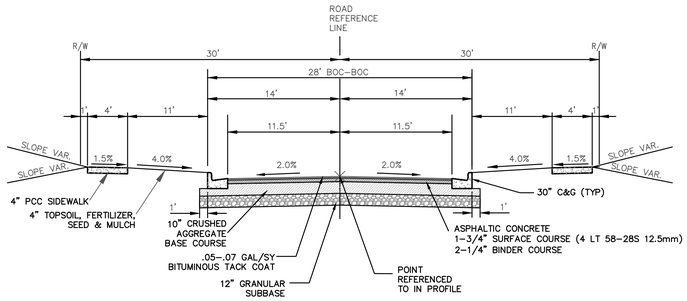
TYPICAL 30" ROLLOVER CURB



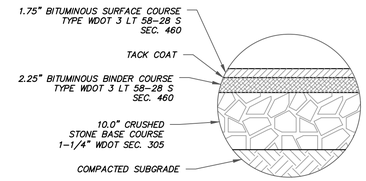
DETAIL OF CURB & GUTTER TERMINI



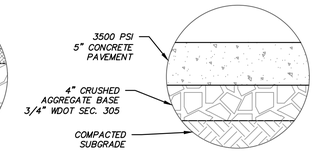
18" CONCRETE SHOULDER DETAIL



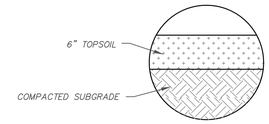
60' R.O.W. TYPICAL MINOR STREET URBAN SECTION – CITY OF LAKE GENEVA



BITUMINOUS PAVEMENT (STANDARD DUTY)



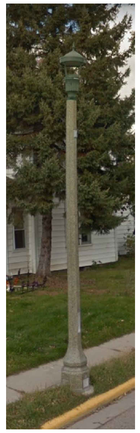
CONCRETE SIDEWALK SECTION



LANDSCAPED AREAS (ALL NON-PAVED AREAS)

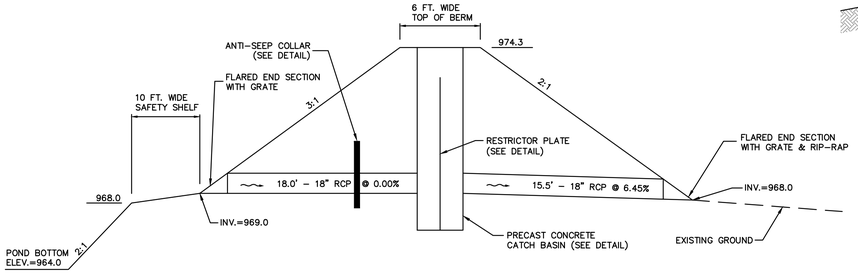
NOTE: SEE GRADING PLAN FOR SUBGRADE COMPACTION REQUIREMENTS AND PROOF ROLL ANALYSIS PRIOR TO BASE AND PAVEMENT INSTALLATION.

ON-SITE ENGINEER SHALL DETERMINE IF UNDERCUTTING, FABRIC, OR 3" DENSE GRADED BASE (WSDOT 305) IS REQUIRED, OR COMBINATION THEREOF.

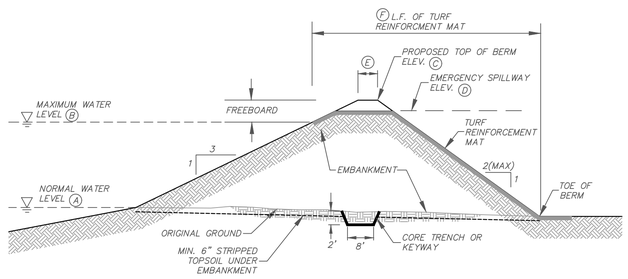


STREET LIGHTING DETAIL

SPECIFICATIONS TO MATCH LIGHTING ON BROAD STREET, LAKE GENEVA. DETAILS AND WIRING TBD

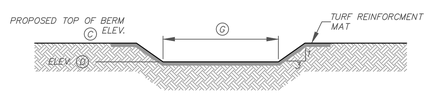


NW WET DETENTION POND DETAIL
N.T.S.

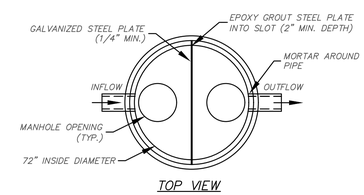


PROPOSED EMERGENCY SPILLWAY DIMENSIONS

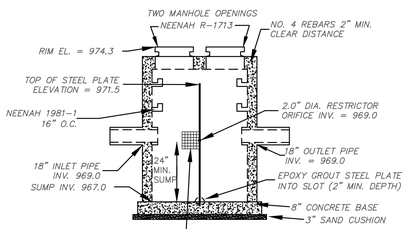
	A	B	C	D	E	F	G
DETENTION POND	969.0	973.29	974.3	973.3	6'	29'	20'



PROPOSED EMERGENCY SPILLWAY

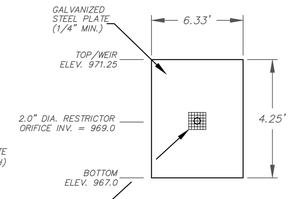


TOP VIEW



NOTES:
1. STRUCTURE SHALL BE CONSTRUCTED CONFORMING TO THE REQUIREMENTS OF ASTM C-478.
2. REINFORCING STEEL NOT SHOWN

NW WET DETENTION POND OUTLET CONTROL STRUCTURE DETAIL
N.T.S.



STEEL PLATE DETAIL

CLIENT

OMEGA HOMES-VISTAS, LLC

VISTAS OF LAKE GENEVA
LAKE GENEVA, WI

SITE DETAILS

GDP/PIP SUBMITTAL

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

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LAKE GENEVA, WI 53147
262-757-8776
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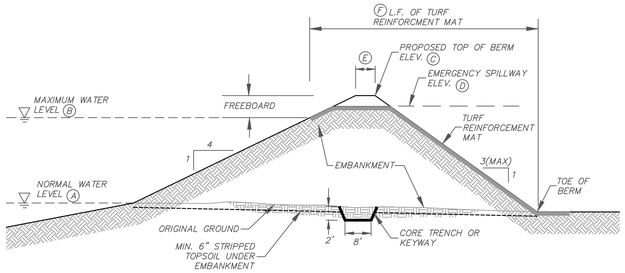
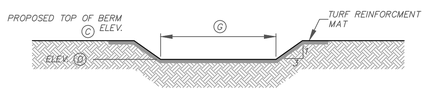
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

SHEET NUMBER

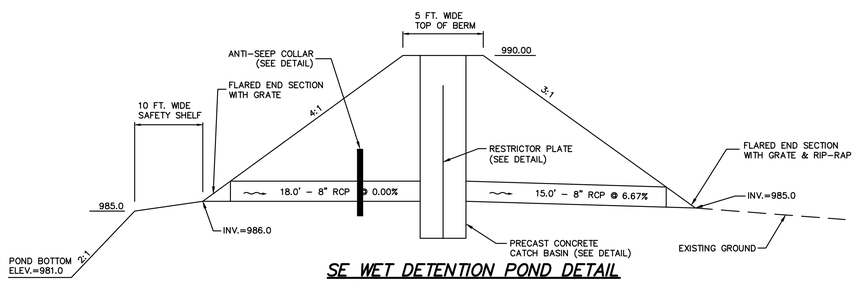


PROPOSED EMERGENCY SPILLWAY DIMENSIONS

	A	B	C	D	E	F	G
DETENTION POND	986.0	988.72	990.00	989.00	5'	24'	20'

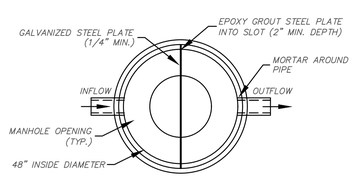


PROPOSED EMERGENCY SPILLWAY

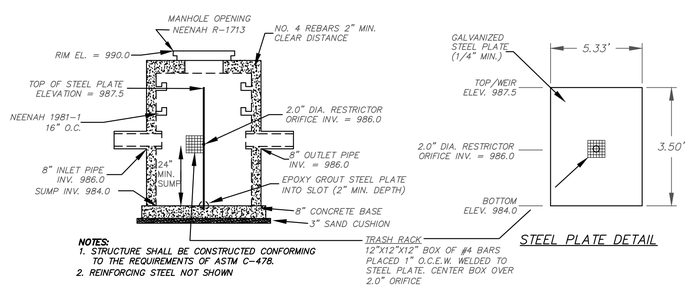


SE WET DETENTION POND DETAIL

N.T.S.



TOP VIEW



NOTES:
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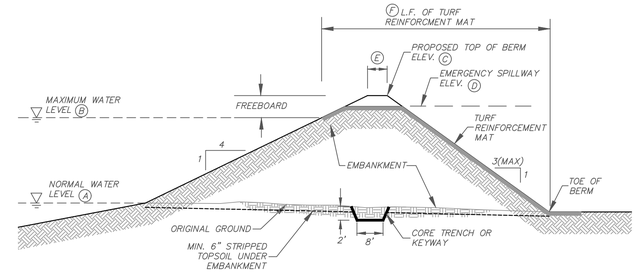
2. REINFORCING STEEL NOT SHOWN

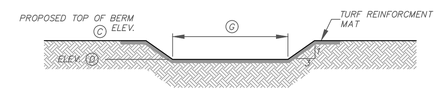
SE WET DETENTION POND OUTLET CONTROL STRUCTURE DETAIL

N.T.S.

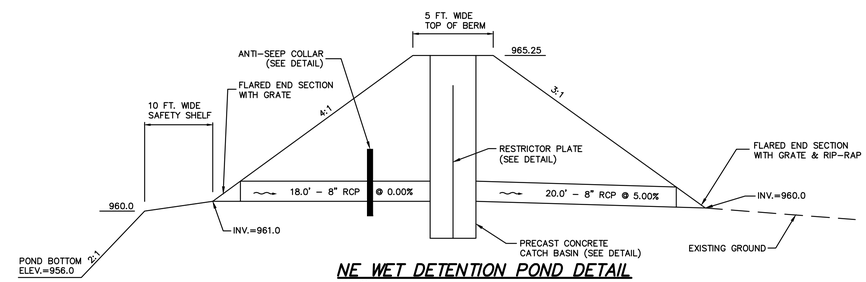


PROPOSED EMERGENCY SPILLWAY DIMENSIONS

	A	B	C	D	E	F	G
DETENTION POND	961.0	964.24	965.25	964.25	5'	43'	20'

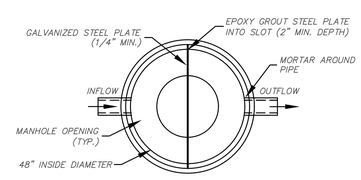


PROPOSED EMERGENCY SPILLWAY

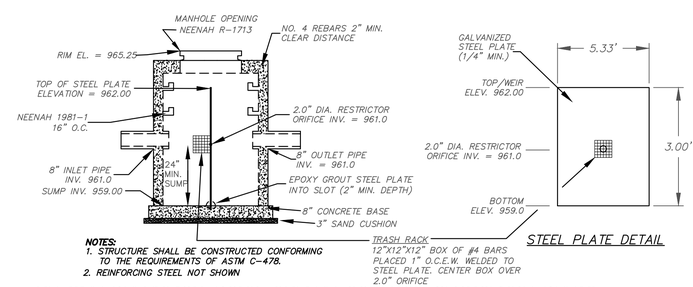


NE WET DETENTION POND DETAIL

N.T.S.



TOP VIEW



NOTES:
1. STRUCTURE SHALL BE CONSTRUCTED CONFORMING TO THE REQUIREMENTS OF ASTM C-478.
2. REINFORCING STEEL NOT SHOWN

NE WET DETENTION POND OUTLET CONTROL STRUCTURE DETAIL

N.T.S.

CLIENT

OMEGA HOMES-VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

STORMWATER DETAILS

GDP/PIP SUBMITTAL

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

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LAKE GENEVA, WI 53147
262-757-8776
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PROJECT NUMBER	1701345
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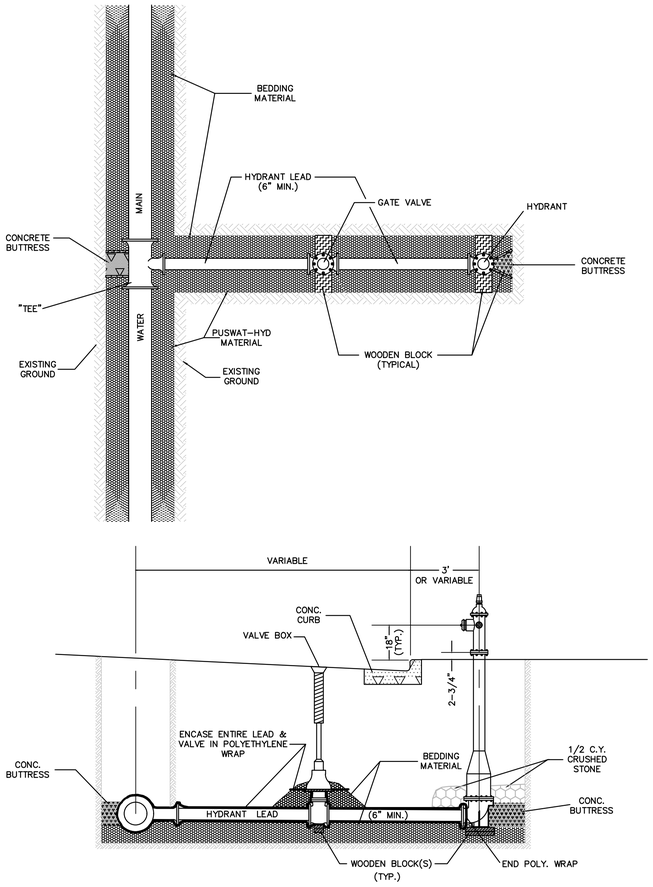
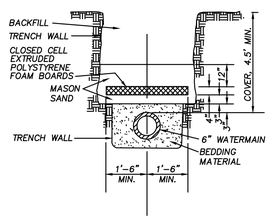
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

SHEET NUMBER



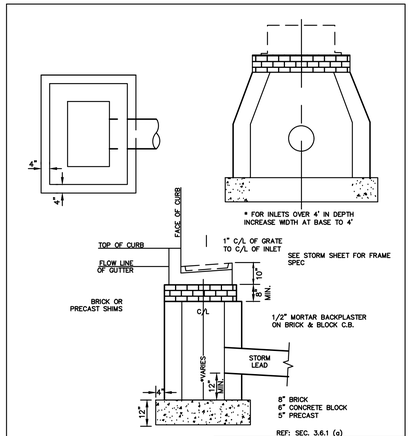
TYPICAL HYDRANT SETTING

SEE NOTES SHEET FOR CITY OF LAKE GENEVA UTILITY COMMISSION MATERIAL SPECIFICATIONS



WATER INSULATION DETAIL

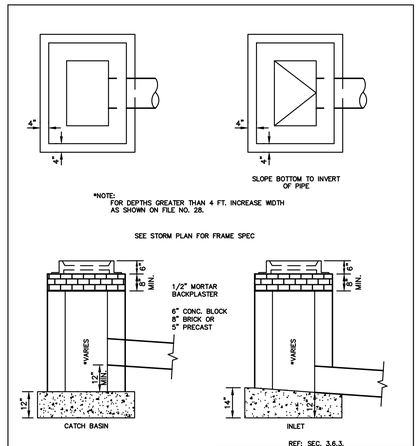
CONSTRUCTION SHALL CONFORM TO SEWER AND WATER SPECIFICATIONS IN WISCONSIN SECTIONS 8.50, 5.5.20, & 4.17



REF: SEC. 3.6.1 (a)

STANDARD CATCH BASIN (MASONRY OR PRECAST)

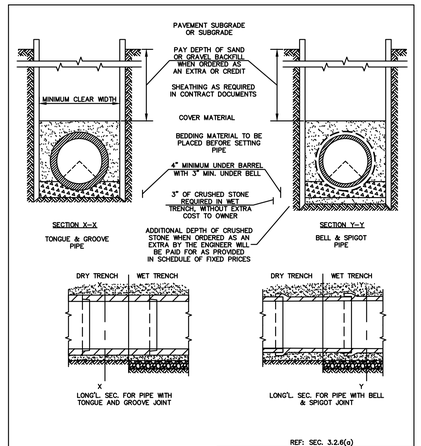
NOT TO SCALE | FILE NO. 25



REF: SEC. 3.6.3.

