

PLAN COMMISSION MEETING MINUTES OF MONDAY, APRIL 17, 2017 – 6:30 PM

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

This is the first phase of the previously approved general development plan for Golden Years. It was noted the sidewalk is going to be on the same side of the street as the Golden Years.

Hill/Hartz motion to close the public hearing. Motion carried unanimously.

Skates/Gibbs motion to approve the 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 to include staff recommendations and fact finding in the affirmative as well as the execution of the development agreement, looping the water service fully around the building in the next phase of project development, the detailed final review by City staff and consulting engineers for the detailed utility building and storm water management plans, improvements of the public sidewalk on the west side of Harmony Drive, and to allow the maximum height to go up to 20 feet.

Mr. Hartz asked if the development agreement would be approved by Council. Mr. Oborn confirmed it would.

Roll Call: Kupsik, Skates, Gibbs, Hill, Hartz, Esarco, Frederick voting “yes.” Motion carried unanimously.

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

Agenda Item #13.a.

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 is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed PIP do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the proposed Precise Implementation Plan:

1. Staff recommends that the Plan Commission recommends *approval* of the PIP as submitted, including the granting of 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

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 nursing 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

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

N Bloomfield Rd

E Bloomfield Rd

700'

640'

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.

Project Goals

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

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:

Residential Density and Intensity Requirements:

- 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%)**

Residential Bulk Requirements:

- 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± feet
- c. Minimum Street Frontage:
 - a. Required: 50 feet
 - b. Proposed: 515± 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 Phase One Precise Implementation Plan

1. Land Use Exemptions – None for Phase One
2. Density and Intensity Exemptions – None for Phase One
3. Bulk Requirement Exemptions
 - a. Maximum Height of Accessory Structure – 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.



LEGEND

	PROPOSED SILT FENCE
	PROPOSED TRACKING PAD

- NOTES
- EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITIES AND DIGGERS HOTLINE.
 - CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO ANY GROUND DISTURBANCE.
 - FOLLOW ALL WDNR STANDARDS AND REGULATIONS
 - ALL CONSTRUCTION ENTRANCES MUST HAVE ROCK TRACKING PAD. ADJUST LOCATION SHOWN ON PLAN TO FIELD CONDITIONS.

DIGGERS HOTLINE
 Dial 811 or (800)242-8511
 www.DiggersHotline.com



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 Planning, Design & Construction, Inc.
 www.hoffman.net | 122 East College Avenue, Suite 100 | Appleton, Wisconsin 54911
 920.256.2070 | P.O. Box 6054 | Appleton, Wisconsin 54912

CONSULTANT:
CARDINAL
 ENGINEERING
 DESIGNING IN THE DIRECTIONS
 262.797.9776 | CARDINALENGINEERING.COM
 1875 W. AVENUE | MADISON, WI 53711

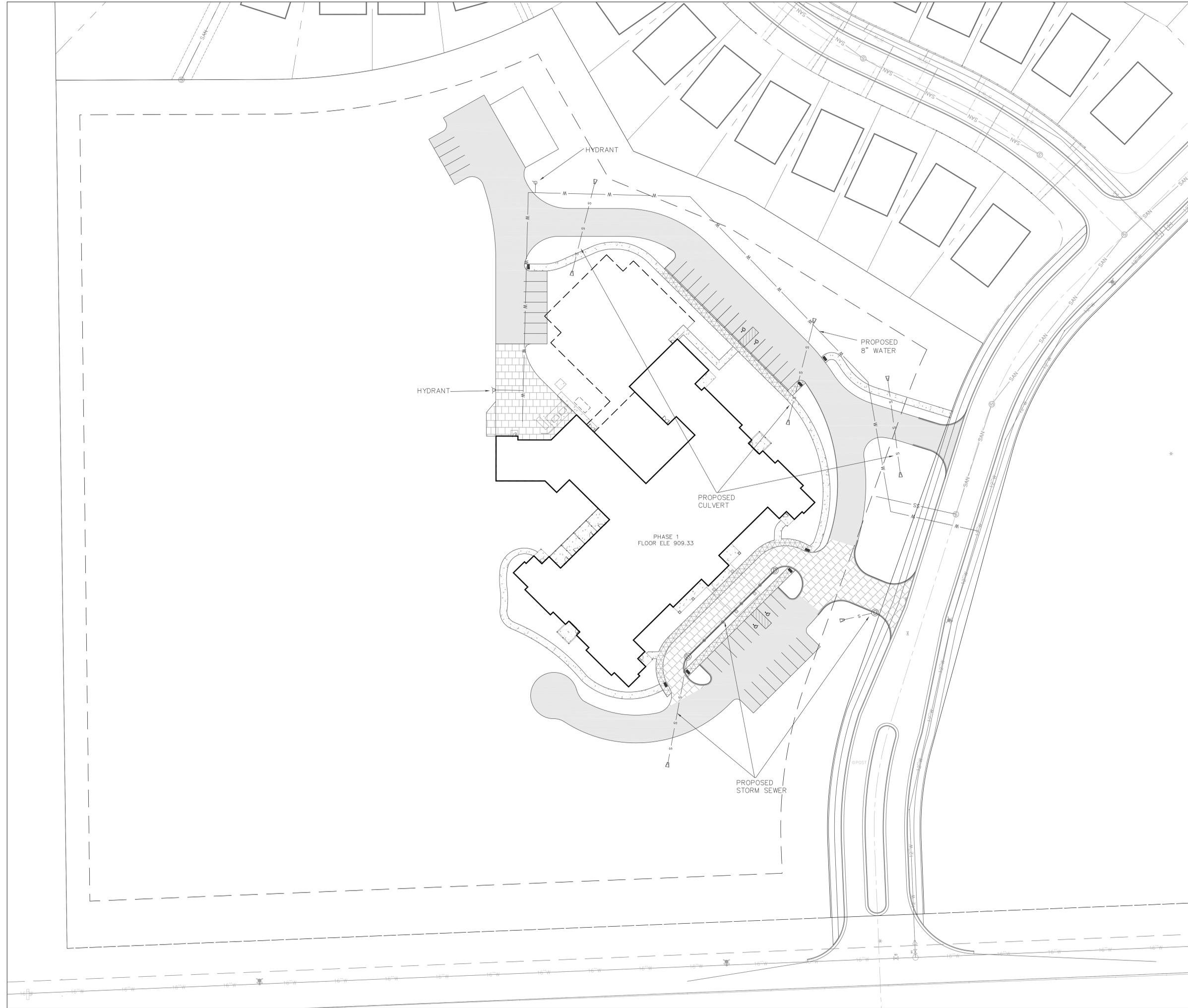
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 Celebrating 40 Years of Planning & Design

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

MARK	DATE
ISSUED:	3-9-17
PROJECT NO:	1601346
CAD DWG FILE:	Civil_Design.dwg
DRAWN BY:	PAS
CHECKED BY:	RWC
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SHEET TITLE:	

GRADING AND
 EROSION CONTROL
 PLAN

SHEET NUMBER:
C-3



0 30 60 Feet

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800.266.2070 | P.O. Box 6034, Laporte, Wisconsin 54972

