CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI

PLAN COMMISSION MEETING
MONDAY, MARCH 20, 2017 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

Agenda

1. Meeting called to order by Mayor Kupsik.

2. Roll Call.

3. Approve Minutes of February 20, 2017 Plan Commission meeting as distributed.

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

5. Acknowledgment of Correspondence.

6. Downtown Design Review.

   A. Application by Denise Swan, DenayCocoBay, 734 Remington Lane, North Aurora, IL 60542, to paint the front of the building at 259 Broad Street, Tax Key No. ZOP00263.

   B. Application by FYF, LLC, 43 South Water Street East, Fort Atkinson, WI 53538 for an exterior siding and fence railing design at 640 West Main Street, Tax Key No. ZOP00306.

   C. Application by Hans Melges, 1100 Edwards Blvd, Lake Geneva, WI 53147, to reface outdated front of building on west side at 233 Center Street, Tax Key No. ZOP00284.

7. Public Hearing and Recommendation on a Precise Implementation Plan (PIP) Application filed by Bill Henry, Kehoe-Henry & Associates, Inc. on behalf of Lake Geneva Middle School for building an accessory storage building for the existing Middle School, 600 North Bloomfield Road, Tax Key No. ZA297500001.

8. Public Hearing and Recommendation on a Conditional Use Application filed by Andrew Goodman, Lake Geneva 50120, LLC, GMX Real Estate Group, LLC, 300 Dundee Road, Suite 408, Northbrook, IL 60062 to propose a Starbucks Restaurant with a drive-up window in the approved multi-tenant building located at 281 N Edwards Blvd, Tax Key No. ZA297300001.

9. Public Hearing and Recommendation on a Precise Implementation Plan (PIP) Application filed by Andrew Goodman, Lake Geneva 50120, LLC, GMX Real Estate Group, LLC, 300 Dundee Road, Suite 408, Northbrook, IL 60062 to amend the engineered design of the retaining wall in the northwest corner of the site located at 281 N Edwards Blvd, Tax Key No. ZA297300001.

10. Public Hearing and Recommendation on a Proposed Certified Survey Map (CSM) Application filed by Ryan Wilgreen, Excel Engineering, Inc., 100 Camelot Drive, Fond du Lac, WI 54935 on behalf of Brunk Industries for a Lot Combination to create a single parcel for the Brunk Industries campus on 8.28 acres located at 1225 Sage Street, Tax Key No. ZGC00006.

11. Public Hearing and Recommendation on a General Development Plan (GDP) Application filed by Eric Drazkowski, P.E., 100 Camelot Drive, Fond du Lac, WI 54935 on behalf of Brunk Industries to amend an existing Planned Development on the Brunk Industries campus to accommodate a Second Manufacturing Building on approximately 8.28 acres located east of the current building on the south side of Sheridan Springs Road, just east of 1225 Sage Street, Tax Key No. ZGC00006.

12. Public Hearing and Recommendation on a Precise Implementation Plan (PIP) Application filed by Eric Drazkowski, P.E., 100 Camelot Drive, Fond du Lac, WI 54935 on behalf of Brunk Industries to amend an existing Precise Implementation Plan on the Brunk Industries campus to accommodate a Second Manufacturing Building on approximately 8.28 acres located east of the current building on the south side of Sheridan Springs Road, just east of 1225 Sage Street, Tax Key No. ZGC00006.

13. Review and Recommendation of a Concept Plan for Geneva Lake Christian Church, a new worship facility built on vacant land located at the northeast corner of Bloomfield Road and the soon to be built Harmony Drive, Tax Key Nos. ZSF00231 & ZSF00232.

14. Review and Recommendation of a Concept Plan for a proposed bank on the corner of Williams Street and Marshall Street, Tax Key No. ZRA00033.

15. Adjournment

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

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

Posted 3/17/2017

PLAN COMMISSION MEETING
MONDAY, FEBRUARY 20, 2017 – 6:30 PM
COUNCIL CHAMBERS, CITY HALL

Mayor Kupsik called the meeting to order at 6:30p.m.

Roll Call. Present: Mayor Kupsik, Alderman Doug Skates, John Gibbs, Sarah Hill, Tom Hartz, Tyler Frederick. Absent: Ann Esarco. Also Present: City Planner Slavney, City Attorney Draper, City Administrator Oborn, Assistant Follensbee.

Approve the Minutes of December 19, 2016 Plan Commission meeting as distributed.
Hartz/Skates motion to approve. Motion carried 6 to 0.

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 to be limited to 5 minutes.
None.

Acknowledgement of Correspondence.
None.

Downtown Design Review.

Application by Gregory Kremser, 281 Meadow Drive, Genoa City, WI 53128 to change lettering on existing sign and remove wood sign to expose decorative brick at 150 Center Street, Tax Key No. ZOP00309.
Gregory Kremser, 281 Meadow Drive, Genoa City, gave an overview of the application details. Planner Slavney referenced the sign code provision (h) of Downtown Design, which states that wall signs, canopy signs, and projecting signs shall not be located on any portion of upper stories. The location of signs shall fit the building. Planner Slavney said the applicant could change out the plastic face, but the sign needs to be brought down to the first floor. Attorney Draper referenced the sign code provision (h) and (j) which states that illegal nonconforming signs, poorly maintained signs, and obsolete signs pertaining to a closed business, shall be removed. The property owner shall be responsible for the removal of such signs. Commissioner Hill asked the applicant if he was opposed to moving the sign to the first floor. Mr. Kremser stated the owner and tenant do not want to move the sign to the first floor level as people are not able to find their business. After further discussion, Ms. Hill complied with the sign code provision (h) and (j).

Hartz/Skates motion to deny the application for sign as requested.
Roll Call: Al Kupsik, Doug Skates, John Gibbs, Sarah Hill, Tom Hartz, Tyler Frederick voting "yes." Motion carried 5 to 1, with Gibbs voting "no."

Application by Sally Nimmow, W7510 Oak Ridge Drive, Delavan, WI 53115, to add a new business sign at 252 Center Street, Tax Key No. ZOP00258.
Sally Nimmow, W7510 Oak Ridge Drive, Delavan, has a new business in the building of Geneva Java, 252 Center Street, in the lower level and is applying for signage on the front of the building. It is the same size as sign on opposite side of building, done in colors of greens and white, aluminum composite, 30" x 52" in size. Planner Slavney stated this sign fully complies with our requirements.

Hill/Skates motion to approve.
Roll Call: Al Kupsik, Doug Skates, John Gibbs, Sarah Hill, Tom Hartz, Tyler Frederick voting "yes." Motion carried 6 to 0.

Public Hearing and recommendation on a General Development Plan (GDP) Application filed by Kevin Madalinski, Director, Hoffman Design & Construction, 122 E College Ave., Appleton, WI 54911 on behalf of Golden Years for a Zoning Map Amendment to Planned Development zoning for a proposed senior housing project on the north side of North Bloomfield Road – about 500 feet east of Edwards Boulevard/Wis 120, Tax Key Nos. ZSF00074 & ZSF00085.

Kevin Madalinski, architect from Hoffman Design & Construction, 122 E College Ave, Appleton, WI 54911, accompanied by owners of Golden Years, Rich Austin, Jeff Austin & John Stankewicz, Brian Pollard, developer of Symphony Bay Campus and Todd Dvorack, project architect with Hoffman. This GDP application is similar to the Concept Plan and shows a detailed site plan, landscaping requirements, and overall goals for project. They have worked with Mike Slavney regarding zoning requirements for a senior campus which will be developed in phases. This GDP is for the entire project with the goal to come back for the review of the PIP for phase one, a 30 unit skilled nursing and rehabilitation center.

Planner Slavney said the GDP is the zoning step and the PC is reviewing 3 requested flexibilities of the baseline standards of the zoning code: 1 – allow a taller building on exposed west side – walk out, the code measures from the lowest point of exposed foundation, 2 – allow out building to be tall enough to accommodate the bus with a request of 20' instead of the maximum of 15' designed for cars, 3 – for general institutional uses we calculate the need for 169 parking stalls. This is a senior residential project and they are requesting 134 stalls. Slavney agrees that 134 stalls would be adequate for this project. If project is approved, there is zoning approval to do all the phases including the 3 mentioned flexibilities. The justification for this change is that factors have changed and there is a market for continued senior housing in Lake Geneva. Plan Commission can make a recommendation for a zoning map amendment GDP to the Common Council who has the final vote. Alderman Skates referenced the sidewalks for this development. Brian Pollard stated that the sidewalks would be located on the Golden Years side of the street. Mayor Kupsik questioned the continuation of the bike trail for future development along Bloomfield Road. Attorney Draper stated this item would be considered in the PIP process.

Speaker 1: Public Terry O'Neil, 954 George Street, spoke regarding required parking stalls pertaining to the zoning code and questioned how skilled nursing bed licenses are obtained and the requirements.

Rich Austin replied the state closely regulates every bed. The only way to grow is by acquisition of beds of a closing facility. After being in the process for 2 years, it was approved by the state and now they own 54 skilled beds.

Hill/Skates motion to close the public hearing. Motion carried 6 to 0.

Planner Slavney noted the parking demand is appropriately accommodated for this site. The number of employees will be working in 3 shifts so their demand will be spaced out throughout the course of the day and the week. The code has a catch all provision which states that beyond the minimum parking requirements every site must provide adequate parking to accommodate the on-site parking demand. There is adequate space on the south side of the perimeter drive if additional spaces are needed. Slavney agrees with their request for the flexibility and recommends to approve the GDP for the proposed 134 spaces.

Hill/Hartz motion to recommend approval of the General Development Plan (GDP) Application filed by Kevin Madalinski, Director, Hoffman Design & Construction, 122 E College Ave., Appleton, WI 54911 on behalf of Golden Years for a Zoning Map Amendment to Planned Development zoning for a proposed senior housing project on the north side of North Bloomfield Road – about 500 feet east of Edwards Boulevard/Wis 120, Tax Key Nos. ZSF00074 & ZSF00085 to include all fact finding & staff recommendations, 1. The proposed GDP furthers the purposes of the Zoning Ordinance as outlined in Section 98-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA), 2. One factor has arisen: a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan; 3. The proposed GDP amendment to the Official Zoning Map maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

Roll Call: Al Kupsik, Doug Skates, John Gibbs, Sarah Hill, Tom Hartz, Tyler Frederick voting "yes." Motion carried 6 to 0.

Review and discussion of a Concept Plan for the construction of a new building and modification of an existing parking lot on a lot adjacent to the existing building of Brunk Industries, Inc., 1225 Sage Street, Lake Geneva. Tax Key No. ZGC00010C.

Eric Dreskowski, Excel Engineering and Tom, Architect Site on behalf of Brunk Industries, Inc., gave an overview of the project. Brunk Industries has ordered a large, expensive piece of equipment being delivered on October 1st. They need a building built and ready to house this machinery. An aggressive construction schedule is needed with construction

beginning May 1st. The Concept Plan has been discussed with staff and needs to go through the GDP and PIP process. The proposal is approximately a 38,000 sq. ft. warehouse industrial facility to house equipment with loading docks on the south side. The site is located east of their current existing building, south of Sheridan. Construction of the building is over a portion of their existing parking lot.

Planner Slavney stated the Concept Plan is step 2, the GDP is step 3 and the PIP is step 4. Steps 3 & 4 can be combined for one phased construction. With the condensed timeframe, the applicant is turning around the GDP and PIP submittals tomorrow so they can come to the March Planning Commission meeting. Mr. Hartz confirmed that the GDP and PIP submittals would be considered at the same time. Mr. Slavney said our process will ensure that a complete submittal for both steps 3 and 4 will occur. Mr. Hartz asked if the building would be complimentary to the existing Brunk building. Mr. Dreskowski said the intent is to make the proposed building look like the existing building. Mr. Slavney stated the technical concerns have been addressed in the current plans. Plan changes are due February 28, 2017 so the GDP and PIP can be considered at the March 20 meeting .

Adjournment. Hill/Gibbs motion to adjourn at 7:36pm. Motion carried to 6 to 0

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/s/ Brenda Follensbee, Building & Zoning Assistant

THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE PLAN COMMISSION

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: March 20, 2017

Agenda Item #6.a.

Applicant:
Mike Kocourek
880 S. Lake Shore Drive
Lake Geneva, WI 53147

Request:
259 Broad Street
Downtown Design Review
Change to Signage and Paint

Description:
The applicant is submitting an application for Downtown Design Review to replace a wall sign and repaint the front façade gray with turquoise accents for a building at 259 Broad Street.

The property is subject to Downtown Design review. The City reviews all signs in the Downtown to confirm that they conform to the Downtown Design standards, particularly quantity, size, and color requirements. The City also reviews changes to exterior building colors to confirm they conform to the Downtown Design standards.

Staff Recommendation:
The proposed sign and exterior colors meet the requirements of the Downtown Design Overlay Zoning district. Staff's recommendation is that the sign and exterior colors be approved as presented with any Commission amendments.

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

APPLICATION FOR DOWNTOWN DESIGN REVIEW 98-913 (4)(b)

Site Address & Parcel No.: 259 Broad Street
Lake Geneva Wisconsin 53147

Name & Address of Current Building Owner:
Mike Kocourek
880 S. Lake Shore Dr
Lake Geneva, Wi 53147

Telephone Number of Current Building Owner: 262-248-6280

Name & Address of Applicant:
Denise Swan Denay Coco Bay
259 Broad St Lake Geneva, Wi 53147

Telephone Number of Applicant: 630 632 4981

Proposed Design Change:
Change the exterior from yellow to gray
Change the trim from white to turquoise

Zoning District: Central business

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

Exterior painter) Paul Bachman
Sign Joe Savage 262 248 3991

Description of Project: Painting of the front of the building at 259 Broad St

Date: 3/3/17 Signature of Applicant: Denise Swan

AGREEMENT FOR SERVICES

REIMBURSABLE BY THE PETITIONER / APPLICANT. The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal 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 o pay for such professional review services applicable to the proposal including any finance charges that my accrue. The City may apply the charges for these services to the Petitioner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner and which are not paid, may be assigned by the City as a special assessment to the subject property. Petitioner hereby expressly waives any notice and hearing requirements provided in Wis. Stats. § 66.0701 or any additions or amendments to this section. Petitioner further authorizes the City Treasurer or City Clerk to levy and collect review fees and additional fees upon the affidavit of the City Administrator or the Zoning Administrator stating that such fees are reasonable and that payment is overdue. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the development application:

Denise Swan, as applicant/petitioner for:

Name: DenayCocoBay

Address: 259 Broad St.
Lake Geneva, Wisconsin 53147

Phone: 630 632 4981

Agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof.

Dated this 3 day of March, 2017.

Denise Swan
Printed name of Applicant/Petitioner

Denise Swan
Signature of Applicant/Petitioner

Building Now

259 Broad Street

259 Broad St.

From: **Joe Savage** signaturesigns@gmail.com
Subject: sign proof
Date: February 28, 2017 at 12:49 PM
To: Denise Swan denaycoco@swanassociates.com

Denise let me know what you think.
Thanks, Joe

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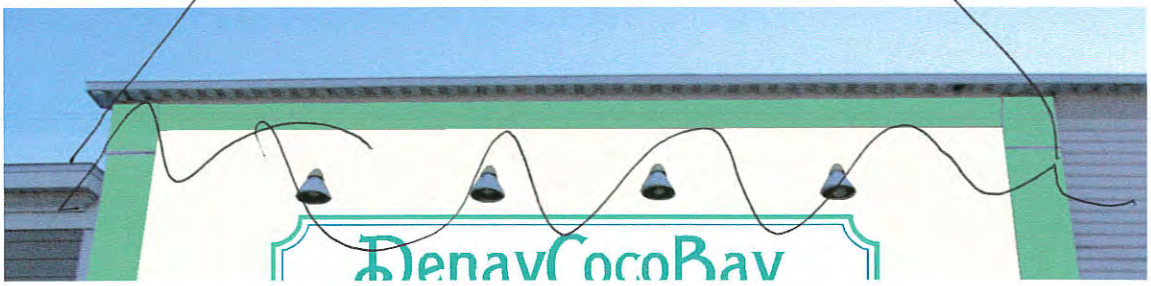
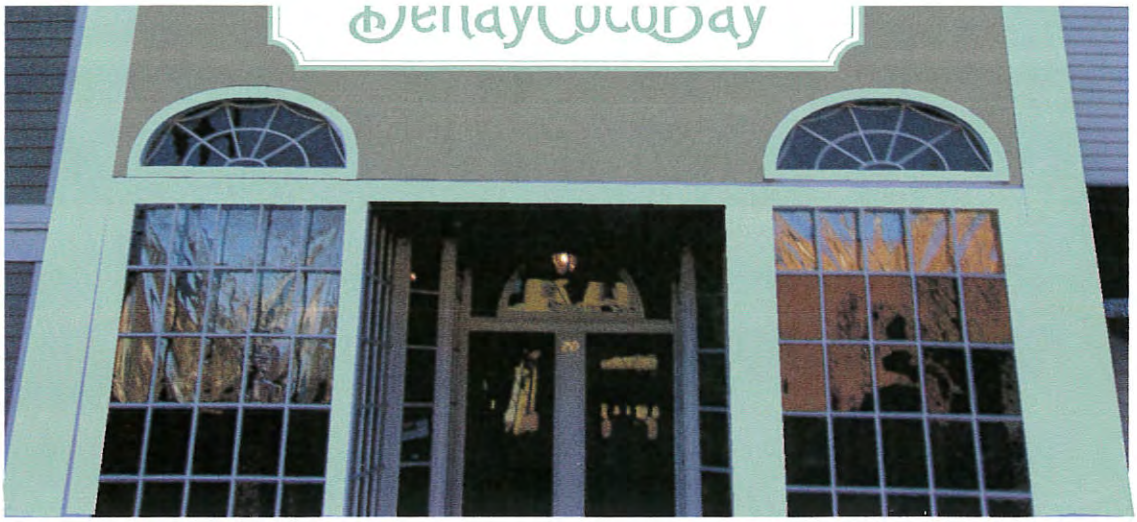
Signature Signs
W2888 Krueger Rd
Lake Geneva, WI 53147
Phone- (262) 248-3991
Fax- (262) 581-4287

Idea for New Sign
(these colors exactly)

just for fun





186"x34" MDO with
1.5"x3.5" wood boarder
Letters 3/8" acrylic with 20" capital
Colors: Background Antique White
Boarder and letters custom turquoise

Exterior Design Proposal

(Color for trim)

Color for Store Front

Plan "A"

Plan "B"

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: March 20, 2017

Agenda Item #6.b.

Applicant:
FYF, LLC.
43 S. Water Street East
Fort Atkinson, WI 53538

Request:
640 W. Main Street
Downtown Design Review
Approval of Exterior Building Materials and Fence

Description:
This project appeared before the Plan Commission in October 2016 seeking approval for a Conditional Use Permit for a Commercial Indoor Lodging facility in an existing commercial building located at 640 W. Main Street. As the Plan Commission may recall, this approval was granted by the Plan Commission and City Council, contingent on Downtown Design review with the applicant to return to the Plan Commission with samples of more durable building materials and different fence materials. (Refer to the attached minutes of the Plan Commission and City Council.) This report addresses these issues.

Fencing
Staff has recommended that the applicant use an open fence (as opposed to solid/opaque) that would allow views of the trail and park from the Main Street, and the proposed fencing now addresses these concerns. The Exterior Elevations (A.201-A.204, dated 11/21/2016) depict a new fence with aluminum posts and wire railing, which would replace the existing fence on top of the retaining wall along Main Street. The Exterior Elevations also depict an identical wire railing fence along the river in the side yard of the property, terminating at the southeast corner of the building. This fence would be located on top of the existing retaining wall in that location. Together, these two wire fences enclose the patio area in the side yard.

A slatted fence/wall constructed of thermally-modified arbor wood is proposed on the front façade, extending across half of the main building façade and separating the first floor of the deck from Main Street. It is as tall as the first floor of the building, approximately nine or ten feet. This material is also used on the east elevation, covering the lower level wall underneath the first floor deck. This fence/wall does not need to be open, as provides privacy for guests and does not block public views of the trail or park. In the evening, lighting from the deck would be visible from the street through the fence slats.

A wood fence, similar to the slatted fence/wall, is proposed at the in the rear yard along the river. This fence begins at the southeast corner of the building (approximately where the wire fence ends) and continues to the southwest corner of the site. This fence screens parking and trash areas from the park and river.

The Site Plan (A.001, dated 11/21/2016) and Landscaping Plan (A.003, dated 11/21/2016) are not consistent with in the Exterior Elevations (A.201-A.204, dated 11/21/2016). The Site Plan depicts a new decorative wood fence along Main Street. The Landscaping Plan indicates that the existing fence along Main Street will be painted or replaced to match the existing fence. The Landscaping Plan also does not show the wire fence along the river. These documents needs to be corrected to match the building elevations and recommendations by Staff.

Exterior Building Materials
Colors, renderings, and examples of proposed building materials are included in the submittal packet.

On the elevation facing Main Street (north), proposed exterior building materials include chemically-treated accoya wood siding, pressure-treated wood timbers, screen porch doors, and a corten steel awning over the window. On the elevation facing the river (east), materials include screen porch doors, aluminum storefront windows, translucent polycarbonate panels, and chemically-treated accoya wood siding. On the rear elevation (south), materials include chemically-treated accoya wood siding, pressure-treated wood timbers, screen porch doors, translucent polycarbonate panels, and aluminum storefront windows. On the elevation facing the restaurant (west), materials include chemically-treated accoya wood siding and corten steel awnings over the windows.

The first and second stories of the deck are enclosed by wire railings, identical to the fencing enclosing the patio area in the side yard.

<u>Staff Recommendation:</u>
The proposed exterior materials and fencing meet the requirements of the Downtown Design Overlay Zoning district. Staff's recommendation is that the project be approved subject to the following conditions, and in addition to any Plan Commission amendments:

1. The applicant shall update and resubmit (with the current date) the Site Plan (A.001) and Landscaping Plan (A.003) to depict wire fencing on top of the existing retaining wall in the front yard along Main Street, and wire fencing on top of the existing retaining wall in the side yard along the river (on the northeast side of the site), as depicted in the Exterior Elevations (A.201-A.204, dated 11/21/2016).
2. On the Exterior Elevation - North (A.201 dated 11/21/2016), the applicant shall clearly label and describe the proposed fence located on top of the retaining wall. This should match the fence labeling depicted in the Exterior Elevation - South (A.203 dated 11/21/2016).
3. No fences shall not exceed the maximum fence height permitted in the CB zoning district per Section 98-720.
4. Staff strongly recommends treating the corten steel to prevent staining of the wood siding over time.

MOTION #3
Hill/Skates moved to close the public hearing. The motion carried unanimously.

MOTION #4
Hill/Skates moved to approve the recommendation on a Conditional Use Application filed by Robert & Christine Jankowski, 1004 Tolman Street, Lake Geneva, WI 53147 to construct a fence in the street yard setback in excess of three feet (six) at 1004 Tolman Street, Lake Geneva, WI 53147, Tax Key No. ZWB 00020, to include all staff recommendations and findings of fact. The motion carried unanimously.

8. **Public Hearing and recommendation on a Conditional Use Application filed by FYF, LLC, 43 South Water Street East, Fort Atkinson, WI 53538 to operate a Commercial Indoor Lodging facility at an existing Commercial Building in the Central Business (CB) zoning district, including a fence in the Street Yard Setback and Downtown Design Review, located at 640 W Main Street, Tax Key No. ZOP 00306.**

DISCUSSION
Brian Schultz on behalf of FYF LLC gave an overview of the application details and there was a detailed discussion with the Commission. The intention is to convert the existing indoor sales to commercial indoor use for vacation rental, one tenant at a time. Inspector Robers stated one space for every bedroom, proposing 5 spaces, but noted that they also own Roses B&B and will be using 3 of those spaces. This is allowable in the Central Business District. Staff learned the first 3 spaces are considered to be a loading area, will have to find 3 more spaces elsewhere or will have to reduce the amount of bedrooms. Those spaces have remained open for emergency access and loading/unloading. There are 14 spaces at the other site with 6 bedrooms. Will have an access of 8 so could use those for the other 3 spaces. Mr. Slavney clarified it would be the space that's around the corner in the back of the building and the space at the very end of the driveway are available as onsite parking. Schultz stated they would have to do grading back there.

Hartz asked for clarification of what they are approving. Slavney discussed several points beginning with the required Downtown Design approval that is needed. He clarified that the Downtown Design District includes everything from the bottom of the hill from West Main Street to Cook Street, all the way to the lake and several blocks to the North. He stated that the Commission has complete review of the exterior of the building, but the store front design requirements on Main Street do not extend that far to the East. Therefore some of those requirements do not apply. However, Mr. Slavney noted that he has concerns of the appearance of the building as it is proposed. He mentioned his concerns about the proposed fence, stating that it should not be solid because it obstructs the view when coming into the downtown area. He recommends open fencing as it is now, a metal picket fence that you can see the trail and park through.

In addition to the fence concerns, Slavney stated that this new perspective is a pretty jarring change from what we have now. He would prefer more traditional materials and colors. Not a store front, but something that isn't so starkly modern. As it is proposed now, he is uncomfortable with the appearance and materials. Slavney was also disappointed that there were not actual samples of the materials proposed.

Commissioner Hill restated Hartz's question about what is being approved tonight? Is it the use, materials, visual or all three? She also commented on the visual being similar to Oakfire's new renovations. Slavney stated that Oakfire is not on Main Street where as this building is at the forefront of the entry into the downtown area. He also commented that perhaps this may be the tipping point for a modernization for downtown Lake Geneva and that would be something for the Plan Commission to discuss. The Commissioners and Mr. Slavney complemented the applicant for having one of the best most complete application's they have seen. Slavney stated that he is fine with the "use" standpoint but has concerns about it's esthetic's.

Alderman Skates felt it also looked a lot like Oakfire until he looked at the materials. This will be stained cedar paneling. The fence is similar to wood treatment, stained cedar. He stated his disappointment in the building now and he is glad to see a facelift coming. However, he is concerned that semi transparent stain will only look good for a couple years.

There was further discussion on the target audience that the applicant is looking for. As well as, more discussions regarding the concerns with the chosen materials, esthetics, design and timing.

PUBLIC SPEAKERS - None

MOTION #5
Hill/Hartz moved to close the public hearing. Motion carried unanimously.

MOTION #6
Kupsik/Hill moved to approve the recommendation on a Conditional Use application filed by FYF, LLC, 43 South Water Street East, Fort Atkinson, WI 53538 to operate a Commercial Indoor Lodging facility at an existing Commercial Building in the Central Business (CB) zoning district, including a fence in the Street Yard Setback and Downtown Design Review, located at 640 W Main Street, Tax Key No. ZOP 00306, including the fact finding, staff recommendations, offsite parking, site plan, building envelope, landscaping clad and material used for the building envelope to be reviewed at the next Plan Commission meeting, limiting the Conditional Use to the operator. Motion carried unanimously.

9. Public Hearing and recommendation on Zoning Text Amendment, to Section 98-206 Commercial Land Uses, pertaining to Tattooing, filed by the City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI 53147.

DISCUSSION
Building Inspector Robers gave a brief overview of the recommendation and the three options provided to the Commission. There was a discussion related to the differences between the options. Slaveny stated that option #5b does remove that stigma and it gives you the ability to review each proposal and provides flexibility and control that the other alternatives don't do.

PUBLIC SPEAKER #1 –Elizabeth Chappell, 513 Broad Street, LG
Sexual land use is the ordinance tattooing is under currently. This change is trying to remove it out of that ordinance and create its own separate ordinance with tattooing.

As a licensed cosmetologist, if I would want to provide this type of service, under the Wisconsin Administrative code for cosmetology, code # 2.03, #8, a licensee may not provide the following services unless both the licensee and the establishment are properly licensed by the Department of Health Services.
a. body piercing, except piercing of ears
b. tattooing, including permanent cosmetic
c. operating of a tanning booth

Therefore please note that a salon or spa would still need to get a license by the State of Wisconsin.

MOTION #7
Hill/Skates moved to close the public hearing. Motion carried unanimously.

MOTION #8
Hartz/Skates motion to accept option 5b as the recommended Zoning Text Amendment, to Section 98-206 Commercial Land Uses, pertaining to Tattooing, filed by the City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI 53147.
Motion carried 5 to 1 with Sarah Hill "abstaining."

10. Adjournment

MOTION #9
Skates/Hill moved to adjourn the meeting at 7:49 pm. Motion carried unanimously.

/s/Sabrina Waswo, City Clerk

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Kordus/Horne motion to approve. They are trying to get this done this year before the weather gets bad. The City received 7 bids and this bid came in $16,000 less than the engineer's estimate.
Roll Call: Chappell, Kordus, Skates, Flower, Gelting, Horne, Hedlund, Howell voting "yes." Unanimously carried.

Discussion/Action on approval of a 48 month Lease Agreement with Martin Group in the amount of $158.30 per month for a copy machine located at the Fire Department
Kordus/Horne motion to approve. Alderman Kordus explained this was approved by the PFC. This is an extension of the lease agreement.
Roll Call: Chappell, Kordus, Skates, Flower, Gelting, Horne, Hedlund, Howell voting "yes." Unanimously carried.

Discussion/Action on Michael's Signs Escrow Draw Request No. 4 for $16,739.70
There is one more draw for a couple more signs to be placed. We are on budget and just about done.
Kordus/Horne motion to approve. There is one area where they need to put a sign in, which is why we are holding back $1,000.
Roll Call: Chappell, Kordus, Skates, Flower, Gelting, Horne, Hedlund, Howell voting "yes." Unanimously carried.

Discussion/Action on draft language for Sidewalk Right of Way Permit for Creameries
Kordus/Gelting motion to approve the language as outlined in the packet. They still need to set a penalty and explain how to enforce it. There are outstanding items with ADA access to our sidewalks. City Attorney Draper stated staff is going to explain at a chamber of commerce meeting that there is a problem with access to our sidewalks and the City will be enforcing it. He can put together a proposed schedule with escalated penalties. The Building Inspector has the authority to enforce it regardless if we have a Code Enforcer or not. There are multiple identities looking at the enforcement.
Roll Call: Chappell, Kordus, Skates, Flower, Gelting, Horne, Hedlund, Howell voting "yes." Unanimously carried.

Discussion/Action on Resolution 16-R50, amending the Schedule of Fees for Dog License Fees
Kordus/Gelting motion to approve. These fees are driven by the County. They are a direct pass through. We would have to pay the difference if we don't increase them.
Roll Call: Chappell, Kordus, Skates, Flower, Gelting, Horne, Hedlund, Howell voting "yes." Unanimously carried.

Discussion/Action on approval of the Luke II Agreement not to exceed $62,900 funded from Parking Fund-Support Contracts and Lakefront Fund-Luke Operating Expenses contingent on Attorney review ***(recommended by the Public Works Committee on Oct. 13, 2016)***
Kordus/Horne motion to approve.
Roll Call: Chappell, Kordus, Skates, Flower, Gelting, Horne, Hedlund, Howell voting "yes." Unanimously carried.

Plan Commission Recommendations – Alderman Skates

Discussion/Action on Resolution 16-R48, a Conditional Use Application filed by Robert & Christine Jankowski, 1004 Tolman St, Lake Geneva to construct a fence in the street yard setback in excess of three feet (six) at 1004 Tolman St, Lake Geneva, Tax Key No. ZWB 00020 including all staff recommendations and Findings of Fact ***(recommended by Plan Commission on Oct. 17, 2016)***
Skates/Chappell motion to approve. Alderman Skates stated this is an increase in security and privacy on this busy corner. Mr. Kordus asked if it creates a blind spot where you can't see around the curve. He was told this was applied for 5 years ago and denied. Alderman Flower said there is a fence between that property and the property to the west. She feels it is difficult to see around that curve and would see that as a potential safety hazard. City Attorney Draper added this is a conditional use, which can be revoked if there is an issue.
Roll Call: Chappell, Skates, Gelting, Horne, Hedlund, Howell voting "yes." Motion carried 6 to 2 with Kordus and Flower voting "no."

Discussion/Action on Resolution 16-R49, a Conditional Use Application filed by FYF, LLC, 43 South Water St East, Fort Atkinson, WI 53538 to operate a Commercial Indoor Lodging facility at an existing Commercial Building in the Central Business (CB) zoning district located at 640 W Main St, Lake Geneva, Tax Parcel ZOP 00306 including the Findings of Fact, staff recommendations, parking for two vehicles onsite and six vehicles offsite at their other facility, fence in street yard setback, Downtown Design review setting building envelope, landscaping plan, deck additions, and signage, with the applicant to return to the Plan Commission with samples of the more

durable siding and lower fence materials and the Conditional Use limited to this Applicant/Operator only
(recommended by Plan Commission on Oct. 17, 2016)
Skates/Kordus motion to approve to include 5 onsite parking spots and 3 offsite parking spots.
Mr. Oborn stated there is not a fire lane at that location, so they can have 5 onsite and 3 offsite. We can modify that and the applicant is requesting the 3 more spaces. Mr. Hedlund was concerned if there is a market for a 16 person house and the parking as well. Ms. Chappell stated it is our zoning that says they have to have one parking spot per room, so it's our requirement. Where they find the extra spots is something they work out with their guests.
Roll Call: Chappell, Kordus, Skates, Flower, Gelting, Horne, Hedlund, Howell voting "yes." Unanimously carried.

Discussion/Action on Zoning Text Amendment, Section 98-206 Commercial Land Uses, pertaining to Tattooing, filed by the City of Lake Geneva, 626 Geneva St, Lake Geneva ***(recommended by Plan Commission on Oct. 17, 2016)***
Skates/Chappell motion to approve and instruct City Attorney to include option 5b as a first reading of an ordinance.
Ms. Chappell noted she brought this forward as she thought spas or beauty salons would like to provide permanent make-up, which is tattooing. In order to do that, they would also have to be licensed by the state. There is a lot more control making it a conditional use. Mr. Kordus felt this ordinance opens up downtown to tattoo parlors wherever they want.
Roll Call: Chappell, Skates, Gelting voting "yes." Motion failed 3 to 5 with Alderman Kordus, Flower, Horne, Hedlund, Howell voting "no."

Chappell/Skates motion to approve option 3, above the clavicle with the conditional use.
City Attorney Draper added by putting it into a professional business service, you can put those in any number of areas within the City, not just industrial. By changing the definition of the tattooing above clavicle, you're saying it is not really tattooing, it is a professional business service.
Roll Call: Chappell, Kordus, Skates, Gelting, Horne, Hedlund voting "yes." Motion carried 6 to 2 with Alderman Flower and Howell voting "no."

Discussion/Action on rescheduling a Joint Workshop with the City Council and Utility Commission regarding coordination and interaction between City operations and Utility operations as they currently exist
Mayor Kupsik stated the meeting needs to be rescheduled as we did not have a quorum at the last meeting. Mr. Oborn suggested meeting Nov. 17 at 5:15pm or Nov. 15.
Skates/Kordus motion to reschedule the meeting for November 17 at 5:30pm. Skates/Kordus withdrew motion.
Alderman Hedlund stated they would like to have it earlier to allow staff to attend.

Howell/Horne motion to reschedule the meeting for November 17 at 5:15pm.
Roll Call: Chappell, Kordus, Skates, Flower, Gelting, Horne, Hedlund, Howell voting "yes." Unanimously carried.

Discussion/Action on approval of website design
Kordus/Horne motion to go with option 1 and direct City Clerk to move forward with website.
Roll Call: Chappell, Kordus, Skates, Flower, Gelting, Horne, Hedlund, Howell voting "yes." Unanimously carried.

Presentation of Accounts – Alderman Kordus

Purchase Orders. None.

Kordus/Gelting motion to approve Prepaid Bills in the amount of $5,297.59
Roll Call: Chappell, Kordus, Skates, Flower, Gelting, Horne, Hedlund, Howell voting "yes." Unanimously carried.

Kordus/Gelting motion to approve Regular Bills in the amount of $307,659.44
Roll Call: Chappell, Kordus, Skates, Flower, Gelting, Horne, Hedlund, Howell voting "yes." Unanimously carried.

Mayoral Appointments. None.

Adjournment. Kordus/Hedlund motion to adjourn at 9:24 pm. Unanimously carried.

_____
/s/ Sabrina Waswo, City Clerk

THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE COMMON COUNCIL

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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:
640 W. Main Street, Tax Key # ZOP 00306

Name & Address of Current Building Owner:
Kocourek Property Holdings LLC
880 S. Lake Shore Drive
Lake Geneva, WI 53147

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

Name & Address of Applicant:
FYF, LLC, 43 South Water Street East, Fort Atkinson, WI 53538

Telephone Number of Applicant: 920-568-9870

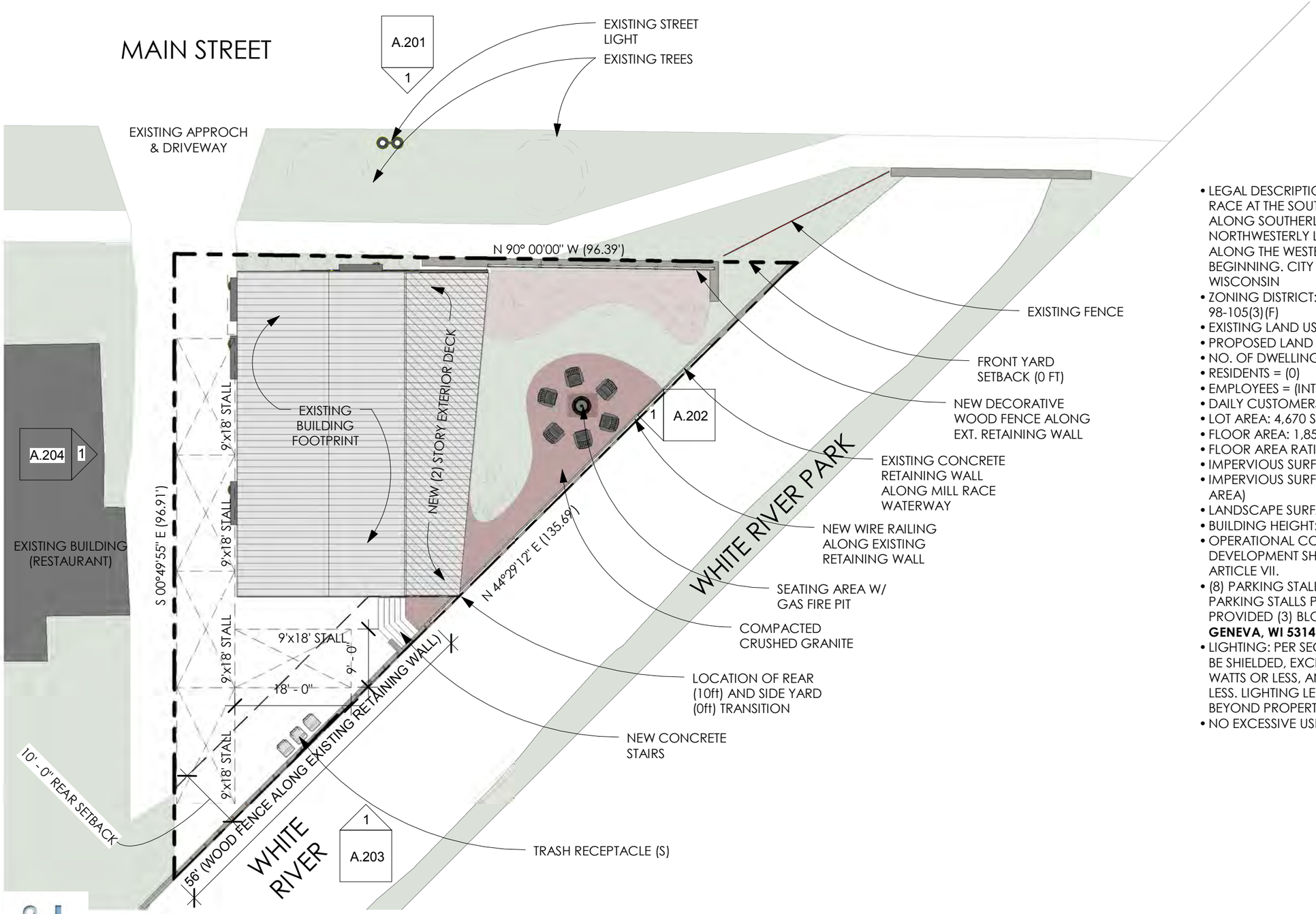
Proposed Design Change:
Exterior Siding & Railing

Zoning District: CB

Names & Address of Architect, Engineer, and/or Contractor of Project:
Opening Design
312 W Lakeside St
Madison, WI

Description of Project:
Complete Remodel of Building approved at October Plan Comm.
This is approval for outside elements

Date: _____ Signature of Applicant: _____



- LEGAL DESCRIPTION: BEGINNING AT THE WEST BANK OF MILL RACE AT THE SOUTHERLY LINE OF MAIN STREET; THENCE WEST ALONG SOUTHERLY LINE 90.33 FEET; THENCE SOUTH TO THE NORTHWESTERLY LINE OF MILL RACE; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF MILL RACE TO THE POINT OF BEGINNING. CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN
- ZONING DISTRICT: CENTRAL BUSINESS (CB) DISTRICT: SECTION 98-105(3)(F)
- EXISTING LAND USE: INDOOR SALES OR SERVICE
- PROPOSED LAND USE: COMMERCIAL INDOOR LODGING
- NO. OF DWELLING UNITS: (8)
- RESIDENTS = (0)
- EMPLOYEES = (INTERMITTENT)
- DAILY CUSTOMERS = (18 MAX)
- LOT AREA: 4,670 SF
- FLOOR AREA: 1,850 SF (INCLUDING DECKS)
- FLOOR AREA RATIO (B/A): 39.6% (FLOOR AREA/LOT AREA)
- IMPERVIOUS SURFACE AREA: 3,440 SF
- IMPERVIOUS SURFACE RATIO (D/A): 73.7% (IMPERVIOUS /LOT AREA)
- LANDSCAPE SURFACE AREA: 1,230 SF
- BUILDING HEIGHT: 25'-6" FROM MAIN STREET
- OPERATIONAL CONSIDERATIONS: THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL REQUIREMENTS OF ARTICLE VII.
- (8) PARKING STALLS REQUIRED. 1 PER EACH BEDROOM. (5) PARKING STALLS PROVIDED ON SITE. (3) OTHER STALLS PROVIDED (3) BLOCKS AWAY AT **429 S LAKE SHORE DR, LAKE GENEVA, WI 53147**
- LIGHTING: PER SECTION 98-707, ALL EXTERIOR LIGHTING SHALL BE SHIELDED, EXCEPT FOR INCANDESCENT FIXTURES OF 150 WATTS OR LESS, AND OTHER LIGHTING TYPES OF 70 WATTS OR LESS. LIGHTING LEVELS WILL NOT EXCEED .50 FOOTCANDLES BEYOND PROPERTY LINE.
- NO EXCESSIVE USE OF WATER AND SANITARY IS EXPECTED.

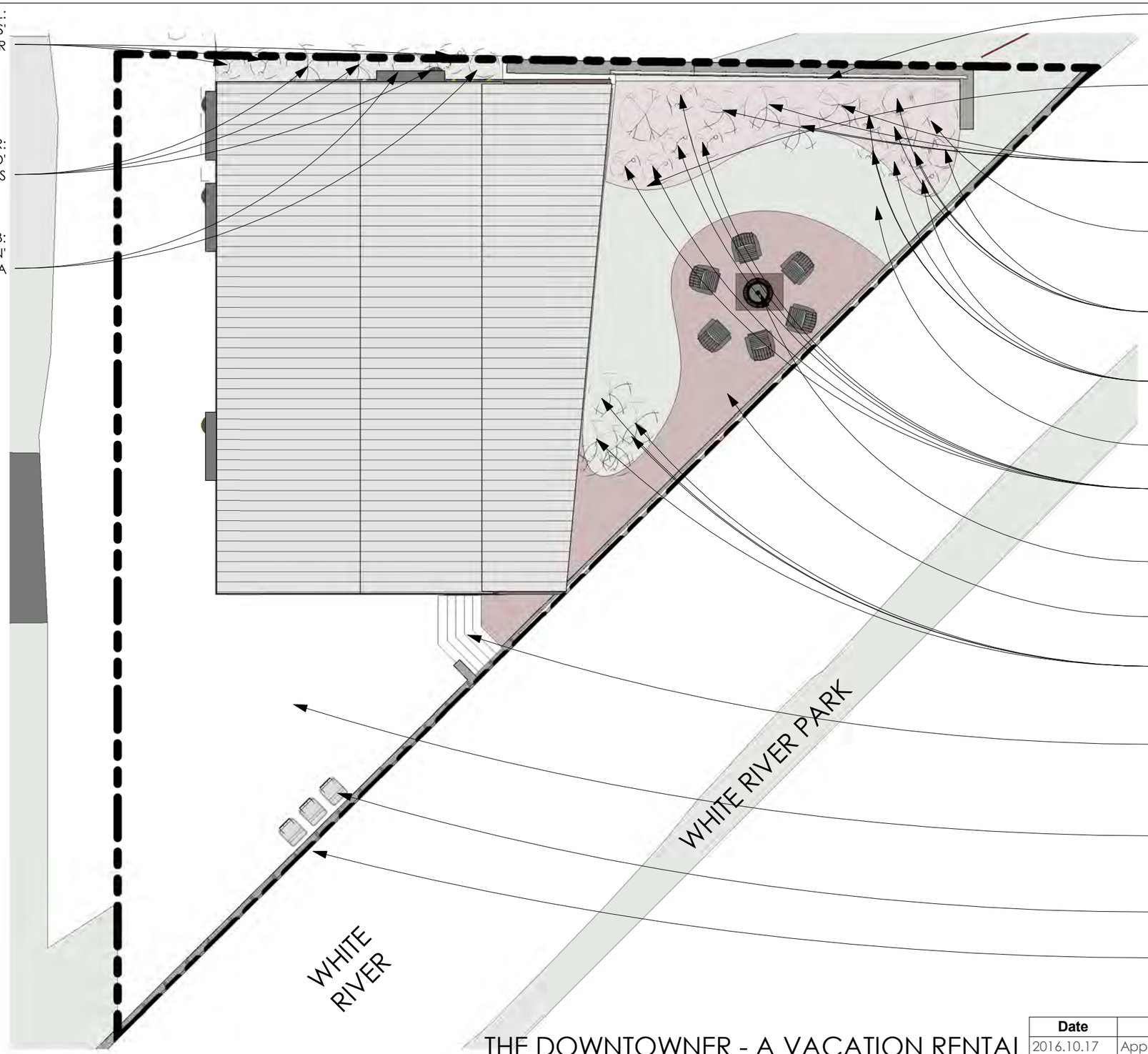
openingdesign
Architect
312 W Lakeside Street
Madison, WI 53715
773.425.6456

FYF, LLC.
Developer
43 S Water St E
Fort Atkinson, WI 53538
920.568.9870

THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Site Plan
A.001

Date	Description
2016.10.17	Application for Cond. Use & Site Plan Review
2016.11.21	Plan Commision - Material & Fence Review

SCALE 1/16" = 1'-0"



openingdesign

Architect
312 W Lakeside Street
Madison, WI 53715
773.425.6456

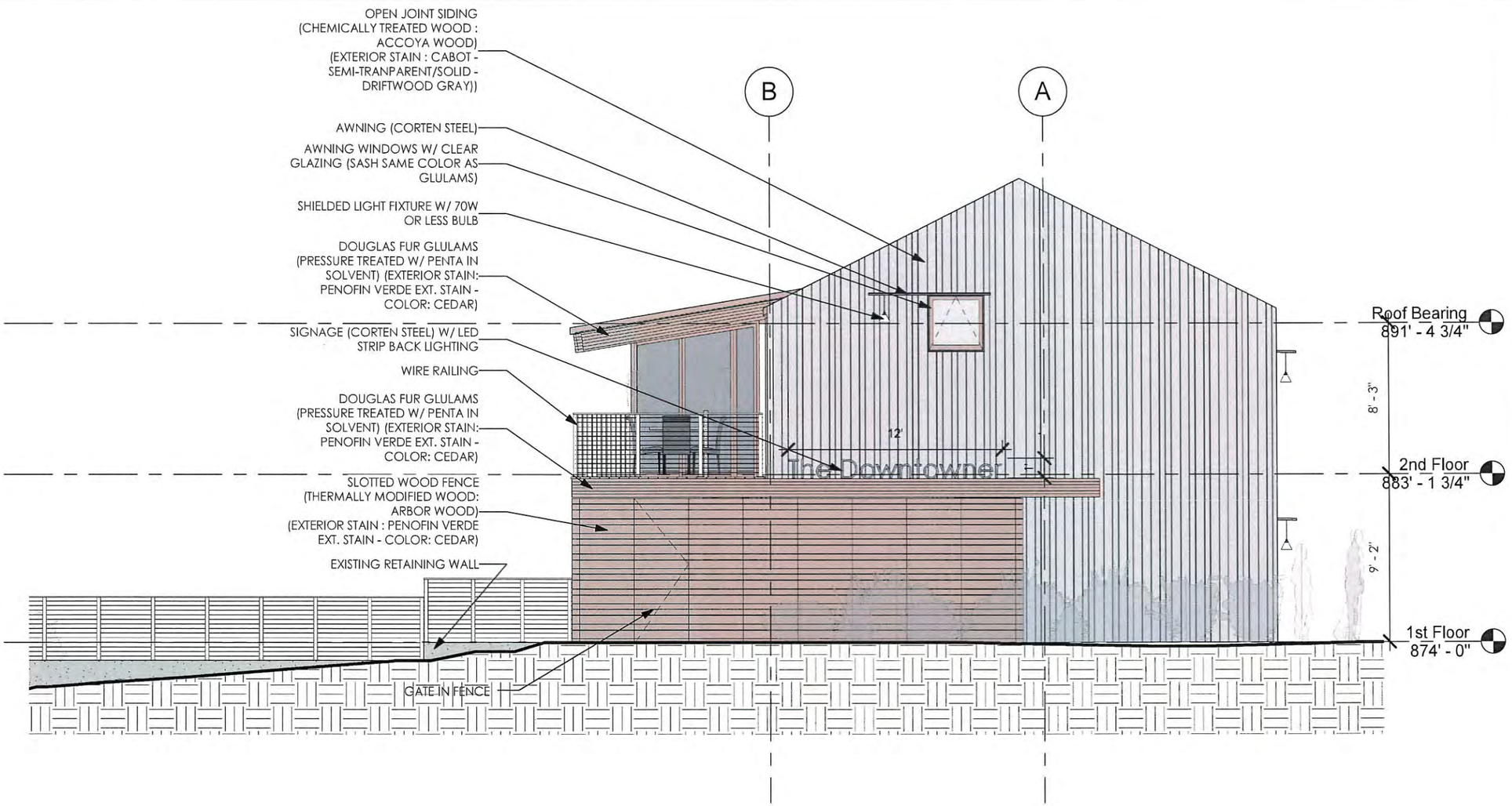
FYF, LLC.