FIELD INLET OR CATCH BASIN (MASONRY OR PRECAST)

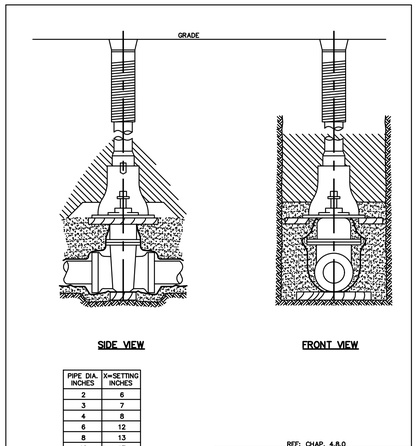
NOT TO SCALE | FILE NO. 29



REF: SEC. 3.2.6(a)

STANDARD SECTION (CLASS "C" BEDDING)

NOT TO SCALE MARCH 1976 | FILE NO. 3



PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
10	17
12	21
16	30

REF: CHAP. 4.8.0

STANDARD GATE VALVE BOX SETTING

NOT TO SCALE | FILE NO. 37

CLIENT

OMEGA HOMES-VISTAS, LLC

VISTAS OF LAKE GENEVA

LAKE GENEVA, WI

UTILITY DETAILS

GDP/PIP SUBMITTAL

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

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DATE	01/10/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

SHEET NUMBER

CONSTRUCTION NOTES

1. THE LANDOWNER OR THEIR AUTHORIZED AGENT SHALL KEEP APPROVED PLAN AND EROSION CONTROL INSPECTION RECORDS ONSITE AT ALL TIMES UNTIL THE SITE IS STABILIZED AND NOTICE OF TERMINATION FILED.

2. CHANGES TO THIS PLAN MUST BE APPROVED BY CITY OF LAKE GENEVA AND ENGINEER, PRIOR TO IMPLEMENTATION.

3. AT A MINIMUM, CONSTRUCTION SITE EROSION CONTROL INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND WITHIN 24 HOURS OF AFTER A PRECIPITATION EVENT OF 0.5 INCH OR GREATER. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION IN ANY CONTINUOUS 24–HOUR PERIOD. CONTINUE THROUGH STABILIZATION.

4. MAINTAIN INSPECTION RECORDS WITH FORM 3400–017, CURRENT REVISION, OR DOCUMENT WITH EQUIVALENT INFORMATION AS PER NR 216.48(4)(c). RECORDS SHALL BE KEPT ONSITE AND AVAILABLE UPON REQUEST.

5. ALL EQUIPMENT USED FOR THE PROJECT SHALL BE DE–CONTAMINATED FOR INVASIVE AND EXOTIC VIRUSES AND SPECIES PRIOR TO AND AFTER USE. FOLLOW MOST RECENT DEPARTMENT APPROVED WASHING AND DISINFECTION PROTOCOLS AND DEPARTMENT APPROVED BEST MANAGEMENT PRACTICES.

6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND–DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.

7. IN THE EVENT DEWATERING BECOMES NECESSARY, NOTIFY ENGINEER IMMEDIATELY, AND OBTAIN APPROPRIATE PERMITS PRIOR TO CONTINUING WORK.

8. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

9. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.

10. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE. MONITOR FOR ONE YEAR AFTER PROJECT COMPLETION. DURING MONITORING PERIOD, THE GRADING SITE SHALL BE INSPECTED REGULARLY, AND ANY AREAS REQUIRING ADDITIONAL STABILIZATION OR REVEGETATION SHALL BE ADDRESSED TO ENSURE FINAL STABILIZATION.

11. EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE AREAS THEY SERVE HAVE ESTABLISHED VEGETATIVE COVER, OR 70% GROWTH.

12. ONE YEAR AFTER PROJECT COMPLETION, A REPORT AND PHOTOGRAPHS SHALL BE SUBMITTED TO THE DEPARTMENT TO DEMONSTRATE THAT THE GRADING SITE IS STABILIZED. IF AFTER ONE YEAR, FINAL STABILIZATION HAS NOT BEEN ACHIEVED OR MAINTAINED, THE DEPARTMENT MAY REQUIRE THE LANDOWNER TO SUBMIT A REVISED VEGETATION PLAN TO THE DEPARTMENT, AND IMPLEMENT THE REVISED PLAN.

13. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF–SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE CITY OF LAKE GENEVA. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.

14. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO RECEIVING CHANNEL.

15. MAKE PROVISIONS FOR WATERING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.

16. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.), OR AS DIRECTED BY THE ENGINEER OR CITY OF LAKE GENEVA, OR WALWORTH COUNTY.

17. THIS PLAN INCLUDES WORK FOR THE CONSTRUCTION OF A NEW SUBDIVISION.

18. THE FOLLOWING SEQUENCE OF WORK IS EXPECTED:

    SITE CLEARING
    SITE GRUBBING
    TOPSOIL STRIPPING
    SITE MASS GRADING
    UTILITY INSTALLATION
    ROUGH GRADING
    SITE SEEDING AND MATTING
    FINAL SITE CLEANUP
    FULL RESTORATION (INDIVIDUAL LOT CONSTRUCTIONS TO MAINTAIN INDIVIDUAL EROSION CONTROL PLANS)

19. THE FOLLOWING SEQUENCE OF EROSION CONTROL SHALL BE FOLLOWED:

    INSTALL EROSION CONTROL FEATURES SHOWN INCLUDING SILT FENCE AND TRACKING PAD
    EXCAVATE AND RESTORE ALL STORMWATER PONDS PRIOR TO ANY OTHER GROUND DISTURBANCE
    CONTINUE ALL OTHER SITE GRADING WORK
    FINAL GRADE SITE AND RESTORE PER NOTES SHOWN
    EXAMINE STORMWATER PONDS FOR REMOVAL OF ANY SEDIMENT ACCUMULATION FROM CONSTRUCTION ACTIVITIES
    MONITOR ENTIRE SITE FOR RESTORATION ESTABLISHED
    REMOVE ALL EROSION CONTROL MEASURES ONCE SITE GROWTH

EROSION CONTROL NOTES

THE FOLLOWING EROSION CONTROL SPECIFICATIONS SHALL BE FOLLOWED FOR THIS PROJECT.

1. THESE BEST MANAGEMENT PRACTICES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.

1.1. SILT FENCE: SEE TECHNICAL STANDARD 1056 FOR FURTHER GUIDANCE.

1.1.A. SILT FENCE SHALL BE PLACED ON THE CONTOUR, NOT PERPENDICULAR TO THE CONTOUR.
1.1.B. THE ENDS OF THE FENCE SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
1.1.C. INSTALLED SILT FENCE SHALL BE MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
1.1.D. SILT FENCES SHALL BE SUPPORTED BY WOOD SUPPORTS. FOR STEEL SUPPORTS, SEE FURTHER GUIDANCE IN WDNR TECHNICAL STANDARD 1056. THE FULL HEIGHT SHALL BE SUPPORTED BY 1–1/8" BY 1–1/8" AIR OR KILN DRIED POSTS OF HICKORY OR OAK.
1.1.E. THE FABRIC SHALL BE STAPLED, USING AT LEAST 0.5–INCH STAPLES, TO THE UPSLOPE SIDE OF THE POSTS IN AT LEAST 3 PLACES. THE POSTS SHALL BE A MINIMUM 3 FEET LONG FOR 24–INCH SILT FENCE AND 4 FEET FOR 36–INCH SILT FENCE FABRIC.
1.1.F. THE SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4–INCH WIDE BY 6–INCH DEEP TRENCH, OR A S 6–INCH DEEP V–TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER AND DEEPER THAN NECESSARY FOR PROPER INSTALLATION. ON THE TERMINAL ENDS OF SILT FENCE, THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.
1.1.G. THE GEOTEXTILE FABRIC SHALL BE LISTED ON THE WISDOT PAL, OR AS DETAILED ON WDNR TECHNICAL STANDARD 1056.
1.1.H. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION.

1.2. TRACKING PAD: SEE TECHNICAL STANDARD 1057 FOR FURTHER GUIDANCE

1.2.A. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
1.2.B. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED ON A 3–INCH SIEVE.
1.2.C. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WSDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
1.2.D. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE AT A MINIMUM 50 FEET LONG.
1.2.E. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.
1.2.F. IF CONDITIONS ON THE SITE ARE SUCH THAT THE SEDIMENT IS NOT REMOVED FROM VEHICLE TIRES BY THE TRACKING PAD, THEN TIRES SHALL BE WASHED UTILIZING PRESSURIZED WATER BEFORE ENTERING A PUBLIC ROADS.
1.2.G. THE WASHING STATION SHALL BE LOCATED ON–SITE IN AN AREA THAT IS STABILIZED AND DRAINS INTO SUITABLE SEDIMENT TRAPPING OR SETTLING DEVICE.
1.2.H. THE WASH RACK SHALL CONSIST OF A HEAVY GRATING OVER A LOWERED AREA. THE RACK SHALL BE STRONG ENOUGH TO SUPPORT THE VEHICLES THAT WILL CROSS IT.
1.2.I. ROCKS LODGED BETWEEN THE TIRES OF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.

2. THE FOLLOWING MEASURES SHALL BE FOLLOWED DURING ALL LAND DISTURBING OPERATIONS.

2.1. DUST CONTROL: SEE TECHNICAL STANDARD 1068 FOR FURTHER GUIDANCE.

2.1.A. THE IMPLEMENTATION OF DUST CONTROL SHALL LIMIT THE AREA EXPOSED FOR DUST GENERATION.
2.1.B. ASPHALT AND PETROLEUM BASED PRODUCTS CANNOT BE USED FOR DUST CONTROL.
2.1.C. MULCH AND VEGETATION – MUCH OR SEED AND MULCH MAY BE APPLIED TO PROTECT EXPOSED SOIL FROM BOTH THE WIND AND WATER EROSION, PER APPROPRIATE TECHNICAL STANDARDS.
2.1.D. WATER – WATER UNTIL THE SURFACE IS WET AND REPEAT AS NEEDED. WATER SHALL BE APPLIED AT RATES SO THAT RUNOFF DOES NOT OCCUR. TREATED SOIL SURFACES THAT RECEIVE VEHICLE TRAFFIC REQUIRE A STONE TRACKING PAD OR TIRE WASHING AT ALL POINTS OF ACCESS.
2.1.E. TILLAGE – A CONTROL MEASURE PERFORMED WITH CHISEL TYPE PLOWS ON EXPOSED SOILS. TILLAGE SHALL BEGIN ON THE WINDWARD SIDE OF THE SITE. TILLAGE IS ONLY APPLICABLE TO FLAT AREAS.
2.1.F. POLYMERS – POLYMERS CAN BE AN EFFECTIVE PRACTICE FOR AREAS THAT DO NOT RECEIVE VEHICLE TRAFFIC. DRY APPLIED POLYMERS MUST BE INITIALLY WATERED FOR ACTIVATION TO BE EFFECTIVE FOR DUST CONTROL.
2.1.G. TACKIFIERS AND SOIL STABILIZERS TYPE A – PRODUCTS MUST BE SELECTED FROM AND INSTALLED AT RATES CONFORMING TO THE WISDOT EROSION CONTROL PAL.
2.1.H. CHLORIDES – CHLORIDES SHALL BE APPLIED ACCORDING TO THE MOST RECENT VERSION OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.
2.1.I. BARRIERS – BARRIERS SHALL BE PLACED AT RIGHT ANGLES TO PREVAILING WIND CURRENTS AT INTERVALS OF ABOUT 15 TIMES THE BARRIER HEIGHT. SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND BLOWN SOIL.

3. THE FOLLOWING MEASURES SHALL BE FOLLOWED UPON TEMPORARY AND FINAL SITE RESTORATION

3.1. SITE SEEDING: SEE TECHNICAL STANDARD 1059 FOR FURTHER GUIDANCE.

3.1.A. TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2–INCHES.
3.1.B. FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING RESULTS.
3.1.C. THE SOIL SHALL HAVE A pH RANGE OF 5.5 TO 8.0
3.1.D. TOPSOIL INSTALLATION SHALL BE COMPLETED PRIOR TO PERMANENT SEEDING
3.1.E. PERMANENT SEEDING REQUIRES A SEEDBED OF LOOSE TOPSOIL TO A MINIMUM DEPTH OF 4–INCHES WITH THE ABILITY TO SUPPORT A DENSE VEGETATIVE COVER.
3.1.F. APPLICATION RATES OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING RESULTS.
3.1.G. PREPARE A TILLED, FINE BUT FIRM SEEDBED. REMOVE ROCKS, TWIGS, FOREIGN MATERIAL AND CLODS OVER TWO INCHES THAT CANNOT BE BROKEN DOWN.
3.1.H. THE SOIL SHALL HAVE A pH RANGE OF 5.5 TO 8.0
3.1.I. SEE MIXTURES THAT WILL PRODUCE DENSE VEGETATION SHALL BE SELECTED BASED ON SOIL AND SITE CONDITIONS AND INTENDED FINAL USE.
3.1.J. SEED MIXTURES THAT CONTAIN POTENTIALLY INVASIVE SPECIEES OR SPECIES THAT MAY BE HARMFUL TO NATIVE PLANT COMMUNITIES SHALL BE AVOIDED.
3.1.K. SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE THAT APPEARS ON THE LABEL.
3.1.L. SEED RATES, INOCULATION, AND SOWING, SHALL ALL CONFORM TO THE TECHNICAL STANDARD, MANUFACTURERS RECOMMENDATIONS, AND THE WISDOT PAL.

3.2. NON–CHANNEL EROSION MAT: SEE TECHNICAL STANDARD 1052 FOR FURTHER GUIDANCE.

3.2.A. ONLY WSDOT PAL APPROVED MATS WILL BE ACCEPTED FOR THIS PROJECT. SEE THE PAL FOR ACCEPTABLE SLOPE AND SLOPE LENGTH APPLICATIONS. TO DIFFERENTIATE APPLICATIONS, EROSION MATS ARE ORGANIZED INTO THREE CLASSES OF MATS, WHICH ARE FURTHER BROKEN DOWN INTO VARIOUS TYPES. FOLLOW THE INFORMATION CALLED FOR IN THE PLANS AND SPECIFICATIONS PROVIDED HEREIN AND IN THE WISDOT PAL.
3.2.B. ECRM'S SHALL BE INSTALLED AFTER ALL TOPSOILING, FERTILIZING, LIMING, AND SEEDING IS COMPLETE.
3.2.C. THE MAT SHALL BE IN FIRM AND INTIMATE CONTACT WITH THE SOIL. IT SHALL BE INSTALLED AND ANCHORED PER THE MANUFACTURER'S RECOMMENDATION.
3.2.D. TRM SHALL BE INSTALLED IN CONJUNCTION WITH THE TOPSOILING OPERATION AND SHALL BE FOLLOWED BY ECRM INSTALLATION.
3.2.E. AT TIME OF INSTALLATION, DOCUMENT THE MANUFACTURER AND MAT TYPE BY RETENTION OF MATERIAL LABELS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. RETAIN THIS DOCUMENTATION UNTIL THE SITE HAS BEEN STABILIZED.

