

MINUTES

1. Meeting called to order by Mayor Connors at 6:30 pm.

2. Roll Call

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

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

MOTION #1

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

4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes. - None

5. Acknowledgment of Correspondence. - None

6. Downtown Design Review.

A. Application by Elizabeth Chappell for Americuts, 511 Broad Street, Lake Geneva, WI 53147 for a new exterior menu board sign on the storefront at Tax Key No. ZOP 00029.

DISCUSSION

Inspector Robers gave an overview of the application details and there was a brief discussion with the Commission.

MOTION #2

Kupsik/Flower moved to approve the application by Elizabeth Chappell for Americuts, 511 Broad Street, Lake Geneva, WI 53147 for a new exterior menu board sign on the storefront at Tax Key No. ZOP 00029.
The motion carried unanimously.

B. Application by Elizabeth Chappell for Lake Geneva Art Museum, 513 Broad Street, Lake Geneva, WI 53147 for a new exterior menu board sign on the storefront at Tax Key No. ZOP 00029.

DISCUSSION

Inspector Robers gave an overview of the application details and there was a brief discussion with the Commission.

MOTION #3

Kupsik/Flower moved to approve the application by Elizabeth Chappell for Lake Geneva Art Museum, 513 Broad Street, Lake Geneva, WI 53147 for a new exterior menu board sign on the storefront at Tax Key No. ZOP 00029.
The motion carried unanimously.

7. **Review and Recommendation on an Application for Site Plan Review for landscape alteration filled by Dan Winkler, City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI 53147 for the front lawn and fountain area at the Riviera, 812 Wrigley Drive.**

DISCUSSION

Dan Winkler/City of Lake Geneva and Jim Cruthers/Grand Geneva gave an overview of the application details and there was a brief discussion with the Commission. For the record the Mayor stated that he is a member of the Beautification Committee but the city attorney Dan Draper does not see this as a conflict of interest for voting purposes.

MOTION #4

Kupsik/ Frederick moved to approve the application for Site Plan Review for landscape alteration filled by Dan Winkler, City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI 53147 for the front lawn and fountain area at the Riviera, 812 Wrigley Drive, and to include any staff recommendations. The motion carried unanimously.

8. **Public Hearing and recommendation on a Conditional Use Application filed by Liquid Capital dba Melges Car Wash, 1100 S Edwards Blvd., Lake Geneva, WI 53147, for the installation of an electronic message center on a freestanding monument sign located at 1100 S Edwards Blvd., Tax Key No. ZA456600003.**

DISCUSSION

Hans Melges owner and applicant gave an overview of the application details and there was a brief discussion with the Commission. The new sign will have the ability to be tied to the city for bad weather alerts or police amber alerts. Melges suggested that this should be a consideration for any LED lighted signs that go up in the city as it is a nice safety feature.

PUBLIC SPEAKERS – None

MOTION #5

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

MOTION #6

Kupsik/ Mayor Connors moved to approve the recommendation on a Conditional Use Application filed by Liquid Capital dba Melges Car Wash, 1100 S Edwards Blvd., Lake Geneva, WI 53147, for the installation of an electronic message center on a freestanding monument sign located at 1100 S Edwards Blvd., Tax Key No. ZA456600003 and to include any finding of facts and staff recommendations. The motion carried unanimously.

9. **Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted by GPC Real Estate LLC, PO Box 400, Libertyville, IL 60048 for land located Wells Street and North Bloomfield Road, Lake Geneva, WI 53147, Tax Key Nos. ZGM 00001 thru ZGM 00109.**

DISCUSSION

Inspector Robers gave an overview of the application details and there was a brief discussion with the Commission.

MOTION #7

Kupsik/Skates moved to approve recommendation on the application for Land Division Review for a Certified Survey Map submitted by GPC Real Estate LLC, PO Box 400, Libertyville, IL 60048 for land located Wells Street and North Bloomfield Road, Lake Geneva, WI 53147, Tax Key Nos. ZGM 00001 thru ZGM 00109, to include all staff recommendations. The motion carried unanimously.

10. Public Hearing and recommendation on a Planned Development (PD) for a new residential Final Plat and onsite club house/amenity center for Symphony Bay, filed by Taylor Morrison of Illinois, Inc., 1834 Walden Office Square, Suite 300, Schaumburg, Illinois 60173 for property located South of Townline Road, North of Bloomfield Road and East of Edwards Blvd. Lake Geneva, WI 53147, formally known as Southland Farms Subdivision, Tax Key No's to be assigned.

