CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI

PLAN COMMISSION MEETING
MONDAY, APRIL 17, 2017 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

Agenda

1. Meeting called to order by Mayor Kupsik.

2. Roll Call.

3. Approve Minutes of March 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 Hans Melges, 1100 Edwards Blvd, Lake Geneva, WI 53147, to update the exterior façade at 233 Center Street, Tax Key No. ZOP00284.

   B. Application by Dana Trilla / David Wingate, D & D Restaurant Group, Inc, 146 Evergreen Pkwy, Crystal Lake, IL 60014, to remove south facing projecting sign, replace fabric on east facing awning with logo and add wall sign on south side of building with logo at 150 Center Street, Tax Key No. ZOP00309.

   C. Application by Michael Walter, 514 Broad Street, to update exterior façade at 514 Broad Street, Tax Key No. ZGD00004.

   D. Application by Gregory Anagnos, N1567 Clover Road, Lake Geneva, WI 53147, to paint exterior of building black with silver trim at 501 Broad Street, Tax Key No. ZOP00032.

   E. Application by Tony Valenti, 2908 Wells Street, Delavan, WI 53115, to add signs to the front and back of building at 234 Broad Street, Tax Key No. ZOP00257.

   F. Application by Sharon Schroeder, 2021 Old Mill Lane, McHenry, IL 60050, to add a sign and update the exterior store front façade at 729 W. Main St, Tax Key No. ZOP00275.

7. Public Hearing and Recommendation on a Precise Implementation Plan (PIP) Application filed by Kevin Madalinski, Director, Hoffman Design & Construction, 122 E College Ave., Appleton, WI 54911 on behalf of Golden Years 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.

8. Public Hearing and Recommendation of a Conditional Use Application (CUP) and Downtown Design filed by Tony Besario, 6806 84th Avenue, Kenosha, WI 53142, for Indoor Commercial Entertainment for a self serve frozen yogurt store and Downtown Design Signage at 120 Broad Street, Tax Key No. ZOP00346.

9. Public Hearing and Recommendation of a Conditional Use Application (CUP) and Downtown Design filed by Emily Blincoe, 440 Frost Drive, Williams Bay, WI 53191, for Outdoor Commercial Entertainment to permit outdoor activities in the courtyard adjacent to the Olive Oil Shops and Downtown Design Signage at 221 Broad Street, Tax Key No. ZOP00267.

10. Public Hearing and Recommendation of a Conditional Use Application (CUP) filed by Dan Clifford, 1301 Promontory Drive, Lake Geneva, WI 53147, to exceed maximum accessory structure height at 1301 Promontory Drive, Tax Key No. ZEH00018.

11. Public Hearing and Recommendation of a Conditional Use Application (CUP) filed by Nicolas Carone, 177 Valencia Parkway, Gilberts, IL 60136, for Indoor Commercial Entertainment for a hot dog restaurant and outdoor dining at 272 Broad Street, Tax Key No. ZOP00244.

12. Review and Recommendation of a Site Plan Amendment filed by Dirk Debbink & Bert Zenker, MSI General, W215 E Wisconsin Avenue, Nashota, WI 53058, on behalf of Plasti-Coil, Inc., for a building expansion at 901 Geneva Parkway, Tax Key No. ZLGB200010.

13. Review and Recommendation of an Extraterritorial Jurisdiction (ETJ) CSM Lot Combination in the Town of Geneva filed by Todd Cauffman, Lowell Management Services, PO Box 926, Lake Geneva, WI 53147, to combine lots 5, 6, & 7 of the Longwood Subdivision at Longwood Drive south of McDonald Road, Tax Key Nos. JLW00005, JLW00006, JLW00007.

14. Review and Recommendation of a Concept Plan for 837 Bay View Drive, for a conditional use permit for SR-4 Setbacks in ER-1 Zoning Permit at 837 Bay View Drive, Tax Key No. ZGB00007.

15. Discussion of Indoor Commercial Lodging by conditional use in the Neighborhood Office (NO) or Neighborhood Business (NB) zoning districts.

16. 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 4/13/2017

PLAN COMMISSION MEETING
MONDAY, MARCH 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, Sarah Hill, Tom Hartz, Tyler Frederick. Absent (Excused): John Gibbs, Ann Esarco. Also Present: City Planner Slavney, Jackie Mich, City Attorney Draper, City Administrator Oborn, Building & Zoning Administrative Assistant Follensbee.

Approve the Minutes of February 20, 2017 Plan Commission meeting as distributed.
Skates/Hartz motion to approve. Unanimously carried.

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.
Candy Kirchberg, 917 Marshall Street, addressed the concept plan for a proposed Associated Bank. She stated if this passes, her property value will go down. She asked if it does pass, they take great care to keep trees on the property. She bought her home with the expectation that she was living in a neighborhood not a commercial area.

Acknowledgement of Correspondence. None.

<u>Downtown Design Review.</u>
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
Denise Swan, 734 Remington Lane, North Aurora, IL, stated DenayCocoBay is going to be a luxury nail spa with makeup services and spa-related gift items. She went over the interior and exterior colors of the building.
Hartz/Skates motion to approve color scheme A as presented in the application as well as staff recommendations. Unanimously carried.

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
Ryan Schultz, 312 W Lakeside Street, Madison, WI, stated modified wood products are being proposed in place of the cedar siding. Jackie Mich noted the updated application includes an open fence as recommended by staff and more durable materials. This project does have site conditional use and design approval. The only items being reviewed are the fence material and the exterior building material. She recommended approval along with the applicant updating and resubmitting the site plan and landscaping plan to clearly depict wire fencing on top of the retaining wall in the Main Street wall and the wall in the side yard. The north exterior elevation should be updated to clearly label that the proposed fence should match the fence that is depicted in the south exterior elevation. The proposed fences don't exceed the maximum height for fences as laid out in the zoning code. She recommended the steel be treated to prevent any staining on the wood over time.
Hill/Frederick motion to approve the 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 including the updated transparent fencing and exterior material along with all staff recommendations and findings of fact. Unanimously carried.

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.
Hans Melges, 1100 Edwards Blvd Lake Geneva, WI, requested permission to change the face at 233 Center Street. He would like to take the two front windows out of the building and put in a foot wall, install overhead, clear garage doors with a bronze finish, a suspended awning and add columns. It will be white and sided with LP siding. Mr. Melges said the garage doors will stay inside of the building. Ms. Hill has concerns with the consistency of the downtown design. She would like to see the code reviewed. Planner Slavney stated the standards between Center and Cook on Main Street are clearly defined. He disagrees with Ms. Hill's opinion and added there isn't a particular look in this area. Mr. Melges said the present building has window bays which will open more sidewalk room when they are removed. The use will be for Melges Real Estate. Ms. Hill feels the point of a downtown design review is to make sure everything is consistent with

what is in the ordinances. She does not think these two blocks portray an experience. Mr. Skates noted there isn't enough presented to go on.
Skates/Hill motion to continue this item to the next meeting. Unanimously carried.

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
Bill Henry stated the Lake Geneva Middle School would like to build a 30' x 42' storage building at the southeast corner of the current Lake Geneva Middle School. It will add about 940 square feet of paving that would consist of asphalt paving on the east side and concrete paving on the west side between the proposed building and the middle school. The purpose of the building is to provide additional storage for equipment that is used in the gymnasium.

Kupsik/Hill motion to close the public hearing. Unanimously carried.

Hartz/Skates motion to recommend approval of the 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. ZA297500001including all staff recommendations and include the affirmative findings of fact items number 1 through 6. Unanimously carried.

Public Hearing and Recommendation on a Conditional Use Application filed by Andrew Goodman, Lake Geneva 50120, LLC, GMX Real Estate Group, LLC, 3000 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
Andrew Goodman, 3000 Dundee Road Suite 408, Northbrook, IL, walked through the application. The restaurant would typically operate from 5:30am to 10:00 or 11:00pm based off of demand. There is a proposed seating plan and café layout that has approximately 42 seats and 18 outdoor seats, weather permitting. The drive thru requirements are at least 8 cars stacking. The drive thru lane wraps all around the property line. This initially would not be proposed as a 24 hour location at this time. Ms. Hill has received a lot of push back about a 3rd Starbucks in town. She reiterated that it is not the job of the Plan Commission to select the individual businesses but to make sure it is appropriate in planning and zoning. Mr. Hartz questioned if there is a loading area. Mr. Goodman answered the loading is typically done on pallets through the front door. Mr. Hartz also questioned if people can turn left into the building. Mr. Goodman answered there is a barrier meeting along Edwards Blvd. heading southbound, so customers would turn southbound regardless of if they were travelling east or west.

Speaker 1
Cindy Flower, 533 Haskins Street, questioned if patrons would enter from the right and go along the backside of the building. She questioned how someone would get out of line if someone was behind them and they grew tired of waiting. Mr. Slavney stated typically an escape lane is required, but there wasn't enough room on this site. Most Starbucks drive thrus do not have escape lanes. The issue has been reviewed and approved through the general development plan when the site plan was approved. It is not ideal and they will lose some customers because of that.

Kupsik/Hartz motion to close the public hearing. Unanimously carried.

Hill/Skates motion to recommend approval of the conditional use application filed by Andrew Goodman, Lake Geneva 50120, LLC, GMX Real Estate Group, LLC, 3000 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. ZA297300001to include all staff recommendations and findings of fact. Unanimously carried.

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
Andrew Goodman stated they had originally came forward with a slat wall retaining wall system for this property. Since the approval of the precise implementation plan stage, they have gone out and looked at samples of this system as well as pricing and decided to come back for consideration on an architectural block wall system called a rib rock system. The

wall is approximately 200 feet long. It runs 0 to 6 feet high. The system is similar to Legos, as they are stacked on notches. Mr. Slavney feels it is a fine alternative and is more attractive.

Kupsik/Skates motion to close the public hearing. Unanimously carried.

Kupsik/Frederick motion to approve the 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 to include all staff recommendations, findings of fact, and the ornamental fence previously approved. Unanimously carried.

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

Eric Drazkowski, spoke on behalf of Excel Engineering who worked on the architectural and site plans along with the surveying. The CSM for this project needed to combine all of the lots into one. There were 24 lots associated here. It included portions of Grove, Waverly, and Crawford along with the alleyways. The goal is to consolidate all the properties into one clean CSM to create one overall campus property.

Kupsik/Hill motion to close the public hearing. Unanimously carried.

Skates/Kupsik motion to approve the 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 to include all staff recommendations. Unanimously carried.

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

Eric Drazkowski, Excel Engineering, 100 Camelot Drive, Fond du Lac, WI, stated the proposed building is 45,700 square feet with a loading dock on the southeast corner. There will be salvage metal stored internally on the south side as well. Parking will be located on a portion of the west, north, and east. The drive access for the trucks will be shared with the vehicles on the east. The maneuvering area for this will be on the south. Storm water will be handled on site with a wet pond located in the northwest corner. The difference between this plan and the one previously seen is that there was a meeting regarding the environmental corridor. On the west side a line was delineated to keep impervious improvements out such as retaining walls, buildings, and pavement. The corridor on the west of the line is for grading and storm water. Previously, the west road looped around on the west side and connected to the south. The Fire Department has been contacted and deemed it is acceptable. The building materials will match the existing building. The wetland delineation for the site has been submitted and accepted. They are in queue to have that concurred with as soon as the growing season starts. He is seeking approval contingent upon DNR concurrence of the wetland delineation. He also requested the flexibilities listed in the packet. Mr. Slavney added he agrees with the characterization of tree preservation.

Kupsik/Hartz motion to close the public hearing. Unanimously carried.

Kupsik/Hill motion to approve the 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 to include all staff recommendations, findings of fact, changes made by the applicant, the six areas of flexibility, and contingent upon DNR approval. Ms. Hill questioned if the wetland will split the campus in two. Mr. Drazkowski confirmed that it would. Unanimously carried.

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

Eric Drazkowski, Excel Engineering, 100 Camelot Drive, Fond du Lac, WI, gave an overview of the landscaping plan, lighting, utilities, and sidewalk connections. Mr. Hartz questioned the proposed sampling manhole. Mr. Drazkowski stated it is a City requirement. Mayor Kupsik said that is to check the sewage that is going out of the building. Mr. Slavney recommended repeating the granting of the flexibilities. He said the City Engineer has not completed the review of the utility and storm water plans. He did complete a preliminary review.

Skates/Hill motion to close the public hearing. Unanimously carried.

Kuspik/Skates motion to approve the 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 to include all staff recommendations, all flexibility that was discussed, fact finding in the affirmative, and contingent upon the City Engineer's final review of the drawings. Unanimously carried.

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

Bill Henry with Kehoe, Henry & Associates, noted the church purchased approximately 7 acres about 5 years ago. The land is east of the old Stein Restaurant. The church is planning to build a one-story structure with a ground floor that would have an exposed, walk-out fellowship hall. It would be exposed on the southeast side with a patio in front of that area. It will be a traditional style in its architecture. They would like a mountable curb design. The church is in the process of reviewing where they may want some accessory structures. They are considering outdoor play equipment and recreation space as well. The church does not foresee letting any outside groups operate within the proposed building on a regular basis. They are requesting two signs on the property. The church will be requesting an exemption to allow completion of the landscaping within 3 years rather than the 1 year requirement. They are also requesting the paving be allowed to be completed in an amount greater than 1 year. The intent is to align their entry drive across Harmony Way from the Golden Years' primary entrance. Ms. Hill questioned the parking lot island flexibility that is being requested. Mr. Slavney explained the ordinance requires when you get to the 11th space in a row, you get a landscaped peninsula or island. Mr. Henry hopes to begin construction this fall. They will be filing the GDP application for the May agenda.

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

Steve Rolfe with Midland Commercial Development located at W228 N745 Westmound Drive, Waukesha, WI, discussed the conceptual site plan review for an Associated Bank branch facility. He noted site layout, driveway access, landscape screening, and landscaping have been discussed with staff. They will be acquiring two parcels, one is vacant and the other is a small duplex. The area has mixed zoning. Mr. Slavney clarified there is planned business zoning where the Clark station was and the two flat currently has residential zoning. The comprehensive plan shows all of Marshall Street in the Neighborhood Mixed Use category. The proposal is consistent with the adopted comprehensive plan. It would require a zoning map amendment for the whole site to the neighborhood zoning district. That would be consistent with the comprehensive plan. Mr. Rolfe stated the landscape buffer was increased to 20 feet on the west property line. There will be a 6 foot board on board fence which will be significantly landscaped.

Wes Barnes with Rinka Chung Architecture, 756 N Milwaukee St. Suite 250, Milwaukee, WI, stated he is representing Associated Bank. The plan has been updated based on the recommendations from the City. Mr. Barnes said there will only be one sign. The building will be one-story with a flat roof. Ms. Hill noted she had been approached to use the Clark station parcel as community gathering space or potential park use. She reached out to the land use people at Kwik Trip headquarters, and they had zero interest in dedicating the space as a park or allowing it to be used as a public

gathering space. She said parks would have to be maintained by the Street Department as well. This would be improving the current site as it is. Alderman Skates feels they have done everything they could to buffer with the residences.

Adjournment. Hill/Skates motion to adjourn at 8:24pm. Unanimously carried.

_____

/s/ Stephanie Gunderson, Assistant City Clerk

THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE PLAN COMMISSION

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 17, 2017

Agenda Item #6A

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

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

Description:
The applicant is submitting an amended application for Downtown Design Review to reface the front façade of the building at 233 Center Street, and to repaint the stucco finish EIFS sides of the building in white. The existing building includes wood/vinyl siding, two roofed bay windows, and a recessed entrance.

The proposed project involves new LP Smart Siding which is proposed to wrap around the front corners of the building, replacement of the bay windows with large glass overhead doors with bronze muntins, and adding a modern wire-suspended canopy over each of the windows. The façade of the building located over the windows and door is proposed to be changed to a combination of NDO panels divided by molding in a square grid pattern. A small area of this treatment is proposed to wrap around the north elevation of the building. A final high canopy, supported by large wood brackets, is proposed to be centered over the door. All wall materials are proposed to be painted in Cabot's Ultra White. The canopies and their supporting anchors are proposed to be in Dark Bronze – to match the overhead doors.

Signage will be developed and submitted for review at a future date.

Staff Review:
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. However, in this location away from Main Street, there is no requirement to use commercial storefront design motifs from the 1890 to 1920 period. Staff feels the proposed design is an improvement over the existing exterior of the building – with its residential materials and windows.

Staff Recommendation:
Staff recommends approval of the proposed exterior building design. When exterior signage is designed, staff recommends that it be placed within the top of the building façade, centered over the main door, and/or over the overhead doors if two signs are proposed.

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.

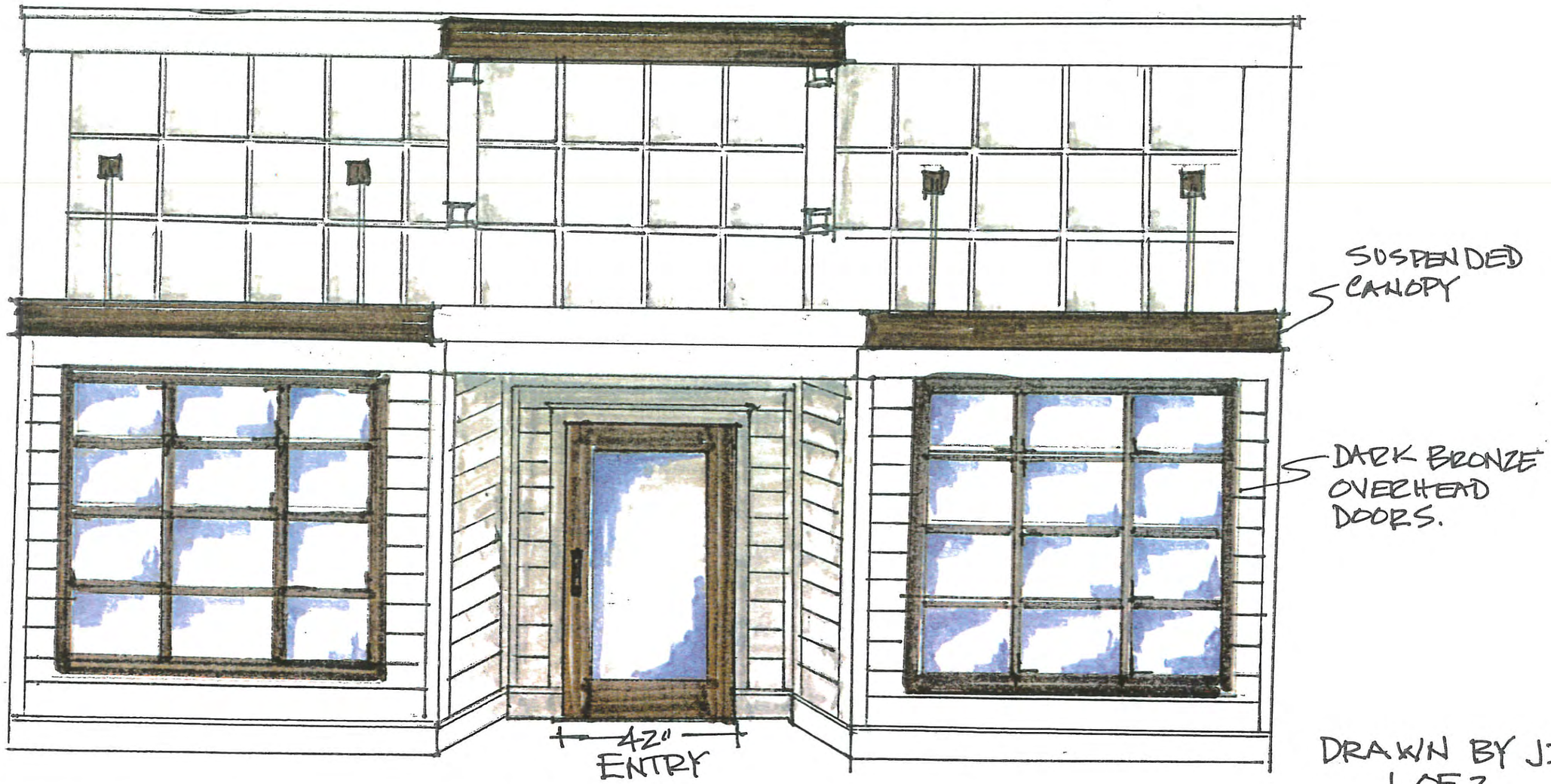
Dated this 13 day of MARCH, 2017.

HANS MELGES
Printed name of Applicant/Petitioner

Hans Melges
Signature of Applicant/Petitioner

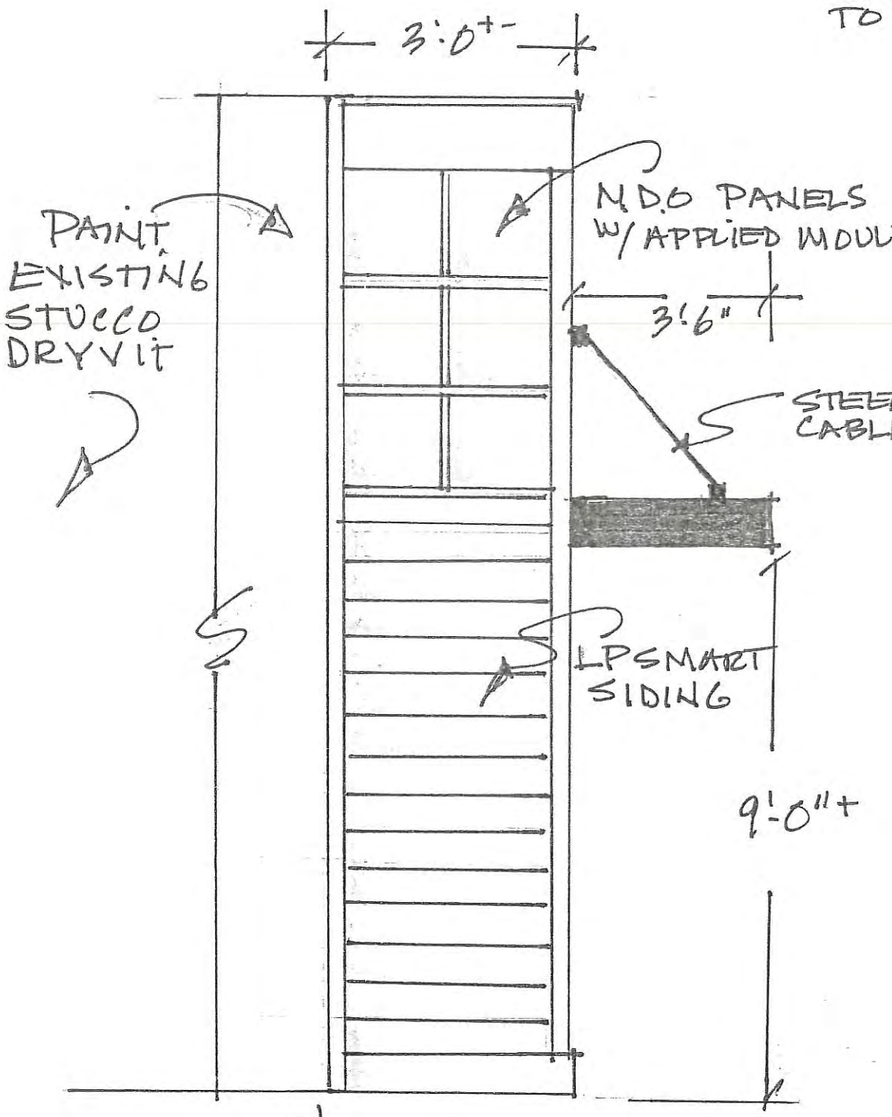
233
ADVANCED
coatings

PROPOSED STOREFRONT DESIGN FOR 233 CENTER STREET

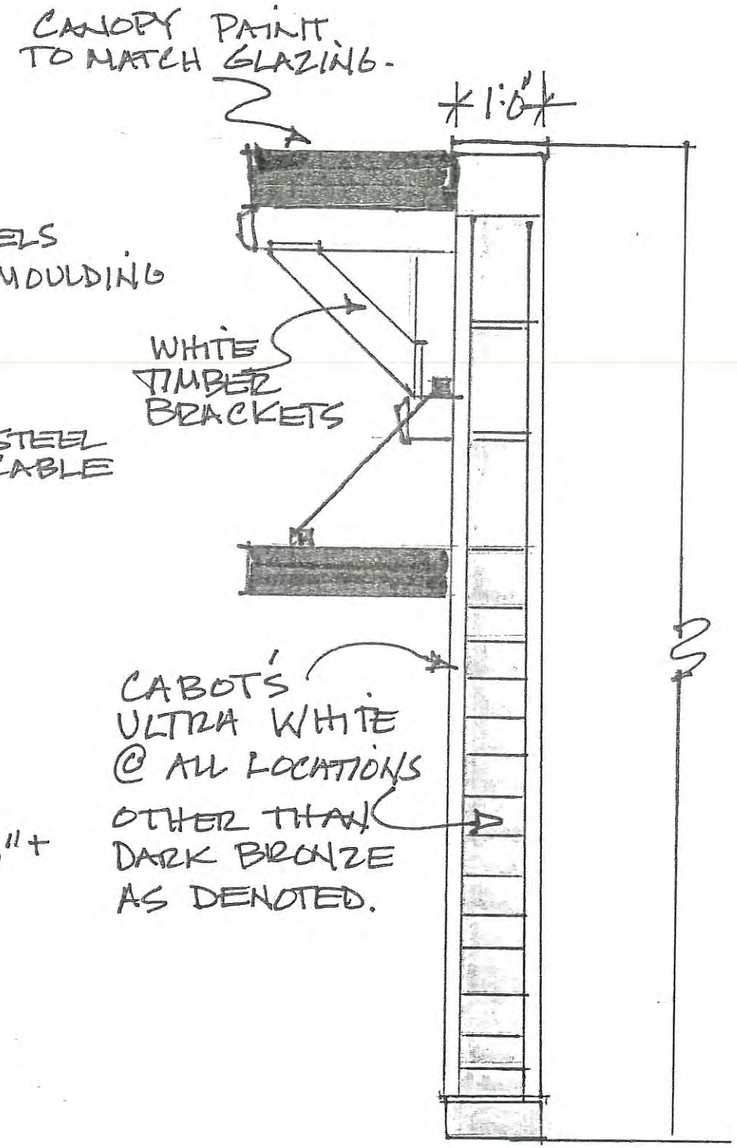


DRAWN BY J.T.E.
1 OF 2

WEST ELEVATION

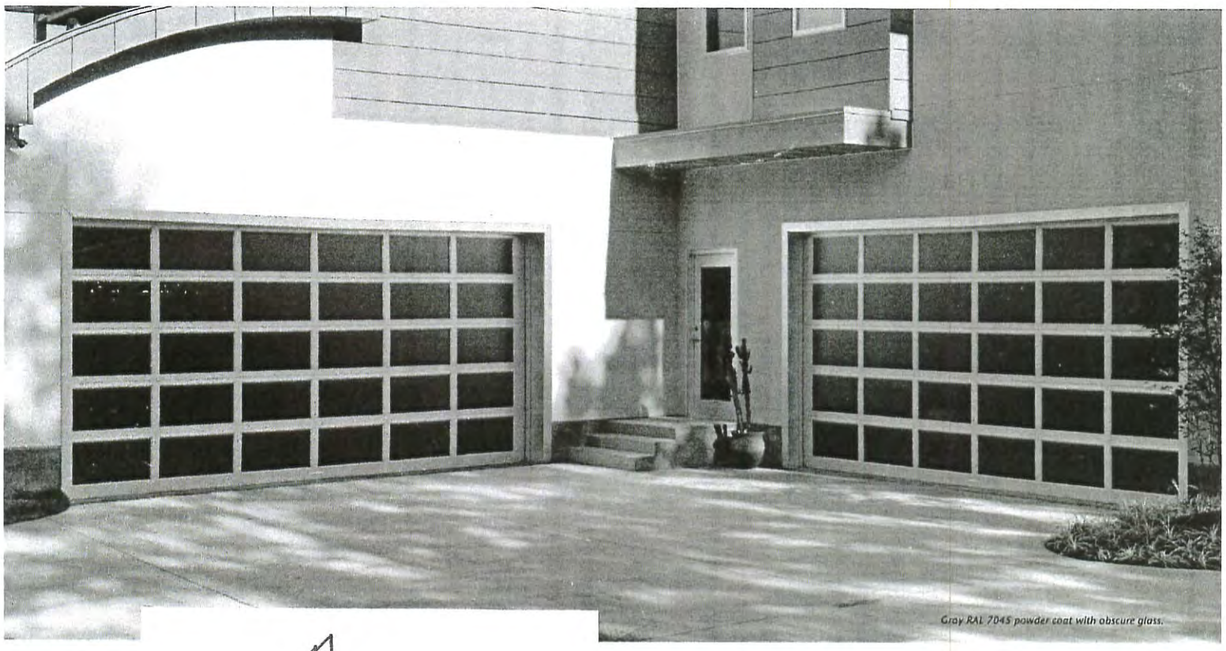


NORTH ELEVATION



SOUTH ELEVATION

OVERHEAD DOOR COLOR



Gray RAL 7045 powder coat with obscure glass.

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SIMILAR TO PROPOSED 233 CENTER STREET.

Gloss Level: All co a gloss level of 80-90+ (gloss levels according to Gardner 60 deg., ASTM D 523).

Stock Colors: Stoc color approval and order is placed. For non-stocked colors, extended lead times and ordering mini or Sales Manager for details.
Stock colors are: R 9010
9016
9018

6005 7004 7024 7043 8017 9005

Doors Sizes: Powder coat colors available in door widths up to 24'2".

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The RAL colors in this chart have been matched as closely as possible. Color chart production methods and influence from heat and light may account for slight color deviation from the actual RAL Standard. This chart therefore cannot serve as a standard for RAL color production and is to be used as a guide for color planning and specification only.

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brilliant white
PM-4
BENJAMIN MOORE®
COLOR PREVIEW®
As color samples are affected by age, light, heat and mechanical coating processes, this sample may vary slightly in color or in finish from the actual paint.

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BENJAMIN MOORE®
COLOR PREVIEW®
As color samples are affected by age, light, heat and mechanical coating processes, this sample may vary slightly in color or in finish from the actual paint.

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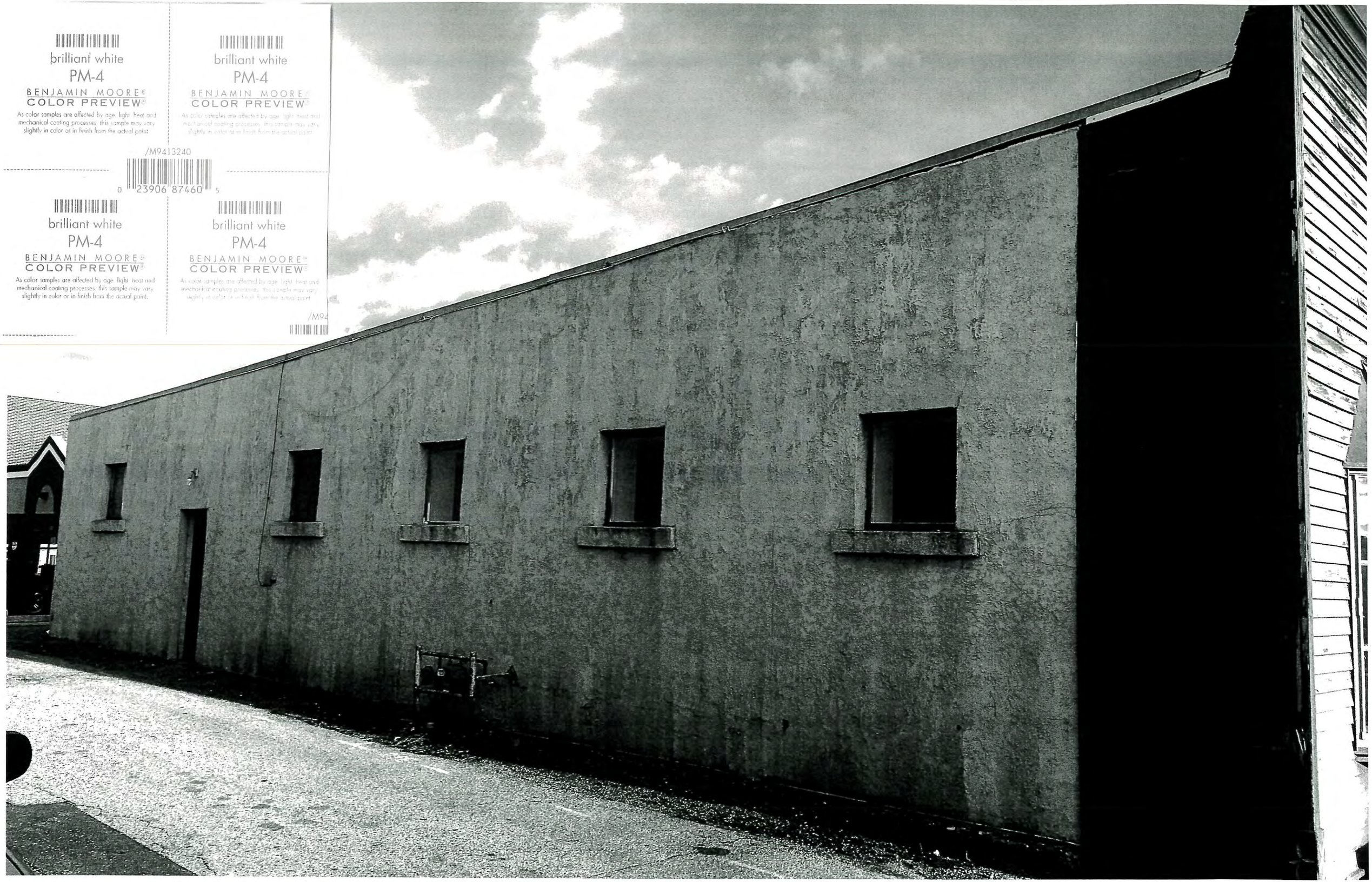

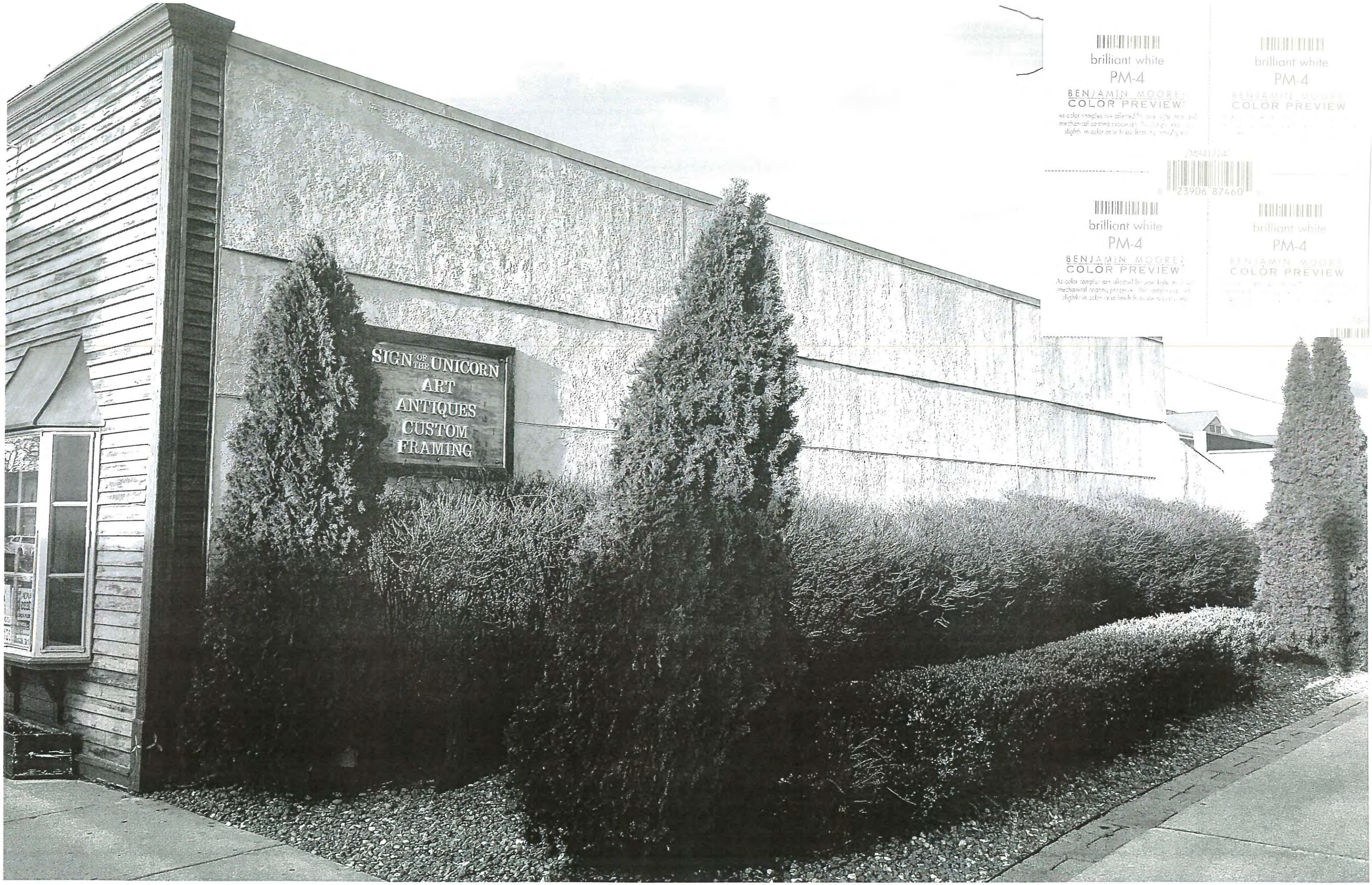
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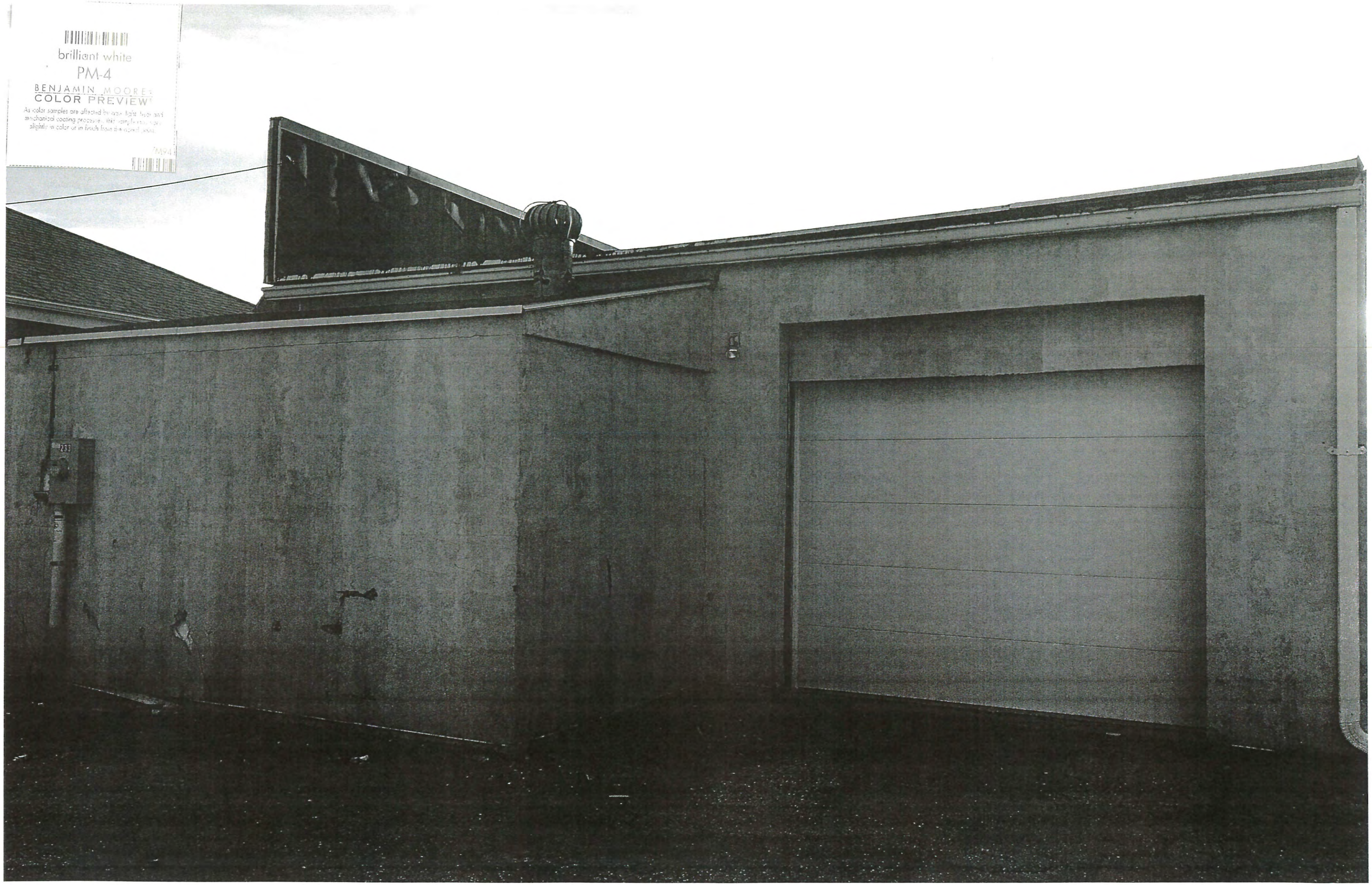
brilliant white
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COLOR PREVIEW
233

brilliant white

PM-4

BENJAMIN MOORE®
COLOR PREVIEW®

As color samples are affected by age, light, heat and mechanical coating processes, this sample may vary slightly in color or in finish from the actual paint.

brilliant white

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BENJAMIN MOORE®
COLOR PREVIEW®

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BENJAMIN MOORE®
COLOR PREVIEW®

As color samples are affected by age, light, heat and mechanical coating processes, this sample may vary slightly in color or in finish from the actual paint.

brilliant white

PM-4

BENJAMIN MOORE®
COLOR PREVIEW®

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- SOUTH

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As color samples are affected by age, light, heat and mechanical coating processes, this sample may vary slightly in color or in finish from the actual paint.

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BENJAMIN MOORE®
COLOR PREVIEW®

As color samples are affected by age, light, heat and mechanical coating processes, this sample may vary slightly in color or in finish from the actual paint.

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SOLID STAINS

Full color and longest-lasting protection against weather and foot traffic.

CLASSIC COLORS

New Cedar
Quarry Stone
Red Cedar
Terra
Tile Red
Barn Red
Redwood
Linen
Frontier
Chestnut Brown
New Redwood
Indian Corn
Brickstone
Sand
Thatch
Dark Gray
Oak Brown
Pewter Gray
Rocky Tundra
Balsam Pine
Evergreen
Mission Brown
Ultra White
Victory Gray
Newport Blue
Spruce Blue
Mountain Laurel
Cordovan Brown
Glacier
Smoke Blue
Chesapeake
Foothill
Dark Slate
Driftwood Gray
Seacoast Gray
Bluestone
Federal Blue
Newburyport Blue
Black

SIDING +
WEST ELEVATION

ULTRA
WHITE

Benjamin Moore® Industrial

Ready Mixed Colors

233 CENTER STREET

- FRONT DOOR
- CANOPY PERIMITER

64 BRONZETONE

08 White

15 Safety Yellow

35 Safety Blue

60 Brown

64 Bronzetone

65 Safety Orange

73 Platinum Gray

75 Battleship Gray

Since all color chips are affected by age, light, heat and mechanical coating processes, the chips on this card may vary slightly in color or finish from the actual paint in the container.

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 17, 2017

Agenda Item #6B

Applicants:
Dana Trilla and David Wingate
D&D Restaurant Group, Inc.
146 Evergreen Parkway, Crystal Lake, IL 60014

Request:
150 Center Street, Lake Geneva, WI 53147
Downtown Design Review
Change to Signage

Description:
The applicant is submitting an application for Downtown Design Review for a building at 150 Center Street to remove the projecting sign on the south side of the building, replace the fabric on the existing awning sign on the front (east) façade, and add a new wall sign on the south side of the building.

The property is subject to Downtown Design review. The City reviews all signs in the Downtown to ensure that they conform to the Downtown Design standards, particularly quantity, size, and color requirements.

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

The projecting sign on the south side of the building is larger than permitted in Downtown Design district, as projecting signs are limited to five square feet. Removing this sign would bring the south façade into compliance with the requirements of the Downtown Design Overlay zoning district. Staff's recommendation is that removal of the nonconforming projecting sign be approved as presented with any Plan Commission amendments.

No information is provided about the proposed wall sign on the south façade. Staff's recommendation is not to approve this sign until details are provided by the applicant and presented at a future Plan Commission meeting.

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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:
150 Center Street

Name & Address of Current Building Owner:
FELICE PAPPAS
860 5TH AVENUE
LOS ANGELES, CA 90005
Telephone Number of Current Building Owner: 310-614-4597

Name & Address of Applicant:
D & D RESTAURANT GROUP, INC — DANA TRILLA/DAVID WINGATE
1460 EVERGREEN PKWY
CRYSTAL LAKE, IL 60014
Telephone Number of Applicant: 815-715-0900 / 815-814-2301

Proposed Design Change:
AWNINGS, EAST FACING (FRONT OF BUILDING) AND SOUTH FACING (SIDE OF BUILDING)
ADD SINAGE ON SOUTH SIDE OF BUILDING.

Zoning District: _____

Names & Address of Architect, Engineer, and/or Contractor of Project:
HUNZINGER WILLIAMS, INC
27W982 COMMERCIAL AVE.
LAKE BARRINGTON, IL
60010

Description of Project:
REMOVE SOUTH FACING AWNING COMPLETELY. REPLACE FABRIC ON EAST FACING AWNING WITH OUR LOGO ON IT, USING EXISTING FRAMEWORK. ADD FLUSH MOUNTED SINAGE ON SOUTH SIDE OF BUILDING WITH OUR LOGO ON IT.

Date: 3/22/17 Signature of Applicant: [signature]

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:

DANA TRILLA, as applicant/petitioner for:

Name: D & D RESTAURANT GROUP, INC

Address: 146 EVERGREEN PKWY
CRYSTAL LAKE, IL 60014

Phone: 815-715-0900

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 22 day of MARCH, 2017.

DANA TRILLA
Printed name of Applicant/Petitioner

Signature of Applicant/Petitioner

TATTOO
TATTOO
LAKE GENEVA TATTOO
CHICAGO PIZZA
TATTOO
Lake Geneva
TATTOO
since 1969
150
708
707

ADDENDUM TO SUBLEASE

In addition to the terms of the January 26, 2017 Sublease Agreement, the parties additionally agree as follows:

1. D&D Restaurant Group, Inc is granted the right to exercise the Five Year Option to Renew under Paragraph 3 of the Prime Lease.

2. Prime Landlord agrees to D&D's following Renovations:

PROPOSED RENOVATIONS (2/3/2017)

- Replace floor
- Repair/replace exterior doors
- Replace exterior signage and awning that are attached to our unit
- Remove/Replace front bar
- Remove/Replace wall panels
- Remove/Replace ceiling fans and light fixtures
- Renovate/paint interior walls
- Paint ceiling w/ metallic paint
- Cover Rear bar countertop (*without damage to rear bar*)
- Remove/replace lower damaged shelves on Rear Bar
- Add to rear bar without any damage to rear bar
- Properly store all stained glass panels and doors, if not used

3. The requirement for subtenant to tender security deposit to sub-landlord is waived.

IN WITNESS WHEREOF, Sub-Landlord and Sub-tenant have executed this Addendum to January 26, 2017 Sublease.

"SUB-LANDLORD"

K&B RESTAURANT GROUP, LLC. dba
CHICAGO PIZZA KITCHEN, Inc.

X: Kathleen Walker

"SUB-TENANT"

D&D RESTAURANT GROUP, INC.