Lake Geneva Utility Commission

Dennis Lyon, President
Josh Gajewski, Utility Director

Jeff Ecklund, Water Superintendent
Scott Tesmer, Wastewater Superintendent

361 W. Main Street P.O. Box 187 Lake Geneva, WI 53147 Phone (262) 248-2311
www.lgutilitycommission.com

City of Lake Geneva Utility Commission Material Requirements

Water:

PVC: 4"-12" C900 DR18 PVC Water Main

PVC: 14"-36" C905 DR18 PVC Water Main

Tracer Wire: 10 Gauge CopperHead Copperclad wire or equal

Splice Kits: CopperHead 3WB-01 or equal

Tracer Wire Termination Box: Bingham & Taylor P2b200NFG12W2T

Ductile Iron pipe: CL53 Wall Thickness AWWA C151

Gate Valve: American Flow Control 2500 Series Valve C515

Butterfly Valve: Mueller Company B3211 Series Butterfly Valve

Valve Box: Tyler/Union, East Jordan Iron Works, Bingham and Taylor DOMESTIC ONLY 3 piece valve box

Valve Box Adaptor: Adaptor Inc #6 Series Valve Box Adaptor

Water Main Tapping Tee : Smith Blaire Model 665 Tapping Sleeve or Mueller H304 Tapping Sleeve.

Hydrants: 5-1/4" Waterous/American Flow Control WB67 Pacer, with factory installed Storz nozzle, federal safety yellow, 6" MJ inlet, with 2- 2-1/2" NST hose nozzles, with 1-1/2" pentagon nut, counterclockwise opening

Service Fittings: Mueller Company C110 Compression or Ford Meter Box Q Joint Series only

MJ Fittings: C153 Mechanical Joint fittings manufactured by Star Pipe Products, Tyler/Union and Sigma Corp – DOMESTIC ONLY – no IMPORT FITTINGS ALLOWED

MJ Restraints: Ebaa Iron Series 2000PV for PVC (Red with blue nuts), 1100 Series for Ductile Iron (Black with blue nuts), and 1100OX for Cast Iron (Gray with blue nuts) only

Water Services: 1"- 2" CTS SDR9 Poly Tubing

Corp Stop: Mueller Company B25008 all sizes

Curb Stop: Mueller Company B25155 all sizes

Curb box: Mueller Company H10300 (1-1/4 upper) with extension rod

Sanitary Sewer:

PVC sewer pipe (4"-15"): ASTM D3034, SDR 35 with gaskets meeting the requirements of ASTM F477

PVC sewer pipe (18"-42"): ASTM F679, SDR 35 using same gaskets.

RPM sewer pipe: ASTM D3262

Manholes: Per File Nos. 12, 12A, 13, and 15 of the Standard Specifications for Sewer & Water Construction in Wisconsin

MH adjusting rings: Concrete unless rubber specified for the top ring subject to traffic as manufactured by Adaptor Inc., West Allis, WI

MH frames and covers: Neenah R-1580 with type "B" self-sealing lids, non-rocking

Locked MH frames: Neenah R-1755-C with type "B" gasket sealed lid with security saddle and a heavy duty padlock with 3 matching keys. Padlock to be "Master 1-1/2" steel, No. 3-D with pin tumbler.

Bolted Lid MH frame: Neenah R-1916-F with standard type "T" gasket

Waterproof MH frame: Neenah R-1755-C with type "B" gasket sealed lid with security saddle

Internal/External Seal: As manufactured by Adaptor Inc., West Allis, WI

Precast MH riser joint seals: rubber "O" ring gaskets, a continuous ring of butyl rubber sealant, EZ stick or Kent-Seal in rope form

Precast MH External joint seal: as manufactured by Mar Mac Construction Products Co., Cretex Specialty Products, CCI Pipeline Systems, LLC, or equal

Plastic pipe connection to manholes: Seals manufactured by Kor-N-Seal, Link Seal or equal

*****For the use of any material category not listed above, please contact the Utility Commission for specific requirements.**

*****Please refer to the City of Lake Geneva Development Standards for specifications on the installation requirements of the above listed utility materials.**

CLIENT

OMEGA HOMES–
VISTAS, LLC

VISTAS OF LAKE GENEVA
LAKE GENEVA, WI

GDP/PIP SUBMITTAL

PROJECT NOTES

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

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

NO.	REVISION DESCRIPTION	REV DATE

SCALE	NTS
PROJECT NUMBER	1701345
DATE	01/10/2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

SHEET NUMBER

22 OF 22

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: March 16, 2020

Agenda Item: 8

Applicant:
Michael Hanley & John Engerman
DBA Clear Sky LLC
302 Townline Rd.
Lake Geneva WI 53147

Request:
General Development Plan
16 Single Family Homes on one Tax Parcel
Tax Key No. ZA424700001

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

This request is to develop the approximate 3.5 acres and build 16 new single family homes on Tax Key No. ZA424700001.

Project Details from (GDP) Submittal

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

Action by the Plan Commission:

Recommendation to the Common Council on the proposed General Development Plan (GDP):

As part of the consideration of the requested (GDP), the Plan Commission is required to:

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

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

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

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

b. Specific to this site, the proposed GDP is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

c. The proposed GDP in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

d. The proposed GDP maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

e. The proposed GDP is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.

f. The potential public benefits of the proposed GDP outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

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

a. In general, the proposed GDP is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

b. Specific to this site, the proposed GDP is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

d. The proposed GDP does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

e. The proposed GDP is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.

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

Staff Recommendation on the proposed General Development Plan (GDP):

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

February 6, 2020

PLANNED RESIDENTIAL COMMUNITY

Outline for proposed residential development at 302 Townline Rd Lake Geneva, Wisconsin 53147.

Property Owner: Michael Hanley/John Engerman, dba Clear Sky LLC
Developers: Michael Hanley & John Engerman (Engerman Contracting). Project Name: Big Sky Residential Community

Plan: Develop a planned residential community consisting of as many as 16 individual residences.
Total square footage of residence will be about 1000 sq ft. and will be 2 story.

These residences will be each be very similar in design and layout. There would be (2) different 'models' depending on number of bedrooms and baths. They would be offered starting at $199,900.00. See attached drawing and floor plan. Each individual residence will be deeded and a home owners association will be in place to maintain all public areas. The homes will be built along a line from Northwest to Southeast. There will be a 20' wide private driveway to be maintained by the home owners association. Utilities will be located in an easement beneath that driveway. There will be landscaped buffers on both the East and West property lines to shield the development from neighbors and the pedestrian path.

The development will be designed to be environmentally friendly by utilizing auxiliary solar power and in floor radiant heat.

There will be a common recreation area at the South end of the development to be utilized by the residents.. There will be considerable green space along with landscaping and shared paths and walkways to enhance the 'community' feel of the development.

There will be a 20' 'Private Driveway'. There would be parking for 2 cars per unit. The driveway would be for two way traffic with an adequate turn around as per the fire department's requirement.

We will provide all necessary utilities and will install conforming to all local and state codes.

The general landscape plan would be to keep as much of the existing greenery as possible. The development will follow the city's master plan including roughly 50% of the development to be green space. The property is virtually surrounded by Bloomfield Township and is currently undeveloped so impact to neighbors will be insignificant. The development will be designed to incorporate the pedestrian path. This is an important amenity for the project. We will be changing the topography of the property to blend in more with the surrounding landscape. We will be leveling the property and no mow native species of trees and plants. Our storm water drainage pond will be landscaped and designed to be aesthetically pleasing.

The development is a great use for a this challenged property and is a good fit with the mixed use zoning planned for the area.The residences would be an affordable alternative for residents looking to downsize yet stay in the area. This would offer an affordable alternative to expensive property downtown.

APPLICATION FOR GENERAL DEVELOPMENT PLAN OR AMENDMENT

City of Lake Geneva

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

ZYUP 00144 302 Townline Rd. Lake Geneva WI. 53147 Legal description attached.

Name and Address of Current Owner:

Clear Sky LLC 302 Townline Rd Lake Geneva WI. 53147
Michael Hanley and John Engerman

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

aerialad12@gmail.com 262.475.9842

Name and Address of Applicant:

Michael Hanley 302 Townline Rd Lake Geneva WI. 53147

Telephone No. with area code & Email of Applicant: **aerialad12@gmail.com 262.475.9842**

Proposed Use: **Planned residential community consisting of as many as 16 Micro Homes. Total square footage of home will be roughly 1000. This will be a deeded community with a homeowners Association. There will be a paved private driveway maintained by the HOA. No traditional city services include snow removal and garbage pickup will be necessary. There will be a paved turn around adequate for fire equipment.**

Zoning District in which land is located: **PI**

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

Engerman Contracting

Short statement describing activities to take place on site:

Planned residential commuity consisting of as many as 16 individual residences with roughly 1000 square feet of living space. This will be a deeded community with a homeowners association That will manage and maintain the development. There will be a 20' private paved driveway to be maintained and plowed by the HOA with an adequate turn around per Fire Department requirements. There will be a large recreation area at the South end of the development.

GDP fee $400.00, payable upon filing application

Verified by PDFfiller 02/05/2020

02/06/20

Date

Signature of Applicant

Michael Hanley 202 Townline Rd Lake Geneva Cost Recovery # _____

Petitioner Name Project Address

OFFICE USE ONLY Description of Request _____

Agreement for Services

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

Michael Hanley, as applicant/petitioner for

Project: Big Sky Residential Community by Clear Sky LLC

Project Address: 302 Townline Rd Lake Geneva WI. 53147

Parcel No. ZYUP 00144

Name: Michael Hanley/John Engerman

Address: 302 Townline Rd Lake Geneva WI. 53147

Cell Phone: (262- 475 - 9842 Phone: (____) - _____ - _____

Email: aerialad12@gmail.com

Dated this 6 Day of February, 20 20

Michael Hanley

Printed Name of Applicant / Petitioner

Verified by PDFfiller 02/05/2020

Signature of Applicant/Petitioner

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

__X__ Project identification signs;

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

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

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

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

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

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

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

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

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

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

Development Review Committee (DRC) Application

Complete as much detailed information as possible to allow for a comprehensive departmental review prior to a Development Review Committee meeting. This application must be returned to the Building Inspector, with all conceptual plans, designs and other information prior to the scheduling a DRC meeting.

Applicant Information

Property Address **302 Townline Rd**
Applicant name **Michael Hanley**
Applicant email **aerialad12@gmail.com** Phone Number **262.475.9842**

Architect/Contractor/Designer Name **Engerman Contracting 262.248.9210**
Architect/Contractor/Designer Email **jengerman@engermancontracting.com** Phone Number **262.248.9210**
Type of Construction: New **X** Addition _____ Remodel _____
Type of Development: Single-family **X** Multi-family _____ Commercial _____ Industrial _____
Type of Business **Planned Residential Community**

Engineering

Site Plans should include the following: Project title and owner's/developer's name and address noted, architect's and/or engineer's name and address noted, property boundaries and dimensions, abutting property zoning classifications, general description of building materials, façade and roof detail, setback lines indicated, easements for access, if any, 100-year floodplain identification, existing and proposed topography shown at a contour interval of one foot, indicating proposed grade and location of improvements, signage and outdoor lighting, number of parking spaces provided, type, size and location of all structures with all building dimensions shown, location of existing and general location of proposed sanitary sewers, storm sewers, water-mains, and any proposed stormwater management facilities, location, extent and type of proposed landscaping and landscaping plantings and buffers to adjacent property, including fencing or other screening, location of pedestrian sidewalks and walkways, graphic outline of any development staging that is planned, driveway locations and sizes, handicap accessibility, environmental concerns (odor, smoke, noise, graphic scale and north arrow.

- Storm water management provisions provided? YES / NO
    - As-built/certification notification
- Erosion control plan provided? YES / NO
- Wetlands, floodplains, environmental corridors, groundwater identified. YES / NO
- Utility Plans Provided
    - Watermain
    - Sanitary Sewer
    - Storm Water
- Is a Land Division required? YES / NO
- Access points and dimensions shown? YES / NO
    - WISDOT Right-of-way?
    - County Right-of-way?

- Estimated Traffic impacts **Minimal**
    - Traffic Study Required YES/NO
    - Traffic Control Plan Required YES/NO
    - Will construction affect street parking or intersections? YES / NO

- Paving Materials, Typical Sections? YES / NO
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES / NO
- Watermain extension required? YES / NO
- Sanitary sewer extension required? YES / NO
- SEWRPC Service Area Amendment needed? YES / NO
- Is a Chapter 30 Permit (wetland/waterway) required? YES / NO
- Proposed building/expansion dimensions **16'x36'**
- Will there be signage? YES / NO type (mounted, freestanding) **Free standing**
- Exterior lighting plans? YES / NO
- What kind of noise or level of noise will the business have? **Minimal**
- Detailed property Site Plan? YES / NO Date of Plan: **02/06/20**
- Green Space Calculations (Existing vs. Proposed) YES / NO
- Are landscape plans provided? YES / NO
- Is a Land Division required? YES / NO

Water/Sewer Utilities

If an existing structure please circle the following:

- Will existing sewer & water connections be used? YES / NO
- Will your project require the installation of a grease interceptor? YES / NO

If the development is Commercial or Industrial, please provide the following:

- Water service size requirement_____
- Estimated daily water usage in gallons per day_____
- Estimated maximum water flow in gallons per minute_____
- Number of bathrooms_____
- Brief description of process (if Industrial)_____

If the development is a multi-family dwelling, please provide the following:

- Number of units **Up to 20**
- Number of bedrooms in each unit **2**
- Water service size requirement **Per code**

- Estimated Traffic impacts **Minimal**
  - Traffic Study Required YES/NO
  - Traffic Control Plan Required YES/NO
  - Will construction affect street parking or intersections? YES / NO

- Paving Materials, Typical Sections? YES / NO
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES / NO
- Watermain extension required? YES / NO
- Sanitary sewer extension required? YES / NO
- SEWRPC Service Area Amendment needed? YES / NO
- Is a Chapter 30 Permit (wetland/waterway) required? YES / NO
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- What kind of noise or level of noise will the business have? **Minimal**
- Detailed property Site Plan? YES / NO Date of Plan: **02/06/20**
- Green Space Calculations (Existing vs. Proposed) YES / NO
- Are landscape plans provided? YES / NO
- Is a Land Division required? YES / NO

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- Will existing sewer & water connections be used? YES / NO
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If the development is Commercial or Industrial, please provide the following:

- Water service size requirement_____
- Estimated daily water usage in gallons per day_____
- Estimated maximum water flow in gallons per minute_____
- Number of bathrooms_____
- Brief description of process (if Industrial)_____

If the development is a multi-family dwelling, please provide the following:

- Number of units **Up to 16**
- Number of bedrooms in each unit **2**
- Water service size requirement **Per code**

BIG SKY RESIDENTIAL COMMUNITY by Clear Sky LLC

Exemptions from current zoning restrictions to be allowed in Planned Development Zoning:

1. Density. We are requesting more buildings per acre than currently allowed.
2. Green Space. We are requesting a slightly higher percentage of impervious area(51%).
3. Parking. We are requesting 2 parking stalls per residence(these are all 2 bedroom units) plus additional guest parking.

Written justification for Planned Development Zoning:

The property where this development is proposed, 302 Townline Road Lake Geneva is a retired railroad property . The dimensions are 1000' x 100'. Due to the narrow nature of the site, there are few options for use under the current zoning of Planned Industrial.

We have considered and proposed self storage(requires a conditional use)which has received mixed reviews. We have looked at a public parking lot and other light industrial uses which are permitted in PI and no other use is as appealing to us as would be a planned residential community.

This use would be very compatible with the pedestrian path and the surrounding area which is almost entirely multi residential. There are over 100 homes that have been built to the East and Northeast of our property over recent years.