DISCUSSION

Rick Zirk of Taylor Morrison gave an overview of the application details, including a power point slide show and there was a discussion with the Commission to clarify several points of interest and concern. City Planner Slavney provided a letter dated February 15, 2016 with 8 items for review and compliance by the applicant regarding the zoning flexibility for the single family lots in Symphony Bay. Specifying that the approval of those items of zoning flexibility for the Duplex lots should wait until specific floor plans and the resulting required setbacks are submitted for City approval. Several items were discussed as conditional approvals for a final motion including but not limited to garage setbacks, further staff review of the recreation center and engineering review of steep drainage ditch slopes, etc.

PUBLIC SPEAKER #1 –Terri O’Neill, 954 George Street, LG

O’Neill voiced his density concerns with regards to the lots being too small.

PUBLIC SPEAKER #2 –? Shroeder, 1151 Townline Rd - Unit 101, LG

Shroeder voiced his concerns of what the existing Towline Road area will look like after this development goes in. Shroeder also questioned where the construction entrances would be? (Reply – Bloomfield Rd)
In addition he brought up concerns regarding the dangers at the intersections at Townline Road and the need for a traffic light.

MOTION #8

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

MOTION #9

Kupsik/Skates moved to approve recommendation on a Planned Development (PD) for a new residential Final Plat and onsite club house/amenity center for Symphony Bay, filed by Taylor Morrison of Illinois, Inc., 1834 Walden Office Square, Suite 300, Schaumburg, Illinois 60173 for property located South of Townline Road, North of Bloomfield Road and East of Edwards Blvd. Lake Geneva, WI 53147, formally known as Southland Farms Subdivision, Tax Key No's to be assigned, including recommendations contained in letters from Nielson Madsen & Barber S.C. dated February 10, 2016, Kapur & Associates dated February 12, 2016 and Vanderwalle & Associates dated February 15, 2016, the condition that the Final Building Plans for the Club House / Amenity Center and Duplex Units be approved by the Plan Commission at a future meeting, the Subdivision entrance signs be set back from the property line a distance equal to the height of the sign, a note be added to the Plat stating that garages will be equal or set back from the building/porch front plane, and final approval from Nielson Madsen & Barber S.C. for the grading and storm water management plans. *(Letters mentioned in this motion are attached to these minutes.)*

Amendment by Mayor Connors/Flower to have both sets of engineering firms review the slope of the East West running drainage ditches and to limit all construction traffic to the entrance on Bloomfield Rd. The amendment carried unanimously.

The original motion incorporating the above amendment carried unanimously 5/0

11. Adjournment

MOTION #11

Skates/Flower moved to adjourn the meeting at 8:10 pm. The motion carried unanimously.

/s/Jackie Gregoles, B&Z Administrative Assistant

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE PLAN COMMISSION



Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors

February 10, 2016

Mr. Tom Foht, City Engineer
City of Lake Geneva
626 Geneva Street.
Lake Geneva, WI 53147

RE: Symphony Bay Subdivision
Lake Geneva, Wisconsin

Dear Mr. Foht:

We have reviewed the Site Grading, Erosion Control and Drainage plans dated January 12, 2016 along with the Stormwater Management Plan dated December 29, 2015 for the Symphony Bay Subdivision in Lake Geneva in accordance with Chapter 66 and 78 of the Lake Geneva Ordinances and the "Engineering Design Standards". Our comments are limited to the above items. We did not review the subdivision plat, the sanitary sewer or watermain plans. We were not provided project specifications or storm sewer design calculations so these items were likewise not reviewed. The following comments are based upon our review:

STORM WATER MANAGEMENT PLAN

Runoff from drainage Areas 1 and 2 should be the identical from the pre-developed to post-developed conditions.

Include the Tc information on the proposed conditions storm water drainage exhibit (SWMP 2).

Provide the retention basin routing calculations for the 100-year plugged conditions through the emergency overflow.

- a. Verify that the Class 1, Type B Coconut Mat meets the overflow discharge velocity.