X: _____

LANDLORD'S CONSENT

In consideration of sub-tenant entering into this agreement, FELICE PAPPAS Prime Landlord under the Prime Lease described hereinabove, hereby consents to the Addendum to Sublease Agreement set forth herein

X: _____ Date: 2/4/17

FELICE PAPPAS, Prime Landlord

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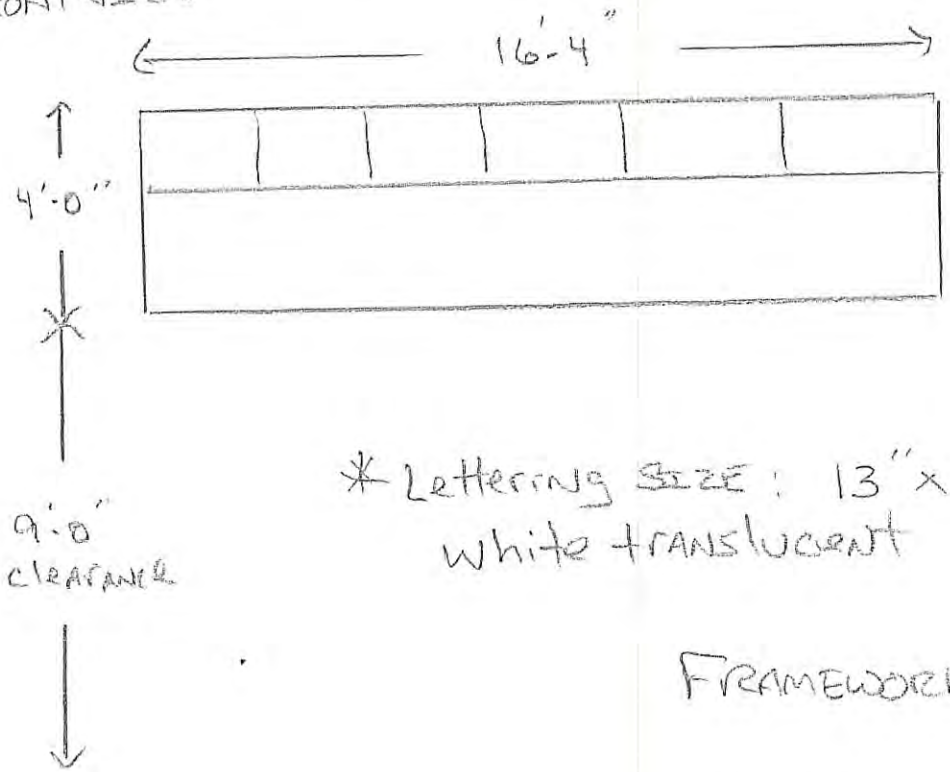
Approved By: _____ Date _____

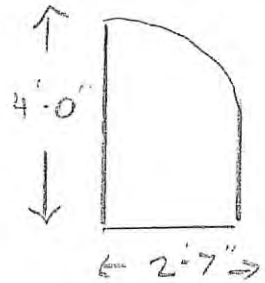
FLAT-IRON-TAP

NEW FABRIC ON EXISTING AWNING FRAME

FRONT VIEW



SIDE VIEW



* Lettering SIZE: 13" x 140"
white translucent

FRAMEWORK: USE EXISTING WELDED FRAME

FABRIC: TRANSLUCENT ERADILITE VINYL
FLAME RESISTANT
COLOR: BLACK

Job Name FLAT IRON TAP
150 CENTER ST. LAKE GENEVA, WI
Prepared ____/____/____ by_____

Hunzinger Williams Inc.
27W982 Commercial Ave
Lake Barrington, IL 60010-2311
847-381-1878 F847-381-2063

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 17, 2017

Agenda Item #6C

Applicants:
Michael Walter
514 Broad Street
Lake Geneva, WI 53147

Request:
514 Broad Street, Lake Geneva, WI 53147
Downtown Design Review
Redesign of Building Exterior

Description:
The applicant is submitting an application for Downtown Design Review for a building at 514 Broad Street to add stainless steel siding over existing brick; replace first floor windows; add stainless steel siding, soffit and facia; and replace the front door.

The proposed siding would be seamless, stainless steel. Similar stainless steel soffit and facia would replace the original features. Dark blue is proposed for all features, which is consistent with the requirements of the Downtown Design Overlay zoning district.

First floor store front windows are proposed to be replaced with new vinyl windows.

The front double-door is proposed to be replaced with a new single door and sidelight, constructed of fiberglass and glass. The new door will swing into the business as the current doors do.

No changes are proposed for existing signage.

Staff Recommendations:
The Downtown Design Overlay zoning district requires the use and repair of original materials when possible. The Zoning Code does not prohibit metal siding, but, unless it is beyond reasonable repair, the brick should be repaired and maintained. The Plan Commission could consider approving siding on the façades that do not face the street.

The proposed steel siding appears to cover the decorative masonry cornice, which is not permitted by the Downtown Design Overlay zoning district. Significant architecture features such as cornices should be preserved or replaced with identical features and materials where possible. (Refer to Section 98-913 (9)(b)14.a.i.)

H&R Block Design Review continues on the following page

The proposed new door replaces what appears to be an original door. Original doors should be preserved if possible or replaced with identical features and materials. (Refer to Section 98-913 (9)(b)14.a.ii.) The proposed door is of a different design than the existing door and breaks up the symmetry of the existing building design; however, the proposed door does fit within the same door frame area.

Staff recommends that the following issues be addressed:

1. Preserve the original brick on the front façade of the building
2. Preserve the original decorative cornice, facia, and soffit on the front façade of the building.
3. Preserve the original door or replace it with an alternative door acceptable to the Plan Commission.
4. Replacement windows must be of the same size and shape of the existing windows. Dark-colored frames shall be used.

Staff recommends that the siding color and the proposed siding for the north, south and west façades be approved.

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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:
514 BROAD ST
LAKE GENEVA, WI

Name & Address of Current Building Owner:
MICHAEL WALTER
514 BROAD ST
LAKE GENEVA, WI

Telephone Number of Current Building Owner: 262-949-8465

Name & Address of Applicant:
MICHAEL WALTER
514 BROAD ST
LAKE GENEVA WI

MATHERS IMPROVEMENT SERVICE
30735 DURAND AVE
BURLINGTON, WI 53105

Telephone Number of Applicant: 262-763-7884

Proposed Design Change:
NEW SIDING
NEW WINDOWS ON LOWER FRONT OF BUILDING
NEW FRONT DOOR

Zoning District: CENTRAL BUSINESS

Names & Address of Architect, Engineer, and/or Contractor of Project:
MATHERS IMPROVEMENT SERVICE
30735 DURAND AVE
BURLINGTON, WI 53105

Description of Project:
ADD 1x4 FURRING STRIPS OVER BRICK WALLS. INSULATE BETWEEN STRIPS AND OVER. INSTALL SEAMLESS STEEL SIDING, SOFFIT AND FASCIA TO BUILDING. REPLACE FRONT LOWER WINDOWS WITH ALWINE VINYL REPLACEMENT WINDOWS. WRAP EXTERIOR WITH ALUMINUM. REPLACE FRONT DOOR WITH FIBERGLASS DOOR SYSTEM. 36" INSWING DOOR AND SIDELITE. WAUSEMA

Date: 7/4/17 Signature of Applicant: [signature]

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:

BEN ZUSAN, as applicant/petitioner for:

Name: MICHAEL WALTER

Address: 514 BROAD ST

LAKE GENEVA

Phone: 262-763-7884

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 4 day of APRIL, 2017.

MICHAEL & JEANNIE WALTER

Printed name of Applicant/Petitioner

Jeannie Walter

Signature of Applicant/Petitioner

SIGN & AWNING TO BE LEFT IN PLACE

THE SIDING INSTALLATION IS IMPORTANT ON THIS BUILDING BECAUSE OF THE DETERIORATING CONDITION OF THE BRICK. THE QUALITY AND CHARACTER OF THE PRODUCT AND INSTALLATION WILL FAR EXCEED THE STANDARD AND HELP MAINTAIN THE INTEGRITY OF THE BUILDING. THE COLOR AND PRODUCT IS SIMILAR TO MANY BUILDINGS IN THE AREA.

THE WINDOW REPLACEMENT IS ALSO IMPORTANT TO MAINTAIN THE EFFICIENCY OF THE BUILDING. MORE HIGH QUALITY PRODUCTS THAT EXCEED INDUSTRY STANDARDS.

THE FRONT DOOR REPLACEMENT WILL CHANGE SLIGHTLY. A DOUBLE DOOR WILL NOW GO TO A SINGLE DOOR WITH A SIDELITE. THE FUNCTIONING DOOR WILL BE LARGER THEN THE EXISTING FUNCTIONING DOOR. WE WOULD ALSO LIKE TO KEEP THE DOOR SWINGING IN SO NO CONCRETE WORK WILL BE REQUIRED OUTSIDE. THIS WOULD ALLOW THE STAIRS TO REMAIN AS IS AND NOT REQUIRE THEM TO PROJECT INTO THE SIDEWALK

H&R BLOCK
H&R BLOCK
FREE
FEDERAL
1040EZ
$1250
FREE
OPEN
514
482
481

REFUND
ADVANCE
$1250
FREE
FEDERAL 1040EZ

H&R BLOCK
H&R BLOCK
FREE
FEDERAL
1040EZ
$1250
FREE
OPEN
514
482
481

REFUND
ADVANCE
$1250
AFTER YOU FILE.
FREE
FEDERAL 1040EZ

Quotation

Alside Inc

Attn: Accts Payable
Akron,
United States
3309222132

Quote ID SQCYX004759-1 **P.O. Number**

Line	Label	Qty	UOM	Family/Part Number	Unit	Extended
5		1.0000	EA	Waudena Millwork Exterior Door		

Exterior View

Door Configuration: Single with SidelightsUnit Type: Assembled Unit Texture: Smooth FG
Glass Type: Clear Low-E Glass
Style: 21 (Full Lite)
Width: 3'-0", Height: 6'-8"

Hinging: Hinge Left/Right Hand Inswing
Hinge Type: Ball Bearing Satin Nickel (US15)
2-3/8" Backset - 2-1/8" Deadbolt Bore
Exterior Slab Prefinish: 57 White
Interior Slab Prefinish: 57 White
Closer prep required: Yes

Jamb & Sill
Jamb Type: Primed Pine
Jamb Depth: 6"
Jamb Prefinish: Paint Interior Surface On Jamb
Interior Jamb Prefinish: 57 White
Clad/Brickmold: No Brickmold
Sill Type: Adjustable - Champagne - Coffee T-Cap
Beige Q-Lon W/S & Sweep
SideLite:
Glass Type: Clear Low-E Glass

Style: 38 (3/4 Lite)
Width: 1'-6", Height: 6'-8"
Exterior Sidelite Prefinish: 57 White
Interior Sidelite Prefinish: 57 White
Texture: Smooth FG
SideLite's: 1
SideLite Side: Strike

Transom
Transom Location: Over Door and Sidelites
Transom Type: Clear Low-E Glass
Transom Shape: 15 1/2" Rectangle
Style: TR90

Door Opening Specifications (Width x Height)
Frame Size/Unit Dimension: 57" x 97 1/4"
R.O. Size: 58" x 97 3/4"

Note: The image shown is a representation of the product and may not reflect all options selected. Verify the details above for the actual configuration.

ABC Seamless Siding

The Ultimate in Appearance

With More Style & Color

The Siding Without the QUACKS!

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STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 17, 2017

Agenda Item #6D

Applicants:
Gregory Anagnos
N1567 Clover Road
Lake Geneva, WI 53147

Request:
501 Broad Street, Lake Geneva, WI 53147
Downtown Design Review
Change to Exterior Colors

Description:
The applicant is submitting an application for Downtown Design Review to repaint the building black ("Midnight Oil") with light grey/silver accents for a building at 501 Broad Street.

The property is subject to Downtown Design review. The City reviews changes to exterior building colors to confirm they conform to the Downtown Design standards.

The brick building is currently painted white with black shutters and accents. Although painting of exposed brick is not permitted, repainting brick that is already painted is permitted. The shutters are proposed to remain black, as they are now.

The applicant will bring samples of the proposed colors to the Plan Commission meeting. The proposed light grey/silver paint has a flat finish and is not metallic. This color will be used as an accent color, where black is used currently.

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

April 7th for April 11 Meeting
Dead line

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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:
501 Broad St (246 ZOP 00032)

Name & Address of Current Building Owner:
Gregory Anagnos
N1567 Clover Rd
Lake Geneva, WI 53147
Telephone Number of Current Building Owner: 262-745-1114

Name & Address of Applicant:
Gregory Anagnos
N1567 Clover Rd
Lake Geneva, WI 53147
Telephone Number of Applicant:

Proposed Design Change:
Outside Color Change.
Black / Midnight Oil

Zoning District: CB - Central Business District

Names & Address of Architect, Engineer, and/or Contractor of Project:
JJ Maintenance + Remodel LLC. Jamie Morin General Contractor. 430 W Rockwell St. Elkhorn, WI 53121

Description of Project:
Paint exterior of building Midnight oil with silver trim.

Date: 3-21-17 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:

Gregory Anagnos, as applicant/petitioner for:

Name: Gregory Medusa Grill & Bistro

Address: 501 Broad st

Lake Geneva, WI 53147

Phone: 262-249-8644

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 ~~Mar~~ 21st day of March, 2017

Gregory Anagnos

Printed name of Applicant/Petitioner

Signature of Applicant/Petitioner

original

Proposal:

Metallic Silver
Trim

Midnight Oil Exterior

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 17, 2017

Agenda Item #6E

Applicant:
Tony Valenti
2908 Wells Street
Delavan, WI 53115

Request:
234 Broad Street
Downtown Design Review
Exterior Building Signage

Description:
The applicant is submitting an application for Downtown Design Review to provide new exterior signage on the front of the building, facing Broad Street; and for the rear entrance to the building.

The new signage is proposed to consist of

1. a new business logo centered on the second floor of the building façade, between the two upstairs windows;
2. a new business name sign located in the sign band above the building entry;
3. a new business sign group located adjacent to the rear entrance; and,
4. a new business "Coffee" sign located above the rear entrance.

Staff Review:
The proposed signs comply with the maximum areas allowed in the CB Zoning District, as well as with the permitted sign materials and colors. However, the CB District allows only one sign for each exterior face of a building not adjacent to a residential zoning district.

Therefore, on the front of the building, the logo sign should be relocated next to the store name to comprise a single sign area. On the rear of the building, either the sign band area, or the wall area next to the door should be selected as the single permitted sign location.

Staff Recommendation:
Staff recommends approval of the proposed exterior signs as submitted for size, materials, and colors; and grouped so as to comply with the one sign per façade requirement of the CB District.

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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:
234 Broad St, Lake Geneva, WI 53147
ZOP00257

Name & Address of Current Building Owner:
Richard Hermann
W4920 Oakwood Drive, East Troy, WI

Telephone Number of Current Building Owner: 262-642-2894

Name & Address of Applicant:
Avant Bicycle & Cafe
Tony Valenti
2908 Wells St, Delavan, WI 53115

Telephone Number of Applicant: 262-903-8284

Proposed Design Change:
Signage to front and back of building

Zoning District: Central Business

Names & Address of Architect, Engineer, and/or Contractor of Project:
None

Description of Project:
Two Signs on Building Front - Lower Sign 5'x3'/Upper Sign 4'x3' Colors: Blue Pantone PMS309C/White
Sherwin Williams 7013 Ivory Lace
Two signs on back of building - COFFEE (12 inches), Drink Coffee Ride Bikes 6'3' White-Sherwin Williams 7013 Ivory Lace

Date: March 30, 2017 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:

Tony Valenti, as applicant/petitioner for:

Name: Avant Bicycle & Cafe (Avant Group Inc)

Address: 234 Broad St.

Lake Geneva, WI 53147

Phone: 262-903-8284

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.

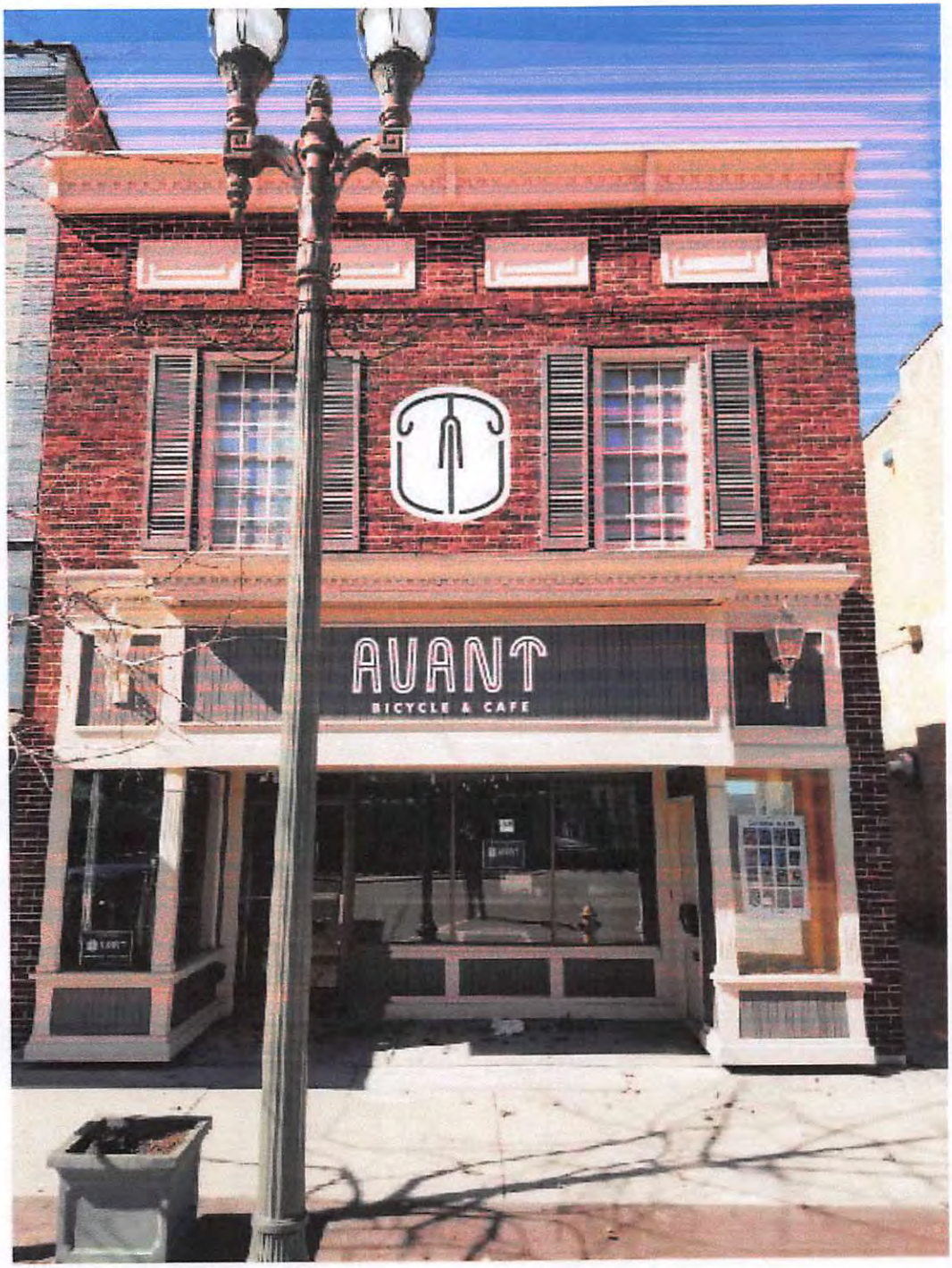
Dated this 30 day of March 2017

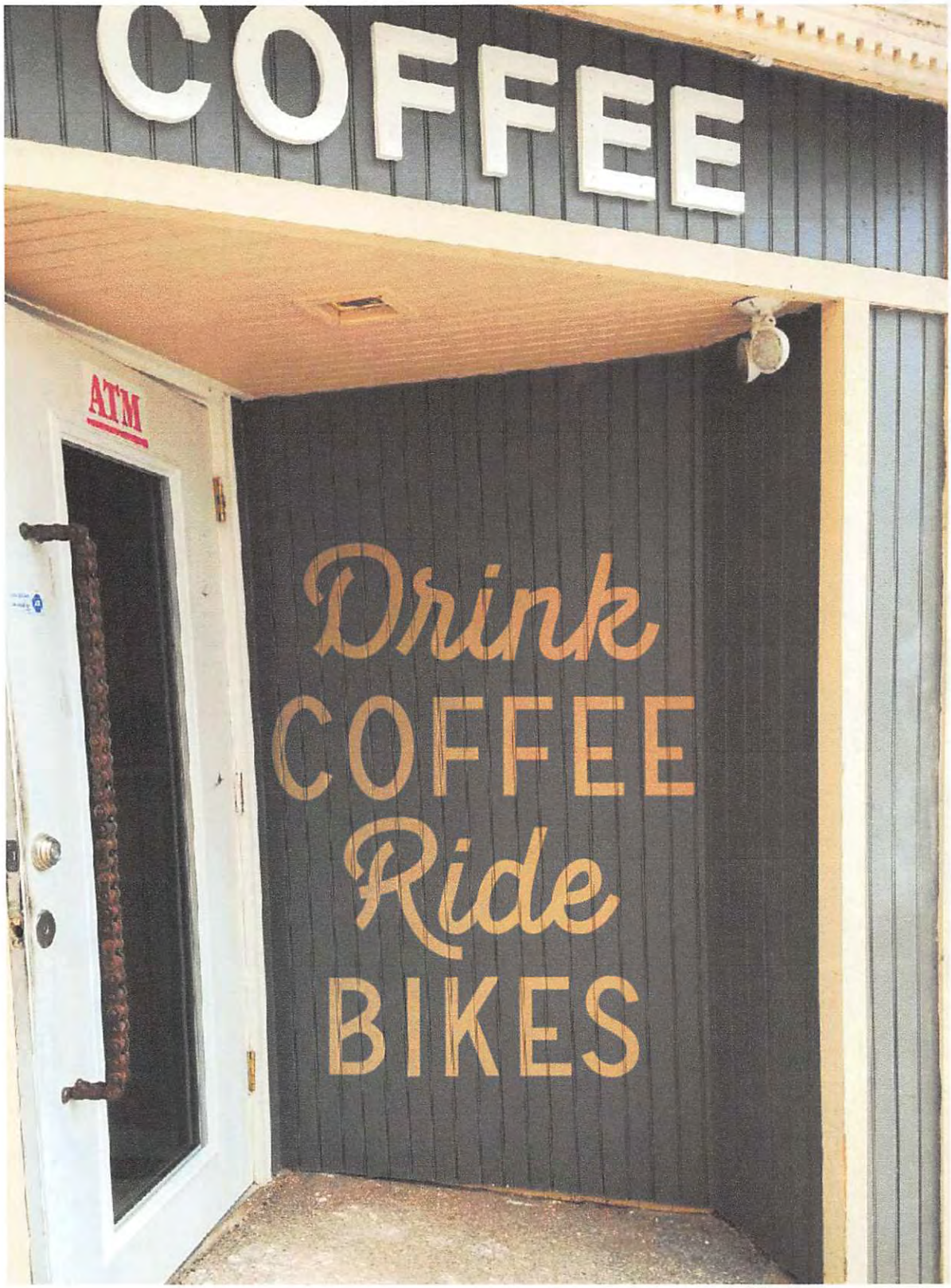
Tony Valenti

Printed name of Applicant/Petitioner

Signature of Applicant/Petitioner

COMING SOON


AVANT
BICYCLE & CAFE


COFFEE
ATM
Drink
COFFEE
Ride
BIKES

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 17, 2017

Agenda Item #6F

Applicants:
Sharon Schroeder
2021 Olde Mill Ln
McHenry, IL 60050

Request:
729 W. Main Street, Lake Geneva, WI 53147
Downtown Design Review
Redesign of Building Exterior and Signage

Description:
The applicant is submitting an application for Downtown Design Review for a building at 729 W. Main Street to replace corrugated metal siding that is not original to the structure with a traditional wood storefront facing.

The proposed material is exterior-grade wood in a frame and panel pattern. "Hammered Silver" (taupe) is proposed for the façade surface and trim, which is consistent with the requirements of the Downtown Design Overlay zoning district.

The applicant proposes a wall sign in the existing sign band above the door, necessitating removal of the existing awning. The proposed sign is 12.7 square feet, would be constructed of wood, and would be painted with "Rustic Red" and "Empire Gold." The proposed sign meets the code requirements for size, location, color, and materials.

An in-window sign is also proposed, similar in design to the proposed wall sign. In-window signs are not subject to Downtown Design Review. In-window signs are limited to 15% of the total window area, and the proposed window decal meets this requirement.

Staff Recommendations:
This proposal removes historically inappropriate corrugated metal siding. The proposed design is more consistent with the general design theme of the Downtown Design Overlay zoning district, which encourages a commercial storefront design that typical of the 20th century. Signage is also consistent with the general design theme.

Staff recommends approval of the proposed exterior building design and signage.

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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:
729 W. Main St. Lake Geneva

Name & Address of Current Building Owner:
Mike Kocourek
PO Box 126
Lake Geneva WI 53147
Telephone Number of Current Building Owner: 847-525 9060

Name & Address of Applicant:
Sharon Schroeder
2051 Olde Hill Ln
McHenry, IL 60050
Telephone Number of Applicant: 773 710 9710

Proposed Design Change:
The existing store front is made of corrugated aluminum and is dated. The proposed change includes using wood in a picture frame pattern closely resembling the facade of the Design Coach locatd directly to the east at 725 W. Main St.

Zoning District:

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

Description of Project:
See attached

Date: 4/7/2017 Signature of Applicant: Sharon Schroeder

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:

Sharon Schroeder, as applicant/petitioner for:

Name: Sharon Schroeder

Address: 2021 Olde Mill Ln.

McHenry, IL 60050

Phone: 773-710-9710

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 7th day of April, 2017.

Sharon Schroeder

Printed name of Applicant/Petitioner

Sharon Schroeder

Signature of Applicant/Petitioner

Description of Project:

Existing aluminum store front will be covered with exterior grade wood products in a picture frame pattern, primed and painted using Sherwin Williams Hammered Silver #SW2840 (historical color palette) in satin finish. Existing window trim and door frame will be primed and painted to match new façade with DTM (direct to metal) paint in Hammered Silver #SW2840 in satin finish.

Twelfth & Brown sign band will be made from exterior grade wood primed and painted using Sherwin Williams Rustic Red #SW7593 and Empire Gold #SW0012. The sign will be 8' x 1'7" and will be centered over the door.

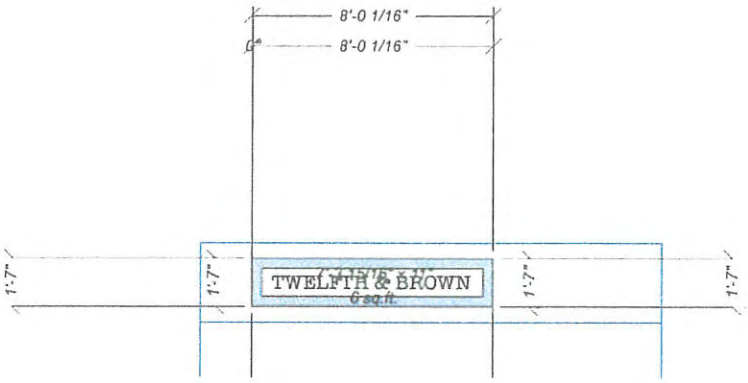
EXISTING FACADE

PROPOSED FAÇADE

Proposed façade will be made from exterior grade wood primed and painted using Sherwin Williams Hammered Silver #SW2840 satin finish. This façade will closely resemble the façade of The Design Coach store front which is the other half of the same building located at 725 W Main St.

Current windows will not change but will be primed and painted to match new facade with DTM (direct to metal) paint color #SW2840 satin finish.

Twelfth & Brown logo sign is 8' long and 1' 7" high and will be made from exterior grade wood primed and painted using Sherwin Williams Rustic Red #SW7593 and Empire Gold #SW0012 in satin finish.



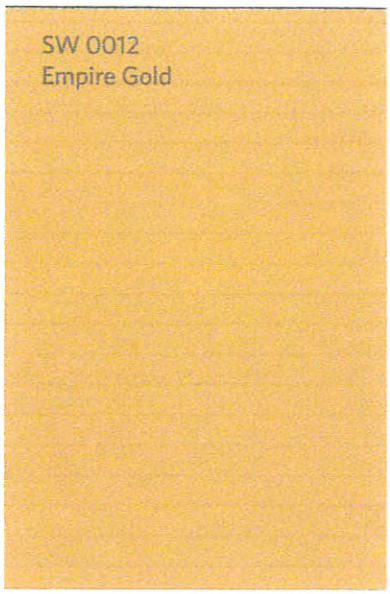
Close up of proposed window sign

TWELFTH & BROWN
sign main color

↓

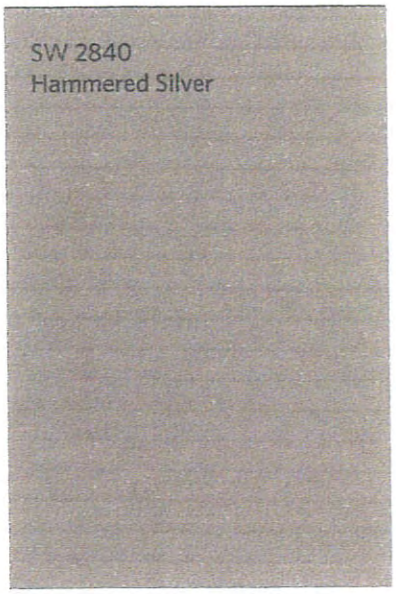
TWELFTH & BROWN
sign lettering color

↓



wood facade
+ window/door
trim color

↓



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 17, 2017

Agenda Item #7

Applicant:
Rich Austin
Golden Years
270 Ridge Road
Walworth, WI 53184

Represented by:
Kevin Madalinski
Hoffman Planning, Design & Construction, Inc.
122 E. College Avenue, Suite 1G
Appleton, WI 54912

Request:
Proposed Precise Implementation Plan (PIP)
Phase 1 of the Golden Years Planned Development
Skilled Nursing and Rehabilitation Services Facility
Comprising the western (front) part of the
Golden Years Senior Living Community
Lot 74 & Lot 85 of CSM 1027 of Southland Farms

Description:

The applicant is submitting a Precise Implementation Plan (PIP) for the first phase of the Golden Years Senior Living Community, located at the northwest corner of North Bloomfield Road and Harmony Way. The General Development Plan (GDP) for this project was approved in February 2017.

The proposed PIP will provide a new skilled nursing and rehabilitation services facility. The facility will have a resident capacity of 30 skilled nursing bedrooms, each containing one bed. Nursing staff will be present on the site 24 hours per day.

The proposed PIP is fully consistent with the Concept Plan and the General Development Plan, with additional details responding to PIP submittal requirements and several City Staff review comments.

Project Details from PIP Submittal dated March 15, 2017:

Project Summary: Pages 1-10: The project summary (dated 3.14.17) provides an excellent overview of the project, with Phase 1 details noted in ***bold italic*** font. A complete analysis of zoning standards is provided on pages 5-7. The description of Potential Zoning Exceptions, at the top of page 8 notes that the only flexibility requested in Phase 1 is for the height of the accessory structure at 20 feet (versus the typical maximum of 15 feet) needed to accommodate the community's bus. The proposed Project Schedule is presented on pages 8 and 9. Note that the project is one month behind this schedule – with PIP approval proposed in March of 2017. Page 10 of the summary provides the required details on:

- Organization Structure;
- Consistency with the GDP; and,
- Proof of Financial Capability.

Report on the Golden Years PIP continues on the next page.

Existing Conditions: Sheet C-1: This diagram depicts the subject property as currently located on two parcels: Lot 74 to the west and Lot 85 to the east. A note is provided that this project will combine these two lots into a single parcel for the project via Certified Survey Map (CSM). This will be a condition of approval for this PIP.

Site Plan: Sheet C-2: The Site Plan depicts the footprint of the Nursing Care wing. The main drive for this site will line up with the main drive for the proposed church. The design of the drive has been adjusted to meet turning movement requirements for EMS vehicles, and provides workable turnarounds for fire vehicles (as does the "T-Terminus" of the northern drive). The overall layout is very consistent with the General Development Plan, and the long-term future phases are shown dashed-in for Memory Care to the north and Assisted Living / Senior Apartments to the west. The location of the main "Golden Years" sign is shown just to the north of the main drive. Parking is more than adequate for the Nursing Care land use.

Grading and Erosion Control Plan: Sheet C-3: Stormwater management is provided by a linked system of swales along Harmony Way that connect into basins along the north and south sides of the site. This design can be readily expanded westward to accommodate later phases of the project.

Utility Plan: Sheet C-4: The Utility Plan indicates that primary connections to the public infrastructure will occur at Harmony Way on the east. On-site hydrants are proposed on the north and west sides of the site to provide fully 360-degree access. The Fire Department Connection (FDC) will be provided near the building entrance.

Lighting Plan: Sheet ES-112: High-quality LED exterior lighting is proposed throughout the site. The Photometric Diagram on Sheet ES-112 indicates that the City's tough night-sky lighting limits are fully complied with.

Landscaping Plan: Sheet LP-101: The Landscaping Plan responds to the City's landscaping requirements. No flexibilities are requested in the application. The required landscaping point requirements are met exactly. An excellent mix of species is proposed, with many native plants.

Building Elevations and Perspective Views: The building exterior is consistent with the approved GDP. The elevations note that the peak of the tallest roof is just under 35 feet tall, with the measured building height at about 31 feet, per the Zoning Ordinance's definition. Consistent with the GDP, small areas of standing seam metal roofing are proposed to highlight window and entry areas.

Building Floor Plans: The floor plans depict the overall layout for Phase 1, and provide a close-up view of a typical nursing bedroom unit. Note several outside sitting areas are provided, in addition to several living room areas. Floor plans and elevations are also provided for the storage/garage building.

Report on the Golden Years 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 Office (PO) zoning district – which is often applied to large-scale Institutional – is the comparison zoning district. Fully consistent with the General Development Plan, the proposed Precise Implementation Plan is requesting the same single flexibility:

1. The maximum *height of the accessory Storage / Garage Building* is requested to be 20 feet, due to the need to accommodate the facility's bus – compared to the 15 foot maximum height limit in the PO zoning district for accessory structures.

All other zoning requirements are met, or in most cases, are 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.

Staff Review Comments:

The Plan Commission had a favorable reaction to the proposed Concept Plan and General Development Plan for Golden Years, when presented in early 2017. The proposed PIP is very consistent with the approved GDP.

The proposed new building will be constructed of high-quality exterior materials, and employs a building design and Site Plan that will help to conceal the large size of the building using very deep setbacks from the perimeter of the site in all directions. The Site Plan shows the preservation of the mature hardwood grove in the southeast portion of the site.

Loading activity is directed to the rear of the building and away from Harmony Way and North Bloomfield Road. The PIP clearly demonstrates the ability to expand the project for future phases in a manner that is fully consistent with the approved General Development Plan zoning.

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 for 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.

Report on the Golden Years PIP continues on the next page.

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.

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

Report on the Golden Years PIP continues on the next page.

5. The proposed PIP <u>is not located in an area</u> 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 <u>do not outweigh</u> 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.

<u>Staff Recommendation on the proposed Precise Implementation Plan:</u>

1. Staff recommends that the Plan Commission recommends *approval* of the PIP as submitted, including the granting of the requested zoning ordinance flexibility to allow for the accessory storage/garage building to reach a maximum height of 20 feet.

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 Institutional land use within the Planned Neighborhood land use category; is fully consistent with the approved General Development Plan; meets all development intensity and bulk requirements of the PO district with the exception of the accessory building height exceeding the district maximum by five feet; and will be very complementary in design, materials, and colors to the future residential development to the north, and the proposed church to the east.

3. Finally, staff recommends that the following *conditions of approval* be attached:
    a. A Development Agreement, acceptable to the City, be executed for the public improvements in Harmony Way and elsewhere on site;
    b. Loop the water service fully around the building (or building as expanded) in the next phase of project development;
    c. Final review requirements for the utility, building, and stormwater management plans identified by City Staff and Consulting Engineers, and full compliance with those requirements.

GOLDEN · YEARS

Continuing to Care · Privileged to Serve

March 24, 2016

Dear Plan Commission Members,

We are excited to present to you the following precise implementation plan for a future senior living development in Lake Geneva.

The Golden Years has been owned and operated by the Austin family in Walworth, Wisconsin for over 47 years. Over the years our campus has grown through a multi-phased building process from our original 26-bed intermediate care facility to our current 115-unit campus that offers a range of senior living options including independent apartments, assisted living, and skilled nursing services.

Our focus 47 years ago was to offer our seniors the best care and services that we could, and while much has changed since those early years, our focus has not. We are personally involved on a daily basis and take great joy in getting to know our residents and their families. Alongside our exceptional staff, our commitment remains to continue to provide the best service that we can to the seniors and the families that have trusted us with their care.

We recognize the growing need for quality senior care services in Walworth County, and our vision is to help meet those needs by expanding our services through a new campus in Lake Geneva. Our desire is to become a valued part of the Lake Geneva community and carefully grow this new campus over the coming years through an intentional, phased approach as we successfully have in Walworth.

We appreciate the opportunity to share our implementation plans, and look forward to continuing to work with you.

Sincerely,

Richard T. Austin Jeffrey B. Austin Jonathan A. Stankevitz

270 RIDGE ROAD | WALWORTH, WI 53184 | P: 262.275.6103 | F: 262.275.6106
WWW.GOLDENYEARSWI.COM

APPLICATION FOR PRECISE IMPLEMENTATION PLAN AMENDMENT

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
Northside of Bloomfield Road - About 500 ft East of Edwards Blvd/WIS120

Lost 74 + Lot 85 of CSM 1027 of Southland Farms Subdivision

Name and Address of Current Owner:

Golden Years - Rich Austin

270 Ridge Road, Walworth, WI 53184

Telephone No. of Current Owner including area code: 920-380-2196

Name and Address of Applicant:

Hoffman Planning, Design & Construction, Inc. - Kevin Madalinski

122 E College Avenue, Suite 1G, Appleton, WI 54912

Telephone No. of Applicant including area code: 920-380-2196

Proposed Use:

New Skilled Nursing & Rehabilitation Services Facility

Phase 1 of new Golden Years Senior Living Community

Zoning District in which land is located: Planned Development

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

Architect:Hoffman Planning, Design & Construction, Inc. - See Applicant

Civil Engineer: Cardinal Engineering, N6786 Avataia Trail, Elkhorn, WI 53121

Contractor: Scherrer Construction, 601 Black Hawk Dr., Burlington, WI 53105

Short statement describing activities to take place on site:

Facility will provide skilled nurshing care and rehabilitation services.
Residents will live within the building - 30 total skilled nursing beds/rooms.
Nursing staff present on site 24 hrs/day.

PIP Amendment fee $400.00, payable upon filing application.

Signature of Applicant

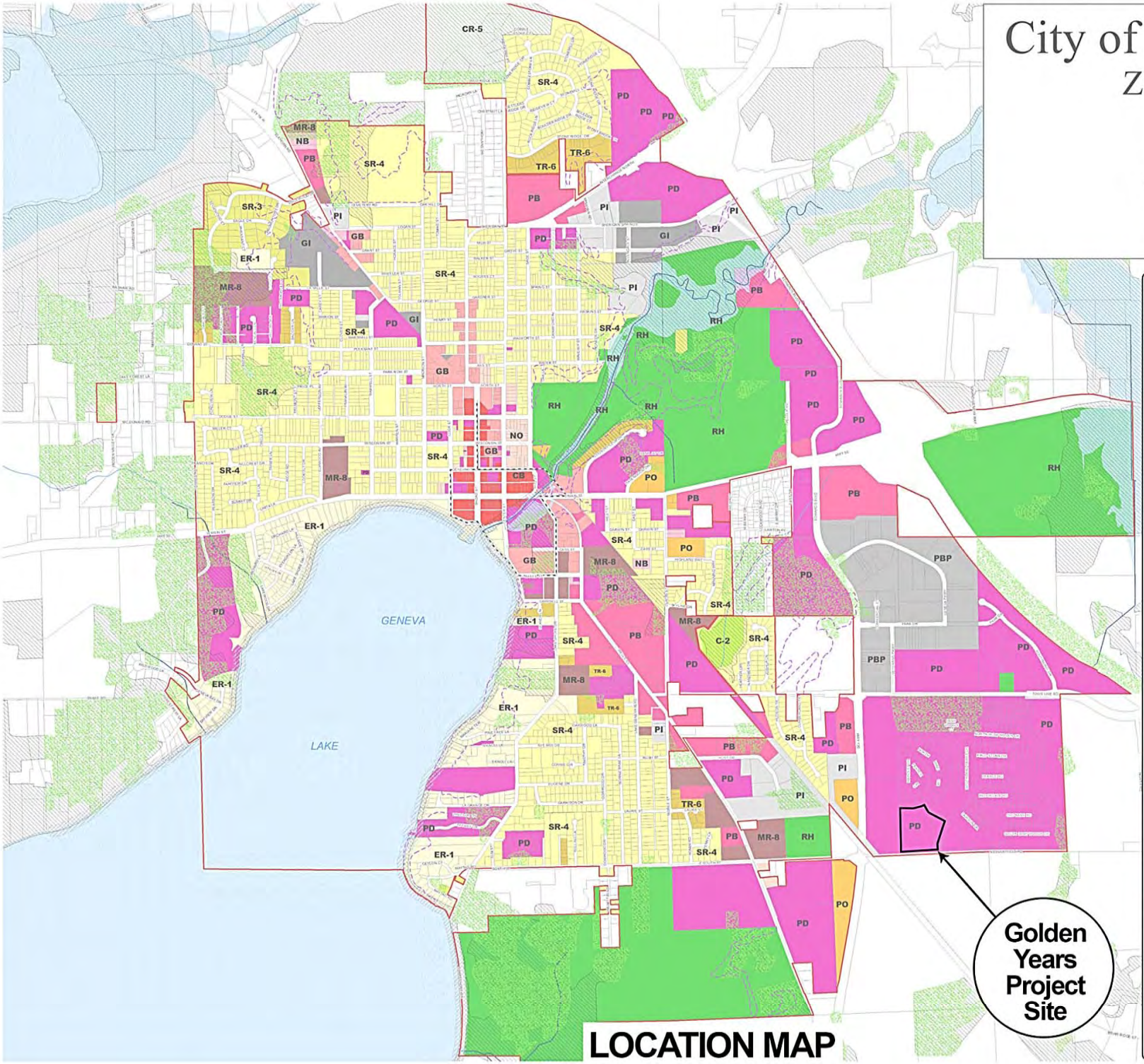
City of Lake Geneva
Zoning Map

March 19, 2015

N

0 500 1,000 2,000
Feet

gai consultants



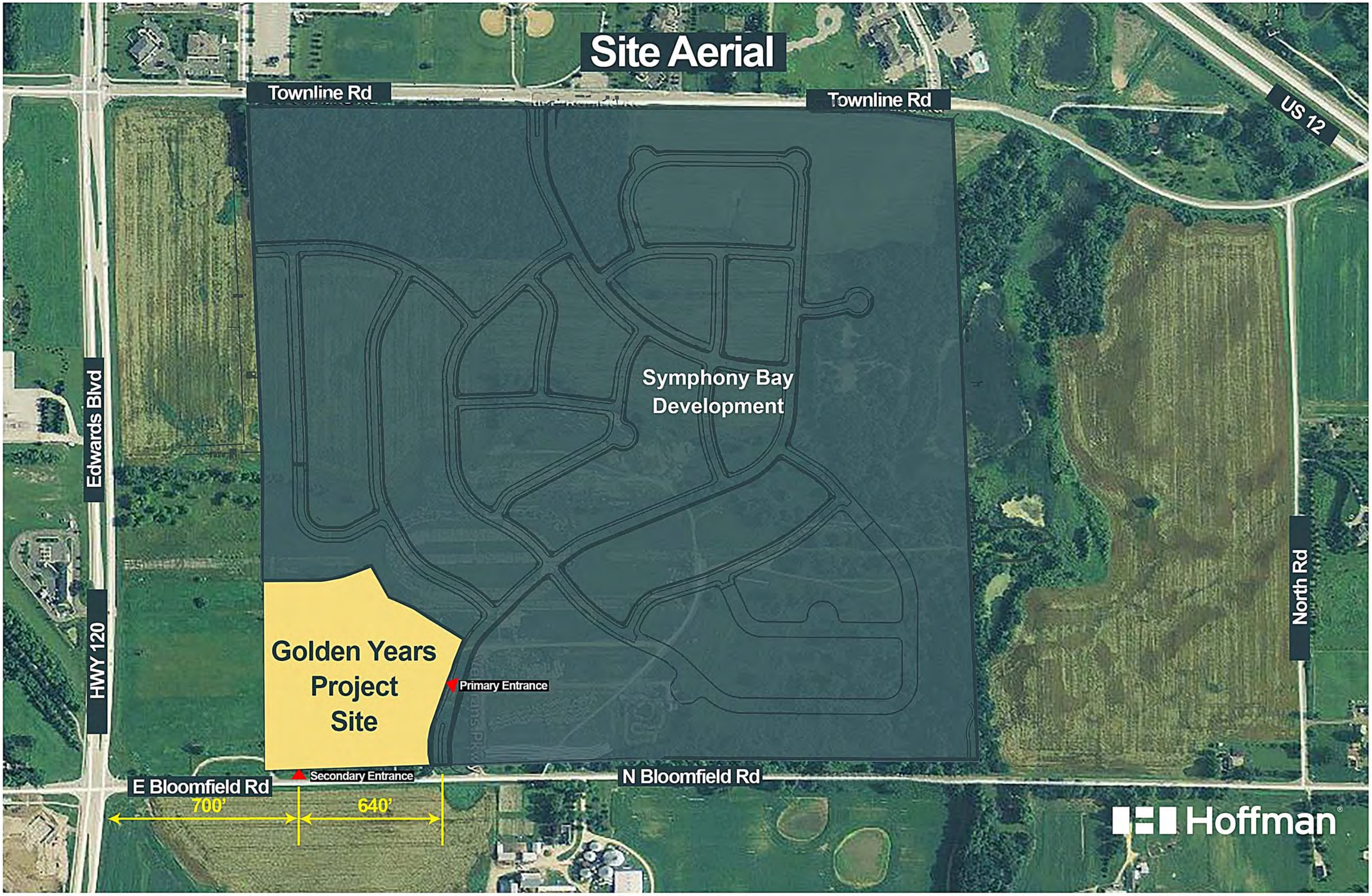
LOCATION MAP

RH	**Rural Holding** Areas for agricultural uses; agricultural support businesses; schools, parks, churches or very low-density single-family residential at a density of less than one dwelling unit per 35 acres.
CR-5	**Countryside Residential - 5AC** Areas for very low density single-family development at maximum densities of one dwelling unit for every five gross acres, and support institutional uses such as schools, parks, and churches.
ER-1	**Estate Residential -1** Areas for low density single-family development at maximum densities of one dwelling unit per acre, and support institutional uses such as schools, parks, and churches.
SR-3	**Single-family Residential-3** Areas for moderate density single-family development at maximum densities of three dwelling units per acre, and support institutional uses such as schools, parks, and churches.
SR-4	**Single-family Residential-4** Areas for moderate density single-family development at maximum densities of four dwelling units per acre, and support institutional uses such as schools, parks, and churches.
PD	**Planned Development** Areas approved for planned development zoning unique to the subject property.
TR-6	**Two-family Residential-6** Areas for single-family detached and two-family residential development at densities up to six dwelling units per acre, and support institutional uses such as schools, parks, and churches.
MR-8	**Two-family Residential-8** Areas for mixed single-family detached and two-family, and multi-family residential development at densities up to eight dwelling units per acre and support institutional uses.
C-2	**Resource Conservation** Areas for fishing; floodwater overflow and storage; pedestrian trails; preservation of scenic, historic and scientific areas; soil and water conservation; stream bank and lakeshore protection; water retention ponds and wildlife areas.
NO	**Neighborhood Office** Areas for high-quality office and office-support commercial uses in older, transitioning residential areas of the community. Residential qualities set an attractive, high quality character.
PO	**Planned Office** Areas for office and office-support commercial and service uses. Generous landscaping and limited signage set an attractive, high quality character.
NB	**Neighborhood Business** Areas for small scale, neighborhood-oriented service and retail uses, which shall not spread into adjacent residential areas. (generous landscaping and limited signage)
PB	**Planned Business** Newly developing areas for a full complement of commercial, office, and institutional uses. (Generous landscaping and limited signage)
GB	**General Business** Existing areas for a full complement of commercial, office, and institutional uses (moderate amounts of landscaping and signage)
CB	**Central Business** Areas for a full complement of downtown and high density neighborhood character commercial, office, and institutional uses. (Pedestrian - oriented landscaping and signage)
PI	**Planned Industrial** Areas for a full complement of indoor office, manufacturing, assembly and storage uses. Generous landscaping and limited signage set an attractive, high-quality character.
GI	**General Industrial** Areas for a full complement of indoor light and heavy industrial land uses, and carefully controlled outdoor storage uses. Moderate amounts of landscaping and signage set an attractive character.
HI	**Heavy Industrial** Areas for primarily outdoor and/or heavy industrial production, storage, extraction and disposal uses.
PBP	**Planned Business Park** Areas approved for planned development zoning unique to the subject property.

Primary Environmental Corridor
Woodlands Overlay
Lakeshore Overlay

City Boundary
Downtown Design Review
Drainage Way
Slopes (12% or greater)
Shorelines, Ponds and Streams
FEMA Floodplain Overlay

Site Aerial


Townline Rd
Townline Rd
US 12
Edwards Blvd
HWY 120
North Rd
Symphony Bay
Development
Golden Years
Project
Site
Primary Entrance
Secondary Entrance
E Bloomfield Rd
N Bloomfield Rd
700'
640'
Hoffman

Golden Years

Lake Geneva Development for Senior Living

Phase One Precise Implementation Plan

Project Summary*

Note: All summary information applies to the approved General Development Plan (GDP) and information or calculations specific to the Phase One Precise Implementation Plan (PIP) are noted as such.