Developer
43 S Water St E
Fort Atkinson, WI 53538
920.568.9870

THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Landscaping Plan
A.003

Date	Description
2016.10.17	Application for Cond. Use & Site Plan Review
2016.11.21	Plan Commision - Material & Fence Review

SCALE 3/32" = 1'-0"



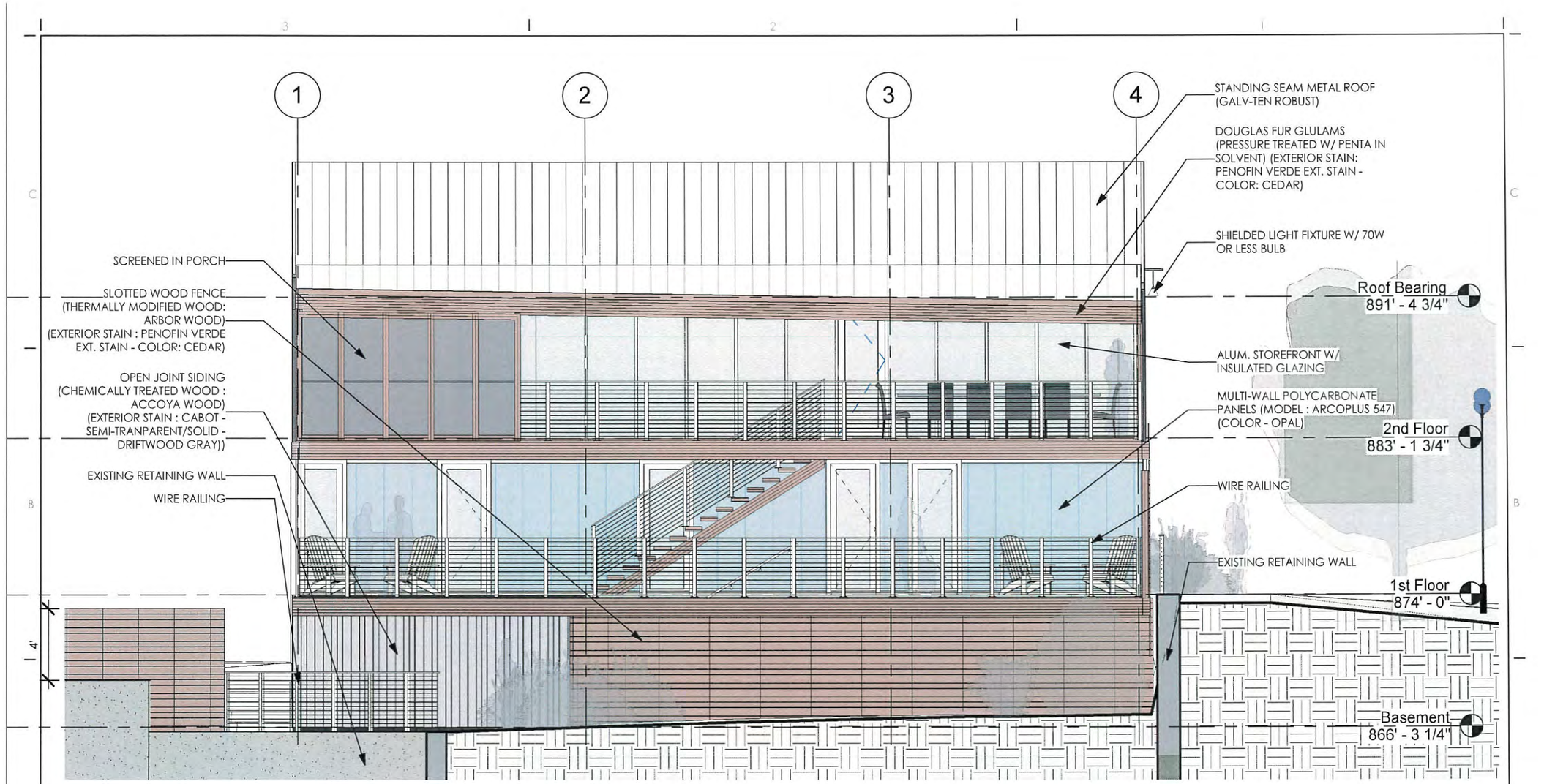
openingdesign
Architect
312 W Lakeside Street
Madison, WI 53715
773.425.6456

FYF, LLC.
Developer
43 S Water St E
Fort Atkinson, WI 53538
920.568.9870

THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Exterior Elevation - North
A.201

Date	Description
2016.10.17	Application for Cond. Use & Site Plan Review
2016.11.21	Plan Commision - Material & Fence Review

SCALE 3/16" = 1'-0"



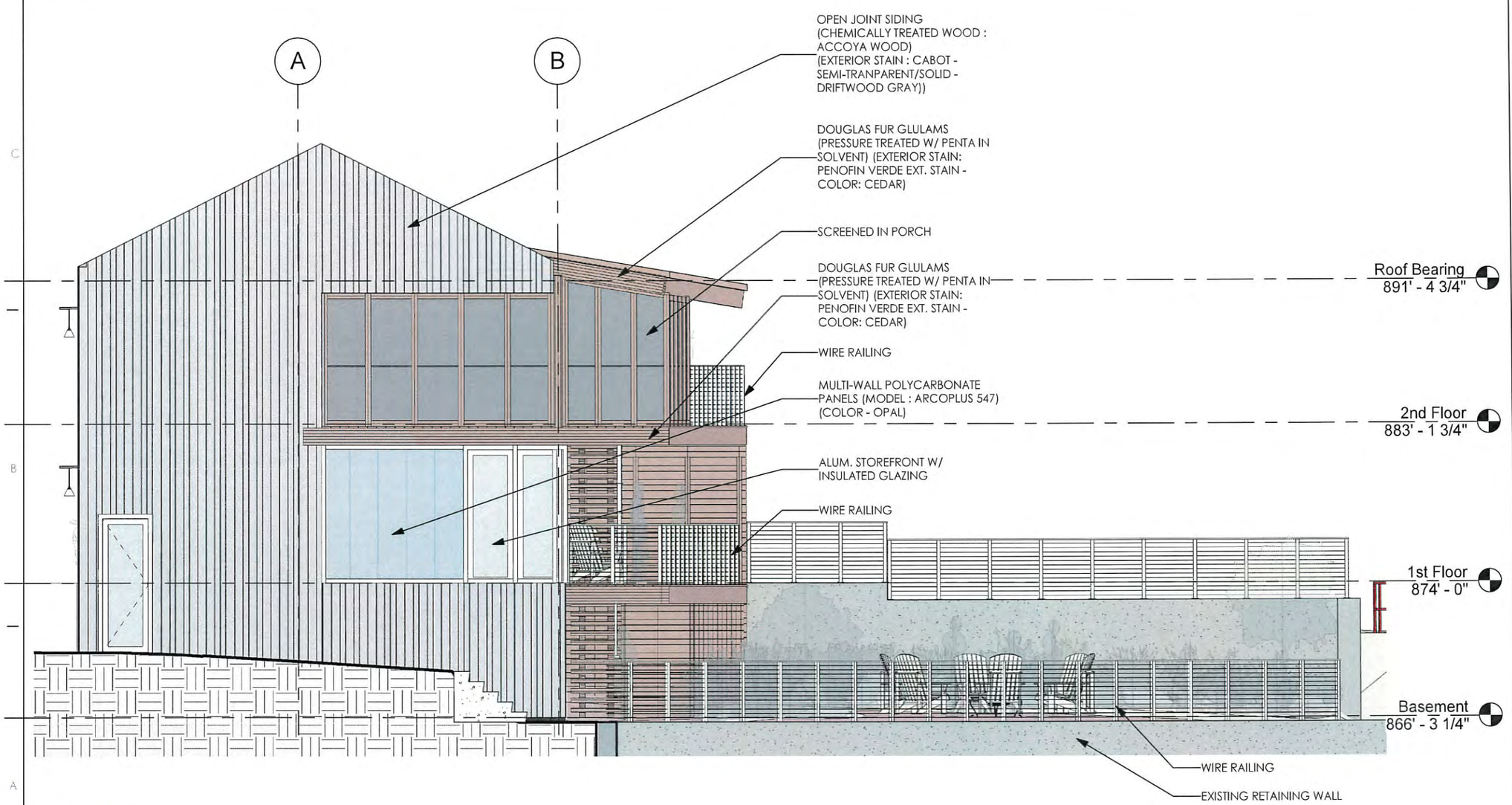
openingdesign
Architect
312 W Lakeside Street
Madison, WI 53715
773.425.6456

FYF, LLC.
Developer
43 S Water St E
Fort Atkinson, WI 53538
920.568.9870

THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Exterior Elevation - East
A.202

Date	Description
2016.10.17	Application for Cond. Use & Site Plan Review
2016.11.21	Plan Commision - Material & Fence Review

SCALE 3/16" = 1'-0"



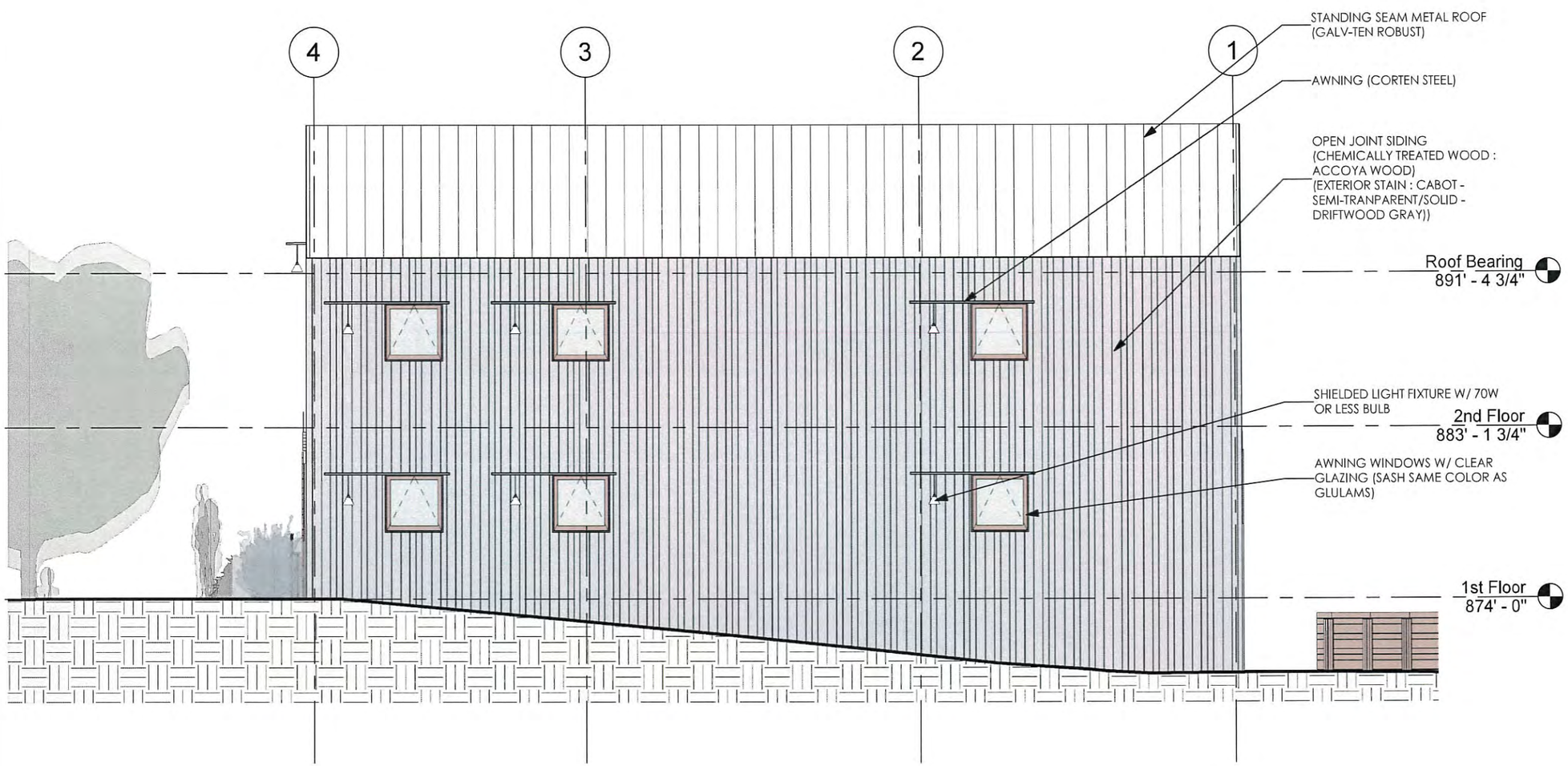
openingdesign
Architect
312 W Lakeside Street
Madison, WI 53715
773.425.6456

FYF, LLC.
Developer
43 S Water St E
Fort Atkinson, WI 53538
920.568.9870

THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Exterior Elevation - South
A.203

Date	Description
2016.10.17	Application for Cond. Use & Site Plan Review
2016.11.21	Plan Commision - Material & Fence Review

SCALE 3/16" = 1'-0"



openingdesign

Architect
312 W Lakeside Street
Madison, WI 53715
773.425.6456

FYF, LLC.

Developer
43 S Water St E
Fort Atkinson, WI 53538
920.568.9870

THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Exterior Elevation - West
A.204

Date	Description
2016.10.17	Application for Cond. Use & Site Plan Review
2016.11.21	Plan Commision - Material & Fence Review

SCALE 3/16" = 1'-0"

3B From Driveway Looking SouthEast (Day)

2B From Driveway Looking SouthEast (Night)

3A From Sidewalk Looking SouthWest (Day)

2A From Sidewalk Looking SouthWest (Night)

openingdesign
Architect
312 W Lakeside Street
Madison, WI 53715
773.425.6456

FYF, LLC.
Developer
43 S Water St E
Fort Atkinson, WI 53538
920.568.9870

THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Exterior Renderings - 1/2
A.251

Date	Description
2016.10.17	Application for Cond. Use & Site Plan Review
2016.11.21	Plan Commision - Material & Fence Review

3B From White River Park Looking NorthWest

2B From Parking Lot Looking NorthEast

3A From Garden Terrace Looking West

2A Aerial View Looking South Toward White River Park and Bike Path

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Architect
312 W Lakeside Street
Madison, WI 53715
773.425.6456

FYF, LLC.

Developer
43 S Water St E
Fort Atkinson, WI 53538
920.568.9870

THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Exterior Renderings - 1/2
A.252

Date	Description
2016.10.17	Application for Cond. Use & Site Plan Review
2016.11.21	Plan Commision - Material & Fence Review

Douglas Fur Glulams
Pressure Treated w/ Penta in Solvent
Exterior Stain (Penofin Verde Ext. Stain - Color: Cedar)*
*Stain to match stain at wood fence

openingdesign

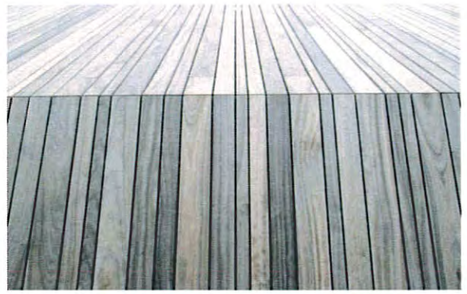
Architect
312 W Lakeside Street
Madison, WI 53715
773.425.6456

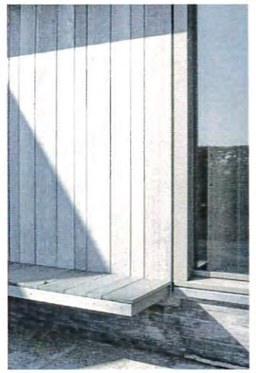
FYF, LLC.

Developer
43 S Water St E
Fort Atkinson, WI 53538
920.568.9870

THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Precedents for Exposed Glulam Structure
A.260

Date	Description
2016.10.17	Application for Cond. Use & Site Plan Review
2016.11.21	Plan Commision - Material & Fence Review





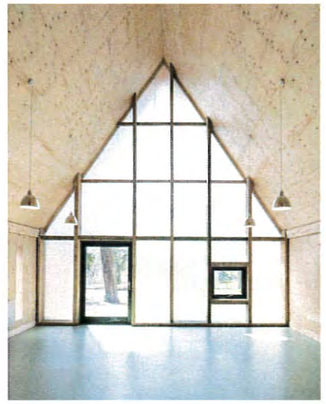
Chemically Treated Wood (Accoya Wood)
Exterior Stain (Cabot - Semi-Tranparent/Solid - Driftwood Gray)

openingdesign
Architect
312 W Lakeside Street
Madison, WI 53715
773.425.6456

FYF, LLC.
Developer
43 S Water St E
Fort Atkinson, WI 53538
920.568.9870

THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Precedents for Open Joint Vertical Wood Siding
A.261

Date	Description
2016.10.17	Application for Cond. Use & Site Plan Review
2016.11.21	Plan Commision - Material & Fence Review



Multi-Wall Polycarbonate Panels (GallinaUSA)
Model - Arcoplus 547
Color - Opal

openingdesign

Architect
312 W Lakeside Street
Madison, WI 53715
773.425.6456

FYF, LLC.

Developer
43 S Water St E
Fort Atkinson, WI 53538
920.568.9870

THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Precedents for Polycarbonate
A.262

Date	Description
2016.10.17	Application for Cond. Use & Site Plan Review
2016.11.21	Plan Commision - Material & Fence Review

Standing Seam Metal Roof
(Western States Metal Roofing - Galv-Ten Robust)

openingdesign

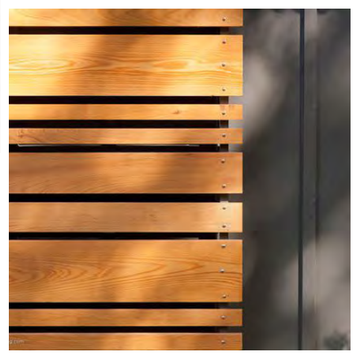
Architect
312 W Lakeside Street
Madison, WI 53715
773.425.6456

FYF, LLC.

Developer
43 S Water St E
Fort Atkinson, WI 53538
920.568.9870

THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Precedents for Steading Seam Metal Roof
A.263

Date	Description
2016.10.17	Application for Cond. Use & Site Plan Review
2016.11.21	Plan Commision - Material & Fence Review



Thermally Modified Wood (Arbor Wood)
Exterior Stain (Penofin Verde Ext. Stain - Color: Cedar)

openingdesign

Architect
312 W Lakeside Street
Madison, WI 53715
773.425.6456

FYF, LLC.

Developer
43 S Water St E
Fort Atkinson, WI 53538
920.568.9870

THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Precedents for Slated Wood Fence
A.264

Date	Description
2016.10.17	Application for Cond. Use & Site Plan Review
2016.11.21	Plan Commision - Material & Fence Review

Corten Steel
(Western States Metal Roofing - Rusted Roofing)

openingdesign
Architect
312 W Lakeside Street
Madison, WI 53715
773.425.6456

FYF, LLC.
Developer
43 S Water St E
Fort Atkinson, WI 53538
920.568.9870

THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Precedents for Cortel Steel Awnings & Signage
A.265

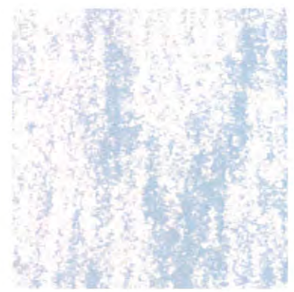
Date	Description
2016.10.17	Application for Cond. Use & Site Plan Review
2016.11.21	Plan Commision - Material & Fence Review

Douglas Fur Glulams
Pressure Treated w/ Penta in Solvent
Exterior Stain (Penofin Verde Ext. Stain - Color: Cedar)*
*Stain to match stain at wood fence

Chemically Treated Wood (Accoya Wood)
Exterior Stain (Cabot - Semi-Tranparent/Solid - Driftwood Gray)

Thermally Modified Wood (Arbor Wood)
Exterior Stain (Penofin Verde Ext. Stain - Color: Cedar)

Multi-Wall Polycarbonate Panels (GallinaUSA)
Model - Arcoplus 547
Color - Opal



Standing Seam Metal Roof
(Western States Metal Roofing - Galv-Ten Robust)

Corten Steel
(Western States Metal Roofing - Rusted Roofing)

openingdesign
Architect
312 W Lakeside Street
Madison, WI 53715
773.425.6456

FYF, LLC.
Developer
43 S Water St E
Fort Atkinson, WI 53538
920.568.9870

THE DOWNTOWNER - A VACATION RENTAL
640 West Main Street, Lake Geneva, WI 53147
Materials Palette
A.270

Date	Description
2016.10.17	Application for Cond. Use & Site Plan Review
2016.11.21	Plan Commision - Material & Fence Review

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: March 20, 2017

Agenda Item #6.c.

Applicant:
Hans Melges
1100 Edwards Boulevard
Lake Geneva, WI 53147

Request:
233 Center Street
Downtown Design Review
Redesign of Building Exterior

Description:
The applicant is submitting an application for Downtown Design Review to reface the front façade of the building at 233 Center Street.

The existing building includes wood/vinyl siding, two roofed bay windows, and a recessed entrance. The proposed project involves new siding, tall pilasters framing the door, two large glass windows with muntins, modern canopies over the windows, a modern canopy at the top of the building centered on the door. Flat areas, likely reserved for signage, are proposed above each window. A circle sign is shown over the door, approximately where the current business sign is located.

The submitted application did not provide information about colors and materials. Where materials and colors are proposed to be changed, **the applicant should bring samples** of the new colors and materials for review by the Plan Commission meeting on March 20.

In this part of the Downtown Design Overlay zoning district, exterior building materials should be of high quality, exterior appurtenances and other nonstructural features should be minimal, and building design should reflect styles that were prevalent in the 20th century. For rehabilitation or restoration projects such as this one, buildings shall be restored to their original design, based on available physical evidence.

In some ways, the proposed design is not consistent with the nonresidential design theme in the City's Downtown Design Standards. Specifically:

1. The overall theme of the building is too modern, and is generally inconsistent with downtown design standards.
2. The proposed center awning at the top of the façade is not consistent with a traditional downtown storefront or other 20th century commercial style. Staff recommends removing this element.
3. The proposed square pilasters are not consistent with a traditional downtown storefront or other 20th century commercial style. Typically, pilasters would be stone, cast iron, or wood and would not extend much higher than the first story windows. Staff recommends removing this element.

4. Signage should be located in the sign band area immediately above the windows, where the awnings are currently proposed.

The existing building is generally more consistent with the downtown design standards than the proposed design, with a few exceptions:

1. The proposed storefront windows would replace bay windows not that were likely not part of the original building design. The proposed windows are more consistent with a traditional downtown storefront design.
2. The proposed design eliminates the recessed doorway, which does not appear to be original to the building.
3. Siding is typically not consistent with the design theme, but siding is already present on the existing building.

It appears that three wall signs are proposed. One wall sign is permitted per business in the CB zoning district. The building is permitted one square foot of signage for every linear foot of exposed exterior wall length of the front façade, with a maximum of 25 square feet per business. (In the case of a multi-tenant building, one on-building sign is permitted for each business fronting on that wall.)

<u>Staff Recommendation:</u>
The proposed design does not meet the requirements of the Downtown Design Overlay Zoning district. Staff recommends that the following issues be addressed:

1. The overall theme of the building should be consistent with a traditional downtown storefront design as described in Section 98-913(9).
2. The applicant should provide physical color and material samples. Materials should be consistent with those that would have been used at the time the building was constructed, such as masonry with wood, stone, or masonry accents. If siding is to be replaced, wood or composite siding is recommended.
3. The façade should include a sign band and kickplate. Window sills are encouraged as well.
4. The proposed window awnings should be modified to a more traditional fabric awning, which would also allow for the sign band.
5. The proposed center awning at the top of the façade should be removed.
6. The proposed square pilasters should be removed.
7. Signage above the windows should be moved down to the height of the existing round sign on the building.
8. One sign is permitted per business. The applicant should provide details about the signage that is proposed, including number of building tenants, number of signs proposed, dimensions of all signs, sign materials and colors, sign lighting, and types of signs proposed (if other than wall signs).

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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:
233 CENTER St., LAKE GENEVA, WI 53147
246 ZOP 00284

Name & Address of Current Building Owner:
HANS MELGES / MELGES PROPERTY HOLDINGS, LLC.
1100 EDWARDS BLVD.
LAKE GENEVA, WI 53147
Telephone Number of Current Building Owner: 262.745.3755

Name & Address of Applicant:
HANS MELGES
1100 EDWARDS BLVD.
LAKE GENEVA, WI 53147
Telephone Number of Applicant: 262.745.3755

Proposed Design Change:
SEE DRAWING OF NEW FRONT FACE OF BUILDING

Zoning District: DOWNTOWN BUSINESS

Names & Address of Architect, Engineer, and/or Contractor of Project:
ENGERMAN CONTRACTING CO.
W3411 LINTON Rd.
LAKE GENEVA, WI 53147
262.248.9210

Description of Project:
REFACE OUTDATED FRONT of Building
WEST SIDE

Date: 3/13/17 Signature of Applicant: Hans Melges

AGREEMENT FOR SERVICES

REIMBURSABLE BY THE PETITIONER / APPLICANT. The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal 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 o pay for such professional review services applicable to the proposal including any finance charges that my accrue. The City may apply the charges for these services to the Petitioner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner and which are not paid, may be assigned by the City as a special assessment to the subject property. Petitioner hereby expressly waives any notice and hearing requirements provided in Wis. Stats. § 66.0701 or any additions or amendments to this section. Petitioner further authorizes the City Treasurer or City Clerk to levy and collect review fees and additional fees upon the affidavit of the City Administrator or the Zoning Administrator stating that such fees are reasonable and that payment is overdue. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the development application:

HANS MELGES, as applicant/petitioner for:

Name: MELGES Property Holdings, LLC

Address: 1100 EDWARDS BLVD.
LAKE GENEVA, WI 53147

Phone: 262.745.3755

Agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof.

Dated this 13 day of MARCH, 2017.

HANS MELGES
Printed name of Applicant/Petitioner

Hans Melges
Signature of Applicant/Petitioner

233
ADVANCED
coatings

VECTORWORKS

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: March 20, 2017

Agenda Item #7

Applicant:
Lake Geneva Joint 1 School District

Represented by:
William R. Henry, P.E.
Kehoe-Henry & Associates, Inc.
25 N. Wisconsin Street
Elkhorn, WI 53121

Request:
600 N. Bloomfield Road, Lake Geneva, WI 53147
Proposed Planned Development Amendment for an Accessory Storage Building

Description:
The applicant is submitting a Precise Implementation Plan (PIP) to amend an existing Planned Development for Lake Geneva Middle School. Specifically, the requested amendment is to amend the existing PIP on the Middle School campus to accommodate an accessory storage building located 11 feet from southeast corner of the existing school building. The proposed building will be 1,260 square feet in area with a sidewall height of 10 feet.

A small area of asphalt paving is proposed to be connect the existing asphalt drive to the new accessory building. A small area of concrete sidewalk is proposed to be added to connect the existing concrete sidewalk to the new building. A total of 2,201 square feet of impervious surface area will be added to the site (1,260 square feet for the building and 941 square feet of paving).

Two trees will be removed in order accommodate the new building.

Relation to Base Zoning Standards:
All Planned Developments must explicitly identify any flexibilities being requested from base zoning standards in the most comparable regular zoning district. In this instance, the Planned Office (PO) zoning district – which is often applied to large institutional developments – provides that comparison zoning district. The project is requesting the following flexibility:

1. The proposed building will be located 11 feet from the existing principal building; compared to the minimum building separation of 20 feet required in the PO zoning district.

All other zoning requirements are met.

Action by the Plan Commission:
Recommendation to the Common Council on the Proposed Precise Implementation Plan amendment

As part of the consideration of a requested Planned Development / Precise Implementation Plan (PIP) step, the Plan Commission is required to:

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

Staff Review Comments:

The proposed exterior building materials are metal panels with semi-concealed fasteners. Because the proposed accessory building will not be located within 50 feet of a public right-of-way and will not be visible from a public street, the use of higher quality materials is not required or necessary.

In the PO zoning districts, 40 landscaping points per 100 linear ft. of building foundation are required. The new building will trigger 40 points of landscaping. Staff suggests replacing the trees that will removed with two tall deciduous or evergreen trees.

The proposed building will be 11 feet from the existing Middle School building. The applicant has provided excerpts from the IBC demonstrating compliance with fire-separation distances required between the existing Middle School and proposed accessory building.

The proposed plan will not impact on-site stormwater management or parking needs.

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

A proposed PIP must undergo the review standards for all Conditional Use Permits, below:

A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be in agreement with Factors 1-6 of the following.

   1. The proposed PIP (the use in general, independent of its location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
   2. The proposed PIP (in its specific location) is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
   3. The proposed PIP, in its proposed location and as depicted on the required site plan (see (3)(d), above), does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
   4. The proposed PIP maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

5. The proposed PIP is 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.
6. The potential public benefits of the proposed PIP outweigh all potential adverse impacts of the proposed PIP (as identified in Items 1. through 5., above), 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 in disagreement with at least one of Factors 1-6 of the following:

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

Staff Recommendation on the PIP:

1. Staff recommends approval of the PIP as submitted.

2. Staff recommends the affirmative set of findings provided above, noting that the proposal meets Factors 1-6. Specifically, the proposed use in its specific location is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan and other adopted City policies; does not result in a substantial impact on nearby property; provides the Middle School with needed storage space; and will not impact City improvements,

facilities, utilities or services. The potential public benefits of the proposed PIP outweigh all potential adverse impacts of the proposed PIP.

3. Finally, staff recommends replacing the two trees that have been removed on the site with at least two additional tall trees. This should include tall deciduous trees at a minimum installation size of 1.5 caliper, tall evergreen trees at a minimum installation size of 5 feet in height, or a combination of the two.

Jackie Mich, AICP
City Planning Consultant

KEHOE - HENRY & ASSOCIATES, INC.
ARCHITECTURE & ENGINEERING
25 North Wisconsin Street
ELKHORN, WISCONSIN 53121

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

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

February 9, 2017/***Revised February 22, 2017***

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

Attn: Mr. Blaine Oborn
City Administrator

Re: Proposed Storage Building at
LAKE GENEVA MIDDLE SCHOOL
Lake Geneva, Wisconsin
Job No. 1705

Dear Mr. Oborn:

The Lake Geneva Joint 1 School District wishes to construct an accessory storage building near the southeast corner of Lake Geneva Middle School. ***Based on comments received as a result of the February 20, 2017 City staff meeting, attached please find an electronic copy of the revised final Precise Implementation Plan Amendment application packet for this project, including the following:***

- Application for Precise Implementation Plan Amendment
- Walworth County GIS Land Information Sheet for Parcel ZA297500001
- $400.00 Application Fee (our check no. 42726 – previously hand delivered to your office)
- Agreement for Services (signed by Owner)
- Planned Development Checklist for Step 4: Precise Implementation Plan (PIP)
- Location Map/City of Lake Geneva Land Use Plan Map (11" x 17")
- Map of lands within 300' of site
- List of owners within 300' of site
- Mailing labels of owners within 300' of site

- ***Precise Implementation Plans (sheets C-1, S2, and S7, 11" x 17")***
- ***Color chart for siding/roofing panels and trim***
- ***IBC code excerpts regarding separation from existing building***

One full size site plan (24" x 36") was delivered to you at the February 20, 2017 staff meeting. If requested, a sample board of exterior finish materials and colors shall be submitted for review by the plan commission.

The existing Lake Geneva Middle School occupies Parcel No. ZA297500001. A Planned Development application was approved by the City of Lake Geneva for its original construction completed in 1999. The Lake Geneva Joint 1 School District wishes to construct an accessory storage building on the site and is requesting a PIP Amendment approval. Specific project and submittal information is attached and as follows:

1. The storage building is to be located near the southeast corner of the existing school building.
2. The existing south setback to the property line will remain at the southwest corner of the gymnasium.
3. The proposed east setback to the property line is approximately 70.4 feet.
4. The size of the proposed storage building is approximately 30 feet wide x 42 feet long with a sidewall height of 10 feet.
5. ***Approximately 2,201 square feet of impervious surface area will be added to the site (1,260 sq ft building and 941 sq ft paving).***
6. ***Color samples of siding and roofing panels have been received from the building manufacturer and selected by the owner. Proposed exterior colors are noted on revised PIP Plan Sheet S2.***
7. ***The building manufacturer proposes to use a semi-concealed fastener system for the metal panels. Proposed details are shown on PIP Plan Sheet S7.***
8. ***Building code excerpts are also included demonstrating compliance with fire-separation distances required between the existing middle school and proposed storage building.***
9. ***The volume of the proposed storage building is 15,750 cf. Therefore, State approval of the building plans is not required.***

Exemptions shall be required for any other non-residential performance standard that does not presently exist on the site or is in conflict with the proposed plans submitted herewith.

We understand this matter may be on the staff meeting agenda for March 20, 2017 and will be on the plan commission agenda for March 20, 2017 as a public hearing. Please confirm the number of hard copies of the complete application submittal packet required and the date by which they are to be submitted to the City.

Very truly yours,

KEHOE-HENRY & ASSOCIATES, INC.

William R. Henry

William R. Henry
Architect – P. E.

WRH/amw

Enclosures

cc: ***Mr. Mike Slavney***
Ms. Sabrina Waswo
Mr. Warren Flitcroft
File

APPLICATION FOR PRECISE IMPLEMENTATION PLAN AMENDMENT

City of Lake Geneva

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

Lake Geneva Middle School, 600 North Bloomfield Road, Lake Geneva, WI 53147

Parcel No. ZA297500001 (see attached Land Information sheet)

Name and Address of Current Owner:

Lake Geneva Joint 1 School District

208 South Street, Lake Geneva, WI 53147

Telephone No. of Current Owner including area code: (262) 348-1070

Name and Address of Applicant:

Kehoe-Henry & Associates, Inc.

25 North Wisconsin Street, Elkhorn, WI 53121

Telephone No. of Applicant including area code: (262) 723-4399

Proposed Use:

30' x 42' x 10' sidewall height Storage Building

Zoning District in which land is located: PD - Planned Development

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

Kehoe-Henry & Associates, Inc.

25 North Wisconsin Street

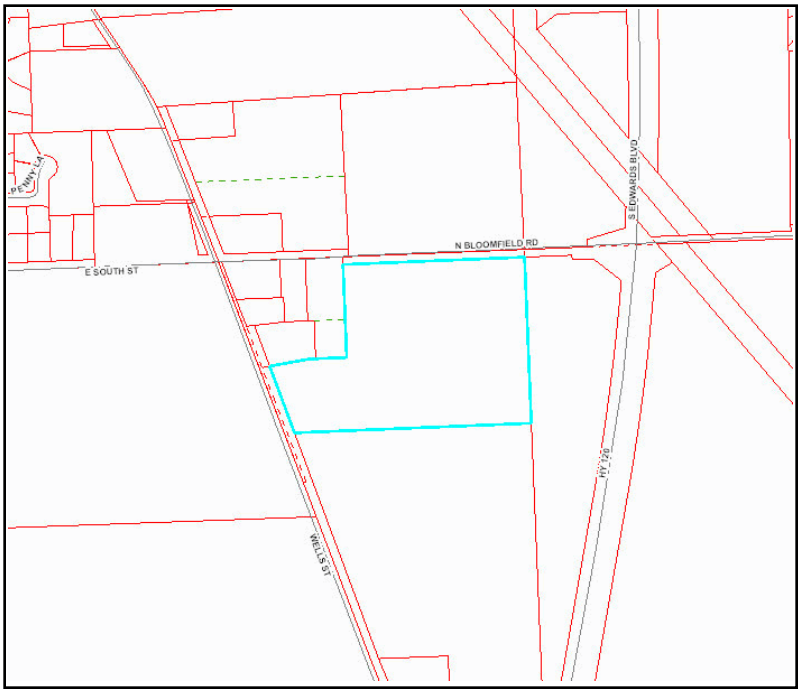
Elkhorn, WI 53121

Short statement describing activities to take place on site:

Accessory Storage Building for existing Middle School

PIP Amendment fee $400.00, payable upon filing application.

Signature of Applicant



Walworth County, WI
Land Information Division

Property Details

Municipality: CITY OF LAKE GENEVA
Parcel Number: ZA297500001
School District: 2884-UHS LAKE GENEVA-GENOA CI
Zoning District:

Owner Information

Owner Name: JOINT SCHOOL DISTRICT #1
Owner Name 2: CITY OF LAKE GENEVA, ETAL
Mailing Address: 208 E SOUTH ST

LAKE GENEVA WI, 531470000

2016 Valuation Information

Land:	$0.00
Improvements:	$0.00
Total:	$0.00
Acres:	0.0000
Fair Market Value:	$0.00
Assessment Ratio:	1.0014714530
Mill Rate:	0.0212805480

Tax Information

First Dollar Credit:	$0.00
Special Assessment:	$0.00
Delinquent Utility Charge:	$0.00
Managed Forest Land Taxes:	$0.00
Total Billed:	$0.00
Net Tax	$0.00
School Credit:	$0.00
Lottery Credit:	$0.00
Special Charges:	$0.00
Private Forest Crop Taxes:	$0.00
Woodland Tax Law Taxes:	$0.00

Tax Jurisdictions

WALWORTH COUNTY $0.00
SCH LAKE GENEVA J 1 $0.00
GATEWAY TECHNICAL $0.00
CITY OF LAKE GENEVA $0.00
STATE OF WISCONSIN $0.00
UHS LG-GENOA CITY $0.00

Elected Officials / Voting Districts

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

Special Assessments / Charges

Soil Classification

Soil Type	Soil Name	Acres
SeA	:S SILT LOAM, GRAVELLY SUBSTRATUM, 0 TO 2 PERCE	7.2176
MpB	MCHENRY SILT LOAM, 2 TO 6 PERCENT SLOPES	5.3071
FsB	FOX SILT LOAM, 2 TO 6 PERCENT SLOPES	2.5130

Property Address

600 N BLOOMFIELD RD LAKE GENEVA

Legal Description

LOT 1 CERTIFIED SURVEY NO. 2975 AS RECORDED IN VOL 15 OF C.S. ON PAGE 299 WCR. LOCATED IN NE 1/4 SW 1/4 & SE 1/4 SW 1/4 SEC 6 T1N R18E CITY OF LAKE GENEVA 668859 SQ FT OMITS ZYUP-175, ZYUP-176, ZA1447-1, ZA1447-2 & ZA1447-3

Disclaimer

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

AGREEMENT FOR SERVICES

REIMBURSABLE BY THE PETITIONER / OWNER. The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal 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 o pay for such professional review services applicable to the proposal including any finance charges that my accrue. The City may apply the charges for these services to the Petitioner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner and which are not paid, may be assigned by the City as a special assessment to the subject property. Petitioner hereby expressly waives any notice and hearing requirements provided in Wis. Stats. § 66.0701 or any additions or amendments to this section. Petitioner further authorizes the City Treasurer or City Clerk to levy and collect review fees and additional fees upon the affidavit of the City Administrator or the Zoning Administrator stating that such fees are reasonable and that payment is overdue. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the development application:

Warren Flitcroft, Director of Business Services, as Owner/Petitioner for:

Name: Lake Geneva Joint 1 School District

Address: 208 South Street

Lake Geneva, WI 53147

Phone: (262) 348-1070

Agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof.

Dated this 8th day of February, 2017.

Warren Flitcroft
Printed name of Owner

Signature of Owner

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

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

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

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

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

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

see Site Plan All lot dimensions of the subject property provided;
- __X__ Graphic scale and north arrow provided.

__X__ (3) **A general written description** of proposed PIP including:
- __X__ Specific project themes and images;
- __X__ The specific mix of dwelling unit types and/or land uses;
- __X__ Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
- __X__ The specific treatment of natural features;
- __X__ The specific relationship to nearby properties and public streets.

EXISTING PD A Statement of Rationale as to why PD zoning is proposed identifying perceived barriers in the form of requirements of standard zoning districts and opportunities for community betterment through the proposed PD zoning.

NO CHANGE A complete list of zoning standards which will not be met by the proposed PIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PIP and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall

be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.

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

- __X__ A PIP site plan conforming to all requirements of Section 98-908(3). If the proposed PD is a group development (per Section 98-208) also provide a proposed preliminary plat or conceptual plat;
- __X__ Location of recreational and open space areas and facilities specifically describing those that are to be reserved or dedicated for public acquisition and use;
- __X__ Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or City Council; and
- __N/A__ Notations relating the written information (3), above to specific areas on the GDP Drawing.

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

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

NO CHANGE (7)**A <u>general signage plan</u>** including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and group development signage themes which are proposed to vary from City standards or common practices.

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

__N/A__ (9)**A <u>written description</u>** which demonstrates the full consistency of the proposed PIP with the approved GDP.

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

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

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

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

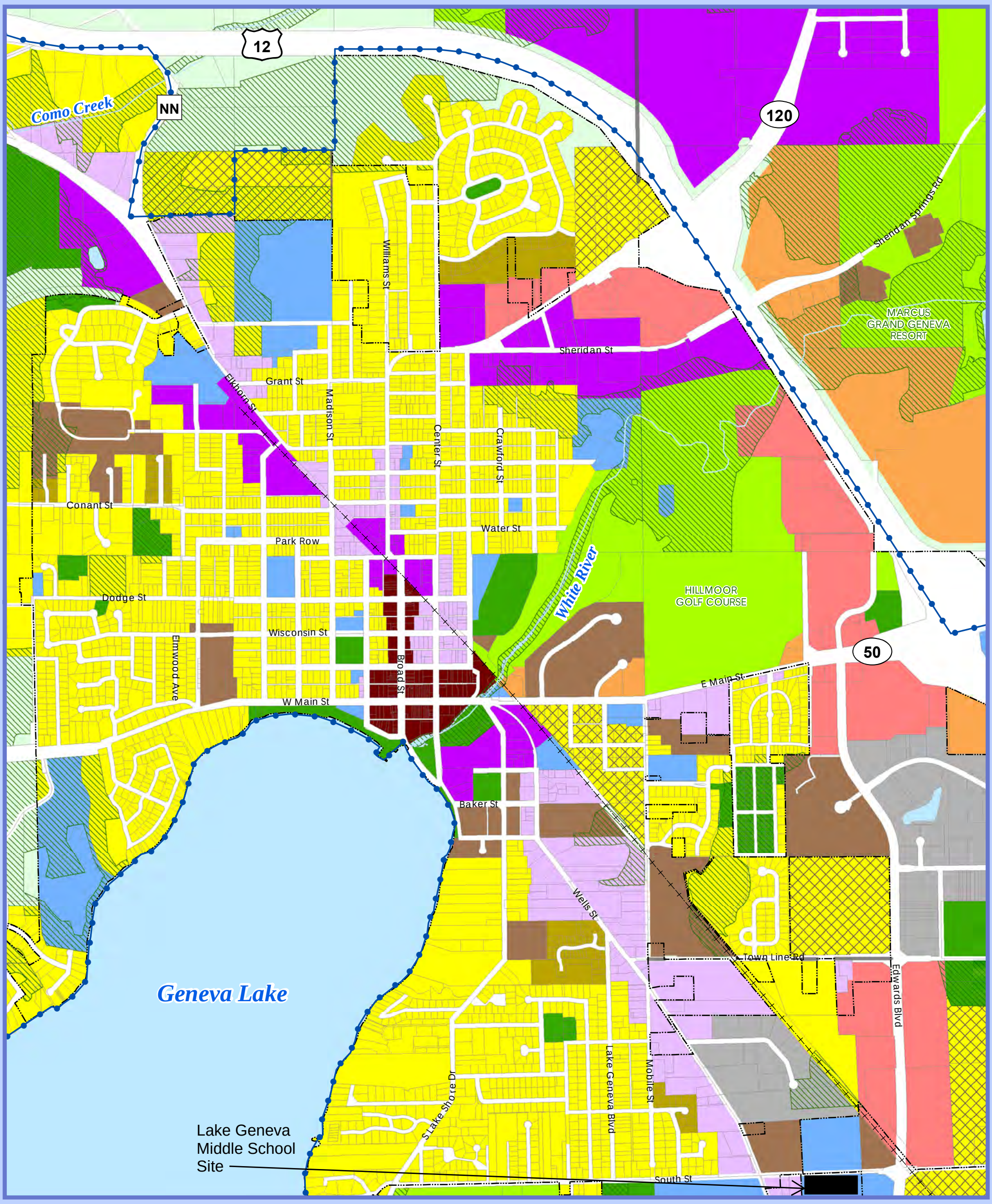
____ **Receipt of 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____**

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

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

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

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



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

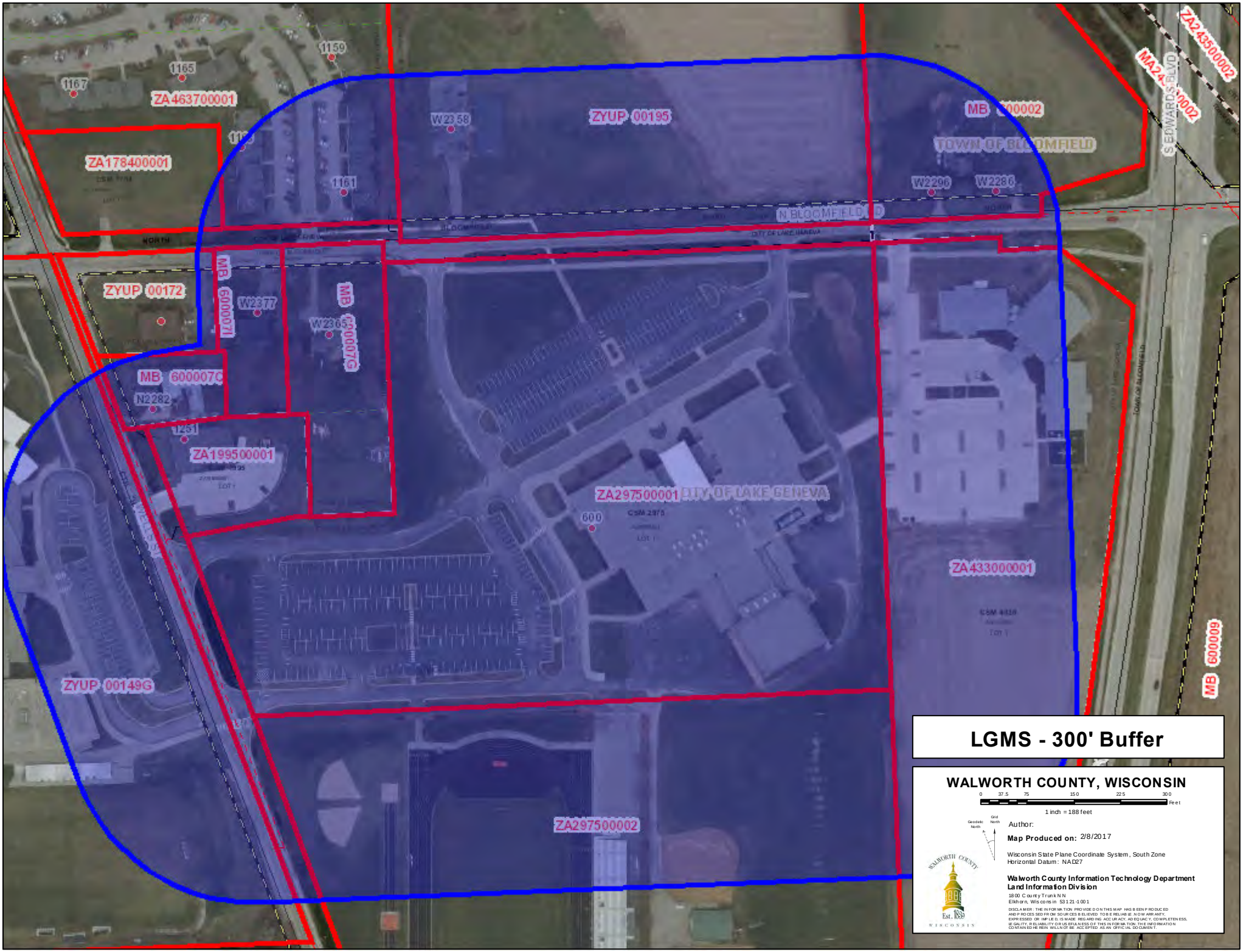
*Each "Planned Mixed Use Area" may include mix of:
1. Planned Office
2. Multi-Family Residential
3. Institutional & Community Services
4. Planned Business

- 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

N W E S

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


ZA463700001
ZA178400001
ZYUP 00172
MB 600007I
MB 600007G
MB 600007C
ZA199500001
ZYUP 00195
TOWN OF BLOOMFIELD
N BLOOMFIELD RD
CITY OF LAKE GENEVA
ZA297500001
ZA433000001
ZA297500002
ZYUP 00149G
S EDWARDS BLVD
MB 600009
ZA243500002
MA243500002
1167
1165
1159
1161
W2358
W2296
W2286
W2377
W2365
N2282
1251
600
LGMS - 300' Buffer
WALWORTH COUNTY, WISCONSIN
0 37.5 75 150 225 300 Feet
1 inch = 188 feet
Geodetic North
Grid North
Author:
Map Produced on: 2/8/2017
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, QUALITY, RELIABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN WILL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.
WALWORTH COUNTY
Est. 1839
WISCONSIN

LIST OF OWNERS WITHIN 300' OF LAKE GENEVA MIDDLE SCHOOL

TaxKey	Owner1	Owner2	Address1	Address2	City	State	Zip
MB 600002	KENNETH R MILLAR SURVIVORS TRUST		W2286 BLOOMFIELD RD		LAKE GENEVA	WI	53147
MB 600007C	GREGORY H JOHNSON	MARY KATHRYN JOHNSON	N2020 CTY TK H		LAKE GENEVA	WI	531470000
MB 600007G	KAAHLEN OLAUGHLIN		80 CLOVER ST		WILLIAMS BAY	WI	53191
MB 600007I	WILLIAM ALEXANDER POWELL		W2377 BLOOMFIELD RD		LAKE GENEVA	WI	53147
ZA178400001	GPC REAL ESTATE LLC		611 S MILWAUKEE AVE	PO BOX 400	LIBERTYVILLE	IL	60048
ZA199500001	KOKO HOLDINGS LLC		1251 WELLS ST		LAKE GENEVA	WI	531470000
ZA297500001	JOINT SCHOOL DISTRICT #1	CITY OF LAKE GENEVA, ETAL	208 E SOUTH ST		LAKE GENEVA	WI	531470000
ZA297500002	LAKE GENEVA GENOA CITY HIGH SCHOOL		208 SOUTH ST		LAKE GENEVA	WI	531470000
ZA433000001	IMMANUEL EVANGELICAL LUTHERAN CHURCH OF LAKE GENEVA INC		700 N BLOOMFIELD RD		LAKE GENEVA	WI	531470000
ZYUP 00149G	UNION HIGH SCHOOL DIST		208 SOUTH ST		LAKE GENEVA	WI	531470000
ZYUP 00172	MICHAEL S PODY		PO BOX 685		LAKE GENEVA	WI	531470000
ZYUP 00195	LAKE GENEVA JOINT #1 SCHOOL DISTRICT		208 SOUTH ST		LAKE GENEVA	WI	531470000
ZA463700001	GPC REAL ESTATE LLC		611 S MILWAUKEE AVE	PO BOX 400	LIBERTYVILLE	IL	60048

KENNETH R MILLAR SURVIVORS TRUST
W2286 BLOOMFIELD RD
LAKE GENEVA, WI 53147-4700

GREGORY H JOHNSON
MARY KATHRYN JOHNSON
N2020 CTY TK H
LAKE GENEVA, WI 53147

KAAHLEN OLAUGHLIN
80 CLOVER ST
WILLIAMS BAY, WI 53191-9100

WILLIAM ALEXANDER POWELL
W2377 BLOOMFIELD RD
LAKE GENEVA, WI 53147-4700

GPC REAL ESTATE LLC
611 S MILWAUKEE AVE
PO BOX 400
LIBERTYVILLE, IL 60048-4800

KOKO HOLDINGS LLC
1251 WELLS ST
LAKE GENEVA, WI 53147

JOINT SCHOOL DISTRICT #1
CITY OF LAKE GENEVA, ETAL
208 E SOUTH ST
LAKE GENEVA, WI 53147

LAKE GENEVA GENOA CITY HIGH SCHOO
208 SOUTH ST
LAKE GENEVA, WI 53147

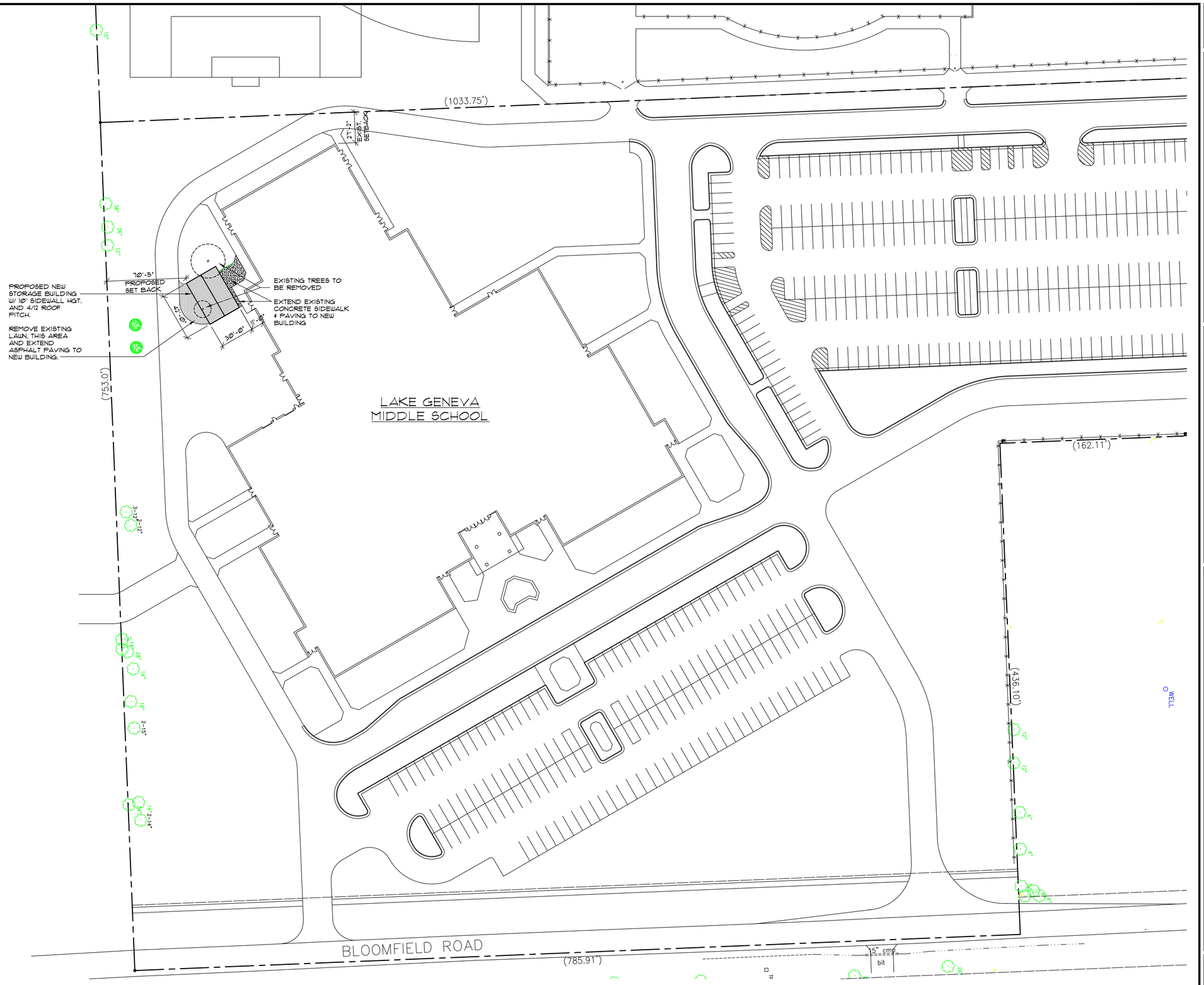
IMMANUEL EVANGELICAL LUTHERAN CHU
700 N BLOOMFIELD RD
LAKE GENEVA, WI 53147

UNION HIGH SCHOOL DIST
208 SOUTH ST
LAKE GENEVA, WI 53147

MICHAEL S PODY
PO BOX 685
LAKE GENEVA, WI 53147

LAKE GENEVA JOINT #1 SCHOOL DISTRIC
208 SOUTH ST
LAKE GENEVA, WI 53147

GPC REAL ESTATE LLC
611 S MILWAUKEE AVE
PO BOX 400
LIBERTYVILLE, IL 60048-4800



1 C-1 SITE PLAN

0' 20' 40' 80'

NORTH

REVISIONS

SITE PLAN

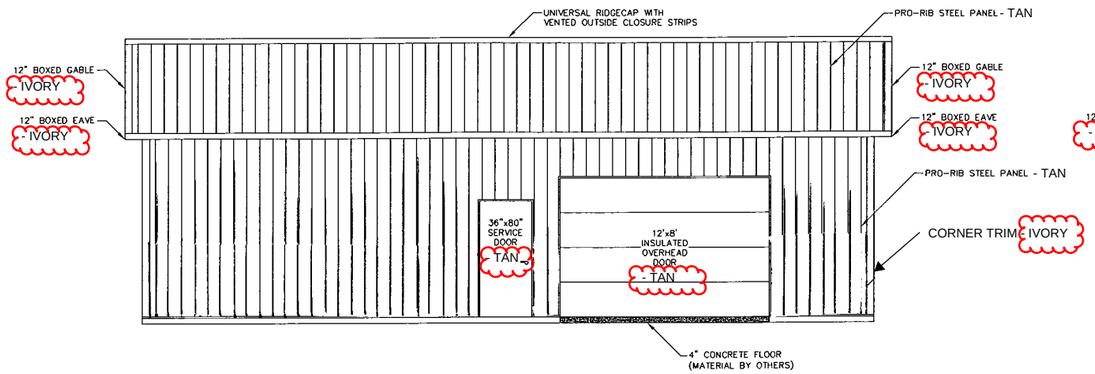
PROPOSED STORAGE BUILDING AT LAKE GENEVA MIDDLE SCHOOL
LAKE GENEVA, WISCONSIN

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

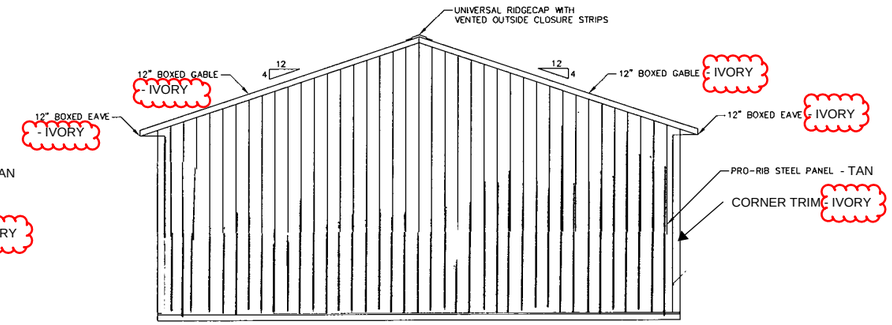
JOB NO. 1705
DATE 2/20/17
SHEET NO. C-1

ACADDWG: H:\2017\1705\Site Plan Shed Location.DWG DATE: 2-2-17

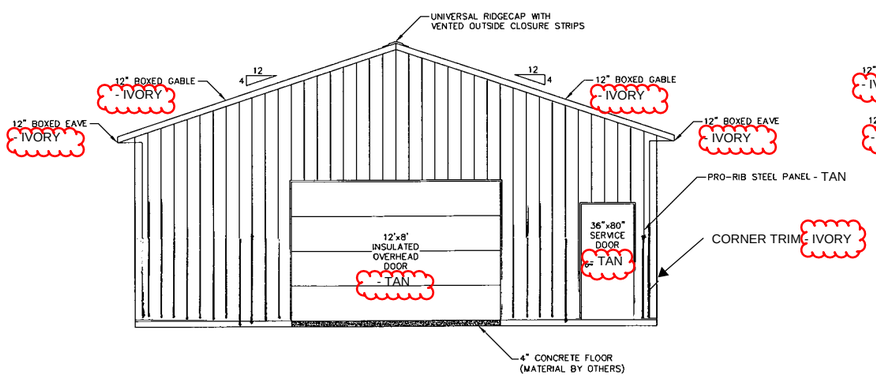
NOTE: GUTTERS & DOWNSPOUTS NOT SHOWN, BUT WILL BE PROVIDED ON EAST & WEST SIDES WITH PITCH TO SOUTH. DOWNSPOUTS TO BE LOCATED AT SE CORNER (DISCHARGING EAST) & SW CORNER (DISGARGING SOUTH). COLOR OF GUTTERS & DOWNSPOUTS TO MATCH ROOF EDGE & CORNER TRIM.