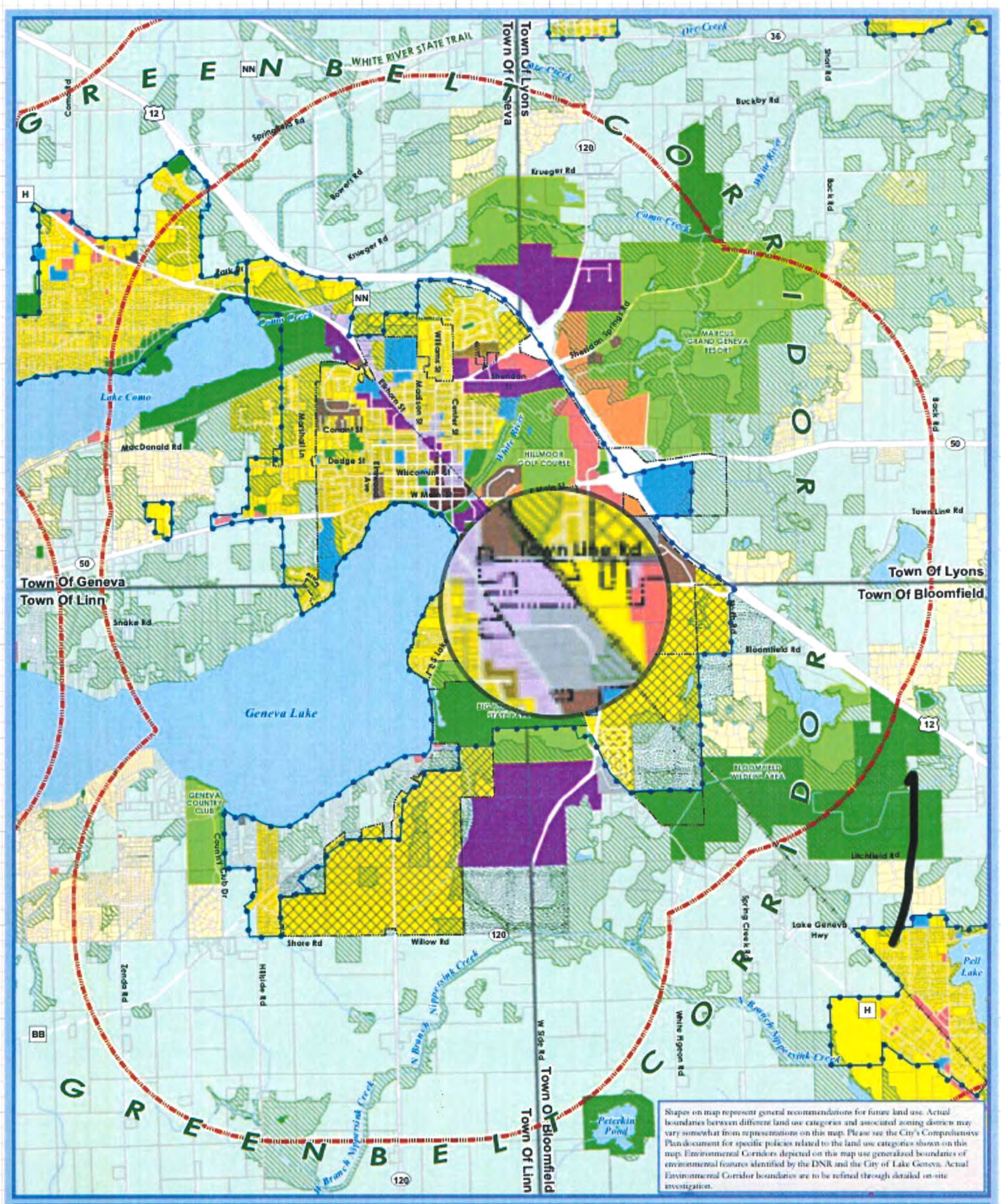
There is a nationwide trend towards smaller and more affordable residential communities. This project would give LakeGeneva the opportunity to get in step with this exciting trend.

We feel that a planned residential community would be an ideal use for our property.

Project Name: Storage Docs by Clear Sky LLC

ADJACENT PROPERTY OWNERS:

Parcel #	Owner	Address.
Ma68100001	Eleazar Aguilar Carpe Diem	W4047 Lincoln Dr LG 53147
Za68100001	Eleazar Aguilar Carpe Diem	W4047 Lincoln Dr LG 53147
Mb600005	Jessie Ivie	3196 Wildwood LG 53147
Mb600011a	Edward Cox III	479 Lakeshore Dr Fontana 53125
Za288600001	Michael Romenesko	PO Box 508 LG 53147
Za288600002	Michael Romenesko	PO Box 508 LG 53147
Zxrr00009	City of LG w/ easement to Windstream KDL LLC	
Za445600001	Ralph Morocco	980 Hudson Trail LG 53147
Ztt00014	Noel Karow c/o Foley Shannon Rusch SC 5605 Washington Ste 5 Racine 53406	
Ztt00012	Lawrence Jaros	968 Hudson Trail LG 53147
Ztt00010	Jessie Adams	968 Hudson Trail LG 53147
Ztt00009	Kyle Koenig	952 Hudson Trail LG 53147
Ztt00008	Robert Kagel	944 Hudson Trail LG 53147



Map 5a: 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 (predominant land use)
2. Two-Family/Townhouse
3. Multi-Family Residential
4. Institutional & Community Services
5. Neighborhood Mixed Use
6. Public Park & Recreation

- Neighborhood Mixed Use
- Planned Office
- Planned Business
- Central Business District
- Planned Mixed Use

*Each "Planned Mixed Use Area" may include mix of:
1. Planned Office
2. Multi-Family Residential
3. Institutional & Community Services
4. Planned Business

- Planned Industrial
- General Industrial
- Institutional & Community Services
- Private Recreation Facilities
- Public Park & Recreation
- Environmental Corridor
- Long Range Exurban Growth Area
- City of Lake Geneva
- Township Boundary
- Urban Service Area Boundary
- Extraterritorial Jurisdiction Boundary
- Parcels
- Surface Water
- Abandoned Railroad

0 0.25 0.5 1 Miles

Adopted: October 24, 2014

Source: SEWRPC, WIDNR, Walworth County LIO, V&A

BIG SKY LAKE GENEVA

SITE IMPROVEMENT PLANS FOR GENERAL DEVELOPMENT PLAN SUBMITTAL NOVEMBER 10, 2019

CIVIL DRAWING INDEX

1	TITLE SHEET
2	EXISTING CONDITIONS
3	OVERALL SITE PLAN
4	OVERALL GRADING PLAN
5	UTILITY PLAN
6	CONSTRUCTION DETAILS

ALL SPECIFICATIONS ARE REFERENCED TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION.

DETAILS UNDER CARDINAL ENGINEERING LLC TITLE BLOCK TAKE PRECEDENCE.

ALL SPECIFICATIONS FOR STANDARD SEWER AND WATER CONSTRUCTION IN WISCONSIN SHALL ALSO BE FOLLOWED, IF NOT DIRECTLY REFERENCED UNDER THIS TITLE BLOCK.

NOT FOR CONSTRUCTION

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

CARDINAL ENGINEERING LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF CARDINAL ENGINEERING LLC.

CLIENT

BIG SKY LAKE GENEVA
CITY OF LAKE GENEVA, WISCONSIN

TITLE

PERMIT

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

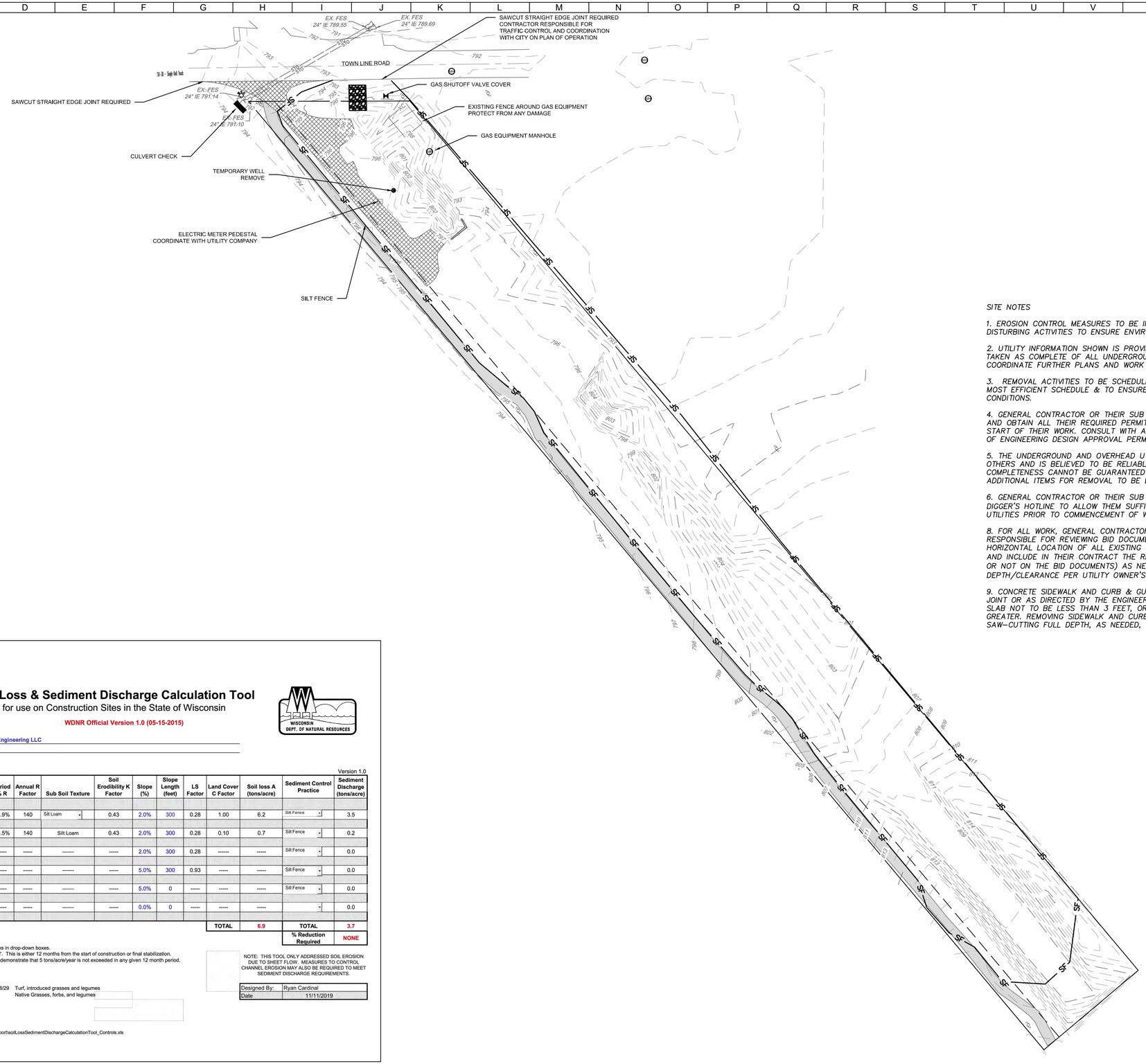
201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE
1	SITE PLAN	2-7-2020
2	SITE PLAN	2-12-2020

SCALE	1" = 100'
PROJECT NUMBER	1901400
DATE	11/10/2019
PROJECT MGR	RYAN CARDINAL PE
DRAWN BY	BWP
DESIGNED BY	RWC

SHEET NUMBER

1 OF 6



SITE NOTES

1. EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO GROUND DISTURBING ACTIVITIES TO ENSURE ENVIRONMENTAL PROTECTION.

2. UTILITY INFORMATION SHOWN IS PROVIDED BY OTHERS AND CANNOT BE TAKEN AS COMPLETE OF ALL UNDERGROUND FACILITIES THAT MAY BE ONSITE. COORDINATE FURTHER PLANS AND WORK WITH DIGGERS HOTLINE

3. REMOVAL ACTIVITIES TO BE SCHEDULED BY GENERAL CONTRACTOR FOR MOST EFFICIENT SCHEDULE & TO ENSURE MINIMUM DISRUPTION TO EXISTING CONDITIONS.

4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS.

5. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION IS PROVIDED BY OTHERS AND IS BELIEVED TO BE RELIABLE BUT ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. UTILITIES AND ADDITIONAL ITEMS FOR REMOVAL TO BE DETERMINED IN FIELD AS NEEDED.

6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.

8. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

9. CONCRETE SIDEWALK AND CURB & GUTTER TO BE REMOVED TO NEAREST JOINT OR AS DIRECTED BY THE ENGINEER. MINIMUM LENGTH OF SIDEWALK SLAB NOT TO BE LESS THAN 3 FEET, OR HALF THE WIDTH, WHICHEVER IS GREATER. REMOVING SIDEWALK AND CURB & GUTTER TO INCLUDE SAW-CUTTING FULL DEPTH, AS NEEDED, INCIDENTAL TO ITEM.

Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Official Version 1.0 (05-15-2015)

WISCONSIN DEPT. OF NATURAL RESOURCES

YEAR 1

Developer: Ryan Cardinal PE, Cardinal Engineering LLC
Project: Townline Storage
Date: 11/12/2019
County: Walworth

Version 1.0

Activity	Begin Date	End Date	Period % R	Annual R Factor	Sub Soil Texture	Soil Erodibility K Factor	Slope (%)	Slope Length (feet)	LS Factor	Land Cover C Factor	Soil loss A (tons/acre)	Sediment Control Practice	Sediment Discharge (tons/acre)
Bare Ground	3/1/2020	6/30/2020	36.9%	140	Silt Loam	0.43	2.0%	300	0.28	1.00	6.2	Silt Fence	3.5
Seed with Mulch or Er	6/30/2020	8/30/2020	40.5%	140	Silt Loam	0.43	2.0%	300	0.28	0.10	0.7	Silt Fence	0.2
End	8/30/2020	-----	-----	-----	--------	-----	2.0%	300	0.28	------	-----	Silt Fence	0.0
		-----	-----	-----	--------	-----	5.0%	300	0.93	-----	-----	Silt Fence	0.0
		-----	-----	-----	--------	-----	5.0%	0	-----	-----	-----	Silt Fence	0.0
		-----	-----	-----	--------	-----	0.0%	0	-----	-----	-----		0.0
										TOTAL	**6.9**	**TOTAL**	**3.7**
												% Reduction Required	**NONE**

Notes:
See Help Page for further descriptions of variables and items in drop-down boxes.
The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.
For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

Recommended Permanent Seeding Dates:

4/1-5/15 Thaw-6/30	and	8/7-8/29	Turf, introduced grasses and legumes Native Grasses, forbs, and legumes

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Designed By:	Ryan Cardinal
Date	11/11/2019

Y:\Projects\1901400 Clear Sky\ENG DATA\HYDROLOGY\Report\soilLossSedimentDischargeCalculationTool_Controls.xls