A. (1) Owner History, Vision, and Project Location

Golden Years began as an idea created by Mr. Vic Carbrey. In 1960, at the age of 80, he began building his nursing home in Walworth, Wisconsin where older folks could live, be cared for and respected. Upon completion in November 1965, the first residents were welcomed and Mr. Carbrey's dream became reality. On June 1, 1969, having completed his goal, Vic, at the age of 89, decided to retire and sold the Golden Years Nursing Home to Eugene and Margaret Anne Austin. Their son, Richard, began with them and on January 1, 1980, he and his wife, Linda, purchased the facility from Rich's parents. Under the second generation of Austin ownership, Golden Years continues to be operated as a privately-owned family business. Looking to the future, the third generation of Austin leadership is in place to carry on the quality standards known and expected at Golden Years.

Golden Years of Walworth offers three distinct levels of care on a five-acre campus that together provides the most comprehensive and highest quality senior living options in the area. The existing Golden Years campus includes a 60- unit senior apartment complex, a 27 bed CBRF licensed Assisted Living Residence, and a 28 bed Medicare certified skilled nursing Health Care Center. Designed and licensed to provide a continuum of care for seniors distinguishes the family-owned and operated Golden Years from other facilities in the area.

Understanding the growing demand for quality, senior care needs in Walworth County, Golden Years' goal is to expand services by providing an additional campus to meet these needs. In June 2016, Golden Years obtained additional skilled nursing bed licenses from a closing skilled nursing facility and placed the bed licenses in restricted use. As regulated by the Wisconsin Department of Health, the bed licenses can only be in restricted use for an 18-month period. This is the primary driver for the project to achieve occupancy by December 2017.

After analysis of several properties, Golden Years has entered final negotiations with Fairwyn Development to purchase approximately 11.5 acres in the redevelopment efforts at the former Lake Geneva Raceway. The project is to create a new senior living campus in Lake Geneva offering a continuum of care including: rehabilitation services, independent living, assisted living options, memory care and long term care. The project will be implemented in multiple phases and estimated to be completely developed in the next 10-15 years. The project will create over 100 full time jobs in the Lake Geneva community and significantly impact the tax base value for the property.

Location Map

The parcel under consideration was previously submitted, by a different developer, and approved by the City Council for a Precise Implementation Plan of a senior living campus, similar to the proposed project. This previous approval has since expired, but the current concept plan is similar in size and services as the previously approved project.

<u>Project Goals</u>

1. Provide a state-of-the-art senior living campus to serve the Lake Geneva community
2. Maintain a similar business model to the Walworth, Wisconsin campus that has been owned and operated successfully for over 47 years by Golden Years
3. Repurpose the currently vacant property.
4. To grow the Golden Years business and reinforce the Golden Years reputation as a good neighbor and business partner in Walworth County

A. (2) Map of the Subject Property

Please see attached Map

A. (3) General Written Description*

Note: All summary information applies to the approved General Development Plan (GDP) and information or calculations specific to the Phase One Precise Implementation Plan (PIP) are noted as such.

Project Themes and Images

This project has been carefully planned to compliment the positive characteristics of the proposed surrounding neighborhood and the architecture of the community. The character will be a blend of "Prairie" design style and "Agrarian" design found throughout Lake Geneva and southeastern Wisconsin. In addition, a porte-cochere is designed at the key entrances into the building for weather protection for residents and guests. Building materials will consist of residential products from masonry to siding to shingles and the color scheme will stay within the earth tone palette. The site design goal is to provide a peaceful setting with several amenities, such as: sidewalks, planting features, and outdoor seating areas.

General Mix of Dwelling Unit Types and Land Uses

The envisioned project will create a new state-of-the-art senior living campus. The campus will provide various levels of care to meet all needs for seniors in the community. Levels of care include:

- Independent Living Apartments (55-70 units) ***(Phase One: 0)***
- Assisted Living Apartments (30-36 units) ***(Phase One: 0)***
- Memory Care (Alzheimer's / Dementia) Assisted Living Apartments (15-20 units) ***(Phase One: 0)***
- Rehabilitation Services
- Skilled Nursing Care (30-45 beds) ***(Phase One: 30 skilled nursing units/beds)***
- TOTAL UNITS: 171 units ***(Phase One: 30 skilled nursing units/beds)***

Specific Residential Densities and Intensities

All zoning requirements, standards, and bulk regulation calculations and comparisons are based on a proposed Planned Development with a base zoning of Planned Office (PO). The Planned Office district best fits the Institutional Residential Use that is proposed.

The projects approximate square footage will be all new construction per the following:

- Independent Living (70,000 square feet) and will be three stories tall. ***(Phase One: 0)***
    - Under Building Parking / Basement (28,000 square feet)
- Assisted Living (36,000 square feet) and will be two story ***(Phase One: 0)***
- Memory Care Assisted Living (20,000 square feet) and will be one story ***(Phase One: 0)***
- Skilled Nursing (45,000 square feet) and will be one story ***(Phase One: 31,600 sf)***
- Maintenance building ***(Phase One: 2,200 sf)***

- Total: 201,200 square feet

General Dev. Plan - Project Data (Phase One Precise Implementation Plan Data)

Site Area:	11.5 acres	***(Phase One: 11.5 acres)***
Total # of Units Proposed:	171 max.	***(Phase One: 30 Skilled Care Units)***
Dwelling Unit Density:	14.9 du/acre	***(Phase One: 2.6 du/acre)***
Building Floor Area:	201,200 sf	***(Phase One: 31,600 sf)***
Floor Area Ratio:	0.40	***(Phase One: 0.06)***
Impervious Surface Area Ratio:	0.40	***(Phase One: 0.12)***

General Treatment of Natural Features

The property has a natural grade change from east to west (high to low) that is consistent with the rolling prairies of southern Wisconsin. The project design will utilize this grade change to step the buildings down the slope to keep the overall building height low and flowing with the grade.
There are approximately a dozen existing hardwood trees that create a presence on the southeast corner of the parcel due to their size and character. A project goal is to keep these trees as a natural feature and cornerstone for the development as it is located on the main boulevard entrance of North Bloomfield Road and Harmony Drive.

Potential Recreational and Open Space Facilities

The project will include interior and exterior amenities, facilities, and spaces for use by all staff and residents of the facility. Walking is a key component of a healthy lifestyle for today's senior living population. The project will include a sidewalk loop around the entire building to provide an accessible and safe route to walk. Along the walk and around the building will be patios and seating areas for a rest along the way, socializing with friends, or just relaxing outdoors. The building will include a wellness center, rehab gym, and common spaces/amenities for resident use, to provide recreation and socialization opportunities. The Senior Care Facility will also include an enclosed outdoor courtyard for sitting, exercising, and socializing.
Additional outdoor amenities will include landscape plantings, preserving the large existing wooded area on the southeast corner of the site, and storm water management ponds/basins that will be enhanced with native/sustainable landscaping.

General Relationship to Nearby Properties and Public Streets

South - The subject site is bounded on the south by North Bloomfield Road. The 131.98 acre parcel directly across North Bloomfield Road is owned by Maple Glen LLC and is not in a zoning district.

West – The subject site is bounded on the west by an undeveloped 15.96 acre parcel owned by Greg Baird. The parcel is zoned PD – Planned Development.

North – The subject site is bounded on the north by Symphony Bay residential lots.

East – The subject site is bounded on the east by Harmony Way. The parcel directly across Harmony Way is owned by Geneva Lakes Christian Church. The parcel is zoned PD – Planned Development.

Project Access:
A primary entry drive into the site is provided on Harmony Way. Resident drop off and visitor parking will occur at major entry points into the building.
A secondary entry drive will be provided from Harmony Way approximately 150 feet north of the primary entry drive. The north drive will be for service and emergency access into the site.
A future access drive into the site will occur on North Bloomfield Road. Deliveries, employees, emergency response, and apartment residents with vehicles will utilize this drive.

General Relationship of the Project to the Master Plan
The Golden Years senior living community is located in the southwest corner of the Symphony Bay planned development community. The subject parcel is zoned as a PD – planned development and is located within the jurisdiction limits of the City of Lake Geneva.

The City's Future Land Use map (Comprehensive Plan) indicates the areas to the north, east, and south of the subject site as Planned Neighborhood use. The area to the west is proposed as Planned Business use.

Rationale as to Why PD Zoning is Proposed
Golden Years senior living community is proposed for PD Zoning due to the previously approved general development plan for PD Zoning overlay and due to the unique nature of the senior housing functions and services that the proposed community will provide. The housing functions and services for this community; apartments, assisted living, memory care, skilled nursing care, and rehabilitation services; qualify for several different and distinct underlying zoning categories. It is therefore the unique nature of the proposed senior living campus uses that necessitates a planned development approach. The project's principal benefit is that it offers superior quality care and alternative care needs for the community's senior population, thereby affording older residents of Lake Geneva the opportunity to stay within the community.

Zoning Standards Comparison (based on Planned Office underlying zoning)
Regulations Applicable to Planned Residential Zoning District with Institutional Residential Uses:

<u>Residential Density and Intensity Requirements:</u>

- **a.** Minimum Zoning District Area:
  - **a.** Required: 40,000 square feet
  - **b.** Proposed: 500,828 square feet
- **b.** Maximum Gross Density (MGD) (Exemption Required – See Potential Exemption Section):
  - **a.** Required: up to 50.00 per limits of the conditional use permit
  - **b.** Proposed: 14.9 units per acre ***(Phase One: 2.6 du/acre)***

- **c.** Minimum Landscape Surface Ratio (LSR):
  - **a.** Required: 50%
  - **b.** Proposed: 60% ***(Phase One: 88%)***
- **d.** Maximum Building Coverage:
  - **a.** Required: 40%
  - **b.** Proposed: 20% ***(Phase One: 8% max)***
- **e.** Maximum Accessory Building Coverage: 10%
  - **a.** Required: 10%
  - **b.** Proposed: 1% maximum ***(Phase One: <1%)***

<u>Residential Bulk Requirements:</u>

- **a.** Minimum Lot Area:
  - **a.** Required: 20,000 square feet
  - **b.** Proposed: 500,828 square feet
- **b.** Minimum Lot Width:
  - **a.** Required: 100 feet
  - **b.** Proposed: 653<u>+</u> feet
- **c.** Minimum Street Frontage:
  - **a.** Required: 50 feet
  - **b.** Proposed: 515<u>+</u> feet
- **d.** Minimum Setbacks:
  - **a.** Front or Street Lot Line to Building:
    - **a.** Required: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
    - **b.** Proposed: >80 feet
  - **b.** Front or Street Lot Line to Garage:
    - **a.** Required: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet
    - **b.** Proposed: >300 feet
  - **c.** Side Lot Line to Building or Garage:
    - **a.** Required: 10 feet
    - **b.** Proposed: >30 feet
  - **d.** Total of Both Sides, Lot Lines to Building/Garage:
    - **a.** Required: 20 feet
    - **b.** Proposed: >50 feet
  - **e.** Rear Lot Line to Building or Garage:
    - **a.** Required: 30 feet
    - **b.** Proposed: >30 feet
  - **f.** Side Lot Line to Accessory Structure:
    - **a.** Required: 3 feet from property line
    - **b.** Proposed: >30 feet

g. Rear Lot Line to Accessory Structure:
- **i.** Required: 3 feet from property line
- **ii.** Proposed: >30 feet

h. Minimum Paved Surface Setback:
- **i.** Required: 5 feet from side or rear; 10 feet from street
- **ii.** Proposed: >20 feet from side or rear; >30 feet from street

i. Minimum Dwelling Unit Separation: NA

e. Maximum Height of Building:
- **a.** Required: 35 feet, greater with conditional use permit
- **b.** Proposed: 42 feet, 54 feet to basement garage floor ***(Phase One: < 35 feet)***

f. Maximum Height of Accessory Structure:
- **a.** Required: 15 feet
- ***b.*** Proposed: 20 feet ***(Phase One: 20 feet, Exception Required – See Potential Exception Section)***

g. Minimum Number of Off-Street Parking Spaces Required on the Lot:
- **a.** Required: 169 stalls ***(Phase One: 35)***
  - **i.** Independent Living Bedrooms:
    55-94 bedrooms @ 1 stall per 1 bedroom = 55-94 stalls ***(Phase One: 0)***
  - **ii.** Assisted Living Bedrooms:
    30-40 bedrooms @ 1 stall per 3 bedrooms = 10-14 stalls ***(Phase One: 0)***
  - **iii.** Skilled Nursing / Memory Care Units:
    45-65 units @ 1 stall per 6 units = 8-11 stalls
    (Phase One: units @ 1 stall per 6 units = 5 stalls)
  - **iv.** Staffing:
    50 maximum employees at one time @ 1 stall per employee = 50 stalls
    (Phase One: 30 max employees at one time @ 1 stall per employee = 30 stalls)
  - **v.** Total: 123-169 stalls ***(Phase One: 35)***
- **b.** Proposed: 134 stalls ***(Phase One: 47)***
  - **vi.** Underbuilding parking structure: 50 stalls ***(Phase One: NA)***
  - **vii.** Surface parking: 84 stalls ***(Phase One: 47)***

h. Minimum Dwelling Core Dimensions:
- **a.** Required: 20’ x 40‘
- **b.** Proposed: >20’ x 40’

i. Minimum Roof Pitch:
- **a.** Required: 3:12
- **b.** Proposed: The building will have mainly sloped roofs with some very small areas that will not meet the required minimum of 3:12. These areas will be minimized and hidden from view as much as possible.

j. Minimum Eave Width:
- **a.** Required: 18 inches
- **b.** Proposed: 18 inches

Description of Potential Exceptions for <u>Phase One Precise Implementation Plan</u>

1. Land Use Exemptions – None for Phase One
2. Density and Intensity Exemptions – None for Phase One
3. Bulk Requirement Exemptions
    a. <u>Maximum Height of Accessory Structure</u> – the required maximum accessory structure height is 15 feet. The proposed project includes a separate maintenance/garage building that is proposed to be a maximum of 20 feet and therefore an exemption will be required. The increased height will allow for Golden Years to park a small bus in the building. The bus will be necessary to provide transportation for residents of the facility.
4. Landscape Exemptions – None for Phase One
5. Parking and Loading Requirement Exemptions – None for Phase One

PIP Project Schedule

The project will be developed in multiple phases over an anticipated 10 to 15 year period. The milestone schedule below outlines the implementation of Phase 1 – Long term care and Rehabilitation skilled nursing beds.

1. Design and Approvals
   The project is currently in the design phase. The primary driver for the project is the approval timeframe for the placement of skilled nursing bed license placed in restrictive use. The bed license will need to be active in December 2017. Golden Years is currently seeking an extension of no more than six months for the restrictive use of the bed license. The project has been in review with the City staff for the Pre-Application meeting and Concept Plan Review with the Plan Commission. The sequence for design is as follows:
   - January 2017
     - Completion of Schematic Design
   - February 2017
     - General Development Plan approval from Plan Commission and City Council
   - March 2017
     - Phase 1 - Precise Implementation Plan approval from Plan Commission and City Council
   - April 2017
     - Completion of Design Development
   - May 2017
     - Completion of Construction Documents – Site and Foundations
     - Early Start Approval from Wisconsin Department of Health Services and City of Lake Geneva
   - June 2017
     - Completion of Construction Documents – Building
     - Life Safety approval from Wisconsin Department of Health Services

    - Building Permit from the City of Lake Geneva

2. Construction
   The proposed construction schedule will be to start activities as soon as possible in the spring of 2017. Activities will be:

   - May 2017
     - Construction Start
   - October 2017
     - Building Enclosure completion
   - November 2017
     - Site work completion
   - December 2017
     - Building finishes completion
   - January 2018
     - Certificate of Occupancy approval
     - Life Safety approval
     - Furniture and equipment installation
     - Resident occupancy

A. (4) Precise Implementation Plan Drawing

Please see attached plans

A. (5) PIP Landscaping Plan

Please see attached plans

A. (6) PIP Building Elevations

Please see attached plans

A. (7) PIP General Signage Plan

Please see attached plans for location and proposed design of the main project identification sign.
The project identification sign will be located near the primary entrance located on Harmony Way. The sign will be constructed of materials that are similar to the exterior products used for the building. The sign will be ground mounted and will have minimal ground mounted lighting.

A temporary construction sign is also requested as part of the PIP approval. This sign will be a maximum of 8’ x 16’ and located on the property and face Bloomfield Road. The sign will be removed upon project completion.

A. (8) PIP Outline of Intended Organizational Structure

This facility will be under a single private ownership and therefore will not have a property owners association, deed restrictions, or provisions for common services.

A. (9 & 10) PIP Consistency with the General Development Plan (GDP)

This Precise Implementation Plan is consistent with the approved General Development Plan. There are no variations between the requirements of the approved GDP and the proposed PIP development.

A. (11) Proof of Financing Capability

There are no public works elements within the proposed Golden Years development. All construction, maintenance, and operation of public works elements are associated with the adjacent subdivision and will be constructed, maintained, and/or operated by the sub-divider.

LOT 46
PD ZONING

LOT 47
PD ZONING

LOT 48
PD ZONING

LOT 49
PD ZONING

LOT 50
PD ZONING

LOT 53
PD ZONING

LOT 54
PD ZONING

LOT 55
PD ZONING

LOT 56
PD ZONING

LOT 57
PD ZONING

LOT 58
PD ZONING

LOT 59
PD ZONING

LOT 60
PD ZONING

LOT 101
PD ZONING

LOT 102
PD ZONING

LOT 103
PD ZONING

P/L

SETBACK

15' SANITARY
SEWER EASEMENT

10' STORM
SEWER EASEMENT

LOT 74
9.591 ACRES
PD ZONING

PROJECT TO BE COMBINED
TO ONE BUILDABLE LOT
THROUGH CSM
11.497 ACRES

LOT 85
1.906 ACRES
PD ZONING

LOT 232
PD ZONING

LOT 231
PD ZONING

ALL DEMO AND SITE PREP APPROVED,
PERMITTED, AND COMPLETED BY
OTHERS. GOLDEN YEARS TO RECEIVE
CLEAR SITE AND INTERIM GRADED BY
OTHERS.

ROW

FUTURE HARMONY WAY

UTILITIES AND
ROADWAYS
WITHIN ROW TO
BE COMPLETED
BY OTHERS

908.35

N BLOOMFIELD ROAD

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Lake Geneva, WI 53147

MARK	DATE

ISSUED: 3-9-17
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CAD DWG FILE: Civil_Desgln.dwg
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CHECKED BY: RWC

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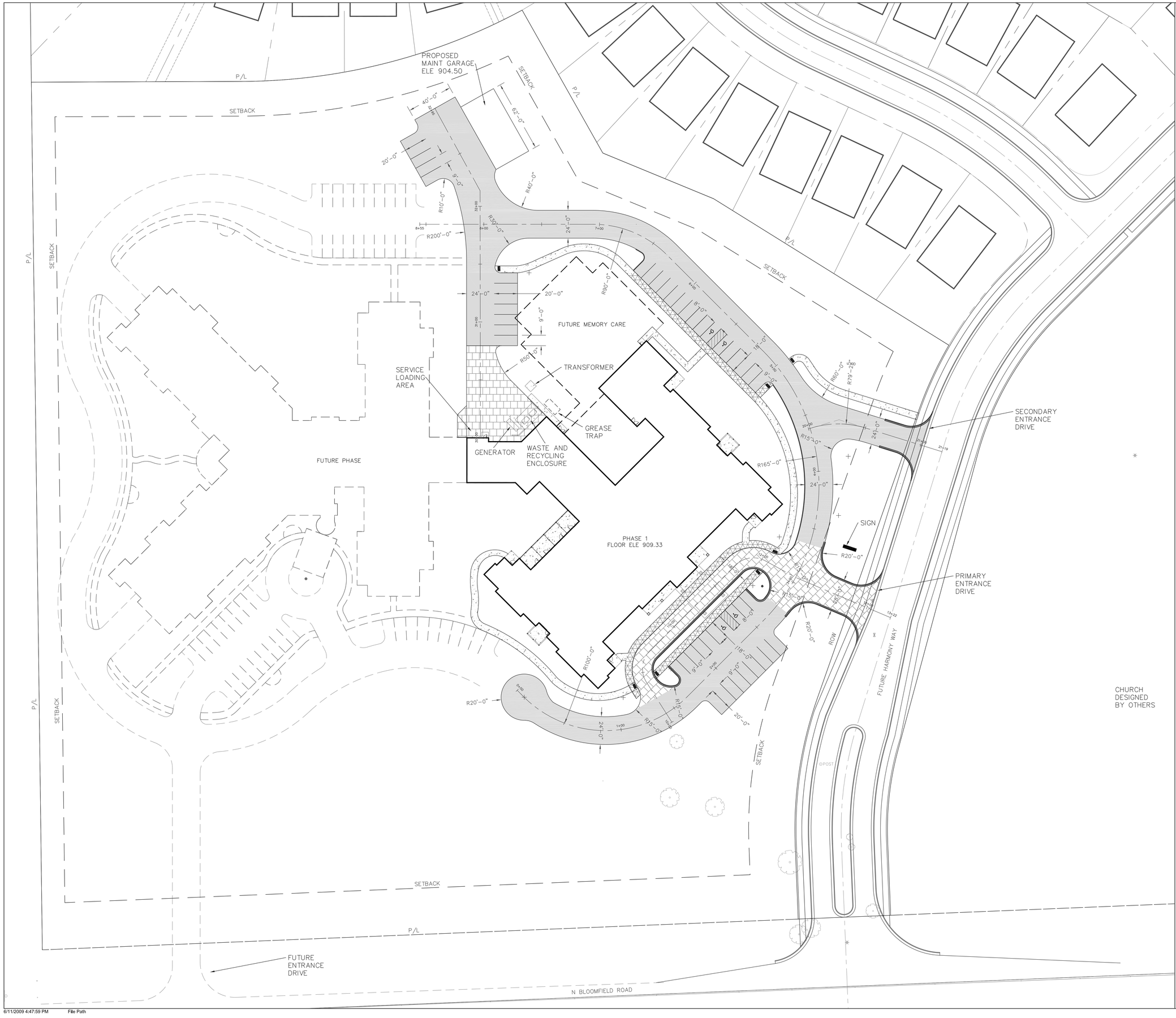

LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED 6' CONCRETE SIDEWALK
- PROPOSED CONCRETE SIDEWALK THICKENED EDGE W/ CURB FACE
- PROPOSED CURB & GUTTER
- PROPOSED HIGH-SIDE CURB

LEGAL DESCRIPTION
LOT 74 AND LOT 85 OF SOUTHLAND FARMS SUBDIVISION

NOTES
1. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITIES AND DIGGERS HOTLINE.
2. ALL SPECIFICATIONS ARE REFERENCED TO THE WISDOT STANDARD SPECIFICATIONS, CURRENT EDITION, UNLESS OTHERWISE DIRECTLY NOTED.
3. ALL DIMENSIONS ARE SHOWN TO FACE OF CURB, UNLESS OTHERWISE NOTED.

47 PARKING SPACES SHOWN FOR PHASE 1
4 ADA COMPLIANT STALLS SHOWN

THE FOLLOWING IS FOR PHASE 1 ONLY

LOT 74 = 9.591 ACRES
LOT 85 = 1.906 ACRES
TOTAL PROJECT = 11.497 ACRES

IMPERVIOUS SURFACES = 1.41 ACRES

SURFACE RATIOS = 0.12

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SHEET TITLE: SITE PLAN

SHEET NUMBER: C-2

LEGEND

PROPOSED SILT FENCE

PROPOSED TRACKING PAD

NOTES

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2. CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO ANY GROUND DISTURBANCE.
3. FOLLOW ALL WDNR STANDARDS AND REGULATIONS
4. ALL CONSTRUCTION ENTRANCES MUST HAVE ROCK TRACKING PAD. ADJUST LOCATION SHOWN ON PLAN TO FIELD CONDITIONS.

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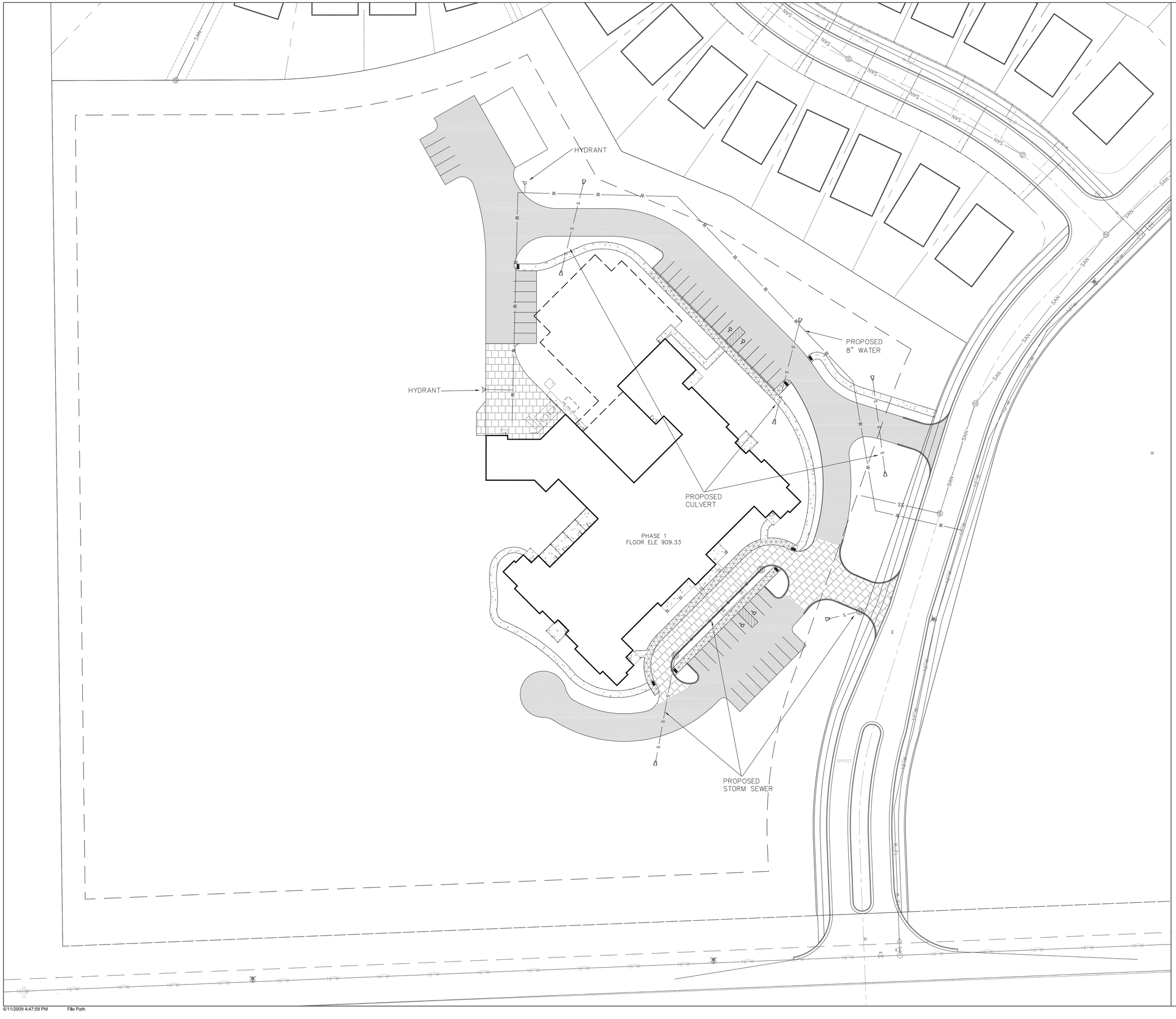

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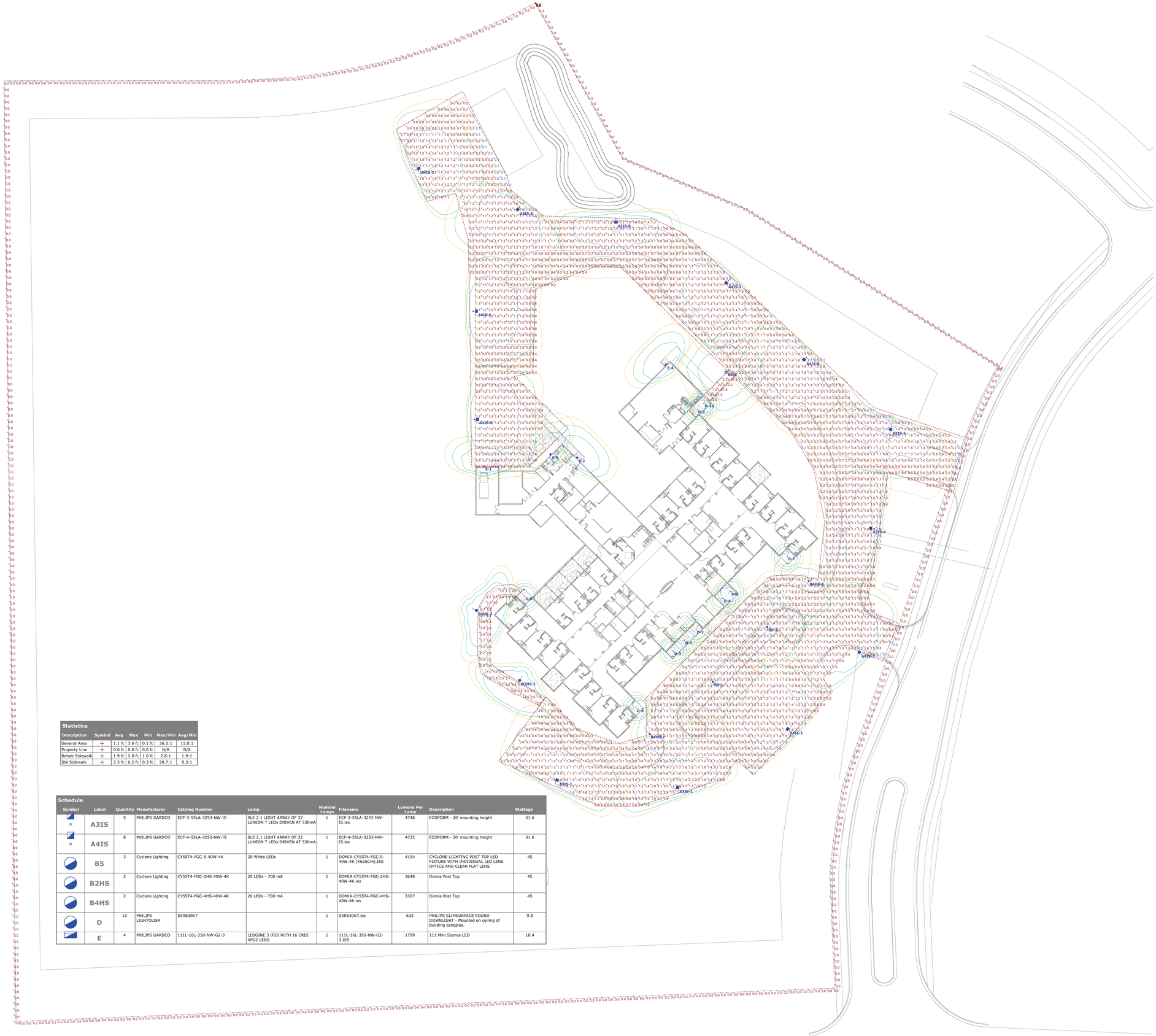

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
General Area	+	1.1 fc	3.6 fc	0.1 fc	36.0:1	11.0:1
Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Rehab Sidewalk	+	1.9 fc	2.8 fc	1.0 fc	2.8:1	1.9:1
SW Sidewalk	+	2.5 fc	6.2 fc	0.3 fc	20.7:1	8.3:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Lamp	Number Lamps	Filename	Lumens Per Lamp	Description	Wattage
	A3IS	5	PHILIPS GARDCO	ECF-3-55LA-3253-NW-IS	SLE 2.1 LIGHT ARRAY OF 32 LUXEON T LEDs DRIVEN AT 530mA	1	ECF-3-55LA-3253-NW-IS.ies	4748	ECOFORM - 20' mounting height	51.6
	A4IS	8	PHILIPS GARDCO	ECF-4-55LA-3253-NW-IS	SLE 2.1 LIGHT ARRAY OF 32 LUXEON T LEDs DRIVEN AT 530mA	1	ECF-4-55LA-3253-NW-IS.ies	4722	ECOFORM - 20' mounting Height	51.6
	B5	3	Cyclone Lighting	CY5ST4-FGC-S-40W-4K	20 White LEDs	1	DOMIA-CY5ST4-FGC-S-40W-4K (K626Cm).IES	4154	CYCLONE LIGHTING POST TOP LED FIXTURE WITH INDIVIDUAL LED LENS OPTICS AND CLEAR FLAT LENS	45
	B2HS	2	Cyclone Lighting	CY5ST4-FGC-2HS-40W-4K	20 LEDs - 700 mA	1	DOMIA-CY5ST4-FGC-2HS-40W-4K.ies	3648	Domia Post Top	45
	B4HS	2	Cyclone Lighting	CY5ST4-FGC-4HS-40W-4K	20 LEDs - 700 mA	1	DOMIA-CY5ST4-FGC-4HS-40W-4K.ies	3307	Domia Post Top	45
	D	10	PHILIPS LIGHTOLIER	SSR830K7		1	SSR830K7.ies	635	PHILIPS SLIMSURFACE ROUND DOWNLIGHT - Mounted on ceiling of Building canopies.	9.8
	E	4	PHILIPS GARDCO	111L-16L-35O-NW-G2-3	LEDGINE 3 IP20 WITH 16 CREE XPG2 LEDS	1	111L-16L-35O-NW-G2-3.IES	1799	111 Mini Sconce LED	18.4

1 ELECTRICAL SITE LIGHTING PHOTOMETRICS PLAN

SCALE: 1" = 30'-0"

NORTH

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PROJECT NO: 16183
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SHEET TITLE:
ELECTRICAL SITE LIGHTING PHOTOMETRICS PLAN

SHEET NUMBER:
ES-102

Post-Top
CY55T4

Golden Years - Fixture Types A, B & C

Ordering Template

MODEL	LENS	DIST.	WATT	CCT	VOLT	FITTER	OPTIONS	COLOR	TEXTURE	OP.FIN.
CY55T4	FGC	2	20W	3K	120	NONE	NONE	BK	TX	MG
	FGF	3	40W	4K	208	R28	PC	MT	SM	
		3M	60W		240	R30	PROG	DG		
		4	80W		277		SD	MA		
		Type A 5	100W		347			SI		
		Type B 2HS	120W		480			BZ		
		3HS						BG		
		3MHS						GM		
		Type C 4HS						PC		
								WH		

ORDERING CODE

CY55T4 - ___ - ___ - ___ - ___ - ___ - ___ - ___ - ___ - ___ - ___

References

LENS
FGC FLAT GLASS CLEAR
FGF FLAT GLASS FROST

DISTRIBUTION
HS INTERNAL HOUSE SHIELD
SEE PHOTOMETRIC PAGE FOR DETAILS

CCT
3K 3000K
4K 4000K

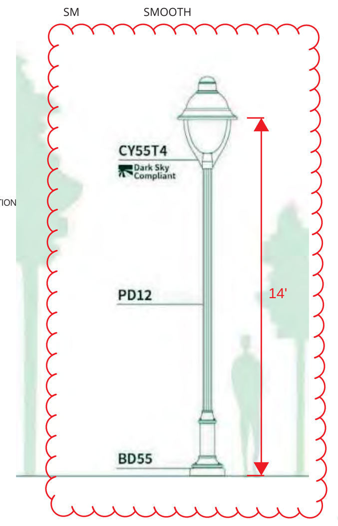
WATT
SEE PHOTOMETRIC PAGE FOR LUMEN OUTPUT

FITTER
NONE FITS 4" O.D. X 3" LONG TENON
R28 REDUCER 4" O.D. TO 2 7/8" O.D. X 3" LONG TENON
R30 REDUCER 4" O.D. TO 3" O.D. X 3" LONG TENON

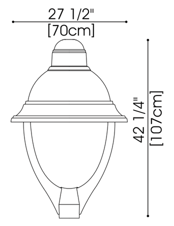
OPTIONS
NONE NONE
PC BUTTON-TYPE PHOTOCELL
PROG* PROGAMMABLE DRIVER
SD* FIELD ADJUSTABLE 10% INCREMENT STEP-DIMMING SWITCH
*CONTACT FACTORY FOR WIRELESS CONTROLS AND MORE INFORMATION REGARDING PROG AND SD OPTION

COLOR
BK BLACK RAL9005
MT METALLIC GRAPHITE TEXTURED ONLY (PROPRIETARY FORMULA)
DG DARK GREEN RAL6012
MA MARINE BLUE RAL5013
SI METALLIC SILVER RAL9006 (SMOOTH ONLY)
BZ DARK BRONZE RAL8019
BG BURGUNDY RAL3005
GM MOSS GREEN RAL6005
PG PALE GREY RAL7040
WH WHITE RAL9003

TEXTURE
TX TEXTURED
SM SMOOTH



Luminaire



CY55T4

cyclone
REV. 1: 12/16

Golden Years - Fixture Type D

PHILIPS LIGHTOLIER
Downlighting
SlimSurface LED
5" and 7" round aperture surface mount downlight

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

SlimSurface LED is a 5/8" thick surface mounted luminaire with the appearance of a recessed downlight. Easy to install into most standard j-boxes, the SlimSurface LED round apertures are available as a 5" 650lm & 7" 1000lm fixture.

Ordering guide example: S5R830K7AL

Family		CRI	CCT	Lumens	Finish	Dimming
S5R	SlimSurface 5" Round	8 80 9 90[1]	27K 2700K 30K 3000K 35K 3500K 40K 4000K	7 650lm	blank White AL Aluminum BK Black	blank ELV / Triac (120V)
					W White AL Aluminum BK Black	Z10U 0-10V (120V-277V)
S7R	SlimSurface 7" Round	8 80 9 90[1]	27K 2700K 30K 3000K 35K 3500K 40K 4000K	10 1000lm	blank White AL Aluminum BK Black	blank ELV / Triac (120V)
					W White AL Aluminum BK Black	Z10U 0-10V (120V-277V)

1. Configurations using 90 CRI are only available with 2700K CCT.

Features
1. **Flange:** One piece plastic flange. Injection molded white, applied aluminum or black.
2. **Lens:** High transmittance lens allowing for smooth, comfortable light pattern.
3. **Power supply:** Integral class 2 driver. Factory wired electronic LED driver (see Electrical section for specifications)
4. **LED Strip:** Utilizes Philips LEDs.
5. **Lifetime:** Expected lifetime 50,000 hours and backed by a 5-year warranty (see Philips.com/warranties for details).
6. **Compliance:** Non-conductive fixture for shower light application.

Electrical
Electronic power supply: RoHS compliant. Class 2 power unit. Unit tolerates sustained open circuit and short circuit output conditions without damage.
Dimming: Intended for ELV/Triac (120V) or 0-10V dimming (120V-277V) based on the configuration. Min 90°C supply conductors.

Electrical specifications	Dimming	Input volts	Input frequency	Input current	Input Power	THD Factor	Power Factor	Minimum Operating Temp.
Slim 5" 650lm	Triac	120V	50/60Hz	0.08A	9.5W	<15%	>0.9	-20°C
	0-10V	120V	50/60Hz	0.09A	10.1W	<20%	>0.9	-20°C
		277V	50/60Hz	0.04A	10.2W	<20%	>0.9	-20°C
Slim 7" 1000lm	Triac	120V	50/60Hz	0.13A	14.2W	<15%	>0.9	-20°C
	0-10V	120V	50/60Hz	0.12A	14.4W	<20%	>0.9	-20°C
		277V	50/60Hz	0.06A	14.7W	<20%	>0.9	-20°C

Fore more details, please see LED-Dim spec sheet.

Labels
cULus listed for damp locations (wall mount applications and wet location - covered ceilings). ENERGY STAR® certified.

S5R-S7R 02/17 page 1 of 7

Golden Years - Fixture Types A3IS & A4IS

PHILIPS GARDCO
Site & Area
EcoForm

Project:
Location:
Cat.No:
Type:
Qty:
Notes:

Philips Gardco EcoForm LED luminaire combines economy with performance. Capable of delivering up to 20,000 lumens or more in a compact, low profile housing, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems, including motion response and wireless controls are available for further energy savings during off peak hours.

Ordering guide example: ECF-APD-MRO-1-4-75LA-NW-120-NP-LF

Prefix	Controls	Mounting	Optical System	Wattage	Color Temp	Voltage	Finish	Options
ECF EcoForm	— Standard luminaire (leave blank) DIM 0-10V Dimming APD[1] Auto Profile Dimming APD-MRO[2] Auto Profile Dimming and Motion Response Override pole mounted motion sensor APD-MRI[2,3] APD with Motion Response Override luminaire sensor MRI[2,3] Motion Response at 50% low luminaire sensor MR50[2] Motion Response at 50% low, pole mounted sensor Wireless Controls (Remote wireless controller available. See p.2 for details) LLC2[1,4] #2 lens for 8' mounting heights LLC3[1,4] #3 lens for 9-20' mounting heights LLC4[1,4] #4 lens for 21-40' mounting heights	1 Standard 2 2@180 2@90 2@90 3 3@90 3@120 3@120 4 4@90 WS Wall mount including surface conduit rear entry permitted MA Mast Arm Fitter (requires 2-3/8" O.D. Mast Arm)	2 Type 2 3 Type 3 4 Type 4 5 Type 5	530 mA 55LA-3253[1] 75LA-4853 100LA-6453 700mA 70LA-3270 105LA-4870 135LA-6470 1050mA 105LA-321A[1] 160LA-481A 215LA-641A	CW Cool White 5,700K 70CRI (nominal) NW Neutral White 4,000K 70CRI (nominal) WW[5] Warm White 3,000K 70CRI (nominal)	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V 50hz/60hz HVU 347-480V 50hz/60hz	BRP Bronze Paint BLP Black Paint WP White Paint NP Natural Paint OC Optional Color Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) SC Special color Specify, must supply color chip. Requires factory quote	TL Tool-Less entry and driver removal hardware TB[3] Terminal Block IS[6] Internal Shield LF[7] Line Fusing LFC[7] Line Fusing for Canada PC[5,7,8] Receptacle with Photocell (Includes PCR5) PCB[4,7,8] Photocell Button PCR5[4,9,10] Photocell Receptacle only with 2 dimming connections PCR7[4,10,11] Photocell Receptacle only with 2 dimming and 2 auxiliary connections RAM Retrofit Arm Mount kit PTF2[12] Pole Top Fitter for 2 3/8"-3" Tenon PTF3[12] Pole Top Fitter for 3"-3 1/2" Tenon PTF4[12] Pole Top Fitter for 3 1/2"-4" Tenon RPA[13] Round Pole Adapter for 3"-3.9" O.D. BD Bird Deterrent (field installed only)

20' Mounting Height

1. Available in 120V–277V Voltages only (UNV, 120, 208, 240 & 277).
2. MR50 and APD-MRO luminaires require one motion sensor per pole, ordered separately. See page 2 for Accessories. Available in 120V or 277V only.
3. ECF-MRI requires outboarded sensor when used with Terminal Block (TB) Option.
4. LLC2/LLC3/LLC4 Wireless Controls are not configurable with PC/PCB/PCR5/PCR7 Options. See page 6-7 for more info.
5. Contact factory for lead times on warm white.
6. Not configurable with Type 5 (5) Optics.
7. Not configurable with 120-277V (UNV) Voltage. Voltage must be specified.
8. Not configurable with 480V (480) Voltage.
9. Works with 3-pin or 5-pin NEMA photocell/dimming device.
10. If ordered with DIM, APD, MRI, MR50, APD-MRI, APD-MRO, dimming will not be connected to NEMA receptacle.
11. Works with 3-pin or 5-pin NEMA photocell/dimming device and auxiliary connections are not connected (for future use only).
12. Not configurable with 3@120 (3@120) Mounting.
13. No adaptor required for 4" round poles. RPAs provided with Black Paint standard.

EcoForm_ECF_LED 03/16 page 1 of 8

Golden Years - Fixture Type E

PHILIPS GARDCO
Wall Mount
LED mini sconce 111L

Project:
Location:
Cat.No:
Type:
Qty:
Notes:

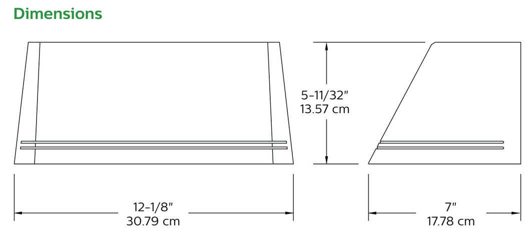
Philips Gardco 111 LED mini sconce luminaires are compact in size, perfect for low mounting height wall mount applications. 111 LED luminaires are designed to integrate naturally to wall surfaces. 111 LED luminaires are available with three (3) different distribution patterns, providing full cutoff performance (in the normal downlight position) and featuring LED arrays. Luminaires provide performance excellence and advanced Philips Gardco LED thermal management technology. High performance Class 1 LED systems offer potential energy savings of 50 % or more compared to HID systems. 111 LED luminaires are also available with 0-10V Dimming.

Ordering guide example: 111L-16L-350-CW-G2-2-UNV-DD-BK

Prefix	No. of LEDs	Drive Current	Color/Generation	Distribution	Voltage	Controls	Electrical/Luminaire	Finish
111L	16							
111L Trapezoidal Wedge LED	16L 16 LED module	350 350mA 550 550mA 750 750mA	CW-G2 Cool White 5700K, 70 CRI generation 2 NW-G2 Neutral White 4000K, 70 CRI generation 2 WW-G2 Warm White 3000K, 70 CRI generation 2	2 Type II Wide Throw Optic, with maximized lateral throw 3 Type III Preferred Wide Throw Optic, with improved forward throw 4 Type IV Maximized forward throw optic	UNV 120-277V 50hz/60hz 120 120V 208 208V 240 240V 277 277V	PCB Photocontrol Button[2] DD 0-10V Dimming	F1 Single fusing (120, 277VAC)[1] F2 Double fusing (208, 240VAC)[1] F3 Canadian double pull fusing (208, 240VAC)[1] DL Diffusing Lens WS Wall Mounted Box for Surface Conduit	Textured BK Black WH White BZ Bronze DGY Dark Grey MGY Medium Grey Customer specified RAL Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) CC Custom color (must supply color chip for required factory quote)

1. Provide specific input voltage.

Dimensions



Note: Mounting plate center is located in the center of the luminaire width and 2.38" (6.03cm) above the luminaire bottom (lens down position). Splices must be made in the J-box (by others). Mounting plate must be secured by max. 1/4" (.64cm) diameter bolts (by others) structurally to the wall.

10-111_LED_Spec_Sheet 12/16 page 1 of 2

HINKLEY & FR
HINKLEY LIGHTING, INC.
33000 PIN OAK PARKWAY | AVON LAKE, OHIO 44012
[PH] 440.653.5500 [F] 440.653.5555
HINKLEYLIGHTING.COM | FREDRICKRAMOND.COM

HARBOR 2570AR-LED	
ANCHOR BRONZE	
WIDTH:	7.0"
HEIGHT:	10.5"
WEIGHT:	4.0 LBS
MATERIAL:	BRASS AND ALUMINUM
GLASS:	ETCHED AMBER SEEDY BOUND
BACKPLATE WIDTH:	4.5"
BACKPLATE HEIGHT:	7.0"
SOCKET:	1-15W LED *INCLUDED
LED INFO:	
LUMENS:	900
COLOR TEMP:	2700k
CRI:	90
LED WATTAGE:	15w
INCANDESCENT EQUIVALENCY:	100w
DIMMABLE:	Yes, on any Incandescent, MLV, ELV, or C-L dimmer.
EXTENSION:	7.8"
TTO:	4.8"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	120V
UPC:	640665257052

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CONSULTING ELECTRICAL ENGINEERS
1011 North Mayfair Road - Suite 206
Wauwatosa, WI 53226-3448

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New Construction for:
GOLDEN YEARS OF LAKE GENEVA
N Bloomfield Rd and Harmony Way
Lake Geneva, WI 53147

MARK	DATE

ISSUED: 03/13/17
PROJECT NO: 16183
CAD DWG FILE:
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CHECKED BY: JBK

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SHEET TITLE:
ELECTRICAL SITE LIGHTING CUT-SHEETS

SHEET NUMBER:
ES-103

Landscape Calculations

Section 98.604 | Building Foundations

Required: (40) Points per 100 Linear Feet
(1,287) L.F./100 x (40) Points = (515) Total Required Points

Provided: (519) Points

Plant Category	Point Value	Plants Provided	Total Point Value
Low Evergreen Tree	12	2	24
Tall Deciduous Shrub	5	18	90
Medium Deciduous Shrub	3	2	6
Low Deciduous Shrub	1	44	44
Medium Evergreen Shrub	5	20	100
Low Evergreen Shrub	3	41	255
		Total Points Provided:	519

Section 98.605 | Developed Lot Landscaping

Required: (15) Points per 1000 Square Feet of Gross Floor Area
(31,467) Gross Floor Area/1000 x (15) Points = (472) Total Required Points

Provided: (480) Points

Plant Category	Point Value	Plants Provided	Total Point Value
Climax Tree	75	4	300
Tall Deciduous Tree	30	6	180
		Total Points Provided:	480

Section 98.606 | Street Frontage Landscaping | Harmony Way

Required: (40) Points per 100 Linear Feet of Street Frontage
(520) L.F. of Street Frontage/100 x (40) Points = (208) Total Required Points

Provided: (210) Points

Plant Category	Point Value	Plants Provided	Total Point Value
Climax Tree	75	2	150
Tall Deciduous Tree	30	2	60
		Total Points Provided:	210

Section 98.607 | Paved Area Landscaping

Required: (80) Points per 10000 Square Feet of Paved Area or (20) Parking Spaces
(48,817) S.F. of Paved Area/10000 x (80) Points = (390) Total Req. Points

Provided: (395) Points

Plant Category	Point Value	Plants Provided	Total Point Value
Tall Deciduous Tree	30	6	180
Medium Deciduous Tree	15	4	60
Tall Deciduous Shrub	5	31	155
		Total Points Provided:	395

Section 98.610 | Bufferyard Landscaping

Required: (0.4) Opacity Value | Proposed 30-Foot Bufferyard – North Property Line
Required: (208) Points per 100 Linear Feet of Bufferyard
(640) L.F. of Bufferyard/100 x (208) Points = (1,331) Total Required Points

Provided: (1,340) Points

Plant Category	Point Value	Plants Provided	Total Point Value
Climax Tree	75	4	300
Tall Deciduous Tree	30	4	120
Tall Evergreen Tree	40	23	920
		Total Points Provided:	1340

No Mow Seed Mix

Botanical Name	Common Name	Pounds per Acre
Festuca commutata	Longfellow II Chewings Fescue	50
Festuca obtusa	Nodding Fescue	50
Festuca ovina	Sheeps Fescue	50
Festuca rubra	Creeping Red Fescue	50

No Mow seed shall be covered with NAG S75BN Erosion Control Blanket.