The proposed retention basin design has a high water fluctuation (8.3') with little freeboard (0.2'). Recommend reducing the fluctuation as allowable and increase the freeboard to a minimum of one foot (1.0') from the 100-year storm event to the invert elevation of the emergency overflow.



The retention basin outlet velocities are very high (>12 fps) and the outlet is very close to the subdivision's easterly property line (+20') and an offsite wetland / pond area. Recommend reconfiguring the discharge location to dissipate energy prior to leaving the property.

Provide rip rap sizing calculations for the 36" diameter retention basin discharge pipe.

Because the retention berm is constructed mostly from fill, ensure that the retention basin berm is able to withstand the high water elevation.

Provide a minimum of one foot (1.0') of depth from the bottom deck of the retention basin outlet control structure to the 100-year storm elevation.

Recommend tie bolting together the last three (3) pipe sections for all outlet storm sewers. Provide tie bolt detail.

Provide the sedimentation basin calculations for the initial grading phase of the site.

SUBDIVISION PLANS ("TD" SHEETS) General Comments

Provide typical details for all types of storm sewer catch basins and storm manholes.

SHEET TD-1

- Benchmarks are listed. Indicate location on an overall plan (perhaps PH-1).

SHEET TD-2

- Underdrains are listed as unperforated. Details on TD-9 indicate both perforated and unperforated underdrains. Please clarify.

SHEETS TD-3 thru TD-8

- No Comments

SHEET TD-9

- Details indicate both perforated and unperforated underdrains. Please clarify.

SHEET TD-10 and TD-11

- No Comments

SHEET TD-12

- Pond slopes below the safety shelf are 3:1. The maximum allowable slope is 4:1 (at least to a depth of six feet (6.0') below normal water level).
- The "back" slope of the pond is shown at 3:1. The maximum allowable is 4:1.

SHEET IN-1 and PH-1

- No Comments

GRADING PLANS ("GP" SHEETS) General Comments

It appears that the lowest adjacent grades for lot lines from the finished yard grade are intended to be 0.5 feet. There are numerous instances where the lowest adjacent yard grade is approximately an inch lower than 0.5 feet. The yard grades should be adjusted to 0.5 feet or the standard adjusted to 0.4 feet below finished yard grade.

The designation of "L/O" and "W/O" should be in a legend (4.0 feet for L/O and 9.0 feet for W/O) or simply add the additional grade to each lot pad. This way there is no confusion when it comes time to build and permits are being submitted.

Many references to match lines are missing or erroneous (i.e. G-5 instead of GP-5).

SHEET GP-1

- The lot grade for Lot 18 is higher than Lot 17 even though Lot 18 is at the low point of the road.
- The slopes on the ditch behind Lots 1 - 5 exceed 4:1.
- The slopes on the ditch behind Lots 24 - 26 exceed 4:1.
- There is a swale in the back yard of Lots 287 - 288. It is generally preferred to keep the swales on the lot lines so that owners do not fill them in.
- The slopes for the "hole" behind Lots 189 - 190 exceed 4:1.
- Verify intersection grades at the southeast corner of Bowling Way and Capella Way and the southeast corner of Capella Way and Gallant Drive. They appear to be too flat (< 0.5%).
- Storm sewer on Lots 81 - 85 may not be within the easement as it is not following or parallel to the lot lines.

SHEET GP-2

- The slopes on the ditch behind Lots 176 - 178 and 187 exceed 4:1.
- There is over 300 feet between inlets on Ballard Drive and Rossini Drive. Provide calculations indicating these inlets are "capturing" enough of the drainage and not bypassing too much to the next downstream inlet.

- The slopes on the ditch, to the Endwall, behind Lots 315 and 330 exceeds 4:1.
- Verify intersection grades at the northeast corner of Ballard Drive and Harmony Way (West intersection) and the northwest corner of Ballard Drive and Harmony Way (East intersection) and the "cul-de-sac" of Harmony Way. They appear to be too flat (< 0.5%).

SHEET GP-3

- The slopes for both ponds exceed 4:1.
- The back slopes outside the proposed trail system exceed 4:1.
- Add the High Water Elevation to the pond.
- Raise the lot grades for Lots 166 and 167 so that the basement elevation will be two feet (2.0') above the high water elevation (per Design Standards).
- Verify there is a minimum one percent (1%) slope on the North side of Lot 167.