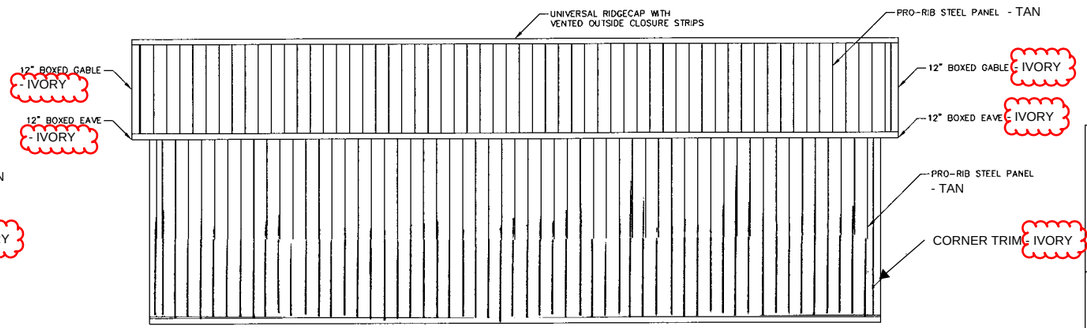
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

ENGINEERING SERVICES
5511 KANE RD. EAU CLAIRE, WI 54703 (715) 876-5056

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING: ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:

LAKE GENEVA SCHOOLS

LAKE GENEVA, WI

PROF. ENGINEER:	JEFF MURRAY
PLAN DESIGNER:	LOUISE EWALD
DRAWN BY:	JJZ
DATE:	2/15/2017
SCALE:	AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1	2/20/2017	EXTERIOR COLORS	
2	2/22/2017	EXTERIOR COLORS	

SHEET TITLE:

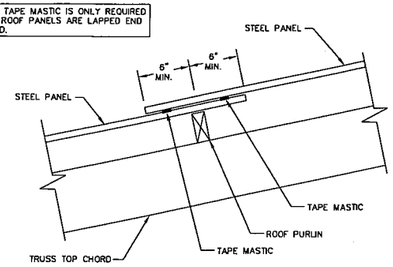
ELEVATIONS

FILE NAME: S03417WI

SHEET NO.

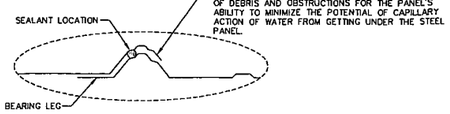
S2

NOTE: TAPE MASTIC IS ONLY REQUIRED WHEN ROOF PANELS ARE LAPPED END TO END.

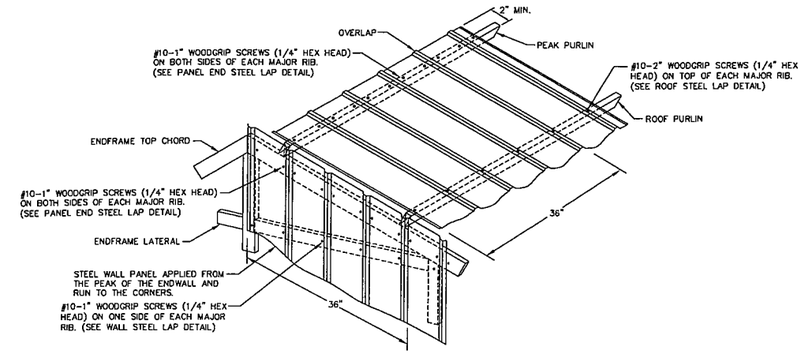


TAPE MASTIC DETAIL
SCALE: 1 1/2" = 1'-0"

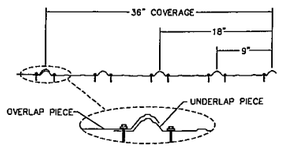
NOTE: BEAD MASTIC IS REQUIRED FOR LOW SLOPED ROOFS ONLY. SEE IBC CHAPTER 15 FOR ADDITIONAL INFORMATION.



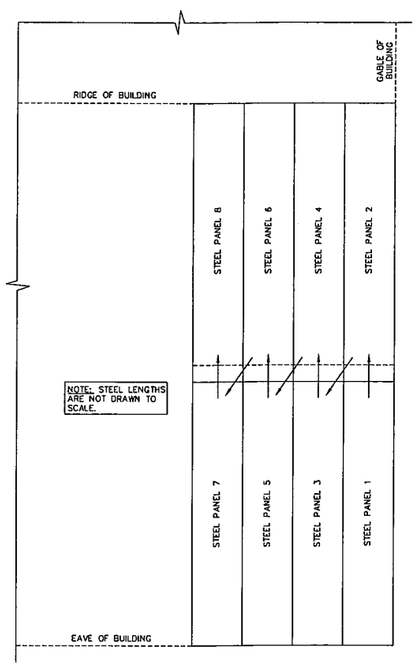
BEAD MASTIC DETAIL
NOT TO SCALE



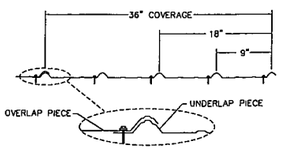
ROOF & ENDWALL STEEL APPLICATION @ GABLE PEAK & INTERMEDIATE



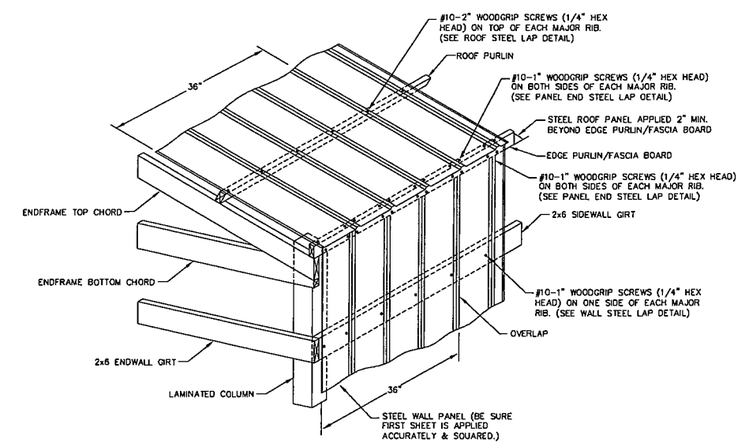
PANEL END STEEL LAP DETAIL
NOT TO SCALE



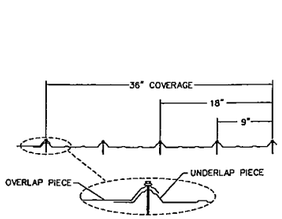
ROOF STEEL APPLICATION SEQUENCE
NOT TO SCALE



WALL STEEL LAP DETAIL
NOT TO SCALE



ROOF & SIDEWALL STEEL APPLICATION @ EAVE



ROOF STEEL LAP DETAIL
NOT TO SCALE

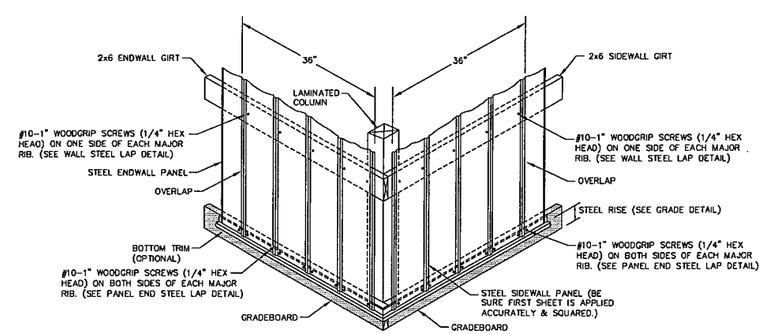
STEEL PANEL INSTALLATION GENERAL NOTES:

1) PROPER LAPPING OF STEEL PANEL IS VERY IMPORTANT IN THE PANEL'S ABILITY TO PREVENT LEAKING. OVERSEATING AND UNDERSEATING OF LAP IS NOT PERMITTED.

2) FASTENER TIGHTNESS IS CRITICAL IN THE LONGEVITY OF THE FASTENER'S ABILITY TO HELP PREVENT LEAKS AND STRUCTURAL LOAD CARRYING CAPACITY. OVER-TORQUING OF SCREWS WILL REDUCE THE SCREW'S WITHDRAWAL CAPACITY, REGARDLESS OF THE CONSTRUCTION MATERIALS INVOLVED. UNDER-TORQUING OF SCREWS WILL INCREASE THE POTENTIAL OF ROOF LEAKS.

3) FASTENER LOCATION IS CRITICAL FOR INSTALLERS TO MINIMIZE THE POTENTIAL OF OIL CANNING, DIMPLES, AND OTHER APPEARANCE RELATED ISSUES.

4) THE ANTI-SYPHON DRAIN CHANNEL MUST BE CLEAR OF DEBRIS AND OBSTRUCTIONS FOR THE PANEL'S ABILITY TO MINIMIZE THE POTENTIAL OF CAPILLARY ACTION OF WATER FROM GETTING UNDER THE STEEL PANEL.



WALL STEEL APPLICATION @ GRADEBOARD

STEEL APPLICATION DETAILS

ENGINEERING SERVICES
5321 KANE RD. EAU CLAIRE, WI 54703 (715) 876-5555
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:

LAKE GENEVA SCHOOLS

LAKE GENEVA, WI

PROF. ENGINEER:	JEFF MURRAY
PLAN DESIGNER:	LOUISE EWALD
DRAWN BY:	JJZ
DATE:	2/15/2017
SCALE:	AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:
STEEL APPLICATION DETAILS

FILE NAME: S03417WI

SHEET NO.
S7

PREMIUM PRO-SNAP®

POST FRAME BUILDINGS

Commercial Suburban Agricultural

PREMIUM PRO-RIB®

White	Prairie Wheat	Ivory	Tan	Beige
Brite White	Pinewood	Ash Gray	Light Gray	Bronze
Slate Blue	Ocean Blue	Patina Green	Forest Green	Emerald Green
Brite Red	Red	Colonial Red	Burgundy	Brown
Burnished Slate	Charcoal Gray	Midnight Gray	Black	*Copper Colored

*Only Available in Premium Products

A & K BUILDERS LLC

RESIDENTIAL COMMERCIAL AGRICULTURAL

262-749-9166

packersteve1@yahoo.com

W5625 Vicki Terrace, Elkhorn, Wi 53121

Horse Arenas,
Barn Resurfacing,
Post Frame Buildings
STEVE AKRIGHT

Note: Color chips show approximate tone. Color of actual product may vary. Final color approval should be made with actual material.

CHAPTER 6
TYPES OF CONSTRUCTION

SECTION 601
GENERAL

601.1 Scope. The provisions of this chapter shall control the classification of buildings as to type of construction.

SECTION 602
CONSTRUCTION CLASSIFICATION

602.1 General. Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. The building elements shall have a *fire-resistance rating* not less than that specified in Table 601 and exterior walls shall have a *fire-resistance rating* not less than that specified in Table 602. Where required to have a *fire-resistance rating* by Table 601, building elements shall comply with the applicable provisions of Section 703.2. The protection of openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code.

602.1.1 Minimum requirements. A building or portion thereof shall not be required to conform to the details of a type of construction higher than that type which meets the minimum requirements based on occupancy even though certain features of such a building actually conform to a higher type of construction.

602.2 Types I and II. Types I and II construction are those types of construction in which the building elements listed in Table 601 are of noncombustible materials, except as permitted in Section 603 and elsewhere in this code.

602.3 Type III. Type III construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code. *Fire-retardant-treated wood* framing complying with Section 2303.2 shall be permitted within *exterior wall* assemblies of a 2-hour rating or less.

602.4 Type IV. Type IV construction (Heavy Timber, HT) is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of solid or laminated wood without concealed spaces. The

TABLE 601
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (hours)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
	A	B	A[d]	B	A[d]	B	HT	A[d]	B
Primary structural frame[g] (see Section 202)	3[a]	2[a]	1	0	1	0	HT	1	0
Bearing walls									
Exterior[f, g]	3	2	1	0	2	2	2	1	0
Interior	3[a]	2[a]	1	0	1	0	1/HT	1	0
Nonbearing walls and partitions Exterior	See Table 602								
Nonbearing walls and partitions Interior[e]	0	0	0	0	0	0	See Section 602.4.6	0	0
Floor construction and secondary members (see Section 202)	2	2	1	0	1	0	HT	1	0
Roof construction and secondary members (see Section 202)	$1^1/_2$[b]	1[b, c]	1[b, c]	0[c]	1[b, c]	0	HT	1[b, c]	0

For SI: 1 foot = 304.8 mm.

a. Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.

b. Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.

c. In all occupancies, heavy timber shall be allowed where a 1-hour or less fire-resistance rating is required.

d. An approved automatic sprinkler system in accordance with Section 903.3.1.1 shall be allowed to be substituted for 1-hour fire-resistance-rated construction, provided such system is not otherwise required by other provisions of the code or used for an allowable area increase in accordance with Section 506.3 or an allowable height increase in accordance with Section 504.2. The 1-hour substitution for the fire resistance of exterior walls shall not be permitted.

e. Not less than the fire-resistance rating required by other sections of this code.

f. Not less than the fire-resistance rating based on fire separation distance (see Table 602).

g. Not less than the fire-resistance rating as referenced in Section 704.10

details of Type IV construction shall comply with the provisions of this section. *Fire-retardant-treated wood* framing complying with Section 2303.2 shall be permitted within exterior wall assemblies with a 2-hour rating or less. Minimum solid sawn nominal dimensions are required for structures built using Type IV construction (HT). For glued-laminated members the equivalent net finished width and depths corresponding to the minimum nominal width and depths of solid sawn lumber are required as specified in Table 602.4.

602.4.1 Columns. Wood columns shall be sawn or glued laminated and shall not be less than 8 inches (203 mm), nominal, in any dimension where supporting floor loads and not less than 6 inches (152 mm) nominal in width and not less than 8 inches (203 mm) nominal in depth where supporting roof and ceiling loads only. Columns shall be continuous or superimposed and connected in an *approved* manner.

602.4.2 Floor framing. Wood beams and girders shall be of sawn or glued-laminated timber and shall be not less than 6 inches (152 mm) nominal in width and not less than 10 inches (254 mm) nominal in depth. Framed sawn or glued-laminated timber arches, which spring from the floor line and support floor loads, shall be not less than 8 inches (203 mm) nominal in any dimension. Framed timber trusses supporting floor loads shall have members of not less than 8 inches (203 mm) nominal in any dimension.

602.4.3 Roof framing. Wood-frame or glued-laminated arches for roof construction, which spring from the floor line or from grade and do not support floor loads, shall have members not less than 6 inches (152 mm) nominal in width and have not less than 8 inches (203 mm) nominal in depth for the lower half of the height and not less than 6 inches (152 mm) nominal in depth for the upper half. Framed or glued-laminated arches for roof construction that spring from the top of walls or wall abutments, framed timber trusses and other roof framing, which do not support floor loads, shall have members not less than 4 inches (102 mm) nominal in width and not less than 6 inches (152 mm) nominal in depth. Spaced members shall be permitted to be composed of two or more pieces not less than 3 inches (76 mm) nominal in thickness where blocked solidly throughout their intervening spaces or where spaces are tightly closed by a continuous wood cover plate of not less than 2 inches (51 mm) nominal in thickness secured to the underside of the members. Splice plates shall be not less than 3 inches (76 mm) nominal in thickness. Where protected by *approved* automatic sprinklers under the roof deck, framing members shall be not less than 3 inches (76 mm) nominal in width.

TABLE 602
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE[a, e]

FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H[f]	OCCUPANCY GROUP F-1, M, S-1[g]	OCCUPANCY GROUP A, B, E, F-2, I, R, S-2[g], U[b]
X < 5[c]	All	3	2	1
5 ≤ X <10	IA Others	3 2	2 1	1 1
10 ≤ X < 30	IA, IB IIB, VB Others	2 1 1	1 0 1	1[d] 0 1[d]
X ≥ 30	All	0	0	0

For SI: 1 foot = 304.8 mm.

a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.

b. For special requirements for Group U occupancies, see Section 406.1.2.

c. See Section 706.1.1 for party walls.

d. Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.

e. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.

f. For special requirements for Group H occupancies, see Section 415.3.

g. For special requirements for Group S aircraft hangars, see Section 412.4.1.

TABLE 602.4
WOOD MEMBER SIZE

MINIMUM NOMINAL SOLID SAWN SIZE		MINIMUM GLUED-LAMINATED NET SIZE	
Width, inch	Depth, inch	Width, inch	Depth, inch
8	8	6 3/4	8 1/4
6	10	5	10 1/2
6	8	5	8 1/4
6	6	5	6
4	6	3	6 7/8

For SI: 1 inch = 25.4 mm.

TABLE 705.8
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA[a]
0 to less than 3[b, c]	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S)[i]	Not Permitted
	Protected (P)	Not Permitted
3 to less than 5[d, e]	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S)[i]	15%
	Protected (P)	15%
5 to less than 10[e, f]	Unprotected, Nonsprinklered (UP, NS)	10%[h]
	Unprotected, Sprinklered (UP, S)[i]	25%
	Protected (P)	25%
10 to less than 15[e, f, g]	Unprotected, Nonsprinklered (UP, NS)	15%[h]
	Unprotected, Sprinklered (UP, S)[i]	45%
	Protected (P)	45%
15 to less than 20[f, g]	Unprotected, Nonsprinklered (UP, NS)	25%
	Unprotected, Sprinklered (UP, S)[i]	75%
	Protected (P)	75%
20 to less than 25[f, g]	Unprotected, Nonsprinklered (UP, NS)	45%
	Unprotected, Sprinklered (UP, S)[i]	No Limit
	Protected (P)	No Limit
25 to less than 30[f, g]	Unprotected, Nonsprinklered (UP, NS)	70%
	Unprotected, Sprinklered (UP, S)[i]	No Limit
	Protected (P)	No Limit
30 or greater	Unprotected, Nonsprinklered (UP, NS)	No Limit
	Unprotected, Sprinklered (UP, S)[i]	Not Required
	Protected (P)	Not Required

For SI: 1 foot = 304.8 mm.
UP, NS = Unprotected openings in buildings not equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
UP, S = Unprotected openings in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
P = Openings protected with an opening protective assembly in accordance with Section 705.8.2.

a. Values indicated are the percentage of the area of the exterior wall, per story.
b. For the requirements for fire walls of buildings with differing heights, see Section 706.6.1.
c. For openings in a fire wall for buildings on the same lot, see Section 706.8.
d. The maximum percentage of unprotected and protected openings shall be 25 percent for Group R-3 occupancies.
e. Unprotected openings shall not be permitted for openings with a fire separation distance of less than 15 feet for Group H-2 and H-3 occupancies.
f. The area of unprotected and protected openings shall not be limited for Group R-3 occupancies, with a fire separation distance of 5 feet or greater.
g. The area of openings in an open parking structure with a fire separation distance of 10 feet or greater shall not be limited.
h. Includes buildings accessory to Group R-3.
i. Not applicable to Group H-1, H-2 and H-3 occupancies.

EXTERIOR WALL OPENING WORKSHEET

Wall designation	Wall area	Fire separation distance	Area of unprot. openings (A_u)	Area of protected openings (A)	% factor from Table 705.8 for unprotected openings	Allowable area of unprotected openings (a_u)	% factor from Table 705.8 for protected openings	Allowable area of protected openings (a)	Ratio of unprot. openings (A_u/a_u)	Ratio of protected openings (A/a)	Interaction check of ratios (A_u/a_u) + (A/a)
WEST	420 SF	VARIES									
	TOTAL										
	110 SF	11'	0 SF	–	15 %	16.5 SF	–	–	0	–	–
+	310 SF	29'	116 SF	–	70 %	217 SF	–	–	.535	–	–
TOTAL	420 SF		116 SF			233.5 SF			.497		

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: March 20, 2017

Agenda Item #8.

Applicant:
Andrew Goodman, Lake Geneva 50120 LLC

Represented by:
Andrew Goodman
Lake Geneva 50120, LLC
3000 Dundee Road, Suite 408
Northbrook, IL 60062

Request:
281 N Edwards Blvd., Lake Geneva, WI 53147
Proposed Conditional Use Permit for:
1. Indoor Commercial Entertainment (Starbucks)
2. Outdoor Dining for Starbucks
3. In-Vehicle Sales (Drive-Up Window)
in a previously approved Group Development

Description:

The applicant is submitting a Conditional Use Permit (CUP) to propose a Starbucks Restaurant with a drive-up window in the approved multi-tenant building located at the southeast corner of Main Street and Edwards Boulevard. The City approved a conditional use for a Group Development comprised of two multi-tenant buildings with a drive-through lane and outdoor seating area in 2016. Operating hours are typically 5:30 am to 10:30 pm every day.

Project Details from PIP Submittal dated February 14, 2017:

Site Layout: Sheet AS1: The proposed Starbucks would entail 2,115 square feet at the western end of the western building. A retail space of 2,030 square feet, and a landlord room of 105 square feet comprise the rest of the building. The drive-through window is proposed for the west wall of the building – in order to provide the minimum 8 cars of stacking behind the window that Starbucks requires. The site layout and general floor plan for the building is provided on Sheet AS1.

Floor Plan: A detailed floor plan is also provided. It depicts seating for 42 inside, and an outdoor seating area with 21 seats on the corner patio. The patio is enclosed by a black metal picket railing system, also depicted on Sheet AS1.

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.

Report on the Starbucks CUP continues on the next page.

Staff Review Comments:

The proposed conditional use is fully consistent with the approved site plan for the property as a whole.

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:

   1. In general, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

   2. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

   3. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of 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.

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

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

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

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

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

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

Report on the Starbucks CUP continues on the next page.

3. The proposed conditional use in its proposed location, and as depicted on the required site plan does result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of 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.
4. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
5. The proposed conditional use is 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.
6. The potential public benefits of the proposed conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff 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, noting that the proposal is a fully consistent with the previous development approval.
3. Finally, staff recommends that *no additional conditions of approval* be attached.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

281 N. Edwards Boulevard - Wal-Mart Outparcel - SEC Route 50 & Edwards Boulevard, Lake Geneva, WI

NAME AND ADDRESS OF CURRENT OWNER:

Lake Geneva 50120, LLC c/o GMX Real Estate Group, LLC at 3000 Dundee Road, Suite 408, Northbrook, IL 60062

TELEPHONE NUMBER OF CURRENT OWNER: (312) 607-6418 / Andrew Goodman

NAME AND ADDRESS OF APPLICANT:

see above.

TELEPHONE NUMBER OF APPLICANT: see above.

PROPOSED CONDITIONAL USE:

Starbucks restaurant with drive-thru operation. Project approvals for the buildings and site were received last November, 2016.

ZONING DISTRICT IN WHICH LAND IS LOCATED: Planned Business Commercial Zoning District

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

Mike Colombo, JTS Architects at 450 E. Higgins Road, Suite 202, Elk Grove Village, IL 60007

Scott Disslin, RTM Engineering at 715 Ridgeview Drive, McHenry, IL 60050

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Develop a former vacated gas station site into proposed two building phased restaurant and retail center to be anchored by Starbucks with drive-thru and patio.

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

2/24/2017

DATE

SIGNATURE OF APPLICANT

Andrew S. Goodman, Manager, Lake Geneva 50120, LLC

AGREEMENT FOR SERVICES

REIMBURSABLE BY THE PETITIONER / APPLICANT. The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal 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 o pay for such professional review services applicable to the proposal including any finance charges that my accrue. The City may apply the charges for these services to the Petitioner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner and which are not paid, may be assigned by the City as a special assessment to the subject property. Petitioner hereby expressly waives any notice and hearing requirements provided in Wis. Stats. § 66.0701 or any additions or amendments to this section. Petitioner further authorizes the City Treasurer or City Clerk to levy and collect review fees and additional fees upon the affidavit of the City Administrator or the Zoning Administrator stating that such fees are reasonable and that payment is overdue. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the development application:

Andrew S. Goodman, as applicant/petitioner for:

Name: Lake Geneva 50170, LLC

Address: c/o GMX Real Estate Group, LLC
3000 Dundee Road, Suite 408, Northbrook, IL 60062

Phone: (312) 607-6418

Agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof.

Dated this 24th day of February, 2017.

Andrew S. Goodman
Printed name of Applicant/Petitioner

Signature of Applicant/Petitioner

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

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

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

⇓

____ ____ (a)**A map of the proposed conditional use:**

- ____Showing all lands for which the conditional use is proposed;
- ____Showing all other lands within 300 feet of the boundaries of the subject property;
- ____Referenced to a list of the names and addresses of the owners of said lands as they appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);
- ____Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
- ____Map and all its parts are clearly reproducible with a photocopier;
- ____Map size of 11" by 17" and map scale not less than one inch equals 800 ft:
- ____All lot dimensions of the subject property provided;
- ____Graphic scale and north arrow provided.

____ ____ (b)**A map, such as the Land Use Plan Map, of the generalized location of the subject property in relation to the City as a whole:**

X ____ (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.**

X ____ (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?

   The conditional use (Starbucks) is an approved use in the zoning district and complementary to the types of uses in these types of centers.

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?

   The conditional use will sit in the city's regional shopping center district and is complimentary to the types of uses typically found in these districts.

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?

   The conditional use will not adversely impact the proposed center or nearby properties, but will create a complimentary draw to facilitate business for surrounding retailers and restaurants and related users.

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?

   The conditional use is consistent with other land uses and land use intensities in the city's regional shopping district. The proposed development is situated at the city's busiest shopping center district intersection and is located adjacent to a very busy Wal-Mart Supercenter.

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?

The conditional use is adequately served by existing roads and utilities that have been designed to serve the proposed center.

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 benefits of the proposed conditional use outweigh the potential adverse impacts of said use. A Starbucks Cafe would bring customers to a former vacated gas station site that has been closed for over a decade.

IV. FINAL APPLICATION PACKET INFORMATION

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

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

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

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

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

____ **Conditional Use recorded with the County Register of Deeds Office:** **Date:** _____ **by:** _____

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

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

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

⇓

____ ____ (a) **A written description 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;

____The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property -- including the clear demonstration of compliance with Section 98-707;

____The location and type of any permanently protected green space areas;

____The location of existing and proposed drainage facilities;

____In the legend, data for the subject property on:

____Lot Area;

____Floor Area;
____Floor Area Ratio (b/a);
____Impervious Surface Area;
____Impervious Surface Ratio (d/a);
____Building Height.

____ ____ (d) **A <u>Detailed Landscaping Plan</u> 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 bufferyard 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 <u>Grading and Erosion Control Plan</u>:**
____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) **<u>Elevation Drawings</u> 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 25 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator:** **Date: _____ by: _____**

LEGAL DESCRIPTION OF THE PROPERTY

All of Lot 1 of Certified Survey Map No. 2973, being a part of the Northeast 1/4 and Northwest 1/4 of Section 31, in Township 2 North, Range 18 East, in the City of Lake Geneva, Walworth County, Wisconsin, recorded on April 21, 1998 in the Office of the Register of Deeds of Walworth County, Wisconsin in Volume 15 of Certified Survey Maps, Pages 293-295, inclusive, as Document No. 379822.

Excepting Therefrom those lands conveyed in General Warranty Deed recorded on May 27, 1986 in Volume 368 of Records at Page 903 as Document No. 129193.

Also Excepting those lands conveyed in a Warranty Deed recorded on March 21, 2002 as Document No. 504491.

Said Land being in the City of Lake Geneva, County of Walworth and State of Wisconsin.

Property Address: 281 N. Edwards Boulevard at SEC Highway 50 and Edwards Boulevard, Lake Geneva, Wisconsin.

TO: Mike Slavney, Vandewalle & Associates

CC: Mike Colombo, JTS Architects
Scott Shust, JTS Architects
Scott DiGilio, RTM Engineering
Ed Goss, RTM Engineering
Kevin Mottlowitz, GMXRE

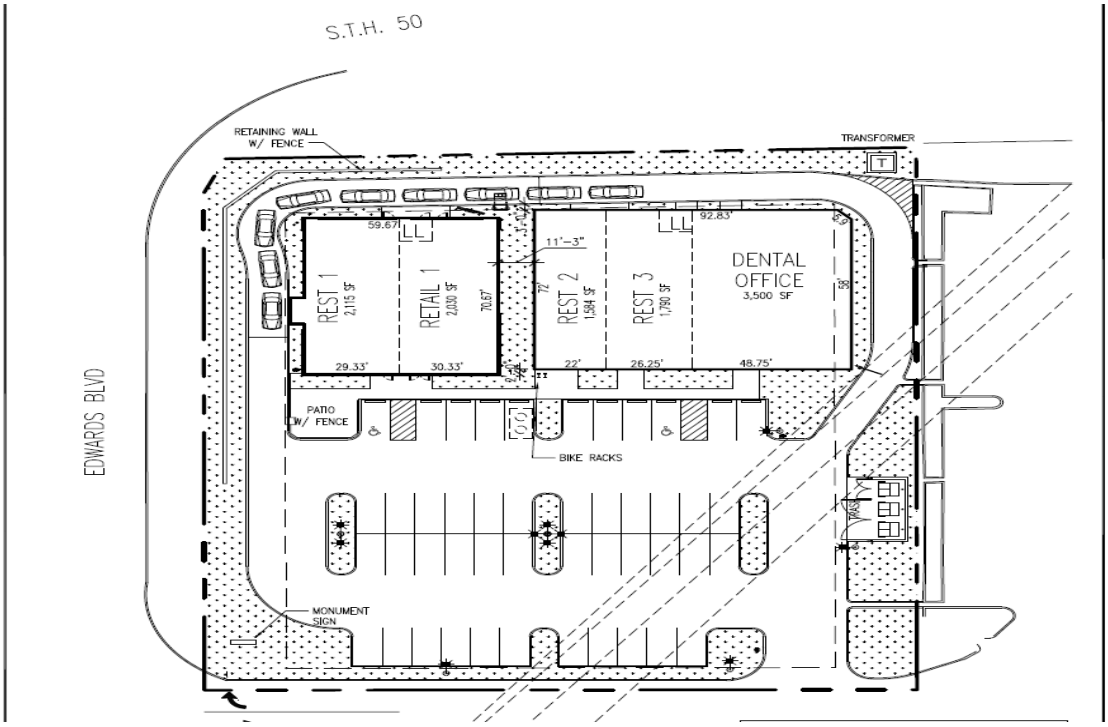
FROM: Andrew Goodman, GMXRE

RE: PROPOSED STARBUCKS @ THE SHOPS AT LAKE GENEVA PROJECT
SEC ROUTE 50 & EDWARDS BOULEVARD
GENERAL PROJECT DESCRIPTION OF PROPOSED CONDITIONAL USE

DATE: February 24, 2017

Mike,

Thank you for the opportunity to present our proposed project to you, which includes redevelopment of a former +/- 1.2 acre vacant gas station site that sits at a "main-on-main" corner at the southeast corner of Route 50 and Edwards Boulevard in front of the Wal-Mart Supercenter. The subject site has been sitting dormant since 2006 or thereabouts. As shown in our proposed site plan below, we are proposing a commercial project encompassing two buildings separated by open space with five to six tenants depending on the final lease-up of the project. We are currently in lease negotiations with one national restaurant chain (Starbucks), one national retail tenant and one national dental office.



The proposed western building encompasses +/- 4,100 sf of retail and restaurant space with a drive-through lane plus +/- 100 sf landlord room. The proposed eastern building encompasses +/- 6,880 sf of retail, restaurant and dental space plus +/- 100 sf landlord room. The total impervious area of the proposed building and site improvements encompasses +/- 75% of the subject site and pervious area of the proposed landscape improvements encompasses +/- 25% of the subject site.

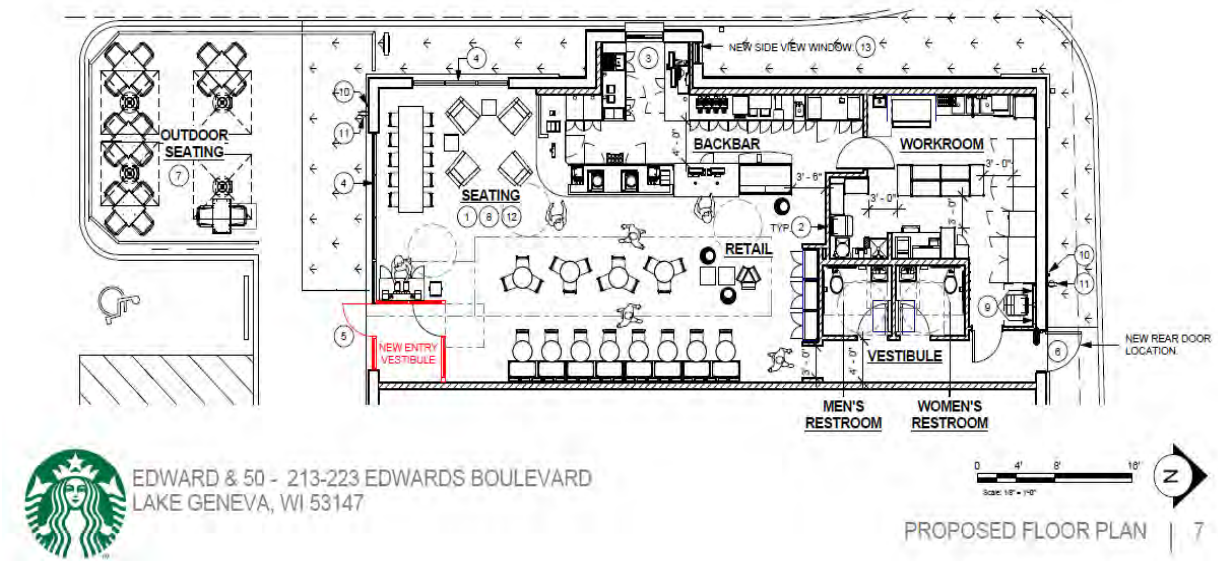
Proposed site improvements would including utility connections to the adjoining area utilities. Proposed access would include a connection to the existing Wal-Mart Supercenter ring road. Proposed landscape improvements will include indigenous trees, bushes and other landscape features typically found in the local area. An Operations & Easement Agreement ("OEA") is contemplated to govern the on-going operational activities.

It is possible that the co-tenancy of the project will change, but we are in discussions with the aforementioned potential tenants to commence construction this Spring, 2017 for Fall, 2017 openings. It is likely that the proposed western building will commence construction prior to the construction of the proposed eastern building due to the current leasing activity, so a phasing plan is being prepared to address this issue.

The project already received General Development Plan and Precise Implementation Plan approvals last year; however, the Conditional Use approval for our proposed project anchor, Starbucks, has not yet been received and will be required to launch the project's construction. We are also seeking modifications to the existing approvals, including a retaining wall redesign as shown on our proposed retaining wall rendering included in the subject conditional use approval application packet.

The proposed Starbucks would be located in +/- 2,100 the western portion of the proposed western building and would be serviced with an in-store café (see proposed layout below) as well as a drive-through window and drive-up lane, both of which are integral to the operation of Starbucks. The operation would sell various beverages including but not limited to coffee, tea, specialty drinks, fruit juices, baked goods, breakfast sandwiches, ancillary food and beverage products and retail merchandise. Specifics regarding menu items can be found at www.starbucks.com/menu. Starbucks may be applying for a beer and wine license, which would be separate from the subject application request. Typical drive-through stores employ 15 – 20 employees, depending on sales volumes and customer needs.

As shown on the proposed floor layout below, the proposed in-store café would contain +/- 42 in-store café seats and +/- 18 exterior patio seats in a contained outdoor patio area defined by a railing fence. The proposed drive-through lane would be more than adequate to meet Starbucks required eight (8) car stacking requirement, which would be serviced with a drive-up window, order menu and order speaker service. The proposed hours of operation would vary depending on customer demand, but typically run from 5:30 am to 10:30 pm every day of the week.



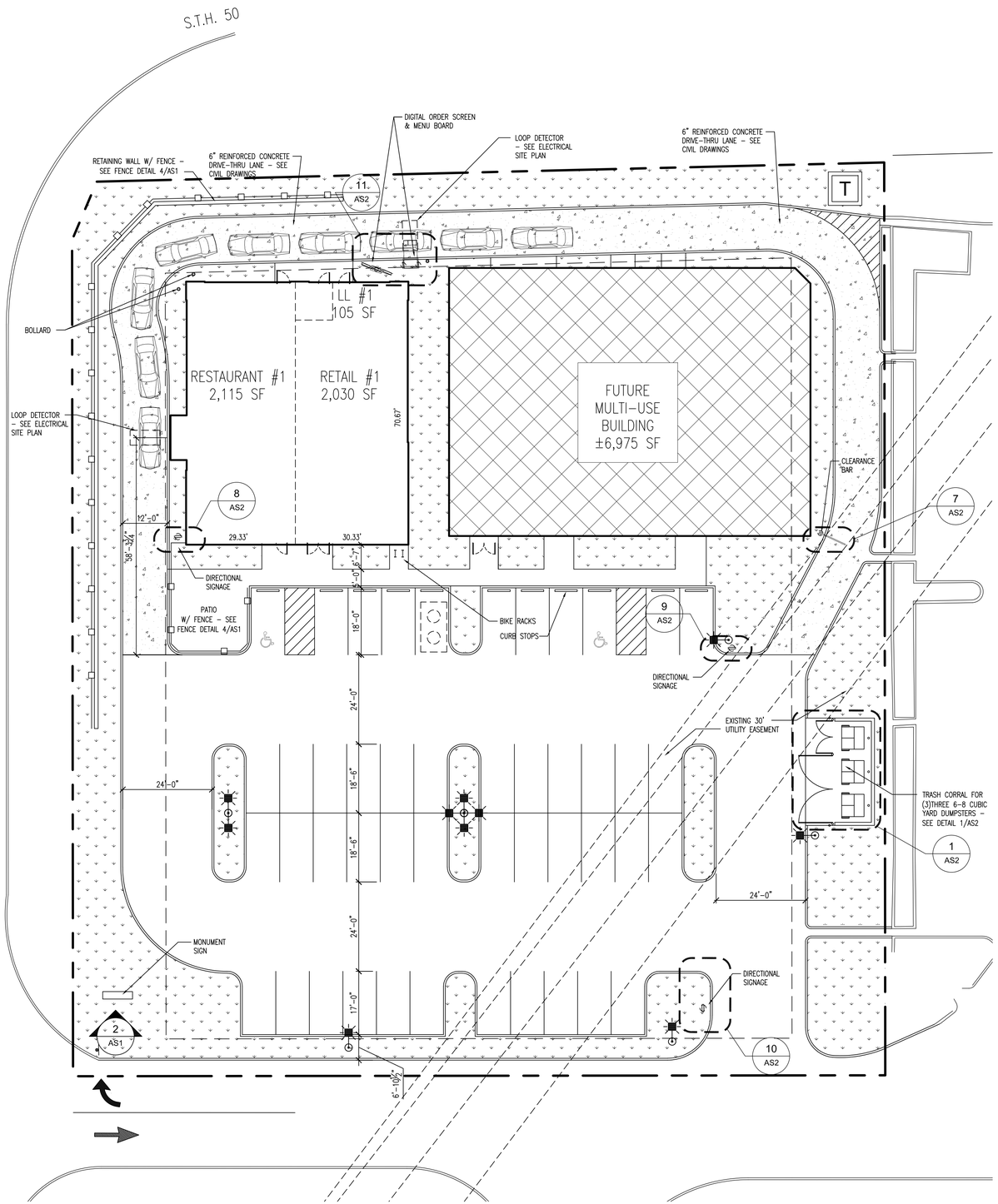
As shown on the market aerial below, the subject site sits in the middle of the Lake Geneva regional retail corridor. In addition to the Wal-Mart Supercenter, Lake Geneva also has the premiere retail mix within Walworth County. National anchor retailers at the subject intersection of the subject site also include Home Goods, Petco, Office Max, Home Depot, Target, TJ Maxx, Jo Ann, and Best Buy. There are also several national junior retailers and convenience providers at the subject intersection, including Maurice's, Rue 21, Kay Jewelers, Sally Beauty, DaVita Dialysis, Sherwin Williams, Walgreens, Chase Bank, Mobil, Subway, Taco Bell, BP Amoco and CVS/pharmacy (located inside of the Target store). There is another commercial development site across Highway 50 that was a former Sears Hardware store, which recently opened with a Qdoba Mexican Grill, Noodles & Company and remaining in-line available space for lease.

The subject site sits in the Planned Business ("PB") Commercial Zoning District that is intended to permit large and small scale commercial development which is compatible with the desired overall community character of the area in general. A wide range of office, retail, restaurant and lodging land uses are permitted within this district and this district is intended to provide the principal zoning district for commercial development.

In summary, we believe that the subject development would bring "new life" to an otherwise blighted lot located in your prime commercial development district. We also believe that the addition of a Starbucks with an outdoor patio area and drive-through facility would be a welcomed and strong anchor for the subject development.

We look forward to continuing to work with you and your staff at bringing this excitement project to fruition. And thank you for your consideration regarding this matter.

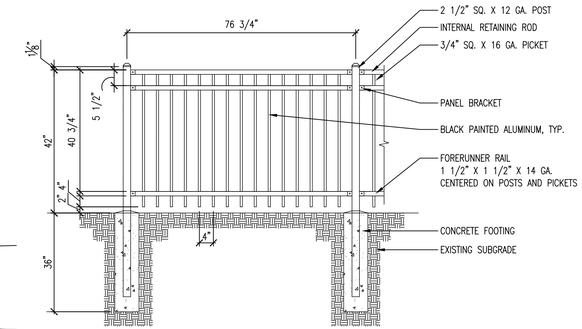
MATTRESS FIRM
SALLY BEAUTY
maurices
BEST BUY
TARGET
rue21
KAY
Great Clips
DaVita
TJ maxx
JO-ANN
12
24,400
EDWARDS BLVD.
6,700
Walgreens
Mobil
SUBWAY
MAIN ST.
50
18,100
14,800
SITE
HomeGoods
petco
OfficeMax
Walmart
N
Lake Geneva, WI
MID-AMERICA
Real Estate-Wisconsin, LLC



0 8' 16' 32'

1/16" = 1'–0"

1 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"



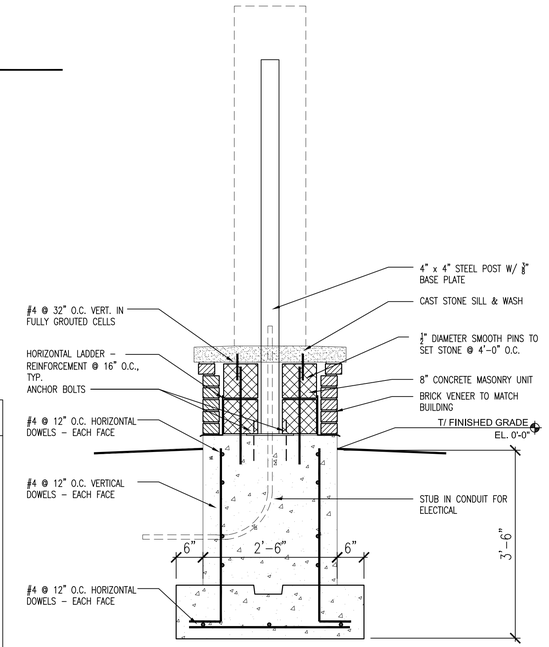
NOTE: ALL EXPOSED STEEL TO BE HOT DIP GALVANIZED WITH POWDER COAT FINISH

4 GUARD RAIL DETAIL
SCALE: 1/2" = 1'-0"

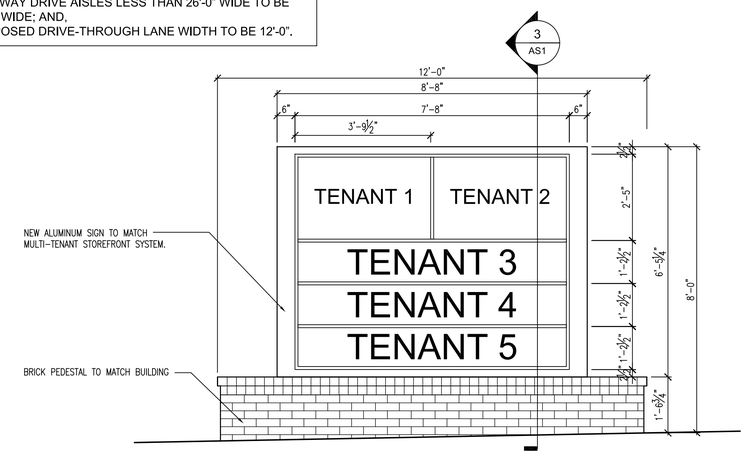
LOT INFORMATION	
LAND USE:	COMMERCIAL
LAND AREA:	1.214 ACRES
LANDSCAPE AREA:	25.0%
BUILDING AREA	
RESTAURANT 1	2,115 SF
RETAIL 1	2,030 SF
LL ROOM 1	105 SF
TOTAL	4,250 SF
PARKING DATA	
NO. OF PARKING STALLS:	44
NO. ADA STALLS:	2
TOTAL STALLS PROVIDED:	46

PROPOSED EXCEPTIONS

1. TWO PROPOSED COMMERCIAL BUILDINGS;
2. ONE OUTDOOR DINING PATIO AREAS FOR OUR PROPOSED RESTAURANT ANCHOR TENANT;
3. MINIMUM PAVED SURFACE SETBACK ON THE EAST SIDE OF THE PROPERTY OF LESS THAN 5 FEET;
4. PARKING COUNT REDUCTION FROM 53 REQUIRED STALLS TO 46 PROPOSED STALLS;
5. LANDSCAPE EXCEPTION AT THE FRONT OF THE PROPOSED BUILDINGS TO BE LESS THAN 10'-0";
6. NORTH PARKING ROW STALL LENGTH TO BE LESS THAN 18'-6" WHICH ARE 18'-0" WITH 17'-0" WHEEL STOPS;
7. DRIVEWAY THROAT AT THE ENTRY DRIVE TO BE LESS THAN 25'-0" WHICH WILL BE +/- 23'-10 1/2";
8. MINIMUM BUILDING SEPARATION LESS THAN 20'-0" WHICH WILL BE +/- 11'-3";
9. BUILDING TO BE SITUATED LESS THAN 40'-0" FROM STH 50 TO BE LOCATED AT +/- 25'-0";
10. MONUMENT SIGN TO BE SITUATED LESS THAN 8'-0" AT ABOUT +/- 6'-0" FROM THE PROPERTY LINE;
11. TWO-WAY DRIVE AISLES LESS THAN 26'-0" WIDE TO BE 24'-0" WIDE; AND,
12. PROPOSED DRIVE-THROUGH LANE WIDTH TO BE 12'-0".