Sedge Meadow Seed Mix

Grasses, Sedges, and Rushes

Botanical Name	Common Name	Oz./Acre	Total lbs./Acre
Carex comosa	Bristly Sedge	16	
Carex vulpinoidea	Brown Fox Sedge	16	
Elymus virginicus	Virginia Wild Rye	48	
Panicum virgatum	Switch Grass	128	
Total Grasses, Sedges, and Rushes:		208	13

Forbs

Botanical Name	Common Name	Oz./Acre	Total lbs./Acre
Asclepias incarnata	Swamp Milkweed	8	
Helenium autumnale	Sneezeweed	5	
Lobelia cardinalis	Cardinal Flower	2	
Lobelia siphilitica	Great Blue Lobelia	1	
Penstemon digitalis	Foxglove Beard Tongue	5	
Physostegia virginiana	Obedient Plant	5	
Solidago riddellii	Riddell's Goldenrod	6	
Total Forbs:		32	2
Total Grasses, Sedges, Rushes and Forbs:		240	15

Temporary Cover Crop:

Botanical Name	Common Name	Oz./Acre	Total lbs./Acre
Avena sativa	Common Oats	320	20

Applied at the rate of 15 lbs. per acre. | Cover with NAG S75BN Erosion Control Blanket (biodegradable).

Plant List

Shade Trees

Key	Qty.	Size	Botanical Name	Common Name	Remarks
ACF	2	1.5"	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	BB
AES	7	2"	Aesculus arnoldiana 'Autumn Splendor'	Autumn Splendor Horsechestnut	BB
ACM	3	2"	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	BB
CEO	10	1.5"	Celtis occidentalis	Common Hackberry	BB
GTS	2	1.5"	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Thornless Honeylocust	BB
PYC	2	2"	Pyrus calleryana 'Glen's Form'	Glen's Form Ornamental Pear	BB
QUB	5	2"	Quercus bicolor	Swamp White Oak	BB
QUR	3	2"	Quercus rubra	Red Oak	BB

Ornamental Trees

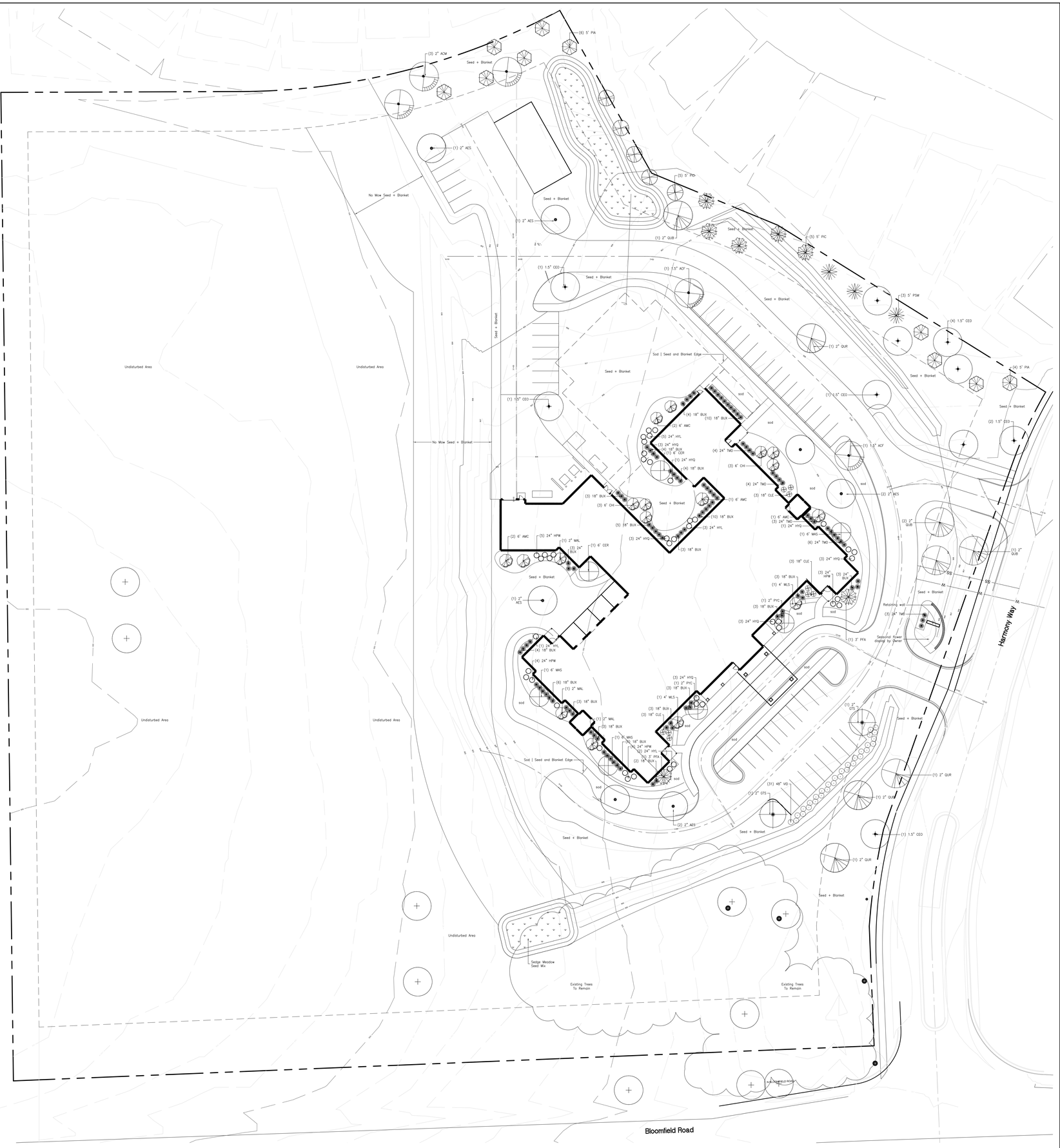
Key	Qty.	Size	Botanical Name	Common Name	Remarks
AMC	6	6'	Amelanchier canadensis	Shadblow Serviceberry	BB/Clump
CER	2	6'	Cercis canadensis	Eastern Redbud	BB/Clump
CHI	6	6'	Chionanthus virginicus	White Fringetree	BB/Clump
MAS	3	6'	Magnolia stellata 'Royal Star'	Royal Star Magnolia	BB/Clump
MAL	3	2"	Malus 'Louisa'	Louisa Crabapple	BB
MLS	2	4'	Malus sargentii	Sargent Crabapple	BB/Clump

Evergreen Trees

Key	Qty.	Size	Botanical Name	Common Name	Remarks
PIA	10	5'	Picea abies	Norway Spruce	BB
PIO	5	5'	Picea omorika	Serbian Spruce	BB
PIC	5	5'	Picea pungens	Colorado Green Spruce	BB
PFA	2	5'	Picea pungens 'Fat Albert'	Fat Albert Colorado Spruce	BB
PSM	3	5'	Pseudotsuga menziesii	Douglas Fir	BB

Shrubs

Key	Qty.	Size	Botanical Name	Common Name	Remarks
BUX	85	18"	Buxus x microphylla 'Glencoe'	Chicagoland Green Boxwood	BB
CLE	9	18"	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	BB
HPW	16	24"	Hydrangea paniculata 'Pinky Winky'	Pinky Winky Hydrangea	BB
HYL	11	24"	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	BB
HYQ	17	24"	Hydrangea quercifolia	Oakleaf Hydrangea	BB
TMD	20	24"	Taxus x media 'Densiformis'	Dense Yew	BB
VID	31	48"	Viburnum dentatum	Arrowwood Viburnum	BB



North
Scale: 1"=30'

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GOLDEN YEARS
relaxing in Lake | Flourishing in Town

New Construction for:
GOLDEN YEARS OF LAKE GENEVA
N Bloomfield Rd and Harmony Way
Lake Geneva, WI 53147

MARK	DATE
ISSUED:	03.10.17
PROJECT NO:	462317
CAD DWG FILE:	
DRAWN BY:	DRM
CHECKED BY:	DRM

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SHEET TITLE:
PIP
Landscape Plan

SHEET NUMBER:
LP-101

GOLDEN · YEARS
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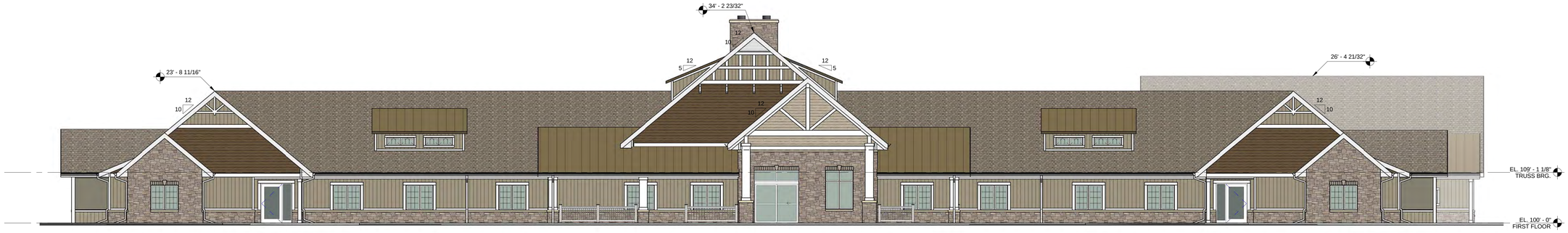
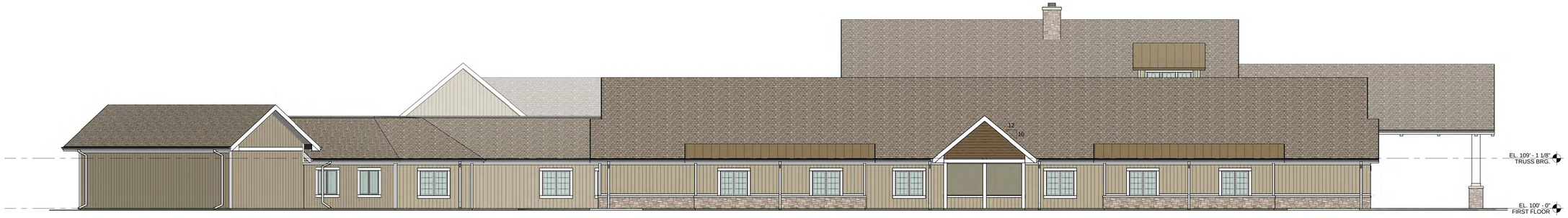
EXTERIOR FINISHES

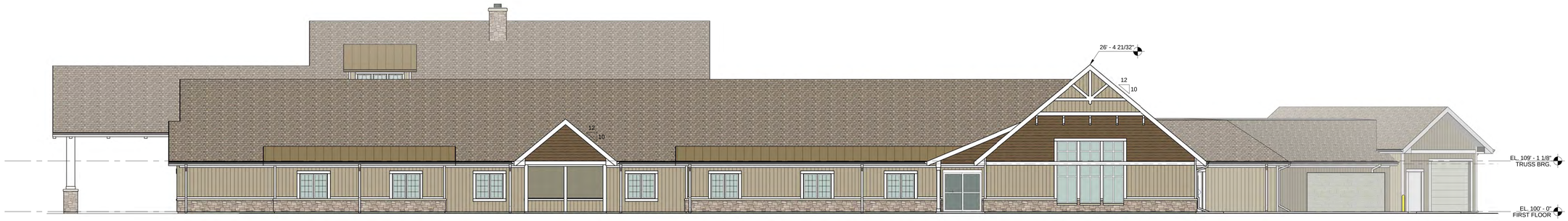
CULTURED STONE	SIDING	SHAKES	TRIM	ASPHALT SHINGLES	STANDING SEAM METAL ROOF
CASA DI SASSI LIMESTONE "BOLZANO BLEND"	*LP SMARTSIDE REVERSE BOARD & BATTEN PANEL "CLAY"*	*LP SMARTSIDE CEDAR TEXTURE SHAKES STAGGERED "SEAL"*	*LP SMARTSIDE CEDAR TEXTURE TRIM "WHITE"*	*CERTAINTEED LANDMARK "WEATHERWOOD"*	*PAC CLAD ALUMINUM ROOFING "MEDIUM BRONZE"*



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



2 SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

4 NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

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GOLDEN · YEARS

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1 DRIVE ENTRANCE PERSPECTIVE

SCALE:

2 SOUTHWEST PERSPECTIVE

SCALE:

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GOLDEN · YEARS
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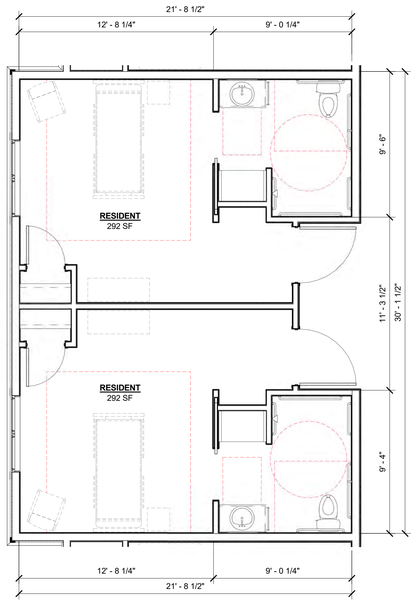
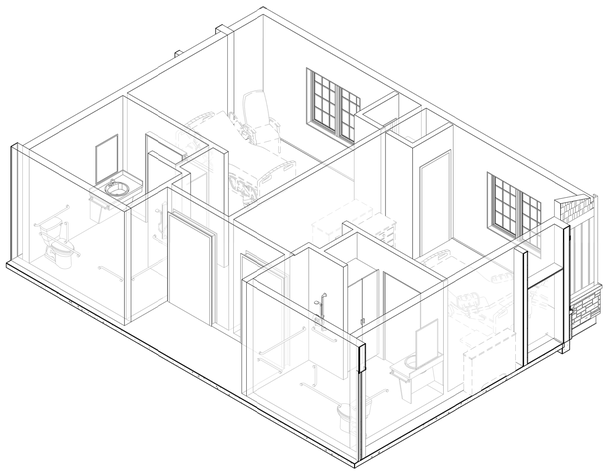
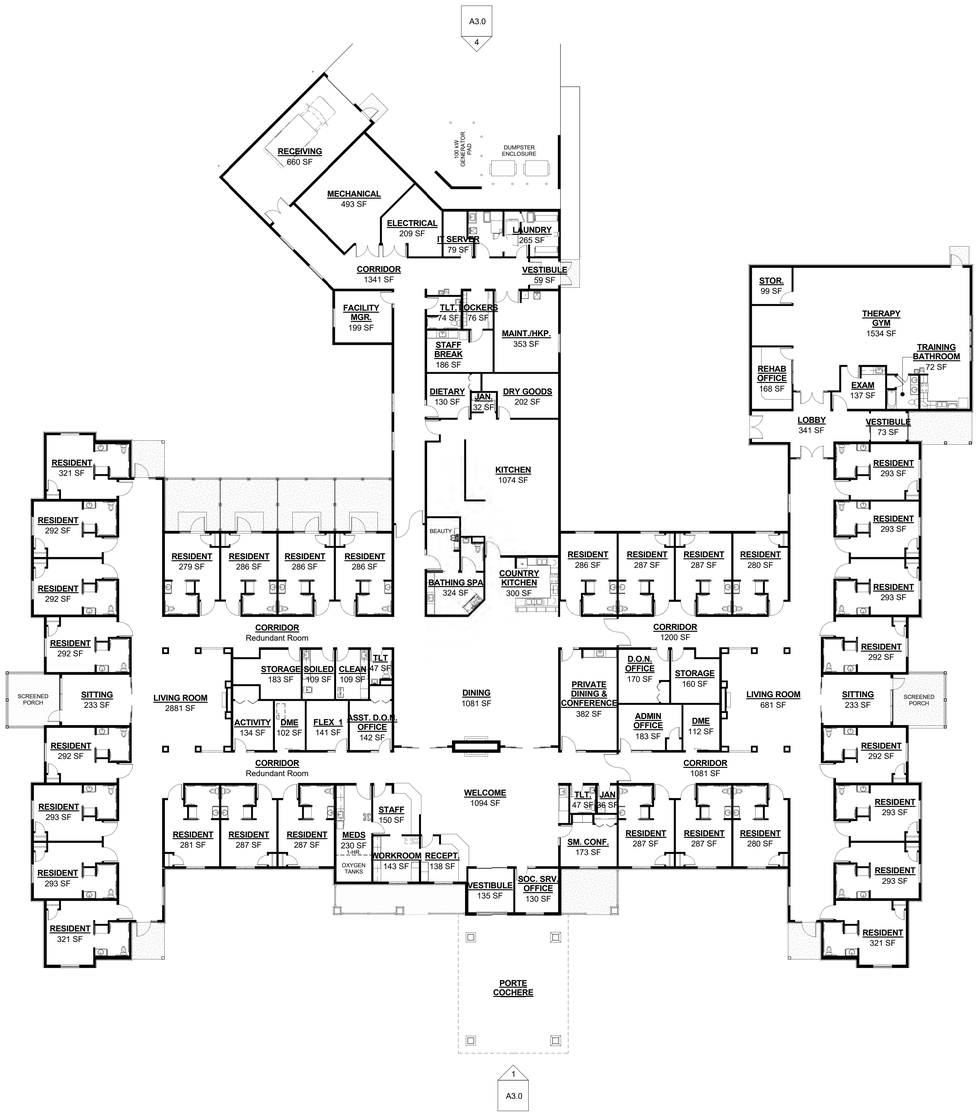
PRECISE IMPLEMENTATION PLAN
MARCH 24TH, 2017



2 TYPICAL RESIDENT UNIT PLAN
SCALE: 1/4" = 1'-0"



3 RESIDENT UNIT AXION VIEW
SCALE:



1 OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"

NORTH
TRUE NORTH

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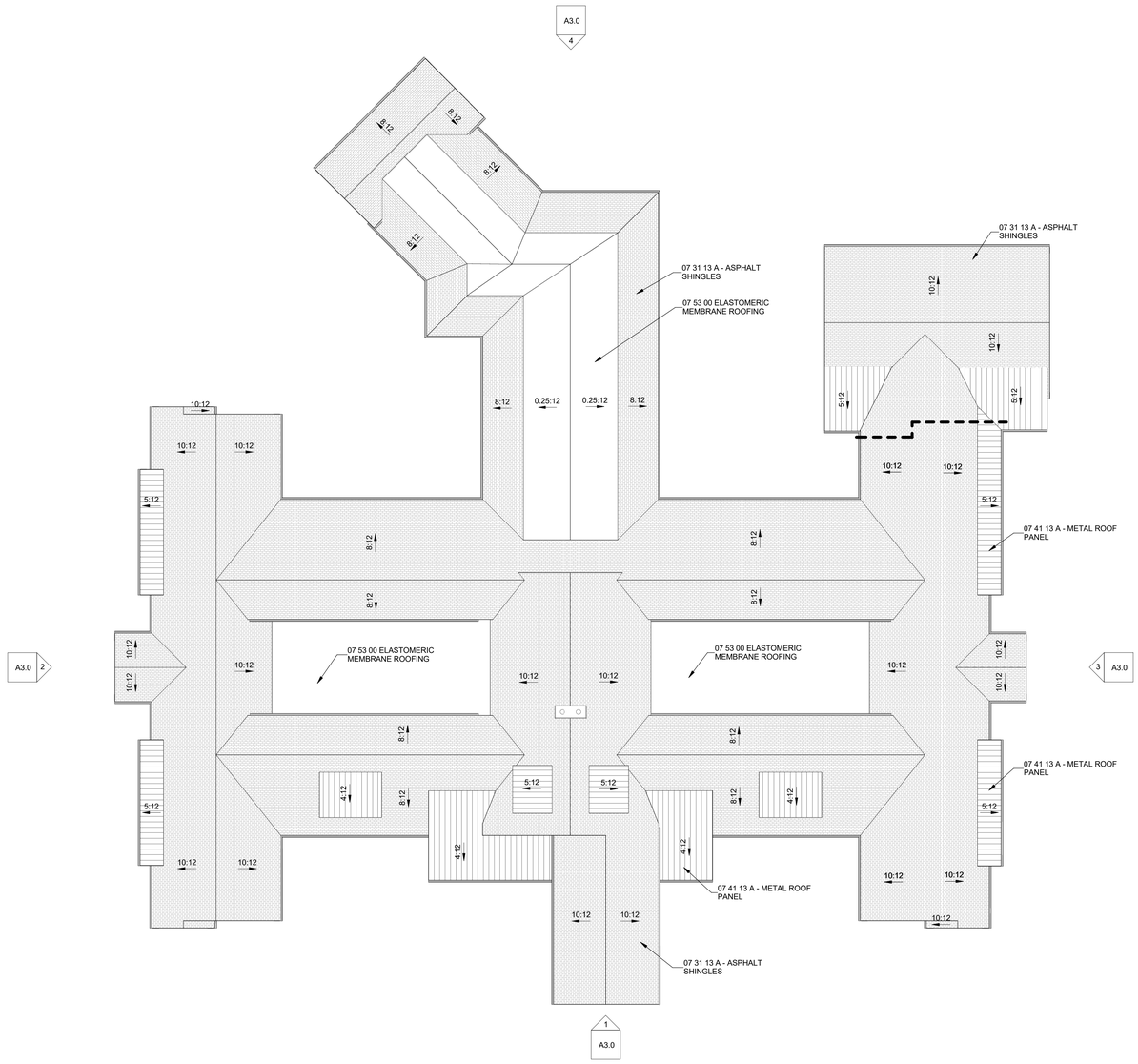
GOLDEN · YEARS
Continuing to Care • Privileged to Serve



1 OVERALL ROOF PLAN

SCALE: 1/16" = 1'-0"

NORTH TRUE NORTH

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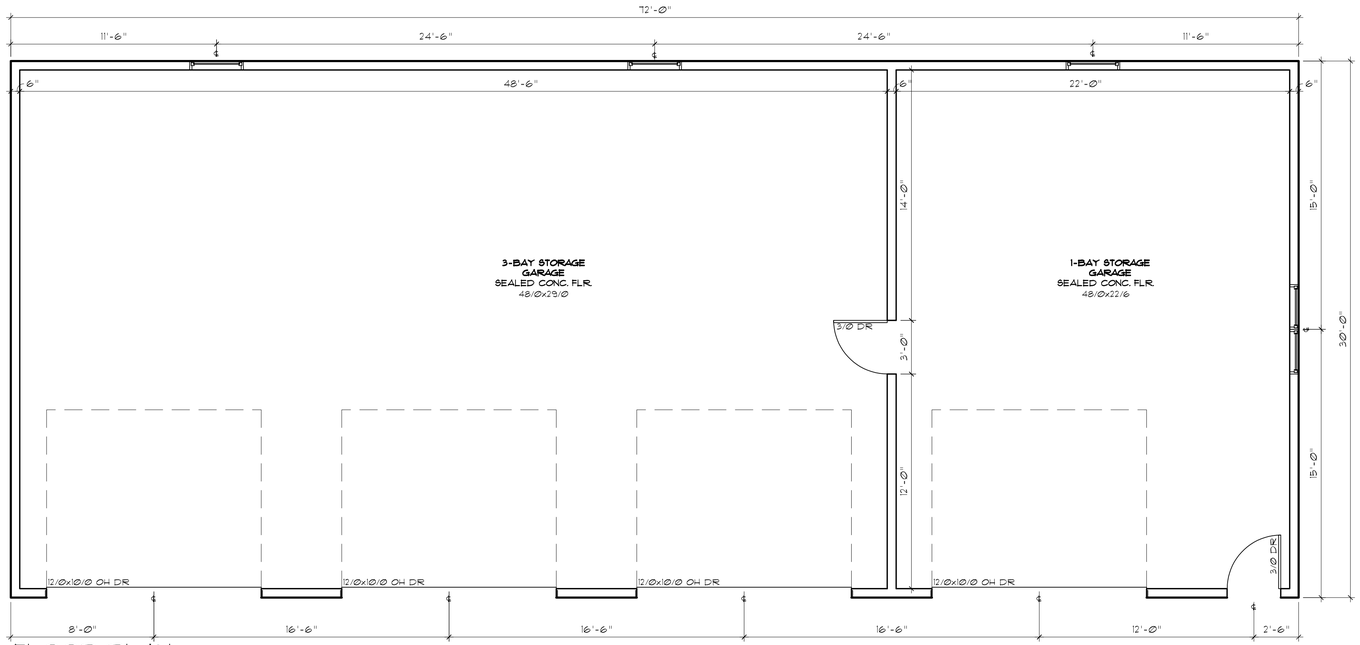
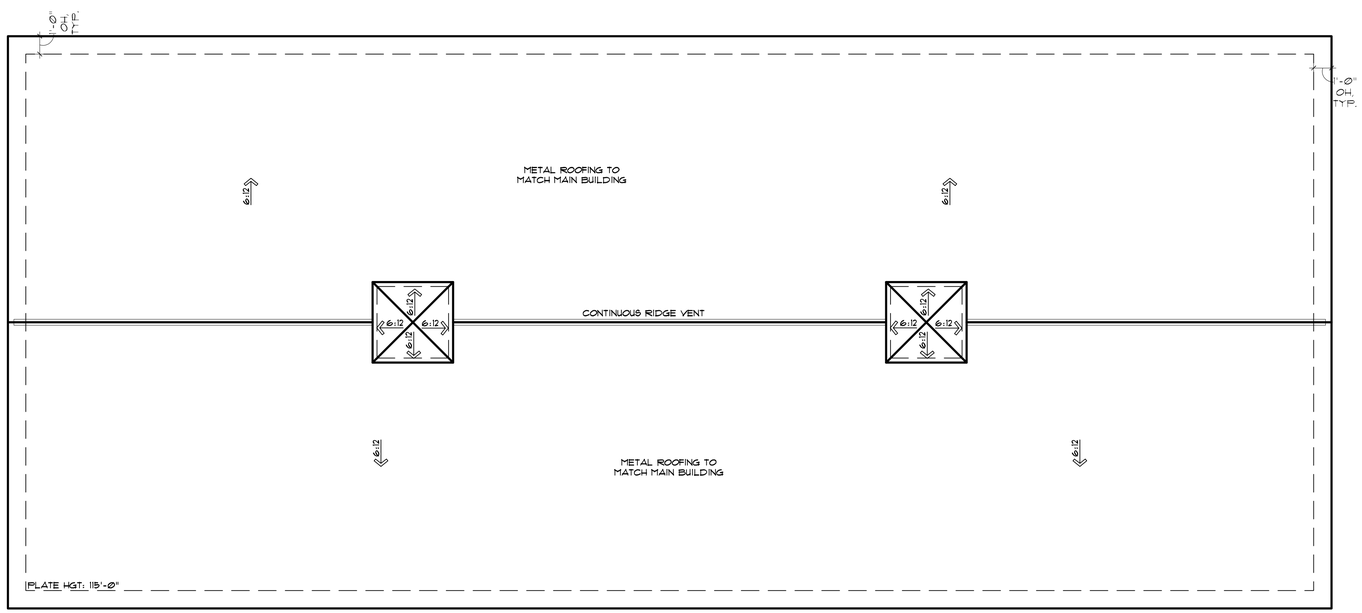


FLOOR PLAN

SCALE: ¼"=1'-0"



ROOF PLAN

SCALE: ¼"=1'-0"

601 BLACKHAWK DRIVE
PO BOX 140
BURLINGTON, WI 53105
o:2625393100
f:2625393101
WWW.SCHERRERCONSTRUCTION.COM

Scherrer CONSTRUCTION CO., INC.

the GOLDEN YEARS STORAGE

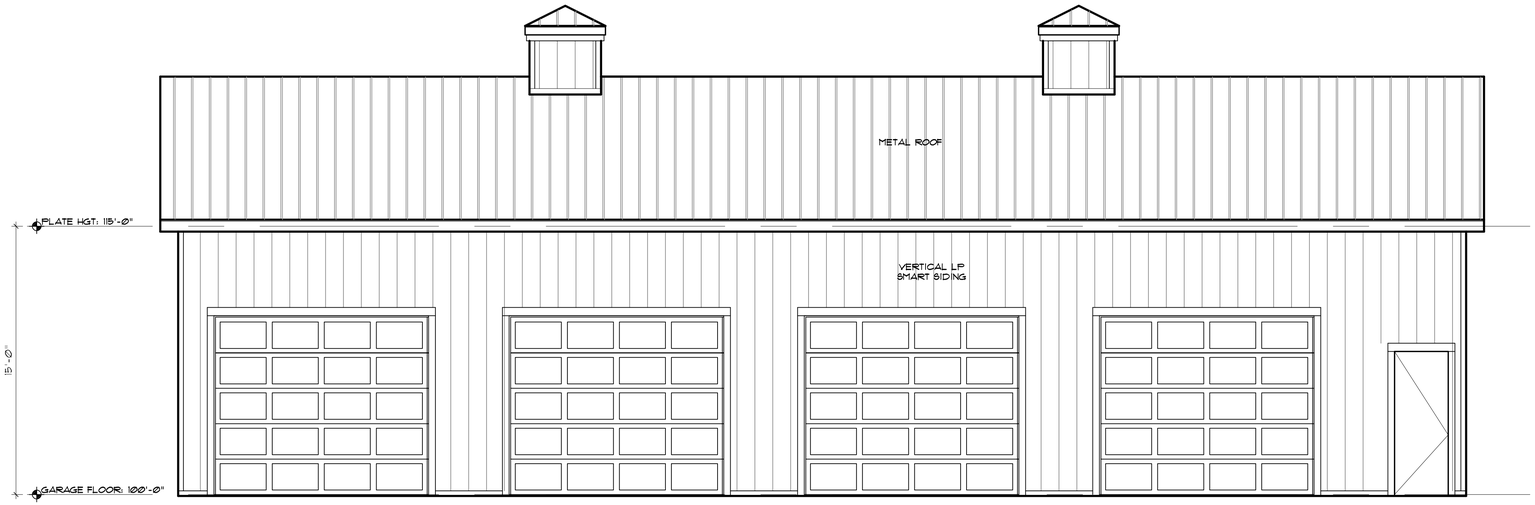
BLOOMFIELD RD
LAKE GENEVA, WI

PROJECT NUMBER

DATE
03/10/2017

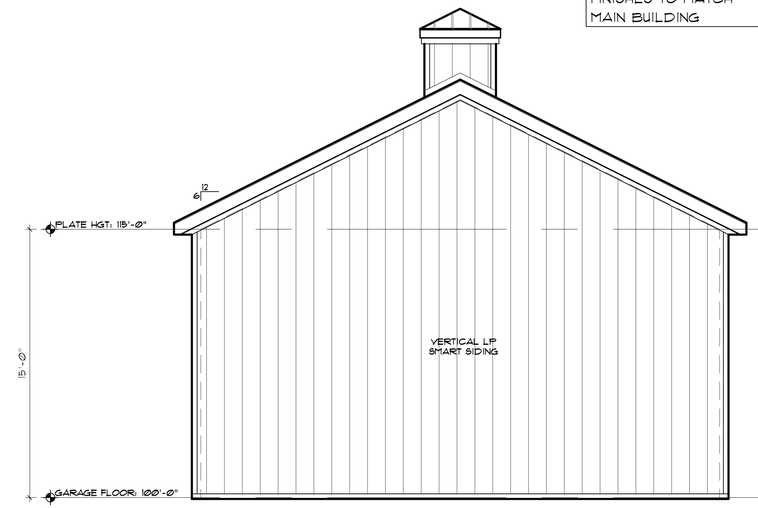
A1

NOTE: ALL EXTERIOR FINISHES TO MATCH MAIN BUILDING



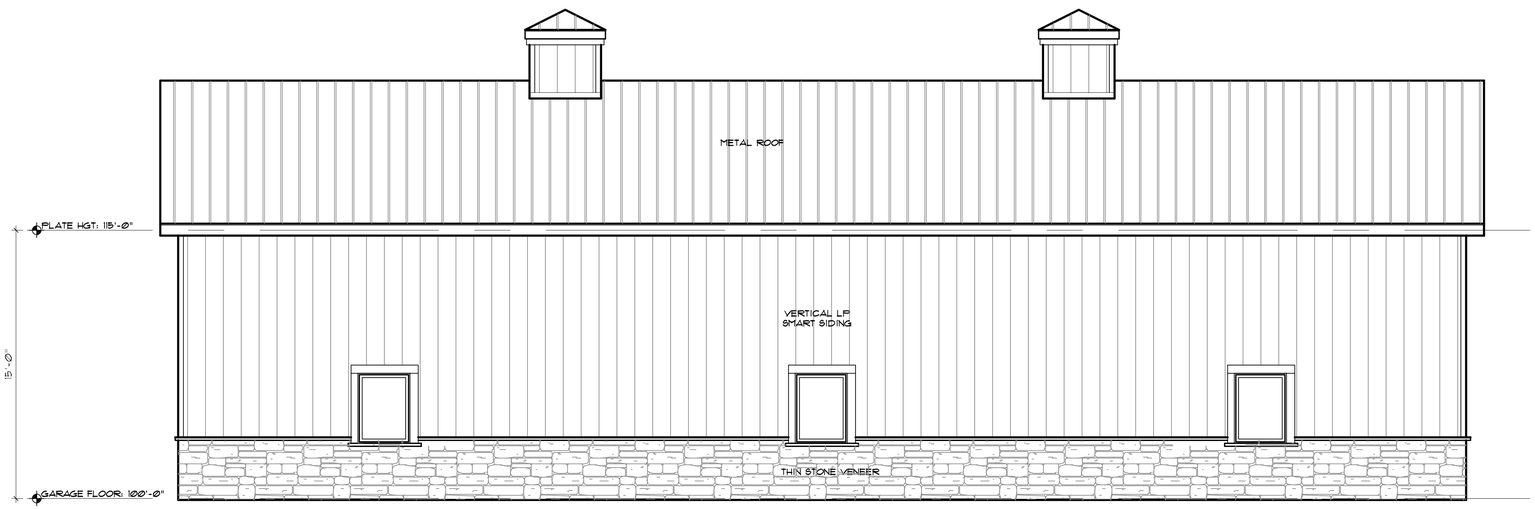
FRONT ELEVATION (SOUTHWEST)

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



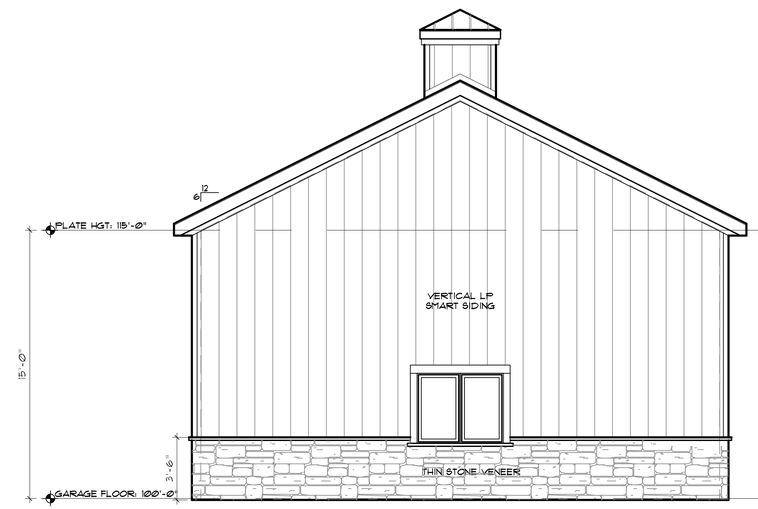
SIDE ELEVATION (NORTHWEST)

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



REAR ELEVATION (NORTHEAST)

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



SIDE ELEVATION (SOUTHEAST)

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

601 BLACKHAWK DRIVE
PO BOX 140
BURLINGTON, WI 53105
o:262.539.3100
f:262.539.3101
WWW.SCHERRERCONSTRUCTION.COM

Scherrer CONSTRUCTION CO., INC.

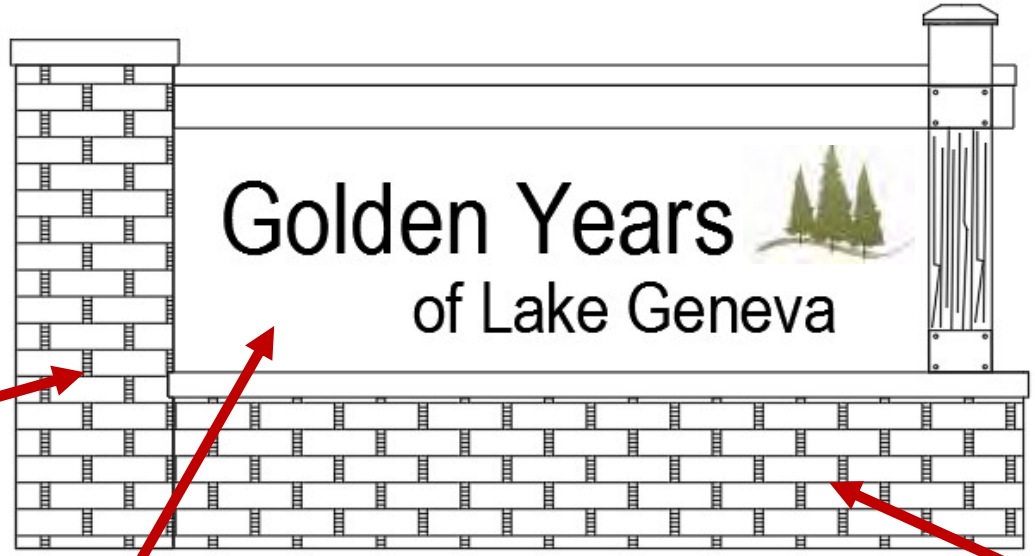
the GOLDEN YEARS STORAGE
BLOOMFIELD RD
LAKE GENEVA, WI

PROJECT NUMBER

DATE
03/10/2017

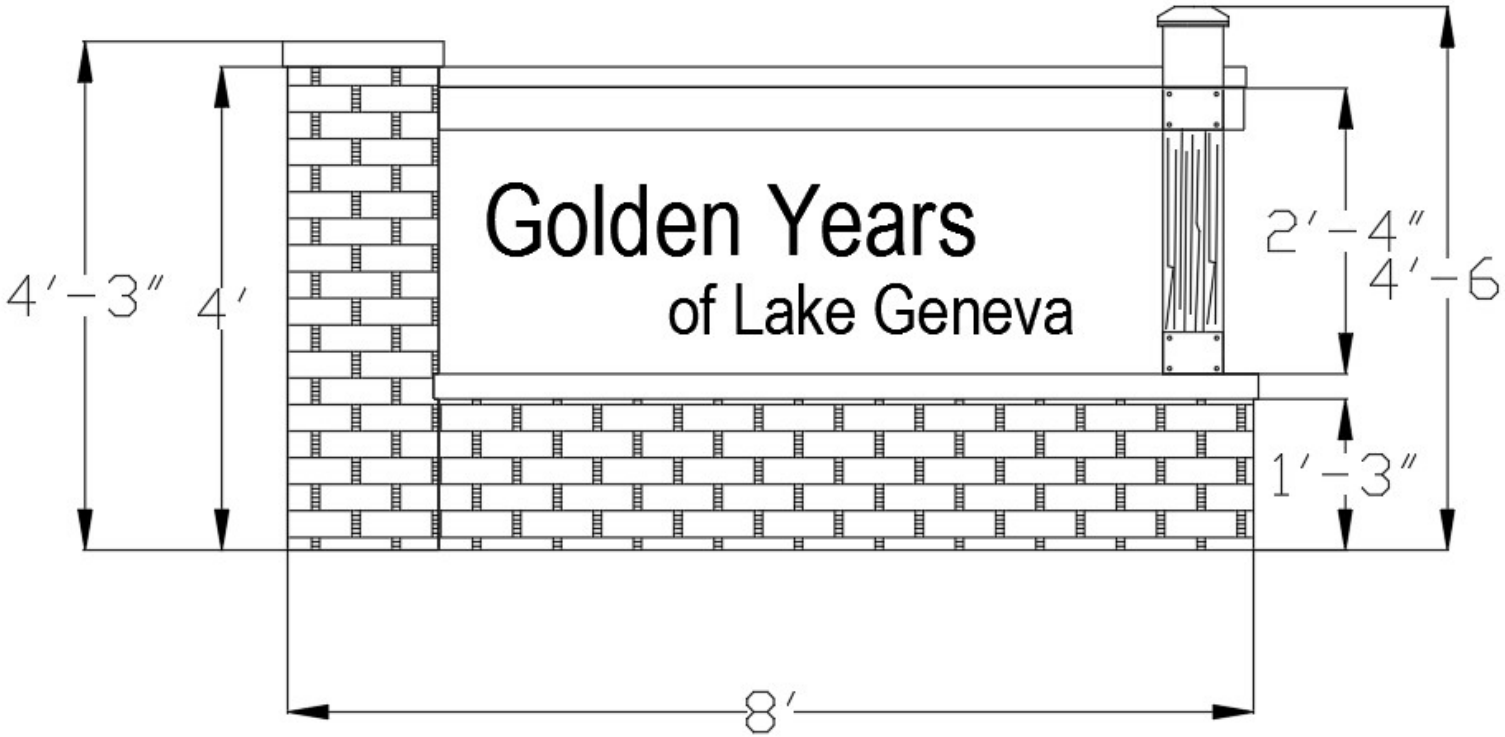
A2

Match Exterior of Building



Lettering and
Post Like Shown
Here

15” Deep
Planter / Ledge Area


Golden Years
of Lake Geneva
4′-3″
4′
2′-4″
4′-6
1′-3″
8′

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 17, 2017

Agenda Item #8

Applicants:
Tony Besario
6806 84th Ave., Kenosha, WI 53142

Jeff Boldt
2180 Mohican Dr., Roundlake Heights, IL 60073

Request:
120 Broad Street, Lake Geneva, WI 53147
Proposed Conditional Use Permit for Indoor Commercial Entertainment and Downtown Design Review for Signage

Description of Proposed Conditional Uses:

The applicant is submitting a Conditional Use Permit (CUP) to permit self-serve frozen yogurt shop at 120 Broad Street. A Conditional Use Permit is needed for Indoor Commercial Entertainment. The property is zoned Central Business.

Maximum operating hours are anticipated to be 11:00 a.m. to 10:00 p.m. weekdays. Up to three employees will be on site. No alcohol will be served.

The proposed restaurant would entail a self-serve a frozen yogurt and toppings area, cashier counter, and seating area for 17 guests. It would also include a kitchen, mechanical closet, and restrooms. No changes are proposed to the exterior of the building other than signage. No outdoor seating is proposed.

Description of Proposed Signage:

The applicant proposes one projecting sign and one in-window sign.

On-building signs are subject to Downtown Design Review. The sign colors are permitted by the Downtown Design standards. The proposed projecting sign is 3 square feet, which is the maximum permitted size for projecting signs. However, signs are not permitted to be suspended from awnings, as they must be securely affixed to the building façade. (See Section 98-804(3)(b).) If affixing the sign to the building façade is not possible, an alternative would to print or affix signage on the awning or install a wall sign where the awning is currently located.

In-window signs are not subject to Downtown Design Review. In-window signs are limited to 15% of the total window area, and the proposed window decal meets this requirement.

Report on the Funky Kup Conditional Use Permit continues on the next page

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.

Staff Review Comments:

The proposed conditional use is fully consistent with the Zoning Ordinance requirements for the Central Business zoning district.

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.

Report on the Funky Kup Conditional Use Permit 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 conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
2. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
3. The proposed conditional use in its proposed location, and as depicted on the required site plan does result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of 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.
3. Staff recommends that the *no additional conditions* be attached to the Conditional Use Permit.

Staff Recommendation on Proposed Signage:

Staff recommends *approval* of the in-window sign.

The proposed projecting sign does *not* meet the requirements of the Zoning Ordinance. Staff recommends that the following issue be addressed:

1. The applicant shall securely affix the proposed projecting sign to the building façade per Section 98-804(3)(b). this could be approved administratively by City Staff.
2. Alternatively, the applicant could choose another sign option permitted by the sign code such as an awning sign (per Section 98-804(3)(b)) or a wall sign (per Sections 98-804(3)(c) and 98-806(3)(b)). This would need to be reviewed by City Staff and at a meeting of the Plan Commission.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

120 Broad St.

ZOP00346

NAME AND ADDRESS OF CURRENT OWNER:

Jennifer Keefe PO Box 1086

Lake Geneva, Wi 53147

TELEPHONE NUMBER OF CURRENT OWNER: 262-949-4492

NAME AND ADDRESS OF APPLICANT:

Tony Besario - 6806 84th Ave. Kenosha, Wi 53142

Jeff Boldt - 2180 Mochican Dr. Roundlake Heights, IL 60073

TELEPHONE NUMBER OF APPLICANT: Tony - 847-912-4206 / Jeff - 847-951-2835

PROPOSED CONDITIONAL USE:

Self-serve Frozen Yogurt

ZONING DISTRICT IN WHICH LAND IS LOCATED: Central Business

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

Ekatrina Kohlwes - Architect/Engineer - 13446 Poway Rd, Poway CA 92064

Jeff - Electrician - 12625 W Burleigh Rd, Brookfield, Wi 53005

(plumber) William Shenkenberg - 312 S Beaumont Ave, Kansauke, Wi 53139

Joe Larson - Carpenter - 1508 Musial Rd, Twin Lakes, Wi 53181

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Joe building curved wall, counters and sofit. Jeff running electrical to power machines. Williams adding required sinks.

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

3-20-17 — 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 to 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:

Tony Besario, as applicant/petitioner for:

Name: Funky Kup

Address: 120 Broad St.

Lake Geneva, WI 53147

Phone: N/A

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 March day of 21st, 2017.

Anthony Besario

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:**

____ ____ (c)**A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations;**

____ ____ (d)**A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.**

____ ____ (e)**Written justification for the proposed conditional use:**

____Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. *(See below)*

III.JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

   Funky Kup is a self-serve Frozen Yogurt Shop. Customers will dispense frozen yogurt from the machines and top it with Toppings, candy, peanuts etc. weigh and pay. We also provide tables and chairs.

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?

   Funky Cup will follow all policies and Standards of the City of Lake Geneva.

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?

   We did not change the flood stage elevation. We added a perforated wall for a backroom to hide our equipment.

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?

   Funky Kup is in a building. Everything will be sold in-store.

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?

Funky Kup will be served by public agencies and will not impose an undue burden on any of the improvements, facilities & utilities.

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 public will not outweigh all potential adverse impacts: property, neighborhood, environmental factors, Traffic factors, parking, public improvements, public property rights-of-way or other matters affecting the public Health and Safety.