CLIENT

BIG SKY LAKE GENEVA
CITY OF LAKE GENEVA, WI

EXISTING CONDITIONS

PRELIMINARY

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

WISCONSIN
RYAN W CARDINAL
E-43346
ELKHORN
WI
PROFESSIONAL ENGINEER

NO.	REVISION DESCRIPTION	REV DATE
1	SITE PLAN	2-7-2020
2	SITE PLAN	2-12-2020

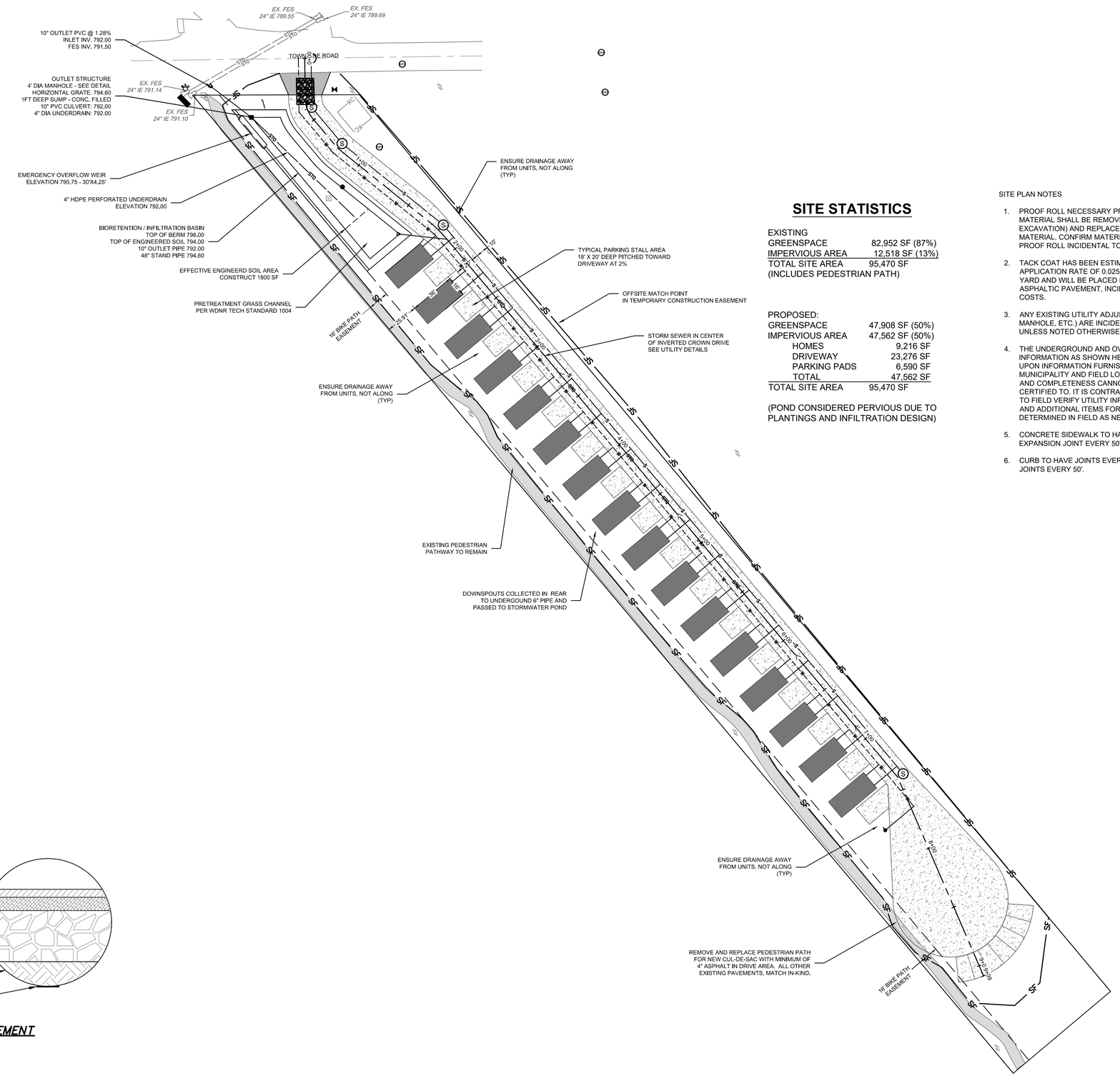
SCALE	1 IN:40 FT
PROJECT NUMBER	1901400
DATE	11/10/19
PROJECT MGR	RYAN CARDINAL PE
DRAWN BY	BWP
DESIGNED BY	RWC

SHEET NUMBER

2 OF 6

LEGEND

- PROPOSED 16'X36' HOUSE
- PROPOSED ASPHALT APRON
- PROPOSED GRAVEL DRIVE
- PROPOSED DRAINAGE SWALE



SITE STATISTICS

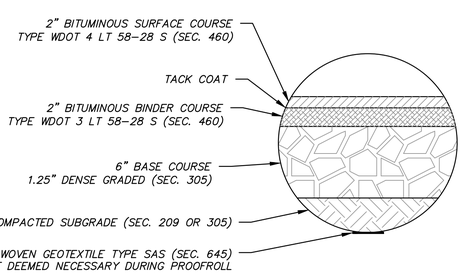
EXISTING	
GREENSPACE	82,952 SF (87%)
IMPERVIOUS AREA	12,518 SF (13%)
TOTAL SITE AREA	95,470 SF
(INCLUDES PEDESTRIAN PATH)	

PROPOSED:	
GREENSPACE	47,908 SF (50%)
IMPERVIOUS AREA	47,562 SF (50%)
HOMES	9,216 SF
DRIVEWAY	23,276 SF
PARKING PADS	6,590 SF
TOTAL	47,562 SF
TOTAL SITE AREA	95,470 SF

(POND CONSIDERED PERVIOUS DUE TO PLANTINGS AND INFILTRATION DESIGN)

SITE PLAN NOTES

1. PROOF ROLL NECESSARY PRIOR TO PAVING. POOR MATERIAL SHALL BE REMOVED (COMMON EXCAVATION) AND REPLACED WITH SUITABLE MATERIAL. CONFIRM MATERIAL WITH ENGINEER. PROOF ROLL INCIDENTAL TO PAVING COSTS.
2. TACK COAT HAS BEEN ESTIMATED AT AN APPLICATION RATE OF 0.025 GALLONS PER SQUARE YARD AND WILL BE PLACED BETWEEN LAYERS OF ASPHALTIC PAVEMENT, INCIDENTAL TO PAVING COSTS.
3. ANY EXISTING UTILITY ADJUSTMENTS (WATER VALVE, MANHOLE, ETC.) ARE INCIDENTAL TO PAVING COSTS UNLESS NOTED OTHERWISE.
4. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY THE LOCAL MUNICIPALITY AND FIELD LOCATES. ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. IT IS CONTRACTORS RESPONSIBILITY TO FIELD VERIFY UTILITY INFORMATION. UTILITIES AND ADDITIONAL ITEMS FOR REMOVAL TO BE DETERMINED IN FIELD AS NEEDED.
5. CONCRETE SIDEWALK TO HAVE 5' JOINTS WITH EXPANSION JOINT EVERY 50'.
6. CURB TO HAVE JOINTS EVERY 10' WITH EXPANSION JOINTS EVERY 50'.



BITUMINOUS PAVEMENT

CLIENT

BIG SKY LAKE GENEVA
CITY OF LAKE GENEVA, WI

SITE PLAN

SUBMITTAL

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

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LAKE GENEVA, WI 53147
262-757-8776
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WISCONSIN
RYAN W CARDINAL
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NO.	REVISION DESCRIPTION	REV DATE
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DRAWN BY	BWP
DESIGNED BY	RWC

SHEET NUMBER

3 OF 6

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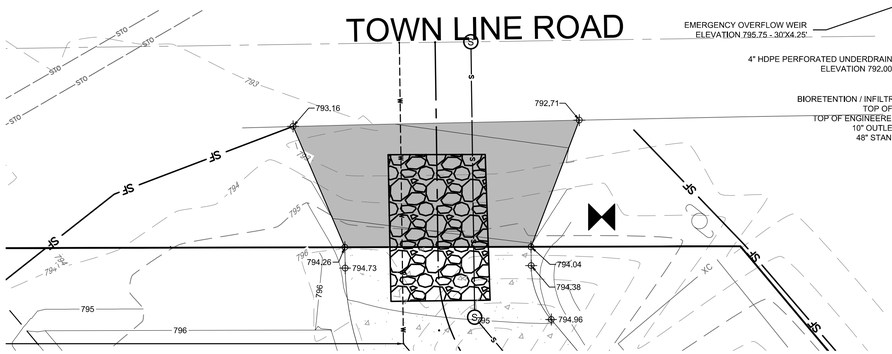
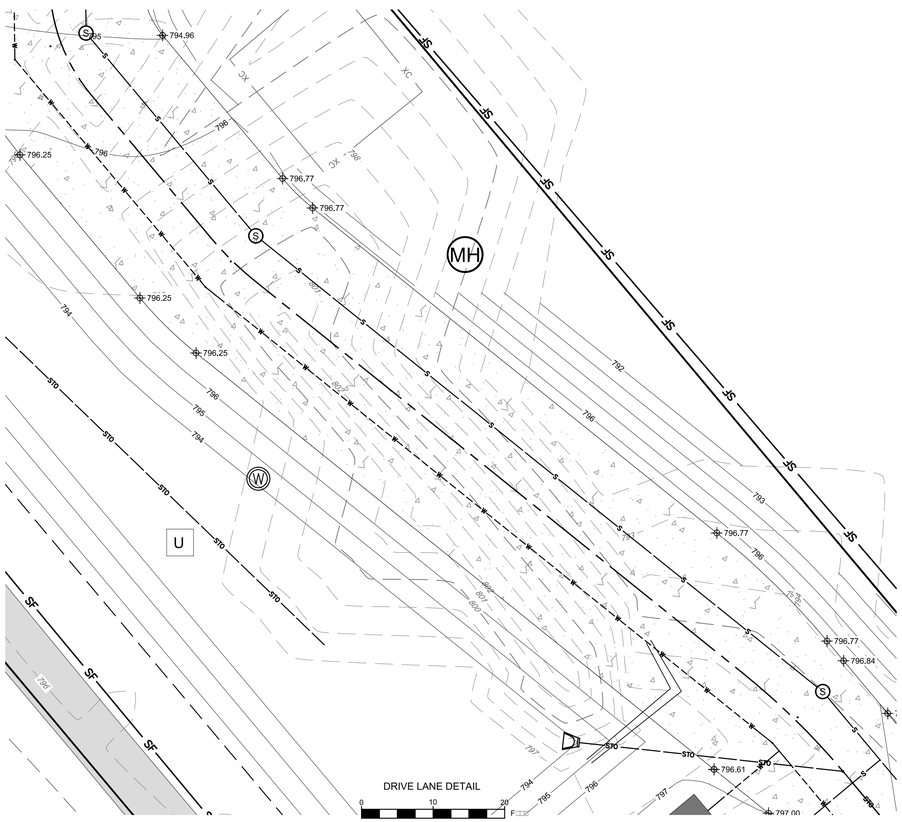
LEGEND

- PROPOSED 16'X36' HOUSE
- PROPOSED DRIVEWAY ENTRANCE
- PROPOSED GRAVEL DRIVEWAY
- PROPOSED DRAINAGE SWALE



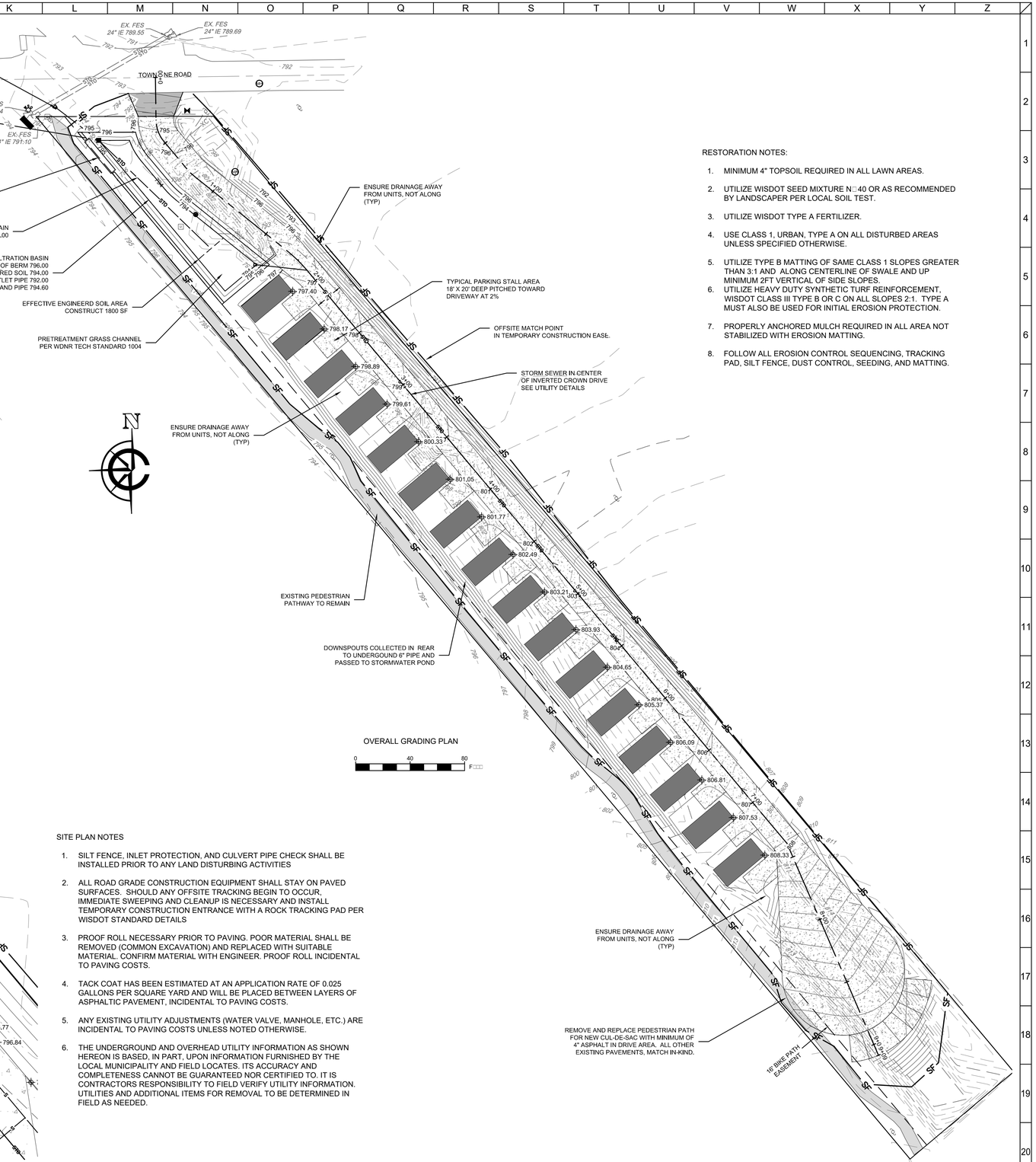
SITE ENTRANCE AND STORM DETAIL

0 10 20 F



DRIVE LANE DETAIL

0 10 20 F



OVERALL GRADING PLAN

0 40 80 F

RESTORATION NOTES:

1. MINIMUM 4" TOPSOIL REQUIRED IN ALL LAWN AREAS.
2. UTILIZE WISDOT SEED MIXTURE N□40 OR AS RECOMMENDED BY LANDSCAPER PER LOCAL SOIL TEST.
3. UTILIZE WISDOT TYPE A FERTILIZER.
4. USE CLASS 1, URBAN, TYPE A ON ALL DISTURBED AREAS UNLESS SPECIFIED OTHERWISE.
5. UTILIZE TYPE B MATTING OF SAME CLASS 1 SLOPES GREATER THAN 3:1 AND ALONG CENTERLINE OF SWALE AND UP MINIMUM 2FT VERTICAL OF SIDE SLOPES.
6. UTILIZE HEAVY DUTY SYNTHETIC TURF REINFORCEMENT, WISDOT CLASS III TYPE B OR C ON ALL SLOPES 2:1. TYPE A MUST ALSO BE USED FOR INITIAL EROSION PROTECTION.
7. PROPERLY ANCHORED MULCH REQUIRED IN ALL AREA NOT STABILIZED WITH EROSION MATTING.
8. FOLLOW ALL EROSION CONTROL SEQUENCING, TRACKING PAD, SILT FENCE, DUST CONTROL, SEEDING, AND MATTING.

SITE PLAN NOTES

1. SILT FENCE, INLET PROTECTION, AND CULVERT PIPE CHECK SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES
2. ALL ROAD GRADE CONSTRUCTION EQUIPMENT SHALL STAY ON PAVED SURFACES. SHOULD ANY OFFSITE TRACKING BEGIN TO OCCUR, IMMEDIATE SWEEPING AND CLEANUP IS NECESSARY AND INSTALL TEMPORARY CONSTRUCTION ENTRANCE WITH A ROCK TRACKING PAD PER WISDOT STANDARD DETAILS
3. PROOF ROLL NECESSARY PRIOR TO PAVING. POOR MATERIAL SHALL BE REMOVED (COMMON EXCAVATION) AND REPLACED WITH SUITABLE MATERIAL. CONFIRM MATERIAL WITH ENGINEER. PROOF ROLL INCIDENTAL TO PAVING COSTS.
4. TACK COAT HAS BEEN ESTIMATED AT AN APPLICATION RATE OF 0.025 GALLONS PER SQUARE YARD AND WILL BE PLACED BETWEEN LAYERS OF ASPHALTIC PAVEMENT, INCIDENTAL TO PAVING COSTS.
5. ANY EXISTING UTILITY ADJUSTMENTS (WATER VALVE, MANHOLE, ETC.) ARE INCIDENTAL TO PAVING COSTS UNLESS NOTED OTHERWISE.
6. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY THE LOCAL MUNICIPALITY AND FIELD LOCATES. ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. IT IS CONTRACTORS RESPONSIBILITY TO FIELD VERIFY UTILITY INFORMATION. UTILITIES AND ADDITIONAL ITEMS FOR REMOVAL TO BE DETERMINED IN FIELD AS NEEDED.