3 SECTION - MONUMENT SIGN
SCALE 3/4" = 1'-0"



2 MONUMENT SIGN
SCALE: 1/2" = 1'-0"

450 E. Higgins Road, Suite 202
Elk Grove Village, IL 60007
P 847.952.9970
F 847.574.8075
www.jtsarch.com
JTS ARCHITECTS

GMX REAL ESTATE GROUP, LLC
MULTI-TENANT BUILDING
281 N. EDWARDS BLVD.
LAKE GENEVA, WISCONSIN 53147

NO.	SET DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

DATE 02/14/2017

SHEET **AS1**

JOB NO. 2664

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SCOPE OF WORK

1. NEW BUILDING SHELL (LL) & INTERIOR FIT OUT (SB)
2. NEW INTERIOR PATITIONS AS SHOWN (SB)
3. NEW DRIVE THRU BUMP OUT, INCLUDING DT WINDOW, AIR CURTAIN, WINDOW SHELF & AWNING (4'-0" MIN.) (LL)
4. NEW STOREFRONT (LL)
5. NEW 36" STOREFRONT DOOR LOCATION (LL)
6. NEW 42" SECURITY DOOR LOCATION (LL)
7. NEW STARBUCKS PATIO & RAILING (LL)
8. NEW UTILITY SERVICE (GAS, WATER, ELECTRIC, SEWER) BUILDING ENVELOPE, INCLUDING ALL UNDERSLAB WORK (LL)
9. NEW ELECTRIC PANELS (LL)
10. NEW HOSE BIBB (LL)
11. NEW OUTDOOR ELECTRIC DUPLEX (LL)
12. NEW REINFORCED CONC. FLOOR SLAB (LL)
13. NEW SIDE VIEW WINDOW. (LL)

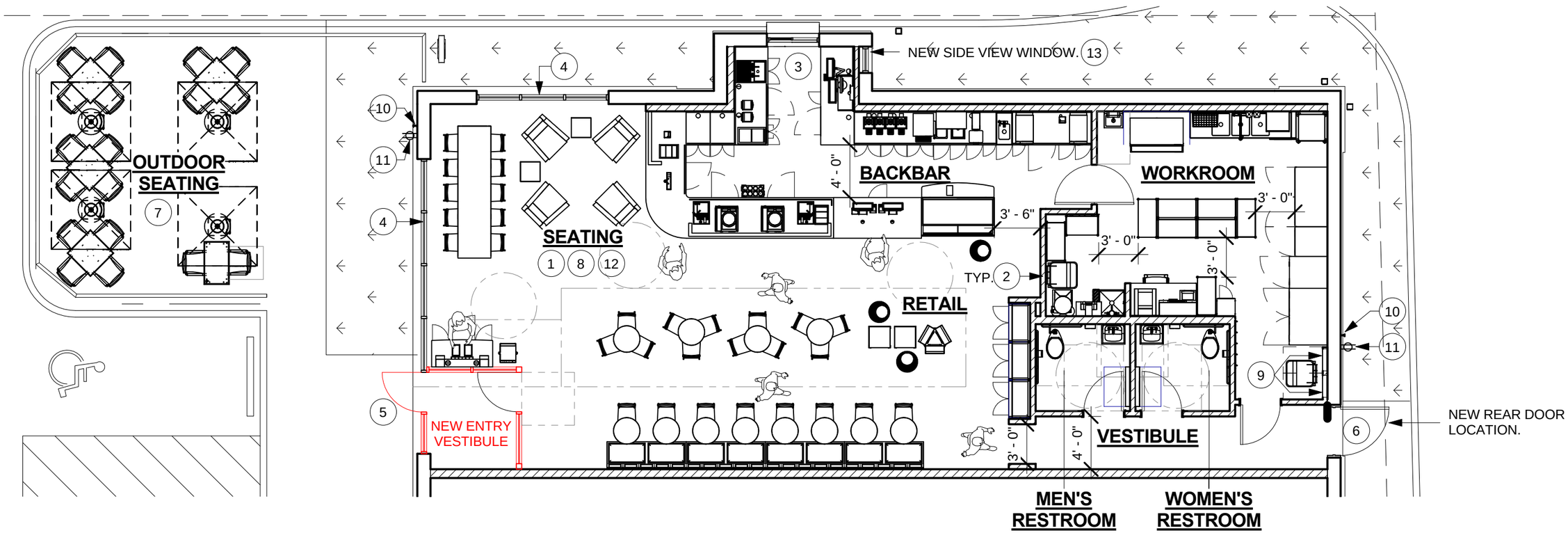
SEATING

	PROPOSED
INTERIOR:	42
EXTERIOR:	18
TOTAL STORE AREA:	2,082 SQ. FT.

TEST FIT LEGEND

DEMOLISHED

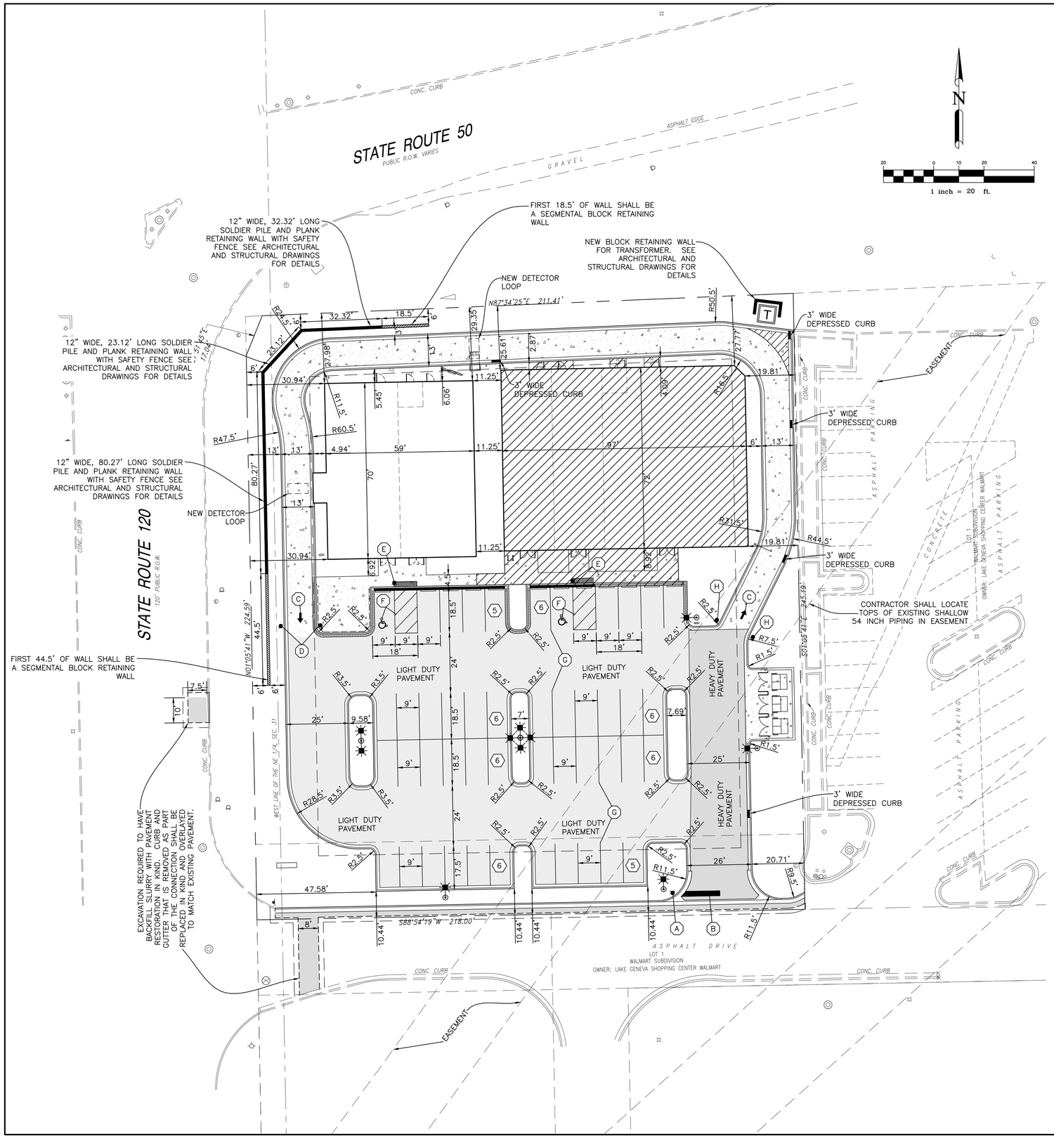
NEW



EDWARD & 50 - 213-223 EDWARDS BOULEVARD
LAKE GENEVA, WI 53147

0 4' 8' 16'
Scale: 1/8" = 1'-0"

N



LEGEND

CONCRETE:
SIDEWALKS/PATIO:
5" PC CONCRETE
OVER 6" OF 3/4" CRUSHED AGGREGATE.
DUMPSTER APRON:
6" PC CONCRETE WITH 6"x6" W2.9xW2.9 W.W.F.
OVER 6" OF 3/4" CRUSHED AGGREGATE
DRIVE APRON:
6" PC CONCRETE WITH 6"x6" W2.9xW2.9 W.W.F.
OVER 6" OF 1 1/2" CRUSHED AGGREGATE

LIGHT DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE (E-0.3)
2" BITUMINOUS BINDER COURSE (E-0.3)
8" OF 3/4" CRUSHED AGGREGATE

HEAVY DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE (E-0.3)
3" BITUMINOUS BINDER COURSE (E-0.3)
12" OF 3/4" CRUSHED AGGREGATE

PHASE TWO CONSTRUCTION
TO INCLUDE EAST BUILDING, SIDEWALK, CURB, AND DETECTABLE WARNING. ADA SIGN AND PARKING BUMPERS TO BE INCLUDED IN PHASE 1 WORK.

CURB AND GUTTER CURB
CURB AND GUTTER DEPRESSED
CURB TRANSITION, SEE GRADING PLAN FOR ELEVATIONS
REVERSE GUTTER PITCH (AWAY FROM CURB)
EXISTING CURB
EXISTING STRIPING
EXISTING SIDEWALK
(2) PARKING STALL COUNT
(X) SIGN AND STRIPING CALLOUT
ADA DETECTABLE WARNING

NOTES:

1. ALL DIMENSIONS ALONG CURB LINES ARE TO BACK OF CURB, UNLESS NOTED OTHERWISE.
2. BUILDINGS AND ADJACENT TO BUILDING IMPROVEMENTS SHOWN ON THESE PLANS ARE BASED UPON THE BUILDING PLANS PROVIDED BY OTHERS AT THE DATE OF THESE PLANS BEING PREPARED. BUILDING PLANS NORMALLY CONTINUE TO CHANGE AFTER SITE PLANS HAVE BEEN APPROVED. THEREFORE THE CONTRACTOR SHALL USE THE BUILDING PLANS FOR FINAL BUILDING IMPROVEMENTS, AND VERIFY THAT ALL ADJACENT IMPROVEMENTS ARE CONSISTENT WITH THE DESIGN INTENT AND REQUIREMENTS OF THE SITE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF CLARIFICATION IS NEEDED, OR IF CONFLICTS OR INCONSISTENCIES EXIST.
3. ALTA/ACSM LAND TITLE SURVEY PREPARED BY CHAPUT LAND SURVEYS, LLC. DATED MAY 10, 2016.
4. BUILDING ARE PARALLEL AND PERPENDICULAR TO THE WEST PROPERTY LINE.
5. DIMENSIONS ARE SUGGESTED DIMENSIONS. CONTRACTOR SHALL MEET ALL OSHA TRENCH REQUIREMENTS AND ADJUST DIMENSIONS ACCORDINGLY. MINIMUM DISTURBANCE SHALL BE APPLIED.
6. CONTRACTOR SHALL LOCATE TOPS OF EXISTING 54 INCH PIPING RUNNING THROUGH EASEMENT.

PARKING SUMMARY

	PROPOSED
REGULAR STALLS (9'X18')	9
REGULAR STALLS (9'X18.5')	24
REGULAR STALLS (9'X17')	11
HANDICAP STALLS (18'X18')	2
TOTAL	46

(X) SIGNING AND STRIPING SCHEDULE

A. "STOP" SIGN
B. 24" WIDE STOP BAR *
C. PAINTED DIRECTIONAL ARROW *
D. "DO NOT ENTER" SIGN *
E. HANDICAP SIGN ($250 FINE)
F. HANDICAP STRIPING (SEE DETAIL) *
G. 4" PAINTED PARKING STALL STRIPE *
H. "DRIVE THRU" SIGN

* ON SITE PAVEMENT MARKINGS AND GRAPHICS SHALL CONSIST OF TWO (2) COATS OF WHITE PAINT APPLIED A MINIMUM OF 30 DAYS APART. STRIPING AND GRAPHICS AT ENTRY DRIVES SHALL BE THERMOPLASTIC AS NOTED. SHALL MEET WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARDS.

DIGGERS HOTLINE
811
Know what's below. Call before you dig.

WISCONSIN PROFESSIONAL ENGINEER
TIM J. SHOEMAKER
33214-006
MCHENRY
IL
EXPIRES 11-30-2017

No.	DATE	DESCRIPTION
0	10/21/16	ISSUED FOR REVIEW
1	12/1/16	REVISED PER CITY COMMENTS

rtm engineering consultants
715 Ridgeview Drive, McHenry, IL 60050 T.815.578.0200 www.rtmassociates.com

SHEET NAME: GEOMETRIC PLAN

PROJECT NAME: THE SHOPS AT LAKE GENEVA
281 NORTH EDWARDS BLVD. LAKE GENEVA, WI

PROJECT No. 15.GMX.009

SHEET No. C3

NOT FOR CONSTRUCTION

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: March 20, 2017

Agenda Item #9.

Applicant:
Andrew Goodman, Lake Geneva 50120 LLC

Represented by:
Andrew Goodman
Lake Geneva 50120, LLC
3000 Dundee Road, Suite 408
Northbrook, IL 60062

Request:
281 N Edwards Blvd., Lake Geneva, WI 53147
Proposed Precise Implementation Plan amendment
for The Shops at Lake Geneva
to amend the engineered design of the
Retaining Wall in the northwest corner
of the site

Description:

The applicant is requesting to amend the Precise Implementation Plan (PIP) to revise the engineered design of the retaining wall that was previously approved for the multi-tenant building located at the southeast corner of Main Street and Edwards Boulevard. In order to fully contain the retaining wall improvements on-site, the design of both ends of the wall need to be changed to employ a segmented block wall. The previously approved "pile and plank" wall design will be retained for the middle portion of the wall. This change requires a PIP amendment, because the retaining wall was an integral part of granting setback flexibilities for the site related to the five foot pavement setback that is typically required.

The proposed PIP amendment is consistent with the General Development Plan (GDP) approved by the City for this project, with the proposed wall remaining in essentially the same location. The proposed PIP amendment varies from the currently approved PIP only in the use of the segmented block wall design at each end of the wall

Project Details from PIP Submittal dated November 30, 2016:

Geometric Plan: Sheet C3: Sheet C3 most clearly depicts and describes the location of the segmented block wall section. Please see the call-out notes. Where the "pile-and-plank" wall will be used, the retaining wall is depicted by the heavy black line. At each end of the wall, a cross-hatched line depicts where the segmented block construction will be used. This amendment does not affect the site layout.

Relation to Base Zoning Standards:

All Planned Developments must explicitly identify any flexibilities being requested from base zoning standards in the most comparable regular zoning district. However, in this instance, the proposed PIP amendment retains the same relationship to zoning requirements as was granted last year.

Report on The Shops at Lake Geneva PIP continues on the next page.

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 Planned Development / Precise Implementation Plan step, 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.

Staff Review Comments:

The City Staff review indicated strong support for this practical solution.

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

A proposed PIP must be reviewed by the standards for Conditional Use Permits, below:

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

   1. 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.

   2. 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.

   3. 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.

   4. 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.

   5. The proposed PIP is 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.

   6. 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.

Report on The Shops at Lake Geneva PIP continues on the next page.

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:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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:

1. Staff recommends that the Plan Commission recommend *approval* of the PIP as submitted.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above, noting that the proposal is a change in retaining wall materials and techniques to better fit the site.
3. Finally, staff recommends that *no additional conditions of approval* be attached.

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

Name of Applicant: Andrew Goodman - Lake Geneva 50120, LLC

Address of Applicant: c/o GMX Real Estate Group, LLC
3000 Dundee Rd. Suite 408
Northbrook, IL 60062

Telephone No. (312) 607-6418

Fax and/or email: (____) asg@gmxre.com

Name of Owner: Lake Geneva 50120, LLC

Address of Owner: c/o GMX Real Estate Group, LLC
3000 Dundee Rd. Suite 408
Northbrook, IL 60062

Telephone No. (312)607-6418

Fax and/or email: (____) asg@gmxre.com

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

See Included Legal Description

Current Zoning District: Planned Business Commercial Zoning District

Fee of $750.00 payable upon filing application.

2/24/2017
Date

Andrew S. Goodman
Signature of Applicant
Manager, Lake Geneva 50120, LLC

AGREEMENT FOR SERVICES

REIMBURSABLE BY THE PETITIONER / APPLICANT. The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal 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 o pay for such professional review services applicable to the proposal including any finance charges that my accrue. The City may apply the charges for these services to the Petitioner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner and which are not paid, may be assigned by the City as a special assessment to the subject property. Petitioner hereby expressly waives any notice and hearing requirements provided in Wis. Stats. § 66.0701 or any additions or amendments to this section. Petitioner further authorizes the City Treasurer or City Clerk to levy and collect review fees and additional fees upon the affidavit of the City Administrator or the Zoning Administrator stating that such fees are reasonable and that payment is overdue. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the development application:

Andrew Goodman, as applicant/petitioner for:

Name: Lake Geneva 50120, LLC

Address: c/o GMX Real Estate Group, LLC

3000 Dundee Rd. Suite 408, Northbrook, IL 60062

Phone: 312 607-6418

Agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof.

Dated this 24th day of February, 2007.

Andrew S. Goodman, Manager, Lake Geneva 50120, LLC

Printed name of Applicant/Petitioner

Signature of Applicant/Petitioner

LEGAL DESCRIPTION OF THE PROPERTY

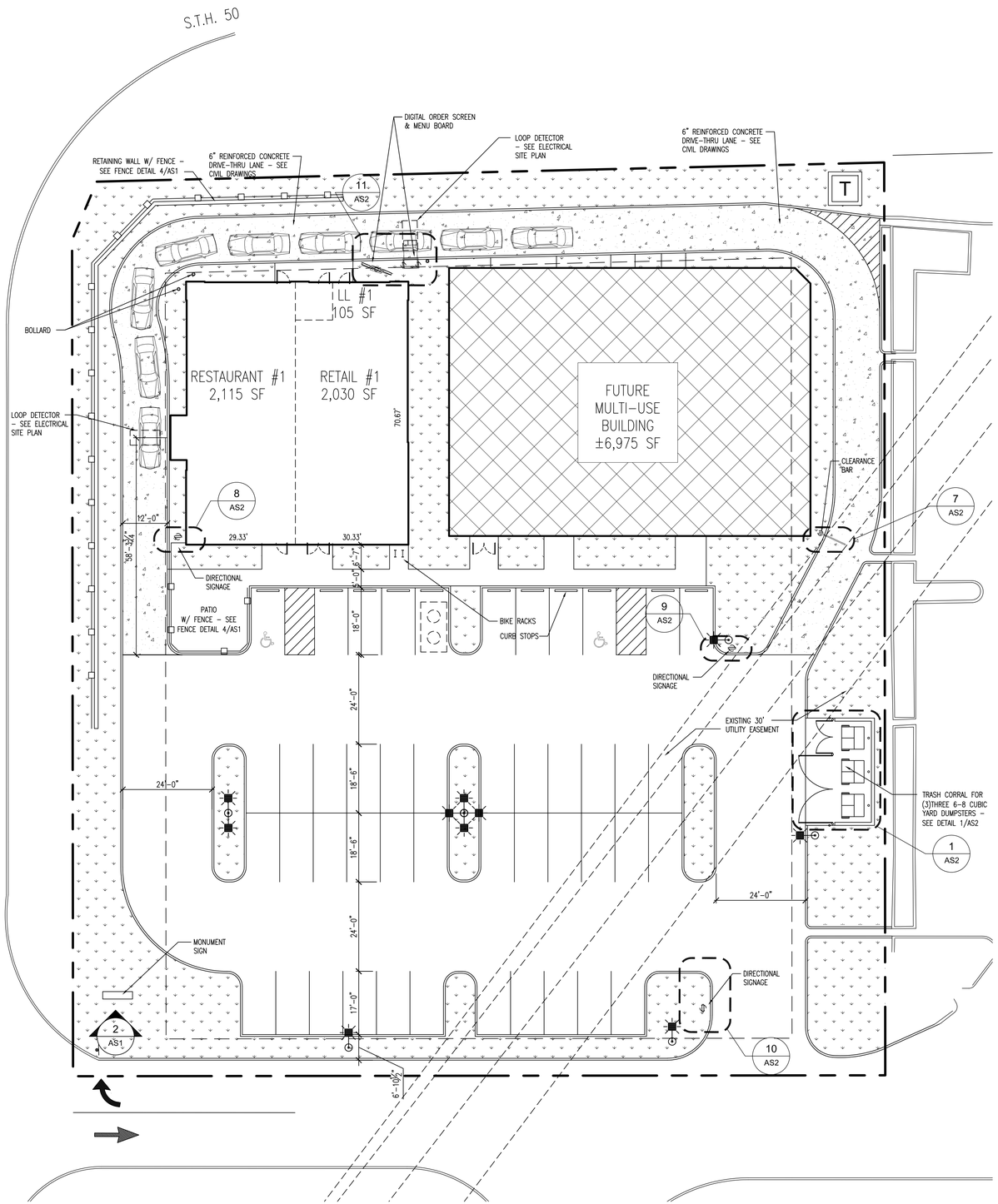
All of Lot 1 of Certified Survey Map No. 2973, being a part of the Northeast 1/4 and Northwest 1/4 of Section 31, in Township 2 North, Range 18 East, in the City of Lake Geneva, Walworth County, Wisconsin, recorded on April 21, 1998 in the Office of the Register of Deeds of Walworth County, Wisconsin in Volume 15 of Certified Survey Maps, Pages 293-295, inclusive, as Document No. 379822.

Excepting Therefrom those lands conveyed in General Warranty Deed recorded on May 27, 1986 in Volume 368 of Records at Page 903 as Document No. 129193.

Also Excepting those lands conveyed in a Warranty Deed recorded on March 21, 2002 as Document No. 504491.

Said Land being in the City of Lake Geneva, County of Walworth and State of Wisconsin.

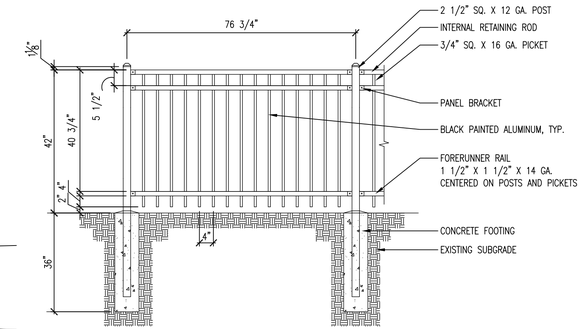
Property Address: 281 N. Edwards Boulevard at SEC Highway 50 and Edwards Boulevard, Lake Geneva, Wisconsin.



0 8' 16' 32'

1/16" = 1'–0"

1 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"



NOTE: ALL EXPOSED STEEL TO BE HOT DIP GALVANIZED WITH POWDER COAT FINISH

4 GUARD RAIL DETAIL
SCALE: 1/2" = 1'-0"

LOT INFORMATION	
LAND USE:	COMMERCIAL
LAND AREA:	1.214 ACRES
LANDSCAPE AREA:	25.0%
BUILDING AREA	
RESTAURANT 1	2,115 SF
RETAIL 1	2,030 SF
LL ROOM 1	105 SF
TOTAL	4,250 SF
PARKING DATA	
NO. OF PARKING STALLS:	44
NO. ADA STALLS:	2
TOTAL STALLS PROVIDED:	46

PROPOSED EXCEPTIONS

1. TWO PROPOSED COMMERCIAL BUILDINGS;
2. ONE OUTDOOR DINING PATIO AREAS FOR OUR PROPOSED RESTAURANT ANCHOR TENANT;
3. MINIMUM PAVED SURFACE SETBACK ON THE EAST SIDE OF THE PROPERTY OF LESS THAN 5 FEET;
4. PARKING COUNT REDUCTION FROM 53 REQUIRED STALLS TO 46 PROPOSED STALLS;
5. LANDSCAPE EXCEPTION AT THE FRONT OF THE PROPOSED BUILDINGS TO BE LESS THAN 10'-0";
6. NORTH PARKING ROW STALL LENGTH TO BE LESS THAN 18'-6" WHICH ARE 18'-0" WITH 17'-0" WHEEL STOPS;
7. DRIVEWAY THROAT AT THE ENTRY DRIVE TO BE LESS THAN 25'-0" WHICH WILL BE +/- 23'-10 1/2";
8. MINIMUM BUILDING SEPARATION LESS THAN 20'-0" WHICH WILL BE +/- 11'-3";
9. BUILDING TO BE SITUATED LESS THAN 40'-0" FROM STH 50 TO BE LOCATED AT +/- 25'-0";
10. MONUMENT SIGN TO BE SITUATED LESS THAN 8'-0" AT ABOUT +/- 6'-0" FROM THE PROPERTY LINE;
11. TWO-WAY DRIVE AISLES LESS THAN 26'-0" WIDE TO BE 24'-0" WIDE; AND,
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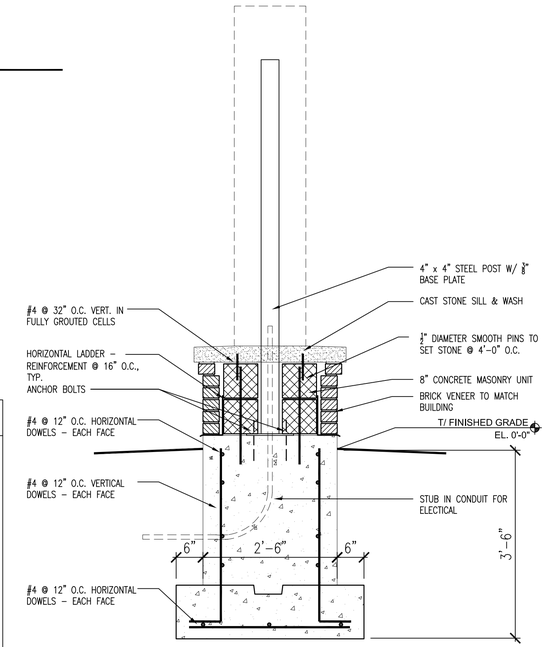

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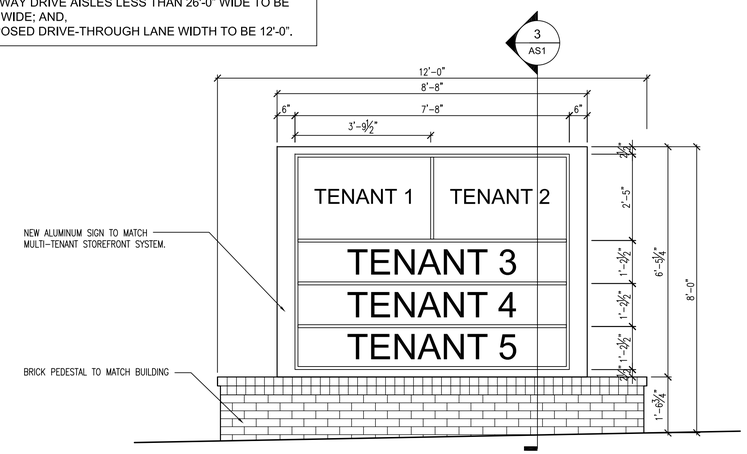

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SHEET **AS1**

JOB NO. 2664

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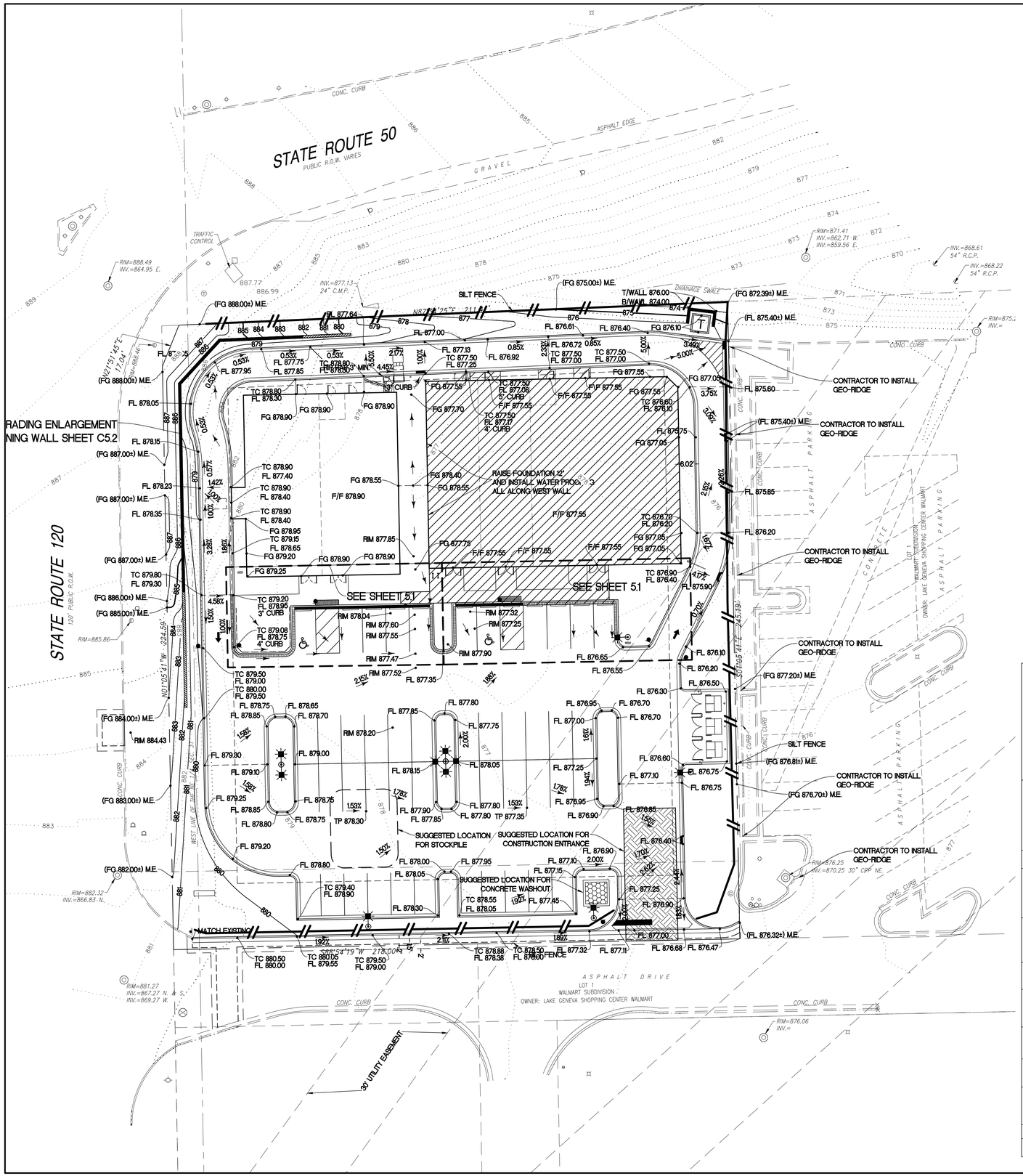


N

20 0 10 20 40

1 inch = 20 ft.

LEGEND

- 50' X 20' CONSTRUCTION ENTRANCE, SEE DETAILS. (TRACKING PAD)
- SILT FENCE, SEE DETAILS.
- CONCRETE WASHOUT FACILITY

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. INLET PROTECTION SHALL BE INSTALLED AT EACH DRAINAGE STRUCTURE THAT ACCEPTS WATER ONCE THAT STRUCTURE IS ABLE TO RECEIVE WATER.
3. ALL ROADS INCLUDING ADJACENT ROADWAYS, SWALES, DRAINAGE STRUCTURES, MANHOLES AND PIPES MUST BE KEPT CLEAN AND FREE OF DIRT, SILT AND DEBRIS AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD ADJUSTING THE LOCATION OF THE EROSION MEASURES TO ACCOMMODATE CONSTRUCTION ACTIVITIES. RELOCATED MEASURES SHALL BE PLACED TO PREVENT SILT FROM RUNNING OFF THE SITE OR INTO FINISHED GRADED AREAS. MEASURES SHALL BE RELOCATED BACK TO ORIGINAL LOCATION AS NECESSARY AFTER CONSTRUCTION ACTIVITY IN THE EFFECTED AREA IS COMPLETED.
5. AFTER PERMANENT GROUND COVER IS ESTABLISHED THROUGHOUT THE SITE, THE ACCUMULATED SEDIMENT SHALL BE REMOVED FROM COLLECTION AREAS, AND ALL STORM SEWER PIPES AND STRUCTURES.
6. SEE LANDSCAPE PLANS FOR PERMANENT VEGETATION REQUIREMENTS.
7. ALTA/ACSM LAND TITLE SURVEY PREPARED BY CHAPUT LAND SURVEYS, LLC. DATED MAY 10, 2016.
8. TEMPORARY STOCKPILE SHALL BE SEEDED IF UNDISTURBED FOR MORE THAN 14 DAYS.
9. ALL ACCESS TO AND FROM THE CONSTRUCTION SITE IS RESTRICTED TO THE CONSTRUCTION ENTRANCE.
10. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE EFFECTIVE PERFORMANCE OF THEIR INTENDED FUNCTION.
11. MAJOR AMENDMENTS OF THE SITE DEVELOPMENT OR EROSION AND SEDIMENTATION CONTROL PLANS SHALL BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT TO BE APPROVED IN THE SAME MANNER AS THE ORIGINAL PLANS.
12. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING (NOT FLUSHING) BEFORE THE END OF EACH WORKDAY AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL.
13. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER THE FINAL SITE STABILIZATION IS ACHIEVED WITH PERMANENT SOIL STABILIZATION MEASURES.
14. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE OR REDISTURBANCE.
15. IF DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. ALL PUMPED DISCHARGES SHALL BE ROUTED THROUGH APPROPRIATELY DESIGNED SEDIMENT TRAPS OR BASINS.
16. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER AND SANITARY WASTE AT THE CONSTRUCTION SITE THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY.
17. ALL STORM SEWER FRAMES AND GRATES/LIDS SHALL BE MARKED WITH "DUMP NO WASTE" AND "DRAINS TO CREEK".
18. A NOTICE OF INTENT MUST BE SUBMITTED TO THE NPDES PERMITTING AUTHORITY AND POSTMARKED AT LEAST 30 DAYS BEFORE COMMENCEMENT OF ANY WORK ON-SITE FOR ALL CONSTRUCTION SITES OVER AN ACRE. INCLUDED IN THE NOI SHALL BE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), WHICH INCLUDES THE APPROPRIATE BMP'S TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THE CONSTRUCTION SITE.
19. AN INCIDENT OF NON-COMPLIANCE (ION) MUST BE COMPLETED AND SUBMITTED TO WDNR IF, AT ANY TIME, AN EROSION OR SEDIMENT CONTROL DEVICES FAILS.
20. A NOTICE OF TERMINATION (NOT) MUST BE COMPLETED AND SUMBITTED TO THE WDNR WHEN ALL PERMANENT EROSION CONTROL MEASURES ARE IN PLACE WITH A 70% ESTABLISHMENT OF VEGETATION.
21. CONTRACTOR TO INCLUDE MIN. 3" RIP RAP AT BUILDING'S ABOVE GROUND PRIMARY STORM PIPE POINT OF DISCHARGE.

CONSTRUCTION SEQUENCE AND RESPONSIBLE CONTRACTOR

	GRADING CONTRACTOR	UNDERGROUND CONTRACTOR	PAVING CONTRACTOR	LANDSCAPE CONTRACTOR
1. INSTALL SEDIMENT CONTROL MEASURES –DITCH CHECKS –EROSION CONTROL FENCE –SEDIMENT BASIN –STABILIZED CONSTRUCTION ENTRANCE –TEMPORARY SWALES –SPECIFIED STORM SEWER LINES	— — — — — —	— — — — — —		
2. GRADE SITE/STOCKPILE TOPSOIL	—			
3. INSTALL STORMWATER MANAGEMENT MEASURES –STORM SEWER –SEDIMENT TRAP (INLET PROTECTION) –DITCH/SWALES	— —	— — —		
4. TEMPORARY VEGETATIVE STABILIZATION –CONTROL MEASURES –TEMPORARY SEEDING –DITCH/SWALES				— — —
5. INSTALL ROAD SUBGRADE –AGGREGATE COVER			—	
6. SITE CONSTRUCTION WORK –CURB AND CUTTER –PAVING (WALKS & BIKEPATHS)			— —	
7. VEGETATIVE COVER ON ALL AREAS TO BE EXPOSED LONGER THAN 60 DAYS –TEMPORARY SEEDING				—
8. SURFACE ROADS –PAVING			—	
9. PERMANENT VEGETATIVE STABILIZATION OF ALL EXPOSED AREAS –PERMANENT SEEDING –SODDING				— —
10. INSTALL PERMANENT LANDSCAPING				—
11. PERFORM CONTINUING MAINTENANCE	—	—	—	—

WISCONSIN
TIM J. SHOEMAKER
33214-006
MCHENRY
IL
PROFESSIONAL ENGINEER

EXPIRES 11-30-2017

No.	DATE	DESCRIPTION
0	10/21/16	ISSUED FOR REVIEW

No.	DATE	DESCRIPTION

rtm engineering consultants
715 Ridgeview Drive, McHenry, IL 60050 T.815.578.0200 www.rtmassociates.com

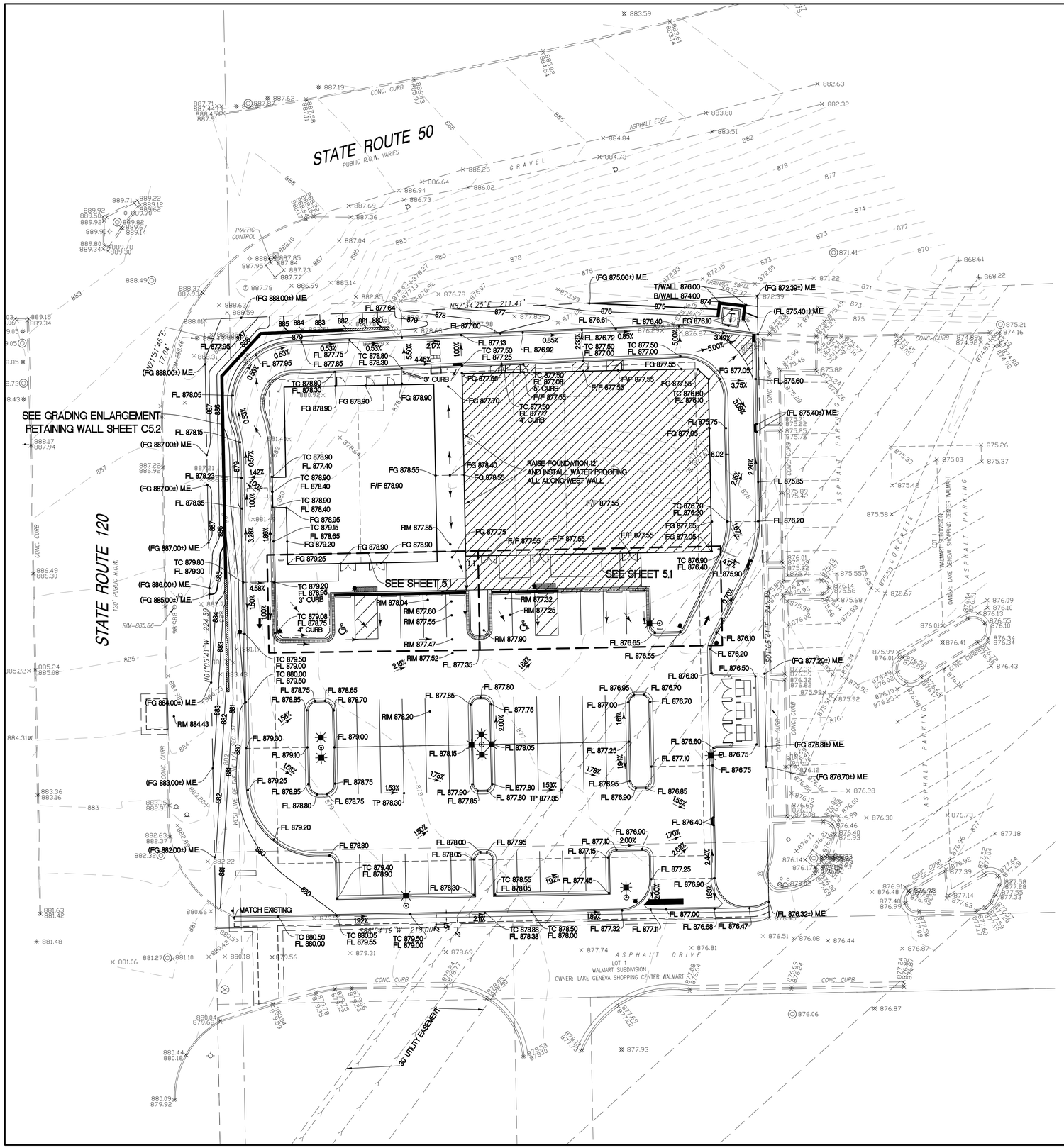
SHEET NAME: SOIL EROSION & SEDIMENT CONTROL PLAN

PROJECT NAME: THE SHOPS AT LAKE GENEVA
281 NORTH EDWARDS BLVD. LAKE GENEVA, WI

PROJECT No. 15.GMX.009

SHEET No. C6

NOT FOR CONSTRUCTION



N

20 0 10 20 40

1 inch = 20 ft.

LEGEND

	EXISTING	PROPOSED
1 FOOT CONTOUR		
5 FOOT CONTOUR		
SURFACE ELEVATION	× 0.00	0.00
RECORD SURFACE ELEVATION	× 0.00	
DIRECTION OF FLOW		
OVERLAND OVERFLOW		
CATCH BASIN / INLET		
MANHOLE		
WATERMAIN VALVE		
SAWCUT LINE		
RIDGE LINE		
GRADE CHANGE SLOPE AREA		
TOP OF CURB		TC 000.00
TOP OF DEPRESSED CURB		TDC 000.00
FLOW LINE		FL 000.00
TOP OF PAVEMENT		TP 000.00
TOP OF SIDEWALK		SW 000.00
TOP OF FINISHED GRADE		FG 000.00
TOP OF UTILITY STRUCTURE		RIM 000.00
TOP OF WALL		T/WALL 000.00
BOTTOM OF WALL		B/WALL 000.00
FINISHED FLOOR		F/F 000.00
MATCH OR MEET EXIST GRADE		(XX 000.00±) M.E.
CRITICAL GRADE		TP 000.00
CURB AND GUTTER CURB		
CURB AND GUTTER DEPRESSED		
CURB TRANSITION		
REVERSE GUTTER PITCH (AWAY FROM CURB)		

NOTES:

1. PROPOSED ELEVATIONS SHOWN ON PROPOSED CURB LINES ARE FLOW LINE ELEVATIONS UNLESS NOTED OTHERWISE. ADD 0.50' TO OBTAIN TOP OF CURB ELEVATIONS. NOT ALL CURBS ARE 0.50' TALL. SEE FACE OF CURB TRANSITIONS.
2. A CONSTANT SLOPE SHALL BE MAINTAINED BETWEEN SPOT GRADES.
3. RIM GRADES ALONG CURBS ARE FLOW LINE ELEVATIONS.
4. ALTA/ACSM LAND TITLE SURVEY PREPARED BY CHAPUT LAND SURVEYS, LLC., DATED MAY 10, 2016.
5. HANDICAP SPACES SHALL NOT EXCEED 2% SLOPE IN ALL DIRECTIONS.
6. SIDEWALK TO BE USED AS A HANDICAP ACCESSIBLE ROUTE, SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM LONGITUDINAL SLOPE OF 5%.

WISCONSIN
TIM J. SHOEMAKER
33214-006
MCHENRY
IL
PROFESSIONAL ENGINEER

EXPIRES 11-30-2017

No.	DATE	DESCRIPTION
0	10/21/16	ISSUED FOR REVIEW
1	12/1/16	REVISED PER CITY COMMENTS

rtm engineering consultants
715 Ridgeview Drive, McHenry, IL. 60050 T.815.578.0200 www.rtmassociates.com

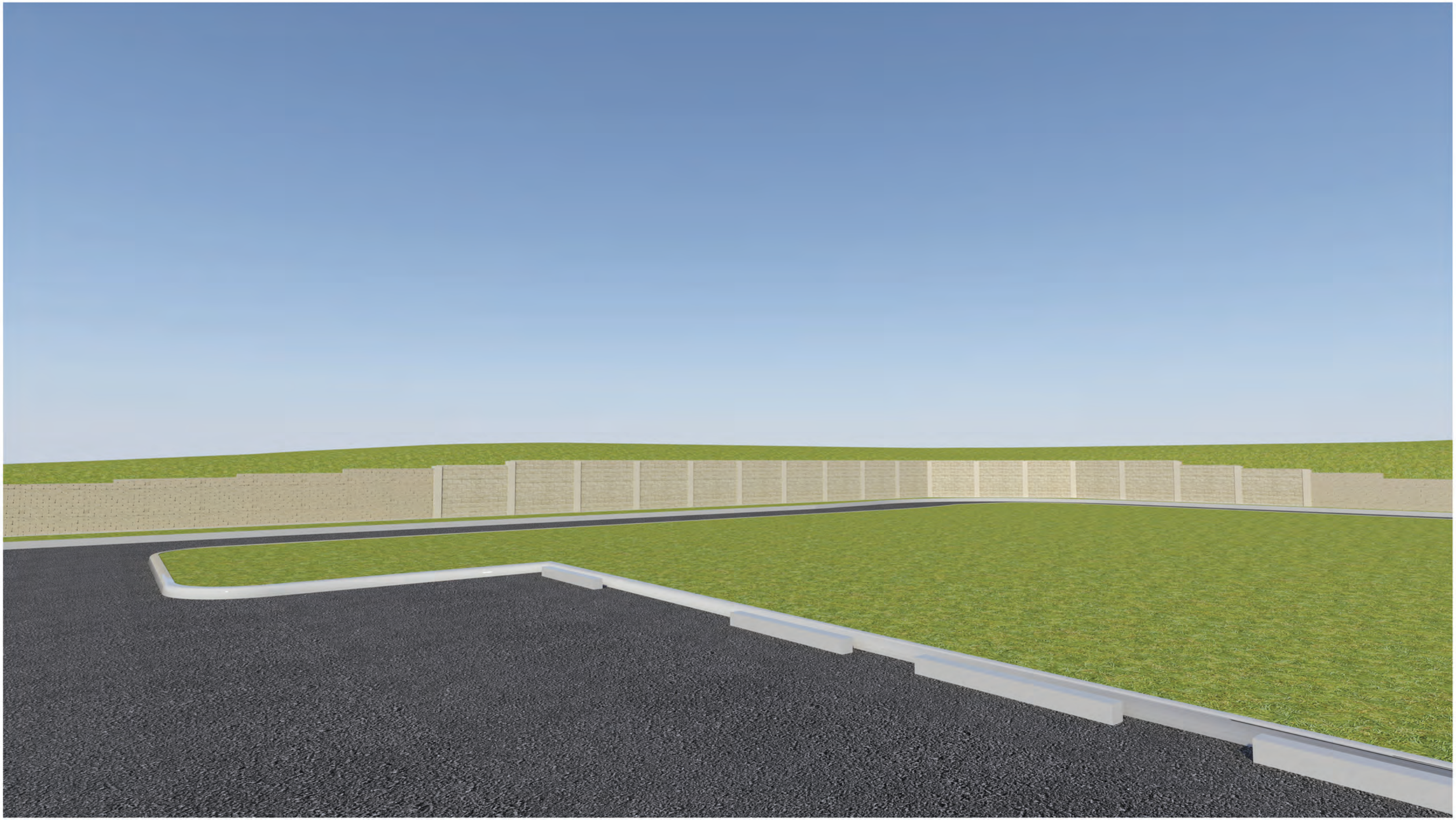
SHEET NAME
GRADING PLAN

PROJECT NAME
THE SHOPS AT LAKE GENEVA
281 NORTH EDWARDS BLVD. LAKE GENEVA, WI

PROJECT No.
15.GMX.009

SHEET No.
C5

NOT FOR CONSTRUCTION



JTS ARCHITECTS

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: March 20, 2017

Agenda Item #10.

Applicant:
Brunk Factory Building, LLC

Represented by:
Ryan Wilgreen
Excel Engineering, Inc.
100 Camelot Drive
Fond du Lac, WI 54935

Request:
1225 Sage Street, Lake Geneva, WI 53147
Proposed Certified Survey Map Lot Combination to create a single parcel for the Brunk Campus on 8.28 acres

Description:

The applicant is submitting a Certified Survey Map (CSM) to combine 24 lots and adjacent portions of the vacated rights-of-way for Grove Street, Crawford Street, Waverly Street and the east-west alley that is located midway between Sheridan Springs Road and Grove Street.

The result will be a single parcel of 8.285 acres that will contain the entire Brunk Industries Campus.

The proposed parcel complies with the lot requirements of the City, and with the minimum standards of the Planned Industrial (PI) zoning district – which is the baseline comparable district for the Planned Development zoning that applies to the entire area within the new lot.

The proposed CSM depicts the existing public easements located within the CSM.

Project Details from CSM Submittal dated March 15, 2017:

The proposed CSM drawing is provided on two pages. The first page (Sheet 1 of 4) depicts the west half of the proposed parcel – containing the existing Brunk Factory building. The second page (Sheet 2 of 4) depicts the east half of the proposed parcel – where the new Brunk Factory building is proposed.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed 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):

1. Staff recommends that the Plan Commission recommend *approval* of the CSM as submitted, subject to compliance with detailed technical review comments provided by the City's consulting engineer.