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:** _____

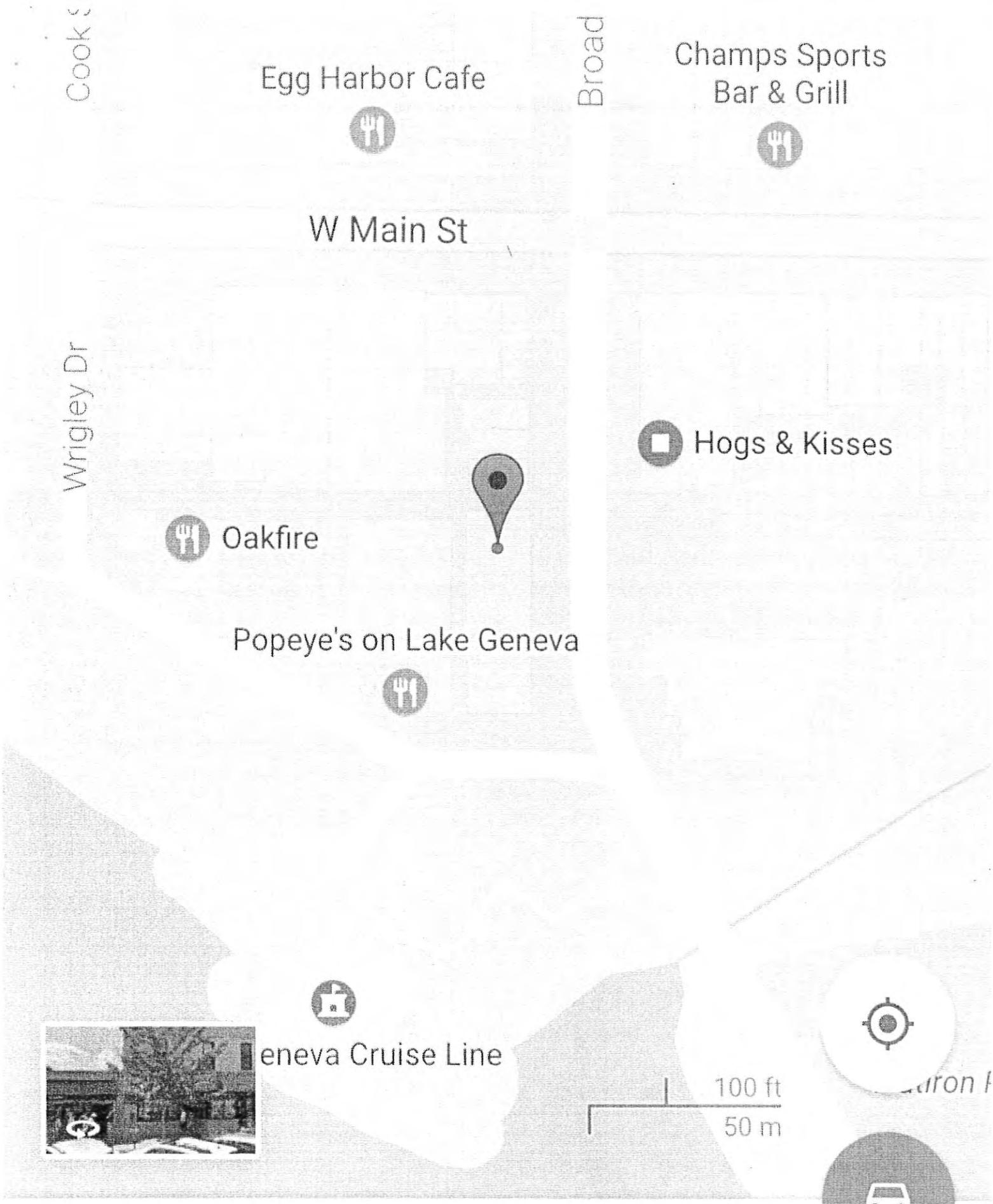
____ **Receipt of 25 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____

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

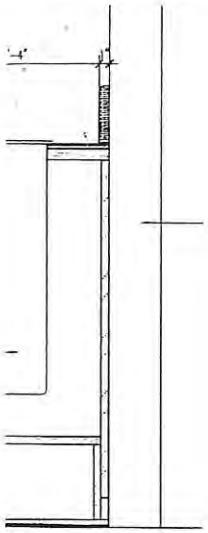
____ **Class 2 Legal Notice sent to official newspaper by City Clerk:** **Date:** _____ **by:** _____

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

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


Cook S
Egg Harbor Cafe
Broad
Champs Sports
Bar & Grill
W Main St
Wrigley Dr
Hogs & Kisses
Oakfire
Popeye's on Lake Geneva
eneva Cruise Line
100 ft
50 m

120 Broad St



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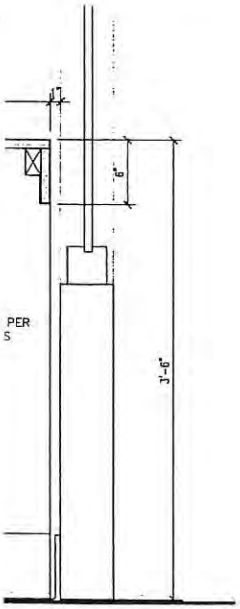

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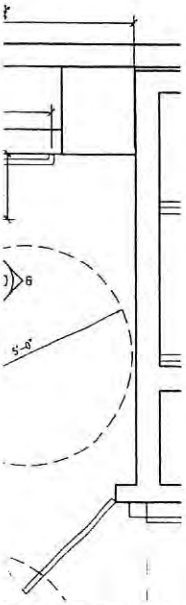
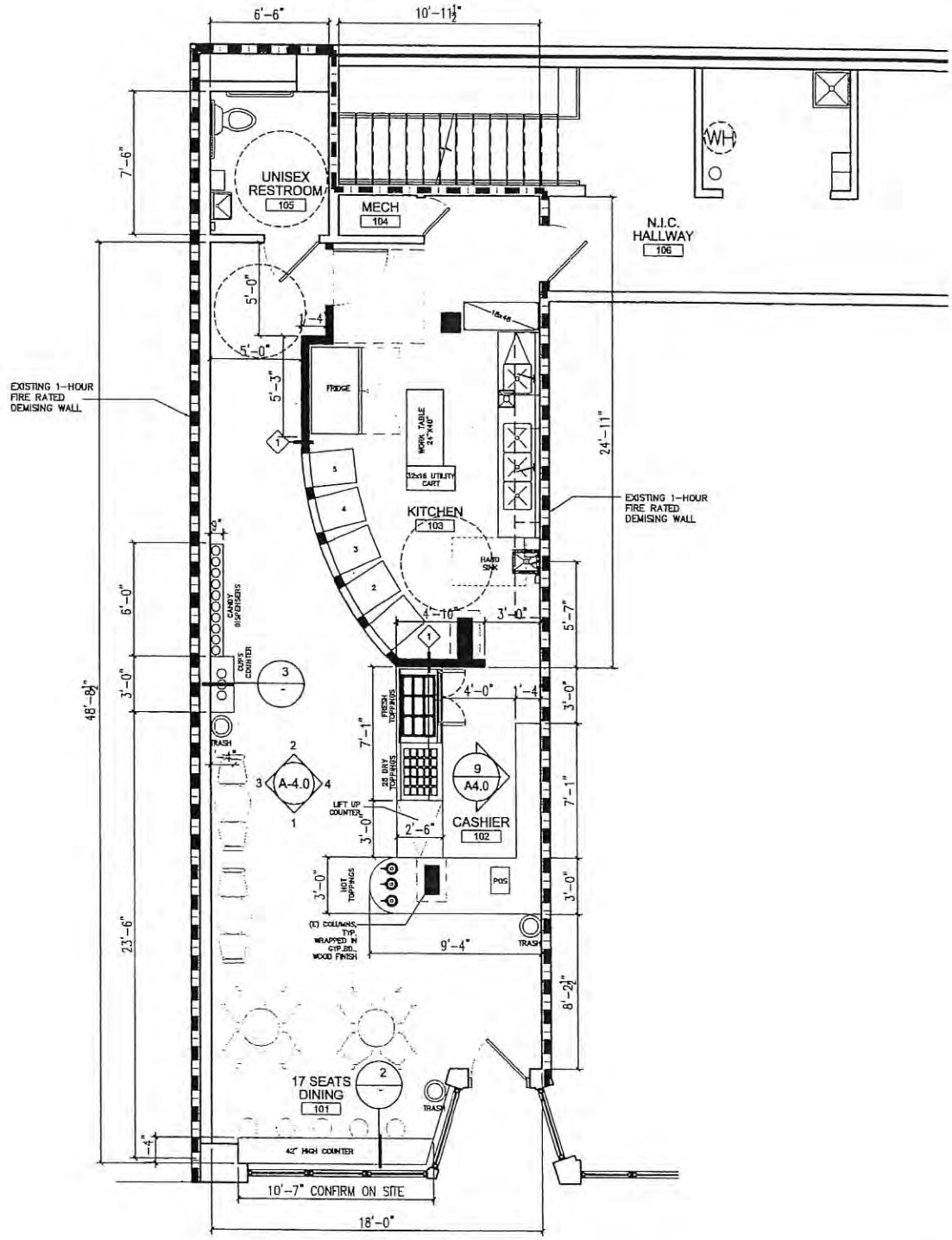


NLARGED PLAN



NORTH

NORTH

FLOOR PLAN

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

Funky Kup

FunkyKup Frozen Yogurt Shop
Design and Branding
120 Broad St. Lake Geneva, WI

Funky Kup

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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:
120 Broad St.
ZOP00346

Name & Address of Current Building Owner:
Jennifer Keefe
PO BOX 10866
Lake Geneva, WI 53147
Telephone Number of Current Building Owner:

Name & Address of Applicant:
Tony Besario
6806 84th Ave
Kenosha, WI 53142

Jeff Boldt
2180 Mochican Dr.
Roundlake Heights, IL 60073

Telephone Number of Applicant: Tony 847-912-4206 Jeff 847-951-2835

Proposed Design Change:
Adding sign to front window

Zoning District: Central Business

Names & Address of Architect, Engineer, and/or Contractor of Project:
Fast Signs - Derek Furman, Yesca Olson - Designers
4623 75th St #6, Kenosha, WI 53142

Description of Project:
Window Decal
Plastic sign hanging from awning

Date: 4/4/17 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:

Anthony Besario, as applicant/petitioner for:

Name: Funky Kup

Address: 120 Broad St.
Lake Geneva, WI 53147

Phone: 847-912-4206

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.

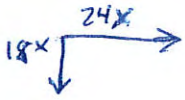
Dated this April day of 4th, 2017.

Anthony Besario
Printed name of Applicant/Petitioner

Signature of Applicant/Petitioner

Funky Kup sign
Window Decal
33" x 16"
Material: Vinyl

Sign hanging
from awning.
18" x 24"
Matrial: Plastic
Hung with chains
and locking clips.
9ft from ground



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 17, 2017

Agenda Item #9

Applicant:
Emily Blincoe
440 Frost Drive
Williams Bay, WI 53191

Request:
221 Broad Street, Lake Geneva, WI 53147
Proposed Conditional Use Permit for
Outdoor Commercial Entertainment and
Downtown Design Review for Signage

Description of Proposed Conditional Use:

The applicant is submitting a Conditional Use Permit (CUP) to permit outdoor activities such as food tastings, grilling, product demonstrations, outdoor seating, and musical performances in the courtyard adjacent to the Olive Oil Shops, located at 221 Broad Street. The City has previously approved such uses in this courtyard on a temporary basis. In order to permit these uses with more regularity, a Conditional Use Permit is needed for Outdoor Commercial Entertainment under Section 98-206(4)(i) of the Zoning Ordinance.

The property is zoned Central Business. No permanent or structural changes are proposed to the exterior of the existing building or the courtyard. All activities will occur on private property.

Hours of operation are proposed to be the same as those of the Olive Oil Shops (10:00 a.m. to 5:00 or 6:00 p.m.). No outdoor lighting is proposed.

Description of Proposed Signage:

The applicant proposes to replace the existing projecting sign on the building. The proposed projecting sign would be constructed of an aluminum composite and would be 3.6 square feet. Projecting signs in the CB zoning district are limited to 3 square feet. Properties in the CB district are permitted one projecting sign. The proposed sign meets this requirement and other code requirements for location, color, and materials.

The applicant also proposes a new wall sign composed of individual lettering above the door frame. This sign would involve black vinyl letters, one foot in height. This sign would be approximately 14 square feet in total area. The Zoning Ordinance limits properties in the CB district to one on-building (wall, awning, or marquee signs) sign per wall. Presently, there are two existing on-building signs for this business, framed in brick on either side of the door. These two signs are consistent with the code, as this business has two exposed walls (one fronting Broad Street and one facing the courtyard). However, the proposed wall sign with individual lettering sign would amount to a third on-building sign, which is not permitted.

Report on the Olive Oil Shops Conditional Use Permit continues on the next page

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.

Staff Review Comments:

Other than the height of the structure, the proposed conditional use is fully consistent with the Zoning Ordinance requirements for the SR-3 zoning district.

No lighting is proposed for the site. Staff notes that the Zoning Code allows for the use of strings of low wattage lights (i.e., holiday lights) in which the lighting element is not shielded. Full cutoff lighting fixtures are required in all other cases.

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.
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.
3. Staff recommends that the *following conditions* be attached:
    a. The courtyard gates shall remain open when the courtyard is accessible to the public.
    b. Exterior lighting (other than low wattage string lights) shall comply with illumination standards of Section 98-707.
    c. Amplified music or other activities shall comply with the noise standards of Section 98-709.

Staff Recommendation on Proposed Signage:

Staff recommends *approval* of the projecting sign, provided that the following issue is addressed:

1. The projecting sign shall be reduced in size to 3 square feet, in accordance with the requirements of the Zoning Ordinance.

Staff does *not* recommend approval of the wall sign composed of individual lettering, due to the fact that the property already has the maximum number of on-building signs.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

221 BROAD STREET
LAKE GENEVA WI 53147

NAME AND ADDRESS OF CURRENT OWNER:

BLDG OWNER
ROGER WULFF

The Olive Oil Shops
221 BROAD ST

TELEPHONE NUMBER OF CURRENT OWNER: 262-348-1800

NAME AND ADDRESS OF APPLICANT:

EMILY BLINCOE (STORE OWNER)
440 FROST DR WILLIAMS BAY WI 53191

TELEPHONE NUMBER OF APPLICANT: CELL 480-518-2633

PROPOSED CONDITIONAL USE: USE EXISTING COURTYARD FOR PRODUCT DEMONSTRATIONS, FOOD TASTINGS, GRILLING, SEASONAL PRODUCE MUSIC AND ARTISTS

ZONING DISTRICT IN WHICH LAND IS LOCATED: N/A

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

N/A Courtyard existing

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

SAME AS ABOVE - All of the ABOVE ACTIVITIES HAVE BEEN DONE before by PREVIOUS shop owner

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

2-18-17
DATE

SIGNATURE OF APPLICANT

CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR: CONDITIONAL USE REVIEW AND APPROVAL (Requirements per Section 98-905)

This form should be used by the Applicant as a guide to submitting a complete application for a conditional use and by the City to process said application. Parts II and III should be used by the Applicant to submit a complete application; Parts I - IV should be used by the City as a guide when processing said application.

I.RECORDATION OF ADMINISTRATIVE PROCEDURES

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

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II.APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 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:**

____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.

N/A (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.)

N/A (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.

N/A ____ (d) A **Detailed Landscaping Plan of the subject property:**

____Scale same as main plan (> or equal to 1" equals 100')
____Map reduction at 11" x 17"
____Showing the location of all required 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;

N/A ____ (e) A **Grading and Erosion Control Plan:**

____Same scale as the main plan (> or equal to 1" equals 100')
____Map reduction at 11" x 17")
____Showing existing and proposed grades including retention walls and related devices, and erosion control measures.

N/A ____ (f) **Elevation Drawings of proposed buildings or remodeling of existing buildings:**

____Showing finished exterior treatment;
____With adequate labels provided to clearly depict exterior materials, texture, color and overall appearance;
____Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.

NOTE: Initiation of Land Use or Development Activity: Absolutely no land use or development activity, including site clearing, grubbing, or grading shall occur on the subject property prior to the approval of the required site plan. Any such activity prior to such approval shall be a violation of law and shall be subject to all applicable enforcement mechanisms and penalties.

NOTE: Modification of an Approved Site Plan: Any and all variation between development and/or land use activity on the subject property and the approved site plan is a violation of law. An approved site plan shall be revised and approved via the procedures of Subsections 98-908(2) and (4) so as to clearly and completely depict any and all proposed modifications to the previously approved site plan, prior to the initiation of said modifications.

III.FINAL APPLICATION PACKET INFORMATION

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

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

____ ____ (c)**A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations;**

____ ____ (d)**A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.**

____ ____ (e)**Written justification for the proposed conditional use:**

____Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. *(See below)*

III.JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

   N/A

2. How is the proposed conditional use, in its specific location, in harmony with the 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?

   N/A

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

   NO - Neighbors would like me to be able to use the courtyard, sits empty otherwise

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?

   N/A

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

YES

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

THERE ARE NOT ANY ADVERSE IMPACTS ON EXISTING COURTYARD

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:** _____

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:

_____, as applicant/petitioner for:

Name: E_____

Address: _____

_____

Phone: _____

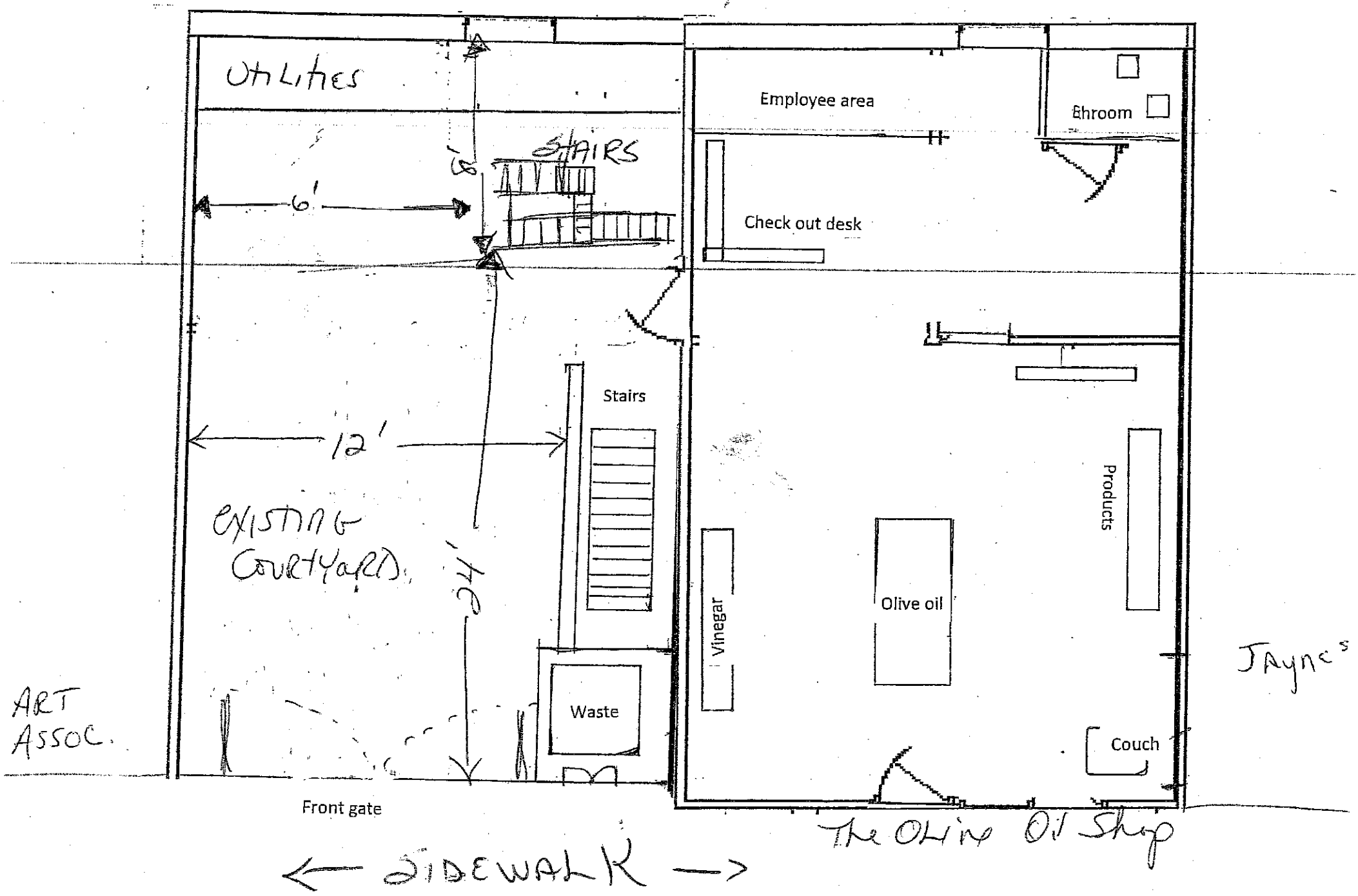
Agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional 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 18th day of February, 2017.

EMILY BLINCOE

Printed name of Applicant/Petitioner

Signature of Applicant/Petitioner


Utilities
STAIRS
6'
6'
12'
24'
EXISTING COURTYARD
Stairs
Waste
Front gate
ART ASSOC.
Employee area
Bhroom
Check out desk
Products
Olive oil
Vinegar
Couch
JAYNE'S
The Olive Oil Shop
← SIDEWALK →

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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:
The Olive Oil Shops
221 Broad St. Lake Geneva

Name & Address of Current Building Owner:
Roger Wolff
Kuefer Real Estate

Telephone Number of Current Building Owner: 262-903-3722

Name & Address of Applicant:
Emily Blincoe for The Olive Oil Shops
440 Frost Dr
Williams Bay 53191

Telephone Number of Applicant: Store 262-348-1800 HM 262-607-6191

Proposed Design Change:
(1) Store Signage on Bldg Around Door ½" PVC-12" TAI
(2) Revised Hanging Sign - 20" x 26" w/ Custom Bracket
Aluminum Composite

Zoning District:

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

Description of Project:
Store Signage

Date: 4-11-17 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:

_____, as applicant/petitioner for:

Name: EMILY BLINCOE

Address: The Olive Oil Shops
221 Broad St.

Phone: 262-348-1800

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 10th day of APRIL, 2017

EMILY BLINCOE
Printed name of Applicant/Petitioner

Signature of Applicant/Petitioner

THE OLIVE OIL SHOPS

the
Olive
Oil
Shops
theoliveoilshops.com
For purity. For health. For life.
221 Broad Street
OLIVE OIL
SHOP
OPEN
COME IN
221
the
Olive
Oil
Shops
theoliveoilshops.com
For purity. For health. For life.
221 Broad Street

The
Olive Oil
Shops
Public
Parking

Signs are 20”w x 26” h
made from an
aluminum composite material

The Olive Oil Shops
the Olive Oil Shops
theoliveoilshops.com
For purity. For health. For life.
221 Broad Street
OPEN
OLIVE OIL SHOP
221
the Olive Oil Shops
theoliveoilshops.com
221 Broad Street

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 17, 2017

Agenda Item #10

Applicant:
Daniel and Melissa Clifford
1301 Promontory Drive
Lake Geneva, WI 53147

Request:
1301 Promontory Drive, Lake Geneva, WI 53147
Proposed Conditional Use Permit to Exceed
Maximum Accessory Structure Height

Description of Proposed Conditional Uses:

The applicant is submitting a Conditional Use Permit (CUP) to permit an accessory structure in excess of 15 feet in height located at 1301 Promontory Drive.

The property is zoned SR-3. The maximum height for a residential accessory structure is 15 feet. Section 98-406 of the Zoning Ordinance enables property owners to request permission to exceed maximum height regulations through the conditional use process.

The applicants propose a two-story garage intended for a hobby woodworking space and for storage. The proposed design includes a pitched roof, a garage door on the front (west) façade, an exterior staircase on the south façade, and man doors on the top and bottom of the stairs. The structure is proposed to be clad in earth tone siding and shingles to that it blends with the surrounding vegetation. The structure is proposed to be built into the hillside and will serve as a retaining wall for the slope. Because height is measured from the lowest point of the foundation to the midpoint of the roof, the total height of the structure on the "downhill" (east) side exceeds 15 feet.

Staff does not support a future use of the structure for a Home Occupation use or accessory dwelling unit. The current property owners do not propose these uses, but due to the overall size of the structure, staff is concerned that a future property owner may use the structure in this manner. Staff recommends prohibiting such uses of the structure as a condition of approval.

Accessory structures are limited 10% of total lot area, and the combined area of all accessory buildings on-site may not exceed 1,000 square feet of gross floor area. With a footprint of 392 square feet and an estimated gross floor area of 784 square feet, the proposed structure meets these Zoning Ordinance requirements.

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 1301 Promontory Drive Conditional Use Permit continues on the next page

Staff Review Comments:

Other than the height of the structure, the proposed conditional use is fully consistent with the Zoning Ordinance requirements for the SR-3 zoning district.

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 1301 Promontory Drive Conditional Use Permit 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.
3. Staff recommends that the *following conditions* be attached:
    a. The height of the structure shall not exceed 18 feet, as measured from the lowest elevation of the adjoining ground level to the mean distance of the highest gable of the roof.
    b. No water or sewer service shall be extended to the structure.
    c. The structure shall not contain a dwelling unit, be used for living, sleeping, eating or cooking, or be used in support of a Home Occupation as described in Section 98-206(8)(j).
    d. The structure shall meet the required rear yard setback of three feet.
    e. Due to the additional three feet in height, the required side yard setback for this structure shall be six feet (based on required side yard setback of three feet plus three additional feet).
    f. The color of the structure shall be limited to "earth tones" such as gray-greens and gray-browns to ensure that the structure continues to blend in with the surrounding landscape.
    g. Staff review will be required for any paving or driveways to ensure that the site meets Landscape Surface Ratio requirements in the SR-3 zoning district.

APPLICATION FOR CONDITIONAL USE ZEH 00018

City of Lake Geneva

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

Edgewood Hills Lot #18

1301 PROMONTORY DR.

NAME AND ADDRESS OF CURRENT OWNER:

Daniel and Melissa Clifford

1301 PROMONTORY DR. Lake Geneva WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: 262-248-1794

NAME AND ADDRESS OF APPLICANT:

DAN CLIFFORD

1301 PROMONTORY DR. Lake Geneva WI 53147

TELEPHONE NUMBER OF APPLICANT: 262-248-1794 Cell: 262-220-3301

PROPOSED CONDITIONAL USE:

* To Exceed building height of 15 feet for accessory building being built into steep slope while leaving foundation open and exposed.

ZONING DISTRICT IN WHICH LAND IS LOCATED: SR-3 & steep slope overlay

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

DAN CLIFFORD

1301 PROMONTORY DR.

Lake Geneva, WI 53147

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Pouring a concrete slab and partial wall (retaining wall) on uphill side of shed/garage. Constructing a 2 story shed on the slab.

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

X 2-10-2017 X Daniel Clifford

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 to 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:

Dan Clifford, as applicant/petitioner for:

Name: DAN CLIFFORD

Address: 1301 PROMONTORY DR.
LAKE GENEVA, WI 53147

Phone: 262-248-1794

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 10TH day of February, 2017.

DANIEL P. CLIFFORD
Printed name of Applicant/Petitioner

Daniel P. Clifford
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:* 2/17/17 *by:* _____

⇓ *Draft Final Packet (1 Copy to Zoning Administrator)* *Date:* 2/17/17 *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:**

____ ✓ (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 (see Site Plan Review checklist);**

____ ✓ (d) **A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as**

proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.

___ ✓ (e) **Written justification for the proposed conditional use:**

✓ Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. *(See below)*

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

1. How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?
   Location is SR-3 with No change to use of property. We are adding an accessory building and asking for relief on the height restriction for the building because we are in the steep slope overlay. Increase height from 15' to 18'.

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?
   No change to city goals, objectives, policies or standards. Simply requesting for relief on the height restriction.

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?
   Proposed Conditional Use (height increase) is not seen to have any negative effect by all surrounding neighbors, especially since the structure location is surrounded by trees 25 feet tall and taller.

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?
   No change. This adds an allowable accessory building onto our SR-3 property. The special exception is simply to allow for additional height of a structure that is being placed in wooded surroundings

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?
   Proposed conditional Use area will not impose any undue burden on any city agencies

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?
   No potential adverse impacts from Conditional Use structure.

✓ Showing the location of all required bufferyard and landscaping areas
N/A Showing existing and proposed Landscape Point fencing
N/A Showing berm options for meeting said requirements
✓ Demonstrating complete compliance with the requirements of Article VI
N/A Providing individual plant locations and species, fencing types and heights, and berm heights;

✓ ____ (e) A **Grading and Erosion Control Plan:**
✓ Same scale as the main plan (> or equal to 1" equals 100')
✓ Map reduction at 11" x 17")
✓ Showing existing and proposed grades including retention walls and related devices, and erosion control measures.

✓ ____ (f) **Elevation Drawings of proposed buildings or remodeling of existing buildings:**
✓ Showing finished exterior treatment;
✓ With adequate labels provided to clearly depict exterior materials, texture, color and overall appearance;
✓ Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.

NOTE: Initiation of Land Use or Development Activity: Absolutely no land use or development activity, including site clearing, grubbing, or grading shall occur on the subject property prior to the approval of the required site plan. Any such activity prior to such approval shall be a violation of law and shall be subject to all applicable enforcement mechanisms and penalties.

NOTE: Modification of an Approved Site Plan: Any and all variation between development and/or land use activity on the subject property and the approved site plan is a violation of law. An approved site plan shall be revised and approved via the procedures of Subsections 98-908(2) and (4) so as to clearly and completely depict any and all proposed modifications to the previously approved site plan, prior to the initiation of said modifications.

III.FINAL APPLICATION PACKET INFORMATION

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

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

N/A 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;

N/A 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.";

N/A Exterior building and fencing materials (Sections 98-718 and 98-720);

N/A Possible future expansion and related implications for points above;

N/A Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

___ ✓ (b) A **Small Location Map** 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 Property Site Plan 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;

N/A 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;

N/A 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;

N/A The location and type of any permanently protected green space areas;

N/A 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 **Detailed Landscaping Plan of the subject property:**

✓ Scale same as main plan (> or equal to 1" equals 100')

✓ Map reduction at 11" x 17"

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: _____

2/10/17

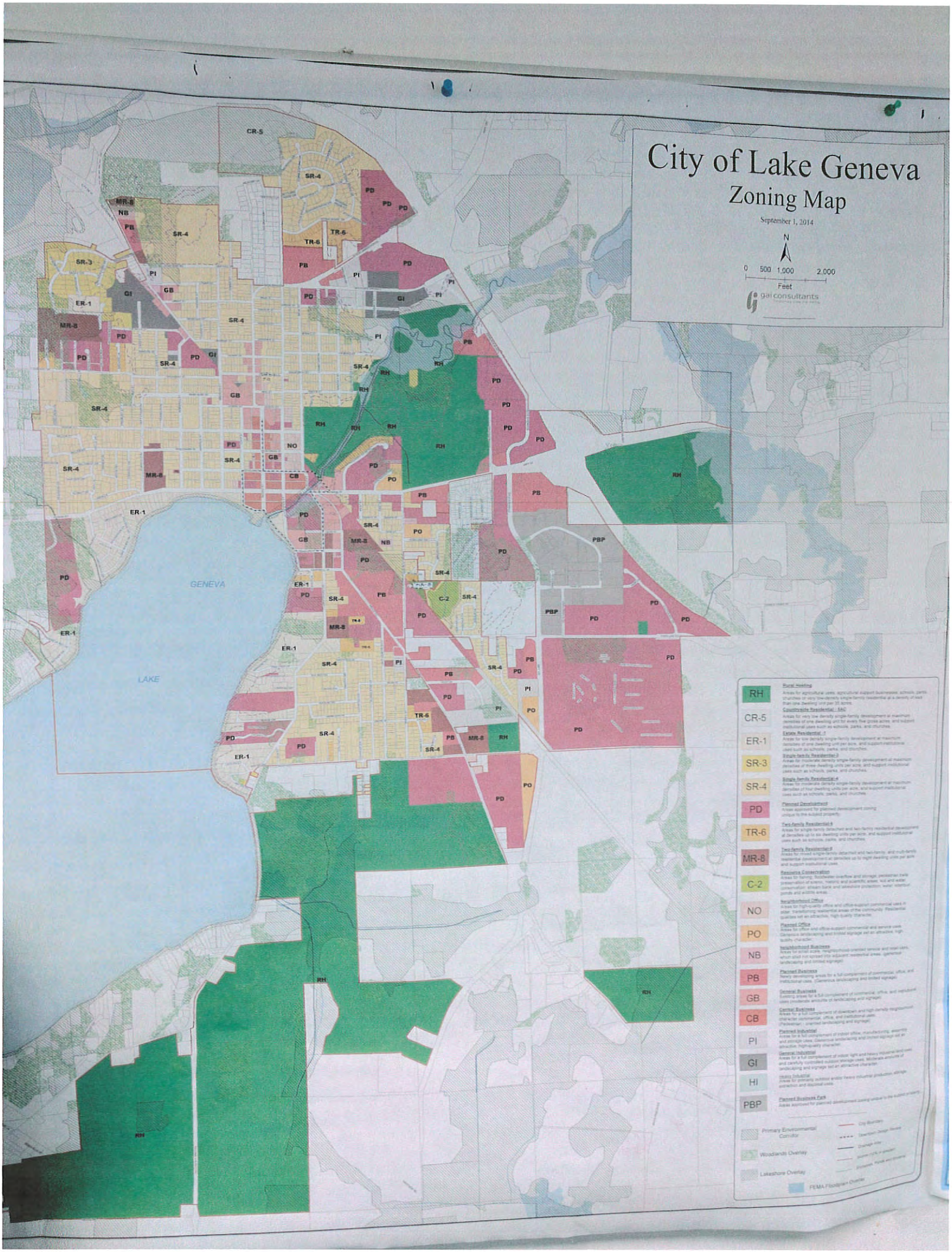
To Whom It May Concern:

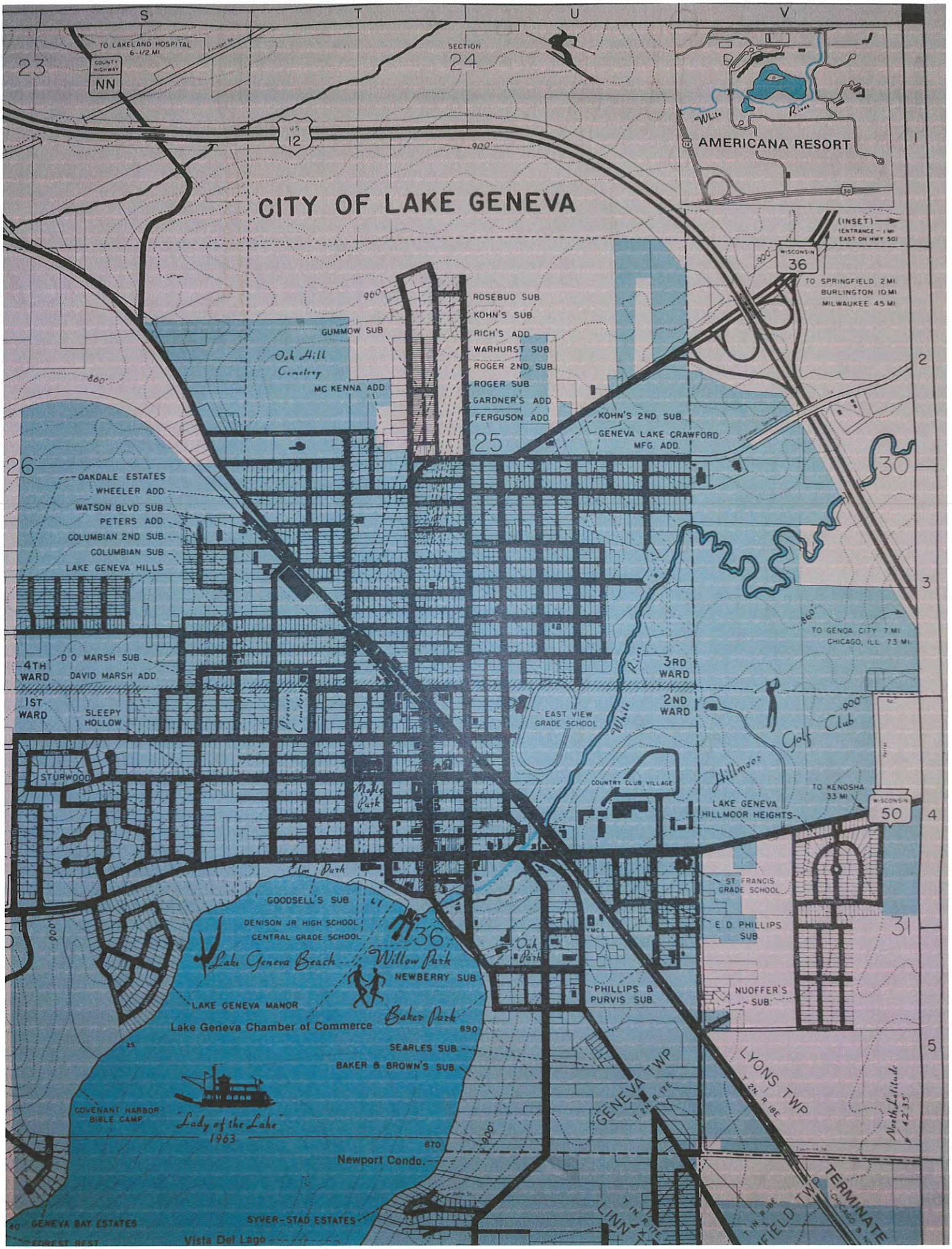
We are requesting for Conditional Use with an Accessory Structure and specifically requesting a special exception regarding the height restriction with the building. The structure is going to be placed on the downhill side of our back woods with the doors facing into our yard. We will be managing this placement into the existing hill that runs both across (sideways) and back to front through our yard. We have 25 foot high trees surrounding the area of the structure placement and those trees are still growing. We are going to have a 2nd story on the shed and one of our primary concerns is that the structure exists without being noticed, as much as possible. We intend to hide this structure back in the trees. While being surrounded by trees, we will also be using "earth tone" colored siding and shingles on the structure. Again, we want it to blend and attempt to "hide" the structure as much as possible. This attempt to "hide" the building with all the surrounding trees that are already\currently taller than the structure will be, it has been viewed by our neighbors as having NO negative affect on their properties. Due to our Lot being in the Steep Slope Overlay District, the height restriction of 15 feet has become an issue with making this structure a 2 story. The "Undo Hardship" is that because of the hill with multiple "pitches" throughout our lot, we need to give the structure some extra height to allow us to utilize "normal" (6'8") sized doors for entry and access. I am requesting this Special Exception for Conditional Use, on the height restriction and ask for the exception to allow us to increase the height from 15 feet to 18 feet. We will be "digging in" the uphill side of the structure into the hill and using the structure as a "retaining wall" to obstruct any erosion in the hills. Since the side of the shed will be the "retaining wall", I am asking for this increase in height to allow us to put regular sized doors on the structure, allowing anyone to walk in and be able to stand inside without having to be bent over on both 1st and 2nd stories of the structure.

We plan on using this structure for the storage of not only lawn equipment and outdoor furniture, but also for my personal hobby "wood working" tools. The second story will be used for home storage of my wife's belongings ranging from nostalgic children's toys and clothes that have been passed down from her Grandparents (the late Robert and Marion Jones, the Jones farm on the S side of Lake Geneva) to her own many Medical text books and "props\tools" that she utilizes in her occupation as a Physical Therapist at the Lakeland school in Walworth Co. This relief in the height restriction from 15 to 18 feet of height allowed, will enable us to overcome the "Undo Hardship" of building into the side of our hills from the fact that we are in the "Steep Slope Overlay". Please permit our request for this Special Exception with Conditional Use, as we and all our surrounding neighbors view this as an increase of value to the property and having No negative affects on any of our neighbor's properties.

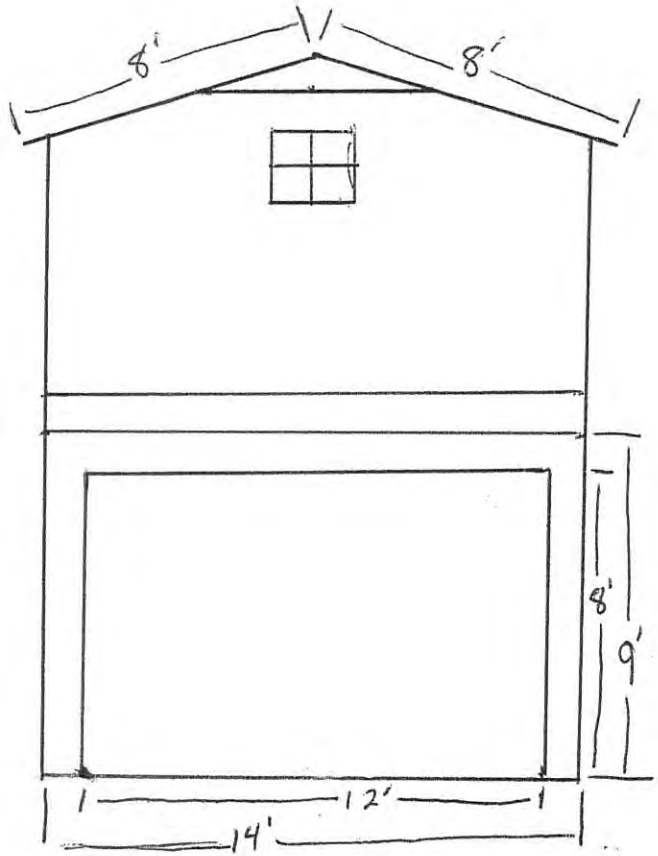
Thank You!

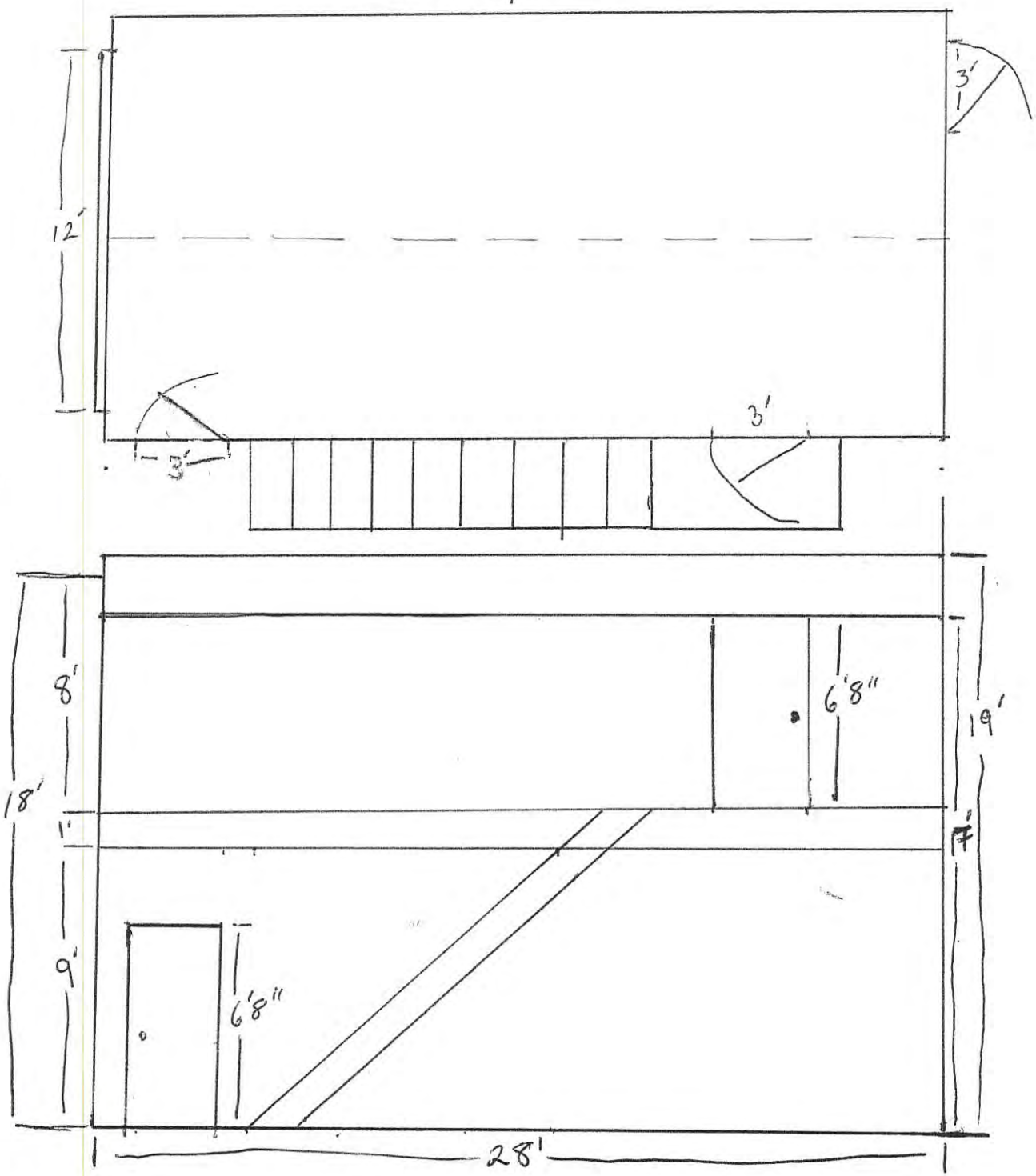
Dan Clifford
1301 Promontory Dr.
Edgewood Hills
Lake Geneva, WI 53147


City of Lake Geneva
Zoning Map
September 1, 2014
N
0 500 1,000 2,000
Feet
gai consultants
GENEVA
LAKE
RH
CR-5
ER-1
SR-3
SR-4
MR-8
TR-6
PD
NB
PB
GB
GI
PI
NO
CB
PO
C-2
PBP
HI
Primary Environmental Corridor
Woodlands Overlay
Lakeshore Overlay
City Boundary
Downtown Design District
Drainage Area
Water (U.S. or Inland)
Wetlands, Ponds and Streams
FEMA Floodplain Overlay


CITY OF LAKE GENEVA
TO LAKELAND HOSPITAL 6-1/2 MI
COUNTY HIGHWAY NN
US 12
SECTION 24
23
25
26
30
31
36
AMERICANA RESORT
White River
(INSET) (ENTRANCE - 1 MI EAST ON HWY 50)
WISCONSIN 36
TO SPRINGFIELD 2 MI
BURLINGTON 10 MI
MILWAUKEE 45 MI
ROSEBUD SUB
KOHN'S SUB
RICH'S ADD
WARHURST SUB
ROGER 2ND SUB
ROGER SUB
GARDNER'S ADD
FERGUSON ADD
GUMMOW SUB
Oak Hill Cemetery
MC KENNA ADD
KOHN'S 2ND SUB
GENEVA LAKE CRAWFORD MFG. ADD
OAKDALE ESTATES
WHEELER ADD
WATSON BLVD SUB
PETERS ADD
COLUMBIAN 2ND SUB
COLUMBIAN SUB
LAKE GENEVA HILLS
TO GENOA CITY 7 MI
CHICAGO, ILL. 73 MI
4TH WARD
D O MARSH SUB
DAVID MARSH ADD
1ST WARD
SLEEPY HOLLOW
Pioneer Cemetery
STURWOOD
Maple Park
EAST VIEW GRADE SCHOOL
3RD WARD
2ND WARD
Golf Club
Hillmoor
COUNTRY CLUB VILLAGE
LAKE GENEVA HILLMOOR HEIGHTS
TO KENOSHA 33 MI
WISCONSIN 50
Elm Park
ST FRANCIS GRADE SCHOOL
E D PHILLIPS SUB
GOODSELL'S SUB
DENISON JR HIGH SCHOOL
CENTRAL GRADE SCHOOL
Lake Geneva Beach
Willow Park
NEWBERRY SUB
Oak Park
YMCA
PHILLIPS & PURVIS SUB
NUOFFER'S SUB
LAKE GENEVA MANOR
Lake Geneva Chamber of Commerce
Baker Park
SEARLES SUB
BAKER & BROWN'S SUB
COVENANT HARBOR BIBLE CAMP
"Lady of the Lake" 1963
Newport Condo.
GENEVA TWP
T 2N R 17E
LYONS TWP
T 2N R 18E
North Latitude 42°35'
LINN TWP
T 1N R 17E
T 1N R 18E
TERMINATE
SYVER-STAD ESTATES
GENEVA BAY ESTATES
Vista Del Lago

Bird's Eye View





PLAT OF SURVEY

of

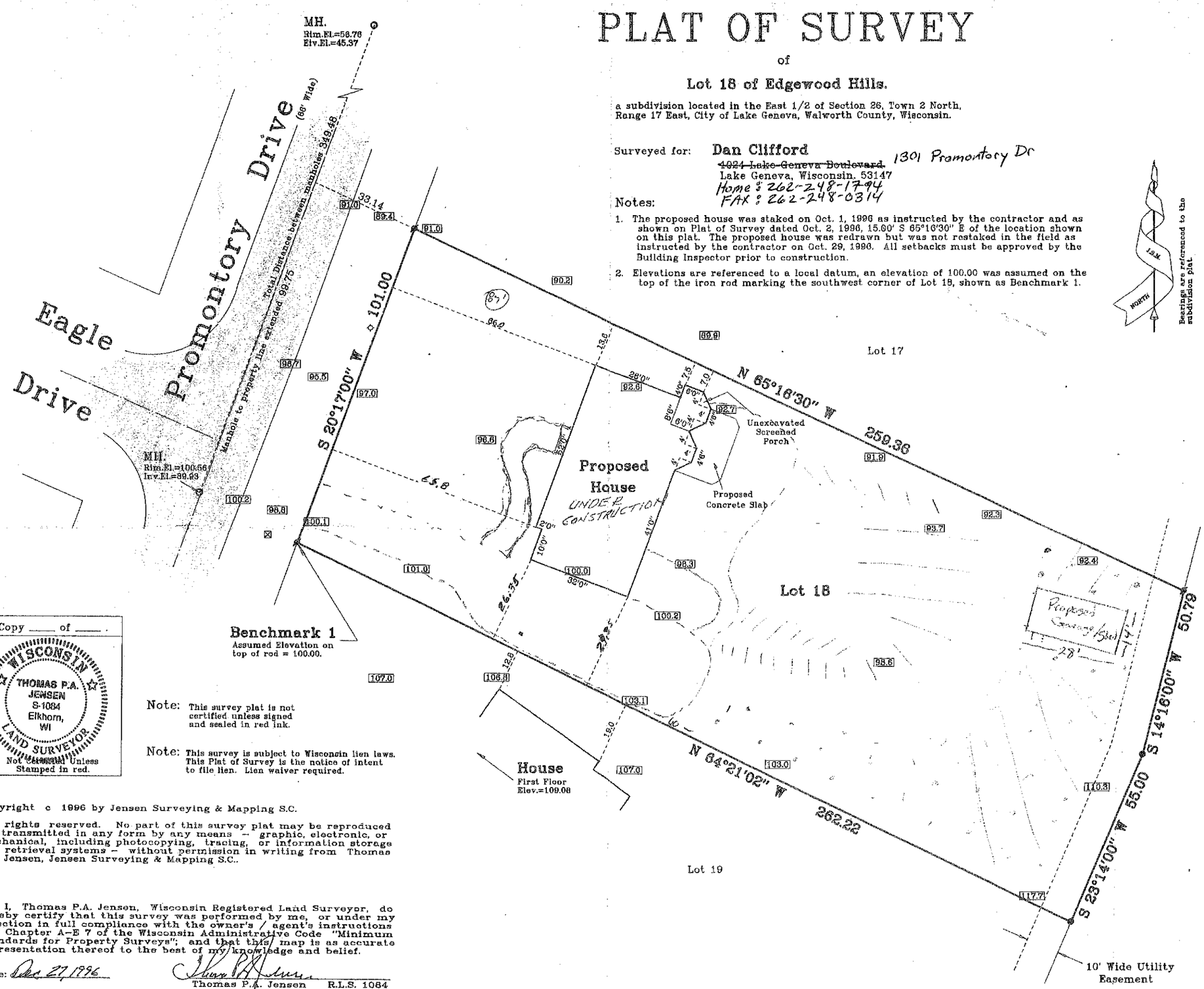
Lot 18 of Edgewood Hills.

a subdivision located in the East 1/2 of Section 26, Town 2 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin.