CONSULTANT:
CARDINAL
ENGINEERING
DESIGNING IN THREE DIRECTIONS
262.737.8775 | CARDINALENGINEERING.COM
1000 AVIATION TOWER, ELKSCAPE, WI 53121

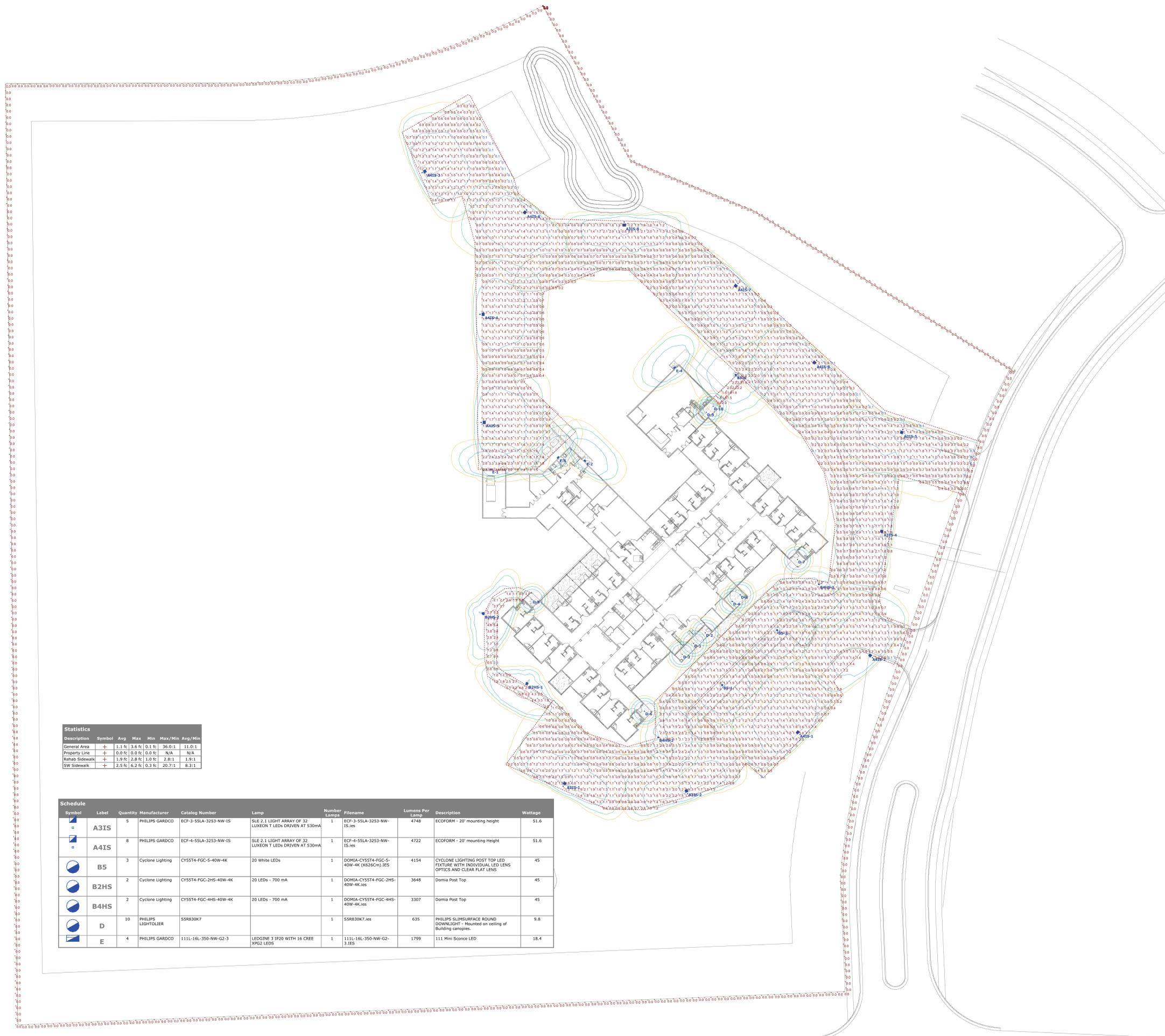
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Building the Love. Preserving the Views.

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

MARK	DATE
ISSUED:	3-22-17
PROJECT NO:	1601346
CAD DWG FILE:	Civil_Design.dwg
DRAWN BY:	PAS
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SHEET TITLE:	

UTILITY PLAN

SHEET NUMBER:
C-4



Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
General Area	+	1.1 fc	3.6 fc	0.1 fc	36.0:1	21.0:1
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

Symbol	Label	Quantity	Manufacturer	Catalog Number	Lamp	Number Lamps	Filename	Lumens Per Lamp	Description	Wattage
□	A3IS	5	PHILIPS GARDCO	ECF-3-55LA-3253-NW-1S	SLE 2.1 LIGHT ARRAY OF 32 LUXEON T LEDs DRIVEN AT 530mA	5	ECF-3-55LA-3253-NW-1S.ies	4748	ECOFORM - 20' mounting height	51.6
□	A4IS	8	PHILIPS GARDCO	ECF-4-55LA-3253-NW-1S	SLE 2.1 LIGHT ARRAY OF 32 LUXEON T LEDs DRIVEN AT 530mA	1	ECF-4-55LA-3253-NW-1S.ies	4722	ECOFORM - 20' mounting Height	51.6
●	B5	3	Cyclone Lighting	CYS5T4-FGC-5-40W-4K	20 White LEDs	1	DOMIA-CYS5T4-FGC-5-40W-4K (4026CM).ies	4154	CYCLONE LIGHTING POST TOP LED FIXTURE WITH INDIVIDUAL LED LENS OPTICS AND CLEAR FLAT LENS	45
●	B2HS	2	Cyclone Lighting	CYS5T4-FGC-2HS-40W-4K	20 LEDs - 700 mA	1	DOMIA-CYS5T4-FGC-2HS-40W-4K.ies	3648	Domia Post Top	45
●	B4HS	2	Cyclone Lighting	CYS5T4-FGC-4HS-40W-4K	20 LEDs - 700 mA	1	DOMIA-CYS5T4-FGC-4HS-40W-4K.ies	3307	Domia Post Top	45
●	D	10	PHILIPS LIGHTOLIER	55R830K7		1	55R830K7.ies	635	PHILIPS SLIMSURFACE ROUND DOWNLIGHT - Mounted on ceiling of Building canopies.	9.8
●	E	4	PHILIPS GARDCO	111L-16L-350-NW-G2-3	LEDGINE 3 IP20 WITH 16 CREE XPC2 LEDs	1	111L-16L-350-NW-G2-3.ies	1799	111 Mini Sconce LED	18.4

1 ELECTRICAL SITE LIGHTING PHOTOMETRICS PLAN
SCALE: 1" = 30'-0"



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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:	
DRAWN BY:	DTM
CHECKED BY:	JBK
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SHEET TITLE:	ELECTRICAL SITE LIGHTING PHOTOMETRICS PLAN
SHEET NUMBER:	ES-102



CONSULTANT:
DOLAN & DUSTIN, INC.
CONSULTING ELECTRICAL ENGINEERS
1011 North Mayfair Road - Suite 206
Wauwatosa, WI 53226-9446