SHEET GP-4

- The slopes behind Lots 25 and 26 exceed 4:1.
- There is over 300 feet between inlets on Bowling Way. Provide calculations indicating these inlets are "capturing" enough of the drainage and not bypassing too much to the next downstream inlet.
- The spot grades between Lots 261 and 262 are missing.
- The FYG and TOW grades are missing from Lot 273.
- Verify intersection grades at the northwest corner of Bowling Way and Gallant Drive, the southeast corner of Cadence Circle and Soprano Drive and the northeast corner of Debussy Drive and Soprano Drive. They appear to be too flat (< 0.5%).

SHEET GP-5

- Verify there is a minimum one percent (1%) slope South of Lot 225 and that this drainage is intended to drain from the back of curb down the rear lot line.
- Verify intersection grades at the northeast corner of Harmony Way and Cadence Circle, the northeast corner of Rossini Drive and Harmony Way, the northeast corner of Beethoven Drive and Sonata Way and the northwest corner of Sonata Way and Harmony Way. They appear to be too flat (< 0.5%).

SHEET GP-6

- The slopes South and East of the Recreation / Amenity Center site and Lift Station exceed 4:1.
- Verify intersection grades at the southeast corner of Cadence Circle and Canon Drive. They appear to be too flat (< 0.5%).

SHEET GP-7

- Verify the drainage between Lots 225 and 53 is intended to drain from the back of curb down the rear lot lines.

SHEET GP-8

- The slopes South and East of the Recreation / Amenity Center site and Lift Station exceed 4:1.

SHEET GP-9

- The spot grade between Lots 155 and 156 is higher than the FYG for Lot 156.

ROAD AND STORM SEWER PLANS ("RS" SHEETS) General Comments

The storm sewer system cannot be reviewed at this time as calculations were not provided.

Indicate the location of detectable warning fields in the sidewalk at all road crossings.

The vertical curve "K" values need to be adjusted to meet the City of Lake Geneva's minimum requirements for either minor or collector streets.

Please contact me if there any questions or concerns.

Very truly yours,



Mark R. Madsen, P.E., P.L.S.

MRM/alj

Cc: Daniel M. Janke, Kapur & Associates
Paul VanHenkelum, Kapur & Associates
Gregory L. Governatori, Kapur & Associates

File 2016 docs/2016.0011.01/Correspondence/ Review Letter to KAPUR(2-10-2016)

February 12th, 2016

Mr. Ken Robers
Building & Zoning Administrator
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53182

RE: **Symphony Bay Subdivision**
Lake Geneva, Wisconsin

Dear Mr. Robers:

Kapur & Associates, Inc. has received the review comments from Nielsen Madsen & Barber S.C. for Symphony Bay Subdivision and we have the following responses to those comments. The Construction Plans and Storm Water Management Plan will be revised accordingly and resubmitted for final approval. The comments from the letter have been reproduced in their original format with our responses to each comment written below.

STORM WATER MANAGEMENT PLAN

Runoff from drainage Areas 1 and 2 should be the identical from the pre-developed to post-developed conditions.

While the overall drainage area and runoff curve numbers are identical for both sub-catchments in the proposed and existing conditions, the routing through the proposed development is included in the time of concentration calculations, resulting in an increased peak runoff rate in the proposed condition.

Include the Tc information on the proposed conditions storm water drainage exhibit (SWMP 2). *The Tc information has been added to the proposed conditions exhibit SWMP 2.*

Provide the retention basin routing calculations for the 100-year plugged conditions through the emergency overflow.

- a. Verify that the Class 1, Type B Coconut Mat meets the overflow discharge velocity.

With a plugged condition, the spillway has a discharge rate of 49.75 cfs at a velocity of 1.94 fps and a depth of flow of 0.51'. This correlates to a shear stress of 7.9 lbs/sf. The Class III Type D currently specified will function at the spillway, however heavy duty rip rap will be added to the the back side of the berm to protect the slope.

The proposed retention basin design has a high water fluctuation (8.3') with little freeboard (0.2'). Recommend reducing the fluctuation as allowable and increase the freeboard to a minimum of one foot (1.0') from the 100-year storm event to the invert elevation of the emergency overflow.

The concrete weir in the outlet control structure has been lowered 1' to allow for a little over 1' of freeboard between the 100 year peak elevation and the emergency spillway elevation.