CLIENT

BIG SKY LAKE GENEVA

CITY OF LAKE GENEVA, WI

GRADING PLAN

SUBMITTAL

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

WISCONSIN
RYAN W CARDINAL
E-43346
ELKHORN
WI
PROFESSIONAL ENGINEER

NO.	REVISION DESCRIPTION	REV DATE
1	SITE PLAN	2-7-2020
2	SITE PLAN	2-12-2020

SCALE	1 IN:40 FT
PROJECT NUMBER	1901400
DATE	11/10/19
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BWP
DESIGNED BY	RWC

SHEET NUMBER

4 OF 6

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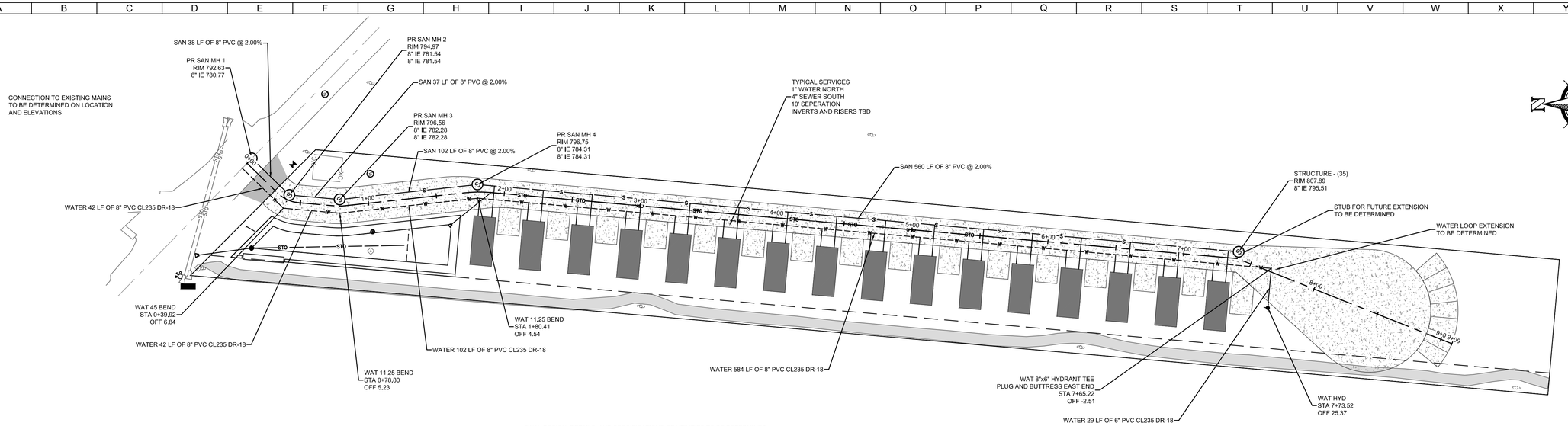

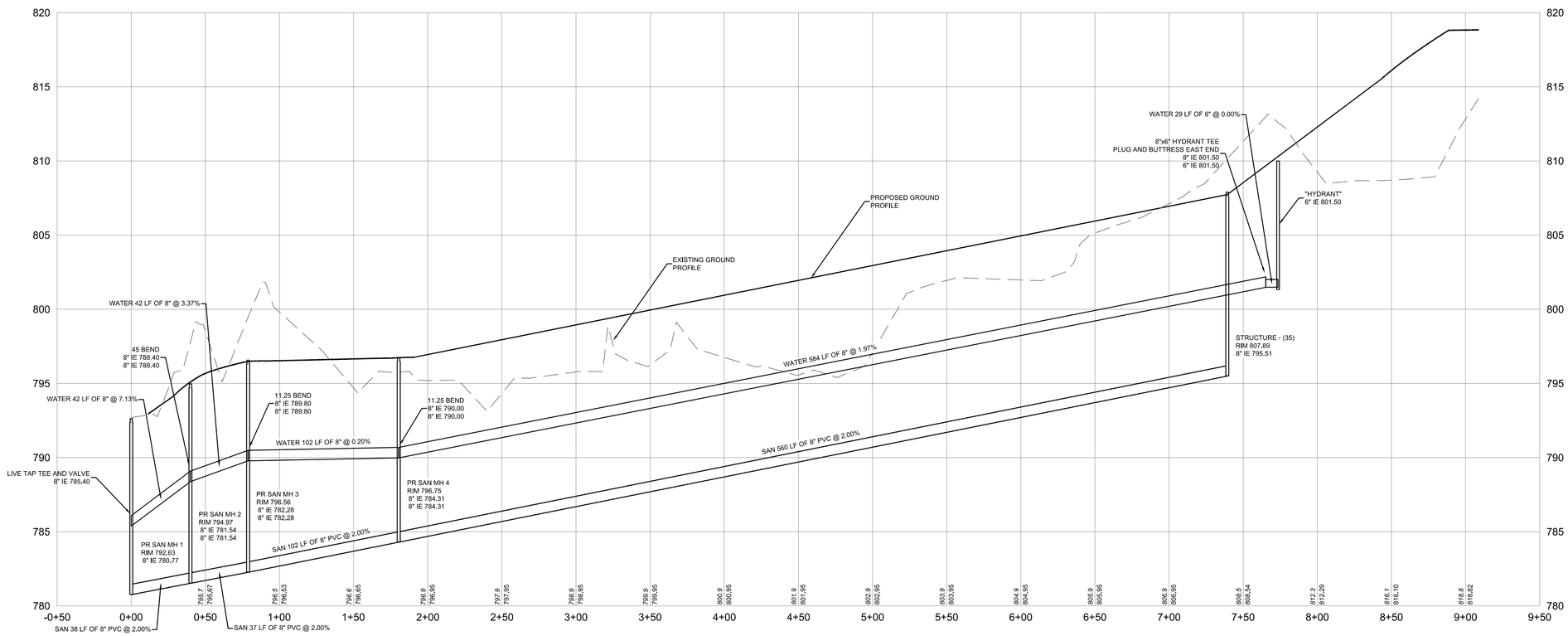

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CLIENT

BIG SKY LAKE GENEVA
CITY OF LAKE GENEVA, WI

UTILITY PLAN

SUBMITTAL

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
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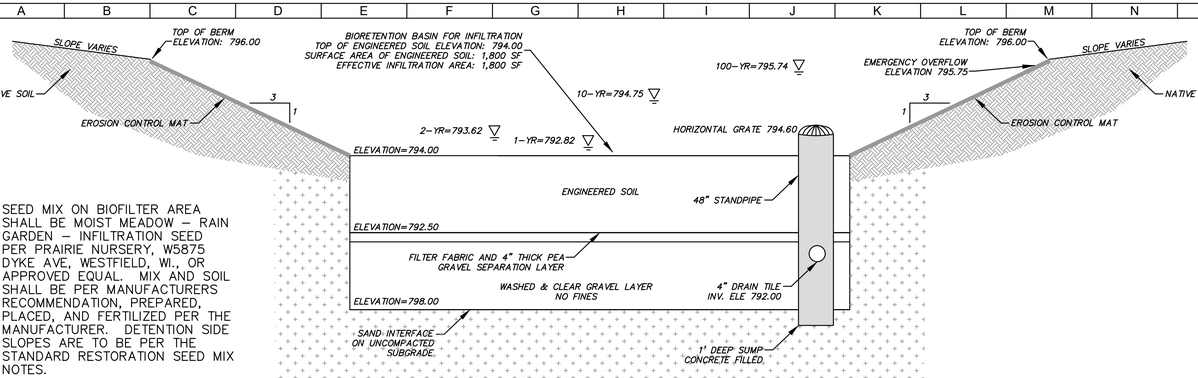
5 OF 6



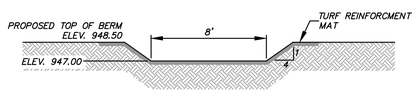
SEED MIX ON BIOFILTER AREA SHALL BE MOIST MEADOW – RAIN GARDEN – INFILTRATION SEED PER PRAIRIE NURSERY, W5875 DYKE AVE, WESTFIELD, WI., OR APPROVED EQUAL. MIX AND SOIL SHALL BE PER MANUFACTURERS RECOMMENDATION, PREPARED, PLACED, AND FERTILIZED PER THE MANUFACTURER. DETENTION SIDE SLOPES ARE TO BE PER THE STANDARD RESTORATION SEED MIX NOTES.

BIORETENTION BASIN FOR INFILTRATION CROSS SECTION

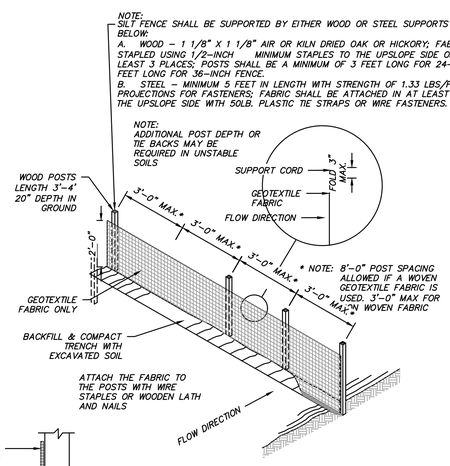
1) DETAIL AND NOTES BASED ON WDNR BIOFILTRATION TECHNICAL STANDARD No. 1004. SEE STANDARD FOR MORE INFORMATION.
2) GEOTEXTILE FILTER FABRIC TO BE PLACED OVER PERFORATED UNDER–DRAIN.
3) THE WIDTH OF THE GEOTEXTILE FABRIC MUST INCLUDE SUFFICIENT MATERIAL TO CONFORM TO PERIMETER IRREGULARITIES AND FOR A 6–INCHES MINIMUM TOP OVERLAP.
4) WHEN OVERLAPS ARE REQUIRED BETWEEN ROLLS, THE UPHILL ROLL SHOULD LAP A MINIMUM OF 24–INCHES OVER THE DOWNHILL ROLL IN ORDER TO PROVIDE A SHINGLED EFFECT.

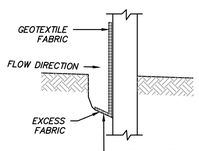
THE ENGINEERED SOIL SHALL BE ENGINEERED TO THE FOLLOWING SPECIFICATIONS:
(1) THE SOIL SHALL CONSIST OF A MIXTURE OF 75% SAND AND 25% COMPOST. THE PERCENTAGES ARE BASED ON VOLUME. NOTE: THIS MIXTURE MEETS THE EQUIVALENT LEVEL OF PROTECTION AS DETERMINED BY THE DNR.
(2) THE SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:
–USDA COURSE SAND (.02–.04 INCHES)
–ASTM C33 (FINE AGGREGATE CONCRETE SAND)
–WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4 (FINE AGREGATE CONCRETE SAND) 2005 EDITION, OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY.
THE PREFERRED SAND COMPONENT CONSISTS OF MOSTLY S102, BUT SAND CONSISTING OF DOLOMITE OR CALCIUM CARBONATE MAY ALSO BE USED. MANUFACTURED SAND OR STONE DUST IS NOT ALLOWED. THE SAND SHALL BE WASHED AND DRAINED TO REMOVE CLAY AND SILT PARTICLES PRIOR TO MIXING.
(3) THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATION S100, COMPOST.
(4) THE ENGINEERED SOIL MIX SHALL BE FREE OF ROCKS, STUMPS, ROOTS, BRUSH OR OTHER MATERIAL OVER 1 INCH IN DIAMETER. NO OTHER MATERIALS SHALL BE MIXED WITH THE PLANTING SOIL THAT MAY BE HARMFUL TO PLANT GROWTH OR PROVE A HINDRANCE TO PLANTING OR MAINTENANCE.
(5) THE ENGINEERED SOIL MIX SHALL HAVE A pH BETWEEN 5.5 AND 8.0.
(6) THE ENGINEERED SOIL MIX SHALL HAVE ADEQUATE NUTRIENT CONTENT TO MEET PLANT GROWTH REQUIREMENTS.

COMPACTION OF THE AREA TO BE UTILIZED FOR THE BIOFILTER SHALL BE AVOIDED. INSTALL CONSTRUCTION FENCING AS NECESSARY AND AVOID CONSTRUCTION EQUIPMENT MOVING ACROSS THE DESIGNATED AREA. IF COMPACTION OCCURS, FOLLOW MITIGATION REQUIREMENTS IN THE TECHNICAL STANDARD.



OVERFLOW WEIR CROSS SECTION



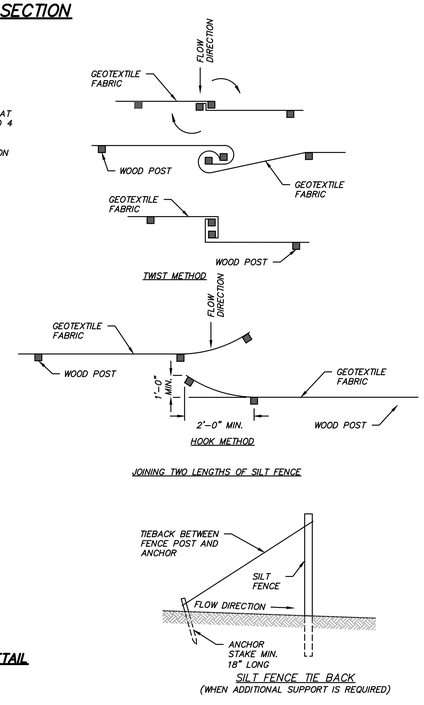


TRENCH DETAIL

NOTES:

1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

SILT FENCE DETAIL
NTS



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)

CONSTRUCTION NOTES

1. THE LANDOWNER OR THEIR AUTHORIZED AGENT SHALL KEEP APPROVED PLAN, PERMIT, AND EROSION CONTROL INSPECTION RECORDS ONSITE AT ALL TIMES UNTIL THE SITE IS STABILIZED AND NOTICE OF TERMINATION FILED.
2. CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY OF LAKE GENEVA, ENGINEER, AND OTHER JURISDICTIONAL AUTHORITIES PRIOR TO IMPLEMENTATION.
3. AT A MINIMUM, CONSTRUCTION SITE EROSION CONTROL INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND WITHIN 24 HOURS OF AFTER A PRECIPITATION EVENT OF 0.5 INCH OR GREATER. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION IN ANY CONTINUOUS 24–HOUR PERIOD. CONTINUE THROUGH STABILIZATION.
4. MAINTAIN INSPECTION RECORDS WITH FORM 3400–017, CURRENT REVISION, OR DOCUMENT WITH EQUIVALENT INFORMATION AS PER NR 216.48(4)(c). RECORDS SHALL BE KEPT ONSITE AND AVAILABLE UPON REQUEST.
5. ALL EQUIPMENT USED FOR THE PROJECT SHALL BE DE–CONTAMINATED FOR INVASIVE AND EXOTIC VIRUSES AND SPECIES PRIOR TO AND AFTER USE. FOLLOW MOST RECENT DEPARTMENT APPROVED WASHING AND DISINFECTION PROTOCOLS AND DEPARTMENT APPROVED BEST MANAGEMENT PRACTICES.
6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND–DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
7. IN THE EVENT DEWATERING BECOMES NECESSARY, NOTIFY ENGINEER IMMEDIATELY, AND OBTAIN APPROPRIATE PERMITS PRIOR TO CONTINUING WORK.
8. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
9. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
10. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE. MONITOR FOR ONE YEAR AFTER PROJECT COMPLETION. DURING MONITORING PERIOD, THE GRADING SITE SHALL BE INSPECTED REGULARLY, AND ANY AREAS REQUIRING ADDITIONAL STABILIZATION OR REVEGETATION SHALL BE ADDRESSED TO ENSURE FINAL STABILIZATION.
11. EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE AREAS THEY SERVE HAVE ESTABLISHED VEGETATIVE COVER, OR 70% GROWTH.
12. ONE YEAR AFTER PROJECT COMPLETION, A REPORT AND PHOTOGRAPHS SHALL BE SUBMITTED TO THE DEPARTMENT TO DEMONSTRATE THAT THE GRADING SITE IS STABILIZED. IF AFTER ONE YEAR, FINAL STABILIZATION HAS NOT BEEN ACHIEVED OR MAINTAINED, THE DEPARTMENT MAY REQUIRE THE LANDOWNER TO SUBMIT A REVISED VEGETATION PLAN TO THE DEPARTMENT, AND IMPLEMENT THE REVISED PLAN.
13. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF–SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE CITY OF LAKE GENEVA. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
14. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO RECEIVING CHANNEL.
15. MAKE PROVISIONS FOR WATERING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
16. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.), OR AS DIRECTED BY THE ENGINEER, CITY OF LAKE GENEVA, OR WDNR.
17. THIS PLAN INCLUDES WORK FOR THE CONSTRUCTION OF COMMERCIAL PROPERTY DISTURBING MORE THAN 1 ACRE
18. THE FOLLOWING SEQUENCE OF EROSION CONTROL SHALL BE FOLLOWED:

INSTALL PERIMETER EROSION CONTROL AND ROCK TRACKING PAD
CONSTRUCTION GRADING STAGED TO MINIMIZE EXPOSED AREA
REPAIR OF BREAKS AND GAPS IN SILT FENCE IMMEDIATELY
ONGOING SITE DUST CONTROL
TEMPORARY AND FINAL STABILIZATION AND EROSION MATTING

EROSION CONTROL NOTES

THE FOLLOWING EROSION CONTROL SPECIFICATIONS SHALL BE FOLLOWED FOR THIS PROJECT.