Hoffman
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www.hoffmaninc.com
122 East College Avenue, Suite 101 Appleton, Wisconsin 54911
608.236.2370 P.O. Box 6024 Appleton, Wisconsin 54912

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	44	132
Low Deciduous Shrub	1	20	20
Medium Evergreen Shrub	5	20	100
Low Evergreen Shrub	3	41	123
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: (2.4) Openly 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
<i>Festuca commutata</i>	Longfellow II Chewings Fescue	50
<i>Festuca obtusa</i>	Nodding Fescue	50
<i>Festuca ovina</i>	Sheeps Fescue	50
<i>Festuca rubra</i>	Creeping Red Fescue	50

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

Sedge Meadow Seed Mix

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

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

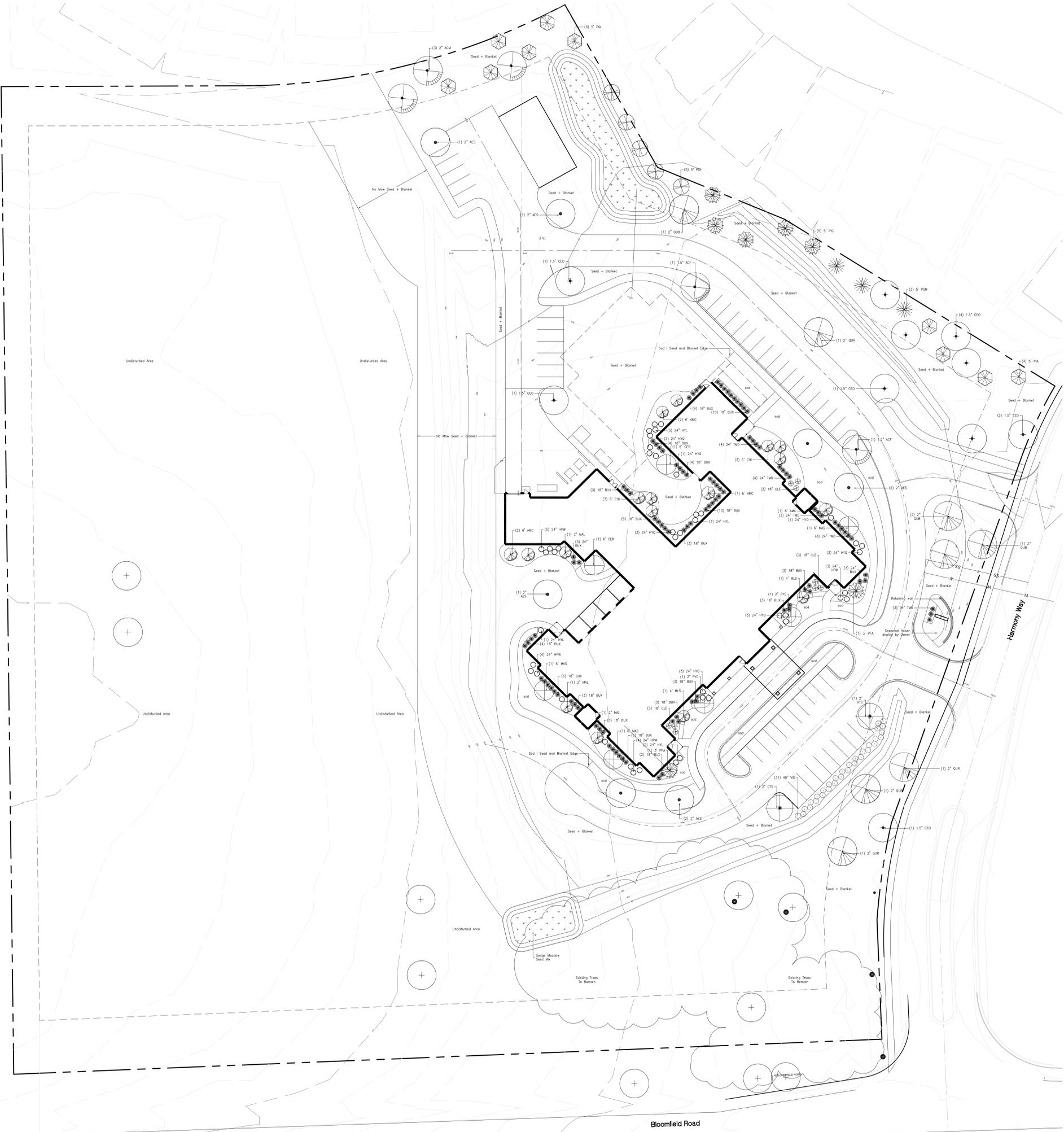
Temporary Cover Crop:

Botanical Name	Common Name	Oz./Acre	Total lbs./Acre
<i>Avena sativa</i>	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	1	1.5"	Gleditsia triacanthos var. 'inermis' 'Skyline'	Skyline Thornless Honeylocust	BB	
PVC	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	Shadbowl 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	
PIB	4	5"	Picea mariana	Scrub 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	
HL	11	24"	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	BB	
HYD	17	24"	Hydrangea quercifolia	Oakleaf Hydrangea	BB	
TMD	20	24"	Taxus x media 'Densiformis'	Dense Yew	BB	
VID	31	48"	Viburnum dentatum	Arowwood Viburnum	BB	



North
Scale 1"=30'

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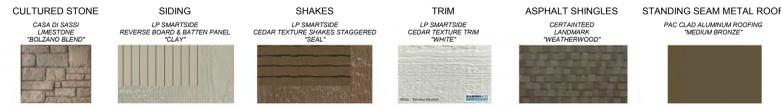
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Planning, Design & Construction, Inc.
122 East College Avenue, Suite 102, Appleton, Wisconsin 54911
www.hoffman.com | P: 920.834.4444 | F: 920.834.4444

MCCALLUM
ASSOCIATES
CONSULTANT:
DAVID R. MCCALLUM ASSOCIATES, INC.
200 N. Wisconsin Avenue | Lincoln, NE 68508
402.462.6270 | 402.462.6270

GOLDEN YEARS
Landscape Architecture
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

EXTERIOR FINISHES



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



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



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



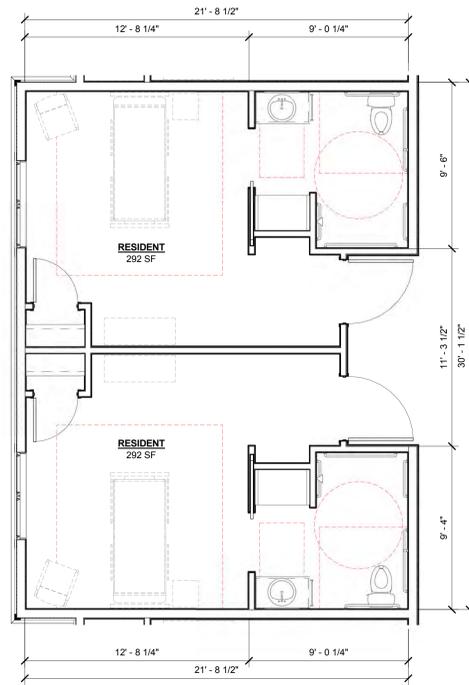
4 NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