The retention basin outlet velocities are very high (>12 fps) and the outlet is very close to the subdivision's easterly property line ($\pm 20'$) and an offsite wetland / pond area. Recommend reconfiguring the discharge location to dissipate energy prior to leaving the property.
The discharge pipe angle will be adjusted to allow for adequate energy dissipation.

Provide rip rap sizing calculations for the 36" diameter retention basin discharge pipe.
Rip Rap sizing calculations will be provided.

Because the retention berm is constructed mostly from fill, ensure that the retention basin berm is able to withstand the high water elevation.
Embankment is to be placed in compacted lifts per the State Standard Specifications. A Clay liner is required up to the 100 year peak elevation and a clay anti-seep collar is required at the outlet pipe trench.

Provide a minimum of one foot (1.0') of depth from the bottom deck of the retention basin outlet control structure to the 100-year storm elevation.
The bottom of the concrete deck will be 875.00 and the 100 year peak elevation with the revised outlet structure will be 873.97 allowing for 1.03' of separation.

Recommend tie bolting together the last three (3) pipe sections for all outlet storm sewers. Provide tie bolt detail.
A Tie Bolt Detail will be added to the plans.

Provide the sedimentation basin calculations for the initial grading phase of the site.
Sedimentation Basin calculations have been completed per Technical Standard 1064 and will be provided.

SUBDIVISION PLANS ("TD" SHEETS) General Comments

Provide typical details for all types of storm sewer catch basins and storm manholes.
These details were already provided on sheets TD-9 and TD-10.

SHEET TD-1

- Benchmarks are listed. Indicate location on an overall plan (perhaps PH-1).
Locations of project benchmarks will be added to the Index Sheet IN-1.

SHEET TD-2

- Underdrains are listed as unperforated. Details on TD-9 indicate both perforated and unperforated underdrains. Please clarify.
The notes on the details have been revised to indicate only unperforated underdrains. There are no perforated underdrain proposed.

SHEETS TD-3 thru TD-8

- No Comments

SHEET TD-9

- Details indicate both perforated and unperforated underdrains. Please clarify.
The notes on the details have been revised to indicate only unperforated underdrains. There are no perforated underdrain proposed.

SHEET TD-10 and TD-11

- No Comments

SHEET TD-12

- Pond slopes below the safety shelf are 3:1. The maximum allowable slope is 4:1 (at least to a depth of six feet (6.0') below normal water level).
Flatter slopes beneath the spillway will result in warmer water temperatures and increased algae growth. The DNR Technical Standard 1001 states that the maximum allowable slope is 2:1.
- The "back" slope of the pond is shown at 3:1. The maximum allowable is 4:1.
The maximum allowable slope for the back of berm is 2:1 per DNR Technical Standard 1001. A 3:1 slope was used in some areas to minimize the impacts to the existing trees along the eastern property line.

SHEET IN-1 and PH-1

- No Comments

GRADING PLANS ("GP" SHEETS) General Comments

It appears that the lowest adjacent grades for lot lines from the finished yard grade are intended to be 0.5 feet. There are numerous instances where the lowest adjacent yard grade is approximately an inch lower than 0.5 feet. The yard grades should be adjusted to 0.5 feet or the standard adjusted to 0.4 feet below finished yard grade.

The standard is 0.5 feet. The discrepancies are likely due to the rounding of the FYG to the nearest tenth of a foot. We will adjust any FYG's that are less than 0.5' above the sideyard.

The designation of "L/O" and "W/O" should be in a legend (4.0 feet for L/O and 9.0 feet for W/O) or simply add the additional grade to each lot pad. This way there is no confusion when it comes time to build and permits are being submitted.

The legend has been revised accordingly.

Many references to match lines are missing or erroneous (i.e. G-5 instead of GP-5).

Match lines have been revised accordingly.