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

[x] CERTIFIED SURVEY MAP or [ ] SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Brunk Factory Building, LLC - Lars Brunk

1225 Sage Street

Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: (262) 248-8873

NAME AND ADDRESS OF APPLICANT:

Brunk Factory Building, LLC - Lars Brunk

1225 Sage Street

Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: (262) 248-8873

NAME AND ADDRESS OF SURVEYOR:

Excel Engineering, Inc. - Ryan Wilgreen

100 Camelot Drive

Fond du Lac, WI 54935

TELEPHONE NUMBER OF SURVEYOR: (920) 926-9800

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

The CSM is being completed to clean up and eliminate internal lot lines and multiple parcels. The CSM will result in a single overall parcel.

SUBMITTAL CHECKLIST

See map included in GDP application packet

_____ 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.

See map included in GDP application packet

_____ 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.

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.

3/15/17
DATE

SIGNATURE OF APPLICANT

AGREEMENT FOR SERVICES

REIMBURSABLE BY THE PETITIONER / APPLICANT. The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal 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 o pay for such professional review services applicable to the proposal including any finance charges that my accrue. The City may apply the charges for these services to the Petitioner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner and which are not paid, may be assigned by the City as a special assessment to the subject property. Petitioner hereby expressly waives any notice and hearing requirements provided in Wis. Stats. § 66.0701 or any additions or amendments to this section. Petitioner further authorizes the City Treasurer or City Clerk to levy and collect review fees and additional fees upon the affidavit of the City Administrator or the Zoning Administrator stating that such fees are reasonable and that payment is overdue. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the development application:

Lars Brunk, as applicant/petitioner for:

Name: Brunk Factory Building, LLC

Address: 1225 Sage Street

Lake Geneva, WI 53147

Phone: 262-248-8873

Agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof.

Dated this 15th day of March, 2017.

Lars Brunk

Printed name of Applicant/Petitioner

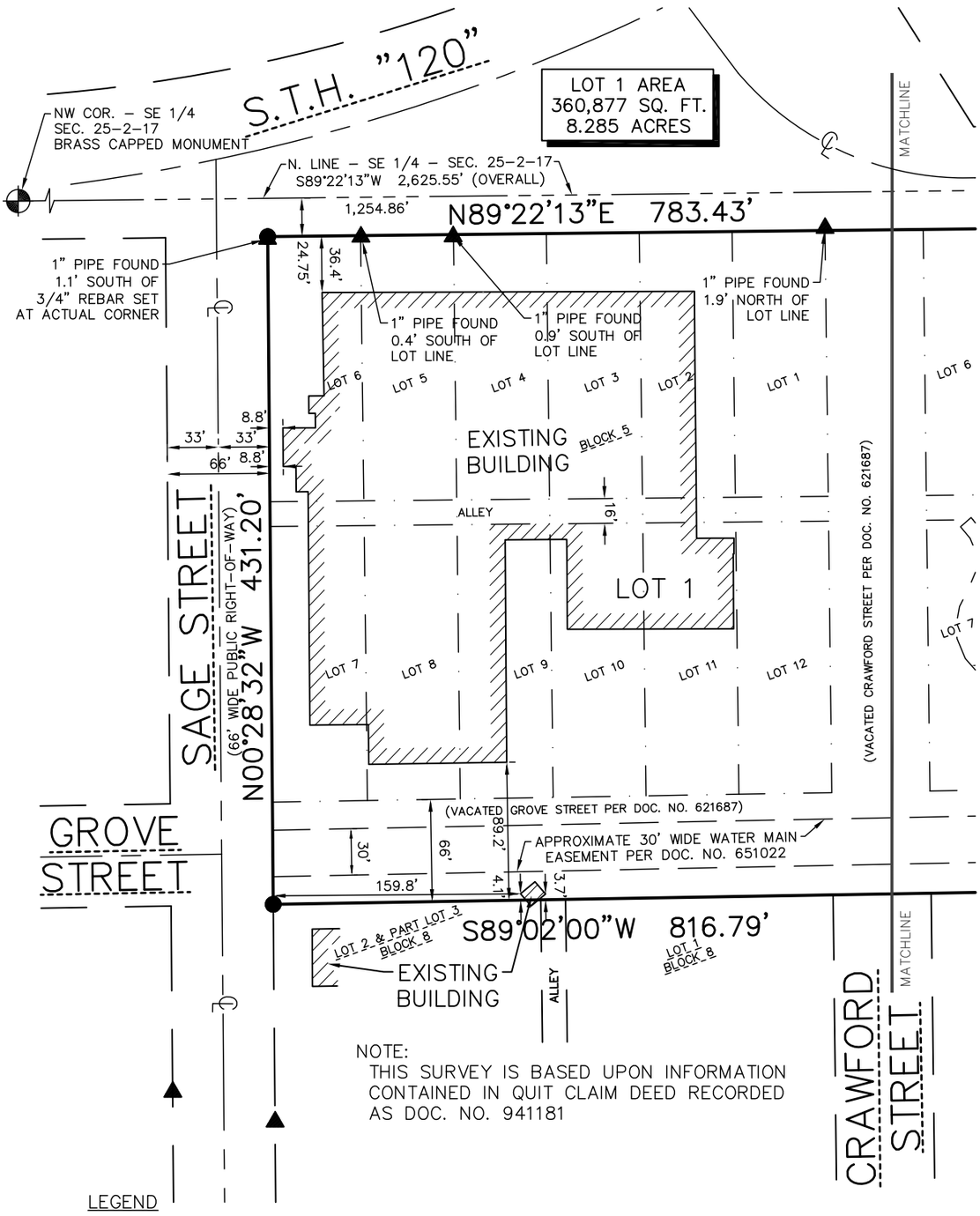
Signature of Applicant/Petitioner

CERTIFIED SURVEY MAP NO. _____

FOR

BRUNK FACTORY BUILDING, LLC.

LOTS 1–12 IN BLOCK 4, LOTS 1–12 IN BLOCK 5, PART OF VACATED GROVE STREET, PART OF VACATED CRAWFORD STREET, PART OF VACATED WAVERLY STREET, AND PART OF A VACATED ALLEY OF GENEVA LAKE CRAWFORD MANUFACTURING COMPANY'S ADDITION, ALL BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.



NOTE:
THIS SURVEY IS BASED UPON INFORMATION CONTAINED IN QUIT CLAIM DEED RECORDED AS DOC. NO. 941181

LEGEND

- ○ – 3/4" IRON REBAR FOUND
- ⊘ – 2" IRON PIPE FOUND
- ● – 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- ▲ – 1" IRON PIPE FOUND
- ⊕ – SECTION CORNER MONUMENT FOUND

NORTH

NORTH POINT REFERENCED TO THE WISCONSIN COORDINATE GRID SYSTEM, SOUTH ZONE. THE NORTH LINE OF THE SOUTHEAST QUARTER HAS A RECORDED BEARING OF SOUTH 89°–22'–13" WEST.

100' 0 100' 200'

1"= 100'

SCALE FEET

OWNER:
BRUNK FACTORY BUILDING, LLC.
1225 N. SAGE STREET
LAKE GENEVA, WI 53147

SHEET 1 OF 4 SHEETS

EXCEL ENGINEERING inc.
SURVEYING GROUP
Always a Better Plan
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801

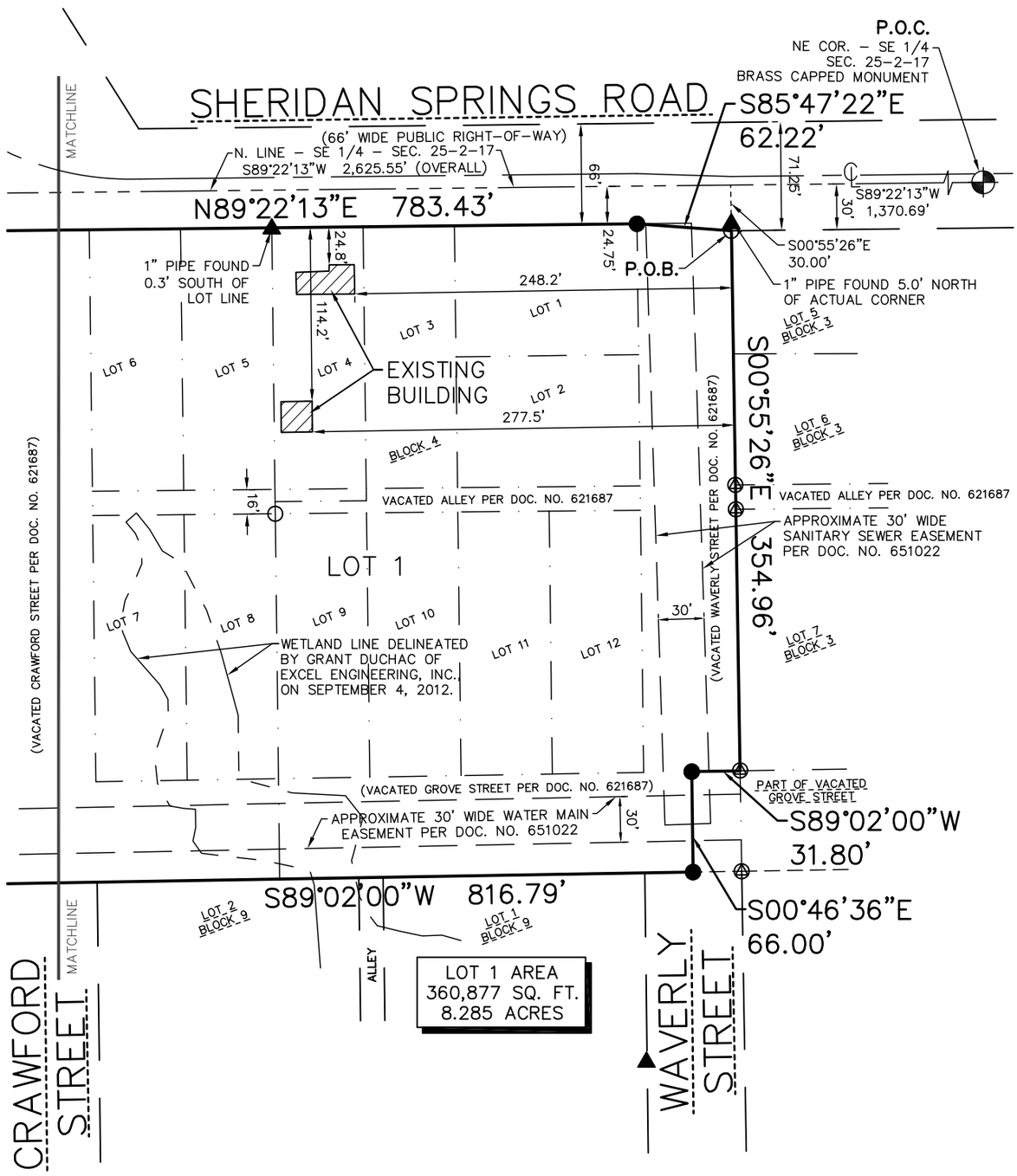
PROJECT NO. 1650900

CERTIFIED SURVEY MAP NO. _____

FOR

BRUNK FACTORY BUILDING, LLC.

LOTS 1–12 IN BLOCK 4, LOTS 1–12 IN BLOCK 5, PART OF VACATED GROVE STREET, PART OF VACATED CRAWFORD STREET, PART OF VACATED WAVERLY STREET, AND PART OF A VACATED ALLEY OF GENEVA LAKE CRAWFORD MANUFACTURING COMPANY'S ADDITION, ALL BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.



LEGEND

- ○ – 3/4" IRON REBAR FOUND
- ⊘ – 2" IRON PIPE FOUND
- ● – 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- ▲ – 1" IRON PIPE FOUND
- ⊕ – SECTION CORNER MONUMENT FOUND

NORTH POINT REFERENCED TO THE WISCONSIN COORDINATE GRID SYSTEM, SOUTH ZONE. THE NORTH LINE OF THE SOUTHEAST QUARTER HAS A RECORDED BEARING OF SOUTH 89°–22'–13" WEST.

NORTH

1"= 100'

100' 0 100' 200'

SCALE FEET

OWNER:
BRUNK FACTORY BUILDING, LLC.
1225 N. SAGE STREET
LAKE GENEVA, WI 53147

SHEET 2 OF 4 SHEETS

EXCEL ENGINEERING inc.
SURVEYING GROUP
Always a Better Plan
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801

PROJECT NO. 1650900

CERTIFIED SURVEY MAP NO. _____

LOTS 1-12 IN BLOCK 4, LOTS 1-12 IN BLOCK 5, PART OF VACATED GROVE STREET, PART OF VACATED CRAWFORD STREET, PART OF VACATED WAVERLY STREET, AND PART OF A VACATED ALLEY OF GENEVA LAKE CRAWFORD MANUFACTURING COMPANY'S ADDITION, ALL BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of Brunk Factory Building, LLC bounded and described as follows:

Lots 1-12 in Block 4, Lots 1-12 in Block 5, part of vacated Grove Street, part of vacated Crawford Street, part of vacated Waverly Street, and part of a vacated alley of Geneva Lake Crawford Manufacturing Company's Addition to the Village of Geneva (now City of Lake Geneva) recorded July 2, 1875 in the Walworth County Register of Deeds Office on Pages 78 and 79, all being a part of the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 2 North, Range 17 East, City Of Lake Geneva, Walworth County, Wisconsin being more particularly described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of said Section 25; thence South 89°-22'-13" West along the North line of said Southeast 1/4, a distance of 1,370.69 feet to the Northerly extension of the Easterly right-of-way line of Waverly Street vacated per Order for Alteration of a recorded plat of subdivision recorded in the Walworth County Register of Deeds office as Document No. 621687; thence South 00°-55'-26" East along said Northerly extension, a distance of 30.00 feet to the Southerly right-of-way line of Sheridan Springs Road, said point also being the point of beginning; thence continuing South 00°-55'-26" East along said Easterly right-of-way line, a distance of 354.96 feet to the Northerly right-of-way line of Grove street vacated per said Document No. 621687; thence South 89°-02'-00" West along said Northerly right-of-way line, a distance of 31.80 feet to the centerline of said vacated Waverly Street; thence South 00°-46'-36" East along said centerline, a distance of 66.00 feet to the Southerly right-of-way line of said vacated Grove Street; thence South 89°-02'-00" West along said Southerly right-of-way line, a distance of 816.79 feet to the Easterly right-of-way line of Sage Street; thence North 00°-28'-32" West along said Easterly right-of-way line, a distance of 431.20 feet to the Westerly extension of the Southerly right-of-way line of Sheridan Springs Road, said line lies 24.75 feet South of and parallel with the North line of the Southeast 1/4 of said Section 25; thence North 89°-22'-13" East along said Southerly right-of-way line and it's Westerly extension, a distance of 783.43 feet to the Westerly right-of-way line of said vacated Waverly Street; thence South 85°-47'-22" East along said Southerly right-of-way line, a distance of 62.22 feet to the point of beginning and containing 8.285 acres (360,877 sq. ft.) of land more or less, and being subject to all easements and restrictions of record.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of The City of Lake Geneva in surveying, dividing, and mapping the same.

_____

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935

Project Number: 1650900

CERTIFIED SURVEY MAP NO. _____

LOTS 1-12 IN BLOCK 4, LOTS 1-12 IN BLOCK 5, PART OF VACATED GROVE STREET, PART OF VACATED CRAWFORD STREET, PART OF VACATED WAVERLY STREET, AND PART OF A VACATED ALLEY OF GENEVA LAKE CRAWFORD MANUFACTURING COMPANY'S ADDITION, ALL BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Brunk Factory Building, LLC, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner does hereby certify that said Limited Liability Company caused the land described on this plat to be surveyed, divided, and mapped as represented on this plat.

Brunk Factory Building, LLC does 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

WITNESS the hand and seal of said owners this _____ day of _____, 2013.

IN PRESENCE OF: Brunk Factory Building, LLC

_____ _____

Witness Lars E. Brunk, President

STATE OF WISCONSIN)
_____ COUNTY)SS

Personally came before me this _____ day of _____, 20___, the above named Lars E. Brunk to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____

Notary Public, _____ County, WI

My Commission Expires:_____

PLAN COMMISSION CERTIFICATE

Approved by resolution by the City of Lake Geneva Planning Commission on this _____ day of

_____, 20___.

_____ _____

Chairman City Clerk

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: March 20, 2017

Agenda Item #11.

Applicant:
Brunk Factory Building, LLC

Represented by:
Eric Drazkowski, P.E.
Excel Engineering, Inc.
100 Camelot Drive
Fond du Lac, WI 54935

Request:
1225 Sage Street, Lake Geneva, WI 53147
Proposed Planned Development Amendment
General Development Plan (GDP)
for a Second Manufacturing Building on 8.28 acres

Description:

The applicant is submitting a General Development Plan (GDP) to amend an existing Planned Development for Brunk Industries. Specifically, the requested amendment is to amend the current GDP zoning on the Brunk Industries campus to accommodate a proposed second manufacturing building -- east of the current building on the south side of Sheridan Springs Road, just east of Sage Street. A portion of the subject property is currently used by Brunk for a large remote parking lot, linked by a sidewalk connection parallel to Sheridan Springs Road that leads westerly to the current facility. Planned Industrial (PI) is the underlying comparison zoning district.

The proposed GDP is generally consistent with the Concept Plan presented to the Plan Commission at its February 2017 meeting. The proposed GDP varies from the Concept Plan in that the proposed truck access driveway along the west side of the building has been removed to avoid the boundary of the Primary Environmental Corridor (PEC) recently refined by the Southeastern Wisconsin Regional Planning Commission (SEWRPC). Other changes are minor, and respond to city staff review comments.

The Concept Plan was warmly received by the Plan Commission during that review, with no substantive suggestions for modifications. A full description of the project (dated February 28, 2017) is contained within the Plan Commission Packet. The City Wide Location Map and the zoomed-in air photo, in the Plan Commission packet, depict the outlines of the subject property. The site includes an existing residential property with an accepted offer to purchase (dated February 21, 2017) that has been incorporated into the subject property and the resulting site plans for this project.

The proposed second building will contain 45,740 square feet of floor area. The majority of the building will be devoted to light industrial land uses, including custom manufacturing, assembly, packaging, indoor storage, and shipping and receiving activities. The northwest portion of the building provides office and meeting space. Truck loading will generally occur via the eastern driveway leading to the three depressed loading bays in the southeast corner of the building. No other outdoor activity areas or storage areas are proposed. The proposed building's exterior design and materials are designed to closely match the current building.

Report on the Brunk GDP continues on the next page.

Consistency with the Comprehensive Plan:
Wisconsin law requires all Zoning Map Amendments (including General Development Plans) be consistent with the Comprehensive Plan, and particularly with the Future Land Use Map. This map recommends the Planned Mixed Use land use category for the subject property. This category allows for Planned Industrial land uses, such as currently occurring at Brunk's existing facility and as proposed to occur at this proposed second building. The proposed GDP zoning *is consistent* with the Comprehensive Plan.

Relation to Base Zoning Standards:

All Planned Developments must explicitly identify any flexibilities being requested from base zoning standards in the most comparable regular zoning district. In this instance, the Planned Industrial (PI) zoning district – which is often applied to industrial developments with indoor activities and storage, provides that comparison zoning district. The project is requesting 6 such flexibilities:

1. The maximum *height of the building* is requested to be 36' 8" – due to the need to accommodate specialized indoor manufacturing equipment – compared to the 35 foot maximum height limit in the PI zoning district;
2. The maximum *driveway width* is requested to be 45 feet to accommodate the need for tight large truck turns necessitated by the site's environmental corridor limitations – compared to the 40 foot maximum width for driveways in the PI zoning district;
3. The minimum *landscaping requirements for paved areas* is requested to be 62 points per 10,000 square feet of paved area to reflect the tight site layout and the presence of extensive steep slopes – compared to 80 points in the PI zoning district;
4. The minimum *landscaping requirements for building foundations* is requested to be 32 points per 100 feet of building perimeter square feet of building floor area to reflect the tight site layout and the presence of extensive steep slopes – compared to 40 points in the PI zoning district;
5. The minimum landscaping requirements for *developed lots* is requested to be 2 points per 1,000 square feet of building floor area to reflect the tight site layout and the presence of extensive steep slopes – compared to 10 points in the PI zoning district; and,
6. The minimum *parking lot aisle dimensions* are requested to be a 24 foot wide drive aisle to reflect the tight site layout and the presence of extensive steep slopes – compared to the 26 foot wide drive aisle required in all zoning districts.

City staff notes that although the technical requirements for site landscaping will not be met by the proposed development in flexibilities 3 through 5, above, the significant existing vegetation that will be preserved within the environmental corridor provides a total amount of landscaping on the site in excess of all combined zoning requirements.

All other zoning requirements are met, or in most cases met with "room to spare".

Report on the Brunk GDP continues on the next page.

Action by the Plan Commission:

Recommendation to the Common Council on the Proposed Zoning Map Amendment / GDP

As part of the consideration of a requested Planned Development / General Development Plan (GDP) step, the Plan Commission is required to:

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

Staff Review Comments:

The Plan Commission had a favorable reaction to the proposed Concept Plan for Brunk Industries when presented at the February 2017 meeting. The proposed GDP is very consistent with the Concept Plan, and has been modified to comply with the recent environmental corridor delineation by SEWRPC staff in March 2017.

The proposed new building will strongly complement the current building's excellence in design, exterior materials, and durability. The proposed site plan is carefully designed to respond to the presence of the environmental corridor on the west side of the proposed building, including the presence of steep slopes and wetland areas.

Loading activity is directed to the rear of the building and away from Sheridan Springs Road – which has recently been connected to Edwards Boulevard to provide a well-travelled route for residents and tourists. The loading docks will be completely screened from view by the building itself. Dumpsters will be located within the depressed loading bays. No other outdoor storage of any kind is proposed.

The parking lot design varies in response to stormwater management objectives. Solid curbs are proposed on the front side of the site to improve appearance and long-term durability. Proposed landscaping is of high-quality materials and design, as is all proposed exterior lighting. Lighting levels are fully in compliance with the Zoning Ordinance. Site utilities have been reviewed by City Staff and are fully acceptable, as are fire protection components and the stormwater management plan.

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

A proposed GDP must be reviewed by the standards for all Zoning Map Amendments, below:

A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be in agreement with Items 1 and 3, and one or more factors of Item 2, of the following.
    1. The proposed GDP furthers the purposes of the Zoning Ordinance as outlined in Section 98-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA).

Report on the Brunk GDP continues on the next page.

2. One or more of the following factors have arisen that are not properly addressed on the current Official Zoning Map:
    a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;
    b. A mistake was made in mapping on the Official Zoning Map;
    c. Factors have changed, making the subject property more appropriate for the proposed GDP zoning;
    d. Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
3. The proposed GDP amendment to the Official Zoning Map maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

B. If, after the public hearing, the Commission wishes to recommend *denial*, then the appropriate fact finding would be in disagreement with at least one of Items 1, 2, or 3 of the following:
1. The proposed GDP does not further the purposes of the Zoning Ordinance as outlined in Section 98-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA).
2. One or more of the following factors have not arisen that are not properly addressed on the current Official Zoning Map:
    a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;
    b. A mistake was made in mapping on the Official Zoning Map;
    c. Factors have changed, making the subject property more appropriate for the proposed GDP zoning;
    d. Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
3. The proposed GDP amendment to the Official Zoning Map 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.

Staff Recommendation on the General Development Plan:

1. Staff recommends that the Plan Commission recommend *approval* of the GDP as submitted, including the granting of all requested zoning ordinance flexibilities (1 through 6, above.)
2. Staff recommends the *affirmative set of findings* provided above, noting that the proposal meets factor 2c. Specifically, the proposal will be consistent will all FEMA requirements; responds to an emerging market for senior continuum of care facilities; and, maintains the desired consistency of land uses, land use intensities, and land use impacts as a transition between planned residential and institutional development to the east and northeast, and planned commercial development to the west.
3. Finally, staff recommends that *no additional conditions of approval* be attached.

Michael A. Slavney, FAICP
City Planning Consultant

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

Name of Applicant: Brunk Factory Building, LLC

Address of Applicant: 1225 Sage Street, Lake Geneva, WI 53147

Telephone No. (262)-248-8873

Fax and/or email: (262)-248-1057

Name of Owner: Lars Brunk

Address of Owner: Same as Applicant

Telephone No. ( ) Same as Applicant

Fax and/or email: ( ) Same as Applicant

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

Same as applicant

Current Zoning District: Planned Development-Planned Industrial Overlay

Fee of $750.00 payable upon filing application.

2/28/17
Date

Signature of Applicant

U:\Packets\APPLICATION FOR ZONING MAP AMENDMENT FOR PLANNED DEVELOPMENT ZONING INCLUDING GENEVRAL DEVELOPMENT PLAN APPROVAL.doc

APPLICATION SUBMITTAL PACKET REQUIREMENTS
PD PROCESS STEP 2: CONCEPT PLAN

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

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

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

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

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

✓ (3) **A written description of potentially requested exemption** from the requirements of the underlying zoning district, in the following order:
1. Land Use Exemptions;
2. Density and Intensity Exemptions;
3. Bulk Exemptions;
4. Landscaping Exceptions;
5. Parking and Loading Requirements Exceptions;

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

FINAL APPLICATION PACKET INFORMATION
PD PROCESS STEP 2: CONCEPT PLAN

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

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

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

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

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

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

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

✓ (1) **A <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;

✓ (2) **A <u>map of the subject property</u>** for which the PD is proposed:

✓ Showing all lands within 300 feet of the boundaries of the subject property;

Map of surrounding landowners ✓ 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);

Zoning Map ✓ 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 of surrounding landowners ✓ Map size of 11" x 17" and map scale not less than one inch equals 800 feet;

See Civil Plan C1.2A & Survey ✓ All lot dimensions of the subject property provided;

✓ Graphic scale and north arrow provided.

✓ (3) **A <u>general written description</u>** 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.

✓ (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.

See C1.5 ✓ (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;

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

See building elevations A2.1 ✓ Project identification signs;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

✓ (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" by 17" and map scale not less than one inch equals 800 feet;
- ✓ All lot dimensions of the subject property provided;
- ✓ Graphic scale and north arrow provided.

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

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

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

- ✓ A PIP site plan conforming to all requirements of Section 98-908(3). If the proposed PD is a group development (per Section 98-208) also provide a proposed preliminary plat or conceptual plat;
- ✓ Location of recreational and open space areas and facilities 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 precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio

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

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

See C1.5 ✓ (5)**A landscaping plan for subject property**, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.

See building elevations A2.0, A2.1 ✓ (6)**A series of building elevations** for the entire exterior of all buildings in the PD, including detailed notes as to the materials and colors proposed.

See building elevations A2.1 ✓ (7)**A general signage plan** including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and group development signage themes which are proposed to vary from City standards or common practices.

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

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

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

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

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

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

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

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EXCEL
ARCHITECTS · ENGINEERS · SURVEYORS

Planned Development
Brunk Industrial Building
Lake Geneva, WI

2-28-2017
Project Number: 1650900

General Written Description

The proposed development is located south of E Sheridan Springs Rd. and east of the existing Brunk Industries, Inc. facility. The proposed development is currently located on one lot, which is proposed to be combined with newly acquired or not yet combined parcels via CSM into one entire property owned by Brunk Industries. The proposed building will be +/- 45,740 S.F. and will be classified as manufacturing. Upon completion of this project, the overall proposed property will be 8.28 acres in size and will include 2.52 acres of building area, 2.53 acres of pavement and 3.24 acres of open space. Per the Natural Resources Site Evaluation Worksheet the allowable Net Developable Area is 6.76 acres. The site with proposed development is 5.05 acres which is below this amount and therefore in conformance. The adjacent parcels to the north and east are zoned Planned Industrial (PI) and the properties to the south are zoned Single Family Residential (SR-4). The proposed development will unify the corridor with the additional property owned by Brunk Industries to create an appealing industrial campus. This would be in compliance with Lake Geneva's Master Plan which designates this parcel as Planned Industrial.

Two site accesses will be located off of E. Sheridan Springs Rd. The first access point will be from the existing parking lot entrance near the eastern property line and the second access point will be west along E. Sheridan Springs Rd by +/- 220'. The western access point will be used for semi deliveries to the loading dock. The east drive will be used by employees for parking. The proposed project will add a total of 20 parking stalls to the existing 102 parking stalls within the existing parking lot. A portion of the existing parking lot will be relocated around the site for a total of 122 parking stalls to meet the current parking demand and 50 additional employees. See site plan data table for calculation. Dumpster enclosure will be internal on the south side of the building.

The proposed Floor Area Ratios (FAR) will be 30.4% for the overall property. The property will be below the required maximum Floor Area Ratio (FAR) allowed of 60%.The proposed impervious surface ratio for the property upon completion of

construction will include 60.9% impervious and 39.1% open space. The minimum open space on site is required to be 15%, the site is in conformance..

The proposed building exterior will be constructed with a combination of insulated metal panel (IMP) and concrete masonry units to match the existing Brunk Industries facility. This will allow the campus to have a uniform appearance while creating an appealing view to the surrounding community. The development will be in compliance with the majority of the zoning standards required by the underlying zoning district of Planned Industrial. An Amendment to the Precise Implementation Plan to the already approved Planned Development is proposed to obtain the following exception:

1. 98-403 Nonresidental Bulk Standards - The applicant requests the proposed building to be constructed taller than the 35' maximum building height permitted within the Planned Industrial zoning. The proposed building is proposed to be less than 40' tall, 36'-8". This building height is required for the operations of the proposed facility
2. 98-702 (10) Width of Driveways – The applicant requests that the maximum width allowed at the road exceed the maximum of 40'. The proposed width at the roadway for truck access has been designed to be 45'. This request is to allow truck access into the site without the semi-trailers tracking onto the lawn.
3. 98-607 Landscape Requirements for Paved Area – The applicant requests that the required points 80 per 10,000sf be reduced to 54 points per 10,000sf. Due to steep slopes around the property, retaining walls, and minimal open space along the east side of the building, landscaping would likely not survive in these areas. In addition, the property is surrounded by woods on the west, south, and east sides that contribute to screening the parking. Dense landscape is proposed on the north side of the site to screen parking from the public roadway. Street frontage parking meets code.
4. 98-604 Landscape Requirements for Building Foundations – The applicant requests that the required points per 100 LF of building foundation be reduced from 40 points per 100 LF to 32 points per 100 LF. This requirement would be in excess of the requirement of 20 points per 100 LF for the General Industrial (GI) and Heavy Industrial (HI) zoning within the City. Based on the requirement, the required landscaping must be located within 10 feet of the building foundation. Due to steep slopes around the property and minimal open space along the east side of the building, landscaping would likely not survive in these areas. In addition, the property is surrounded by woods on the west, south, and east sides that contribute to screening the building.
5. 98-605 Landscape Requirements for Developed Lots – The applicant requests that the required points per 1000 SF of building floor area be reduced from 10 points per 1000 SF to 2 points per 1,000 SF. Based on the requirement, the purpose of the landscaping is to visually screen all detached exterior appurtenances (HVAC, utility boxes, stand pipes, stormwater discharge pipes, etc.). The mechanical units are proposed on the rooftop and thus these areas would not be screened by landscaping. In addition, steep slopes around the

property, including the stormwater management areas, not locations that meet the intent of this section of landscaping. The property is also surrounded by existing woods on the south, west, and eastern sides of the property that creates a buffer for the proposed building.

6. 98-704 (6) (i) Parking Lot Design Standards – The applicant requests that the parking stalls be smaller than the required 9'x18.5' with a 26' drive aisle per Table 98-704 (6) (j) for 90° parking. The proposed parking stalls have been designed to be 9'x18' with a 24' aisle to allow space for the building and remain outside of the non-buildable area (wetland). The proposed layout is a typical lot layout and also allows for an additional 2' of overhang for the vehicles on site.

Planned Development
Brunk Industrial Building
Lake Geneva, WI

2-28-2017
Project Number: 1650900

General Organizational Structure

Brunk Industries, Inc. is proposing a +/- 45,700 SF facility that will be located on E. Sheridan Springs Rd and east of the existing facility. The proposed building will be owned and operated by Brunk Factory Building, LLC.

JOHNSON BANK

February 24, 2017

Mr. Lars Brunk
Brunk Factory Building LLC
1225 N. Sage Street
Lake Geneva, WI 53147

RE: Construction Financing of property located at tax parcel ZGC 00010C

Dear Lars,

Johnson Bank is pleased to inform you that we are in process of underwriting and completing the necessary due diligence for construction financing in an amount up to $4,500,000 for the subject property, parcel ZGC 00010C, subject to final approval of Johnson Bank senior loan committee.

Please feel free to contact me at 414-287-6483 should you have any further questions. We look forward to supporting your continued success.

Best regards,

Bryan Lisowski
Vice President
Commercial Banking

(2) **Natural Resources Site Evaluation Worksheet**

(a) **Determine the Gross Site Area (GSA) of the Site:**

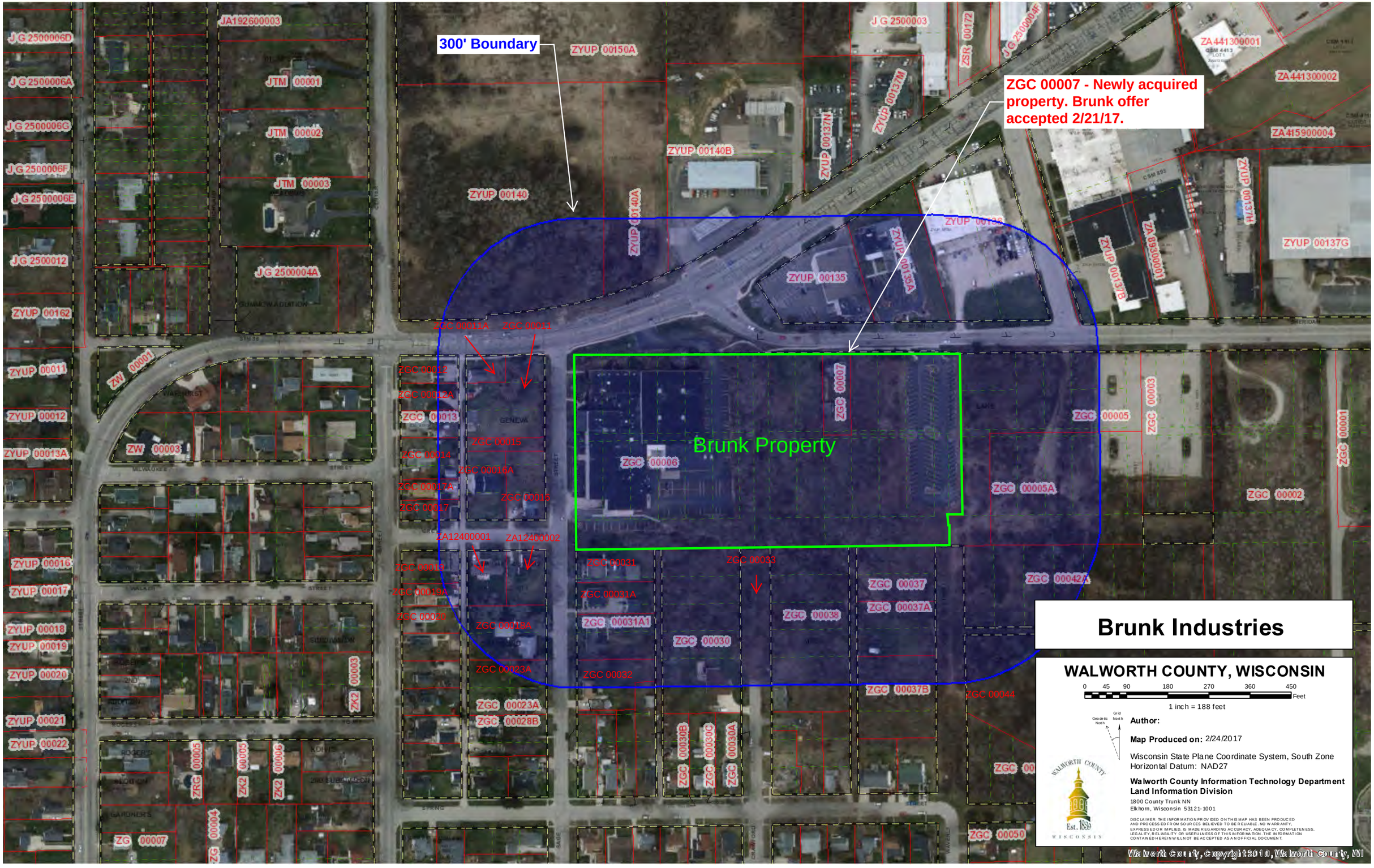
1.	Total Site Area as determined by actual on-site survey:	8.28	acres
2.	Subtract area located within proposed rights-of-ways of roads and within proposed boundaries of public facilities which are designated within the City's Comprehensive Master Plan and/or required for dedication per Subdivision regulations:	- 0.00	acres
3.	Subtract land which although part of the same parcel is not contiguous to, or is not accessible from, the proposed road network serving the project.	- 0.00	acres
4.	Subtract land which is proposed for a different development option or a different zoning district.	- 0.00	acres
5.	Subtract area of navigable waters (lakes & streams).	- 0.00	acres
6.	**Equals Gross Site Area (GSA)**	= 8.28	**acres**

(b) **Determine the Required Resource Protection Area (RPA) of the Site:**

1.	Portion of Gross Site Area containing Floodways.	0.00	acres
2.	Portion of Gross Site Area containing Floodplain Areas.	0.00	acres
3.	Portion of Gross Site Area containing Floodfringes.	0.00	acres
4.	Add portion of Gross Site Area containing Wetlands.	+ 0.30	acres
5.	Add portion of Gross Site Area containing Drainageways.	+ 0.05	acres
6.	Add portion of Gross Site Area containing Lakeshores.	+ 0.00	acres
7.	Add portion of Gross Site Area containing Woodlands.	+ 2.61	acres
8.	Add portion of Gross Site Area containing Steep Slopes.	+ 0.43	acres
9.	Subtract portions of natural resource areas ((b)1.-(b)9.) made developable using approved environmental mitigation techniques.	- 1.87	acres
6.	**Equals Required Resource Protection Area (RPA).**	= 1.52	**acres**

(c) Determine the Net Developable Area (NDA) of the Site:

1.	Enter Gross Site Area (GSA) {from (a)6., above}.	8.28	acres
2.	Subtract Required Resource Protection Area (RPA) {from (b)10., above}.	- 1.52	acres
3.	**Equals Net Developable Area (NDA).**	= 6.76	**acres**


300' Boundary
ZGC 00007 - Newly acquired property. Brunk offer accepted 2/21/17.
Brunk Property
Brunk Industries
WALWORTH COUNTY, WISCONSIN
0 45 90 180 270 360 450 Feet
1 inch = 188 feet
Author:
Map Produced on: 2/24/2017
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.
Walworth County, Copyright 2010, Walworth County, WI

PROPOSED BUILDING FOR:
BRUNK INDUSTRIES, INC.
LAKE GENEVA, WISCONSIN

LEGEND

- 000.00 — PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)
- 000.00 TR / 000.00 BR — PROPOSED SPOT ELEVATIONS (TOP OF RETAINING WALL, TOP OF SURFACE GRADE AT BOTTOM OF WALL)
- 000.00 TC / 000.00 BC — PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB)
- 000.00 TW / 000.00 BW — PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)
- EXISTING WATER VALVE IN BOX
- PROPOSED WATER VALVE IN BOX
- EXISTING WATER VALVE IN MANHOLE
- EXISTING WATER SERVICE VALVE
- EXISTING TELEPHONE MANHOLE
- EXISTING ROUND CATCH BASIN
- PROPOSED ROUND CATCH BASIN
- EXISTING SQUARE CATCH BASIN
- EXISTING CURB INLET
- PROPOSED CURB INLET
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE WITH GUY WIRE
- EXISTING STREET LIGHT
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRIC PEDESTAL
- EXISTING ELECTRIC BOX
- EXISTING CABLE TV PEDESTAL
- PROPOSED DRAINAGE FLOW
- 1-1/4" REBAR SET WEIGHING 4.30 LB/FT.
- 3/4" REBAR SET WEIGHING 1.50 LB/FT.
- 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 2" IRON PIPE FOUND
- 1" IRON PIPE FOUND
- EXISTING FLOOD LIGHT
- SECTION CORNER
- PROPOSED APRON ENDWALL
- EXISTING MARSH AREA
- EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
- EXISTING CONIFEROUS TREE
- EXISTING SHRUB
- EXISTING STUMP
- SOIL BORING
- EXISTING WELL
- PROPOSED WELL
- EXISTING LIGHT POLE
- EXISTING SIGN
- CENTER LINE
- EXISTING HANDICAP PARKING STALL
- PROPOSED HANDICAP PARKING STALL
- EXISTING GAS VALVE
- EXISTING WOODED AREA
- EXISTING HEDGE
- EXISTING CHAINLINK FENCE
- EXISTING WOOD FENCE
- EXISTING BARBED WIRE FENCE
- PROPERTY LINE
- EXISTING GUARD RAIL
- ST — EXISTING STORM SEWER AND MANHOLE
- ST — PROPOSED STORM SEWER AND MANHOLE
- SA — EXISTING SANITARY SEWER AND MANHOLE
- SA — PROPOSED SANITARY SEWER AND MANHOLE
- W — EXISTING WATER LINE AND HYDRANT
- W — PROPOSED WATER LINE AND HYDRANT
- OU — EXISTING OVERHEAD UTILITY LINE
- FO — EXISTING UNDERGROUND FIBER OPTIC LINE
- E — EXISTING UNDERGROUND ELECTRIC CABLE
- T — EXISTING UNDERGROUND TELEPHONE CABLE
- G — EXISTING UNDERGROUND GAS LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- GRADING/SEEDING LIMITS
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- RAILROAD TRACKS
- 800 — EXISTING GROUND CONTOUR
- 800 — PROPOSED GROUND CONTOUR

CIVIL SHEET INDEX

SHEET	SHEET TITLE
C1.0	CIVIL COVER AND SPECIFICATION SHEET
C1.1	EXISTING SITE AND DEMOLITION PLAN
C1.2A	OVERALL SITE PLAN
C1.2B	SITE PLAN
C1.3	GRADING AND EROSION CONTROL PLAN
C1.4	UTILITY PLAN
C1.5	LANDSCAPE PLAN
C1.6	DETAILS

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
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TOLL FREE
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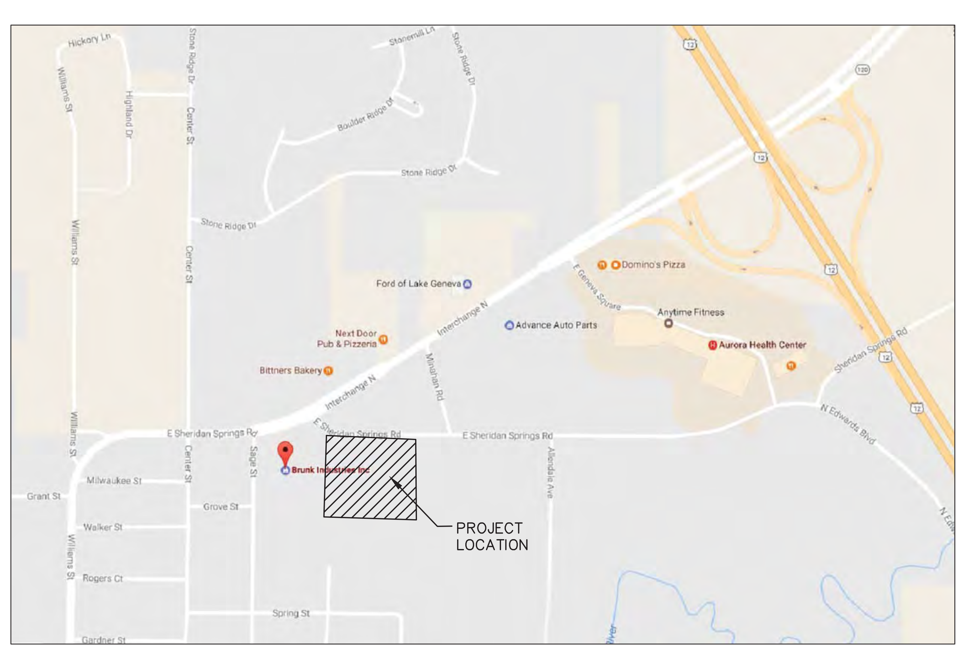
TDD (FOR THE HEARING IMPAIRED) 1-800 542-2289

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



PROJECT LOCATION MAP

PLAN SPECIFICATIONS

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
C. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
D. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR.
C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
   1. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
   2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE- PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   6. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.
G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS. THE GEOTECHNICAL REPORT WAS PERFORMED BY PROFESSIONAL SERVICE INDUSTRIES (PSI) ON MARCH 7, 2017.
H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL/STORMWATER MANAGEMENT

A. THE DESIGN ENGINEER SHALL PREPARE A SITE SPECIFIC EROSION CONTROL AND A STORMWATER MANAGEMENT PLAN PURSUANT TO NR 216.46 AND NR 216.47. THE DESIGN ENGINEER SHALL ALSO FILE A CONSTRUCTION NOTICE OF INTENT WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES PURSUANT TO NR 216.43 OR TO AN AUTHORIZED LOCAL PROGRAM PURSUANT TO NR 216.415 TO OBTAIN COVERAGE UNDER THE GENERAL WPDES STORM WATER PERMIT.
B. THE CONTRACTOR SHALL KEEP THE NOTICE OF INTENT PERMIT, APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLANS, AND PLAN AMENDMENTS ON THE CONSTRUCTION SITE AT ALL TIMES UNTIL PERMIT COVERAGE IS TERMINATED.
C. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.
D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE MONITORING, MAINTENANCE, AND REPORTING REQUIREMENTS OF NR 216.48. INSPECTIONS OF IMPLEMENTED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST AT A MINIMUM BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5" OR MORE. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD. THE CONTRACTOR SHALL REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR AFTER A DEPARTMENT NOTIFICATION WHERE REPAIR OR REPLACEMENT IS REQUESTED.
E. THE CONTRACTOR SHALL MAINTAIN, AT THE CONSTRUCTION SITE, WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS CONDUCTED. WISCONSIN DNR CONSTRUCTION SITE INSPECTION REPORT FORM 3400-187 SHALL BE USED. WEEKLY INSPECTION REPORTS SHALL INCLUDE ALL OF THE FOLLOWING:
   1. THE DATE, TIME, AND EXACT LOCATION OF THE CONSTRUCTION SITE INSPECTION.
   2. THE NAME OF THE INDIVIDUAL WHO PERFORMED THE INSPECTION.
   3. AN ASSESSMENT OF THE CONDITION OF THE EROSION AND SEDIMENT CONTROLS.
   4. A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL IMPLEMENTATION AND MAINTENANCE PERFORMED.
   5. A DESCRIPTION OF THE PRESENT PHASE OF LAND DISTURBING CONSTRUCTION ACTIVITY AT THE CONSTRUCTION SITE.
F. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
   1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056.
   2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1062
   3. STONE TRACKING PADS SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE, AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057.
   4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060.
   5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068.
   6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
   7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
   8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
   9. IF SITE DEWATERING IS REQUIRED TO REMOVE SEDIMENT FROM CONSTRUCTION SITE STORMWATER PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE, FOLLOW PROCEDURES FOUND IN TECHNICAL STANDARD 1061.
   10. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. FLUSHING SHALL NOT BE ALLOWED.
G. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
H. ONCE THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED AND TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN REMOVED, THE CONTRACTOR SHALL FILE A CONSTRUCTION NOTICE OF TERMINATION WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.
I. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER COPIES OF THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS, AMENDMENTS TO PLANS, SUPPORTING PLAN DATA, AND CONSTRUCTION SITE EROSION CONTROL INSPECTION REPORTS. THE OWNER SHALL RETAIN THESE FOR A PERIOD OF 3 YEARS FROM THE DATE OF TERMINATING COVERAGE UNDER WPDES GENERAL PERMIT.
J. ALL POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES SHALL BE CONSTRUCTED BEFORE THE SITE HAS UNDERGONE FINAL STABILIZATION.

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 460 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:

STANDARD ASPHALT PAVING	HEAVY ASPHALT PAVING
1-1/2" SURFACE COURSE (5 LT 58-28 S)	1-1/2" SURFACE COURSE (5 LT 58-28 S)
1-1/2" BINDER COURSE (3 LT 58-28 S)	3-0" BINDER COURSE (3 LT 58-28 S)
10" OF 1-1/4" CRUSHED AGGREGATE	11" OF 1-1/4" CRUSHED AGGREGATE

B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.10' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA.
C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
D. CONTRACTOR TO PROVIDE 4" WIDE WHITE/YELLOW (VERIFY W/ OWNER) PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. WHITE/YELLOW (VERIFY W/ OWNER) PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 20 00 CONCRETE AND AGGREGATE BASE

A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08.
D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
   1. SIDEWALK CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
   2. LOADING DOCK CONCRETE - 8" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE BASE.
      a. CONCRETE SHALL BE REINFORCED WITH ONE OF THE FOLLOWING:
         1) 4"X4" W5.5XW5.5 W.W.F
         2) TWO LAYERS OF 4"X4" W 2.9XW2.9 W.W.F.
         3) #3 REBARS AT 7-1/2" O.C.
         4) #4 REBARS AT 13" O.C.
      b. LOADING DOCK CONCRETE JOINTING SHALL BE AS FOLLOWS:
         1) CONTRACTION SAWCUT JOINT -CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT JOINT SHALL BE 2" IN DEPTH.
      c. TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" ON CENTER. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED.
   3. HEAVY DUTY CONCRETE (TRUCK TRAFFIC) - 6" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE. CONCRETE SHALL BE REINFORCED WITH 6"X6" W2.9XW2.9 W.W.F. CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 15' ON CENTER.
E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
   1. STRENGTH TO BE MINIMUM OF 4,000 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
   2. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
   3. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
   4. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
   5. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 5% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
   6. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
F. ALL EXTERIOR MECHANICAL EQUIPMENT CONCRETE PADS SHALL BE SIZED AND DESIGNED BY THE EQUIPMENT SUPPLIER.
G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHOULD BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO #6 BARS, 60 DIAMETERS FOR #7 TO #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
L. LIMIT MAXIMUM WATER-CEMENTIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.
M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

32 30 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
   TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
B. SEEDED LAWNS:
   1. PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS/1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ONSITE.
   2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS./1000 S.F.), 40% CREEPING RED FESCUE (0.50 LBS./1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LBS./1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.
   3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.
C. SEEDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5"X5". CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.
D. EROSION MATTING:
   1. CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SWALES AND STORMWATER MANAGEMENT BASINS.
   2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES AS REQUIRED.
E. STORMWATER MANAGEMENT POND SAFETY SHELF SEEDING: SAFETY SHELF SHALL BE SEEDED WITH A WET PRAIRIE EMERGENT PLANT TYPE MIX.
F. RIP RAP: ALL RIP RAP ASSOCIATED WITH STORMWATER MANAGEMENT AND STORMWATER CONVEYANCE, AS DELINEATED ON THE PLANS, SHALL BE CONSTRUCTED WITH THE TOP OF RIP RAP MATCHING THE PROPOSED ADJACENT GRADE ELEVATIONS. PLACEMENT OF RIP RAP ABOVE THE PROPOSED ADJACENT GRADE ELEVATIONS IS NOT ACCEPTABLE. ALL RIP RAP SHALL BE PLACED ON TYPE HR FILTER FABRIC PER SECTION 645 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURAL CONSTRUCTION.
G. TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE, AND LOCATION.
H. TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKING FOR TREES AS REQUIRED.
I. TREE AND SHRUB MAINTENANCE/WARRANTY: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS.
J. MINERAL MULCH: PROVIDE 3" MINIMUM THICK BLANKET OF 0.75" MINIMUM TO 1.5" MAXIMUM CRUSHED DECORATIVE STONE AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEED BARRIER FABRIC. COLOR BY OWNER
K. EDGING: INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.COLOR AND TYPE BY OWNER

DIVISION 33 UTILITIES

33 10 00 SITE UTILITIES

A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.
B. ALL PROPOSED SANITARY PIPE SHALL BE SDR-26 PVC
C. CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY SERVICE AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A 6" VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUG. AN 8" PVC FROST SLEEVE SHALL BE PROVIDED. THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH, WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A ZURN (Z-1474-N) HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE SLEEVE ON ALL SIDES, SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER MANUFACTURERS REQUIREMENTS.
D. ALL PROPOSED WATER PIPE SHALL BE C906 PE FOR PIPE DIAMETERS OF 3" OR LESS, C900 PVC FOR PIPE DIAMETERS OF 4" THROUGH 12", AND C-905 PVC FOR PIPE DIAMETERS OF 14" THROUGH 36". 6' MINIMUM COVER SHALL BE PROVIDED OVER ALL WATER PIPING UNLESS OTHERWISE SPECIFIED.
E. ALL PROPOSED HDPE STORM PIPE SHALL BE IN ACCORDANCE WITH ASTM F2648. ALL CONCRETE STORM PIPING SHALL BE IN ACCORDANCE WITH ASTM C14 AND ASTM C76. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED. PIPE SHALL BE PLACED MIN. 8' HORIZONTALLY FROM FOUNDATION WALLS.
F. SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10' OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.
G. SITE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MINIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR ELEVATION.
H. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.
I. ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. WATER, SANITARY, AND STORM SEWER SHALL BE INSTALLED PER "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN". THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING STATE PLUMBING REVIEW APPROVAL. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER.
J. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

GENERAL PROJECT NOTES

1. ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.
3. CONTRACTOR SHALL NOTIFY THE CITY WITHIN 72 HOURS OF COMMENCING ANY LAND DEVELOPING OR DISTURBING ACTIVITY.
4. NOTIFY THE CITY OF COMPLETION OF ANY CONTROL MEASURES WITHIN 14 DAYS AFTER THEIR INSTALLATION.