Surveyed for: **Dan Clifford**
~~1024 Lake Geneva Boulevard.~~ 1301 Promontory Dr
Lake Geneva, Wisconsin. 53147
Home: 262-248-1794
FAX: 262-248-0314

Notes:

1. The proposed house was staked on Oct. 1, 1996 as instructed by the contractor and as shown on Plat of Survey dated Oct. 2, 1996, 15.00' S 65°16'30" E of the location shown on this plat. The proposed house was redrawn but was not restaked in the field as instructed by the contractor on Oct. 29, 1996. All setbacks must be approved by the Building Inspector prior to construction.
2. Elevations are referenced to a local datum, an elevation of 100.00 was assumed on the top of the iron rod marking the southwest corner of Lot 18, shown as Benchmark 1.



Copy ____ of ____.

WISCONSIN
THOMAS P.A. JENSEN
S-1084
Elkhorn, WI
LAND SURVEYOR
Not Valid Unless Stamped in red.

Note: This survey plat is not certified unless signed and sealed in red ink.

Note: This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.

Copyright c 1996 by Jensen Surveying & Mapping S.C.

All rights reserved. No part of this survey plat may be reproduced or transmitted in any form by any means -- graphic, electronic, or mechanical, including photocopying, tracing, or information storage and retrieval systems -- without permission in writing from Thomas P.A. Jensen, Jensen Surveying & Mapping S.C..

I, Thomas P.A. Jensen, Wisconsin Registered Land Surveyor, do hereby certify that this survey was performed by me, or under my direction in full compliance with the owner's / agent's instructions and Chapter A-E 7 of the Wisconsin Administrative Code "Minimum Standards for Property Surveys"; and that this map is as accurate representation thereof to the best of my knowledge and belief.

Date: Dec 27, 1996

Thomas P.A. Jensen R.L.S. 1084

Mapping date: Oct. 2, 1996.
Revisions: Oct. 29, 1996. Dec. 27, 1996

Scale in Feet
1" = 20'
0' 10' 20' 40'

JENSEN SURVEYING & MAPPING S.C.
45 South Wisconsin Street P.O. Box 322
Elkhorn, Wisconsin. 53121
Telephone & Facsimile: (414) 723-3434

Legend
- Found Iron Rod 1 3/16" dia.
- Found Iron Rod 3/4" dia.
- Set Wood Stake
- Manhole
- Catch Basin
- Water Shutoff
- Blacktop Surface
- 108.0 Spot Elevation

Sheet 1 of 1 Sheets.

Job Reference Number
1996.081

1996.081

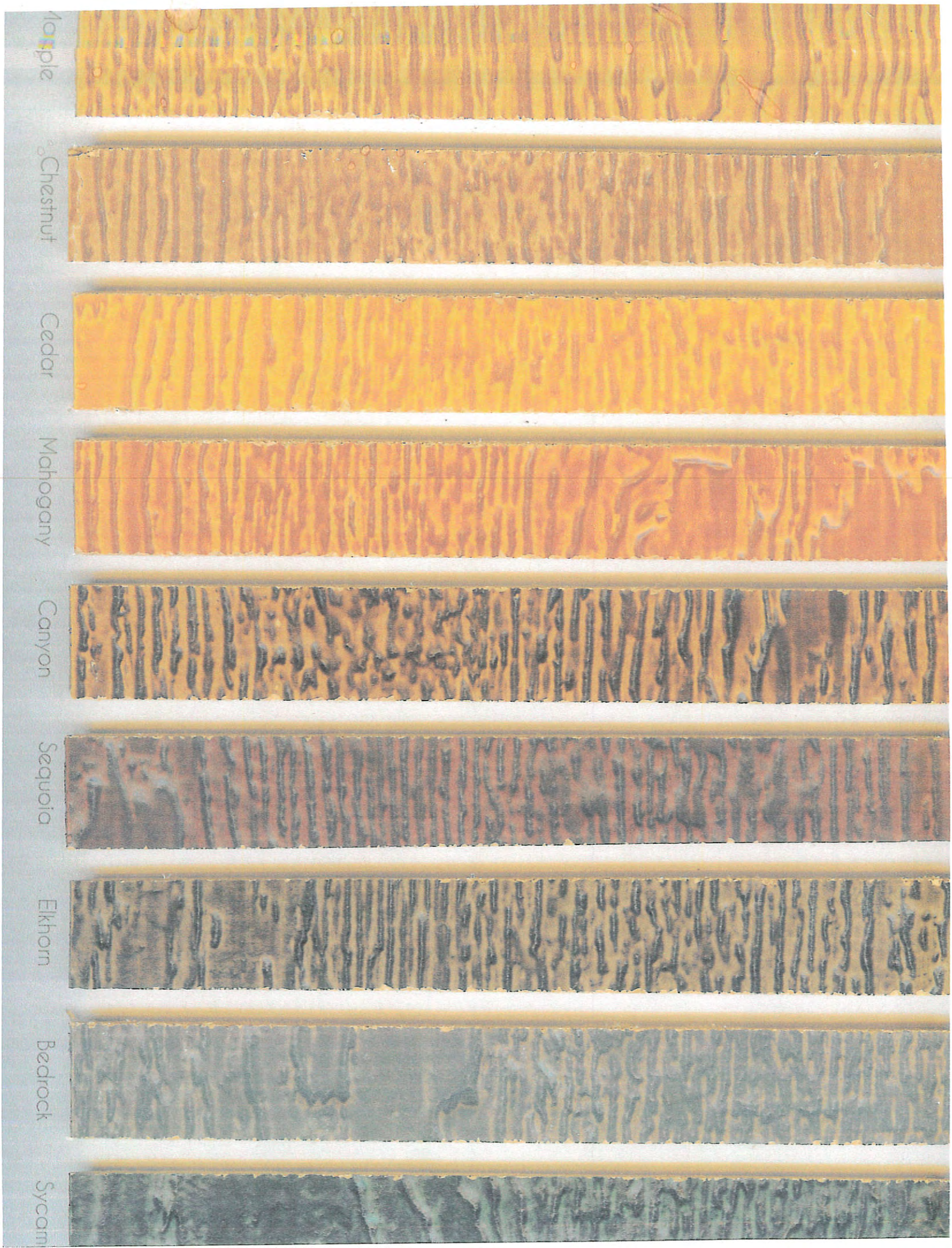
FRONTIER BLEND (PREMIUM COLOR)
(04/05OL ONLY)
TIMBER BLEND (PREMIUM COLOR)
(04/05OL ONLY)
CANYON BLEND (DELUXE COLOR)
(04/05OL ONLY)

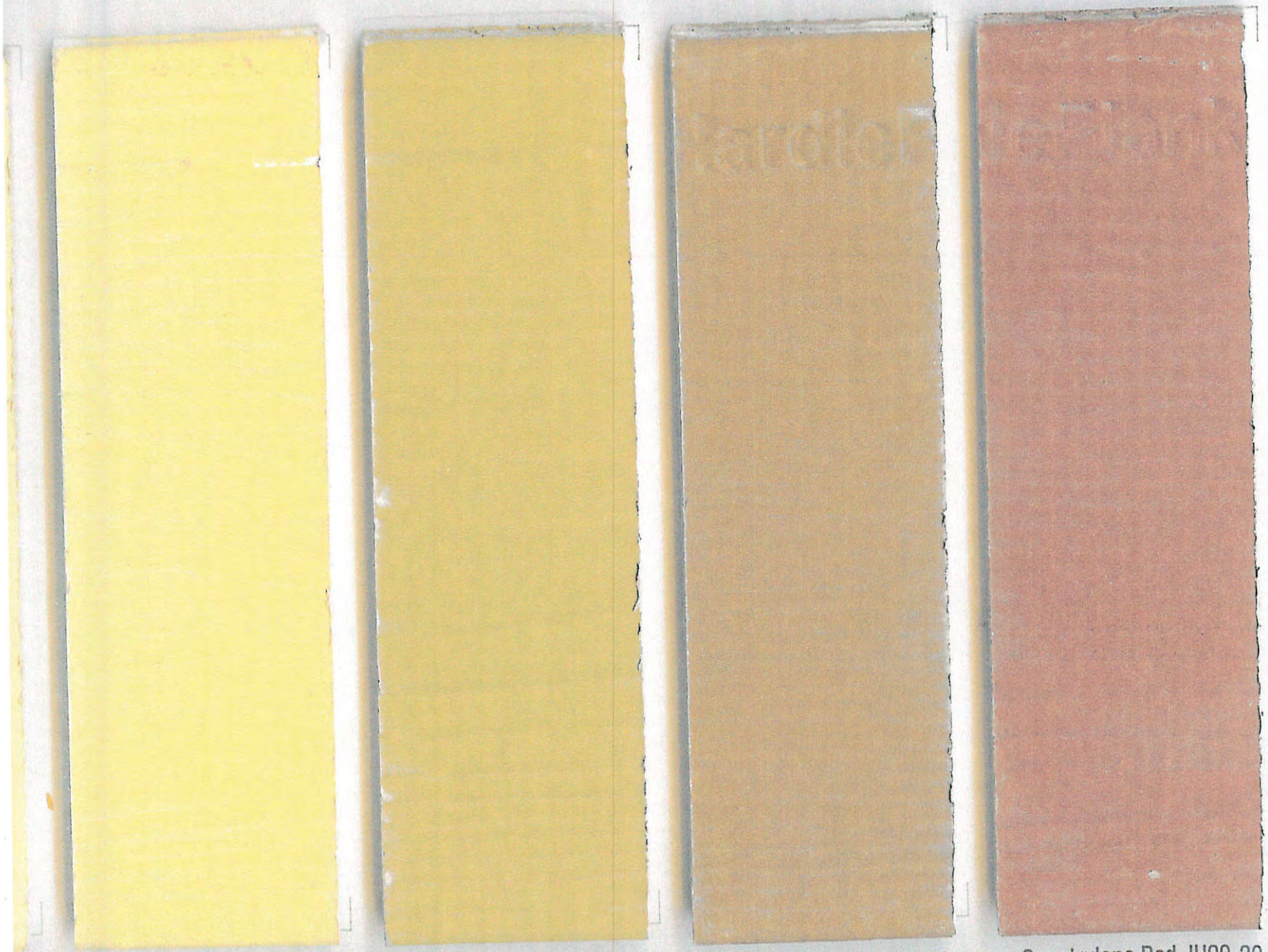
LIGHT MAPLE

SAVANNAH WICKER

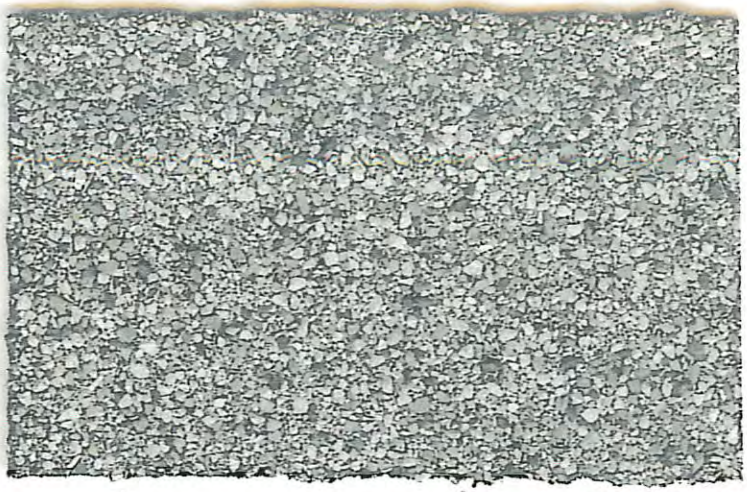
NATURAL CLAY

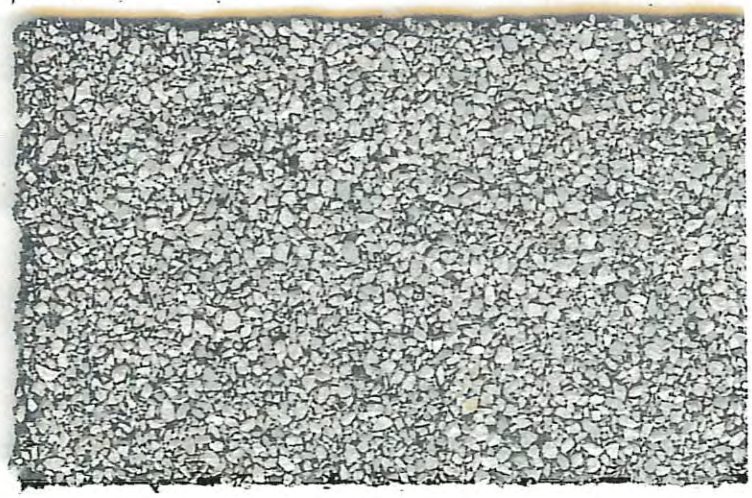
DESERT TAN

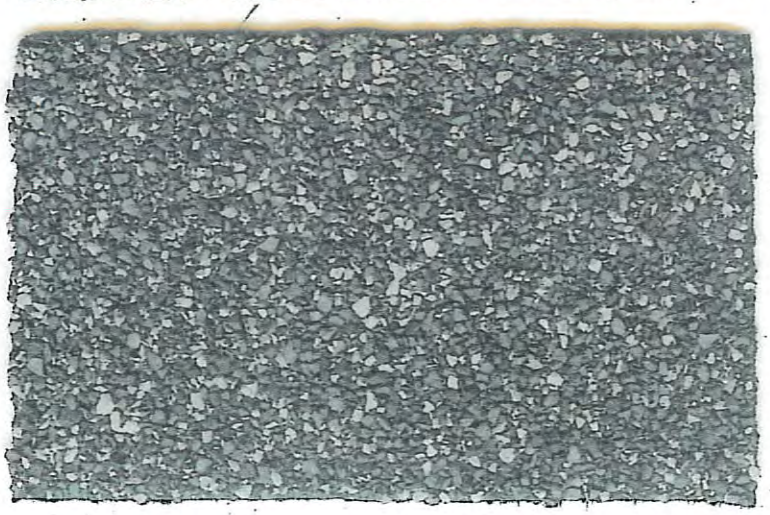

Maple
Chestnut
Cedar
Mahogany
Canyon
Sequoia
Elkhorn
Bedrock
Sycam

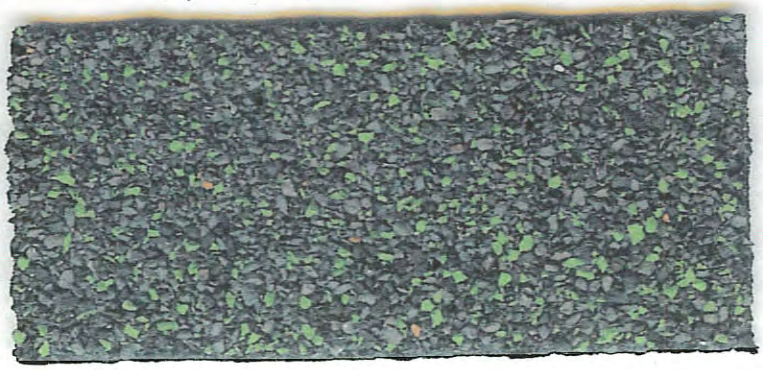


0 Harris Cream JH80-10 | Tuscan Gold JH80-20 | Chestnut Brown JH80-30 | Countrylane Red JH90-20









Color Availability For:
Michigan City, IN

1st column chips:	2nd column chips:
Barkwood	Pewter Gray
Charcoal	Shakewood
Hickory	Slate
Hunter Green	Weathered Wood

Stain Guard

2015.V1

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 17, 2017

Agenda Item #11

Applicant:
Nicolas Frank Carone
177 Valencia Parkway
Gilberts, IL 60136

Request:
272 Broad Street, Lake Geneva, WI 53147
Proposed Conditional Use Permit for:

1. Indoor Commercial Entertainment for Frank's Original restaurant
2. Indoor Commercial Entertainment (Outdoor Dining) for Frank's Original restaurant

Description of Proposed Conditional Uses:

The applicant is submitting a Conditional Use Permit (CUP) to propose a hot dog restaurant in an approved multi-tenant building located at 272 Broad Street. The property is located in the Central Business District.

Operating hours are expected to be 10:30 a.m. to 11:00 p.m. weekdays and Saturdays, and 10:30 a.m. to 9:00 p.m. on Sundays (possibly closing earlier during the off-season). Up to five employees will be on site at a time. No alcohol will be served.

The proposed restaurant would occupy the eastern portion of the building. It would entail a dining area with an ordering counter and counter seating for 18 guests. It would also include a kitchen, office, and restrooms.

In the outdoor patio at the corner of Broad and Geneva Streets, outdoor seating for 6 to 10 guests is proposed near the entrance to the restaurant. Existing planters would remain in place.

At this time, no exterior modifications are proposed. Changes to the exterior are subject to Downtown Design Review. Signage will be developed and submitted for review at a future date.

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 Frank's Original Conditional Use Permit continues on the following page.

Staff Review:

The proposed conditional use is fully consistent with the requirements of the Zoning Ordinance.

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 Frank's Original Conditional Use Permit continues on the following 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:

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.
3. Staff recommends the following *additional conditions of approval* be attached.
    a. Outdoor seating shall be limited to 16 seats.
    b. Outdoor seating and other furnishing shall be located on-site and shall not be located in the public right-of-way.
    c. Umbrellas for outdoor seating shall not contain advertising.

APPLICATION FOR CONDITIONAL USE
City of Lake Geneva

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

~~272~~ 270 BROAD STREET, LAKE GENEVA WI

NAME AND ADDRESS OF CURRENT OWNER:

MIKE KOCOUREK

880 S. LAKE SHORE DRIVE #2, LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER:

NAME AND ADDRESS OF APPLICANT:

NICOLAS FRANK CARONE

177 VALENCIA PARKWAY, GILBERTS, IL 60136

TELEPHONE NUMBER OF APPLICANT:

PROPOSED CONDITIONAL USE:

98-206; INDOOR COMMERCIAL ENTERTAINMENT RESTAURANT / NEIGHBORHOOD BAKERY.

ZONING DISTRICT IN WHICH LAND IS LOCATED: CENTRAL BUSINESS

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

KOPECKY ARCHITECTS + ASSOCIATES

JOSEPH F. KOPECKY

236 HWY 50, DELAVAN, WI 53115

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

NEIGHBORHOOD RESTAURANT, SALE OF ENCASED MEATS, HAMBURGERS + FRESH CUT FRIES.

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

3-13-2017
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:

_____, as applicant/petitioner for:

Name: NICOLAS CARONE

Address: 177 VALENCIA Parkway
GILBERTS, IL 60136

Phone: 312-303-0221

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 13TH day of March, 2017.

NICOLAS FRANK CARONE
Printed name of Applicant/Petitioner

Nicolas Frank Carone
Signature of Applicant/Petitioner

CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR: CONDITIONAL USE REVIEW AND APPROVAL (Requirements per Section 98-905)

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

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II.APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

⇓

____ ____ (a)**A 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:**

____ ____ (c)A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations;

____ ____ (d)A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.

____ ____ (e)Written justification for the proposed conditional use:

____Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. *(See below)*

III.JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

   THE ESTABLISHMENT WILL ADD TO THE "SMART GROWTH" LEGISLATION, ALONG WITH ENHANCING THE DINING CHOICES OF BOTH RESIDENTS AND VISITORS ALIKE. THIS ESTABLISHMENT WILL ALSO ADD TO THE CENTRAL BUSINESS DISTRICT.

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?

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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?

   NO, THE ESTABLISHMENT WILL NOT POSE ANY UNDUE ADVERSE IMPACT ON NEARBY PROPERTY, NEIGHBORHOOD OR RESIDENTS OF LAKE GENEVA.

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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?

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

YES. FRANK'S ORIGINAL WILL BE OPEN YEAR-ROUND TO SERVICE THE RESIDENTS OF LAKE GENEVA.

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:** _____

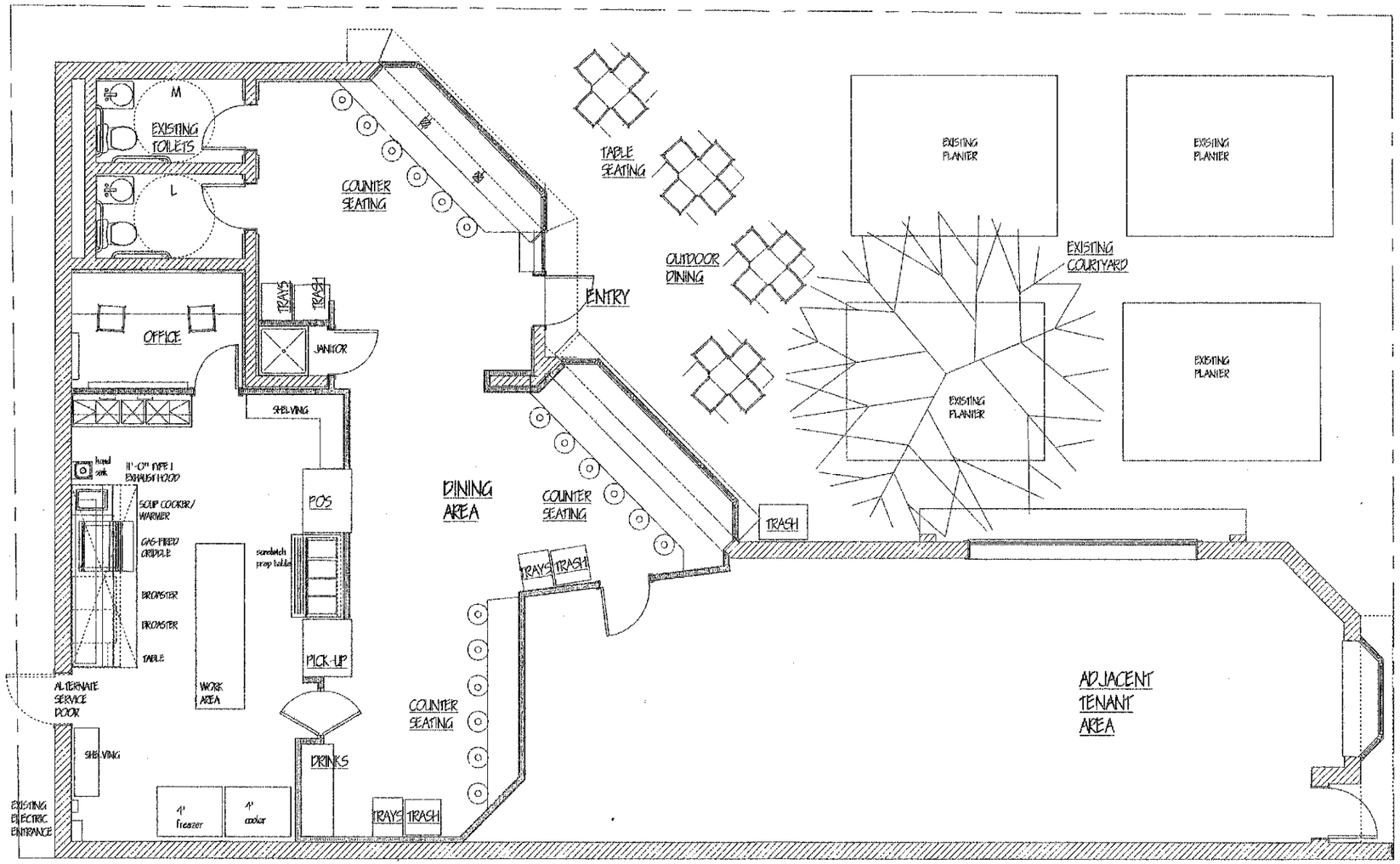
____ **Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk:** **Date:** _____ **by:** _____

____ **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:** _____

GENEVA STREET



BROAD STREET

GRAPHIC SCALE

0 1 5 10 20 30

N

PROPOSED FLOOR PLAN (C)

ORIGINAL @ 1/8" = 1'-0"
MARCH 30, 2017

FRANKS ORIGINAL
272 BROAD STREET
LAKE GENEVA, WI 53147

KOPECKY ARCHITECTS + ASSOCIATES
236 HWY 50 -- DELAVAN, WI 53115
(262) 740-9175 VOICE/FAX
kopeckyarchitects@gmail.com

(C)

APPLICATION FOR CONDITIONAL USE
City of Lake Geneva

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

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YES. FRANK'S ORIGINAL WILL BE OPEN YEAR-ROUND TO SERVICE THE RESIDENTS OF LAKE GENEVA.

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:** _____

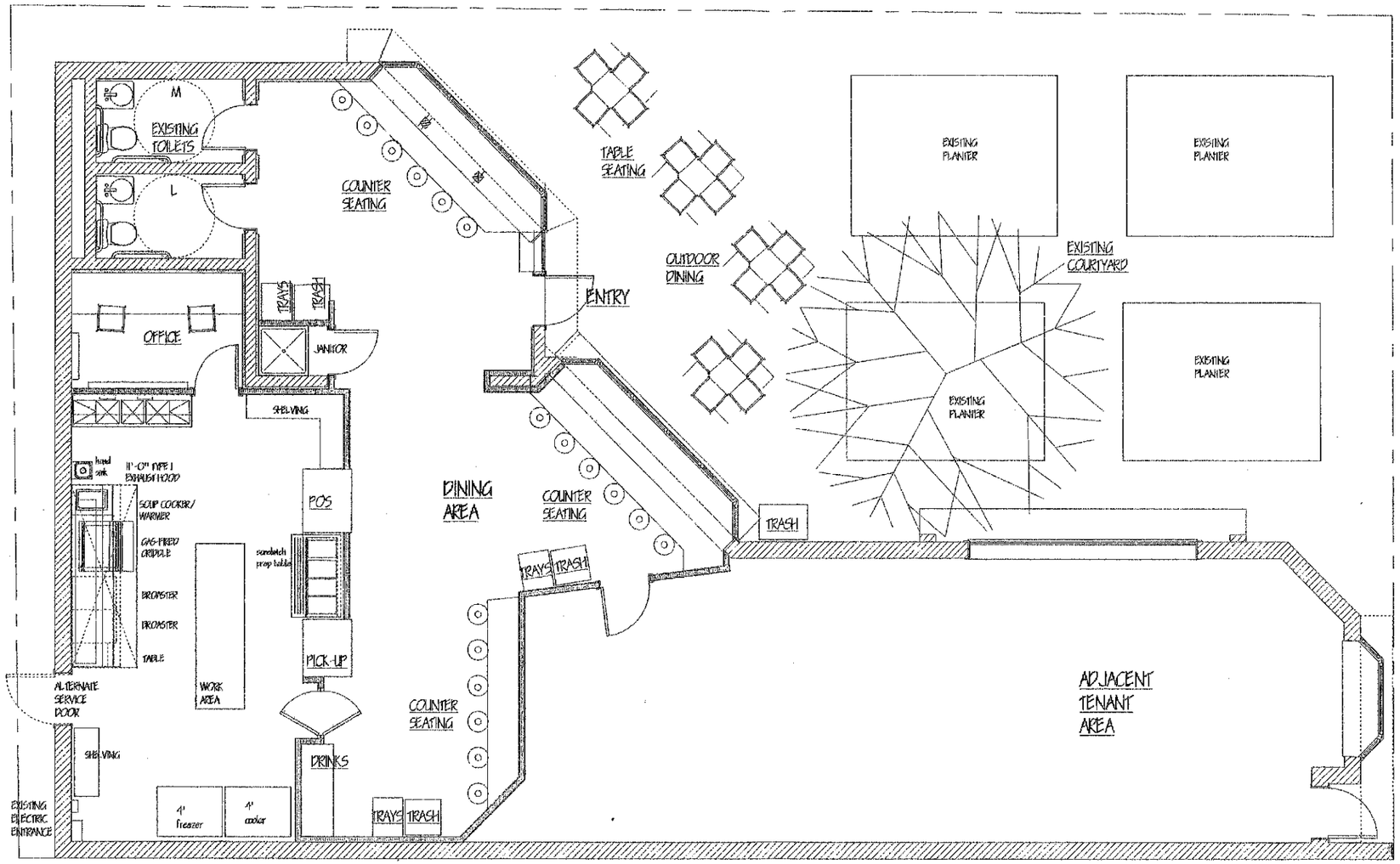
____ **Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk:** **Date:** _____ **by:** _____

____ **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:** _____

GENEVA STREET



BROAD STREET

GRAPHIC SCALE

0 1 5 10 20 30

N

PROPOSED FLOOR PLAN (C)

ORIGINAL @ 1/8" = 1'-0"
MARCH 30, 2017

FRANKS ORIGINAL
272 BROAD STREET
LAKE GENEVA, WI 53147

KOPECKY ARCHITECTS + ASSOCIATES
236 HWY 50 -- DELAVAN, WI 53115
(262) 740-9175 VOICE/FAX
kopeckyarchitects@gmail.com

(C)

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 17, 2017

Agenda Item #12

Applicant:
Dirk Debbink & Bert Zenker, MSI General.
W215 E. Wisconsin Avenue
Nashota, WI 53058

Request:
901 Geneva Parkway
Site Plan Amendment for a Buiding Expansion
Plasti-Coil, Inc.

Description:

Plasti-Coil is proposing a 20,800 square foot addition to front of their 38,330 square foot building on Geneva Parkway. The existing site is shown on Sheet C-001 and the addition is highlighted on Sheet C-101.

The addition will bring the total square footage to 59,130 square feet. The proposed addition will house an extension of the plastic intrusion manufacturing occurring in the current building. This land use is permitted by right in the Planned Business Park (PBP) zoning district. The proposed addition complies with all building setbacks. The resulting Floor Area Ratio of 0.40 will remain below the maximum of 0.50 permitted in the zoning district. The resulting Landscape Surface Ratio of 0.325 will remain above the minimum of 0.250 permitted for the site. This data is presented in the table in the lower left part of Sheet C-101. The existing 16 on-site parking spaces remain sufficient to accommodate the largest work shift.

The proposed additional lighting depicted on the plan from Giraffe Electric is comprised of modest wall-mounted LED fixtures, and the resulting photometric plan demonstrates full compliance with the lighting requirements. The proposed additional landscaping shown on Sheet C-107 complies with the amounts and locations triggered by the building addition, and keeps the overall site landscaping in full compliance with requirements.

The proposed building exterior depicted on Sheet A-201 generally matches the existing building colors, textures, and materials as shown on the photos included in the submittal packet.

Staff Review Comments:
The proposed building addition is in full compliance with all requirements of the zoning ordinance.

Staff Recommendation on the proposed Site Plan:

Staff recommends that the Plan Commission approve the proposed Site Plan.

APPLICATION FOR PRECISE IMPLEMENTATION PLAN AMENDMENT

City of Lake Geneva

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

901 GENEVA PARKWAY, LAKE GENEVA, WI 53147

SEE ATTACHMENT

Name and Address of Current Owner:

LARRY AUSTIN

SAME AS SITE ADDRESS

Telephone No. of Current Owner including area code: 262.249.5620

Name and Address of Applicant:

DIRK DEBBINK & BERT ZENKER MSI GENERAL

W215 E. WISCONSIN AVE, NASHOTAH WI 53058

Telephone No. of Applicant including area code: 262.367.3661

Proposed Use:

MANUFACTURING

Zoning District in which land is located: PBP

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

SAME AS APPLICANT

Short statement describing activities to take place on site:

TOOLING, PLASTIC INJECTION MOLDING AND STORAGE OF FINISHED GOODS WITH ASSOCIATED QUALITY ASSURANCE, PRODUCTION, OFFICE AND EMPLOYEE FACILITIES (REST ROOMS & CAFETERIA). SIMILAR IN CHARACTER TO EXISTING OPERATIONS.

PIP Amendment fee $400.00, payable upon filing application.

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:

DIRK DEBBINK, as applicant/petitioner for:

Name: LARRY AUSTIN

Address: 901 GENEVA PARKWAY

LAKE GENEVA, WI 53147

Phone: 262.249.5620

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 30th day of March, 2017.

Dirk J. Debbink

Printed name of Applicant/Petitioner

Signature of Applicant/Petitioner

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.

____ (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.

____ (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.

____ (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.

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

____ (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.

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

Project Name

Plasti-Coil, Inc. - Addition

Project Address

901 Geneva Parkway

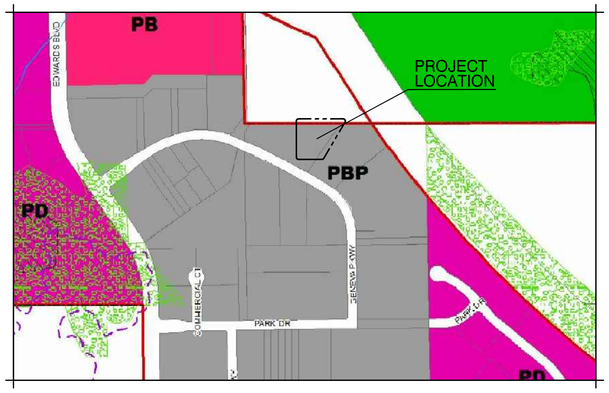
City of Lake Geneva, WI 53147

OWNER INFORMATION:

CONTACT - LARRY AUSTIN - PLASTI-COIL, INC.
ADDRESS - 901 GENEVA PARKWAY
LAKE GENEVA, WI 53147
PHONE - 262-249-5620

APPLICANT & ARCHITECT INFORMATION:

CONTACT - DIRK DEBBINK & BERT ZENKER - MSI GENERAL CORP.
ADDRESS - W215 E. WISCONSIN AVE.
NASHOTAH, WI 53058
PHONE - 262-367-3661



Architects Seal

Engineers Seal

60 YEARS OF DESIGN EXCELLENCE

SHEET INDEX

		REVISIONS
G-001	COVER SHEET	
C-001	PLAT OF SURVEY	
C-101	SITE PLAN	
C-106	PHOTOMETRIC PLAN	
C-107	LANDSCAPE PLAN	
A-101	FLOOR PLAN	
A-201	EXTERIOR ELEVATIONS	

MSI GENERAL

MANAGERS . ENGINEERS . CONTRACTORS . ARCHITECTS

MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661
FAX: 262-367-7390

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46 3-30-17 SUBMITTAL FOR STAFF REVIEW.

plasti-coil, inc. GLOBAL THERMOPLASTIC SOLUTIONS

PROJECT ADDRESS:

PROJECT NAME
Plasti-Coil, Inc.
STREET ADDRESS
901 Geneva Parkway
CITY/ STATE / ZIP
Lake Geneva, WI 53147

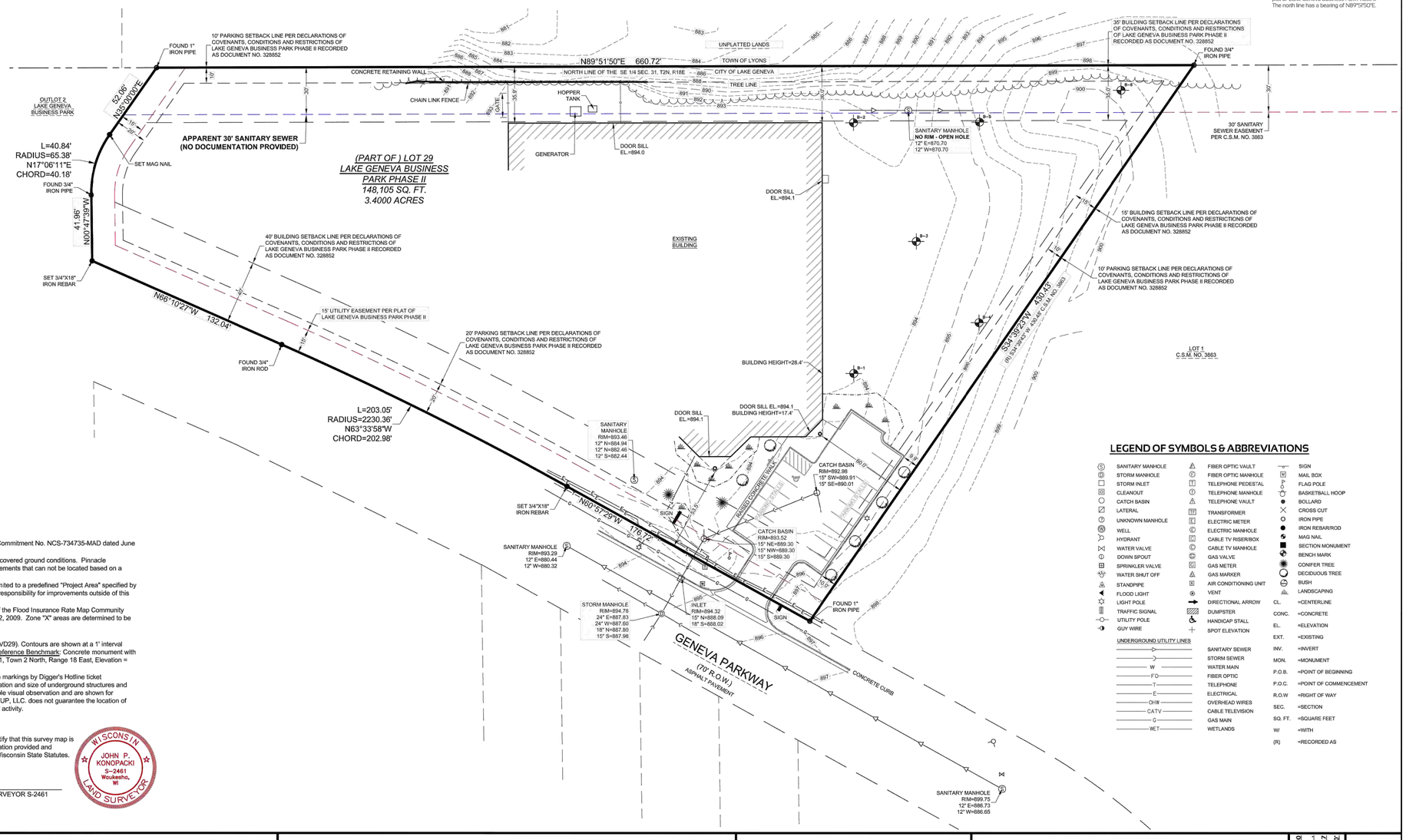
ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Date: 12-2016
Drawn By: B. Zenker
Sheet Title: COVER SHEET
Sheet Number: G-001
Project Number: P11838

LEGAL DESCRIPTION:

Lot 29, excepting the Easterly 140.61 feet thereof, of Lake Geneva Business Park Phase II, located in the Southeast 1/4 of Section 31, Township 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

TAX KEY NO. ZLGBP200010



LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE	FIBER OPTIC VAULT	SIGN	
STORM MANHOLE	FIBER OPTIC MANHOLE	MAIL BOX	
STORM INLET	TELEPHONE PEDESTAL	FLAG POLE	
CLEANOUT	TELEPHONE MANHOLE	BASKETBALL HOOP	
CATCH BASIN	TELEPHONE VAULT	BOLLARD	
LATERAL	TRANSFORMER	CROSS CUT	
UNKNOWN MANHOLE	ELECTRIC METER	IRON PIPE	
WELL	ELECTRIC MANHOLE	IRON REBAR/ROD	
HYDRANT	CABLE TV RISER/BOX	MAG NAIL	
WATER VALVE	CABLE TV MANHOLE	SECTION MONUMENT	
DOWN SPOUT	GAS VALVE	BENCH MARK	
SPRINKLER VALVE	GAS METER	CONIFER TREE	
WATER SHUT OFF	GAS MARKER	DECIDUOUS TREE	
STANDPIPE	AIR CONDITIONING UNIT	BUSH	
FLOOD LIGHT	VENT	LANDSCAPING	
LIGHT POLE	DIRECTIONAL ARROW	CL.	=CENTERLINE
TRAFFIC SIGNAL	DUMPSTER	CONC.	=CONCRETE
UTILITY POLE	HANDICAP STALL	EL.	=ELEVATION
GUY WIRE	SPOT ELEVATION	EXT.	=EXISTING
UNDERGROUND UTILITY LINES		INV.	=INVERT
S	SANITARY SEWER	MON.	=MONUMENT
ST	STORM SEWER	P.O.B.	=POINT OF BEGINNING
W	WATER MAIN	P.O.C.	=POINT OF COMMENCEMENT
FO	FIBER OPTIC	R.O.W	=RIGHT OF WAY
T	TELEPHONE	SEC.	=SECTION
E	ELECTRICAL	SQ. FT.	=SQUARE FEET
OHW	OVERHEAD WIRES	W/	=WITH
CATV	CABLE TELEVISION	(R)	=RECORDED AS
G	GAS MAIN		
WET	WETLANDS		

GENERAL NOTES

1. Survey prepared for: Plasti-Coil Inc.
2. Field work completed on March 14, 2017.
3. Boundary based on First American Title Insurance Company Commitment No. NCS-734735-MAD dated June 9, 2015.
4. At the time of this survey the subject property contained snow covered ground conditions. Pinnacle Engineering Group, LLC takes no responsibility for any improvements that can not be located based on a reasonable visual observation.
5. Existing improvements graphically shown on this survey are limited to a predefined "Project Area" specified by the Owner/Client. Pinnacle Engineering Group, LLC takes no responsibility for improvements outside of this "Project Area".
6. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55127C0333D with an effective date of OCTOBER 2, 2009. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
7. Land Area: 148,105 Square Feet (3.400 Acres).
8. Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with iron rod at the northeast corner of the Southeast 1/4 Section 31, Town 2 North, Range 18 East, Elevation = 884.51.
9. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20171004292 with a clear date of MARCH 13, 2017. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.