1. THESE BEST MANAGEMENT PRACTICES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.

1.1. SILT FENCE: SEE TECHNICAL STANDARD 1056 FOR FURTHER GUIDANCE.

1.1.A. SILT FENCE SHALL BE PLACED ON THE CONTOUR, NOT PERPENDICULAR TO THE CONTOUR.
1.1.B. THE ENDS OF THE FENCE SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
1.1.C. INSTALLED SILT FENCE SHALL BE MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
1.1.D. SILT FENCES SHALL BE SUPPORTED BY WOOD SUPPORTS. FOR STEEL SUPPORTS, SEE FURTHER GUIDANCE IN WDNR TECHNICAL STANDARD 1056.
1.1.E. THE FULL HEIGHT SHALL BE SUPPORTED BY 1–1/8" BY 1–1/8" AIR OR KLN DRIED POSTS OF HICKORY OR OAK.
1.1.F. THE FABRIC SHALL BE STAPLED, USING AT LEAST 0.5–INCH STAPLES, TO THE UPSLOPE SIDE OF THE POSTS IN AT LEAST 3 PLACES. THE POSTS SHALL BE A MINIMUM 3 FEET LONG FOR 24–INCH SILT FENCE AND 4 FEET FOR 36–INCH SILT FENCE FABRIC.
THE SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4–INCH WIDE BY 6–INCH DEEP TRENCH, OR A S 6–INCH DEEP V–TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER AND DEEPER THAN NECESSARY FOR PROPER INSTALLATION. ON THE TERMINAL ENDS OF SILT FENCE, THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.
1.1.G. THE GEOTEXTILE FABRIC SHALL BE LISTED ON THE WSDOT PAL, OR AS DETAILED ON WDNR TECHNICAL STANDARD 1056.
1.1.H. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION.

1.2. TRACKING PAD: SEE TECHNICAL STANDARD 1057 FOR FURTHER GUIDANCE (AS NEEDED)

1.2.A. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
1.2.B. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED ON A 3–INCH SIEVE.
1.2.C. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WSDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
1.2.D. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE AT A MINIMUM 50 FEET LONG.
1.2.E. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.
1.2.F. IF CONDITIONS ON THE SITE ARE SUCH THAT THE SEDIMENT IS NOT REMOVED FROM VEHICLE TIRES BY THE TRACKING PAD, THEN TIRES SHALL BE WASHED UTILIZING PRESSURIZED WATER BEFORE ENTERING A PUBLIC ROADS.
1.2.G. THE WASHING STATION SHALL BE LOCATED ON–SITE IN AN AREA THAT IS STABILIZED AND DRAINS INTO SUITABLE SEDIMENT TRAPPING OR SETTLING DEVICE.
1.2.H. THE WASH RACK SHALL CONSIST OF A HEAVY GRATING OVER A LOWERED AREA. THE RACK SHALL BE STRONG ENOUGH TO SUPPORT THE VEHICLES THAT WILL CROSS IT.
1.2.I. ROCKS LODGED BETWEEN THE TIRES OF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.
1.2.J. TRACKING PADS AND TIRE WASHING STATIONS SHALL, AT AT MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24–HOUR PERIOD.
1.2.K. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP–DRESSING WITH ADDITIONAL AGGREGATE.
1.2.L. A MINIMUM 12–INCH THICK PAD SHALL BE MAINTAINED.

2. THE FOLLOWING MEASURES SHALL BE FOLLOWED DURING ALL LAND DISTURBING OPERATIONS.

2.1. DUST CONTROL: SEE TECHNICAL STANDARD 1068 FOR FURTHER GUIDANCE.

2.1.A. THE IMPLEMENTATION OF DUST CONTROL SHALL LIMIT THE AREA EXPOSED FOR DUST GENERATION.
2.1.B. ASPHALT AND PETROLEUM BASED PRODUCTS CANNOT BE USED FOR DUST CONTROL.
2.1.C. MULCH AND VEGETATION – MULCH OR SEED AND MULCH MAY BE APPLIED TO PROTECT EXPOSED SOIL FROM BOTH THE WIND AND WATER EROSION, PER APPROPRIATE TECHNICAL STANDARDS.
2.1.D. WATER – WATER UNTIL THE SURFACE IS WET AND REPEAT AS NEEDED. WATER SHALL BE APPLIED AT RATES SO THAT RUNOFF DOES NOT OCCUR. TREATED SOIL SURFACES THAT RECEIVE VEHICLE TRAFFIC REQUIRE A STONE TRACKING PAD OR TIRE WASHING AT ALL POINTS OF ACCESS.
2.1.E. TILLAGE – A CONTROL MEASURE PERFORMED WITH CHISEL TYPE PLOWS ON EXPOSED SOILS. TILLAGE SHALL BEGIN ON THE WINDWARD SIDE OF THE SITE. TILLAGE IS ONLY APPLICABLE TO FLAT AREAS.
2.1.F. POLYMERS – POLYMERS CAN BE AN EFFECTIVE PRACTICE FOR AREAS THAT DO NOT RECEIVE VEHICLE TRAFFIC. DRY APPLIED POLYMERS MUST BE INITIALLY WATERED FOR ACTIVATION TO BE EFFECTIVE FOR DUST CONTROL.
2.1.G. TACKIFIERS AND SOIL STABILIZERS TYPE A – PRODUCTS MUST BE SELECTED FROM AND INSTALLED AT RATES CONFORMING TO THE WSDOT EROSION CONTROL PAL.
2.1.H. CHLORIDES – CHLORIDES SHALL BE APPLIED ACCORDING TO THE MOST RECENT VERSION OF THE WSDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION.
2.1.I. BARRIERS – BARRIERS SHALL BE PLACED AT RIGHT ANGLES TO PREVAILING WIND CURRENTS AT INTERVALS OF ABOUT 15 TIMES THE BARRIER HEIGHT. SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND CROWN SOIL.

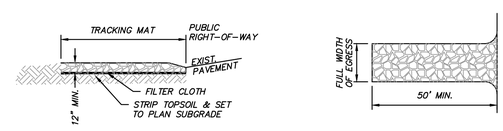
3. THE FOLLOWING MEASURES SHALL BE FOLLOWED UPON TEMPORARY AND FINAL SITE RESTORATION

3.1. SITE SEEDING: SEE TECHNICAL STANDARD 1059 FOR FURTHER GUIDANCE.

3.1.A. TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2–INCHES.
3.1.B. FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING RESULTS.
3.1.C. THE SOIL SHALL HAVE A pH RANGE OF 5.5 TO 8.0
3.1.D. TOPSOIL INSTALLATION SHALL BE COMPLETED PRIOR TO PERMANENT SEEDING.
3.1.E. PERMANENT SEEDING REQUIRES A SEEDBED OF LOOSE TOPSOIL TO A MINIMUM DEPTH OF 4–INCHESS WITH THE ABILITY TO SUPPORT A DENSE VEGETATIVE COVER.
3.1.F. APPLICATION RATES OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING RESULTS.
3.1.G. PREPARE A TILLED, FINE BUT FIRM SEEDBED. REMOVE ROCKS, TWGS, FOREIGN MATERIAL AND CLODS OVER TWO INCHES THAT CANNOT BE BROKEN DOWN.
3.1.H. THE SOIL SHALL HAVE A pH RANGE OF 5.5 TO 8.0
3.1.I. SEE MIXTURES THAT WILL PRODUCE DENSE VEGETATION SHALL BE SELECTED BASED ON SOIL AND SITE CONDITIONS AND INTENDED FINAL USE.
3.1.J. SEED MIXTURES THAT CONTAIN POTENTIALLY INVASIVE SPECIES OR SPECIES THAT MAY BE HARMFUL TO NATIVE PLANT COMMUNITIES SHALL BE AVOIDED.
3.1.K. SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE THAT APPEARS ON THE LABEL.
3.1.L. SEED RATES, INOCULATION, AND SOWING, SHALL ALL CONFORM TO THE TECHNICAL STANDARD, MANUFACTURERS RECOMMENDATIONS, AND THE WSDOT PAL.

3.2. NON–CHANNEL EROSION MAT: SEE TECHNICAL STANDARD 1052 FOR FURTHER GUIDANCE.

3.2.A. ONLY WSDOT PAL APPROVED MATS WILL BE ACCEPTED FOR THIS PROJECT. SEE THE PAL FOR ACCEPTABLE SLOPE AND SLOPE LENGTH APPLICATIONS. TO DIFFERENTIATE APPLICATIONS, EROSION MATS ARE ORGANIZED INTO THREE CLASSES OF MATS, WHICH ARE FURTHER BROKEN DOWN INTO VARIOUS TYPES. FOLLOW THE INFORMATION CALLED FOR IN THE PLANS AND SPECIFICATIONS PROVIDED HEREIN AND IN THE WSDOT PAL.
3.2.B. ECM'S SHALL BE INSTALLED AFTER ALL TOPSOILING, FERTILIZING, LIMING, AND SEEDING IS COMPLETE.
3.2.C. THE MAT SHALL BE IN FIRM AND INTIMATE CONTACT WITH THE SOIL. IT SHALL BE INSTALLED AND ANCHORED PER THE MANUFACTURER'S RECOMMENDATION.
3.2.D. TRIM SHALL BE INSTALLED IN CONJUNCTION WITH THE TOPSOILING OPERATION AND SHALL BE FOLLOWED BY ECRM INSTALLATION.
3.2.E. AT TIME OF INSTALLATION, DOCUMENT THE MANUFACTURER AND MAT TYPE BY RETENTION OF MATERIAL LABELS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. RETAIN THIS DOCUMENTATION UNTIL THE SITE HAS BEEN STABILIZED.



CONSIDERATIONS:

1. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHOULD MAINTAIN A SLOW CONSTANT SPEED.
2. THE BEST APPROACH TO PREVENTING OFF–SITE TRACKING IS TO RESTRICT VEHICLES TO STABILIZED AREAS.
3. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.

NOTES:

A. TRACKING PAD:

1. TRACKING PAD TO CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1057.
2. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3"– 6" CLEAR OR WASHED STONE. ALL MATERIAL SHALL BE RETAINED ON A 3–INCH SIEVE.
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WSDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM OF 50 FEET LONG.
6. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.

B. MAINTENANCE

1. ROCKS LODGED BETWEEN THE TIRES IF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.
2. TRACKING PADS AND TIRE WASHING STATIONS SHALL, AT AT MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24–HOUR PERIOD.
3. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP–DRESSING WITH ADDITIONAL AGGREGATE.
4. A MINIMUM 12–INCH THICK PAD SHALL BE MAINTAINED.

TRACKING PAD DETAIL
NTS

CLIENT

BIG SKY LAKE GENEVA
CITY OF LAKE GENEVA, WI

DETAILS

PRELIMINARY

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

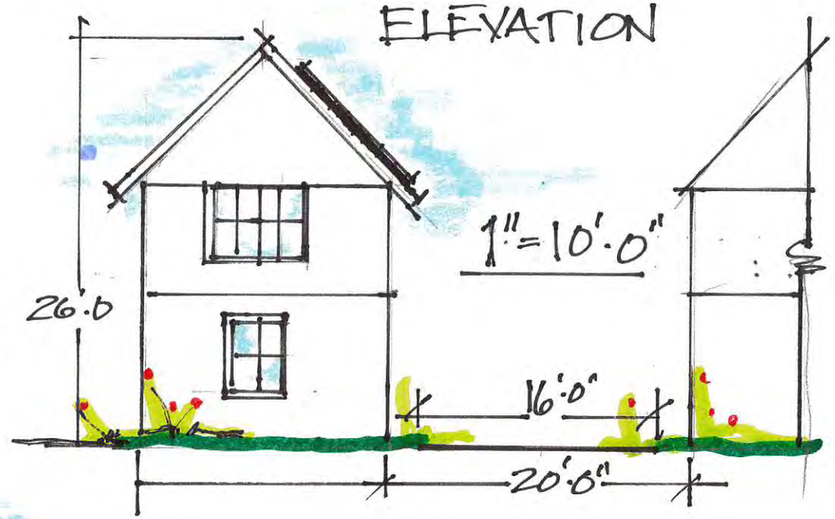
NO.	REVISION DESCRIPTION	REV DATE
1	SITE PLAN	2-7-2020
2	SITE PLAN	2-12-2020

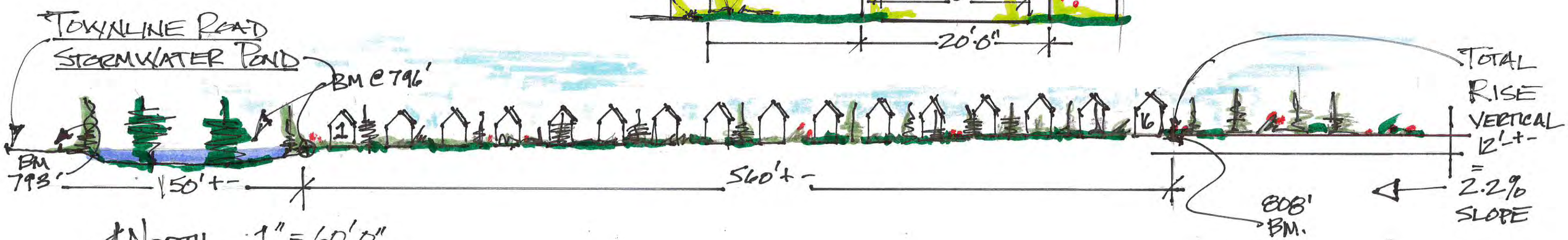
SCALE	NA
PROJECT NUMBER	1901400
DATE	2/7/2020
PROJECT MGR	RYAN CARDINAL PE
DRAWN BY	BWP
DESIGNED BY	JNL