STORMWATER POND ASBUILT NOTE

CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AN AS-BUILT SURVEY FOLLOWING COMPLETION OF THE CONSTRUCTION OF THE STORMWATER POND. THE SURVEY SHALL BE COMPLETED PRIOR TO THE POND FILLING WITH WATER. CONTRACTOR SHALL GIVE EXCEL ENGINEERING A MINIMUM OF A 3 DAY NOTICE. PLEASE NOTE THAT THE HORIZONTAL TOLERANCE FOR POND CONSTRUCTION IS 0.50' AND THE VERTICAL TOLERANCE FOR POND, OUTLET, AND SPILLWAY CONSTRUCTION IS 0.10'. ANY ADDITIONAL WORK REQUIRED TO SURVEY A POND FULL OF WATER OR FOR SURVEYING FOLLOWING REWORK SHALL BE AT THE CONTRACTOR'S EXPENSE.

CONSTRUCTION SEQUENCE

PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	1. CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION.
	2. PLACE ALL SILT FENCE.
	3. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS.
	4. CONSTRUCT PERMANENT RETENTION PONDS AND PERMANENT STORMWATER CONVEYANCE SYSTEMS.
	5. CONSTRUCT ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS.
	6. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION ACTION	1. SITE DEMOLITION AS REQUIRED.
	2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE. LOCATION BY OWNER. SURROUND W/ SILT FENCE
	3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS.
	4. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE.
	5. DIG AND POUR ALL BUILDING FOOTINGS.
	6. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS.
	7. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS.
	8. CONSTRUCT BUILDING.
	9. PAVE DRIVEWAYS AND PARKING AREAS.
	10. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP.
3. POST CONSTRUCTION ACTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.
	2. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS.

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

CIVIL COVER AND SPECIFICATION SHEET

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION
PROJECT NUMBER 1650900

PROPOSED BUILDING FOR:
BRUNK INDUSTRIES, INC.
1225 SAGE ST. • LAKE GENEVA, WI 53147

PROFESSIONAL SEAL
WISCONSIN ERIC DRAZKOWSKI 40127-006 FOND DU LAC WISCONSIN PROFESSIONAL ENGINEER

PRELIMINARY DATES
FEB. 28, 2017
MAR. 16, 2017

NOT FOR CONSTRUCTION

SHEET INFORMATION
CIVIL COVER AND SPECIFICATION SHEET
SHEET NUMBER
C1.0

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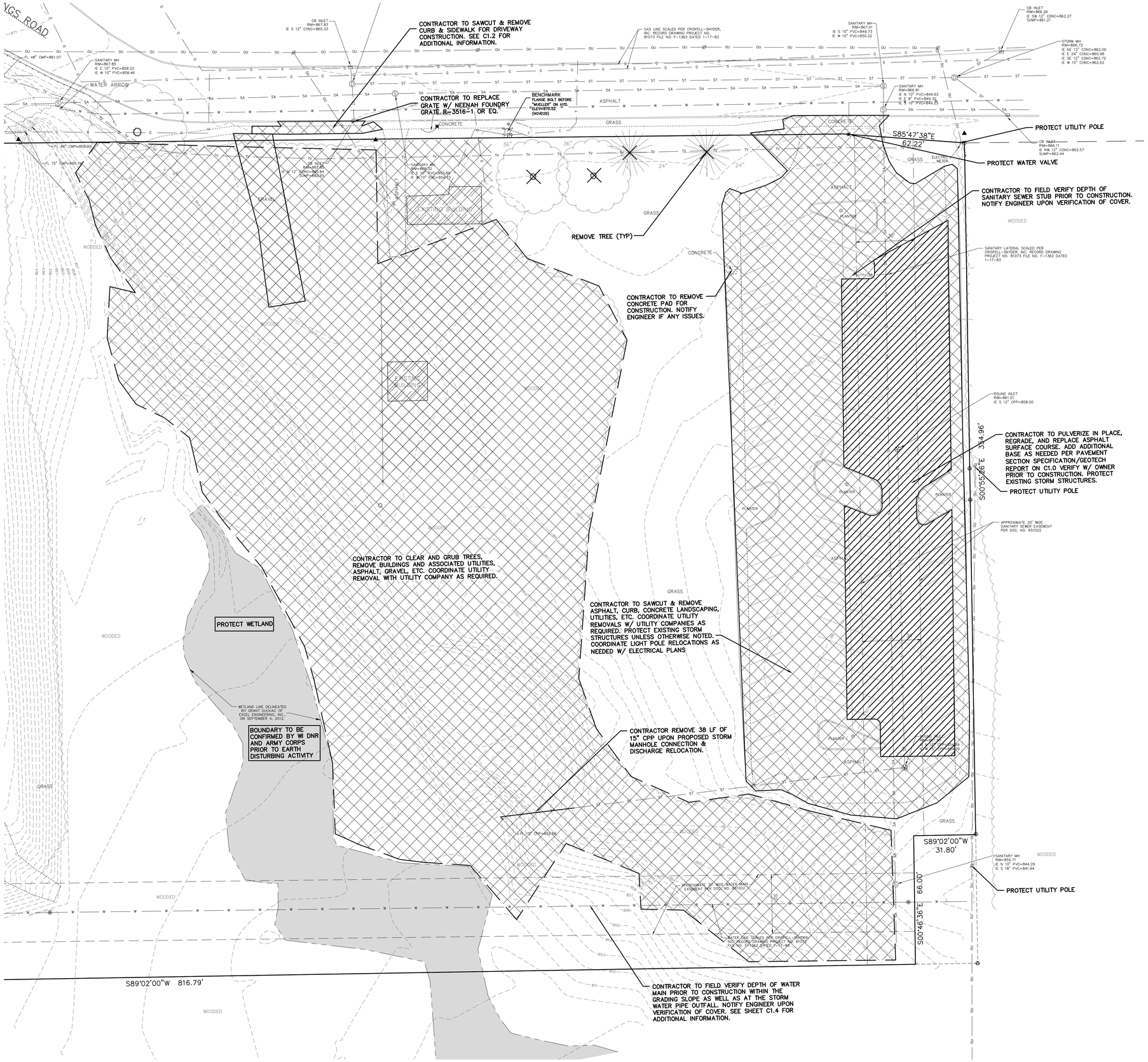

NOTE:
SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.

NOTE:
PROPERTY LINES AND EASEMENTS SHOWN ON THIS PLAN ARE BASED ON THE DEED AND EASEMENT DOCUMENTS PROVIDED TO EXCEL ENGINEERING, INC. A TITLE COMMITMENT WAS NOT REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY.

NOTE:
CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES ON SITE PRIOR TO CONSTRUCTION

NORTH

1"= 20' SCALE (WHEN PLOTTED 30"X42") 20' 0 20' 40' FEET

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PROJECT NUMBER 1650900

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BRUNK INDUSTRIES, INC.
1225 SAGE ST. • LAKE GENEVA, WI 53147

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 28, 2017
MAR. 16, 2017

NOT FOR CONSTRUCTION

SHEET INFORMATION

EXISTING SITE AND DEMOLITION PLAN

SHEET NUMBER

C1.1

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SITE INFORMATION:

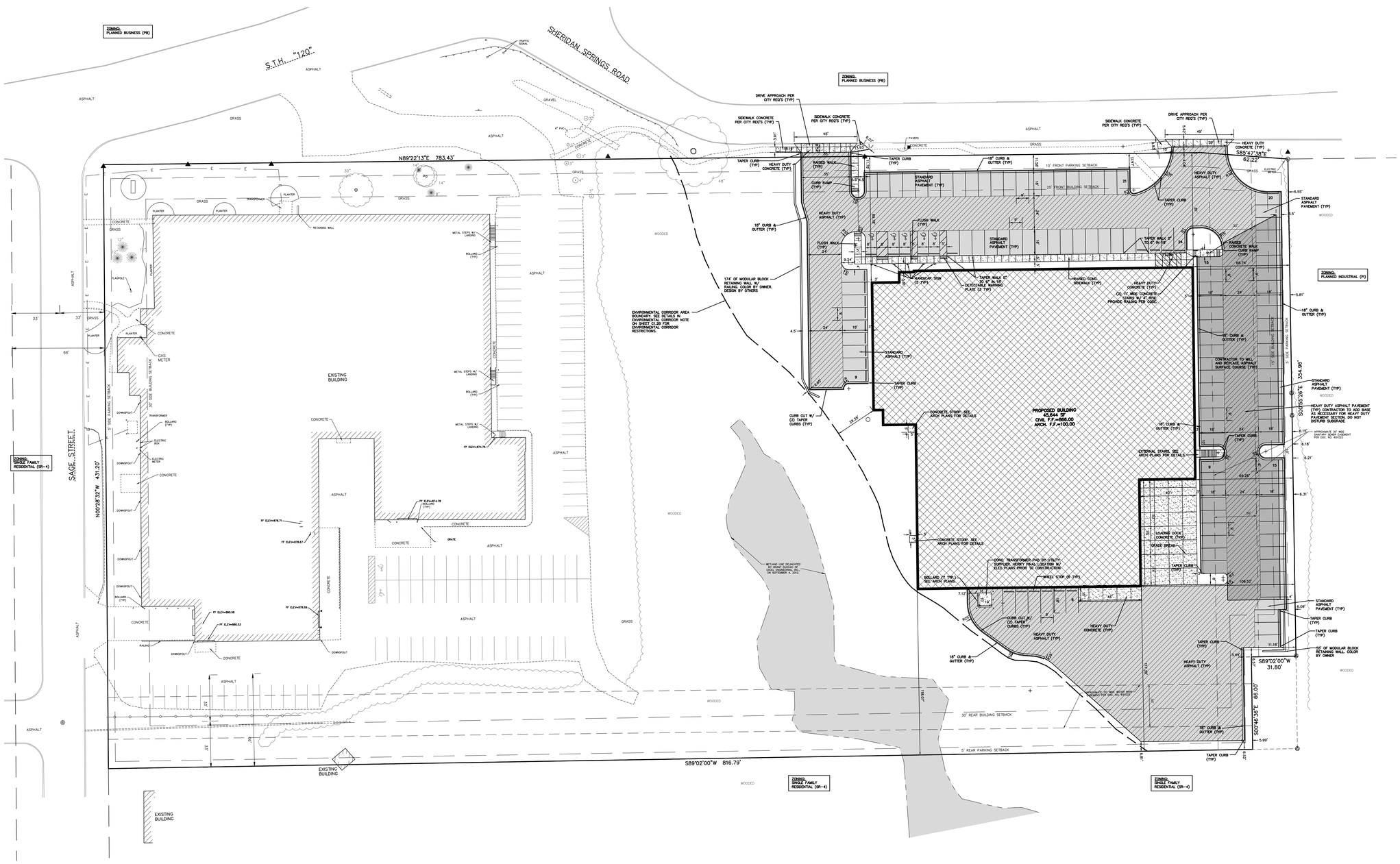
PROPERTY AREA: AREA = 360,894 S.F. (8.28 ACRES).
EXISTING ZONING: PLANNED DEVELOPMENT (W/ PLANNED INDUSTRIAL UNDERLYING)
PROPOSED ZONING: PLANNED DEVELOPMENT (W/ PLANNED INDUSTRIAL UNDERLYING)
PROPOSED USE: MANUFACTURING
AREA OF SITE DISTURBANCE: 2.77 ACRES
SETBACKS: BUILDING: FRONT = 25' SIDE = 15' REAR = 30'
PAVEMENT: FRONT = 10' SIDE = 5' REAR = 5'
PROPOSED BUILDING HEIGHT: 36'-8" (MAX. HEIGHT: 35'-0") (INCLUDED W/ PIP)
PARKING EXISTING (EAST LOT): 102 SPACES – W/ 30 EMPTY (72 SPACES REQ.)
PARKING REQUIRED (EAST): 1 SPACE PER EMPLOYEE ON LARGEST SHIFT (47 SPACES REQ.)
PARKING REQUIRED: 119 SPACES REQ. – (EXISTING DEMAND + 47)
PARKING PROVIDED: 119 SPACES (5 H.C. ACCESSIBLE)
HANDICAP STALLS REQUIRED: 5, HANDICAP STALLS PROVIDED: 5
BUILDING OCCUPANCY CLASSIFICATION = F1
CLASS OF BUILDING CONSTRUCTION = II-B
LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 15%
MAXIMUM FLOOR SURFACE RATIO : 0.60

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	8.28	360,894	
BUILDING FLOOR AREA	1.48	64,558	17.9%
PAVEMENT (ASP. & CONC.)	1.83	79,711	22.1%
TOTAL IMPERVIOUS	3.31	144,269	40.0%
LANDSCAPE/ OPEN SPACE	4.97	216,625	60.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	8.28	360,894	
BUILDING FLOOR AREA	2.52	109,595	30.4%
PAVEMENT (ASP. & CONC.)	2.35	102,223	28.3%
TOTAL IMPERVIOUS	4.86	211,818	58.7%
LANDSCAPE/ OPEN SPACE	3.42	149,076	41.3%



NORTH

1"= 30' SCALE (WHEN PLOTTED 30"X42") FEET

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PROJECT INFORMATION
PROJECT NUMBER 1650900

PROPOSED BUILDING FOR:
BRUNK INDUSTRIES, INC.
1225 SAGE ST. • LAKE GENEVA, WI 53147

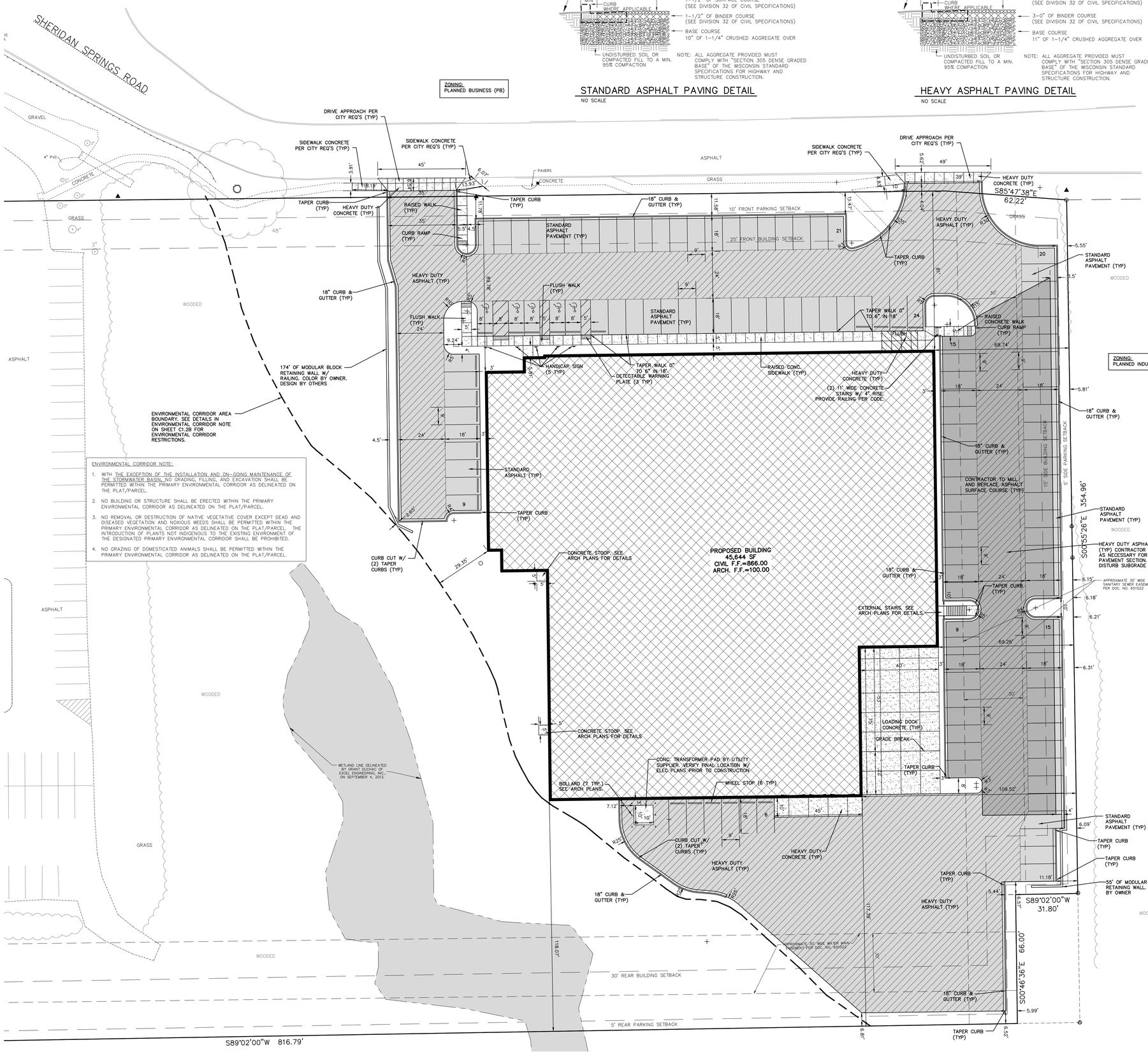
PROFESSIONAL SEAL

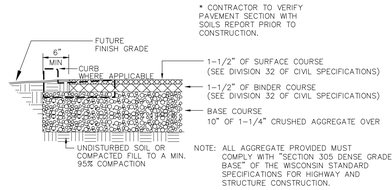
PRELIMINARY DATES
FEB. 28, 2017
MAR. 16, 2017

NOT FOR CONSTRUCTION

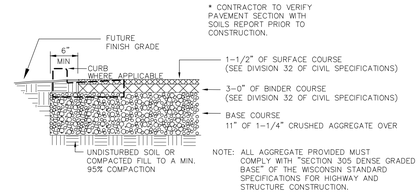
SHEET INFORMATION
OVERALL SITE PLAN
SHEET NUMBER
C1.2A

2017 © EXCEL ENGINEERING, INC.

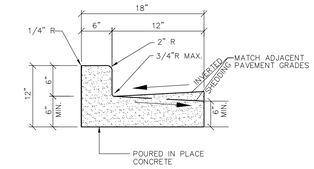




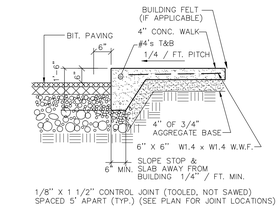
STANDARD ASPHALT PAVING DETAIL
NO SCALE



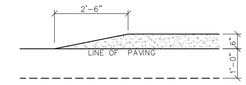
HEAVY ASPHALT PAVING DETAIL
NO SCALE



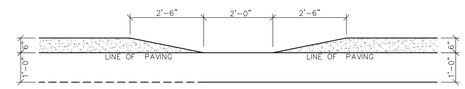
18" CONCRETE CURB & GUTTER DETAIL
NO SCALE



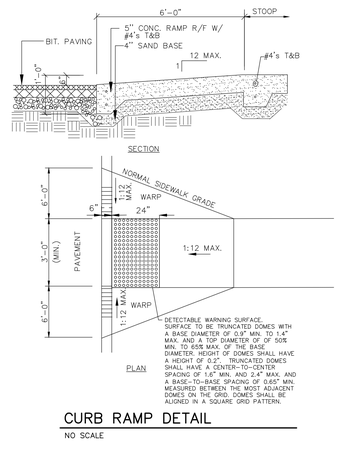
RAISED WALK DETAIL
NO SCALE



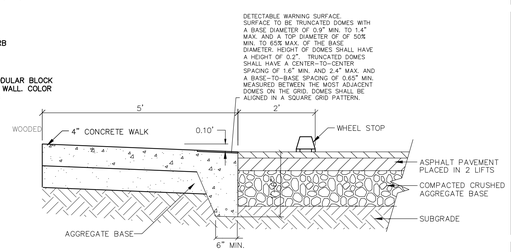
TAPERED CURB DETAIL
NO SCALE



CURB CUT DETAIL
NO SCALE



CURB RAMP DETAIL
NO SCALE



FLUSH WALK DETAIL
NO SCALE

NORTH

1" = 20' SCALE (WHEN PLOTTED 30"X42") 20' 0 20' 40' FEET

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PROJECT INFORMATION

PROJECT NUMBER 1650900

PROPOSED BUILDING FOR:
BRUNK INDUSTRIES, INC.
1225 SAGE ST. • LAKE GENEVA, WI 53147

PROFESSIONAL SEAL

PRELIMINARY DATES
FEB. 28, 2017
MAR. 16, 2017

NOT FOR CONSTRUCTION

SHEET INFORMATION
SITE PLAN
SHEET NUMBER
C1.2B

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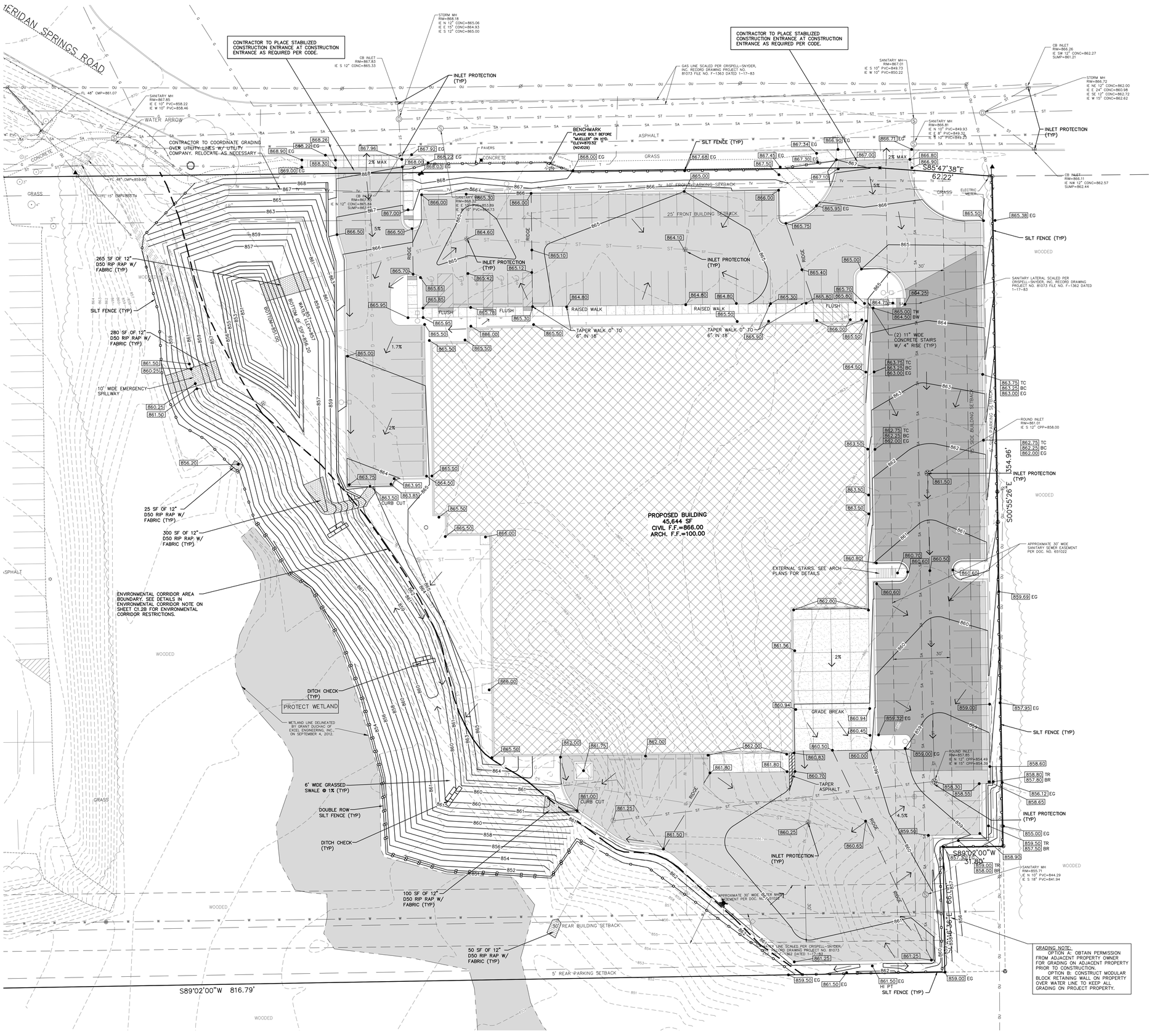

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS

100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1650900

PROPOSED BUILDING FOR:

BRUNK INDUSTRIES, INC.

1225 SAGE ST. • LAKE GENEVA, WI 53147

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 28, 2017
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SHEET INFORMATION

GRADING AND EROSION CONTROL PLAN

SHEET NUMBER

C1.3

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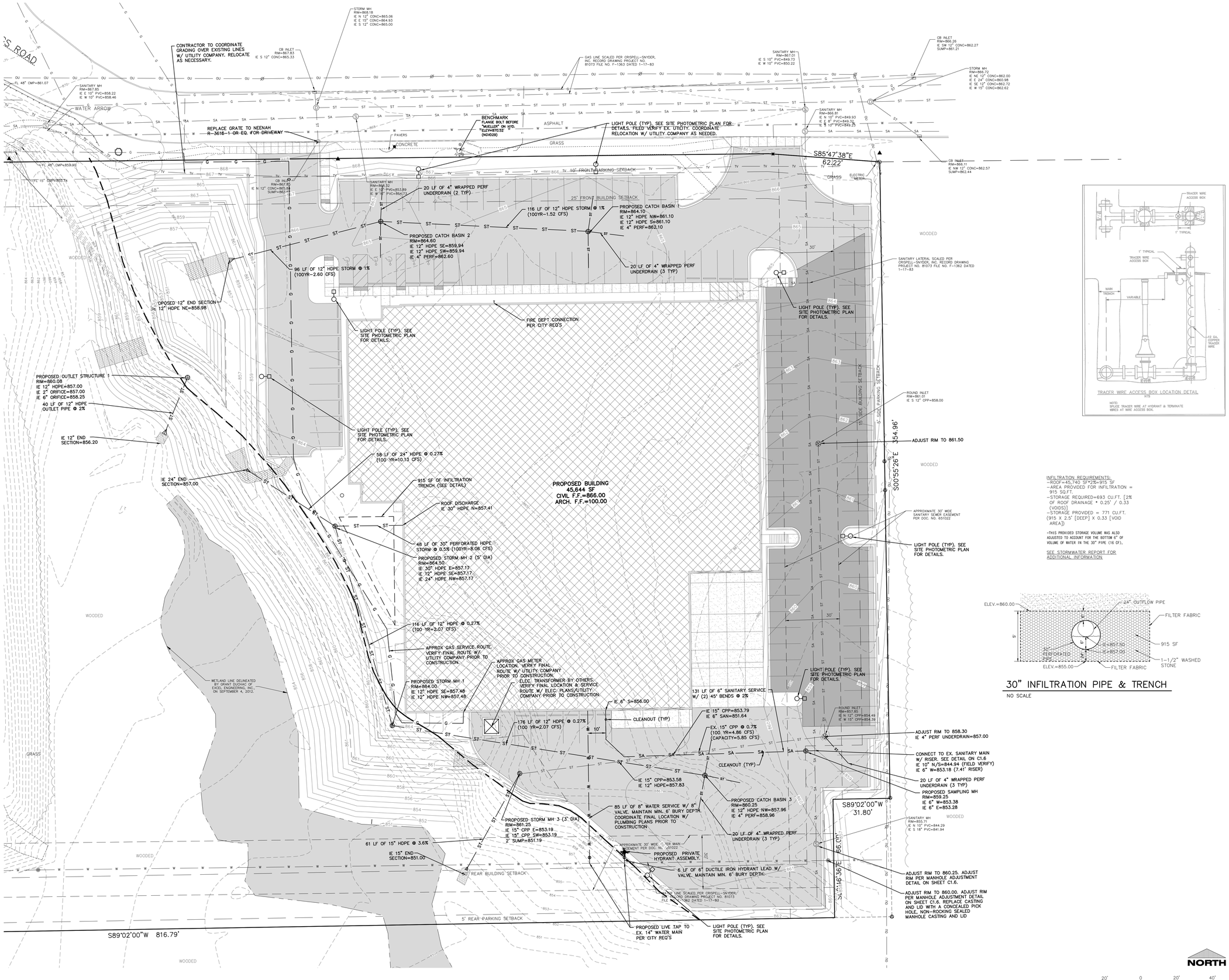

INFILTRATION REQUIREMENTS:
- ROOF=45,740 SF*2%=915 SF
- AREA PROVIDED FOR INFILTRATION = 915 SQ.FT.
- STORAGE REQUIRED=693 CU.FT. [2% OF ROOF DRAINAGE * 0.25' / 0.33 (VOIDS)]
- STORAGE PROVIDED = 771 CU.FT. (915 X 2.5' [DEEP] X 0.33 [VOID AREA])

-THIS PROVIDED STORAGE VOLUME WAS ALSO ADJUSTED TO ACCOUNT FOR THE BOTTOM 6" OF VOLUME OF WATER IN THE 30" PIPE (16.0'),.

SEE STORMWATER REPORT FOR ADDITIONAL INFORMATION

30" INFILTRATION PIPE & TRENCH

NO SCALE

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PROJECT NUMBER 1650900

PROPOSED BUILDING FOR:

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PROFESSIONAL SEAL

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SHEET INFORMATION

UTILITY PLAN

SHEET NUMBER

C1.4

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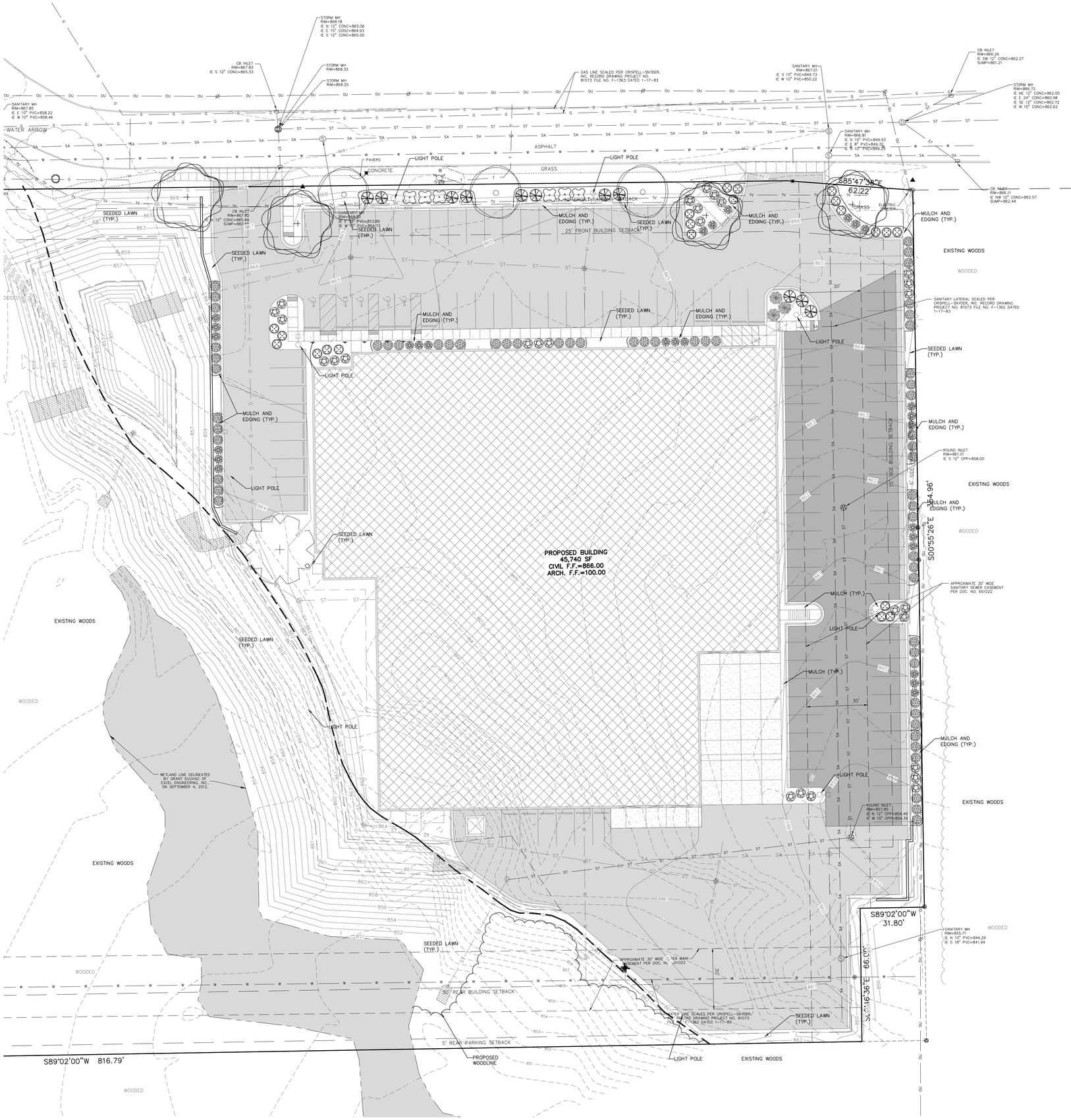


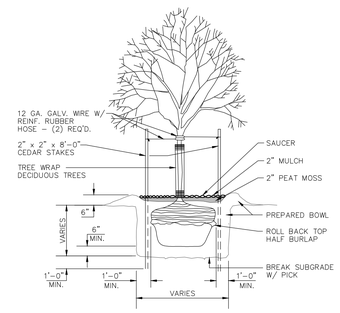
LANDSCAPING NOTES

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	MATURE SIZE	POINTS	QTY
	DECIDUOUS TREES					
	Sugar Maple	Acer saccharum	2"	65'	75	4
	Redmond Linden	Tilia americana	1 1/2"	60'	30	1
	River Birch	Betula nigra	1 1/2"	20'	15	3
	DECIDUOUS SHRUBS					
	Shrub Roses	Explorer series 'Alex Mackenzie'	24"	4'–7'	3	27
	Arrowwood Viburnun	Viburnum dentatum	36"	6'–8'	5	6
	Burning Bush	Evonymus alatus 'Compactus'	30"–36"	4'–6'	3	27
	Chinese Lilac	Syringa x chinensis	36"	6'–8'	5	3
	EVERGREEN SHRUBS					
	Pfitzer Juniper	Juniperus chinensis 'Pfitzeriana'	18"	4'–6'	5	11
	Andorra Juniper	Juniperus horizontalis 'Plumosa'	12"	4'–5'	3	21
	Globe Arborvitae	Thuja occidentalis woodwardii	18"	3'–5'	3	60

LANDSCAPING CALCULATIONS

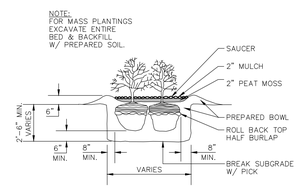
ZONE	REQ. POINT CALCULATIONS	PLANTS PROVIDED
PAVED AREA	80 PTS. PER 10,000 SF OR 20 PARKING STALLS 63,976 SF/10,000 SF*80 = 512 POINTS (30% CLIMAX/TALL, 40% SHRUBS)	CLIMAX TREES: 2*75PTS = 150 PTS TALL TREES: 1*30PTS= 30 PTS MEDIUM DECIDUOUS SHRUBS:24*3PTS= 72 PTS MEDIUM EVERGREEN SHRUBS:48*3PTS = 144 PTS 396 TOTAL POINTS
STREET FRONTAGE	40 PTS. PER 100 LF 470'/100'*40 = 188 POINTS (50% CLIMAX/TALL, 30% MEDIUM)	CLIMAX TREES: 2*75PTS = 150 PTS MEDIUM TREES: 3*15PTS= 45 PTS 195 TOTAL POINTS
BUILDING FOUNDATION	40 PTS. PER 100 LF 916'/100'*40 = 367 POINTS	MEDIUM EVERGREEN TREES: 3*20PTS = 60 PTS LARGE EVERGREEN BUSH: 11*5PTS = 55 PTS MEDIUM EVERGREEN BUSH: 27*3PT = 81 PTS MEDIUM DECIDUOUS BUSH: 23*3PTS = 69 PTS LARGE DECIDUOUS SHRUBS: 0*5PTS = 0 PTS 265 TOTAL POINTS
BUILDING FLOOR AREA	10 PTS. PER 1,000 SF 45,396 SF/1,000 SF*10 = 454 POINTS	CLIMAX TREES: 0*75PTS = 0 PTS LOW EVERGREEN TREES: 0*12PTS = 0 PTS LARGE DECIDUOUS SHRUBS: 15*5PTS = 75 PTS 75 TOTAL POINTS
TOTALS	1,521 POINTS REQUIRED	946 POINTS PROVIDED

** EXISTING SITE COMPLETELY SURROUNDED BY VEGETATED BUFFER FROM THE WEST, SOUTH, AND EAST



TREE PLANTING DETAIL

NO SCALE



SHRUB PLANTING DETAIL

NO SCALE

NORTH

1"= 20' SCALE 20' 0 20' 40' (WHEN PLOTTED 30"X42") FEET

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PROJECT INFORMATION

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PROFESSIONAL SEAL

PRELIMINARY DATES

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MAR. 15, 2017

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SHEET INFORMATION

LANDSCAPE PLAN

SHEET NUMBER

C1.5

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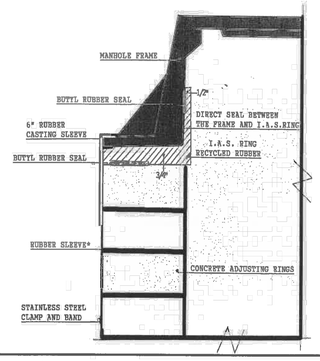
SERVING THE WATER & SEWER INDUSTRY
ADAPTOR INC.
AMERICAN MADE PRODUCTS
SINCE 1976

2151 South 54th Street
West Allis WI. 53219

Office: (414) 764-6733 Fax: (414) 764-1494

Internal/External Adaptor Seal Detail Specification

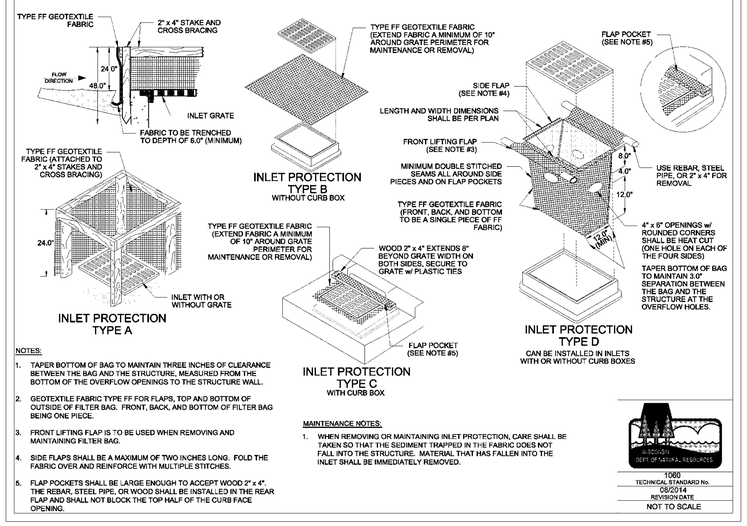


Internal/External Adaptor Seal Spec

All sanitary manholes shall be provided with an Internal/External Adaptor Seal with a rubber sleeve to seal the outside of the chimney from the manhole frame down to the corbel. The I/E.A.Seal shall be installed per Adaptor Inc. installation instructions.

Web Page: www.adaptorinc.com E-mail: mail@adaptorinc.com

FIGURE 1. INLET PROTECTION TYPES A, B, C AND D



NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

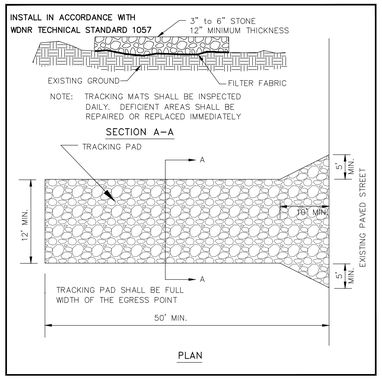
MAINTENANCE NOTES:

1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

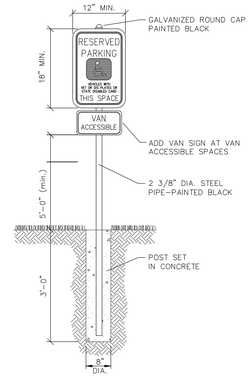
WI DNR DEPT OF NATURAL RESOURCES

1060
TECHNICAL STANDARD No.
08/2014
REVISION DATE
NOT TO SCALE

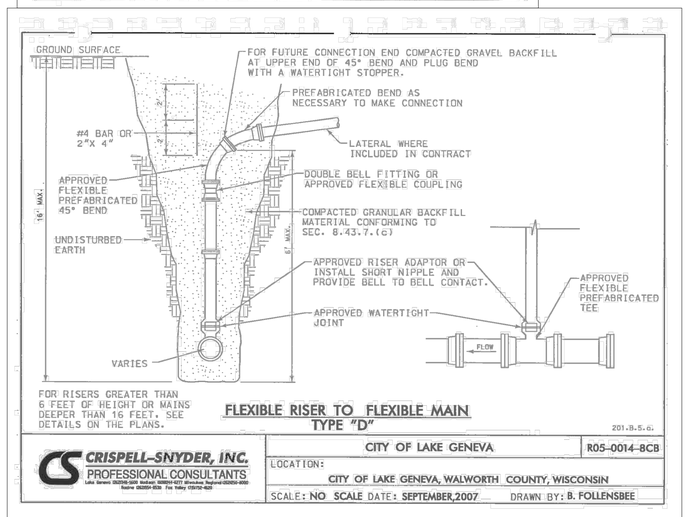
INLET PROTECTION DETAIL
NO SCALE



TRACKPAD DETAILS
NO SCALE



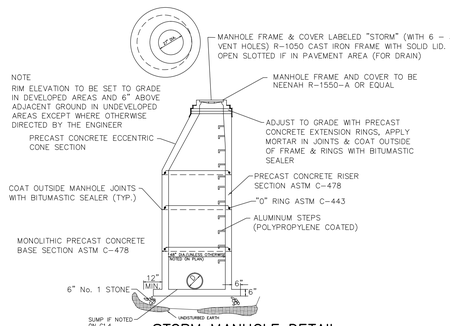
HANDICAP SIGNAGE DETAIL
NO SCALE



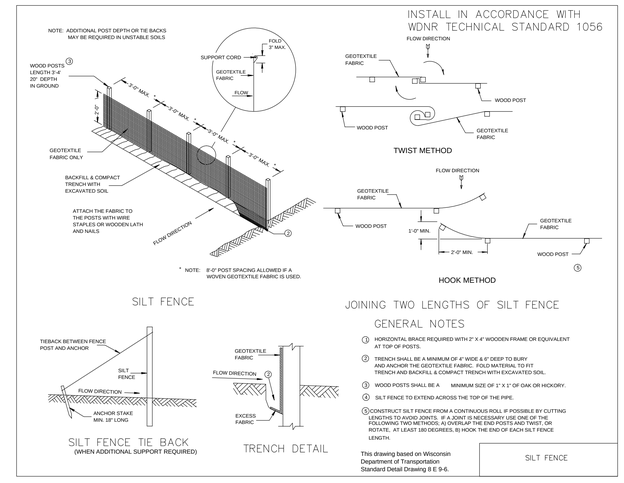
FLEXIBLE RISER TO FLEXIBLE MAIN
TYPE "D"
201.8.5.6.

CRISPELL-SNYDER, INC.
PROFESSIONAL CONSULTANTS

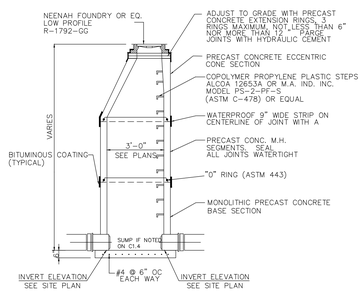
CITY OF LAKE GENEVA	R05-0014-8CB
LOCATION: CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN	
SCALE: NO SCALE DATE: SEPTEMBER,2007	DRAWN BY: B. FOLLENSBEE



STORM MANHOLE DETAIL
NO SCALE

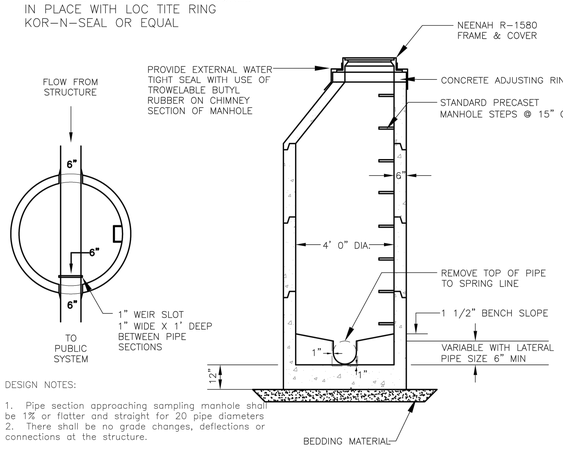


SILT FENCE – INSTALLATION DETAIL
NO SCALE



CATCH BASIN DETAIL
NO SCALE

PIPE CONNECTIONS SHALL BE MADE WITH RUBBER FLEXIBLE BOOTS WITH STAINLESS STEEL BANDS & LOCKED IN PLACE WITH LOC TITE RING KOR–N–SEAL OR EQUAL



DESIGN NOTES:

1. Pipe section approaching sampling manhole shall be 1% or flatter and straight for 20 pipe diameters
2. There shall be no grade changes, deflections or connections at the structure.

SAMPLING MANHOLE DETAIL
NO SCALE– PROVIDED BY CITY OF LAKE GENEVA

NOTES:
IF GROUND WATER IS PRESENT: TILE SYSTEM SHOULD BE INSTALLED UNDER POND TO ALLOW PUMPING DURING CONSTRUCTION. DEWATERING STALL REMAIN IN PLACE UNTIL AFTER THE LINER IS INSTALLED AND THE POND IS FILLED WITH WATER IN ORDER TO KEEP THE LINER FROM BEING COMPROMISED BY HYDROSTATIC PRESSURES.

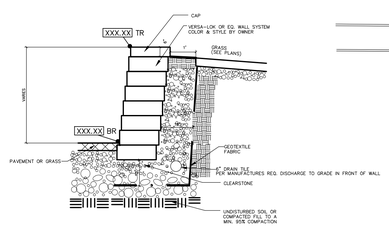
A LINING BASE SHALL BE PREPARED ON THE BOTTOM AND SLOPES OF THE AREA ARE TO BE LINED.

LINING BASE MATERIAL SHALL BE FREE OF ALL SHARP OBJECTS, ROOTS GRASS AND VEGETATION.

THE BASE MATERIAL SHALL BE NATIVE MATERIALS OR MATERIALS OBTAINED FROM A BORROW SOURCE COMPACTED TO A MIN. OF 95% COMPACTING OR AN APPROVED CONSTRUCTION FABRIC.

THE SUBGRADE SHALL BE PREPARED IMMEDIATELY PRIOR TO THE PLACING OF THE LINER. THE SURFACE ON WHICH THE LINER IS TO BE PLACED IS TO BE FIRM, CLEAN, DRY AND SMOOTH.

CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AN AS–BUILT SURVEY FOLLOWING COMPLETION OF THE CONSTRUCTION OF THE STORMWATER POND. THE SURVEY SHALL BE COMPLETED PRIOR TO THE POND FILLING WITH WATER. CONTRACTOR SHALL GIVE EXCEL ENGINEERING A MINIMUM OF A 3 DAY NOTICE. PLEASE NOTE THAT THE HORIZONTAL TOLERANCE FOR POND CONSTRUCTION IS 0.50' AND THE VERTICAL TOLERANCE FOR POND, OUTLET, AND SPILLWAY CONSTRUCTION IS 0.10'. ANY ADDITIONAL WORK REQUIRED TO SURVEY A POND FULL OF WATER OR FOR SURVEYING FOLLOWING REWORK SHALL BE AT THE CONTRACTOR'S EXPENSE.

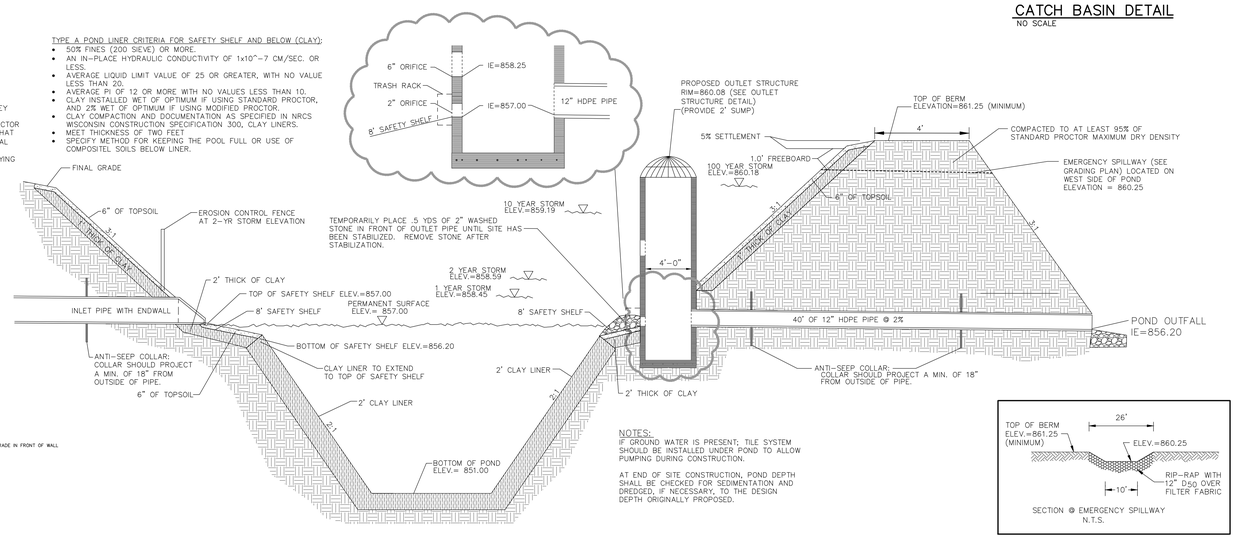


*THIS DETAIL IS NOT FOR CONSTRUCTION. THE WALL MANUFACTURER IS RESPONSIBLE FOR ACTUAL DESIGN AND CONSTRUCTION DETAILS.