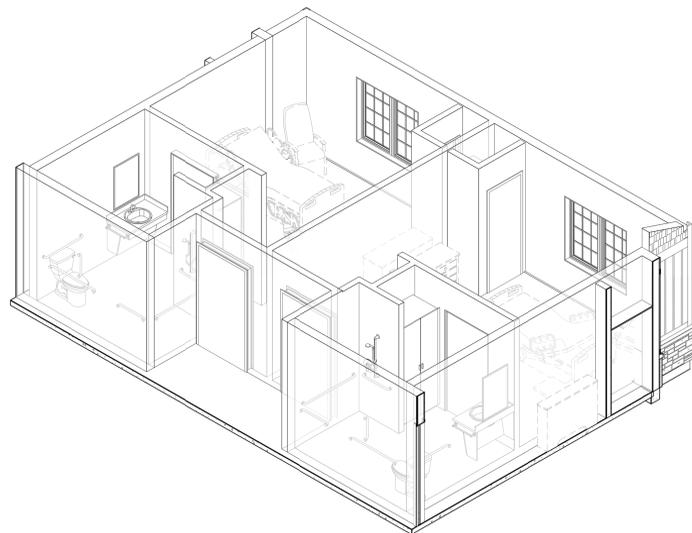
1 DRIVE ENTRANCE PERSPECTIVE
SCALE:



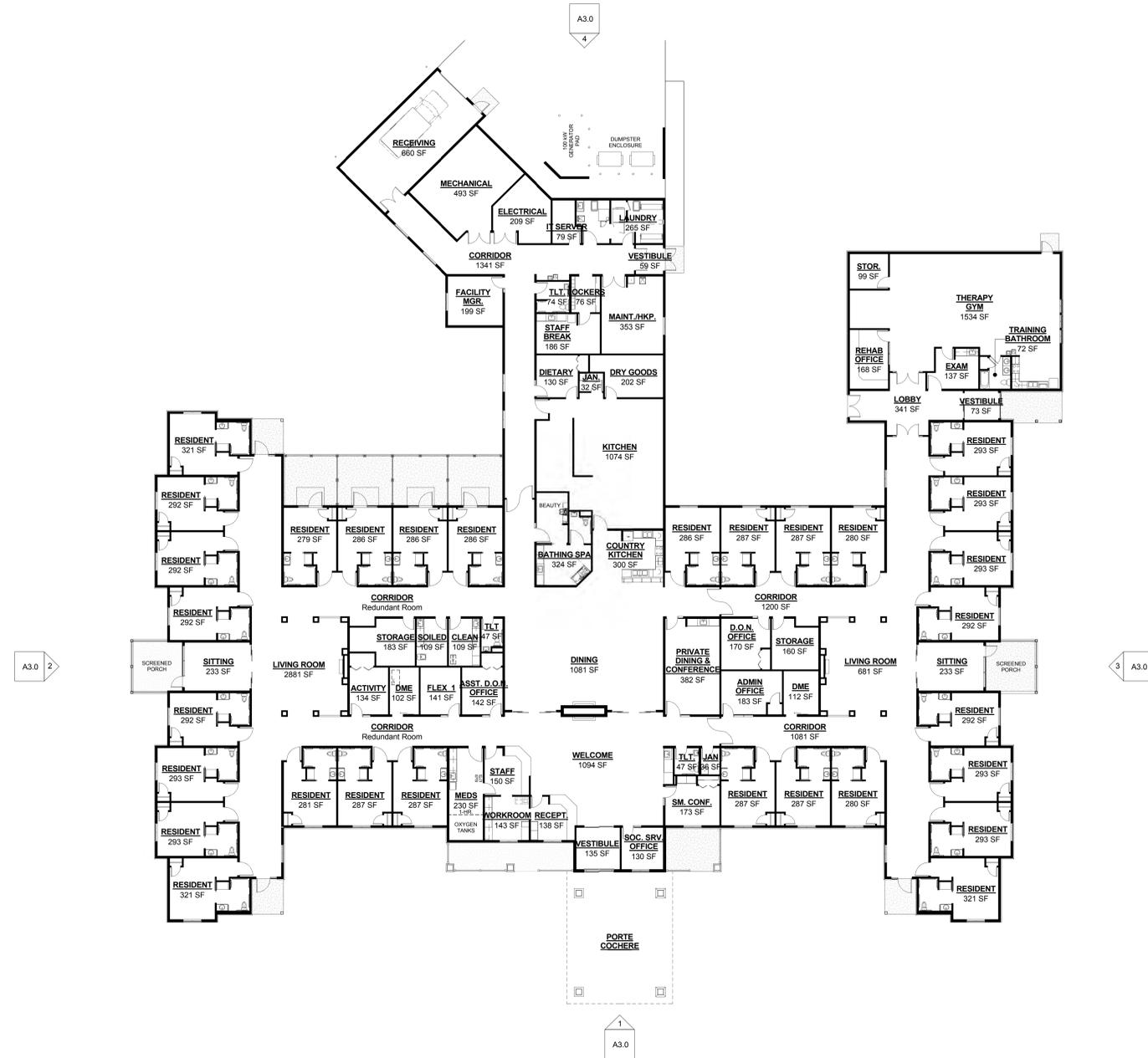
2 SOUTHWEST PERSPECTIVE
SCALE:



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

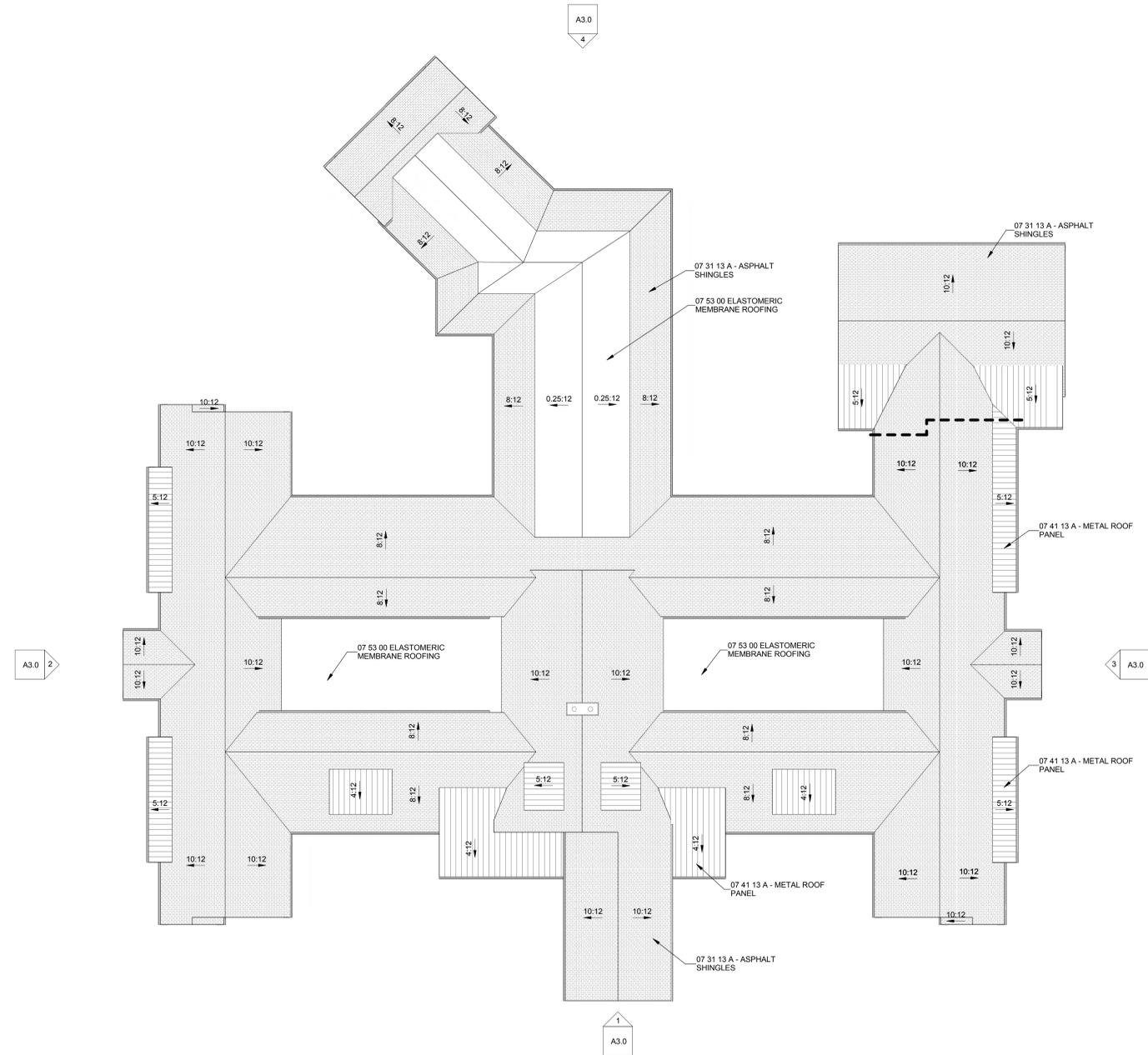


3 RESIDENT UNIT AXION VIEW
SCALE:



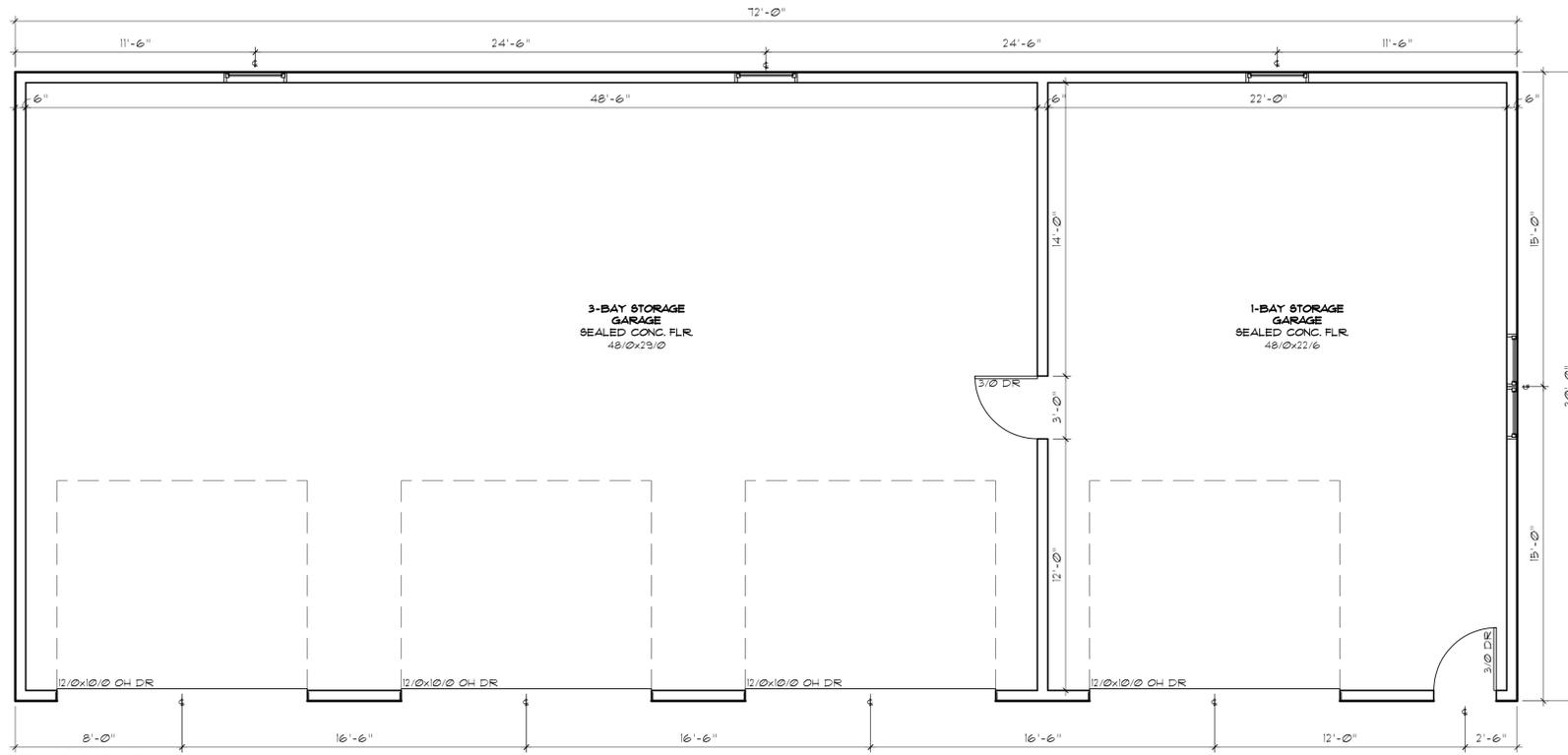
1 OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"