SHEET GP-1

- The lot grade for Lot 18 is higher than Lot 17 even though Lot 18 is at the low point of the road.
The FYG for lot 18 is revised to 895.6.
- The slopes on the ditch behind Lots 1 - 5 exceed 4:1.
The back slope of the ditch is at 3:1 to avoid additional tree removal. Slope is 4:1 within the lot area.
- The slopes on the ditch behind Lots 24 - 26 exceed 4:1.
Slopes are adjusted to 4:1.
- There is a swale in the back yard of Lots 287 - 288. It is generally preferred to keep the swales on the lot lines so that owners do not fill them in.
The swale will be shifted to the rear of the lots.
- The slopes for the "hole" behind Lots 189 - 190 exceed 4:1.
The back slope is at 3:1 to avoid wetland impacts.
- Verify intersection grades at the southeast corner of Bowling Way and Capella Way and the southeast corner of Capella Way and Gallant Drive. They appear to be too flat (< 0.5%).
The curb grades will be adjusted to assure a minimum of 0.5%.
- Storm sewer on Lots 81 - 85 may not be within the easement as it is not following or parallel to the lot lines.
The storm sewer is within the easement area. It does not fall directly on the lotline as we are trying to reduce the amount of structures needed.

SHEET GP-2

- The slopes on the ditch behind Lots 176 - 178 and 187 exceed 4:1.
Slopes are adjusted to 4:1.
- There is over 300 feet between inlets on Ballad Drive and Rossini Drive. Provide calculations indicating these inlets are "capturing" enough of the drainage and not bypassing too much to the next downstream inlet.
Under the design event, less than 1/2 of the lane is inundated. Bypass flows to sag points on Rossini and Ballad provide less than 1/2 of the lane inundation.
- The slopes on the ditch, to the Endwall, behind Lots 315 and 330 exceeds 4:1.
Steeper slopes are required here to allow for adequate cover over the concrete flared end section. We will flatten the slope down to the top of end section.
- Verify intersection grades at the northeast corner of Ballad Drive and Harmony Way (West intersection) and the northwest corner of Ballad Drive and Harmony Way (East intersection) and the "cul-de-sac" of Harmony Way. They appear to be too flat (< 0.5%).
The curb grades will be adjusted to assure a minimum of 0.5%.

SHEET GP-3

- The slopes for both ponds exceed 4:1.
The interior pond slopes are 4:1 with the exception of the area beneath the safety shelf as discussed in previous response.



- The back slopes outside the proposed trail system exceed 4:1.
A maximum of 3:1 slope was used to minimize impacts to the trees along the property line. Per the DNR Technical Standard a slope of 2:1 can be utilized on the back slope of the berm. Slopes will be matted appropriately.
- Add the High Water Elevation to the pond.
The 100 year elevation has been noted on the plan sheet.
- Raise the lot grades for Lots 166 and 167 so that the basement elevation will be two feet (2.0') above the high water elevation (per Design Standards).
Lot grades will be raised to 785.00 minimum.
- Verify there is a minimum one percent (1%) slope on the North side of Lot 167.
Side yard will drain directly North down to the pond.

SHEET GP-4

- The slopes behind Lots 25 and 26 exceed 4:1.
Slopes are adjusted to 4:1.
- There is over 300 feet between inlets on Bowling Way. Provide calculations indicating these inlets are "capturing" enough of the drainage and not bypassing too much to the next downstream inlet.
There is a high point at station 93+97.31 and the inlets are within 200' of this point.
- The spot grades between Lots 261 and 262 are missing.
Spot Grades have been added between the lots.
- The FYG and TOW grades are missing from Lot 273.
Missing FYG and TOW elevations have been added to lot 273.
- Verify intersection grades at the northwest corner of Bowling Way and Gallant Drive, the southeast corner of Cadence Circle and Soprano Drive and the northeast corner of Debussy Drive and Soprano Drive. They appear to be too flat (< 0.5%). *The curb grades will be adjusted to assure a minimum of 0.5%.*

SHEET GP-5

- Verify there is a minimum one percent (1%) slope South of Lot 225 and that this drainage is intended to drain from the back of curb down the rear lot line.
The drainage is correct as shown. This is the overland flow path for the low point in the road, in the event that the inlets should ever plug or there is a larger storm than the design event.
- Verify intersection grades at the northeast corner of Harmony Way and Cadence Circle, the northeast corner of Rossini Drive and Harmony Way, the northeast corner of Beethoven Drive and Sonata Way and the northwest corner of Sonata Way and Harmony Way. They appear to be too flat (< 0.5%).
The curb grades will be adjusted to assure a minimum of 0.5%.

SHEET GP-6

- The slopes South and East of the Recreation / Amenity Center site and Lift Station exceed 4:1.



The back slope of the ditch is at 3:1 to minimize impacts to the existing trees. Slopes will be matted appropriately.