RETAINING WALL DETAIL
NO SCALE

TYPE A POND LINER CRITERIA FOR SAFETY SHELF AND BELOW (CLAY):

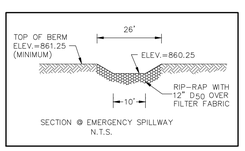
- 50% FINES (200 SIEVE) OR MORE.
- AN IN–PLACE HYDRAULIC CONDUCTIVITY OF 1x10^–7 CM/SEC. OR LESS.
- AVERAGE LIQUID LIMIT VALUE OF 25 OR GREATER, WITH NO VALUE LESS THAN 20.
- AVERAGE PI OF 12 OR MORE WITH NO VALUES LESS THAN 10.
- CLAY INSTALLED WET OF OPTIMUM IF USING STANDARD PROCTOR, AND 2% WET OF OPTIMUM IF USING MODIFIED PROCTOR.
- CLAY COMPACTION AND DOCUMENTATION AS SPECIFIED IN NRCS WISCONSIN CONSTRUCTION SPECIFICATION 300, CLAY LINERS.
- MEET THICKNESS OF TWO FEET
- SPECIFY METHOD FOR KEEPING THE POOL FULL OR USE OF COMPOSITEL SOILS BELOW LINER.



NOTES:
IF GROUND WATER IS PRESENT: TILE SYSTEM SHOULD BE INSTALLED UNDER POND TO ALLOW PUMPING DURING CONSTRUCTION.

AT END OF SITE CONSTRUCTION, POND DEPTH SHALL BE CHECKED FOR SEDIMENTATION AND DREDGED, IF NECESSARY, TO THE DESIGN DEPTH ORIGINALLY PROPOSED.

RETENTION POND DETAIL
NO SCALE



EMERGENCY SPILLWAY DETAIL
NO SCALE

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DETAILS
SHEET NUMBER
C1.6

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SYMBOLS LEGEND

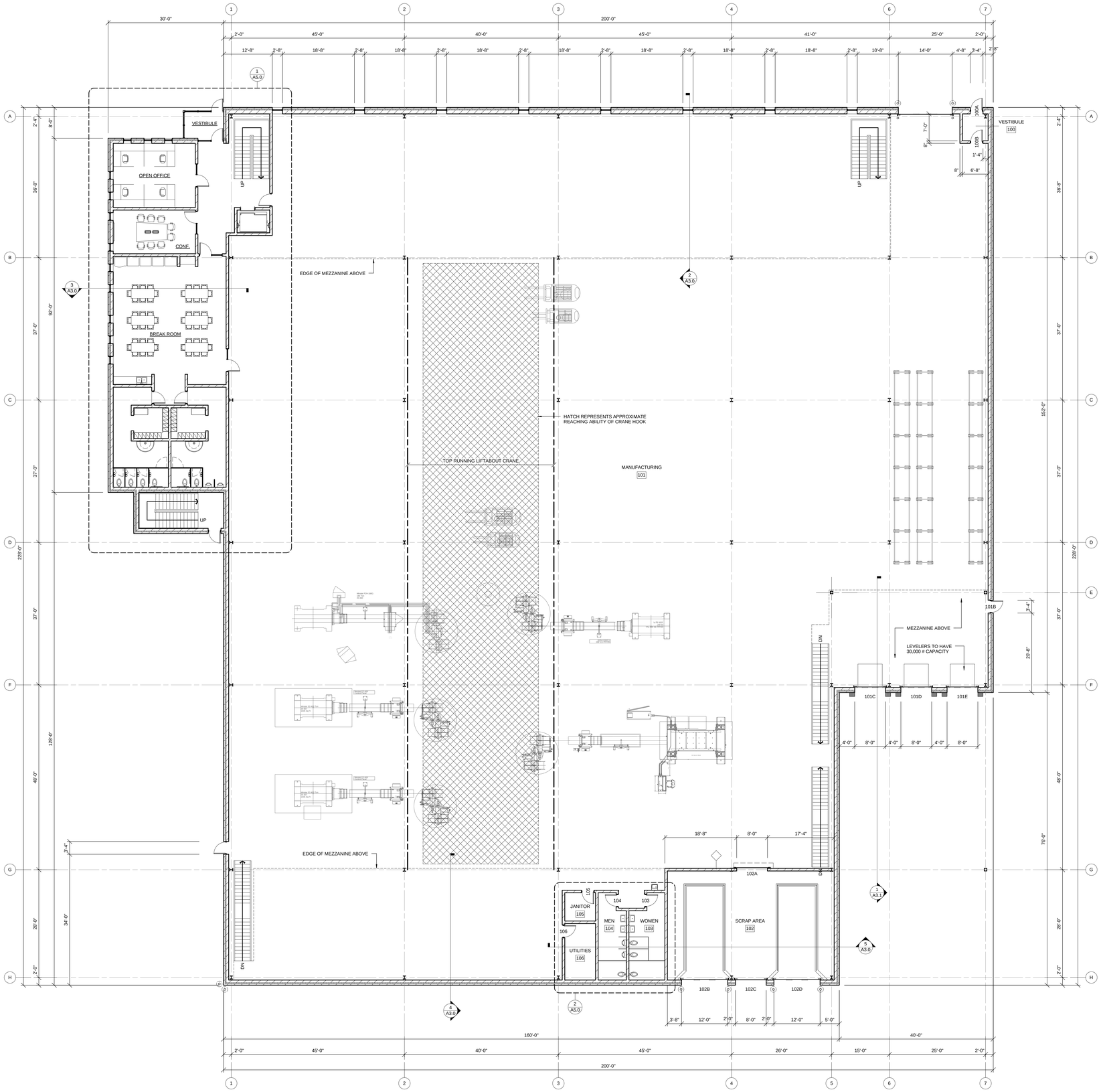
- SEE SHEET AX.X FOR WALL TYPES
- EXIT SIGNAGE
- FIRE EXTINGUISHER -SEE A5 SHEETS
- FIRE EXTINGUISHER w/ CABINET -SEE A5 SHEETS
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- STUD WALL
- CONCRETE WALL
- MASONRY VENEER
- C.M.U. WALL
- (1) HOUR FIRE RATED
- (2) HOUR FIRE RATED
- (3) HOUR FIRE RATED
- (4) HOUR FIRE RATED

SEE PLAN FOR ALL WALL WIDTHS

- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE DEMOLISHED
- NEW DOOR

GENERAL NOTES

- ALL INTERIOR DIMS. ARE FROM FACE-OF-STUD TO FACE-OF-STUD.
- ALL INTERIOR WALLS TO BE 2x4 OR 2x6 @ 16" O.C. (SEE FLOOR PLAN FOR SIZE) W/ 1/2" OR 5/8" GYPSUM BOARD BOTH SIDES - EXTEND TO BOTTOM CHORD OF TRUSSES / UNDERSIDE OF DECK.
- ALL INTERIOR WALLS TO BE 3 5/8" OR 6" METAL STUDS @ 16" O.C. (SEE FLOOR PLAN FOR SIZE) W/ 5/8" GYPSUM BOARD BOTH SIDES - EXTEND TO BOTTOM CHORD OF TRUSSES.
- PROVIDE 3 1/2" SOUND BATT INSULATION AROUND PERIMETER OF TOILET ROOM AND OFFICE WALLS.
- MISCELLANEOUS HARDWARE INCLUDED: HANDICAP HARDWARE, MEN'S AND WOMEN'S REST ROOM SIGNS.
- PROVIDE WOOD BLOCKING FOR ANY FURNISHINGS BY OWNER. (VERIFY LOCATIONS)
- ALL EXTERIOR WINDOWS TO HAVE ALUMINUM FLASHING RETURNS AT HEAD, JAMBS, AND SILL OF ALL WINDOWS.
- ALL EXTERIOR WINDOWS TO HAVE GYPSUM BOARD RETURNS AT HEAD AND JAMBS AND PLASTIC LAMINATE COVERED WOOD SILL.
- INTERIOR GLAZED OPENINGS IN OFFICES TO BE 1/4" GLASS SET IN OAK JAMBS AND STOPS (SEE PLAN FOR SIZES).
- SEE A4 SHEETS FOR TYPICAL CONTROL JOINT DETAILS.
- SEE A7 SHEETS FOR TYPICAL ATTIC ACCESS PANEL.
- SEE A7 SHEETS FOR TYPICAL MECHANICAL PIPE PENETRATION THRU CEILING VAPOR BARRIER.
- ALL CABINETS AND COUNTERTOPS TO HAVE PLASTIC LAMINATE FRONTS AND TOPS.
- KITCHEN AND CABINET W/ COUNTERS BY GENERAL CONTRACTOR AS REQUIRED
- ALL CABINETRY AND EQUIPMENT BY OTHERS - SEE EQUIPMENT DRAWING BY INTERIOR DESIGNER FOR REQUIREMENTS.
- FOOD PREP AREA TO BE VERIFIED W/ OWNER. PROVIDE SHOP DRAWINGS ON EQUIPMENT.



FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

EXCEL
ARCHITECTS ● ENGINEERS ● SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
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FIRST FLOOR PLAN

SHEET NUMBER

A1.1

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3/16/2017 9:18:18 AM

SYMBOLS LEGEND

- SEE SHEET AX.X FOR WALL TYPES
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- FIRE EXTINGUISHER w/ CABINET -SEE A5 SHEETS
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- STUD WALL
- CONCRETE WALL
- MASONRY VENEER
- C.M.U. WALL
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- (2) HOUR FIRE RATED
- (3) HOUR FIRE RATED
- (4) HOUR FIRE RATED

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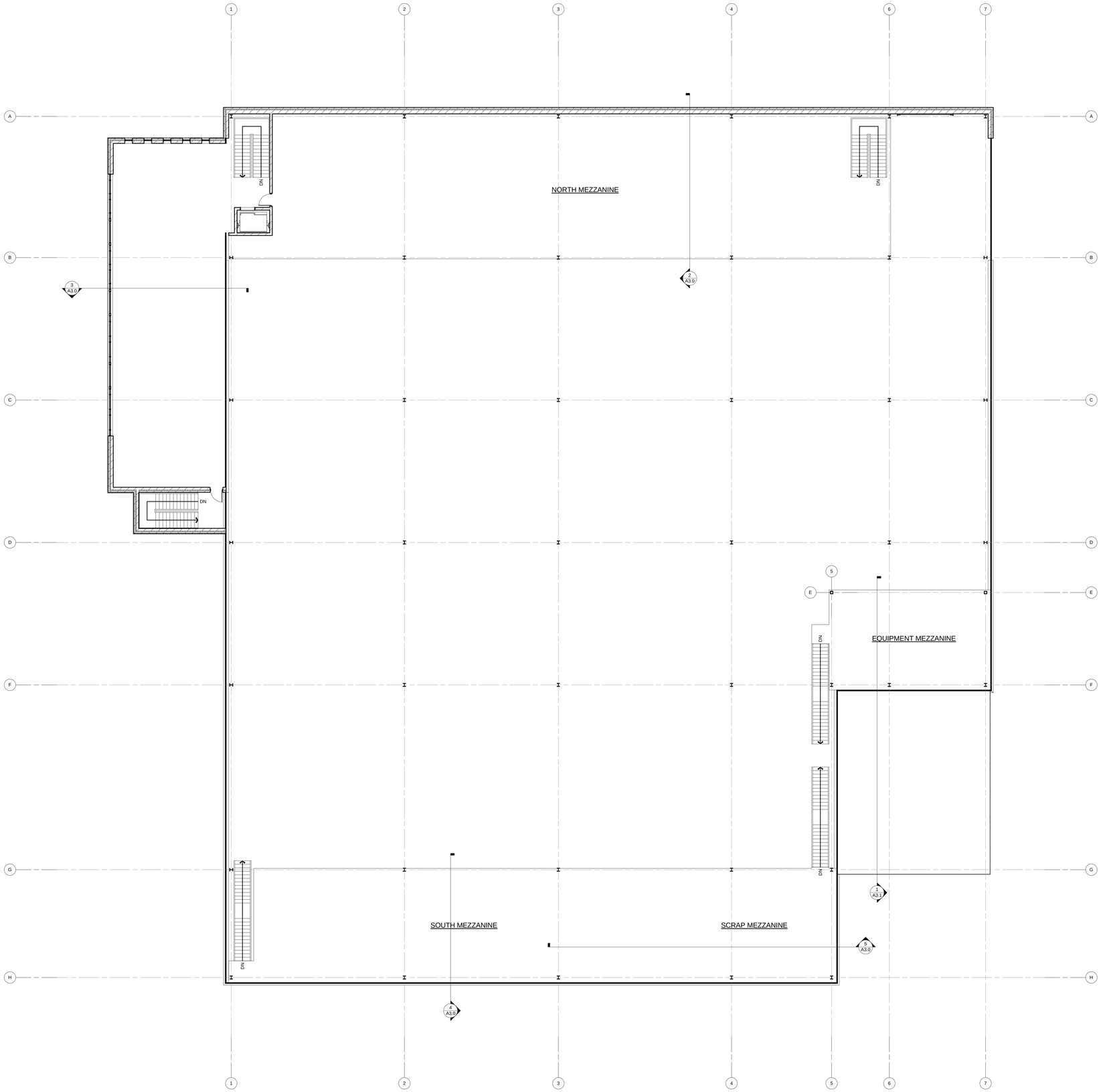
- ALL CABINETRY AND EQUIPMENT BY OTHERS - SEE EQUIPMENT DRAWING BY INTERIOR DESIGNER FOR REQUIREMENTS.
- FOOD PREP AREA TO BE VERIFIED W/ OWNER. PROVIDE SHOP DRAWINGS ON EQUIPMENT.



NORTH

SECOND FLOOR/ MEZZANINE PLANS

SCALE: 3/32" = 1'-0"

10' 0' 10' 20'

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FOND DU LAC, WI 54935
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PROJECT INFORMATION

PROJECT NUMBER 1650900

PROPOSED BUILDING FOR:

BRUNK INDUSTRIES, INC.

1225 SAGE ST. ● LAKE GENEVA, WI 53147

PROFESSIONAL SEAL

PRELIMINARY DATES

MAR. 15, 2017

NOT FOR CONSTRUCTION

SHEET INFORMATION

SECOND FLOOR PLAN

SHEET NUMBER

A1.2

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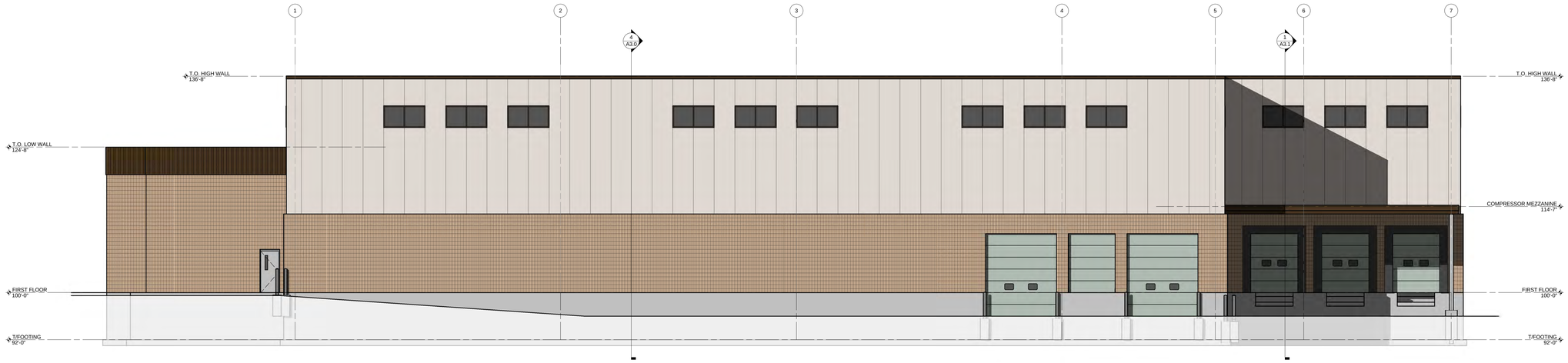
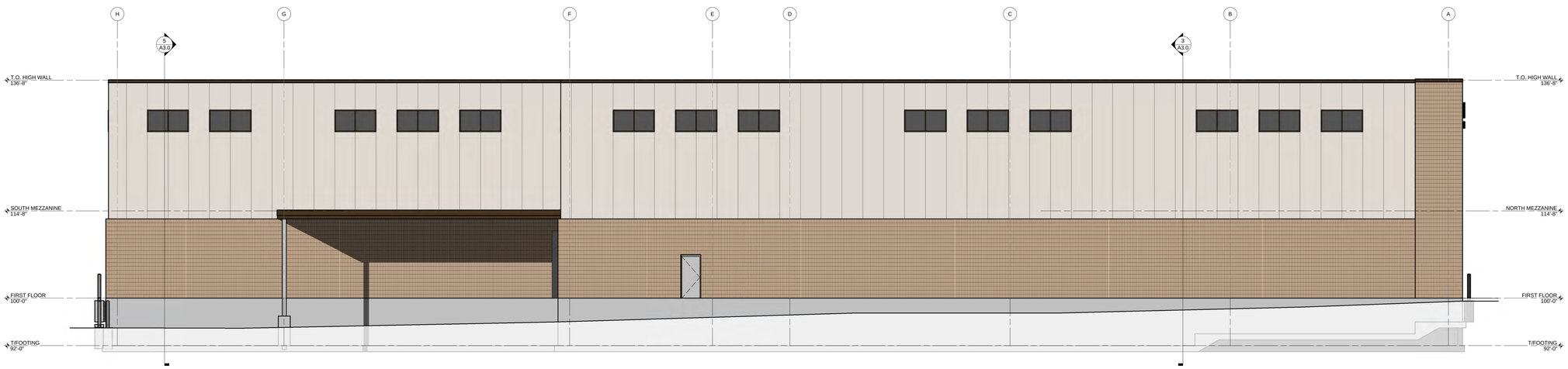


SOUTH ELEVATION

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



EAST ELEVATION

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

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PROJECT INFORMATION

PROJECT NUMBER 1650900

PROPOSED BUILDING FOR:

BRUNK INDUSTRIES, INC.

1225 SAGE ST. • LAKE GENEVA, WI 53147

PROFESSIONAL SEAL

PRELIMINARY DATES

MAR. 15, 2017

NOT FOR CONSTRUCTION

SHEET INFORMATION

EXTERIOR ELEVATIONS

SHEET NUMBER

A2.0

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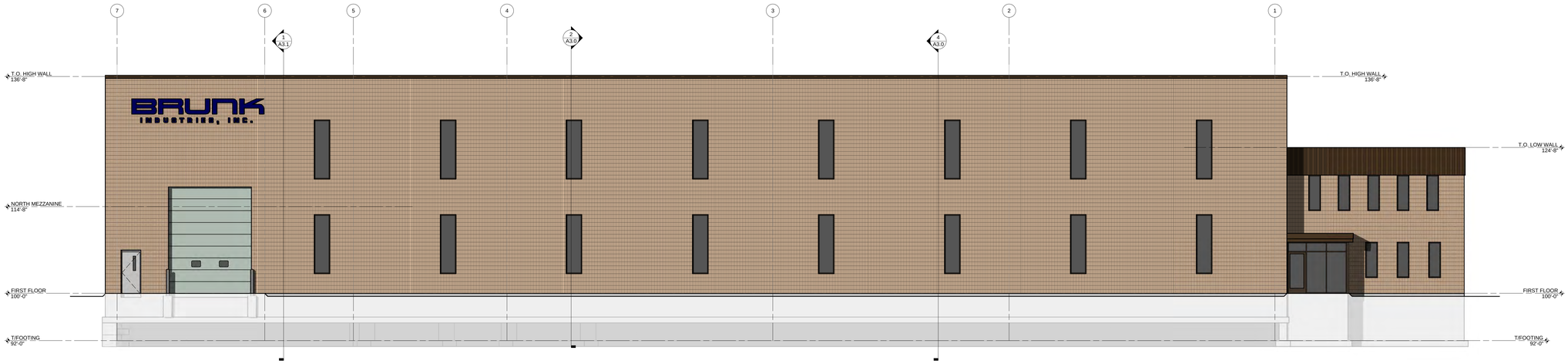
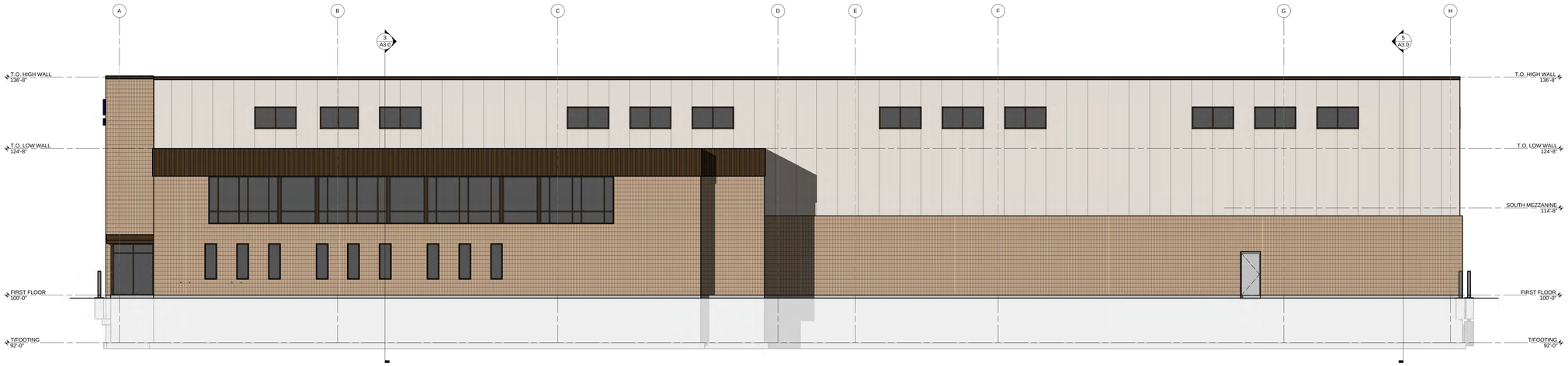


NORTH ELEVATION

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



WEST ELEVATION

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

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PROJECT INFORMATION

PROJECT NUMBER 1650900

PROPOSED BUILDING FOR:

BRUNK INDUSTRIES, INC.

1225 SAGE ST. • LAKE GENEVA, WI 53147

PROFESSIONAL SEAL

PRELIMINARY DATES

MAR. 15, 2017

NOT FOR CONSTRUCTION

SHEET INFORMATION

EXTERIOR ELEVATIONS

SHEET NUMBER

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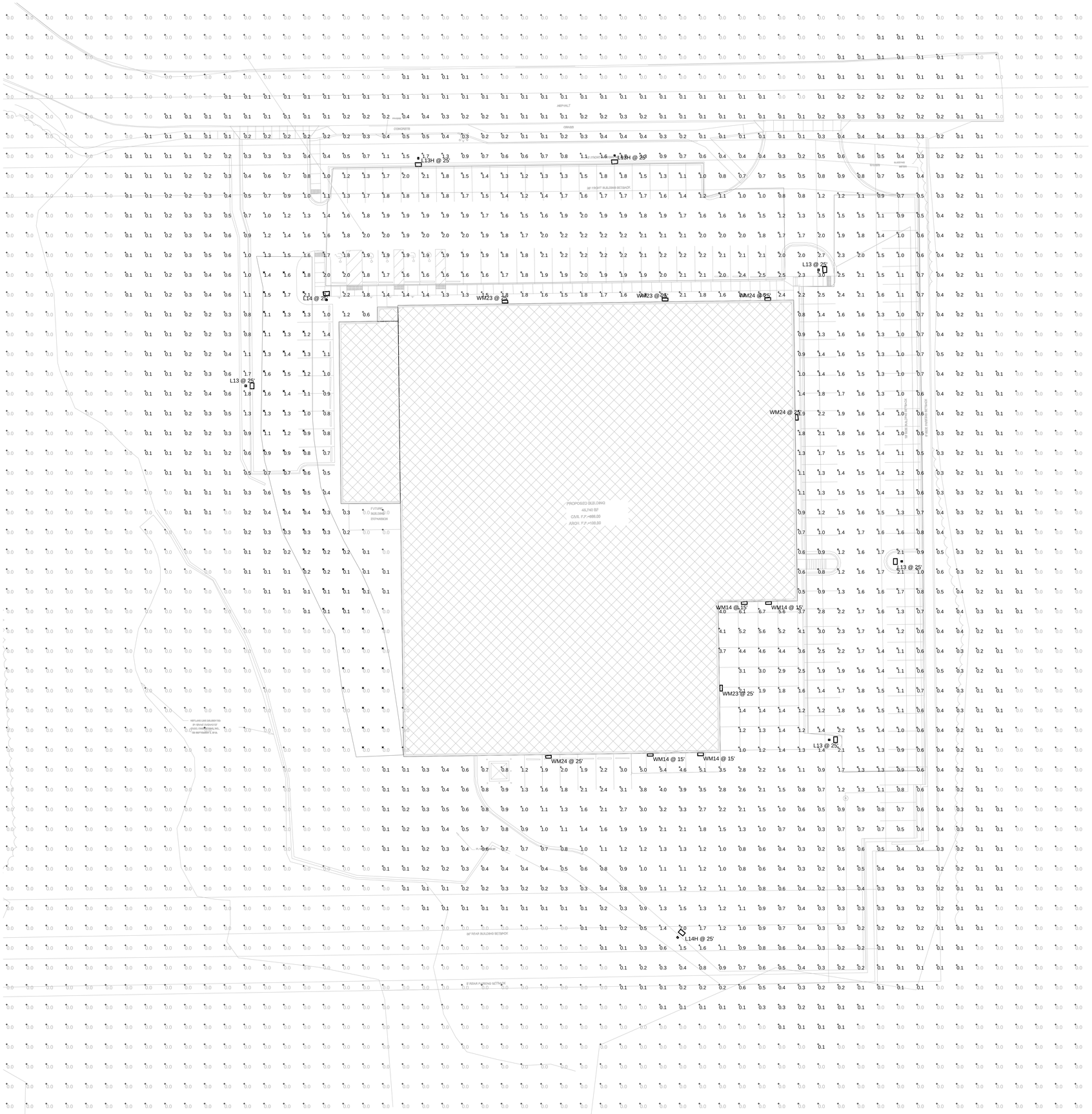
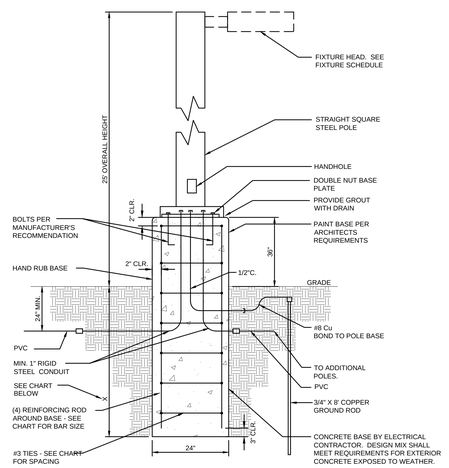


Schedule									
Symbol	Label	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	Lamp	LLF	Wattage
	L13	4	KAD LED 40C 700 40K R3 MVOLT	KAD LED, 40 LED, 700mA MVOLT DRIVER, 4000K, TYPE 3 OPTICS.	1	10998.99	LED	0.81	91
	L13H	2	KAD LED 40C 700 40K R3 MVOLT HS	KAD LED, 40 LED, 700mA MVOLT DRIVER, 4000K, TYPE 3 OPTICS WITH HOUSE SIDE SHIELDS.	1	8753.659	LED	0.81	91
	L14	1	KAD LED 40C 700 40K R4 MVOLT	KAD LED, 40 LED, 700mA MVOLT DRIVER, 4000K, TYPE 4 OPTICS.	1	11012.08	LED	0.81	91
	L14H	1	KAD LED 40C 700 40K R4 MVOLT HS	KAD LED, 40 LED, 700mA MVOLT DRIVER, 4000K, TYPE 4 OPTICS WITH HOUSE SIDE SHIELDS	1	8619.255	LED	0.81	91
	WM14	4	CSXW LED 30C 700 40K T4M	CONTOUR SERIES LED WALL-MOUNT WITH 30-4000K LEDS OPERATED AT 700mA AND PRECISION MOLDED ACRYLIC TYPE IV LENS	1	7923.791	LED	0.81	69
	WM23	3	CSXW LED 30C 1000 40K T3M	CONTOUR SERIES LED WALL-MOUNT WITH 30-4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE III LENS	1	10932.31	LED	0.81	104
	WM24	3	CSXW LED 30C 1000 40K T4M	CONTOUR SERIES LED WALL-MOUNT WITH 30-4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE IV LENS	1	10854.05	LED	0.81	104

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING - EAST		1.4 fc	3.0 fc	0.5 fc	6.0:1	2.8:1
PARKING - NORTH		1.8 fc	2.5 fc	0.8 fc	3.1:1	2.3:1
WEST DRIVE LANE		0.6 fc	2.1 fc	0.0 fc	N/A	N/A

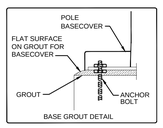


NOTES:
A DRILLED 2'-0" DIA. HOLE SHALL BE USED AS THE FORM FOR THE CONCRETE BASE IN UNDISTURBED EARTH, EXCLUDING FILL MATERIAL.

BACKFILL AROUND CONCRETE BASE WITH COMPACTED GRANULAR BACKFILL A MIN. OF 2'-0" IN ALL DIRECTIONS IN EXCAVATED AREAS OR IN EXISTING SOIL CONTAINING FILL OF OBJECTIONABLE MATERIAL.

DESIGN BASED ON IBC-2009: 100 MPH WIND SPEED, EXPOXURE C, 150 PSF/FT LATERAL SOIL PRESSURE, OCCUPANCY CATEGORY II, IMPORTANCE FACTOR 1.0.

POLE HEIGHT	X	REBAR SIZE	#3 TIE SPACING
10'-0" - 20'-0"	73" (INCHES)	#5	10"
21'-0" - 35'-0"	103" (INCHES)	#5	10"
36'-0" - 45'-0"	120" (INCHES)	#6	12"
46'-0" - 50'-0"	130" (INCHES)	#6	12"



LIGHTPOLE DETAIL

NO SCALE

NORTH

SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'

20' 0 20' 40'

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PROJECT INFORMATION

PROJECT NUMBER 1650900

PROPOSED BUILDING FOR:
BRUNK INDUSTRIES, INC.
1225 SAGE ST. • LAKE GENEVA, WI 53147

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 28, 2017
MAR. 15, 2017

NOT FOR CONSTRUCTION

SHEET INFORMATION

SITE PHOTOMETRIC PLAN

SHEET NUMBER

PXP1

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TYPE: "L13, L13H, L14, & L14H"

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **KAD LED** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	KAD LED 60C 1000			
	1.0	0.91	0.86	0.76
	KAD LED 40C 1000			
	1.0	0.93	0.88	0.79
	KAD LED 60C 700			
	1.0	0.98	0.97	0.94

Electrical Load

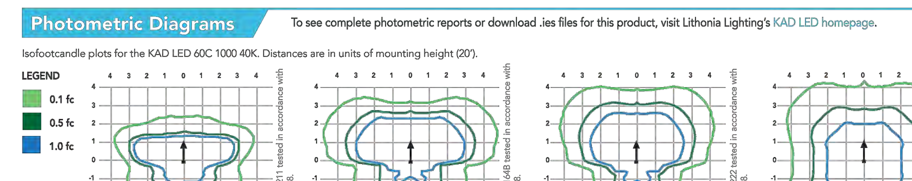
Number of LEDs	Drive Current (mA)	System Watts	Current (A) 120	208	240	277	347	480
20	530	35	0.30	0.18	0.16	0.15	-	-
	700	45	0.39	0.23	0.20	0.18	0.15	0.12
	1000	73	0.61	0.35	0.31	0.27	0.22	0.17
30	530	53	0.44	0.26	0.23	0.20	-	-
	700	69	0.58	0.34	0.29	0.26	0.21	0.16
	1000	108	0.90	0.52	0.46	0.40	0.32	0.24
40	530	71	0.60	0.35	0.32	0.29	0.21	0.16
	700	94	0.79	0.46	0.41	0.36	0.27	0.20
	1000	141	1.18	0.68	0.59	0.52	0.42	0.30
60	530	103	0.87	0.50	0.44	0.39	0.29	0.22
	700	137	1.15	0.66	0.58	0.51	0.40	0.29
	1000	216	1.81	1.04	0.92	0.81	0.63	0.47

NOTE: All ratings in this table are for a nominal system operated at 25°C ambient temperature. Current and power specifications in this table do not include branch circuit derating specified in the National Electrical Code. Please observe all applicable electrical codes and ratings.

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's KAD LED homepage.

Isofootcandle plots for the KAD LED 60C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings and long life of the KAD LED area luminaire make it a reliable choice for illuminating streets, walkways, parking lots, and surrounding areas.

CONSTRUCTION
Single-piece die-cast, aluminum housing with contoured edges has a 0.12" nominal wall thickness. Die-cast door frame has an impact-resistant, tempered glass lens that is fully gasketed with one piece tubular silicone.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS
Precision-molded refractive acrylic lenses are available in four distributions. Light engines are available in standard 4000K, 3000K or 5000K (70 CRI) configurations.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Included universal mounting block and extruded aluminum arm facilitate quick and easy installation using nearly any existing drilling pattern. Stainless steel bolts fasten the luminaire to the mounting block securing it to poles or walls. The KAD LED can withstand up to a 1.5 G vibration load rating per ANSI C136.31. The KAD LED also utilizes the standard K-Series (Template #5) for pole drilling.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient.
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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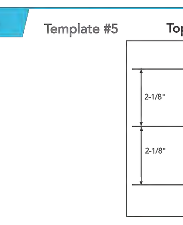
TYPE: "L13, L13H, L14, & L14H"

Drilling

Template #5 Top of Pole



Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	T20-190	T20-280	T20-290	T20-320 †	T20-390	T20-490
2-7/8"	T25-190	T25-280	T25-290	T25-320	T25-390	T25-490
4"	T35-190	T35-280	T35-290	T35-320	T35-390	T35-490

** For round pole mounting (RPDXX) only. † Requires 9" or 12" arm.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI) Lumens	B	U	G	LPW	40K (4000 K, 70 CRI) Lumens	B	U	G	LPW	50K (5000 K, 70 CRI) Lumens	B	U	G	LPW
20C	530 mA	35W	R2	4,140	1	0	1	118	4,446	1	0	1	127	4,473	1	0	1	128
			R3	4,123	1	0	1	118	4,427	1	0	1	126	4,455	1	0	1	127
			R4	4,128	1	0	1	118	4,433	1	0	1	127	4,460	1	0	1	127
			R5	4,381	2	0	1	125	4,704	3	0	1	134	4,734	3	0	1	135
	700 mA	45W	R2	5,271	1	0	1	117	5,660	1	0	1	126	5,696	1	0	2	127
			R3	5,250	1	0	2	117	5,637	1	0	2	125	5,672	1	0	2	126
			R4	5,256	1	0	2	117	5,644	1	0	2	125	5,679	1	0	2	126
			R5	5,578	3	0	1	124	5,990	3	0	1	133	6,027	3	0	1	134
	1000 mA	73W	R2	7,344	1	0	2	101	7,886	2	0	2	108	7,935	2	0	2	109
			R3	7,314	1	0	2	100	7,854	1	0	2	108	7,903	1	0	2	108
			R4	7,322	1	0	2	100	7,863	1	0	2	108	7,912	1	0	2	108
			R5	7,771	3	0	1	106	8,345	3	0	1	114	8,397	3	0	1	115
30C	530 mA	53W	R2	6,166	1	0	2	116	6,621	1	0	2	125	6,663	1	0	2	126
			R3	6,141	1	0	2	116	6,594	1	0	2	124	6,635	1	0	2	125
			R4	6,148	1	0	2	116	6,602	1	0	2	125	6,643	1	0	2	125
			R5	6,525	3	0	1	123	7,006	3	0	1	132	7,050	3	0	1	133
	700 mA	69W	R2	7,817	2	0	2	113	8,395	2	0	2	122	8,447	2	0	2	122
			R3	7,785	1	0	2	113	8,360	2	0	2	121	8,412	2	0	2	122
			R4	7,794	1	0	2	113	8,370	1	0	2	121	8,422	1	0	2	122
			R5	8,272	3	0	2	120	8,883	3	0	2	129	8,938	3	0	2	130
	1000 mA	108W	R2	10,755	2	0	2	100	11,549	2	0	2	107	11,621	2	0	2	108
			R3	10,711	2	0	2	99	11,502	2	0	2	106	11,574	2	0	2	107
			R4	10,724	2	0	2	99	11,515	2	0	2	107	11,587	2	0	2	107
			R5	11,381	3	0	2	105	12,221	4	0	2	113	12,297	4	0	2	114
40C	530 mA	71W	R2	8,156	2	0	2	115	8,758	2	0	2	123	8,812	2	0	2	124
			R3	8,122	2	0	2	114	8,722	2	0	2	123	8,776	2	0	2	124
			R4	8,132	1	0	2	115	8,732	1	0	2	123	8,786	1	0	2	124
			R5	8,630	3	0	2	122	9,267	3	0	2	131	9,325	3	0	2	131
	700 mA	94W	R2	10,286	2	0	2	109	11,045	2	0	2	118	11,114	2	0	2	118
			R3	10,244	2	0	2	109	11,000	2	0	2	117	11,069	2	0	2	118
			R4	10,256	2	0	2	109	11,013	2	0	2	117	11,081	2	0	2	118
			R5	10,884	3	0	2	116	11,688	4	0	2	124	11,761	4	0	2	125
	1000 mA	141W	R2	13,923	2	0	2	99	14,951	2	0	2	106	15,045	2	0	2	107
			R3	13,866	2	0	3	98	14,890	2	0	3	106	14,983	2	0	3	106
			R4	13,882	2	0	3	98	14,907	2	0	3	106	15,000	2	0	3	106
			R5	14,733	4	0	2	104	15,821	4	0	2	112	15,920	4	0	2	113
60C	530 mA	103W	R2	11,996	2	0	2	116	12,882	2	0	2	125	12,963	2	0	2	126
			R3	11,947	2	0	2	116	12,829	2	0	2	125	12,909	2	0	2	125
			R4	11,961	2	0	2	116	12,844	2	0	2	125	12,925	2	0	2	125
			R5	12,694	4	0	2	123	13,632	4	0	2	132	13,717	4	0	2	133
	700 mA	137W	R2	14,927	2	0	2	109	16,029	3	0	3	117	16,130	3	0	3	118
			R3	14,866	2	0	3	109	15,964	2	0	3	117	16,063	2	0	3	117
			R4	14,884	2	0	3	109	15,982	2	0	3	117	16,082	2	0	3	117
			R5	15,796	4	0	2	115	16,962	4	0	2	124	17,068	4	0	2	125
	1000 mA	216W	R2	19,328	3	0	3	89	20,754	3	0	3	96	20,884	3	0	3	97
			R3	19,248	3	0	3	89	20,669	3	0	4	96	20,799	3	0	4	96
			R4	19,271	3	0	3	89	20,693	3	0	4	96	20,823	3	0	4	96
			R5	20,452	4	0	2	95	21,962	4	0	2	102	22,099	4	0	2	102

LITHONIA LIGHTING. One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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KAD-LED Rev. 02/07/17

TYPE: "L13, L13H, L14, & L14H"

Ordering Information

Stock configurations are offered for shorter lead times:

Standard Part Number	Stock Part Number
KAD LED 30C 1000 40K R3 MVOLT PUMBAK09 DDBXD*	KADL 30C 40K R3
KAD LED 30C 1000 40K R5 MVOLT PUMBAK09 DDBXD*	KADL 30C 40K R5
KAD LED 40C 1000 40K R3 MVOLT PUMBAK09 DDBXD*	KADL 40C 40K R3
KAD LED 40C 1000 40K R5 MVOLT PUMBAK09 DDBXD*	KADL 40C 40K R5
KAD LED 30C 1000 40K R3 MVOLT PUMBAK09 PIRH DDBXD*	KADL 30C 40K R3 PIRH
KAD LED 30C 1000 40K R5 MVOLT PUMBAK09 PIRH DDBXD *	KADL 30C 40K R5 PIRH
KAD LED 40C 1000 40K R3 MVOLT PUMBAK09 PIRH DDBXD*	KADL 40C 40K R3 PIRH
KAD LED 40C 1000 40K R5 MVOLT PUMBAK09 PIRH DDBXD*	KADL 40C 40K R5 PIRH

*PUMBAK is not standard nomenclature.

Accessories

Ordered and shipped separately

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [12]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [12]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [12]
DSHORT SBK U	Shorting cap [12]
KADLEDHS 20C U	Houseside shield for 20 LED unit
KADLEDHS 30C U	Houseside shield for 30 LED unit
KADLEDHS 40C U	Houseside shield for 40 LED unit
KADLEDHS 60C U	Houseside shield for 60 LED unit
KMA DDBXD U	Mast arm adapter (specify finish)
KADWG U	Wire guard accessory
PUMBAK DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)

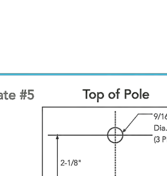
For more control options, visit DTL and ROAM online.

**Round pole top must be 3.25" O.D. minimum.*

NOTES
1. 20C or 30C LED are not available with 530 Drive Current and 347V or 480V
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
3. 9" or 12" arm is required when two or more luminaires are oriented on a 90° drilling pattern.
4. Available as a separate combination accessory: PUMBAK (finish) U.
5. Mounting must be restricted to ±45° from horizontal aim per ANSI C136.10-2010. Not available with motion sensor.
6. PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Outdoor Control Technical Guide for details. Dimming driver standard. Not available with PER5 or PER7. Separate on/off require.
7. Maximum ambient temperature with 347V or 480V is 30°C.
8. Requires an additional switched circuit with same phase as main luminaire power. Supply circuit and control circuit are required to be in the same phase.
9. Dimming driver standard. MVOLT only. Not available with 347V, 480V, PER5, PER7 or PNMT options.
10. Dimming driver standard. MVOLT only. Not available with 347V, 480V, PER5, PER7, BL30 or BL50.
11. Also available as a separate accessory; see Accessories information.
12. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

Drilling

Template #5 Top of Pole



Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	T20-190	T20-280	T20-290	T20-320 †	T20-390	T20-490
2-7/8"	T25-190	T25-280	T25-290	T25-320	T25-390	T25-490
4"	T35-190	T35-280	T35-290	T35-320	T35-390	T35-490

** For round pole mounting (RPDXX) only. † Requires 9" or 12" arm.

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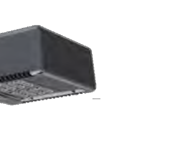
KAD-LED Rev. 02/07/17

TYPE: "L13, L13H, L14, & L14H"



KAD LED
LED Area Luminaire

Catalog Number

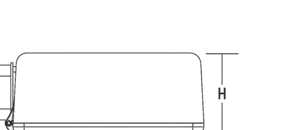
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.2 ft² (0.11 m²)
Length:	17-1/2" (44.5 cm)
Width:	17-1/2" (44.5 cm)
Height:	7-1/8" (18.1 cm)
Weight (max):	36 lbs. (16.4 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT SPD04 DDBXD

KAD LED

Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting[5]
KAD LED	20C [1] 20 LEDs 30C [1] 30 LEDs 40C 40 LEDs 60C 60 LEDs	530 530 mA[1] 700 700 mA 1000 1000 mA	30K 3000 K 40K 4000 K 50K 5000 K	R2 Type II R3 Type III R4 Type IV R5 Type V	MVOLT 120 [2] 208 [2] 240 [2] 277 [2] 347 [1] 480 [1]	**Shipped included** SPUMBAK__ Square pole universal mounting adaptor [4] RPUMBAK__ Round pole universal mounting adaptor [4] SPD__ Square pole RPD__ Round pole WBD__ Wall bracket WWD__ Wood pole or wall 04 4" arm 06 6" arm 09 9" arm [3] 12 12" arm [3] **Shipped separately** DAD12P Degree arm (pole) DAD12WB Degree arm (wall) KMA Mast arm external fitter

Options				Finish (required)
Shipped installed PER5 NEMA twist-lock five-wire receptacle only (no controls) [1] PER7 Seven-wire receptacle only (no controls) [1] SF Single fuse (120, 277, 347V) [2] DF Double fuse (208, 240, 480V) [2] PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [6,7] PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [6,7]	PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [6,7] PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [6,7] BL30 Bi-level switched dimming, 30% [7,8,9] BL50 Bi-level switched dimming, 50% [7,8,9]	PNMTDD3 Part night, dim till dawn [7,10] PNMT5D3 Part night, dim 5 hrs [7,10] PNMT6D3 Part night, dim 6 hrs [7,10] PNMT7D3 Part night, dim 7 hrs [7,10] HS Houseside shield [11]	**Shipped separately** [11] WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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KAD-LED Rev. 02/07/17

TYPE: "WM14, WM23, & WM24""

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Dist. Type	40K Lumens	B	U	G	LPW	50K Lumens	B	U	G	LPW
30C	700 mA	30C 700 --K	69W	T2M	7,561	2	0	2	110	7,608	2	0	2	110
				T3M	7,981	2	0	2	116	8,031	2	0	2	116
				T4M	7,924	1	0	2	115	7,973	2	0	2	116
				TFTM	8,083	1	0	2	117	8,134	1	0	2	118
	1000 mA	30C 1000 --K	104W	T2M	11,321	2	0	2	109	10,422	2	0	2	100
				T3M	11,528	2	0	2	111	11,001	2	0	2	106
				T4M	11,735	2	0	2	113	10,922	2	0	2	105
				TFTM	11,942	2	0	2	115	11,142	2	0	2	107

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **CSXW LED** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.91	0.85

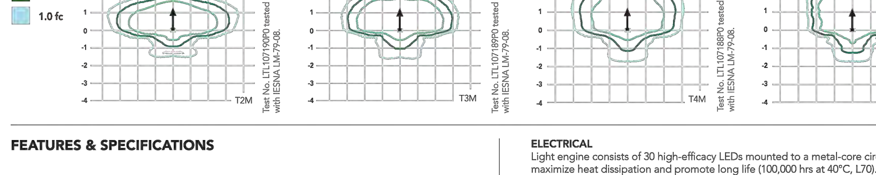
Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
30C	700	69W	0.695	0.412	0.367	0.331	0.247	0.186
	1000	104W	1.034	0.599	0.528	0.472	0.382	0.302

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's CSXW homepage.

Isofootcandle plots for the CSXW LED 30C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE
The Contour Series Wall LED luminaire is ideal for commercial building mounted applications from over-the-door to 20 ft mounting heights.

CONSTRUCTION
Rugged, die-cast, single-piece aluminum housing. Unique flow-through design for optimized thermal management. Modularity allows for ease of maintenance and potential for future system upgrades. Metallic screen covers the top of the housing, preventing debris build-up while allowing for air flow. Housing is completely sealed against moisture and environmental contaminants.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS
Precision-molded acrylic lenses provide optimal luminaire spacing and improved uniformity. Lenses are indexed to the circuit board to ensure consistent optical alignment and delivering repeatable photometric performance. Light engines are available in standard 4000K (70 CRI) or optional 5000K (67 CRI) configurations. The CSXW has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of 30 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L70). Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with every installation.

LISTINGS
CSA Certified to U.S. and Canadian standards. Rated for -40°C minimum ambient. Light engine is IP66 rated. Luminaire is IP65 rated.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.
Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.

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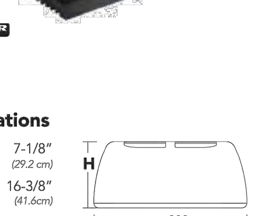
TYPE: "WM14, WM23, & WM24""



CSXW LED
LED Wall Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications.

The CSXW LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100-400W metal halide in wall-mounted applications with typical energy savings of 80% and expected service life of over 100,000 hours.

Specifications

Height:	7-1/8" (29.2 cm)
Width:	16-3/8" (41.6cm)
Depth:	9-5/16" (23.6 cm)
Weight (max):	30 lbs (13.6 kg)

Ordering Information

EXAMPLE: CSXW LED 30C 700 40K T3M MVOLT DDBXD

CSXW LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Options	Finish (required)
CSXW LED	30C 30 LEDs	700 700 mA 1000 1000 mA	40K 4000K 50K 5000K	T2M Type II, medium T3M Type III, medium T4M Type IV, medium TFTM Type forward throw, medium	MVOLT [2] 120 [2] 208 [2] 240 [2] 277 [2] 347 [3] 480 [3]	**Shipped included** (blank) Surface mount **Shipped separately** BBW Surface-mounted back box (for conduit entry) [4]	**Shipped installed** PE Photoelectric cell, button type [5,6] DMG 0-10V dimming driver (no controls) SF Single fuse (120, 277, 347V) [7] DF Double fuse (208, 240, 480V) [7] **Shipped separately** [4] VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Mounting Detail

Accessories

Ordered and shipped separately.

CSXWBBW DDBXD U	Back box accessory (specify finish)
CSXWWG U	Wire guard accessory
CSXWVG U	Vandal guard accessory

NOTES
1. Configured with 4000K (/40K) provides the shortest lead times. Consult factory for 5000K (/50K) lead times.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options) or photocontrol (PE option).
3. Available with 700 mA options only (30C 700).
4. Also available as a separate accessory; see Accessories information at left.
5. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option.
6. Must be ordered with fixture; cannot be field installed.
7. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.

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CSXW-LED Rev. 02/22/16

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ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1650900

PROPOSED BUILDING FOR:
BRUNK INDUSTRIES, INC.
1225 SAGE ST. • LAKE GENEVA, WI 53147

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 28, 2017
MAR. 15, 2017

NOT FOR CONSTRUCTION

SHEET INFORMATION

SITE PHOTOMETRIC PLAN DATA SHEETS

SHEET NUMBER

PXP2

2017 © EXCEL ENGINEERING, INC.

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: March 20, 2017

Agenda Item #12.

Applicant:
Brunk Factory Building, LLC

Represented by:
Eric Drazkowski, P.E.
Excel Engineering, Inc.
100 Camelot Drive
Fond du Lac, WI 54935

Request:
1225 Sage Street, Lake Geneva, WI 53147
Proposed Planned Development Amendment
Precise Implementation Plan (PIP)
for a Second Manufacturing Building on 8.28 acres

Description:

The applicant is submitting a Precise Implementation Plan (PIP) to amend an existing Planned Development for Brunk Industries. Specifically, the requested amendment is to amend the current PIP to accommodate a proposed second manufacturing building -- east of the current building on the south side of Sheridan Springs Road, just east of Sage Street. A portion of the subject property is currently used by Brunk for a large remote parking lot, linked by a sidewalk connection parallel to Sheridan Springs Road that leads westerly to the current facility. Planned Industrial (PI) is the underlying comparison zoning district.

The proposed PIP is generally consistent with the Concept Plan presented to the Plan Commission at its February 2017 meeting, and is identical to the General Development Plan (GDP) reviewed by the Plan Commission at the March 2017 meeting. The proposed PIP varies from the Concept Plan in that the proposed truck access driveway along the west side of the building has been removed to avoid the boundary of the Primary Environmental Corridor (PEC) recently refined by the Southeastern Wisconsin Regional Planning Commission (SEWRPC). Other changes are minor, and respond to City Staff review comments.

The site includes an existing residential property with an accepted offer to purchase (dated February 21, 2017) that has been incorporated into the subject property and the resulting site plans for this project.

Project Details from PIP Submittal dated March 15, 2017:

Site Preparation: Sheet C1.1: Site preparation will not disturb the delineated wetland on the southeast portion of the development area. Existing vegetation will be cleared and grubbed in the central portion of the site. The west half of the existing employee parking lot, including curbs and utility poles, will be removed. The east half of the existing employee parking lot will be recycled and reinstalled. Four large trees will be removed along the Sheridan Springs street frontage to make room for the new parking area.

Report on the Brunk PIP continues on the next page.

Site Plan: Sheets C1.2A and C1.2B: The PIP will not affect the western portion of the Brunk campus, as depicted on Sheet C1.2A. Note that the wetland and steep slope components of the Primary Environmental Corridor (PEC – designated by the heavy dashed line) will be unaffected by the building footprint or paved area.