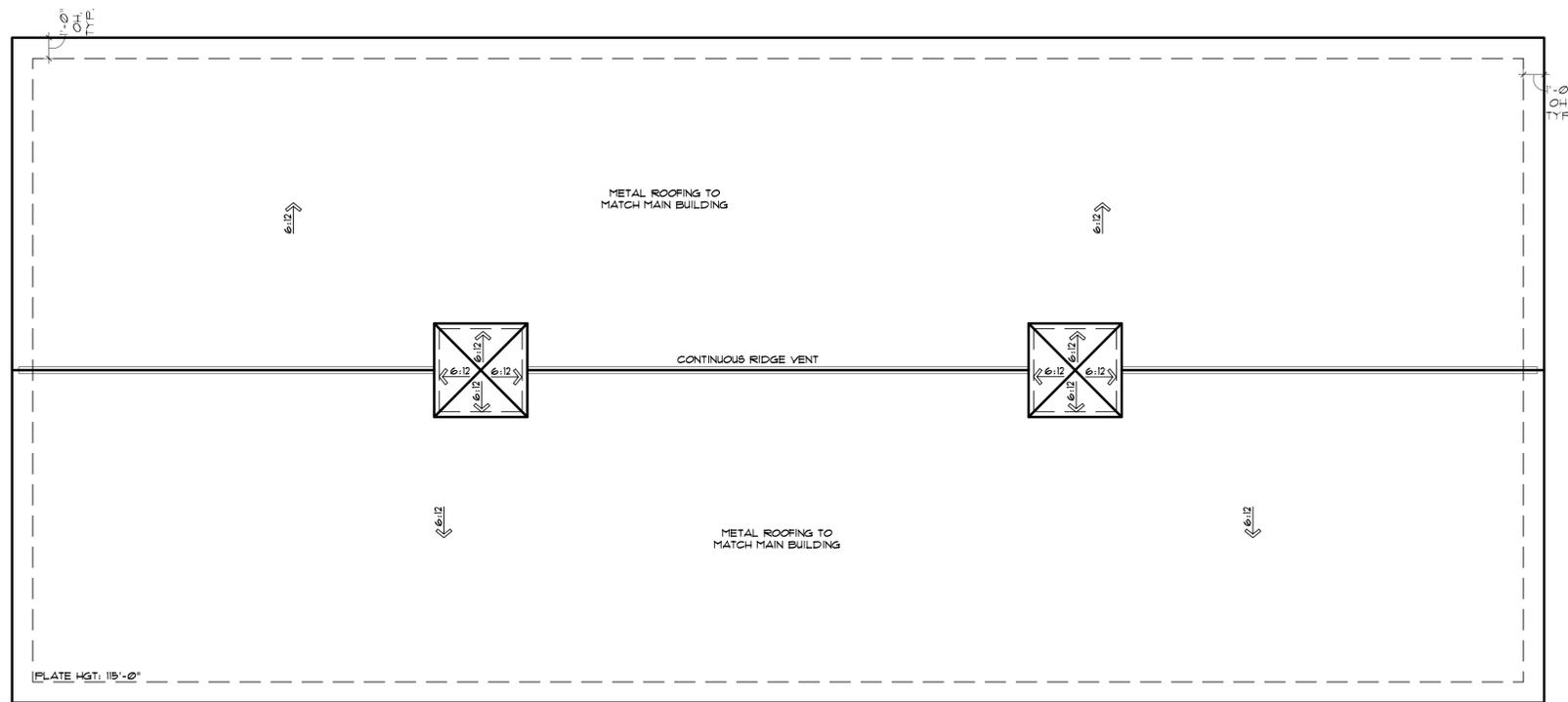


1 OVERALL ROOF PLAN
 SCALE: 1/16" = 1'-0"





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



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

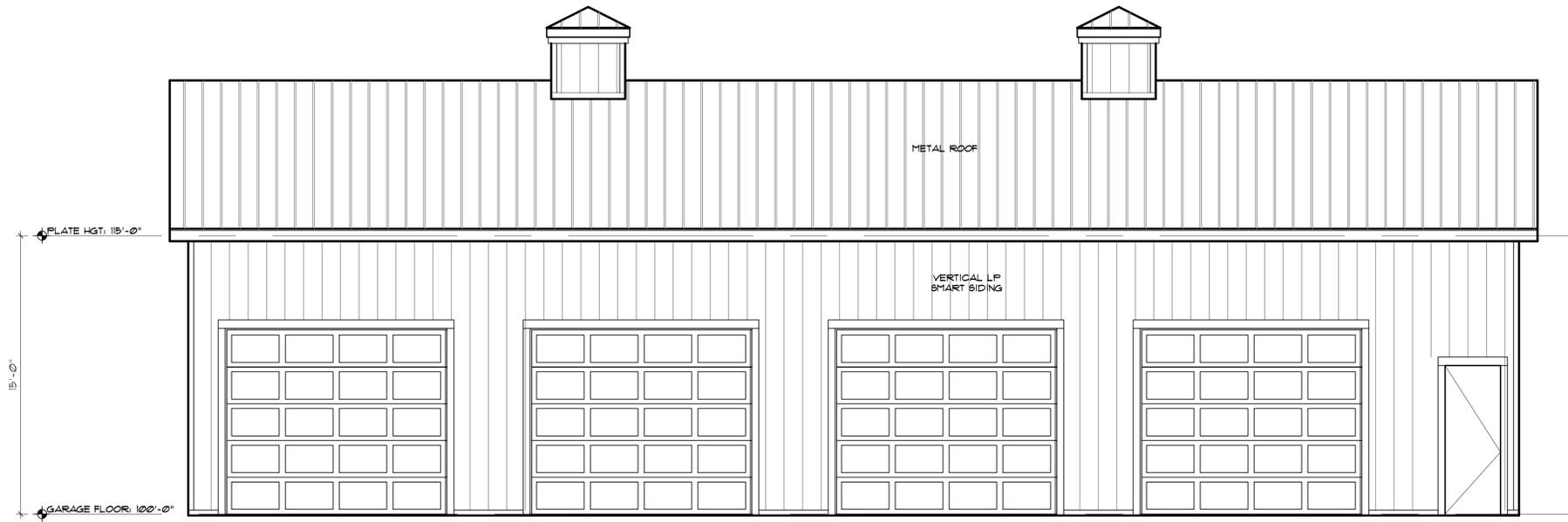
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BLOOMFIELD RD
LAKE GENEVA, WI