- Verify intersection grades at the southeast corner of Cadence Circle and Canon Drive. They appear to be too flat (< 0.5%). The curb grades will be adjusted to assure a minimum of 0.5%.

SHEET GP-7

- Verify the drainage between Lots 225 and 53 is intended to drain from the back of curb down the rear lot lines.
The drainage is correct as shown. The intent is to assure positive drainage in the back yard of lot 52.

SHEET GP-8

- The slopes South and East of the Recreation / Amenity Center site and Lift Station exceed 4:1.
The back slope of the ditch is at 3:1 to minimize impacts to the existing trees. Slopes will be matted appropriately.

SHEET GP-9

- The spot grade between Lots 155 and 156 is higher than the FYG for Lot 156.
The spot grade is correct, however the FYG for lot 156 is revised to 897.2.

ROAD AND STORM SEWER PLANS ("RS" SHEETS) General Comments

The storm sewer system cannot be reviewed at this time as calculations were not provided. Storm sewer calculation have been completed and will be submitted with the revised plans.

Indicate the location of detectable warning fields in the sidewalk at all road crossings. Detectable warning fields will be installed per the detail on sheet TD-6. Station and offset notes will be added to the plan sheets to indicate location.

The vertical curve "K" values need to be adjusted to meet the City of Lake Geneva's minimum requirements for either minor or collector streets.
Per the WisDOT Facilities Development Manual, we utilized minimum "K" values for collector streets as 49 for sag curves and 48 for crest curves assuming a 35 mph design speed. Similarly for minor streets, assuming a 30 mph design speed we utilized a minimum of 37 for sag curves and 31 for crest curves. All of the vertical curves either meet or exceed these "K" values. There are a few curves that have flatter tangents and the vertical curves can actually be shortened to reduce the flatness in the curve while maintaining the minimum "K" value.



KAPUR & ASSOCIATES
CONSULTING ENGINEERS

we listen. we innovate. we turn your vision into reality.

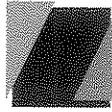
If you have any questions regarding the comments or responses provided, please feel free to contact me in the office at (262) 758-6014 or by email at djanke@kapurinc.com.

Sincerely,

KAPUR & ASSOCIATES, INC.

Daniel M. Janke, P.E.
Project Engineer

C: Dan Winkler, City of Lake Geneva
Mark R. Madsen, P.E., P.L.S., Nielsen Madsen & Barber S.C.



VANDEWALLE & ASSOCIATES INC.

To: City of Lake Geneva
From: City Planner, Michael A. Slavney, FAICP
Date: 15 February 2016
Re: List of Zoning Flexibilities for the Single Family lots in the Symphony Bay Planned Development

The Planned Development should enable the following items of zoning flexibility for the Single-Family Lots in Symphony Bay:

1. A reduction of minimum lot size for the single-family lots from 9,000 square feet in SR-4 to 6,000 square feet in Symphony Bay.
2. A reduction of minimum lot width for the single-family lots from 75 feet in SR-4 to 50 feet in Symphony Bay.
3. A reduction of minimum street frontage for the single-family lots from 50 feet in SR-4 to 35 feet in Symphony Bay.
4. A reduction of minimum side yard setbacks for the single-family lots from 6 feet in SR-4 to 5 feet in Symphony Bay for the 50 feet wide lots.
5. A reduction of minimum combined side yard setbacks for the 50 foot wide single-family lots from 15 feet in SR-4 to 10 feet in Symphony Bay.
6. A reduction of minimum combined side yard setbacks for the 50 foot wide single-family lots from 15 feet in SR-4 to 10 feet in Symphony Bay.
7. A reduction of minimum dwelling unit separation setbacks for the single-family lots from 12 feet in SR-4 to 10 feet in Symphony Bay.
8. Establish a maximum height for entry features of twenty feet.

Approval of items of zoning flexibility for the Duplex Lots in Symphony Bay should wait until specific floor plans, and the resulting required setbacks, are submitted for City approval.

SYMPHONY BAY

MONDAY FEBRUARY 15, 2016
PLANNING COMMISSION MEETING

**FOR AGENDA ITEM # 10 SYMPHONY BAY
SEE SEPARATE WHITE BINDER WITH EXTENSIVE DETAILS**

**1 IS FILED WITH THE ANNUAL ORIGINAL COPY BINDERS
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