Sheet C1.2B provides the details of the PIP at a larger scale. The proposed Site Plan is fully consistent with the General Development Plan. The proposed new building will have a floor area of 45,740 square feet. The primary building entrance is located at the northwest corner of the building – adjacent to the office portion of the building, with a secondary entrance at the northeast corner (along with an overhead door), and another employee entrance along the east wall of the building – adjacent to the employee parking lot. A 3-bay loading ramp is provided on the east side of the south façade of the building, with the loading dock doors facing south. Two more loading doors, served by depressed loading ramps, are located in the center of the south wall. A utility pad is provided along the central portion of the south façade. Most parking and drive areas are protected by a raised curb, except where handicapped access or sheet flow stormwater management necessitates the use of concrete wheel stops.

Stormwater and Erosion Control Plan: Sheet C1.3: Stormwater management is provided by a large basin on the west side of the building. Significant site grading in this area is designed to stabilize existing steep slopes and provide a stormwater basin away from the delineated wetland on the site. The proposed grading and erosion control plans are consistent with the PEC protection requirements of SEWRPC, which allow stormwater facilities within the upland margins of the PEC.

Utility Plan: Sheet C1.4: The Utility Plan avoids building development over the utility easements on the south and east sides of the site. A private fire hydrant is proposed to be added on the south side of the site, on the southwest edge of the paved area. Light poles are protected from traffic.

Landscaping Plan: Sheet C1.5: The Landscaping Plan responds to the City's landscaping requirements, but flexibilities are requested in the application, because all required landscaping simply will not fit on the developed portions of the site. The large trees that will be removed along Sheridan Springs Road during site preparation will be replaced with double the amount of new large trees. Proposed landscaping will be attractive and should be long-lasting. A hedge, mainly comprised of evergreen arbor vitae, will be provided along most of the east property line, and will buffer headlights.

Site Details: Sheet C1.6: A not-to-scale cross-section diagram of the stormwater basin is provided. Note the use of the required safety shelf and 3-to-1 side slopes.

Site Photometric Plan: Sheet PXP1: The site lighting fully complies with the City's advanced lighting standards, including the 0.5 footcandle limit at all property lines. High-quality LED fixtures are used for all exterior lighting. Light fixture details are provided on Sheet PXP2.

Floor Plan: Sheet A1.1: The floor plan depicts details of the office and meeting room area on the northwest corner of the building, and also clearly depicts the refuse area concealed in the depressed loading ramp area on the south side of the building. The cross-hatched area in the middle of the building depicts the approximate reach of the internal crane system that drives the GDP and PIP request for flexibility for extra height of the building.

Building Elevations: Sheets A2.0 and A2.1: The building elevations clearly show the use of similar exterior materials, finishes and colors so that the proposed building complements the existing building.

Stormwater Plan: The proposed Stormwater Plan complies with all requirements. The existing wetland will be protected from site disturbance and stormwater impacts.

Report on the Brunk PIP continues on the next page.

Relation to Base Zoning Standards:

All Planned Developments must explicitly identify any flexibilities being requested from base zoning standards in the most comparable regular zoning district. In this instance, the Planned Industrial (PI) zoning district – which is often applied to industrial developments with indoor activities and storage, provides that comparison zoning district. Fully consistent with the General Development Plan, the proposed Precise Implementation Plan is requesting the same 6 such flexibilities:

1. The maximum *height of the building* is requested to be 36' 8" – due to the need to accommodate specialized indoor manufacturing equipment – compared to the 35 foot maximum height limit in the PI zoning district;
2. The maximum *driveway width* is requested to be 45 feet to accommodate the need for tight large truck turns necessitated by the site's environmental corridor limitations – compared to the 40 foot maximum width for driveways in the PI zoning district;
3. The minimum *landscaping requirements for paved areas* is requested to be 62 points per 10,000 square feet of paved area to reflect the tight site layout and the presence of extensive steep slopes – compared to 80 points in the PI zoning district;
4. The minimum *landscaping requirements for building foundations* is requested to be 32 points per 100 feet of building perimeter square feet of building floor area to reflect the tight site layout and the presence of extensive steep slopes – compared to 40 points in the PI zoning district;
5. The minimum landscaping requirements for *developed lots* is requested to be 2 points per 1,000 square feet of building floor area to reflect the tight site layout and the presence of extensive steep slopes – compared to 10 points in the PI zoning district; and,
6. The minimum *parking lot aisle dimensions* are requested to be a 24 foot wide drive aisle to reflect the tight site layout and the presence of extensive steep slopes – compared to the 26 foot wide drive aisle required in all zoning districts.

City staff notes that although the technical requirements for site landscaping will not be met by the proposed development in Flexibilities 3, 4, and 5, above, the significant existing vegetation that will be preserved within the environmental corridor provides a total amount of landscaping on the site in excess of all combined zoning requirements.

All other zoning requirements are met, or in most cases met with "room to spare".

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 Planned Development / Precise Implementation Plan step, 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.

Report on the Brunk PIP continues on the next page.

Staff Review Comments:

The Plan Commission had a favorable reaction to the proposed Concept Plan for Brunk Industries when presented at the February 2017 meeting. The proposed PIP is very consistent with the Concept Plan and the GDP, and has been modified to comply with the recent environmental corridor delineation by SEWRPC staff in March 2017.

The proposed new building will strongly complement the current building's excellence in design, exterior materials, and durability. The proposed site plan is carefully designed to respond to the presence of the environmental corridor on the west side of the proposed building, including the presence of steep slopes and wetland areas.

Loading activity is directed to the rear of the building and away from Sheridan Springs Road – which has recently been connected to Edwards Boulevard to provide a well-travelled route for residents and tourists. The loading docks will be completely screened from view by the building itself. Dumpsters will be located within the depressed loading bays. No other outdoor storage of any kind is proposed.

The parking lot design varies in response to stormwater management objectives. Solid curbs are proposed on the front side of the site to improve appearance and long-term durability. Proposed landscaping is of high-quality materials and design, as is all proposed exterior lighting. Lighting levels are fully in compliance with the Zoning Ordinance. Site utilities have been reviewed by City Staff and are fully acceptable, as are fire protection components and the stormwater management plan.

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

A proposed PIP must be reviewed by the standards for Conditional Use Permits, below:

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

   1. 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.

   2. 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.

   3. 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.

   4. 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.

Report on the Brunk PIP continues on the next page.

5. The proposed PIP is 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.
6. 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:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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:

1. Staff recommends that the Plan Commission recommends *approval* of the PIP as submitted, including the granting of all requested zoning ordinance flexibilities (1 through 6), above.
2. Staff recommends the *affirmative set of findings* provided above, noting that the proposal is consistent with the Comprehensive Plan's Future Land Use Map which allows for Light Industrial development; meets all development intensity and bulk requirements of the PI district with the exception of a building height exceeding the district maximum by under two feet; and is very complementary in design, materials, and colors to the existing Brunk building next door.
3. Finally, staff recommends that *no additional conditions of approval* be attached.

KEHOE - HENRY & ASSOCIATES, INC.
ARCHITECTURE & ENGINEERING
25 North Wisconsin Street
ELKHORN, WISCONSIN 53121

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

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

January 26, 2017

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

Attn: Mr. Blaine Oborn
City Administrator

Re: Proposed New Building for
GENEVA LAKES CHRISTIAN CHURCH
Lake Geneva, Wisconsin
Job No. 1411

Dear Mr. Oborn:

The Geneva Lakes Christian Church wishes to construct a new worship facility on vacant land located at the northeast corner of Bloomfield Road and the soon to be built Harmony Drive. Attached please find one electronic copy of the initial draft application packet for this project, including the following:

- Application for Planned Development Zoning Map Amendment
- Walworth County GIS Land Information Sheets for Parcels ZSF 00231 and 00232
- $750.00 Application Fee (our check no. 42713 – to be hand delivered to your office)
- Agreement for Services (signed by Applicant/Owner)
- Planned Development Checklist for Step 1: Pre-Application and Step 2: Concept Plan
- Location Map/City of Lake Geneva Land Use Plan Map (11" x 17")
- Concept Plans (Sheets C-1 and A-1 through A-4, 11" x 17")

The Geneva Lakes Christian Church owns approximately 7 acres of vacant land within the Symphony Bay (former Southland Farms) Development. It proposes to construct a new one-story church with a ground floor exposed on the southeast side.

The approximate non-residential intensities including floor area ratio and impervious surface ratio are being calculated and shall be submitted prior to the staff meeting scheduled for February 20, 2017. We are also reviewing the zoning standards which may not be met by the proposed development and those which may be exceeded. An initial list of these items shall be submitted along with the non-residential intensities calculations.

We are preparing a list of potential exemptions from the zoning requirements that may be requested. Exemptions shall be required for any other non-residential performance standard that does not presently exist on the site or is in conflict with the proposed concept plans submitted herewith. Exemptions may also be required to the signage regulations. Additional information shall be submitted as signage needs are determined.

We understand this matter shall be on the staff meeting agenda for February 20, 2017, beginning at 4:00 p.m. We shall submit the additional information noted above as soon as possible. Let us know if you would like any additional information at this time. Please confirm the number of copies of the complete application submittal packet required and the date prior to the February 20th staff meeting by which they are to be submitted to the City.

Very truly yours,

KEHOE-HENRY & ASSOCIATES, INC.

William R. Henry

William R. Henry
Architect – P. E.

Enclosures

cc: Pastor Chris Law
Mr. Gary Powers
Mr. Mike Slavney
File

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

Name of Applicant: Geneva Lakes Christian Church, Chris Law, Pastor

Address of Applicant: W2906 Willow Road

P.O. Box 307

Lake Geneva, WI 53147

Telephone No. (262) 248-6411

~~Fax and/or~~ email: (____) chris@genevalakes.org

Name of Owner: Same as Applicant

Address of Owner: _____

Telephone No. (____) _____

Fax and/or email: (____) _____

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

See attached Land Information sheets from Walworth County GIS

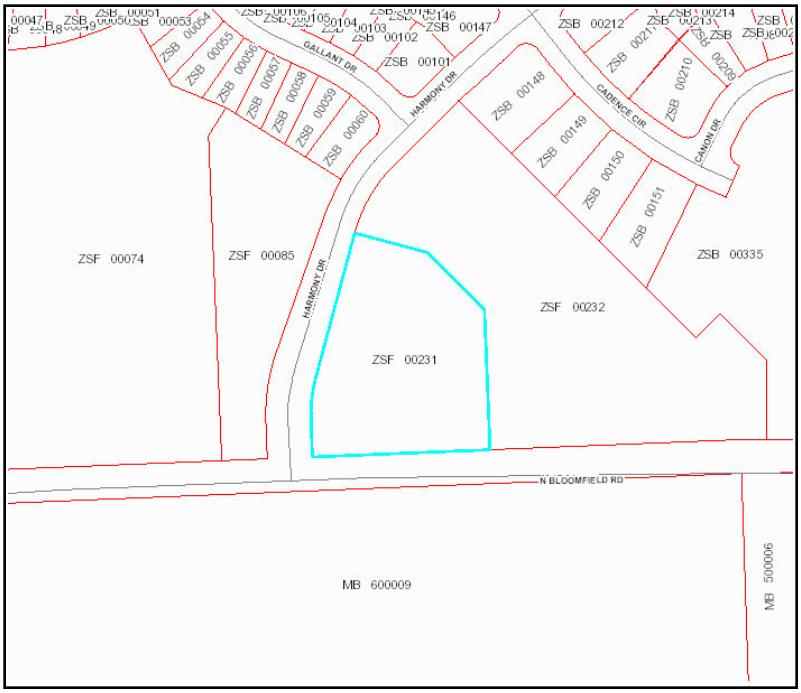
website for Parcels ZSF 00231 & 00232

Current Zoning District: PD - Planned Development

Fee of $750.00 payable upon filing application.

1/23/17
Date

Chris Law
Signature of Applicant



Walworth County, WI
Land Information Division

Property Details

Municipality: CITY OF LAKE GENEVA
Parcel Number: ZSF 00231
School District: 2884-UHS LAKE GENEVA-GENOA CI
Zoning District:

Owner Information

Owner Name: GENEVA LAKES CHRISTIAN CHURCH
Owner Name 2:
Mailing Address: PO BOX 307

LAKE GENEVA WI, 53147

2016 Valuation Information

Land:	$0.00
Improvements:	$0.00
Total:	$0.00
Acres:	2.2800
Fair Market Value:	$0.00
Assessment Ratio:	1.0014714530
Mill Rate:	0.0212805480

Tax Information

First Dollar Credit:	$0.00	School Credit:	$0.00
Special Assessment:	$0.00	Lottery Credit:	$0.00
Delinquent Utility Charge:	$0.00	Special Charges:	$0.00
Managed Forest Land Taxes:	$0.00	Private Forest Crop Taxes:	$0.00
Total Billed:	$0.00	Woodland Tax Law Taxes:	$0.00
Net Tax	$0.00		

Tax Jurisdictions

CITY OF LAKE GENEVA $0.00
GATEWAY TECHNICAL $0.00
SCH LAKE GENEVA J 1 $0.00
WALWORTH COUNTY $0.00
STATE OF WISCONSIN $0.00
UHS LG-GENOA CITY $0.00

Elected Officials / Voting Districts

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

Soil Classification

Soil Type	Soil Name	Acres
MpB	MCHENRY SILT LOAM, 2 TO 6 PERCENT SLOPES	2.2806

Special Assessments / Charges

Property Address

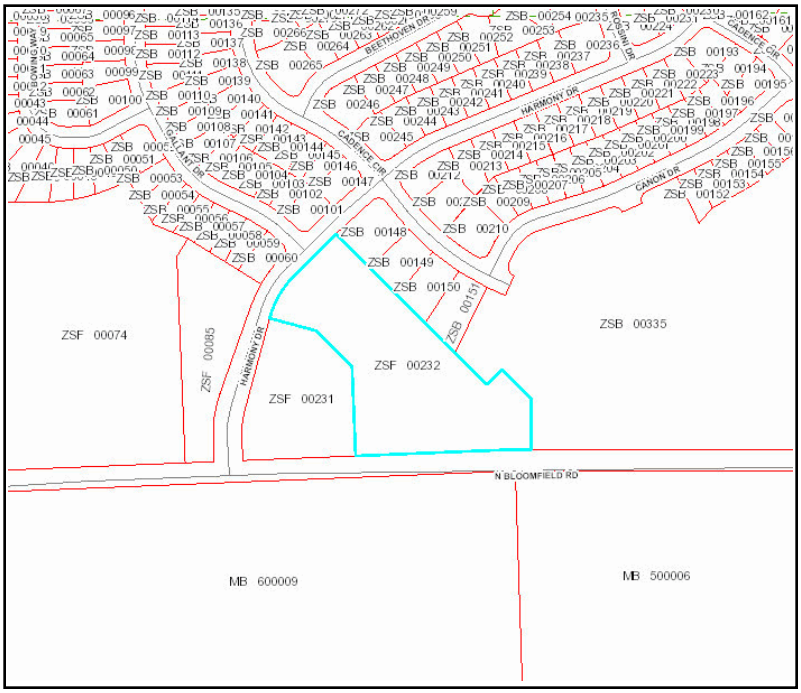
1015 N BLOOMFIELD RD LAKE GENEVA

Legal Description

LOT 231 SOUTHLAND FARMS, A SUBDIVISION AS RECORDED IN CAB D SLIDE 139 WCR. LOCATED IN NE 1/4 SEC 6 & NW 1/4 SEC 5 T1N R18E. 99344 SQ FT CITY OF LAKE GENEVA OMITS ZYUP-174, ZYUP-173, ZYUP-149A, ZYUP-149C, ZYUP-149D, ZA1027-1.

Disclaimer

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



Walworth County, WI
Land Information Division

Property Details

Municipality: CITY OF LAKE GENEVA
Parcel Number: ZSF 00232
School District: 2885-SCH LAKE GENEVA J 1
Zoning District:

Owner Information

Owner Name: GENEVA LAKES CHRISTIAN CHURCH
Owner Name 2:
Mailing Address: PO BOX 307

LAKE GENEVA WI, 53147

2016 Valuation Information

Land:	$0.00
Improvements:	$0.00
Total:	$0.00
Acres:	4.8400
Fair Market Value:	$0.00
Assessment Ratio:	1.0014714530
Mill Rate:	0.0212805480

Tax Information

First Dollar Credit:	$0.00	School Credit:	$0.00
Special Assessment:	$0.00	Lottery Credit:	$0.00
Delinquent Utility Charge:	$0.00	Special Charges:	$0.00
Managed Forest Land Taxes:	$0.00	Private Forest Crop Taxes:	$0.00
Total Billed:	$0.00	Woodland Tax Law Taxes:	$0.00
Net Tax	$0.00		

Tax Jurisdictions

STATE OF WISCONSIN $0.00
CITY OF LAKE GENEVA $0.00
GATEWAY TECHNICAL $0.00
UHS LG-GENOA CITY $0.00
WALWORTH COUNTY $0.00
SCH LAKE GENEVA J 1 $0.00

Elected Officials / Voting Districts

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

Special Assessments / Charges

Soil Classification

Soil Type	Soil Name	Acres
MpB	MCHENRY SILT LOAM, 2 TO 6 PERCENT SLOPES	4.5706

Property Address

Legal Description

LOT 232 SOUTHLAND FARMS, A SUBDIVISION AS RECORDED IN CAB D SLIDE 139 WCR. LOCATED IN NE 1/4 SEC 6 & NW 1/4 SEC 5 T1N R18E. 210694 SQ FT CITY OF LAKE GENEVA OMITS ZYUP-174, ZYUP-173, ZYUP-149A, ZYUP-149C, ZYUP-149D, ZA1027-1.

Disclaimer

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

AGREEMENT FOR SERVICES

REIMBURSABLE BY THE PETITIONER / APPLICANT. The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal 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 o pay for such professional review services applicable to the proposal including any finance charges that my accrue. The City may apply the charges for these services to the Petitioner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner and which are not paid, may be assigned by the City as a special assessment to the subject property. Petitioner hereby expressly waives any notice and hearing requirements provided in Wis. Stats. § 66.0701 or any additions or amendments to this section. Petitioner further authorizes the City Treasurer or City Clerk to levy and collect review fees and additional fees upon the affidavit of the City Administrator or the Zoning Administrator stating that such fees are reasonable and that payment is overdue. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the development application:

Chris Law, Pastor, as applicant/petitioner for:

Name: Geneva Lakes Christian Church

Address: W2906 Willow Road, P.O. Box 307

Lake Geneva, WI 53147

Phone: 262-248-6411

Agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof.

Dated this 20th day of January, 20~~18~~17.

Chris Law, Pastor

Printed name of Applicant/Petitioner

Chris Law

Signature of Applicant/Petitioner

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

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

I.RECORDATION OF ADMINISTRATIVE PROCEDURES

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

Date of Meeting: 2-20-17 **Time of Meeting:** 4:00 p.m. **Date:** _____ **by:** _____

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

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

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

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

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

See attached pre-application drawings.

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

APPLICATION SUBMITTAL PACKET REQUIREMENTS
PD PROCESS STEP 2: CONCEPT PLAN

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

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

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

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

_X_ (2) **A general written description of proposed PD** including:
- _X_ General project themes and images;
- _X_ The general mix of dwelling unit types and/or land uses;
- See Note_1_ 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;
- See Note_1_ An initial draft list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and, a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility; and,

See Note_1_ (3) **A written description of potentially requested exemption** from the requirements of the underlying zoning district, in the following order:
1. Land Use Exemptions;
2. Density and Intensity Exemptions;
3. Bulk Exemptions;
4. Landscaping Exceptions;
5. Parking and Loading Requirements Exceptions;

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

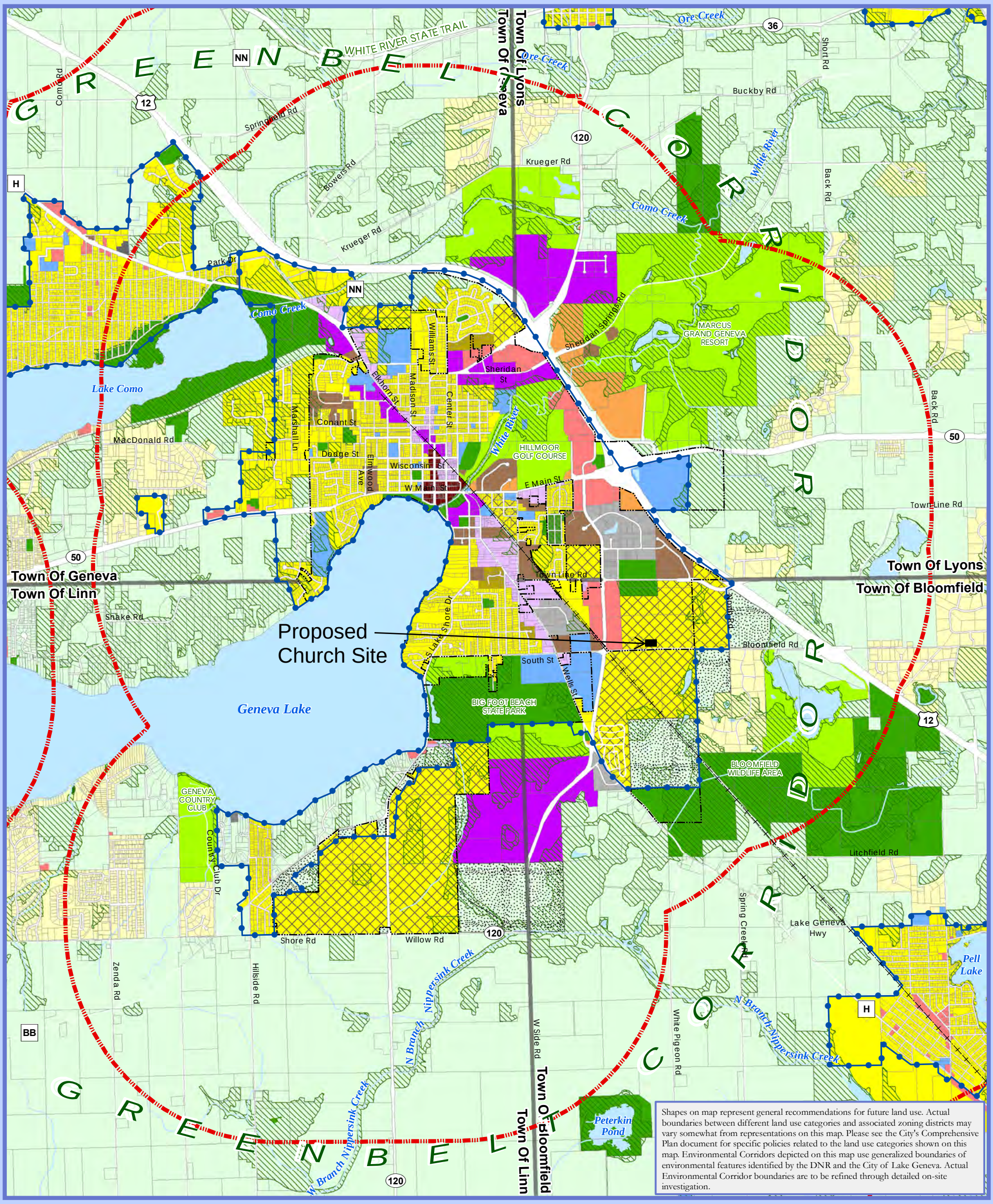
Note 1: This information will be submitted in advance of the staff meeting on February 20, 2017.

FINAL APPLICATION PACKET INFORMATION
PD PROCESS STEP 2: CONCEPT PLAN

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

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

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



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 (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

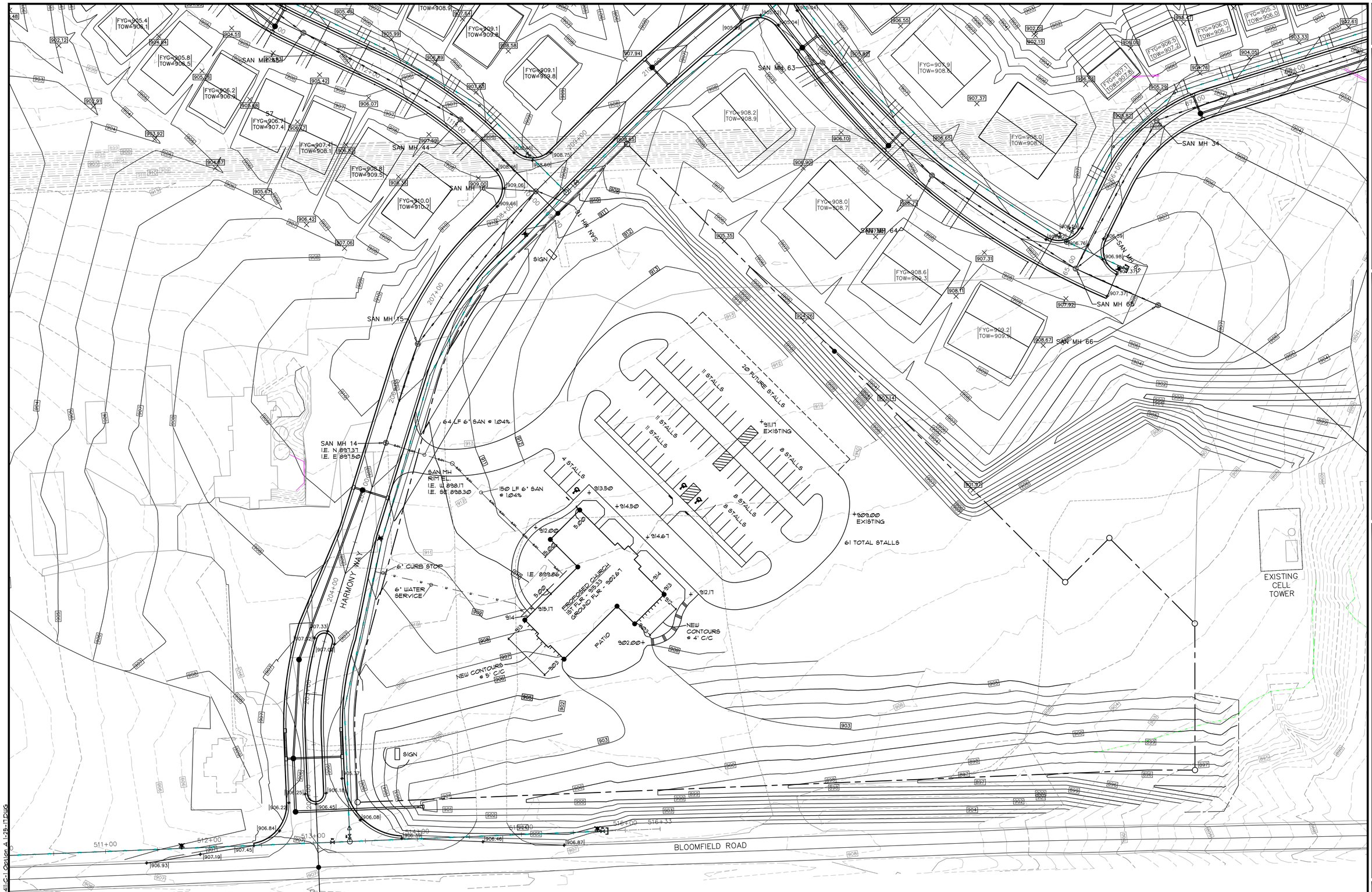
*Each "Planned Mixed Use Area" may include mix of:
1. Planned Office
2. Multi-Family Residential
3. Institutional & Community Services
4. Planned Business

- 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 0.25 0.5 1 Miles

Adopted: October 24, 2014

Source: SEWRPC, WIDNR, Walworth County LIO, V&A



1
C-1

SITE PLAN

1" = 40'

0' 20' 40' 80'

REVISIONS

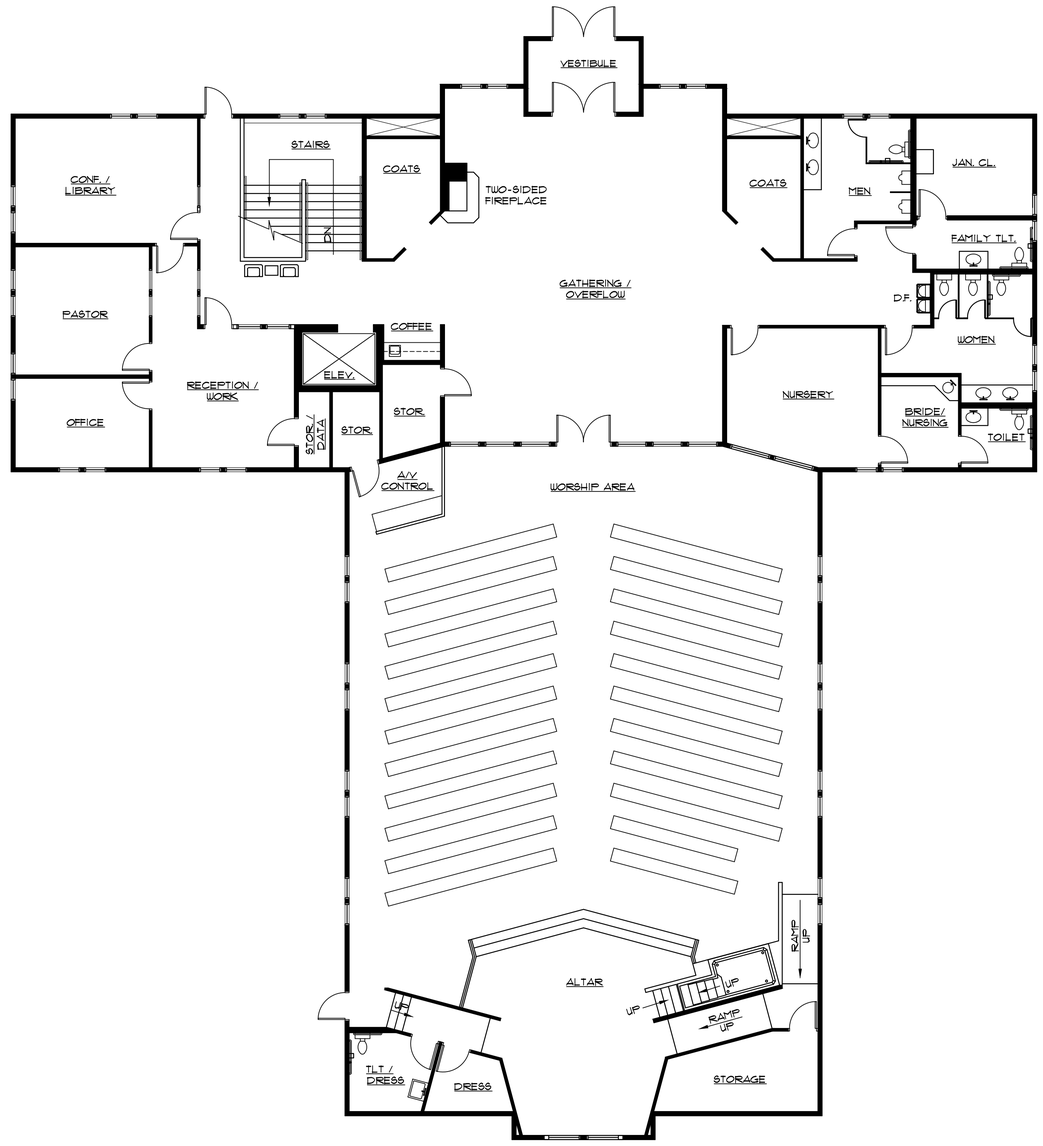
SITE PLAN

New Building For
Geneva Lakes Christian Church
N. Bloomfield Road
Lake Geneva, Wisconsin 53147

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

JOB NO. 1411
DATE 1/25/17
SHEET NO. C-1

H:\KEHOE-HENRY\2014\1411-C-1 Option A 1-25-17.DWG



FIRST FLOOR PLAN

1/8" = 1'-0"

0' 2' 4' 8' 16'

8,600 S.F.
15,500 S.F. TOTAL

PLAN NORTH
TRUE NORTH

REVISIONS

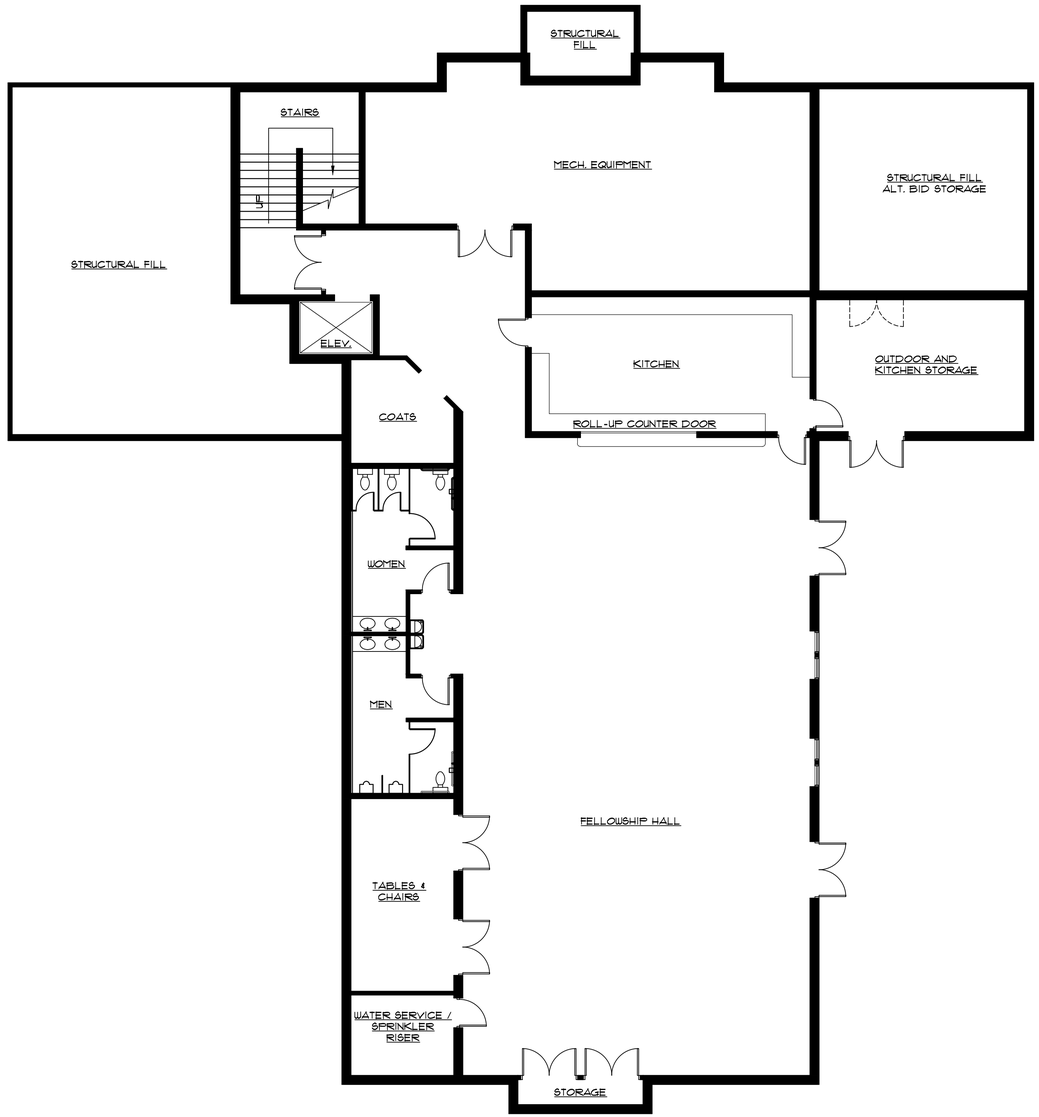
FIRST FLOOR PLAN

New Building For
Geneva Lakes Christian Church
N. Bloomfield Road
Lake Geneva, Wisconsin 53147

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

JOB NO. 1411
DATE 1/25/17
SHEET NO. A-1

ACAD DWG:H:\2014\1411\First Floor Plan.DWG DATE: 1-25-17



LOWER FLOOR PLAN

1/8" = 1'-0"

0' 2' 4' 8' 16'

6900 S.F.
15,500 S.F. TOTAL

PLAN NORTH
TRUE NORTH

REVISIONS

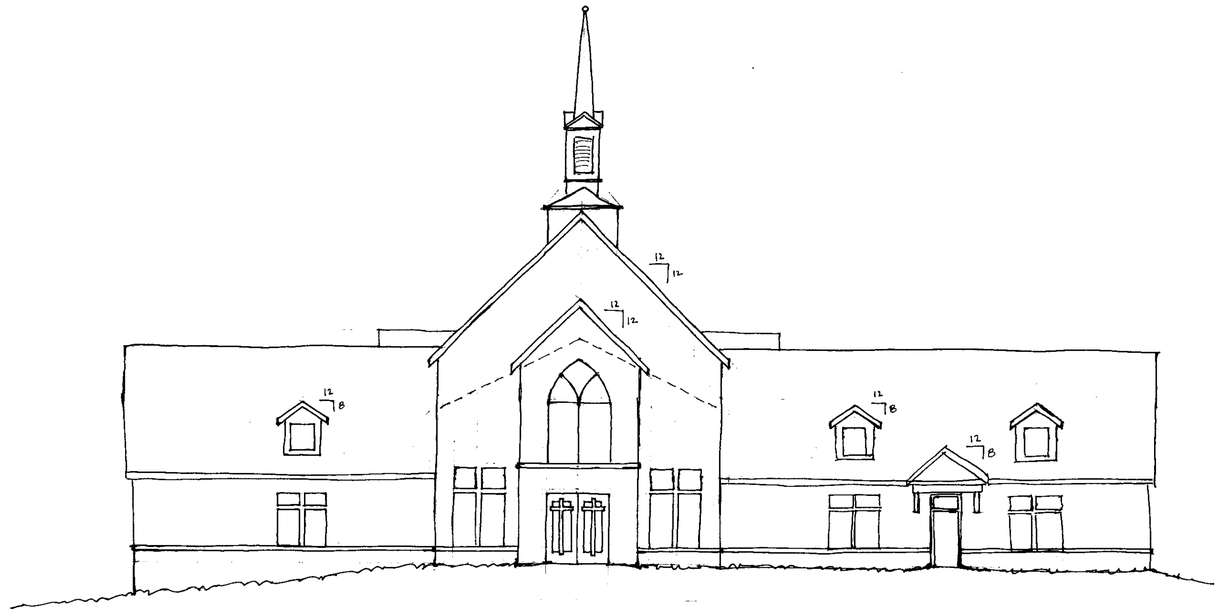
LOWER FLOOR PLAN

New Building For
Geneva Lakes Christian Church
N. Bloomfield Road
Lake Geneva, Wisconsin 53147

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

JOB NO. 1411
DATE 1/25/17
SHEET NO. A-2

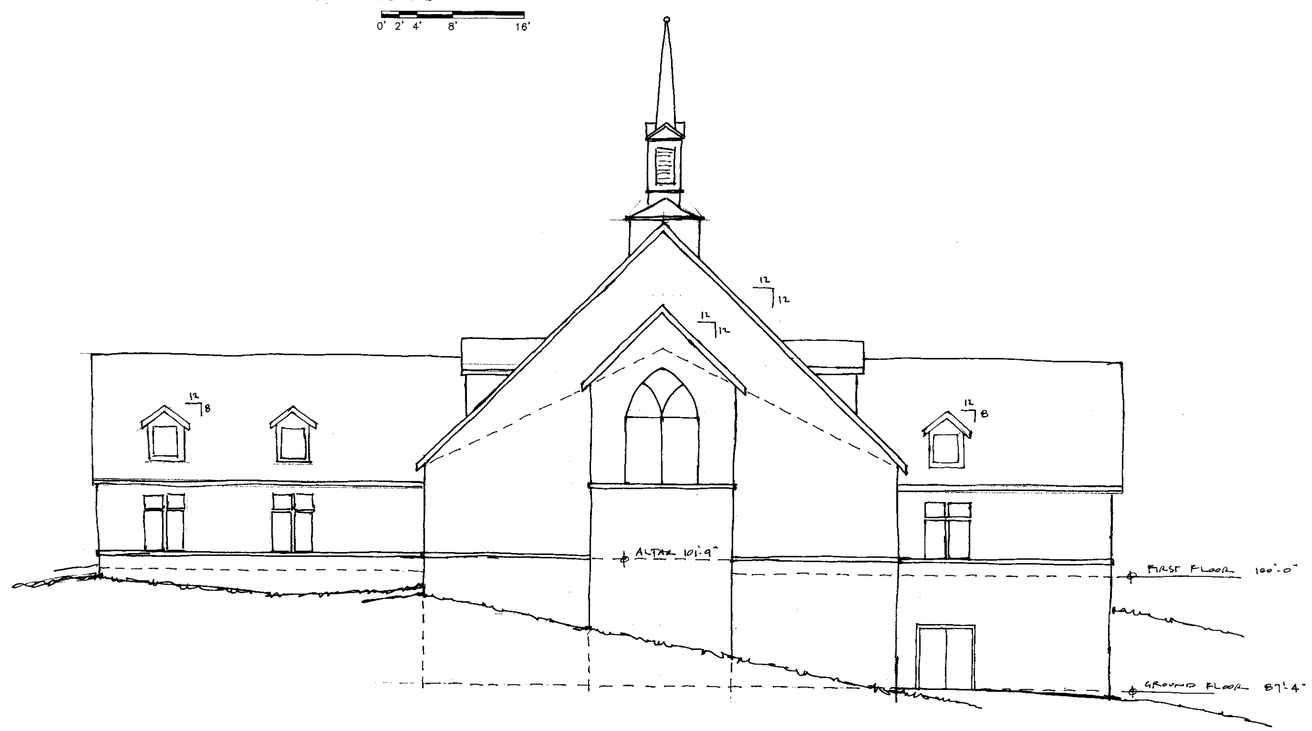
ACADDWG: H:\2014\1411\Lower Level Plan.DWG DATE: 1-25-17



NORTHEAST ELEVATION

1/8"=1'-0"

0' 2' 4' 8' 16'



SOUTHWEST ELEVATION

1/8"=1'-0"

0' 2' 4' 8' 16'

ACAD DWG: FILENAME.DWG DATE: XX-XX-97

REVISIONS

EXTERIOR ELEVATIONS

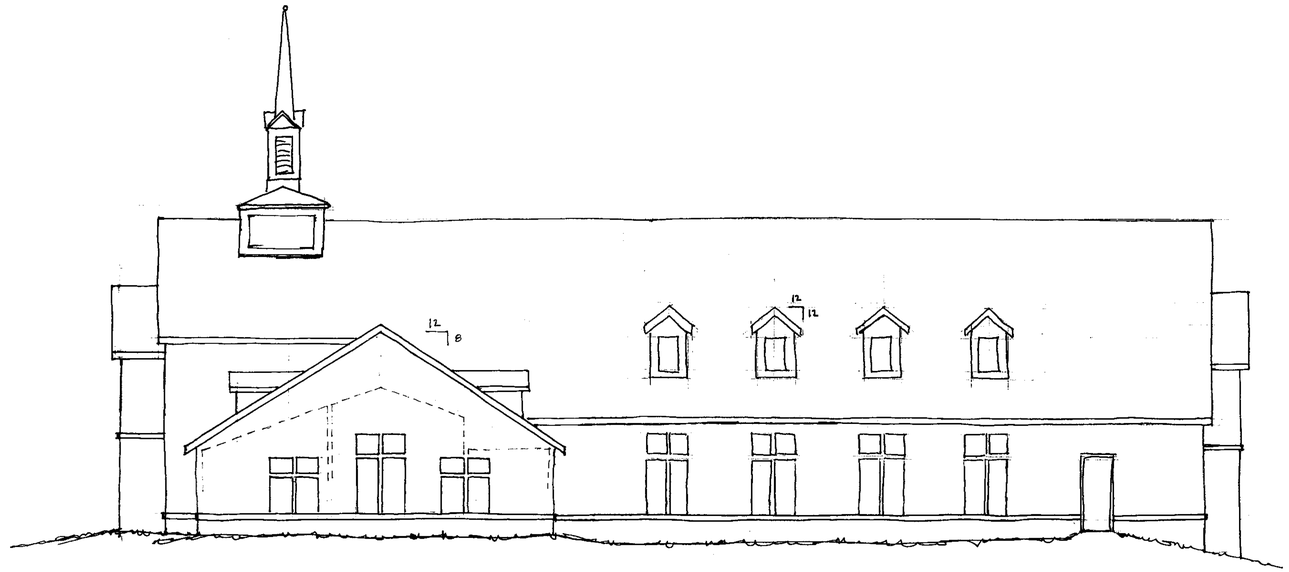
New Building For
Geneva Lakes Christian Church
N. Bloomfield Road
Lake Geneva, Wisconsin 53147

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

JOB NO. 1411

DATE 1/25/17

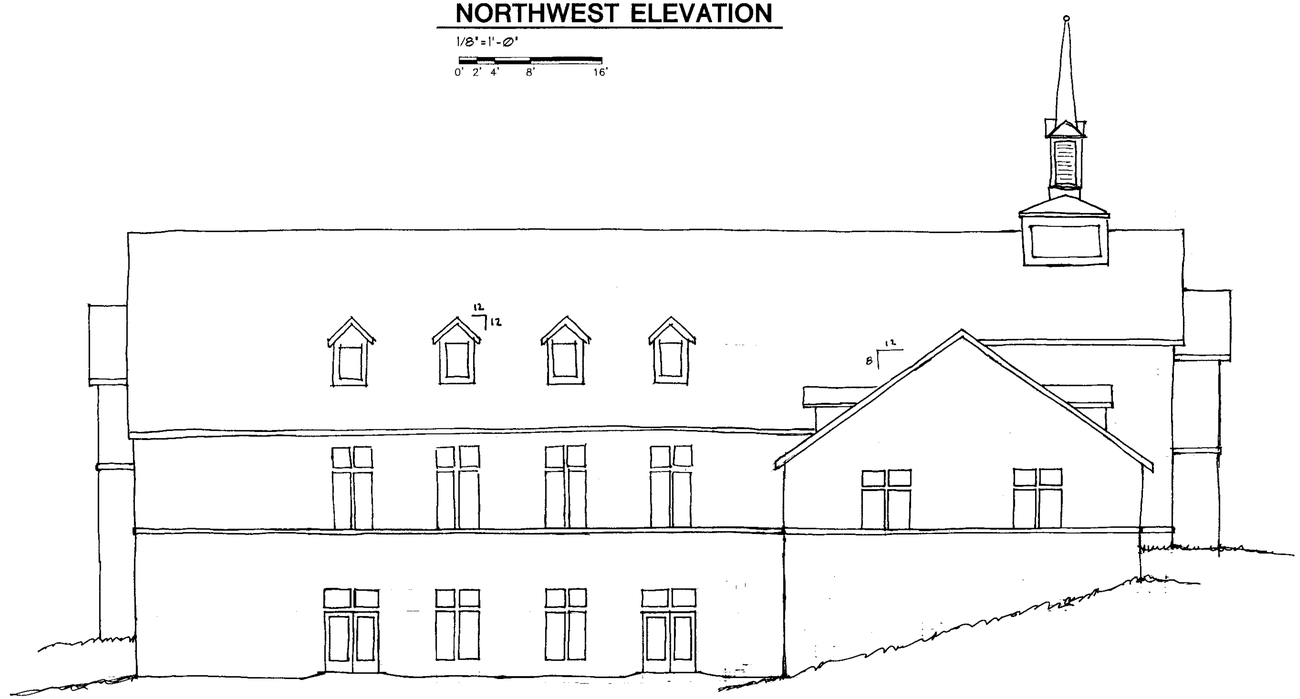
SHEET NO. A-3



NORTHWEST ELEVATION

1/8"=1'-0"

0' 2' 4' 8' 16'



SOUTHEAST ELEVATION

1/8"=1'-0"

0' 2' 4' 8' 16'

ACAD DWG. FILENAME.DWG DATE XX-XX-97

REVISIONS

EXTERIOR ELEVATIONS

New Building For
Geneva Lakes Christian Church
N. Bloomfield Road
Lake Geneva, Wisconsin 53147

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

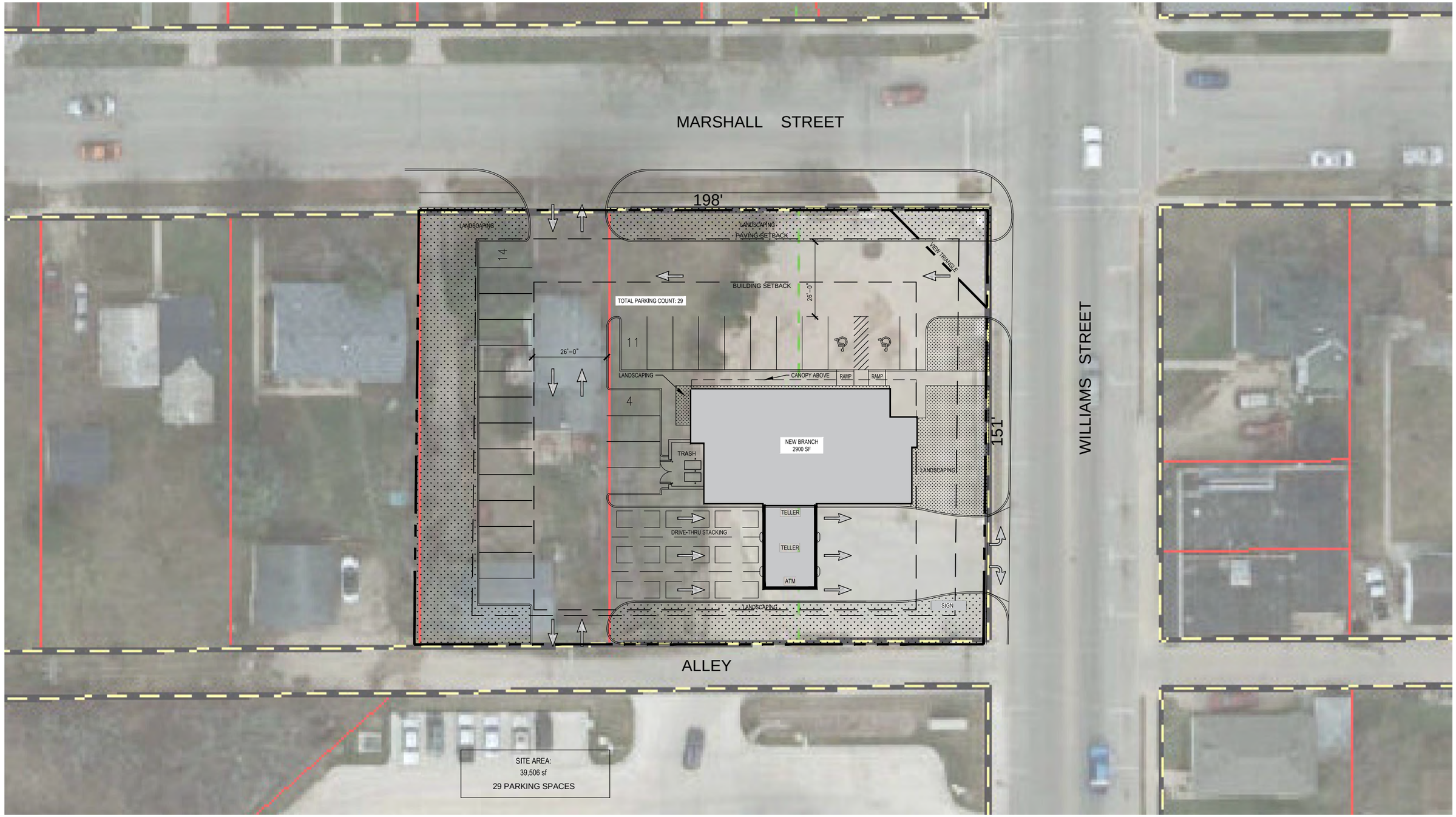
JOB NO.
1411

DATE
1/25/17

SHEET NO.
A-4

Agenda Item 14.

ASSOCIATED BANK - LAKE GENEVA



SCALE: 1/32" = 1'-0"

CONCEPTUAL SITE TEST FIT

RINKA|CHUNG

© RINKA CHUNG ARCHITECTURE INC 2017

Associated Bank

N

PRELIMINARY DRAFT
NOT FOR CONSTRUCTION

MARCH 13, 2017
80231