I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

SIGNED JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461

WISCONSIN JOHN P. KONOPACKI S-2461 Waukesha, WI LAND SURVEYOR

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
CHICAGO | MILWAUKEE : NATIONWIDE

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888

LOCATION: 901 GENEVA PARKWAY, LAKE GENEVA

PART OF LOT 29, LAKE GENEVA BUSINESS PARK PHASE II, SE 1/4 OF SEC. 31, T2N, R18E, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

PLAT OF SURVEY

REVISIONS

PEG JOB No. 928.00
PEG PM
DATE 03/21/17
SCALE 1"=30'

SHEET 1 OF 1

© COPYRIGHT 2017

PLAT OF SURVEY 1" = 30'-0"

MSI GENERAL

MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661
FAX: 262-367-7390

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	3-30-17 SUBMITTAL FOR STAFF REVIEW.

plasti-coil, inc. GLOBAL THERMOPLASTIC SOLUTIONS

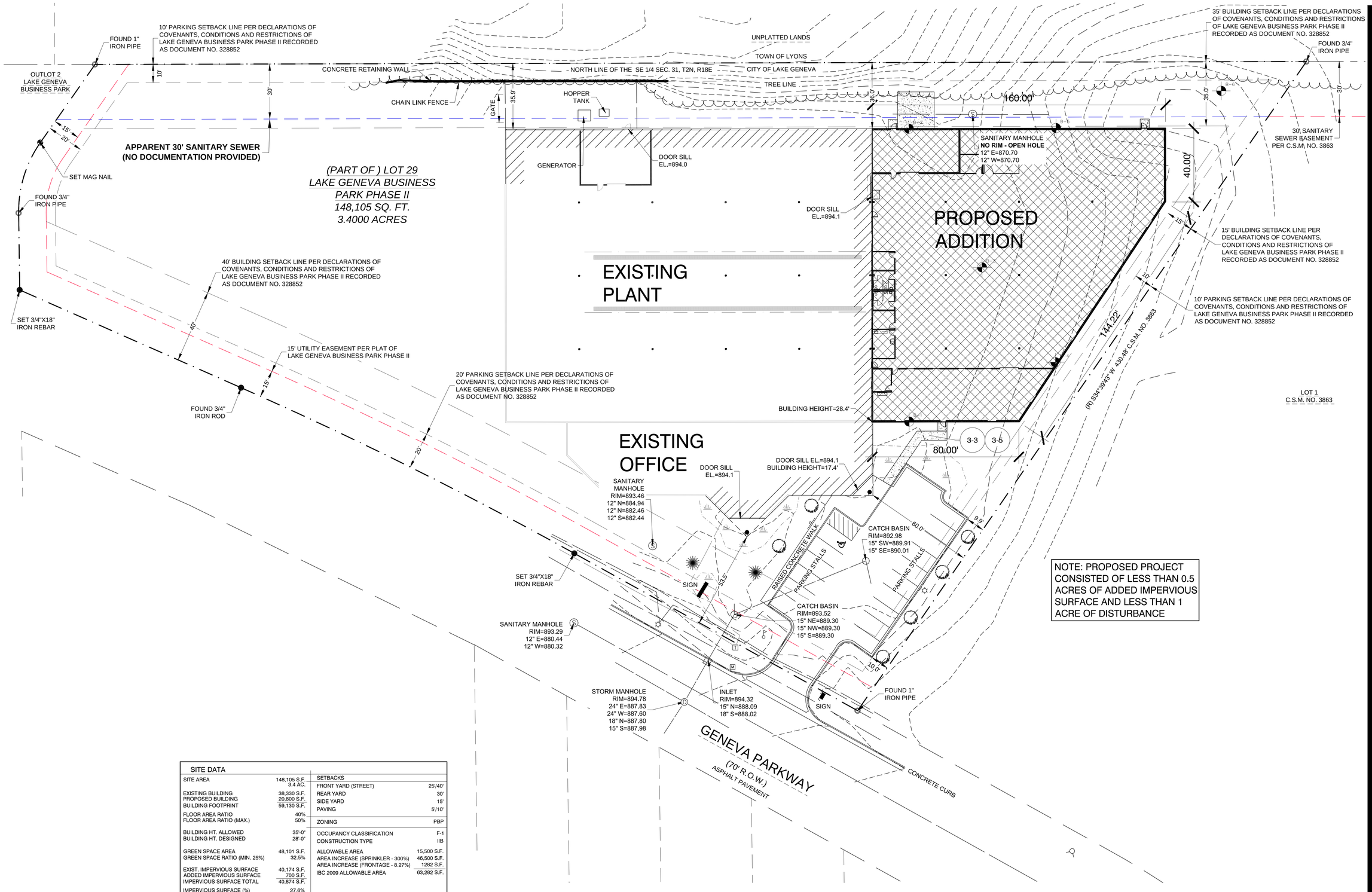
PROJECT ADDRESS:

PROJECT NAME
Plasti-Coil, Inc.
STREET ADDRESS
901 Geneva Parkway
CITY/ STATE / ZIP
Lake Geneva, WI 53147

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Date: 12-2016
Drawn By: B. Zenker
Sheet Title: PLAT OF SURVEY
Sheet Number: C-001
Project Number: P11838

MANAGERS . ENGINEERS . CONTRACTORS . ARCHITECTS



NOTE: PROPOSED PROJECT CONSISTED OF LESS THAN 0.5 ACRES OF ADDED IMPERVIOUS SURFACE AND LESS THAN 1 ACRE OF DISTURBANCE

SITE DATA

SITE AREA	148,105 S.F. 3.4 AC.	SETBACKS	
		FRONT YARD (STREET)	25'/40'
EXISTING BUILDING	38,330 S.F.	REAR YARD	30'
PROPOSED BUILDING	20,800 S.F.	SIDE YARD	15'
BUILDING FOOTPRINT	59,130 S.F.	PAVING	5'/10'
FLOOR AREA RATIO	40%		
FLOOR AREA RATIO (MAX.)	50%	ZONING	PBP
BUILDING HT. ALLOWED	35'-0"	OCCUPANCY CLASSIFICATION	F-1
BUILDING HT. DESIGNED	28'-0"	CONSTRUCTION TYPE	IIB
GREEN SPACE AREA	48,101 S.F.	ALLOWABLE AREA	15,500 S.F.
GREEN SPACE RATIO (MIN. 25%)	32.5%	AREA INCREASE (SPRINKLER - 300%)	46,500 S.F.
		AREA INCREASE (FRONTAGE - 8.27%)	1282 S.F.
EXIST. IMPERVIOUS SURFACE	40,174 S.F.	IBC 2009 ALLOWABLE AREA	63,282 S.F.
ADDED IMPERVIOUS SURFACE	700 S.F.		
IMPERVIOUS SURFACE TOTAL	40,874 S.F.		
IMPERVIOUS SURFACE (%)	27.6%		

REFERENCE KEYNOTES

Division 01- General

- (1-1) 50 LB PRECAST LIVE LOAD(05410)
- (1-2) 80 LB PRECAST LIVE LOAD(05410)
- (1-3) 100 LB PRECAST LIVE LOAD(05410)
- (1-4) 125 LB PRECAST LIVE LOAD(05410)
- (1-5) 150 LB PRECAST LIVE LOAD(05410)
- (1-6) 250 LB PRECAST LIVE LOAD(05410)

Division 02- Site

- (2-1) 3"(1: 1/4" + 1 3/4") ASPHALT OVER 8" STONE BASE(02615-02200)
- (2-2) 4"(2 1/2" + 1 1/2") ASPHALT OVER 8" STONE BASE(02615-02200)
- (2-3) 5"(3" + 2") ASPHALT OVER 12" STONE BASE(02615-02200)
- (2-4) HANDICAPPED PARKING STALL SIGN

Division 03- Concrete

- (3-1) CONCRETE OVERPOUR, HOLD FOUNDATION WALL 8" BELOW FINISHED FLOOR(03300 & 03300)
- (3-2) 4" POURED CONCRETE FLOOR W/ 4" STONE & 2" T.B. LIFT(02200, 03300)
- (3-3) 5" POURED CONCRETE FLOOR W/ 4" STONE & 2" T.B. LIFT(02200, 03300)
- (3-4) 6" POURED CONCRETE FLOOR W/ 4" STONE & 2" T.B. LIFT(02200, 03300)
- (3-5) CONCRETE REINF. W/ 6X6 #10/#10 W.W.F.(03300)
- (3-6) CONCRETE REINF. W/ 6X6 #8/#8 W.W.F.(03300)
- (3-7) CONCRETE REINF. W/ FIBERMESH REINFORCING(03300)
- (3-8) 1/2" EXPANSION JOINT MATERIAL(03300)
- (3-9) CONCRETE TOPPING REINF. W/ FIBER MESH REINFORCING(03300)

Division 04- Masonry

- (4-1) 4" STANDARD CONCRETE MASONRY UNIT(04200)
- (4-2) 8" STANDARD CONCRETE MASONRY UNIT(04200)
- (4-3) 12" STANDARD CONCRETE MASONRY UNIT(04200)
- (4-4) 4" DECORATIVE CONCRETE MASONRY UNIT(04200)
- (4-5) 8" DECORATIVE CONCRETE MASONRY UNIT(04200)
- (4-6) 12" DECORATIVE CONCRETE MASONRY UNIT(04200)
- (4-7) 4" CONCRETE BRICK UNIT(04200)
- (4-8) 8" CONCRETE BRICK UNIT(04200)
- (4-9) 12" CONCRETE BRICK UNIT(04200)
- (4-10) FACE BRICK(04200)
- (4-11) 8" PRECAST PLANK(03410)
- (4-12) 10" PRECAST PLANK(03410)
- (4-13) 12" PRECAST PLANK(03410)
- (4-14) 8" CONCRETE FILLED BOND BEAM REINF. W/ 2 #5 BARS CONT. AND LAPPED (05500, 04200)
- (4-15) 10" CONCRETE FILLED BOND BEAM REINF. W/ 2 #5 BARS CONT. AND LAPPED (05500, 04200)

Division 05- Metals

- (5-1) 6" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 30" DIA. CONC. MASS (05500, 05120 & 05500)
- (5-2) 22 GAGE METAL DECK, BAR JOISTS AND TRUSS GIRDERS. (05120, 05210, 05300 & 07530)
- (5-3) METAL STAIR UNIT W/ GRIP-STRUT TREADS,CLOSED RISERS(05500)
- (5-4) CONCRETE FILLED METAL PAN STAIR UNIT W/ CLOSED RISERS(05500, 05500)
- (5-5) 1 1/2" DIA. METAL RAILING(05500)

Division 06- Woods and Plastics

- (6-1) PLASTIC LAMINATE WINDOW SILL(06240)
- (6-2) PLASTIC LAMINATE COUNTERTOP AND BASE CABINET(06100, 06240, 06400)
- (6-3) PLASTIC LAMINATE WALL CABINET(06100, 06240, 06400)
- (6-4) SHELF AND POLE(06100, 06200)

Division 07- Thermal and Moisture Protection

- (7-1) PERIMETER INSULATION(07200)
- (7-2) PERLITE LOOSE-FILL INSULATION IN CORES OF BLOCK(07200)
- (7-3) STIXM BALLASTED ROOF SYSTEM W/ 2" ISO INSULATION (R 11.4) + 4.5" EPS INSULATION (R 18.7) TOTAL R VALUE 30.1 (07530)
- (7-4) 24 GAGE CONCEALED FASTENER METAL ROOF PANEL
- (7-5) 26 GAGE SIDE LAP FASTENED METAL ROOF OR WALL PANEL(07410)
- (7-6) 24 GAGE 'SCULPTURED STEELOX' METAL WALL PANEL
- (7-7) 26 GAGE PREFINISHED METAL LINER PANEL
- (7-8) 3" VINYL FACED BLANKET INSULATION(07200)
- (7-9) 4" VINYL FACED BLANKET INSULATION(07200)
- (7-10) 3" FRICTION FIT INSULATION(07200)
- (7-11) EIFS EXTERIOR INSULATION FINISH SYSTEM(DRYVIT)(07240)

Division 08- Doors and Windows

- (8-1) BRONZETONE INSULATED 'LOW E' GLASS(08410,08800)
- (8-2) GREYTONE INSULATED 'LOW E' GLASS(08410,08800)
- (8-3) CLEAR INSULATED 'LOW E' GLASS(08410,08800)
- (8-4) BRONZETONE ANODIZED ALUMINUM THERMAL BREAK FRAMING(08410)
- (8-5) CLEAR ANODIZED ALUMINUM THERMAL BREAK FRAMING(08410)
- (8-6) H.M. BORROWED LITE

Division 09- Finishes

- (9-1) SUSPENDED CEILING SYSTEM(09510)
- (9-2) METAL SOFFIT PANEL

Division 10- Misc

- (10-1) FLAG POLE
- (10-2) MONUMENT SIGN
- (10-3) DUMPSTER ENCLOSURE
- (10-4) ROOF HATCH AND LADDER

SITE PLAN 1" = 20'-0"

MSI GENERAL

MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-567-3661
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	3-30-17 SUBMITTAL FOR STAFF REVIEW.

plasti-coil, inc. GLOBAL THERMOPLASTIC SOLUTIONS

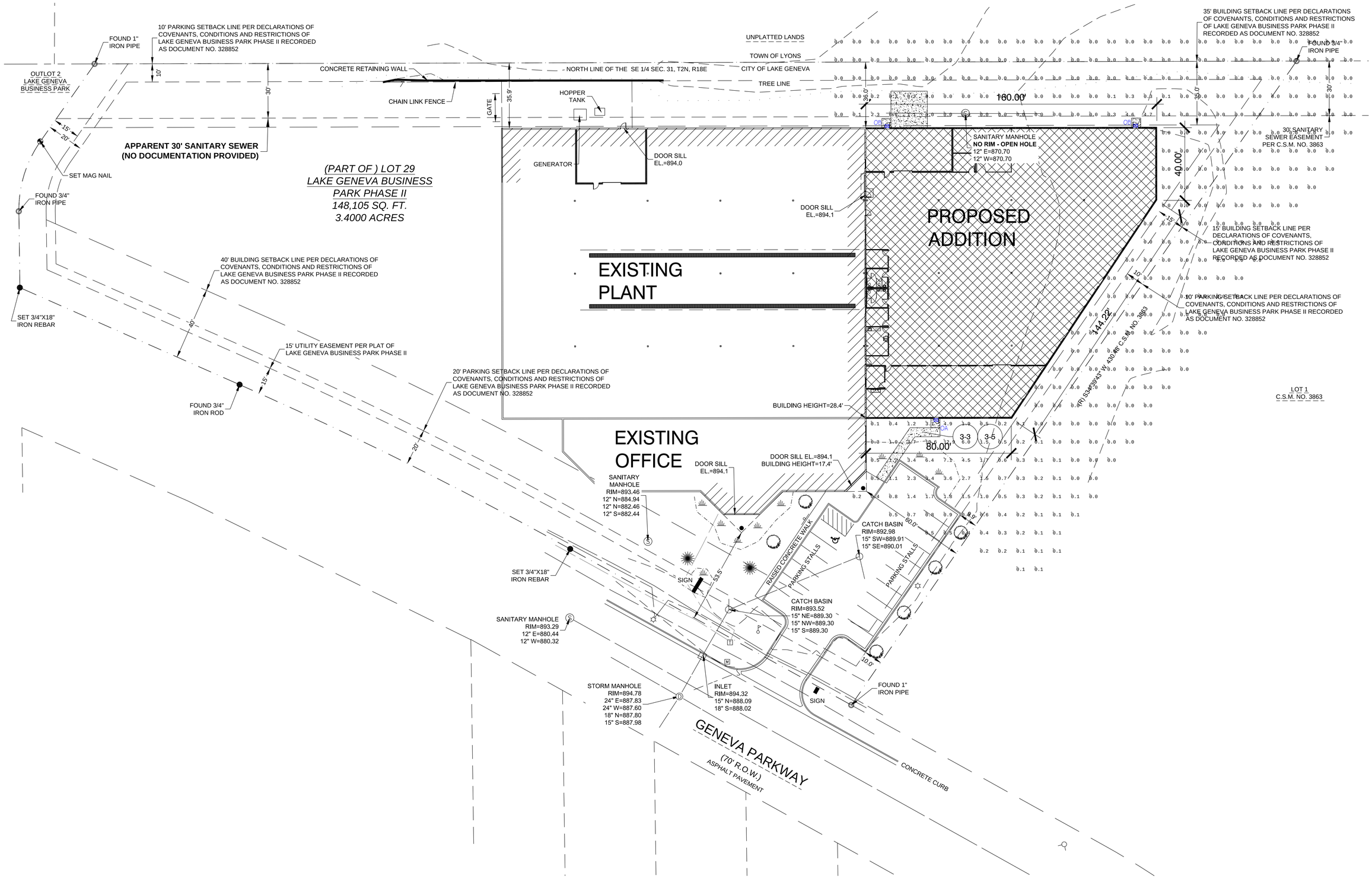
PROJECT ADDRESS:

PROJECT NAME
Plasti-Coil, Inc.
STREET ADDRESS
901 Geneva Parkway
CITY/ STATE / ZIP
Lake Geneva, WI 53147

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Date: 12-2016
Drawn By: B. Zenker
Sheet Title: SITE PLAN
Sheet Number: C-101
Project Number: P11838

MANAGERS . ENGINEERS . CONTRACTORS . ARCHITECTS



QTY	SYMBOL/TYPE	DESCRIPTION	PLASTI-COIL FIXTURE SCHEDULE LIGHTING FIXTURE MAKE	CATALOG NO.	QTY	LAMP DATA TYPE	CEILING TYPE	MOUNTING HEIGHT	VOLTAGE	SEE NOTE
1	OA ⊠	LED WALL PACK	RAB	WPLEDFC104N	1	LED 106W		15'-0" A.F.G.		
2	OB ⊠	LED WALL PACK	RAB	SLIM18N	2	LED 20W		9'-0" A.F.G.		

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Calc Pts_1	Illuminance	Fc	0.35	12.9	0.0	N.A.	N.A.

DISCLAIMER: CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IESNA & CIE STANDARDS AND GOOD PRACTICE.
SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS,
TESTING PROCEDURES, COMPONENT PERFORMANCE, MEASUREMENT TECHNIQUES AND FIELD CONDITIONS SUCH AS VOLTAGE AND TEMPERATURE VARIATIONS.
INPUT DATA USED TO GENERATE THE ATTACHED CALCULATIONS SUCH AS ROOM DIMENSIONS,
REFLECTANCES, FURNITURE AND ARCHITECTURAL ELEMENTS SIGNIFICANTLY AFFECT THE LIGHTING CALCULATIONS. IF THE
REAL ENVIRONMENT CONDITIONS DO NOT MATCH THE INPUT DATA, DIFFERENCES WILL OCCUR BETWEEN MEASURED VALUES AND CALCULATED VALUES.

SITE PLAN 1" = 20'-0"

ELECTRICAL SHOP DRAWINGS

REVISIONS SCEEDULE		
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No.	Revision	Date

GIRAFFE Electric, Inc.

GIRAFFE ELECTRIC II, INC.

2025 S WEST AVENUE
WAUKESHA, WI
53189
262-549-6500
FAX 262-549-6503

PROJECT ADDRESS:

PLASTI-COIL INC
901 GENEVA PARKWAY
LAKE GENEVA, WI 53147

DATE: 3/29/17
DRAWN BY: JDG
REVIEWED BY:

REVISIONS:
DATE:

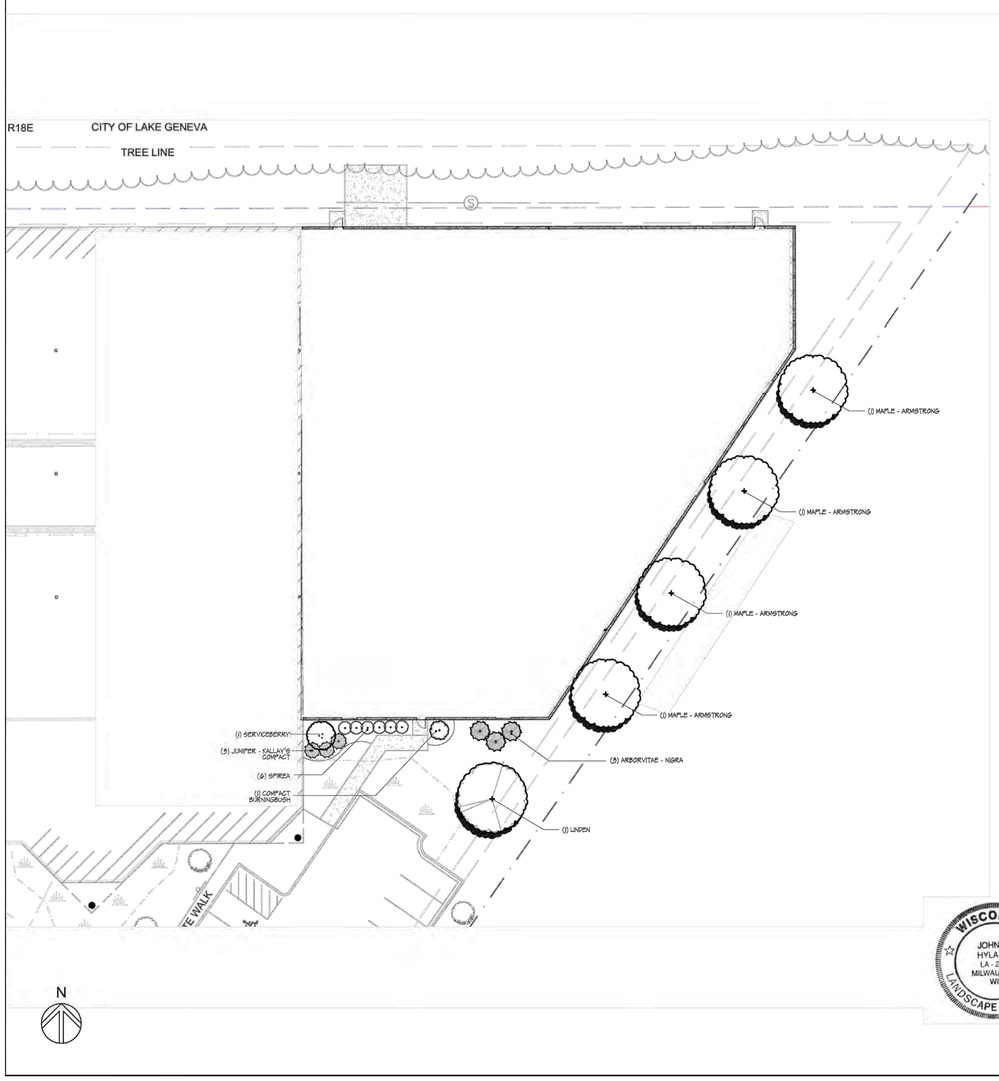
SHEET NUMBER:
E-5-0

SHEET TITLE:
SITE LIGHTING POINT BY POINT PLAN

PROJECT NUMBER:

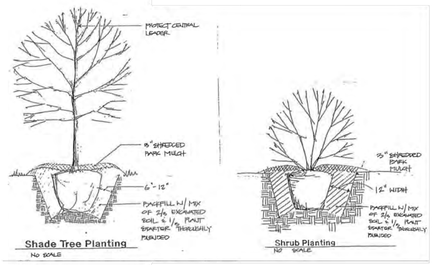
SCALE:
1"=20'-0"

HAWKS LANDSCAPE INC.
SINCE 1875
• LANDSCAPE ARCHITECTURE
• DESIGN & CONSTRUCTION
• LANDSCAPE MAINTENANCE
• TREE CARE & REMOVAL
•
12217 W. Watertown Plank Rd.
Wauwatosa, WI 53226
•
Phone: 414-258-5525
Fax: 414-258-9739
•
hawkslandscape.com
info@hawkslandscape.com



PLANT LIST

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
4	MAPLE - ARMSTRONG	*Acer rubrum 'Armstrong'*	2"
1	LINDEN	*Tilia sp.*	2"
1	SERVICEBERRY	*Amelanchier sp.*	4' M.S.
3	ARBORVITAE - NIGRA	*Thuja occidentalis 'Nigra'*	5'
3	JUNIPER - KALLAY'S COMPACT	*Juniperus x pfitzeriana 'Kallay's Compact'*	18"
1	BURNINGBUSH - COMPACT	*Euonymus alatus 'Compactus'*	24"
6	SPIREA - A.W.	*Spiraea japonica 'Anthony Waterer'*	18"



GENERAL NOTES

DIGGING
Contact local diggers hotline prior to doing any digging.

MULCHING
Trees and shrubs to receive a 3" layer of shredded hardwood mulch, with no more than 1" of mulch at the base of the tree or shrub.
Perennials are to receive 1" of mulch unless otherwise noted.

SUBSTITUTIONS
Substitution of plant material must be approved by owner and/or Landscape Architect.

PLANT MATERIAL
All plant material will be #1 stock in accordance with the American Nurseryman's Standards.

PLANTING
A. All trees are to be planted in holes 18" larger in diameter than the root ball of the tree. All shrubs are to be planted in holes 12" larger in diameter the the root ball of the shrub.
B. Holes are to be backfilled with a mixture of 2/3 original soil and 1/3 plant starter.
C. Trees and shrubs are to be planted with fertilizer packets.
D. Evergreen trees (6' or larger) are to be staked with 2 stakes and straps.
E. Trees and ornamentals may be staked. Contractor responsible for trees that move or shift in the hole.
F. Perennial and annual beds are to be amended with 2-3" of plant starter, roto-tilled in to a depth of 6".
G. All areas disturbed by landscape construction are to be seeded or sodded Seeding will require 5 lbs. of seed per 1000sf. Starter fertilizer should be used at the rate of 4lbs/1000sf.

NOTE: Plat of survey for this property is provided by others. Hawks Nursery takes no responsibility for the accuracy thereof and none should be assumed.

WISCONSIN
JOHN S. HYLAND
LA - 291
MILWAUKEE, WI
LANDSCAPE ARCHITECT

LANDSCAPE PLAN 1" = 20'-0"

MSI GENERAL

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3-30-17 SUBMITTAL FOR STAFF REVIEW.

plasti-coil, inc.
GLOBAL THERMOPLASTIC SOLUTIONS

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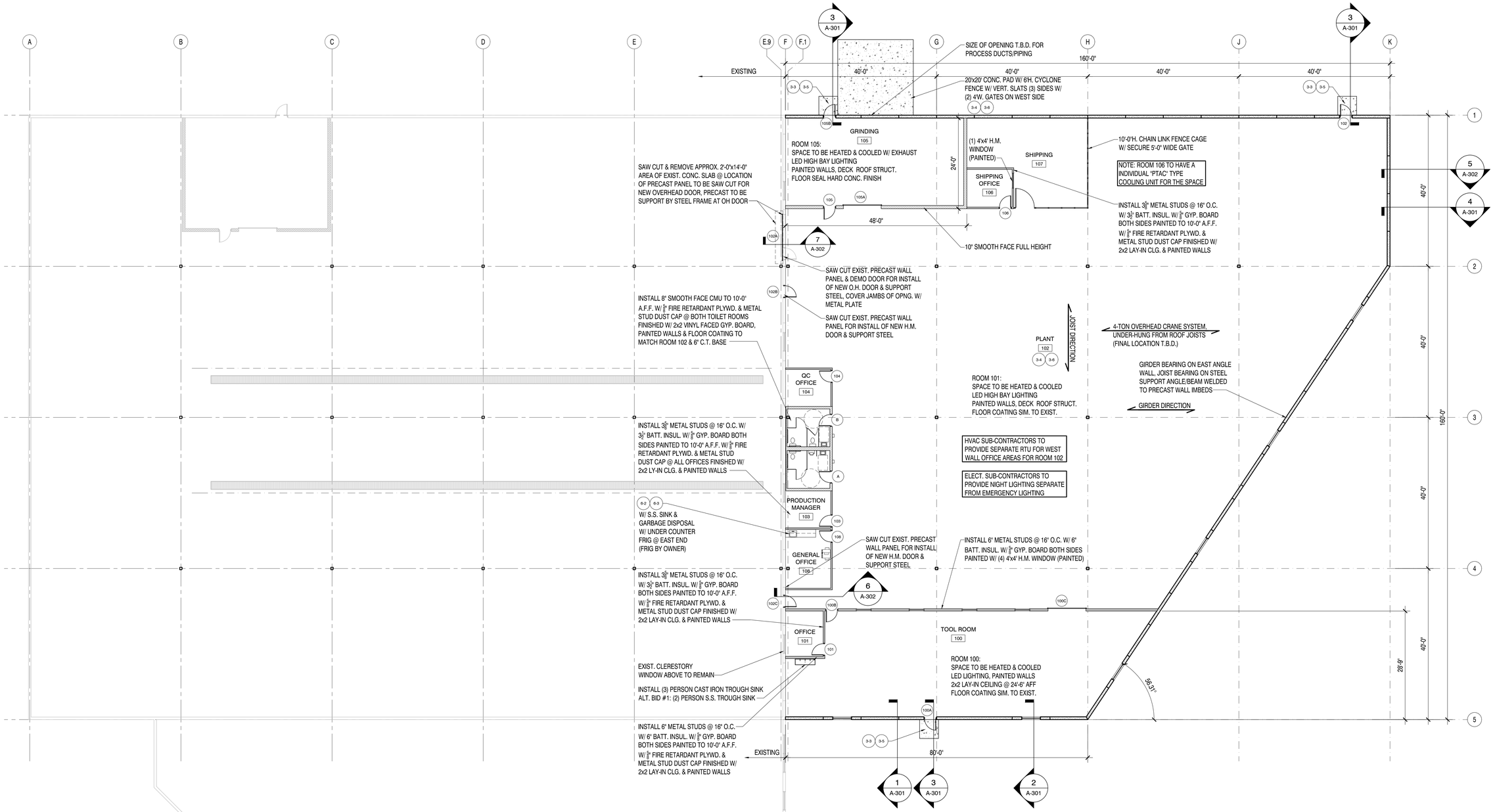
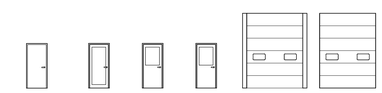
ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION.

Date: 12-2016
Drawn By: B. Zenker
Sheet Title:
LANDSCAPE PLAN
Sheet Number:
C-107
Project Number:
P11838

MANAGERS . ENGINEERS . CONTRACTORS . ARCHITECTS





DOOR AND FRAME SCHEDULE

	DOOR							FRAME									
		SIZE							DETAIL								
DOOR #	TYPE	PR WxH	MATERIAL	SWING	GLASS SIZE	FINISH	Color	MATERIAL	JAMB	HEAD	FINISH	Color	LABEL	REMARKS	Door Keying	Door Hardware	DOOR #
100A	AL 1	3'-0" x 7'-0"	ALUM.	Left	FULL	--	--	ALUM.	STND	STND	--	--	--	--	--	--	100A
100B	HM 3	3'-0" x 7'-0"	H.M.	Right	1/2	--	--	H.M.	2"	2"	--	--	--	--	--	--	100B
100C	M 2	10'-0" x 10'-0"	STND	NA	1-PANEL GLASS	--	--	METAL	STND	STND	--	--	--	--	--	--	100C
101	HM 3	3'-0" x 7'-0"	H.M.	Left	1/2	--	--	H.M.	2"	2"	--	--	--	--	--	LOCKSET	101
102	HM 1	3'-0" x 7'-0"	H.M.	Left		--	--	H.M.	2"	2"	--	--	--	--	--	--	102
102A	M 4	12'-0" x 16'-0"	STND	NA	1-PANEL GLASS	--	--	MASONRY	STND	STND	--	--	--	--	--	--	102A
102B	HM 3	3'-0" x 7'-0"	H.M.	Right	1/2	--	--	H.M.	2"	2"	--	--	--	--	--	LOCKSET	102B
102C	HM 2	3'-0" x 7'-0"	H.M.	Right	FULL	--	--	H.M.	2"	2"	--	--	--	--	--	LOCKSET	102C
103	HM 3	3'-0" x 7'-0"	H.M.	Left	1/2	--	--	H.M.	2"	2"	--	--	--	--	--	LOCKSET	103
104	HM 3	3'-0" x 7'-0"	H.M.	Right	1/2	--	--	H.M.	2"	2"	--	--	--	--	--	LOCKSET	104
105	HM 3	3'-0" x 7'-0"	H.M.	Right	1/2	--	--	H.M.	2"	2"	--	--	--	--	--	--	105
105A	M 4	10'-0" x 10'-0"	STND	NA	1-PANEL GLASS	--	--	MASONRY	STND	STND	--	--	--	--	--	--	105A
105B	HM 1	3'-0" x 7'-0"	H.M.	Right		--	--	H.M.	2"	2"	--	--	--	--	--	--	105B
106	HM 3	3'-0" x 7'-0"	H.M.	Right	1/2	--	--	H.M.	2"	2"	--	--	--	--	--	LOCKSET	106
108	HM 3	3'-0" x 7'-0"	H.M.	Right	1/2	--	--	H.M.	2"	2"	--	--	--	--	--	LOCKSET	108
A	HM 1	3'-0" x 7'-0"	H.M.	Left		--	--	H.M.	2"	2"	--	--	--	--	--	LOCKSET	A
B	HM 1	3'-0" x 7'-0"	H.M.	Right		--	--	H.M.	2"	2"	--	--	--	--	--	LOCKSET	B

REFERENCE KEYNOTES

Division 01- General

- 1-1 90 LB PRECAST LIVE LOAD(05410)
- 1-2 80 LB PRECAST LIVE LOAD(05410)
- 1-3 150 LB PRECAST LIVE LOAD(05410)
- 1-4 125 LB PRECAST LIVE LOAD(05410)
- 1-5 150 LB PRECAST LIVE LOAD(05410)
- 1-6 250 LB PRECAST LIVE LOAD(05410)

Division 02- Site

- 2-1 3"(1 1/4" + 1 3/4") ASPHALT OVER 8" STONE BASE(02510-02200)
- 2-2 4"(2 1/2" + 1 1/2") ASPHALT OVER 8" STONE BASE(02510-02200)
- 2-3 5"(3" + 2") ASPHALT OVER 10" STONE BASE(02510-02200)
- 2-4 HANDICAPPED PARKING STALL SIGN

Division 03- Concrete

- 3-1 CONCRETE OVERPOUR, HOLD FOUNDATION WALL 8" BELOW FINISHED FLOOR(03200 & 03300)
- 3-2 4" POURED CONCRETE FLOOR W/ 4" STONE & 2" T.B. LIFT(03200, 03300)
- 3-3 5" POURED CONCRETE FLOOR W/ 4" STONE & 2" T.B. LIFT(03200, 03300)
- 3-4 6" POURED CONCRETE FLOOR W/ 4" STONE & 2" T.B. LIFT(03200, 03300)
- 3-5 CONCRETE REINF. W/ 6X6 #10/#10 W.W.F.(03300)
- 3-6 CONCRETE REINF. W/ 6X6 #6/#6 W.W.F.(03300)
- 3-7 CONCRETE REINF. W/ FIBERMESH REINFORCING(03300)
- 3-8 1/2" EXPANSION JOINT MATERIAL(03300)
- 3-9 CONCRETE TOPPING REINF. W/ FIBER MESH REINFORCING(03300)

Division 04- Masonry

- 4-1 4" STANDARD CONCRETE MASONRY UNIT(04200)
- 4-2 8" STANDARD CONCRETE MASONRY UNIT(04200)
- 4-3 12" STANDARD CONCRETE MASONRY UNIT(04200)
- 4-4 4" DECORATIVE CONCRETE MASONRY UNIT(04200)
- 4-5 8" DECORATIVE CONCRETE MASONRY UNIT(04200)
- 4-6 12" DECORATIVE CONCRETE MASONRY UNIT(04200)
- 4-7 4" CONCRETE BRICK UNIT(04200)
- 4-8 8" CONCRETE BRICK UNIT(04200)
- 4-9 12" CONCRETE BRICK UNIT(04200)
- 4-10 FACE BRICK(04200)
- 4-11 8" PRECAST PLANK(05410)
- 4-12 10" PRECAST PLANK(05410)
- 4-13 12" PRECAST PLANK(05410)
- 4-14 8" CONCRETE FILLED BOND BEAM REINF. W/ 2 #5 BARS CONT. AND LAPPED (05000, 04800)
- 4-15 10" CONCRETE FILLED BOND BEAM REINF. W/ 2 #5 BARS CONT. AND LAPPED (05000, 04800)

Division 05- Metals

- 5-1 6" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 30" DIA. CONC. MASS (03300, 05120 & 05500)
- 5-2 22 GAGE METAL DECK, BAR JOISTS AND TRUSS GIRDERS. (05100, 05210, 05300 & 05500)
- 5-3 METAL STAIR UNIT W/ GRIP-STRUT TREADS,CLOSED RISERS(05500)
- 5-4 CONCRETE FILLED METAL PAN STAIR UNIT W/ CLOSED RISERS(03300, 05500)
- 5-5 1 1/2" DIA. METAL RAILING(05500)

Division 06- Woods and Plastics

- 6-1 PLASTIC LAMINATE WINDOW SILL(06240)
- 6-2 PLASTIC LAMINATE COUNTERTOP AND BASE CABINET(06100, 06240, 06400)
- 6-3 PLASTIC LAMINATE WALL CABINET(06100, 06240, 06400)
- 6-4 SHELF AND POLE(06100, 06200)

Division 07- Thermal and Moisture Protection

- 7-1 PERIMETER INSULATION(07200)
- 7-2 PERLITE LOOSE FILL INSULATION IN CORES OF BLOCK(07200)
- 7-3 IPIOM BALLASTED ROOF SYSTEM W/ 2" ISO INSULATION (R 11.4) + 4.5" EPS INSULATION (R 18.7) TOTAL R VALUE 30.1 (07530)
- 7-4 24 GAGE CONCEALED FASTENER METAL ROOF PANEL
- 7-5 26 GAGE SIDE LAP FASTENED METAL ROOF OR WALL PANEL(07410)
- 7-6 24 GAGE SCULPTURED STEELOX METAL WALL PANEL
- 7-7 26 GAGE PREFINISHED METAL LINER PANEL
- 7-8 6" VINYL FACED BLANKET INSULATION(07200)
- 7-9 4" VINYL FACED BLANKET INSULATION(07200)
- 7-10 3" FRICTION FIT INSULATION(07200)
- 7-11 EIFS EXTERIOR INSULATION FINISH SYSTEM(DRYVIT)(07244)

Division 08- Doors and Windows

- 8-1 BRONZETONE INSULATED LOW E GLASS(08410,08800)
- 8-2 GREYTONE INSULATED LOW E GLASS(08410,08800)
- 8-3 CLEAR INSULATED LOW E GLASS(08410,08800)
- 8-4 BRONZETONE ANODIZED ALUMINUM THERMAL BREAK FRAMING(08410)
- 8-5 CLEAR ANODIZED ALUMINUM THERMAL BREAK FRAMING(08410)
- 8-6 H.M. BORROWED LITE

Division 09- Finishes

- 9-1 SUSPENDED CEILING SYSTEM(09510)
- 9-2 METAL SOFFIT PANEL

Division 10- Misc

- 10-1 FLAG POLE
- 10-2 MONUMENT SIGN
- 10-3 DUMPSTER ENCLOSURE
- 10-4 ROOF HATCH AND LADDER

1 FLOOR PLAN 3/32"= 1'-0"

MSI GENERAL

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P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-567-3661
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	3-30-17 SUBMITTAL FOR STAFF REVIEW.

plasti-coil, inc. GLOBAL THERMOPLASTIC SOLUTIONS

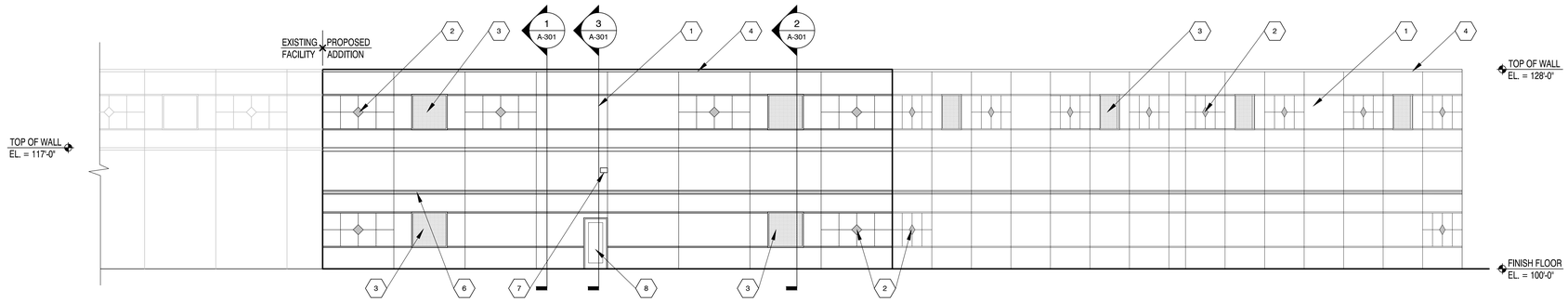
PROJECT ADDRESS:

PROJECT NAME
Plasti-Coil, Inc.
STREET ADDRESS
901 Geneva Parkway
CITY, STATE , ZIP
Lake Geneva, WI 53147

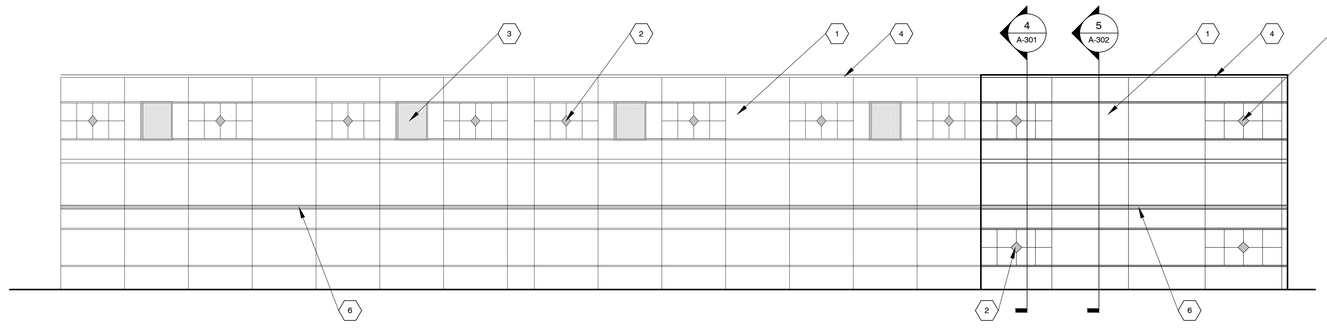
ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Date: 12-2016
Drawn By: B. Zenker
Sheet Title: FLOOR PLAN
Sheet Number: A-101
Project Number: P11838

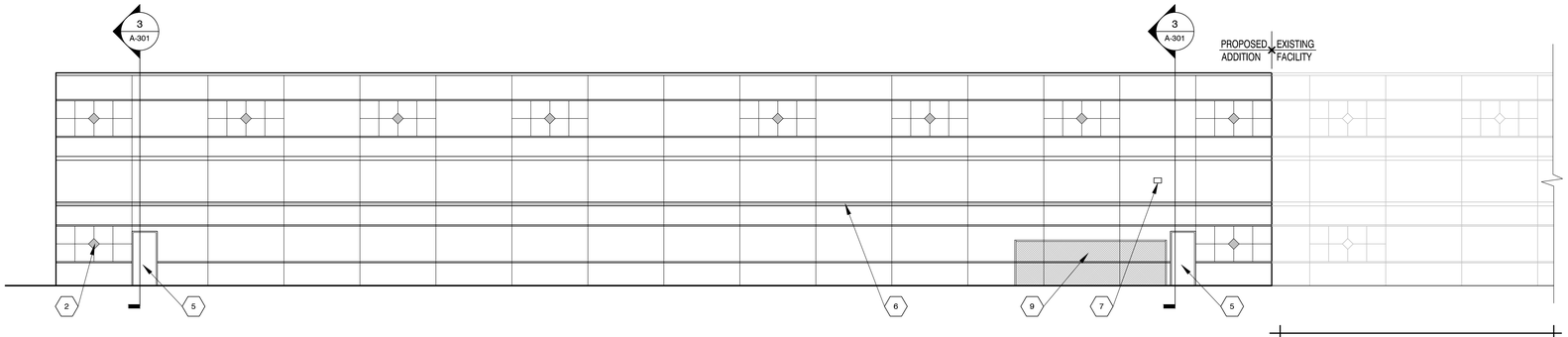
MANAGERS . ENGINEERS . CONTRACTORS . ARCHITECTS



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

EXTERIOR MATERIAL KEY NOTES

1. PRECAST PANEL TO MATCH EXIST. (PANEL SIZE, TEXTURE, BANDING & COLOR)
2. PAINTED 12"x12"x$\frac{3}{8}$" DEEP RECESSED ACCENT REVEL CAST INTO PRECAST WALL PANELS (MATCH EXIST.)
3. 1" INSUL. LOW "E" GLASS IN THERM. BREAK ALUM. FRAME (COLORS TO MATCH EXIST. BRONZETONE)
4. PREFINISHED METAL PARAPET CAP (COLOR TO MATCH EXIST.)
5. H.M. DOOR & FRAME (PAINT TO MATCH PRECAST WALL PANEL)
6. PAINTED BANDING IN PRECAST WALL PANEL (MATCH EXIST.)
7. CUT OFF DOWN LIGHT WALL PACK (MATCH EXIST.)
8. ALUM. DOOR & FRAME (COLOR TO MATCH EXIST.)
9. 6'H. CHAIN LINK FENCE W/ STANDARD COLOR VERT. SLATS

ELEVATIONS 1/8" = 1'-0"

MSI GENERAL

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OCONOMOWOC, WI 53066
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FAX: 262-367-7390

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REVISIONS:

1 --

plasti-coil, inc.
GLOBAL THERMOPLASTIC SOLUTIONS

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ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION.

Date: 12-2016
Drawn By: B. Zenker
Sheet Title: EXTERIOR ELEVATIONS
Sheet Number: A-201
Project Number: P11838

MANAGERS . ENGINEERS . CONTRACTORS . ARCHITECTS

WPLEDFC104N

LED 104W Wallpacks. 3 cutoff options. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.

Color: Bronze Weight: 26.0 lbs

Project:	Type:
Plasti-Coil	OA
Prepared By:	**Date:**

Driver Info

Type:	Constant Current
120V:	0.95A
208V:	0.59A
240V:	0.51A
277V:	0.44A
Input Watts:	105W
Efficiency:	99%

LED Info

Watts:	104W
Color Temp:	4000K
Color Accuracy:	71 CRI
L70 Lifespan:	100000
Lumens:	13,118
Efficacy:	125 LPW

Technical Specifications

Listings

UL Listing:

UL Suitable for Wet Locations as Uplight and Downlight Wall Mount Only.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P000017AS

IESNA LM-79 & LM-80 Testing:

RAB LED Luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Cold Weather Starting:

Minimum starting temperature is -40° F (-40° C)

Maximum Ambient Temperature:

Suitable for use in 104°F (40°C) ambient temperatures

Thermal Management:

Superior thermal management with external Air-Flow fins.

Housing:

Precision die-cast aluminum housing, door frame arm and wall bracket.

Mounting:

Die-cast aluminum wall bracket with (5) 1/2" conduit openings with plugs. Two-piece bracket with tether for ease of installation and wiring.

Arm:

Die-cast aluminum with wiring access plate.

Cutoff:

Full cutoff (0°)

Lens:

Tempered glass

Reflector:

Specular vacuum metallized polycarbonate.

Gaskets:

High-temperature silicone

Finish:

Formulated for high-durability and long lasting color.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

LED Characteristics

LEDs:

Four multi-chip, high-output, long-life LEDs.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377.2011.

Electrical

Driver:

Constant current, Class 1, 100-277V, 50/60 Hz, 4kV Surge Protection, 700mA, 100-277V = 0.95A, Power Factor 99.2%.

THD:

5.8% at 120V, 10.9% at 277V

Power Factor:

99.6% at 120V, 91.7% at 277V

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Technical Specifications (continued)

Other

California Title 24:

See WPLEDFC104/BL for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Patents:

The design of the WPLEDFC104 is protected by patents pending in US, Canada, China, Taiwan and Mexico.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Equivalency:

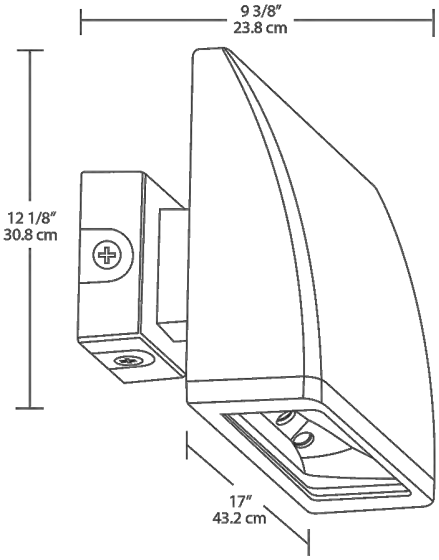
Equivalent to 400W Metal Halide.

Optical

BUG Rating:

B2 U0 G1

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 400W MH
- 100 up to 277 Volts
- 5-year warranty

Ordering Matrix

Family	Cutoff	Watts	Color Temp	Finish	Voltage	Photocell	Bi-Level
WPLED							
	Blank = Standard **C** = Cutoff **FC** = Full Cutoff	**104** = 104W	**Blank** = 5000K (Cool) **Y** = 3000K (Warm) **N** = 4000K (Neutral)	**Blank** = Bronze **W** = White	**Blank** = 120-277V **/480** = 480V	**Blank** = No Photocell **/PCS** = 120V Swivel **/PCS2** = 277V Swivel	**Blank** = No Bi-Level **/BL** = Bi-Level

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SLIM18N

12, 18 and 26 Watt SLIM wallpacks are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze Weight: 4.5 lbs

Project:	Type:
Plasti-Coil	OB
Prepared By:	**Date:**

Driver Info		LED Info	
Type:	Constant Current	Watts:	18W
120V:	0.18A	Color Temp:	4000K
208V:	0.11A	Color Accuracy:	82 CRI
240V:	0.09A	L70 Lifespan:	100000
277V:	0.08A	Lumens:	1,855
Input Watts:	20W	Efficacy:	93 LPW
Efficiency:	90%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:

SLIM™ is ADA Compliant.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000171P

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40° F (-40° C)

Maximum Ambient Temperature:

Suitable for use in 104°F (40°C) ambient temperatures

Thermal Management:

Superior heat sinking with internal Air-Flow fins.

Housing:

Precision die-cast aluminum housing.

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation.

Recommended Mounting Height:

Up to 14 ft.

Lens:

Tempered glass lens.

Reflector:

Specular thermoplastic.

Gaskets:

High-temperature silicone

Finish:

Formulated for high-durability and long lasting color.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

LED Characteristics

LED:

Multi-chip, long-life LED.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 500mA, 100-240VAC 0.3-0.15 Amps, 277VAC 0.15 Amps, Power Factor 99%.

THD:

10.4% at 120V

Other

California Title 24:

SLIM18 complies with 2013 California Title 24 building and electrical codes as a residential outdoor fixture. See SLIM18/PC for a model that complies as a commercial outdoor non-pole-mounted fixture__≤__30 Watts.

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

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Technical Specifications (continued)

Other

HID Replacement Range:

Replaces 100W Metal Halide.

Optical

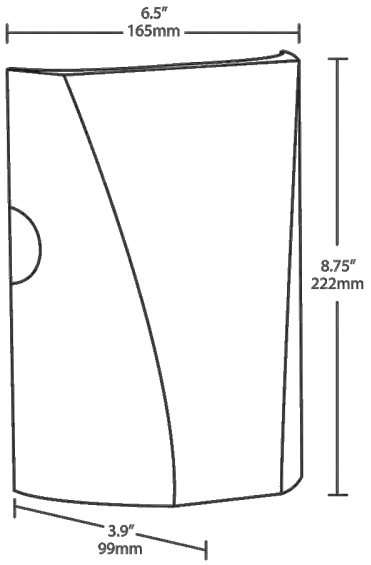
BUG Rating:

B1 U0 G0

BUG Rating:

B1 U0 G0

Dimensions



Features

- Full cutoff, fully shielded LED wallpack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year Warranty

Ordering Matrix

Family	Watts	Color Temp	Finish	Photocell	Dimming
SLIM					
	26 = 26W **18** = 18W **12** = 12W	**Blank** = 5000K (Cool) **Y** = 3000K (Warm) **N** = 4000K (Neutral)	**Blank** = Bronze **W** = White	**Blank** = No Photocell **/PC** = 120V Button **/PC2** = 277V Button **/PCT** = 120-277V Twistlock	**Blank** = No Dimming **/D10** = Dimmable

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STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 17, 2017

Agenda Item #13

Applicant:
Lowell Management Services
P.O. Box 926
Lake Geneva, WI 53147

Request:
ETJ CSM Lot Combination in Town of Geneva
Lots 5, 6 & 7 of the Longwood Subdivision
Longwood Drive south of McDonald Road

Description:

The applicant is proposing to combine Lots 5, 6 and 7 of the Longwood Subdivision in the Town of Geneva. The City of Lake Geneva requires that a Certified Survey Map (CSM) be employed to map any changes to existing lots, both within the City Limits and within the City's 1.5-mile Extraterritorial Jurisdiction (ETJ). This includes the combining of two or more lots into a single lot. Wisconsin law requires that CSMs in an ETJ be approved by the Town, County, and City.

The proposed CSM lot combination will result in a new Lot 1 comprised of 3.42 acres located along the east side of the cul-de-sac at the south end of Longwood Drive.

The proposed CSM depicts the 15-foot wide wetland buffer required by the County.

Staff Review Comments:

The proposed ETJ CSM is in full compliance with all requirements of the City's Land Division Ordinance.

Staff Recommendation on the proposed Site Plan:

Staff recommends that the Plan Commission recommend approval of the proposed ETJ CSM to combine current lots 5, 6 and 7 on Longwood Drive in the Town of Geneva.