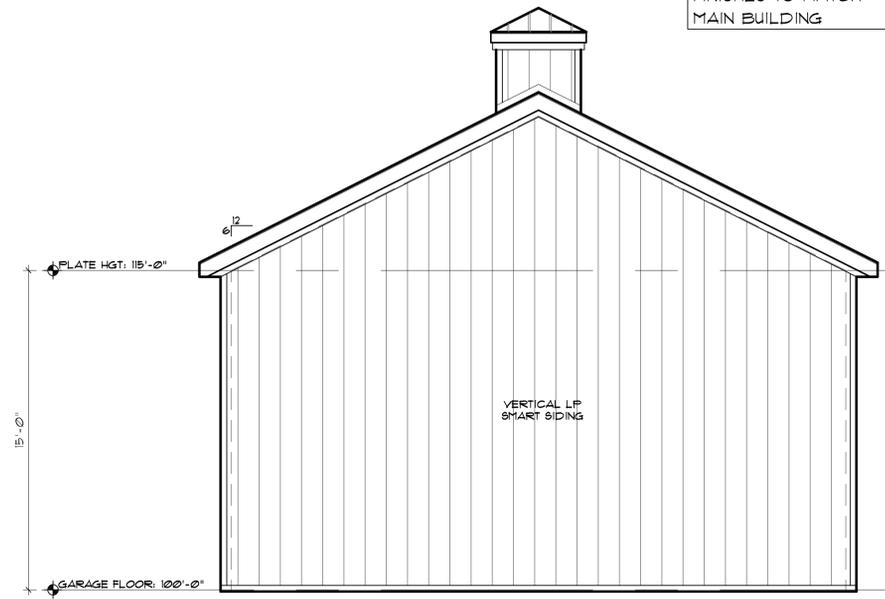
PROJECT NUMBER
DATE 03/10/2017
AI

NOTE: ALL EXTERIOR FINISHES TO MATCH MAIN BUILDING



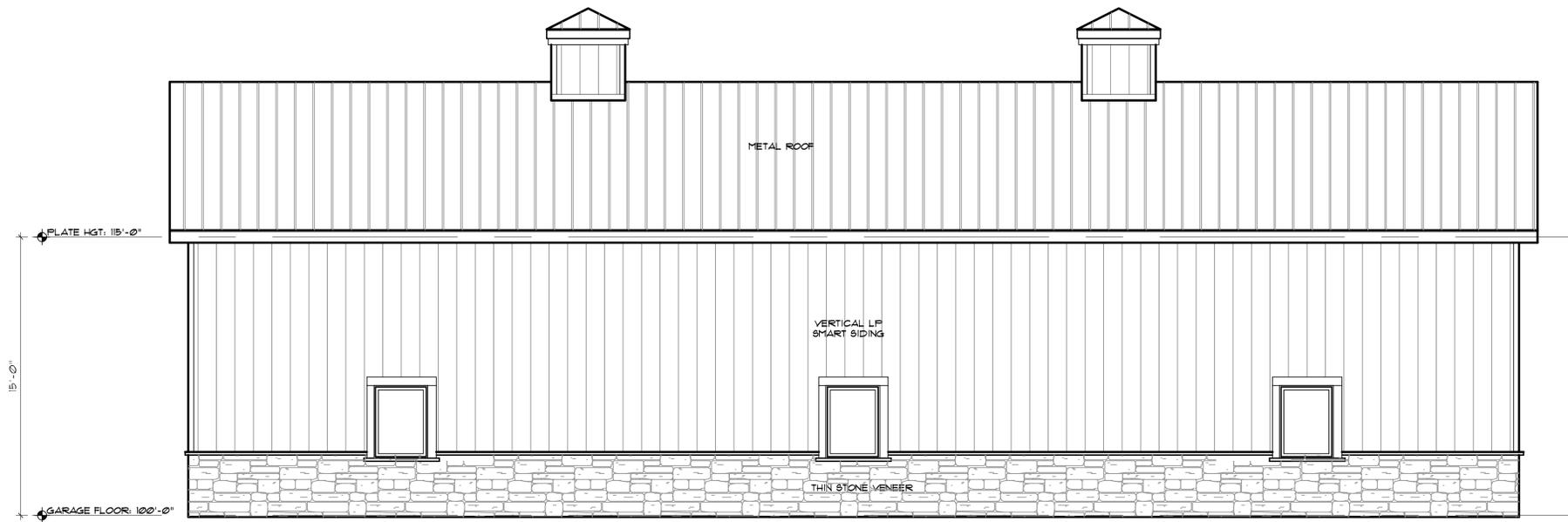
FRONT ELEVATION (SOUTHWEST)

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



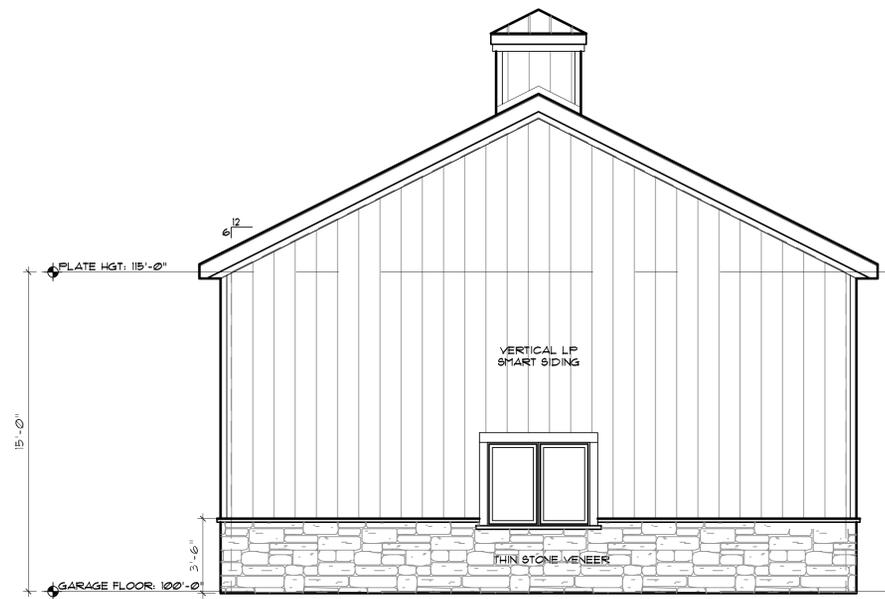
SIDE ELEVATION (NORTHWEST)

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



REAR ELEVATION (NORTHEAST)

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



SIDE ELEVATION (SOUTHEAST)

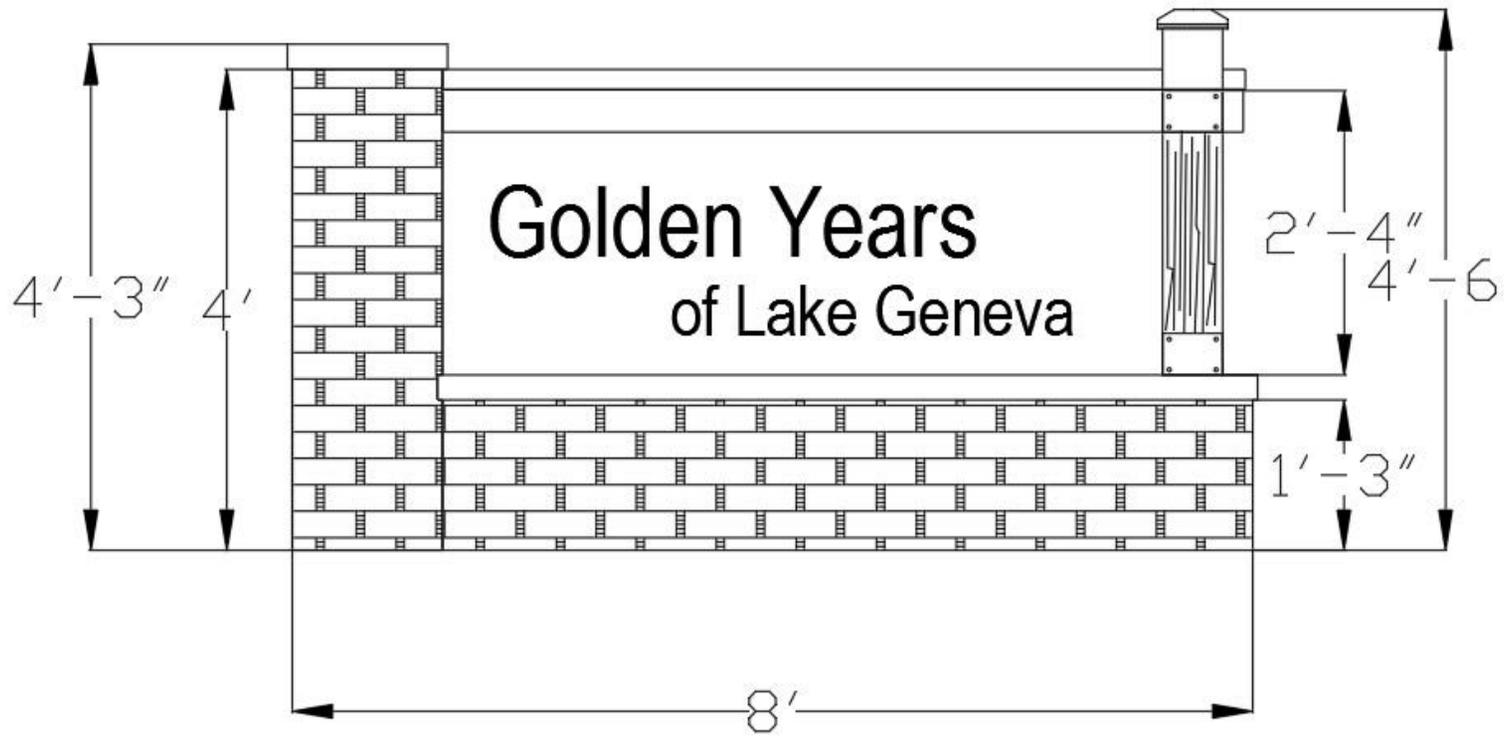
SCALE: 1/4"=1'-0"