SHEET NUMBER
6 OF 6

BIG SKY VILLAGE * LAKE GENEVA, WI

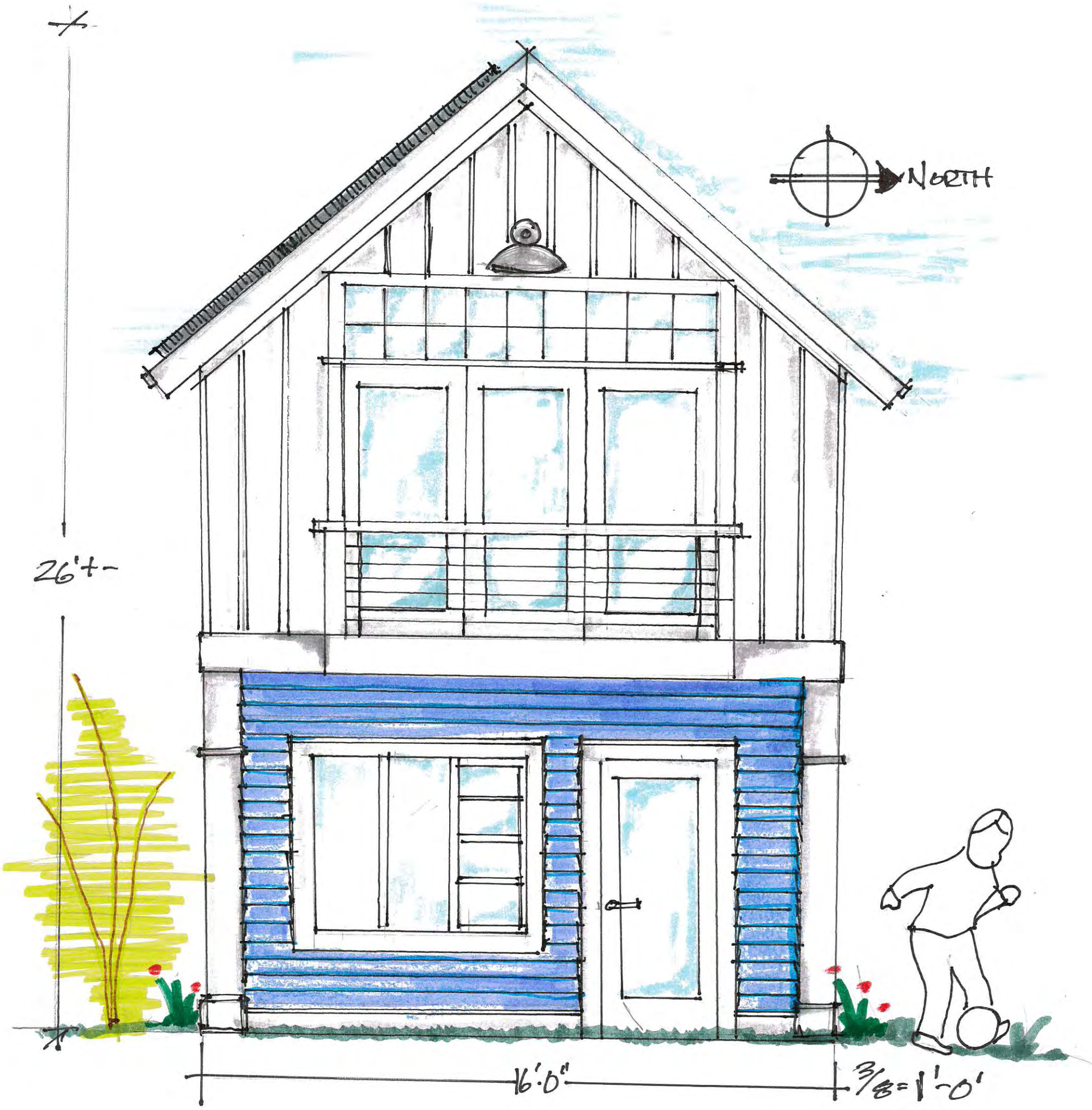
SAMPLE REAR (WEST) ELEVATION

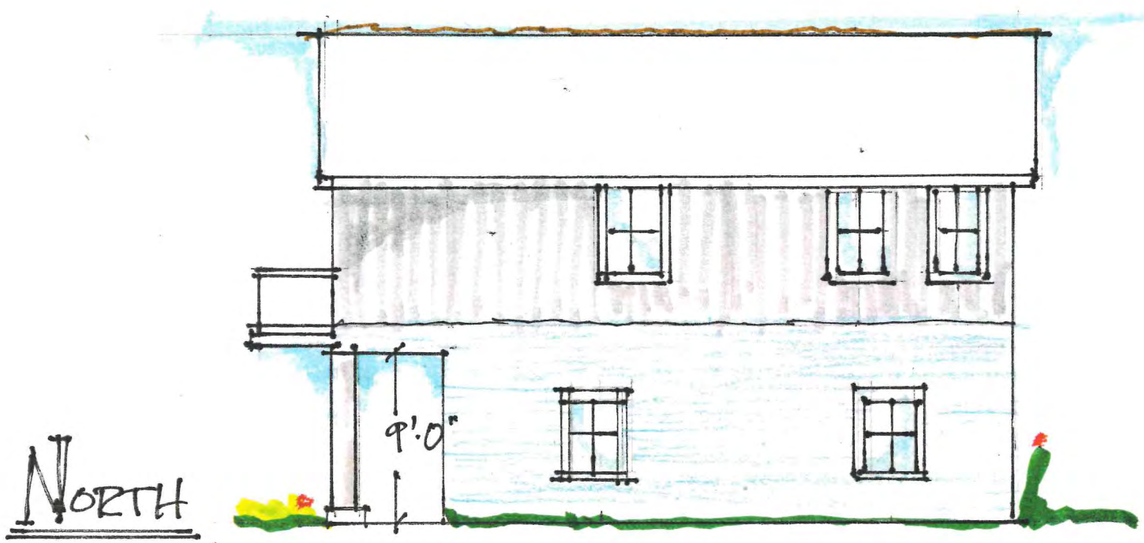




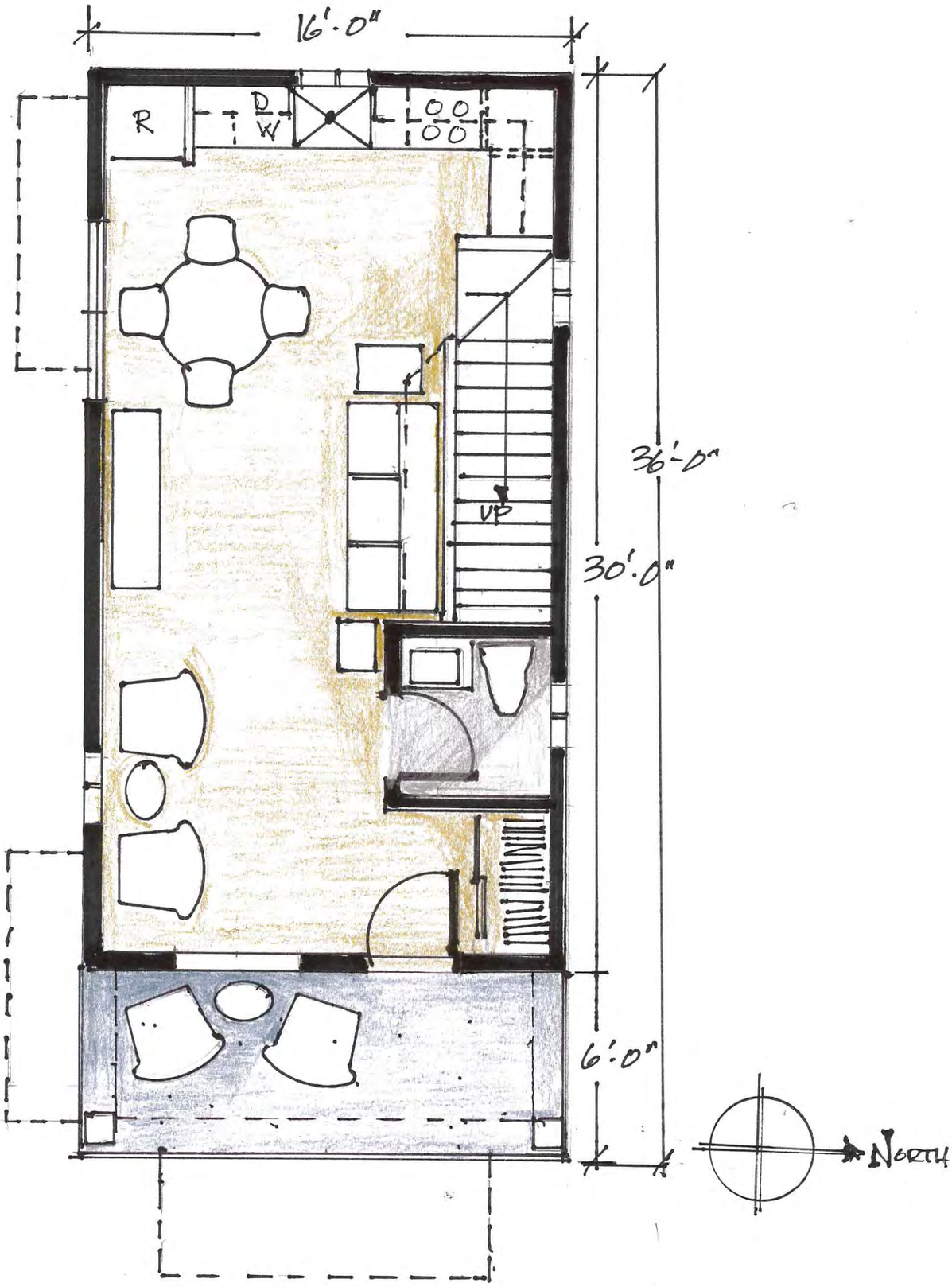
NORTH 1" = 60'-0"

FEBRUARY 7, 2020


NORTH
26'+-
16'-0"
3/8=1'-0'

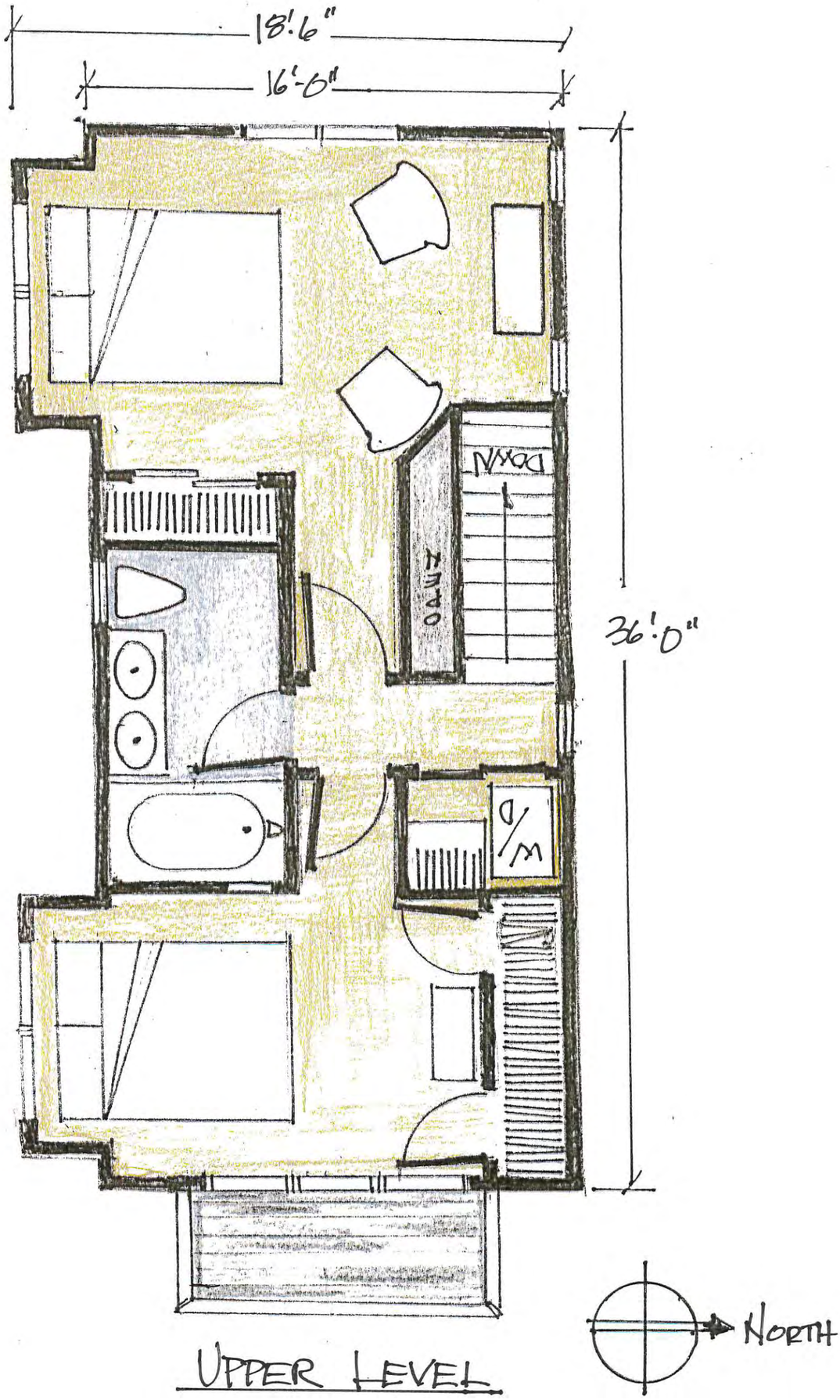


SCALE
1/8" = 1'-0"



MAIN LEVEL 1/4" = 1-0"

BIG SKY VILLAGE



UPPER LEVEL

February 6, 2020

PLANNED RESIDENTIAL COMMUNITY

Outline for proposed residential development at 302 Townline Rd Lake Geneva, Wisconsin 53147.

Property Owner: Michael Hanley/John Engerman, dba Clear Sky LLC
Developers: Michael Hanley & John Engerman (Engerman Contracting). Project Name: Big Sky Residential Community

Plan: Develop a planned residential community consisting of as many as 16 individual residences.
Total square footage of residence will be about 1000 sq ft. and will be 2 story.

These residences will be each be very similar in design and layout. There would be (2) different 'models' depending on number of bedrooms and baths. They would be offered starting at $199,900.00. See attached drawing and floor plan. Each individual residence will be deeded and a home owners association will be in place to maintain all public areas. The homes will be built along a line from Northwest to Southeast. There will be a 20' wide private driveway to be maintained by the home owners association. Utilities will be located in an easement beneath that driveway. There will be landscaped buffers on both the East and West property lines to shield the development from neighbors and the pedestrian path.

The development will be designed to be environmentally friendly by utilizing auxiliary solar power and in floor radiant heat.

There will be a common recreation area at the South end of the development to be utilized by the residents.. There will be considerable green space along with landscaping and shared paths and walkways to enhance the 'community' feel of the development.

There will be a 20' 'Private Driveway'. There would be parking for 2 cars per unit. The driveway would be for two way traffic with an adequate turn around as per the fire department's requirement.

We will provide all necessary utilities and will install conforming to all local and state codes.

The general landscape plan would be to keep as much of the existing greenery as possible. The development will follow the city's master plan including roughly 50% of the development to be green space. The property is virtually surrounded by Bloomfield Township and is currently undeveloped so impact to neighbors will be insignificant. The development will be designed to incorporate the pedestrian path. This is an important amenity for the project. We will be changing the topography of the property to blend in more with the surrounding landscape. We will be leveling the property and no mow native species of trees and plants. Our storm water drainage pond will be landscaped and designed to be aesthetically pleasing.

The development is a great use for a this challenged property and is a good fit with the mixed use zoning planned for the area.The residences would be an affordable alternative for residents looking to downsize yet stay in the area. This would offer an affordable alternative to expensive property downtown.