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

[X] CERTIFIED SURVEY MAP or [ ] SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

MARTIN ARENSON
23442 N. WILDWOOD LN.
DEERFIELD, IL 60015

TELEPHONE NUMBER OF CURRENT OWNER: ( )

NAME AND ADDRESS OF APPLICANT:

LOWELL MANAGEMENT SERVICES TODD GAUFFMAN (AGENT)
P.O. BOX 926
LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF APPLICANT: (262) 245-9030

NAME AND ADDRESS OF SURVEYOR:

FARRIS, HANSEN & ASSOCIATES, INC PETER GORDON
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WI 53121

TELEPHONE NUMBER OF SURVEYOR: (262) 723-2098

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

COMBINE LOTS 5, 6 & 7 OF LONGWOOD SUBDIVISION INTO (1) NEW LOT.
Tax Key Nos: JLW00005, JLW00006, JLW00007

SUBMITTAL CHECKLIST

_____ LOCATION MAP SHOWING LOCATION OF PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED WITH TOWN OR TOWNS, AND PARCELS WITHIN 1,000-FT OF BOUNDARY OF SUBJECT PROPERTY.

X SKETCH MAP TO APPROXIMATE SCALE SHOWING ENTIRE PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED, AND SHOWING THE APPROXIMATE CONFIGURATION OF PROPOSED LOTS AND ROADS WITHIN THOSE PARCELS.

X CITY OF LAKE GENEVA SIGNATURE BLOCK ON FACE OF CSM OR PLAT, PER STATE STATUTES.

X PROVIDE 5 FULL SETS AND 20 11" X 17" COPIES OF CSM OR PLAT PRIOR TO PLACEMENT ON PLAN COMMISSION AGENDA.

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.

MARCH 28, 2017
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:

TODD CAUFFMAN (AGENT), as applicant/petitioner for:

Name: TODD CAUFFMAN - LOWELL MANAGEMENT SERVICES

Address: P.O. BOX 926
LAKE GENEVA, WI 53147

Phone: 262-245-9030

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 28TH day of MARCH, 2017.

TODD CAUFFMAN (AGENT)
Printed name of Applicant/Petitioner

Signature of Applicant/Petitioner

Document Number

Document Title

RESTRICTION REMOVAL AFFIDAVIT

Recording Area

Name and Return Address

Farris, Hansen, & Associates
7 Ridgway Court – PO Box 437
Elkhorn, Wi. 53121

STATE OF WISCONSIN
)ss
COUNTY OF WALWORTH

Parcel Identification Number (PIN)

AFFIDAVIT TO REMOVE PLATTED RESTRICTIONS ON LOTS 5, 6, AND 7 OF THE PLAT OF LONGWOOD SUBDIVISION, RECORDED IN CABINET D ON SLIDE 146, AS DOCUMENT NUMBER 753976, LOCATED IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN. PETER S. GORDON, BEING FIRST DULY SWORN ON OATH DEPOSES AND SAYS:

1.) THAT HE IS A WISCONSIN REGISTERED SURVEYOR; AND THAT IN THAT CAPACITY HE PREPARED SAID AFFIDAVIT OF CORRECTION.

2.) THAT ON THE RECORDED PLAT FOR LONGWOOD ESTATES THERE ARE PLATTED BUILDING ENVELOPES RESTRICTING BUILDING AND WHEREAS THE OWNER IS REPLATTING THESE LOTS AS A NEW PARCEL CONSOLIDATION CERTIFIED SURVEY MAP.

3.) THERFOR THE FOLLOWING RESTRICTIONS ARE HEREBY REMOVED:
ALL LIMITED BUILDING AREAS ON LOTS 5, 6, AND 7 OF SAID LONGWOOD SUBDIVISION ARE REMOVED

4.) ALL OTHER RESTRICTED AREAS AND EASEMENTS SHALL REMAIN AS PLATTED.

FURTHER AFFIANT SAYETH NOT.

Peter S. Gordon 3/17/17
PETER S. GORDON PLS 2101

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

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17 DAY OF March, 2017

Hannah Schultz
NOTARY PUBLIC, COUNTY OF WALWORTH

HANNAH SCHULTZ NOTARY PUBLIC STATE OF WISCONSIN

MY COMMISSION EXPIRES:
April 20, 2018

THIS INSTRUMENT WAS DRAFTED BY PETER S. GORDON

SHEET 1 OF 2

This information must be completed by submitter: Document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page

Document Number

Document Title

RESTRICTION REMOVAL AFFIDAVIT

Recording Area

Name and Return Address

Farris, Hansen, & Associates
7 Ridgway Court – PO Box 437
Elkhorn, WI. 53121

WALWORTH COUNTY APPROVAL

THE ABOVE AFFIDAVIT REMOVING THE PLATTED RESTRICTIONS IS APPROVED BY THE WALWORTH ZONING AGENCY.

DATED: _____

_____
TIM BRELLENTHIN CHAIRPERSON

Parcel Identification Number (PIN)

TOWN OF GENEVA APPROVAL

THE ABOVE AFFIDAVIT EXTINGUISHING THE PLATTED RESTRICTIONS IS APPROVED BY THE TOWN BOARD OF THE TOWN OF GENEVA, WISCONSIN.

DATED: _____

_____
TOWN BOARD CHAIRMAN
JOSEPH F. KOPECKY

_____
TOWN CLERK
DEBRA KIRCH

CITY OF LAKE GENEVA APPROVAL

THE ABOVE AFFIDAVIT EXTINGUISHING THE PLATTED RESTRICTIONS LOCATEDD IN THE EXTRATERRITORIAL PLAT JURISDICTION AREA FOR THE CITY OF LAKE GENEVA, WISCONSIN IS APPROVED BY THE COMMON COUNCIL FOR THE CITY OF LAKE GENEVA, WISCONSIN.

DATED: _____

_____
ALAN KUPSIK MAYOR

_____
DEBRA KIRCH CITY CLERK

THIS INSTRUMENT WAS DRAFTED BY PETER S. GORDON

This information must be completed by submitter: Document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page

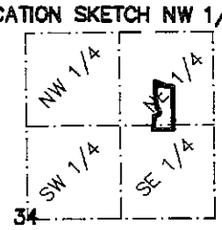
FARRIS, HANSEN & ASSOC. INC.
7 RIDGWAY COURT– P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE (262) 723–2098
FAX (262) 723–5886

CERTIFIED SURVEY MAP NO._____

OWNER: MARTIN A. ARENSON
23442 N. WILDWOOD LANE
DEERFIELD, IL. 60015

ZONING: R–1

LOCATION SKETCH NW 1/4 34–2–17



A PARCEL CONSOLIDATION CSM BETWEEN LOTS 5 THRU 7 OF LONGWOOD SUBDIVISION, LOCATED IN PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN

SURVEY CERTIFICATE

I HEREBY CERTIFY THAT AT THE DIRECTION OF MARTIN A. ARENSON, OWNER, AND IN FULL COMPLIANCE WITH THE PROVISIONS OF S.236.34 OF WISCONSIN STATUTES, AND THE SUBDIVISION CONTROL ORDINANCE, WALWORTH COUNTY, WISCONSIN, I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING DESCRIBED LANDS AND THAT THIS MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND OF THE DIVISION THEREOF TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF:
A PARCEL CONSOLIDATION CSM BETWEEN LOTS 5 THRU 7 OF LONGWOOD SUBDIVISION, LOCATED IN PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOT 5, LOT 6, AND LOT 7 OF LONGWOOD SUBDIVISION, RECORDED IN CABINET D ON SLIDE 146, AS DOCUMENT NO. 753976. CONTAINING 148,925 SQUARE FEET OF LAND (3.42 ACRES) MORE OR LESS.

DATED: MARCH 10, 2017

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

PETER S. GORDON PLS 2101

NOTE: THIS LOT LINE ADJUSTMENT (PARCEL CONSOLIDATION) BETWEEN ADJOINING LAND OWNERS DOES NOT CREATE ADDITIONAL LOTS AND THE ORIGINAL PARCELS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED BY THE WALWORTH COUNTY ZONING ORDINANCES.

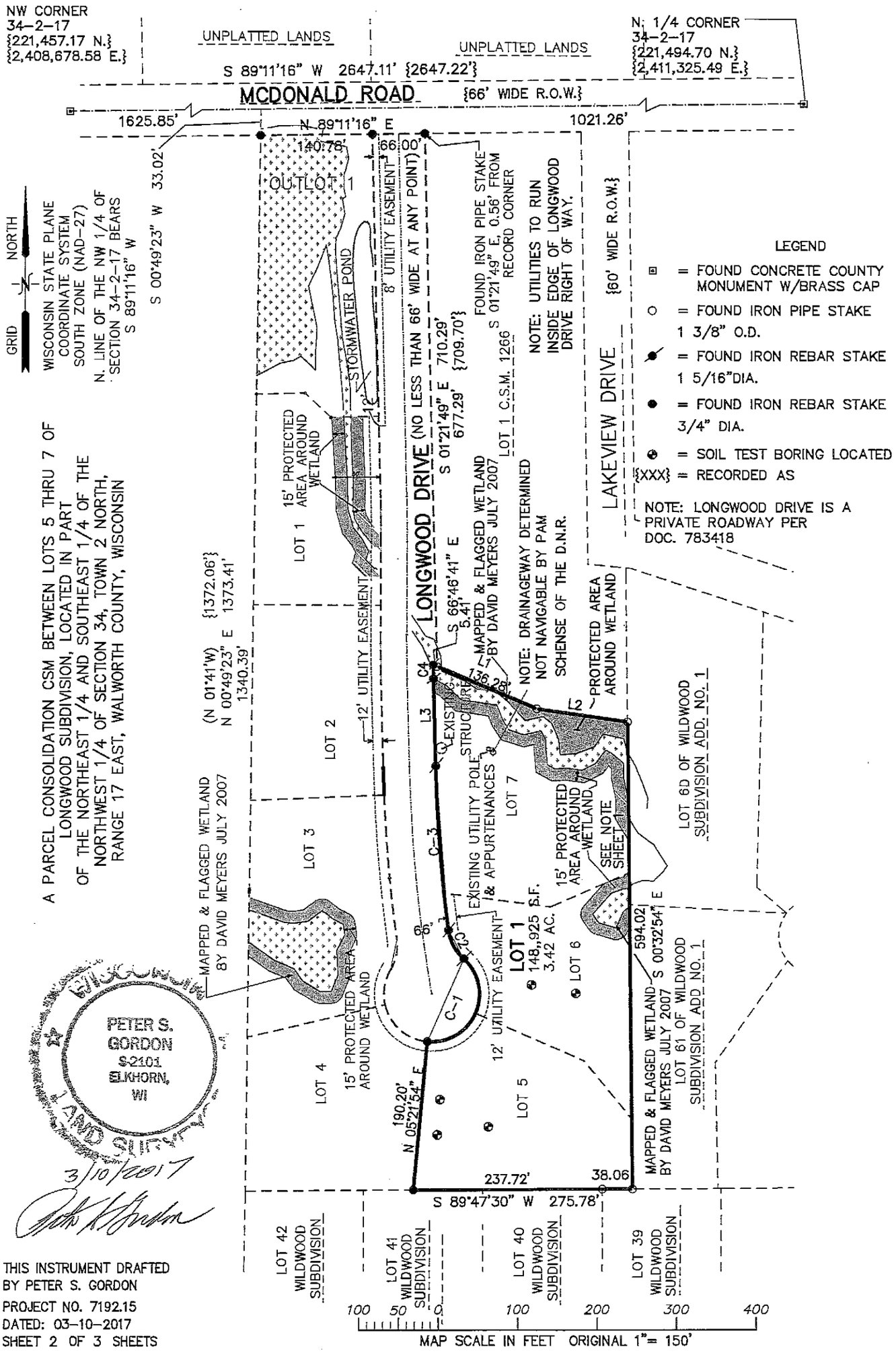
LINE	BEARING	DISTANCE
L1	S 66°46'41" E	141.69
L2	S 81°44'51" E	115.56
L3	S 01°21'49" E	111.45

CURVE/LOT	TANGENT IN	RADIUS	CENT. ANG.	CHORD BRG	CHORD DIST	ARC	TANGENT OUT
C–1	S 841381–06.0 E	60.00	143–08–02.0	N 23–47–53.0 E	113.84	149.89	N 47–46–08.0 W
C–2	N 47–46–08.0 W	60.00	40–19–15.0	N 27–36–30.5 W	41.36	42.22	N 7–26–53.0 W
C–3	N 7–26–53.0 W	1967.00	6–05–04.0	N 4–24–21.0 W	208.78	208.88	N 1–21–49.0 W
C–4	N 1–21–49.0 W	1967.00	0–30–54.0	N 1–06–22.0 W	17.68	17.68	N 0–50–55.0 W

THIS INSTRUMENT DRAFTED
BY PETER S. GORDON

PROJECT NO. 7192.15
DATED: 03–10–2017
SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP NO._____



THIS INSTRUMENT DRAFTED BY PETER S. GORDON

PROJECT NO. 7192.15

DATED: 03-10-2017

SHEET 2 OF 3 SHEETS

CERTIFIED SURVEY MAP NO._____

A PARCEL CONSOLIDATION CSM BETWEEN LOTS 5 THRU 7 OF
LONGWOOD SUBDIVISION, LOCATED IN PART
OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 34, TOWN 2 NORTH,
RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN

OWNERS CERTIFICATE

AS OWNERS, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED. WE ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION.

WALWORTH COUNTY ZONING AGENCY
TOWN OF GENEVA
CITY OF LAKE GENEVA (EXTRATERRITORIAL ZONING)

_____ _____
MARTIN A. ARENSON DATED

STATE OF WISCONSIN)
SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2017, THE ABOVE NAMED MARTIN A. ARENSON, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____

MY COMMISSION EXPIRES:_____

NOTARY PUBLIC, _____, WISCONSIN

WALWORTH COUNTY APPROVAL

APPROVED BY RESOLUTION OF THE WALWORTH COUNTY ZONING AGENCY THIS _____ DAY OF _____, 2017.

_____
TIM BRELLENTHIN, CHAIRPERSON

TOWN OF GENEVA APROVAL

APPROVED THIS _____ DAY OF _____, 2017 BY THE TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN.

_____
DEBRA L. KIRCH, TOWN CLERK

_____
JOSEPH F. KOPECKY TOWN BOARD CHAIRMAN

CITY OF LAKE GENEVA EXTRATERRITORIAL PLAT APPROVAL

RESOLVED THAT THIS CERTIFIED SURVEY MAP, LOCATED IN THE EXTRATERRITORIAL PLAT JURISDICTION FOR THE CITY OF LAKE GENEVA, IS HEREBY APPROVED THIS _____ DAY OF _____, 2017.

_____
SABRINA WASWO, CITY CLERK

_____
ALAN KUPSIK MAYOR

THIS INSTRUMENT DRAFTED
BY PETER S. GORDON

PROJECT NO. 7192.15
DATED: 03-10-2017
SHEET 3 OF 3 SHEETS

3/10/2017

PETER S. GORDON S-2101 ELKHORN, WI

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 17, 2017

Agenda Item #14

Applicant:
Aspect Design, Inc.
26575 Commerce Drive
Volo, IL 60073

Request:
CONCEPTUAL REVIEW
837 Bayview Drive
Conditional Use Permit
SR-4 Setbacks in ER-1 Zoning District

Description:
The applicant is submitting a Conceptual Plan for the proposed new Roth Residence at 837 Bayview Drive. The project would begin with a complete removal of the existing residence. The applicants have carefully designed the proposed residence to increase building side yard setbacks, and to slightly reduce building footprint area and impervious surface area coverages within the 100-foot lakeshore setback area.

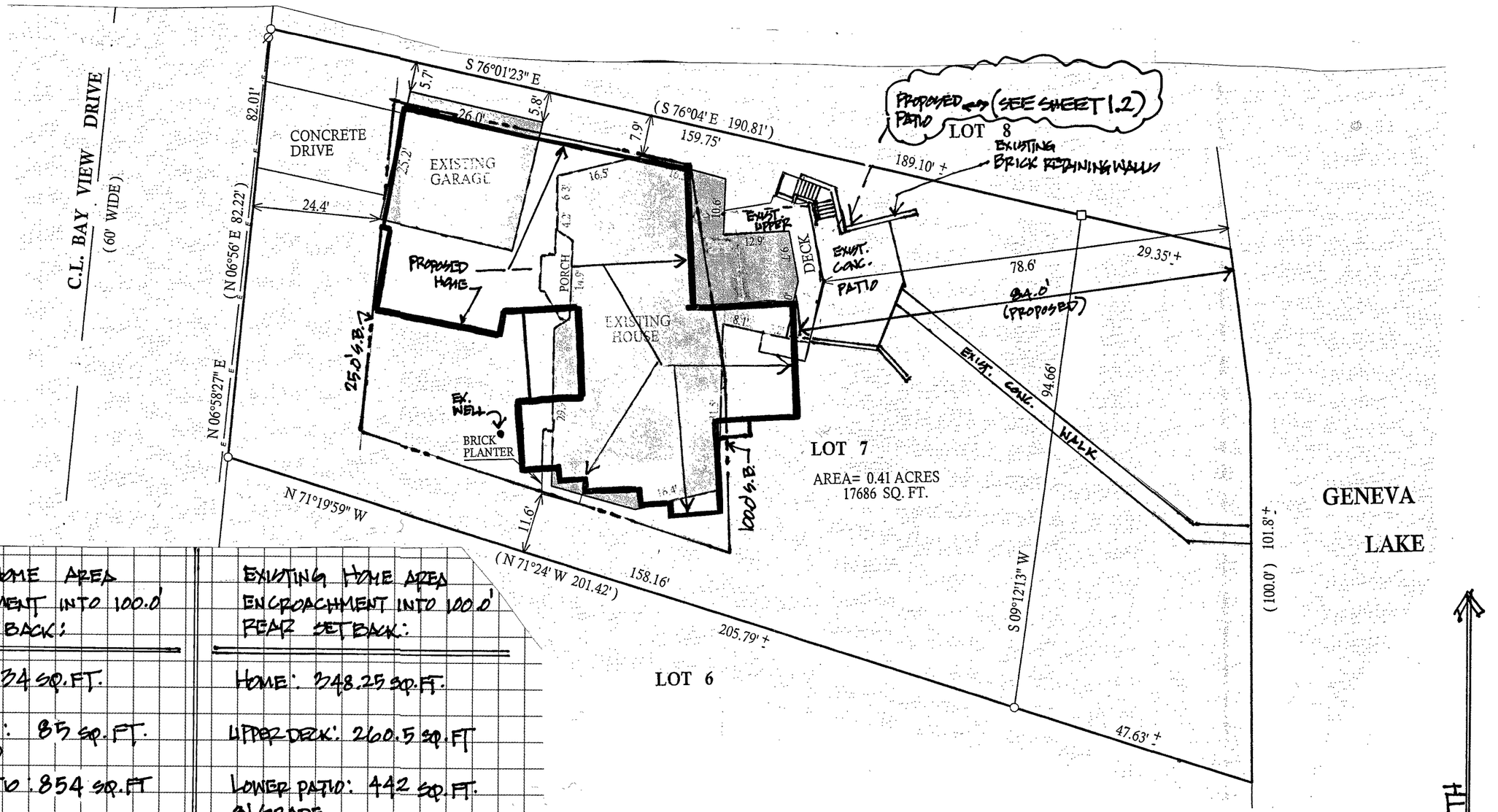
The proposed roof design has also been customized to meet the maximum 35-foot height limit, as measured from the lowest exposed building perimeter to the vertical mid-point of the highest pitched roof surface.

Staff Review:
Conceptual Plan Sheet P1.1 depicts the proposed building outline in comparison to the existing building. The proposed plan pulls the main body of the home away from the lakeshore, and shifts the rear wing of the home towards the center of the lot. Note also, that both sides of the proposed home have been pulled inward a few feet, thus increasing the proposed side yard setbacks and meeting the SR-4 zoning district requirements.

Conceptual Plan Sheet P.1.2 depicts the proposed patio, which can be compared to the existing patio depicted on Plan Sheet P.1.1. Although the proposed patio is a little larger, it has also been pulled back from the lakeshore by a few feet.

The tabular comparison between the building and paved area coverage within the 100-foot lakeshore setback is provided in the lower left-hand corner of Sheets P.1.1 and P.1.2. The proposed home footprint is reduced from the current 348 square feet to 334 square feet; and the pavement coverage is reduced from the current 854 square feet to a total of 682 square feet.

Staff Recommendation:
Staff does not make a recommendation as part of Conceptual Reviews, but notes that the proposed Conceptual Plan is generally consistent with the past practice of not increasing the impact of new building or pavement coverage within the 100-foot lake setback area, with the added benefit of increasing side yard setbacks by a few feet to meet the SR-4 zoning district requirements.



PROPOSED SITE PLAN OVER EXISTING SITE

PROPOSED HOME AREA ENCROACHMENT INTO 100.0' REAR SET BACK:		EXISTING HOME AREA ENCROACHMENT INTO 100.0' REAR SET BACK:	
HOME:	334 SQ.FT.	HOME:	348.25 SQ.FT.
UPPER DECK: (STAIRS & STOOP INCLUDED)	85 SQ.FT.	UPPER DECK:	260.5 SQ.FT
LOWER PATIO ON GRADE (INCLUDES OUTDOOR KITCHEN)	854 SQ.FT	LOWER PATIO: ON GRADE	442 SQ.FT.
WALKWAY:	-0- SQ.FT.	WALKWAY: ON GRADE	240 SQ.FT.
TOTALS:	1,273 SQ.FT.	TOTALS:	1,290.75 SQ.FT.

REVIEW ONLY-NOT FOR CONSTRUCTION

LANCO BUILDERS, INC.

ROTH RESIDENCE
8237 BAYVIEW DRIVE
LAKE GENEVA, WI.

PRELIM.	2-4-17
REVISED	2-11-17
REVISED	2-16-17
REVISED	2-23-17
REVISED	3-23-17
REVISED	4-10-17
NO REV.	

ASPECT DESIGN INC.
ARCHITECTS
26575 COMMERCE DR.
SUITE 607
VOLO, IL 60073
MAIN: 847-457-2500
WWW.ASPECTDESIGNINC.COM
WI. LICENSE #2968-011

PROJECT #: 04-17-07
DRAWN BY: JL

P1.1

#1 OF TOTAL SHEETS

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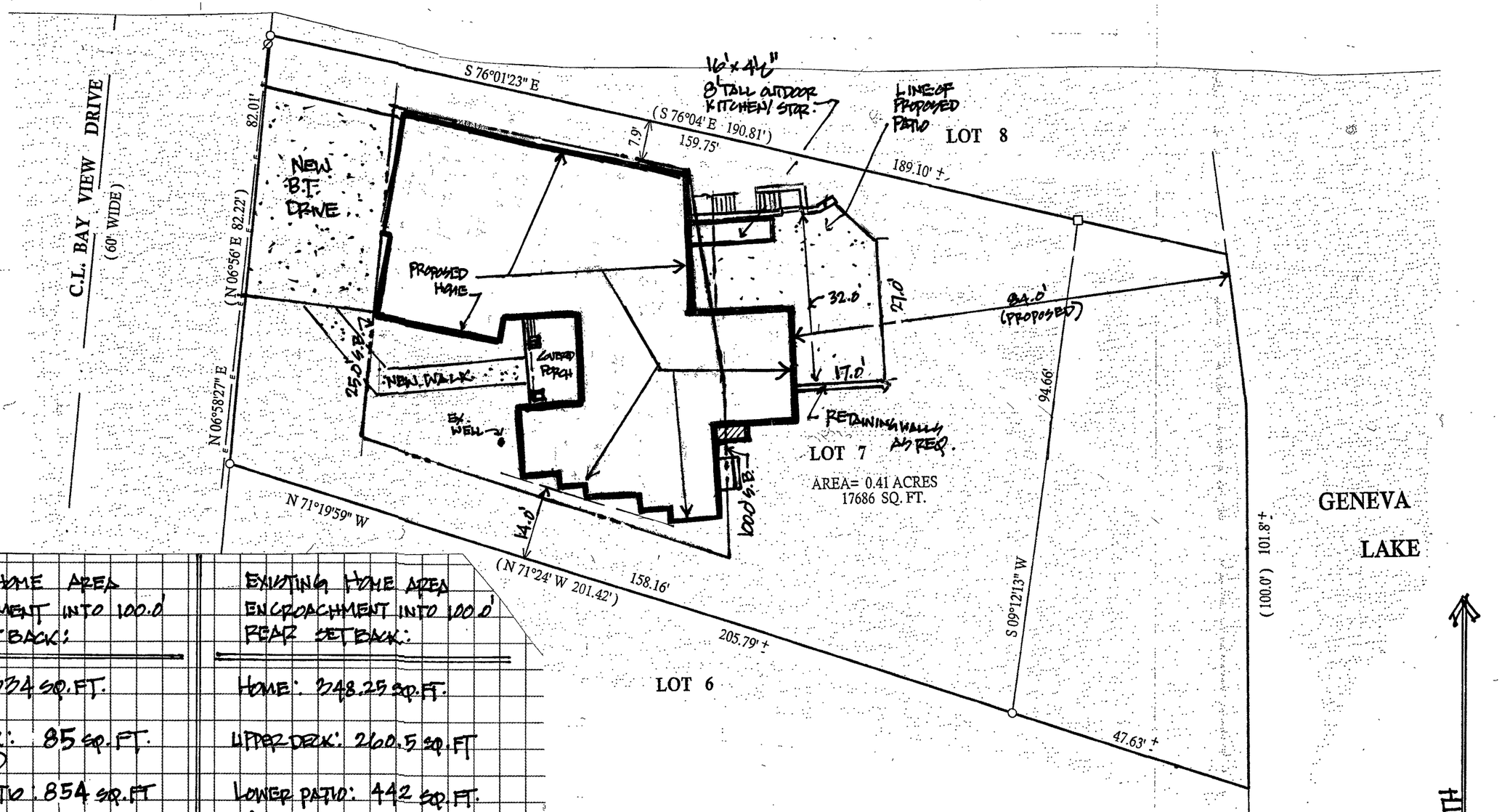

PROPOSED HOME AREA ENCROACHMENT INTO 100.0' REAR SET BACK:	EXISTING HOME AREA ENCROACHMENT INTO 100.0' REAR SET BACK:
HOME: 334 SQ.FT.	HOME: 348.25 SQ.FT.
UPPER DECK: 85 SQ.FT. (STAIRS & STOOP INCLUDED)	UPPER DECK: 260.5 SQ.FT
LOWER PATIO: 854 SQ.FT ON GRADE (INCLUDES OUTDOOR KITCHEN)	LOWER PATIO: 442 SQ.FT. ON GRADE
WALKWAY: -0- SQ.FT.	WALKWAY: 240 SQ.FT. ON GRADE
TOTALS: 1,273 SQ.FT.	TOTALS: 1,290.75 SQ.FT.

PROPOSED SITE PLAN

1" = 20.0'

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LANDO BUILDERS, INC.

ROTH RESIDENCE
837 BAYVIEW DRIVE
LAKE GENEVA, WI.

PRELIM.	2-9-17
REVISED	2-27-17
REVISED	3-10-17
REVISED	3-27-17
REVISED	3-29-17
REVISED	4-3-17
NO REV.	4-10-17

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P1.2

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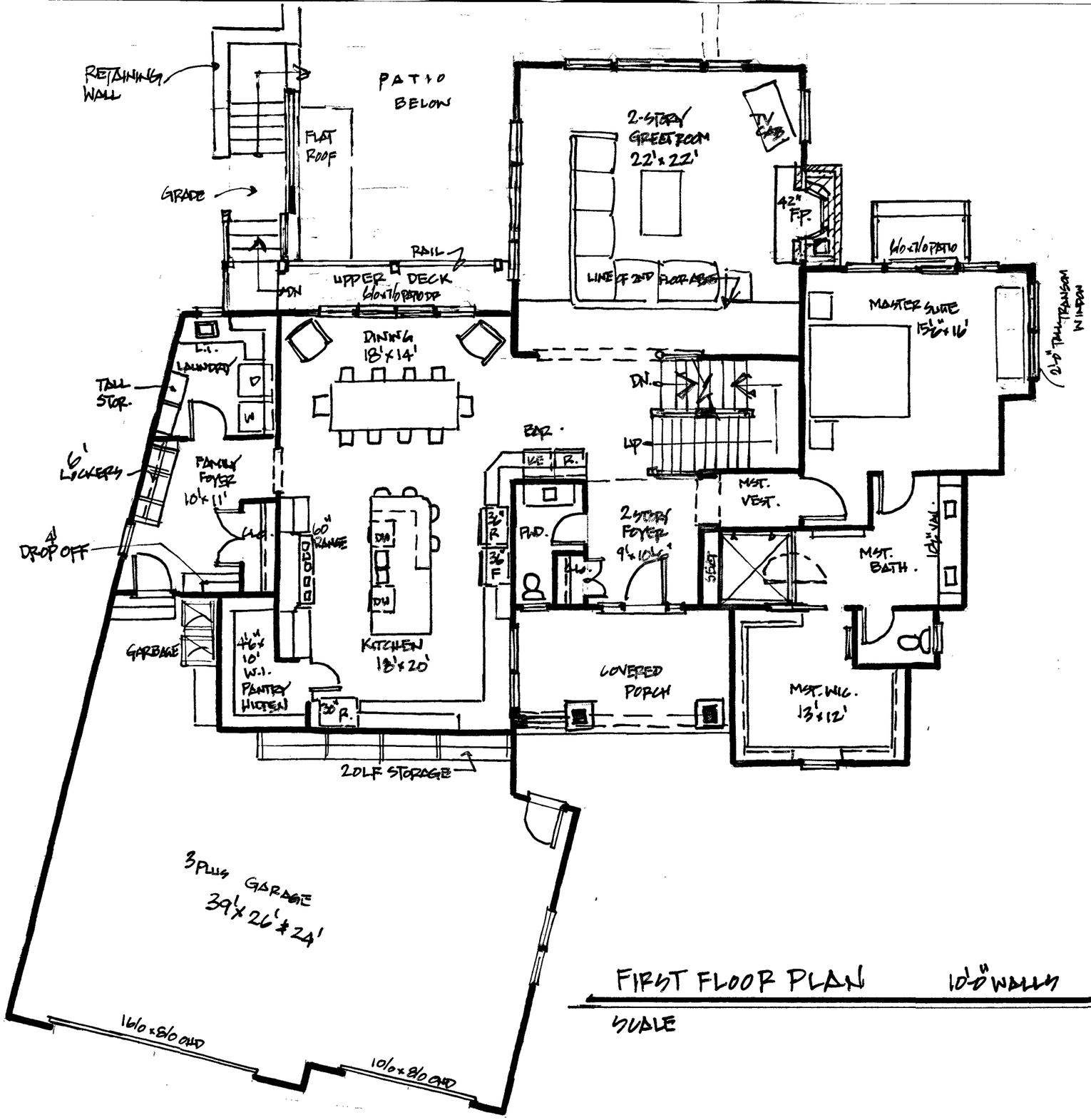
12 TOTAL SHEETS



FIRST FLOOR PLAN 10'-0" WALLS +/- 2,493 S.F.

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

REVIEW ONLY-NOT FOR CONSTRUCTION

PRELIM.	2-9-17
REVIEWED	2-27-17
REVISED	3-13-17
REVISED	3-23-17
REVISED	3-29-17
REVISED	4-21-17
NO REV.	4-17-17

LANDO BUILDERS, INC.

BOTH RESIDENCE
6977 BRAYNEN DRIVE
LAKE GENEVA, WI

ASPECT DESIGN INC.
ARCHITECTS
26575 COMMERCE DR.
SUITE 607
VOLO, IL 60073
MAIN: 847-357-2500
WWW.ASPECTDESIGNINC.COM
WI LICENSE #2968-011

PROJECT # 407.07
DRAWN BY: KL

P2

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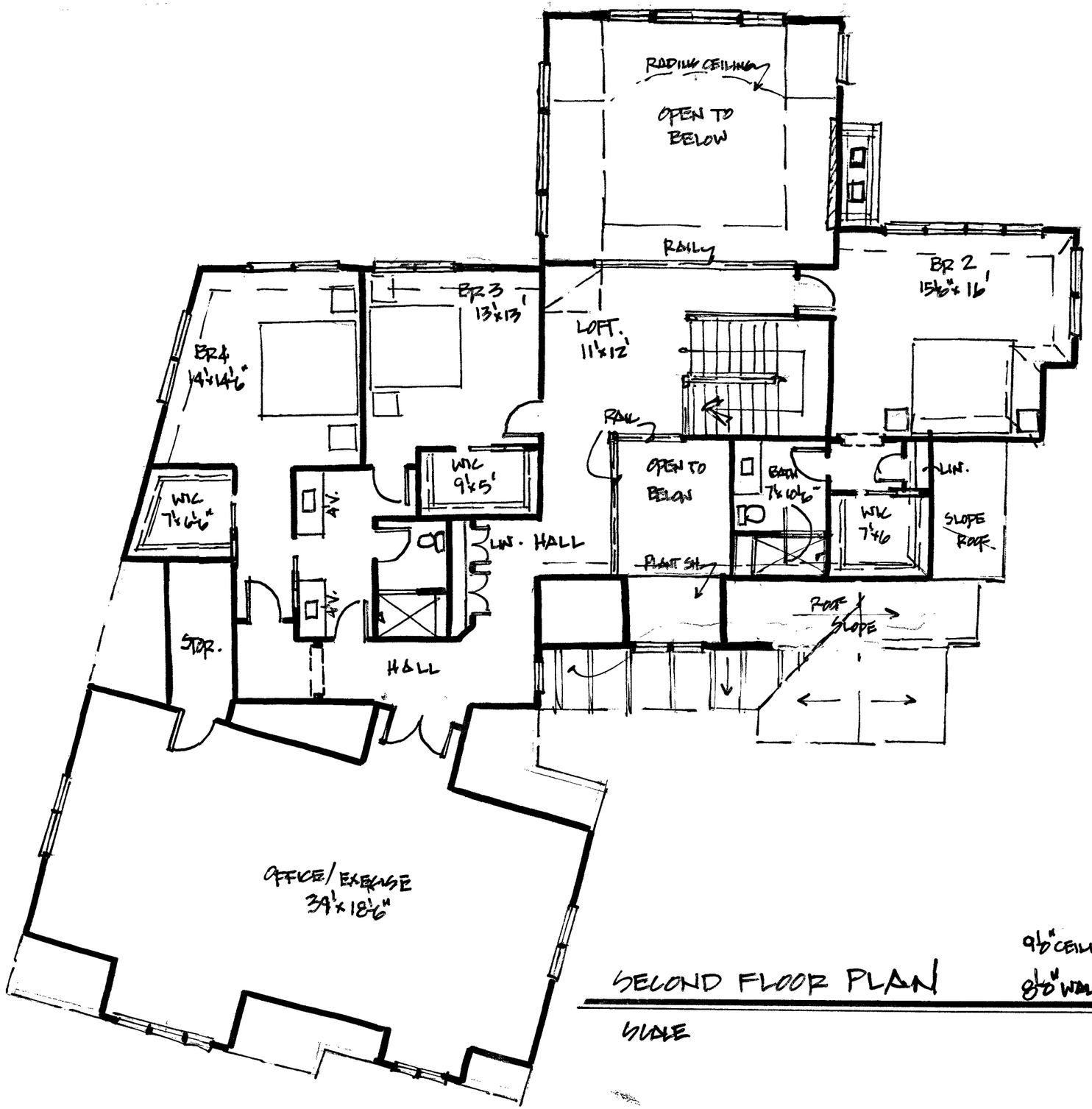

SECOND FLOOR PLAN

9'0" CEILING
8'0" WALLS

+/- 2,514 S.F.

SCALE

+/- 1/8" = 1'0"

REVIEW ONLY-NOT FOR CONSTRUCTION

ROTH RESIDENCE
837 BAYVIEW DRIVE
LAKE GENEVA WI.

LANDO BUNDERY, INC

PRELIM. 2-9-17
REVISED 2-21-17
REVISED 3-10-17
REVISED 3-29-17
REVISED 4-3-17
REVISED 4-10-17

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P3

3 OF TOTAL SHEETS

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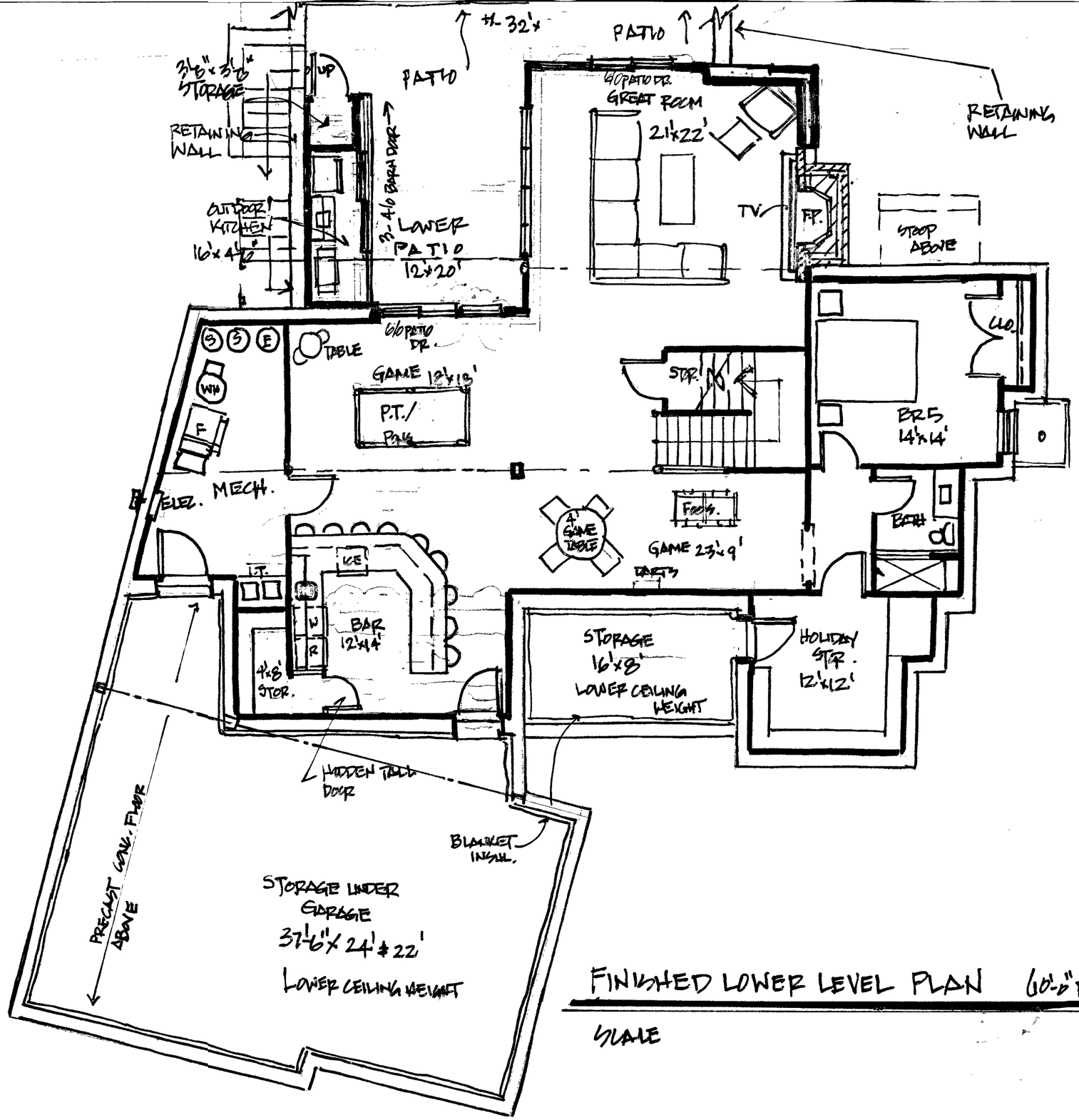

FINISHED LOWER LEVEL PLAN (10'-0" POURWALL) +/- 1945 SF

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

REVIEW ONLY-NOT FOR CONSTRUCTION

PRELIM.	1-9-17
REVIEW	2-21-17
REVIEW	3-10-17
REVIEW	3-29-17
REVIEW	3-31-17
NO REV	4-10-17

PATH RESIDENCE
857 BAYVIEW DRIVE
LAKE GENEVA, WI.

LANDO BUILDERS, INC.

ASPECT DESIGN INC.
ARCHITECTS
26575 COMMERCE DR.
SUITE 607
VOLO, IL 60073
MAIN: 847-457-2500
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WI. LICENSE # 2968-011

PROJECT # 2017-01
DRAWN BY: JTL

P4

4 OF TOTAL SHEETS

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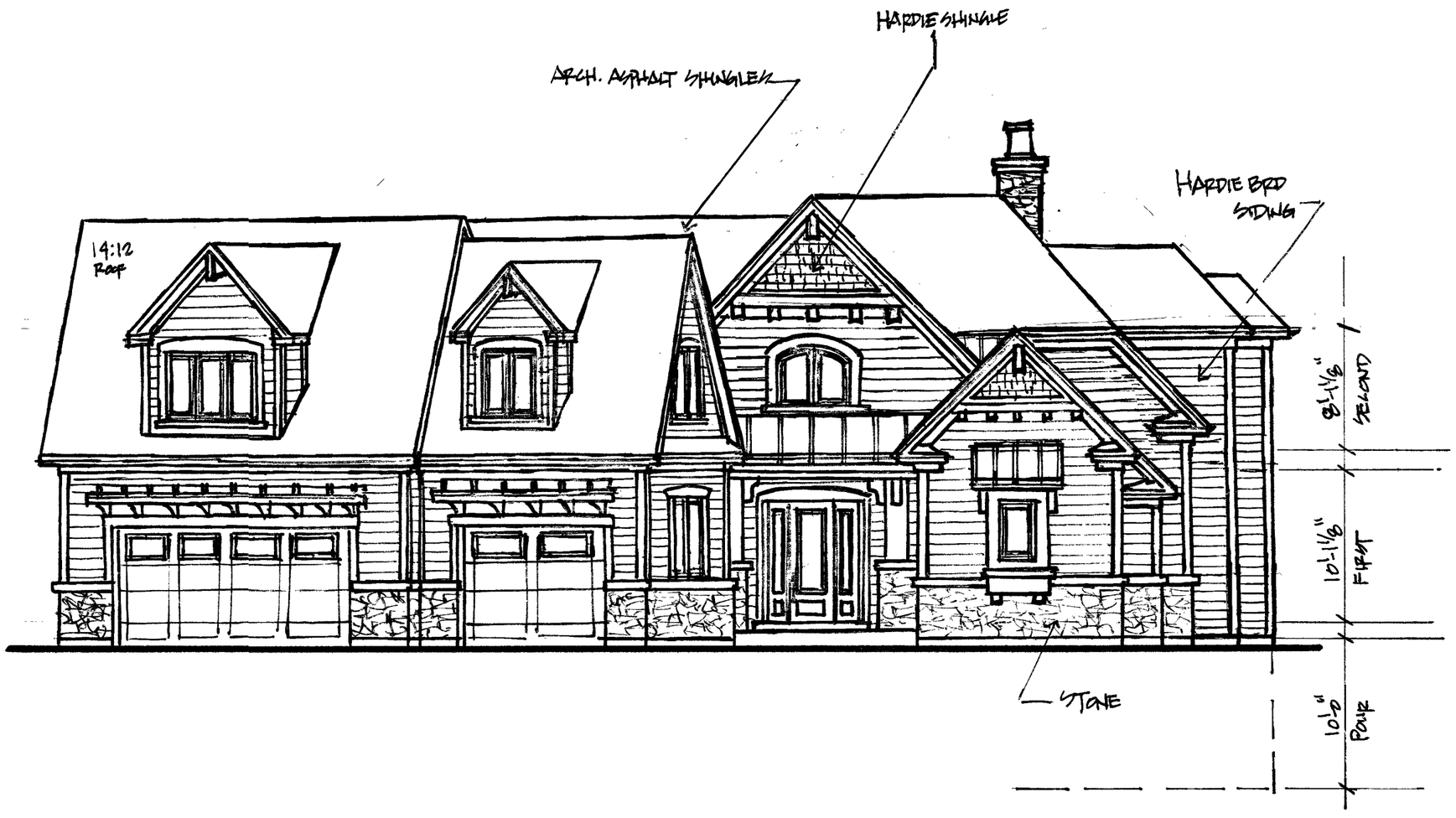

FRONT ELEVATION (WEST)

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

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LANCO BUILDERS, INC.

ROTH RESIDENCE
827 BAYVIEW DRIVE
LAKE GENEVA, WI.

PRELIM. 3-27-17
REVISED 3-29-17
REVISED 3-31-17
REVISED 4-10-17

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PROJECT # A017107
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P5

5 OF TOTAL SHEETS

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REAR ELEVATION (EAST)

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

REVIEW ONLY-NOT FOR CONSTRUCTION

PRELIM. 3-31-17
REVISED 4-18-17

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LAKE GENEVA, WI.

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SUITE 607
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ARCHITECTS

PROJECT # AD17107
DRAWN BY: JL

P6

1 OF TOTAL SHEETS

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Agenda Item #15

To: City of Lake Geneva Plan Commission

From: Mike Slavney, FAICP, and Jackie Mich, AICP

Date: April 7, 2017

Re: Commercial Indoor Lodging

The owner of a single family home at 407 Center Street is interested in renting his property to tourists when he is not residing there. The property is zoned Neighborhood Office (NO). Renting the house to tourists is considered a Commercial Indoor Lodging land use, which is not permitted in the NO district. Rezoning the property to a district that allows Commercial Indoor Lodging (i.e., General Business) would require an amendment to the Comprehensive Plan.

The Commercial Indoor Lodging land use includes a range of lodging uses from short-term vacation rentals (e.g. Airbnb or Vacation Rental By Owner) to large-scale hotels (e.g. Marriott). Short-term vacation rentals would be appropriate in the NB or NO zoning districts, as these districts already contain a number of single family and two family homes in which commercial uses are permitted.

Since this initial inquiry, we have received several other requests for short-term vacation rentals in single family homes zoned NB or NO. **We recommend amending the zoning code to allow Indoor Commercial Lodging by conditional use in the Neighborhood Office (NO) or Neighborhood Business (NB) zoning districts.**

Sites in the NB or NO districts would not be suitable for large-scale hotels, but such uses would not be possible in the NB or NO districts due to the Maximum Building Size, Architectural Requirements, and Landscape Surface Ratio requirements in those districts.

Enabling Commercial Indoor Lodging uses in the NO and NB zoning districts would involve the following amendments to the Zoning Ordinance:

1. Amend the Neighborhood Office Zoning District (Section 98-105(3)(a)2.b.) and the Neighborhood Business Zoning District (Section 98-105(3)(c)2.b.) to list Commercial Indoor Lodging as a land use permitted as conditional use.
2. Reflect the above change in Table 98-203(4) Tables of Land Uses.
3. Amend Section 98-206(k) (Commercial Indoor Lodging):
    - We suggest limiting short-term vacation rentals to single family and two family dwelling units in all zoning districts.
    - All proposed amendments to Section 98-206(k) (Commercial Indoor Lodging) are included on the following page:

Text proposed to be added is underlined. Text proposed to be removed is shown in ~~strikethrough~~.

(k) **Commercial Indoor Lodging**

Description: Commercial indoor lodging facilities include land uses which provide sleeping accommodations for overnight and/or extended stay housing in individual rooms or suites of rooms, for consideration to transients. Such land uses may provide in-room or in-suite kitchens, and may also provide indoor recreational facilities for the exclusive use of their customers. This land use includes but is not limited to hotels and motels.

Commercial indoor lodging facilities also include land uses which provide sleeping accommodations for transients for overnight and/or extended stay housing in distinct housing units, including single-family, two-flat, twin home, duplex, and townhouse~~, multiplex and apartment~~ dwelling units, including but not limited to land uses commonly referred to as "cottages", "vacation homes", "tourist homes", "resort homes", "fractional ownership and time share units".

As opposed to residential land uses, such commercial indoor lodging land uses are intended and managed to accommodate transients and tourists, and are thus prohibited from all Residential zoning districts, and from the Neighborhood Office and Neighborhood Business zoning districts. Such land uses are typically occupied to provide access to recreational, cultural and business opportunities in the region, and generally do not serve as the permanent legal residence of the occupants.

Dwelling units which are occupied by a single property owner and guests staying without consideration for less than a year, and remain unoccupied by any other party for the remainder of the year, such as many "second homes" are considered residential units, rather than commercial indoor lodging. This land use does not include Bed and Breakfast Establishments as regulated in Sec. 98-206 (4)(l).

Restaurant, arcades, fitness centers, and other on-site facilities available to non-lodgers are not considered accessory uses and therefore require review as a separate land use.

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {NO, NB, PO, PB, GB, CB}:
    a. If located on the same side of a building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 100 feet of a residentially zoned property.
    b. Facility shall provide a bufferyard with a minimum opacity of .60 along all property borders abutting residentially zoned property (see Section 98-610).
    c. Within the PO, NO, and NB Districts, each and every room must take primary access via an individual interior door, and may not be accessed via an external balcony, porch or deck, except for emergency purposes.
    d. All vehicles shall have and shall be parked on an improved surface including any type of recreational vehicle.
    e. No outside storage of any recreational accessories such a pool floats, life jackets, etc.
    f. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.
    g. After approval applicant must apply for City Business License.
    h. After approval applicant must apply for and comply with the room tax permit.
3. Parking Regulations: One space per bedroom, plus one space for each employee on the largest work shift.