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the GOLDEN YEARS STORAGE
BLOOMFIELD RD
LAKE GENEVA, WI

PROJECT NUMBER
DATE 03/10/2017
A2



PLAN COMMISSION MEETING MINUTES OF MONDAY, APRIL 17, 2017 – 6:30 PM

Public Hearing and Recommendation of a Conditional Use Application (CUP) and Downtown Design 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

Tony Besario, 6806 84th Avenue, Kenosha, WI, introduced himself as the President of the Funky Kup. Jeffrey Boldt, 2180 Mohican Dr, Round Lake Heights, IL, is Co-Owner of Funky Kup. Mr. Besario explained it will be a self-serve frozen yogurt shop. Mr. Hartz questioned the hours of operations. Mr. Besario said it will be from 11:00am to 10:00pm on weekdays and weekends. Mr. Hartz suggested leaving the sign in the same spot but affixing it to the building as it cannot hang off of the building. Ms. Hill questioned why it has to be affixed to the building. Mr. Slavney said it was not a matter of aesthetics; it is a matter of safety. Suspended signs can swing freely over a sidewalk. Ms. Hill asked how they were able to finish the space without first getting a conditional use permit. Mr. Oborn answered he feels there may have been confusion by prior staff. They did take out the building permit. Ms. Hill questioned what would happen if this was declined. She consistently hears that we don't want to look like the Wisconsin Dells. She is not a fan of the aesthetic. Mr. Slavney said they are in compliance.

Gibbs/Skates motion to close the public hearing. Motion carried unanimously.

Hartz/Frederick motion to approve the Conditional Use Application (CUP) and Downtown Design 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 to include all of the findings and staff recommendations and note operating hours are 11:00am to 10:00pm 7 days a week.

Roll Call: Kupsik, Skates, Gibbs, Hill, Hartz, Esarco, Frederick voting "yes." Motion carried unanimously.

CONDITIONAL USE RESOLUTION 17-R15

A resolution authorizing the issuance of a Conditional Use Permit to Tony Besario, 6806 84th Avenue, Kenosha, WI 53142, to operate a Commercial Entertainment Facility (self-serve frozen yogurt shop) at 120 Broad Street, Lake Geneva, WI 53147.

WHEREAS, the City Plan Commission has considered the application of Tony Besario for the Funky Kup;

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on April 17, 2017.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit to Tony Besario, 6806 84th Avenue, Kenosha, WI 53142, to operate a Commercial Entertainment Facility (self-serve frozen yogurt shop) at 120 Broad Street, Lake Geneva, WI 53147 in the Central Business (CB) zoning district, Tax Key No. ZOP00346 to include all affirmative findings of fact and note that operating hours will be from 11:00am to 10:00pm 7 days a week.

Granted by action of the Common Council of the City of Lake Geneva this 24th day of April 2017.

Alan Kupsik, Mayor

ATTEST:

Sabrina Waswo, City Clerk

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

Agenda Item #13.b.

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.

Z0P00346

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:

Ekaterina Kohlwas - Architect/Engineer - 13446 Poway Rd, Poway CA 92064

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

(plumber) William Shenkenberg - 312 S Beaumont Ave, Kankakee, WI 53139

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

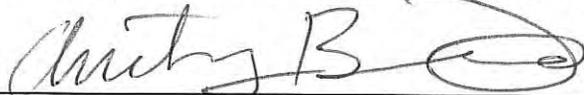
SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Joe building curved wall, counters and soffit. 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

_____ (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 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 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 Kwp 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, rat-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: _____



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







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 Keeffe
PO BOX 10866
Lake Geneva, WI 53147

Telephone Number of Current Building Owner: _____

Name & Address of Applicant:

<u>Tony Besario</u>	<u>Jeff Boldt</u>
<u>6806 84th Ave</u>	<u>2180 Mochican Dr.</u>
<u>Kenosha, WI 53142</u>	<u>Roundlake Heights, IL 60073</u>

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:

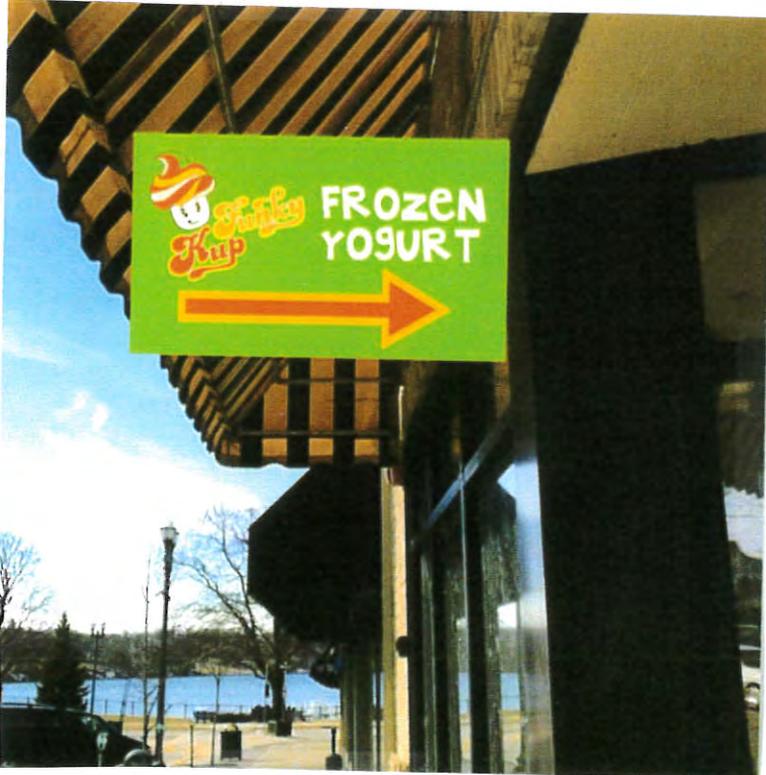
Window Decal
Plastic sign hanging from awning

Date: 4/4/17

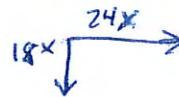
Signature of Applicant:



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



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



PLAN COMMISSION MEETING MINUTES OF MONDAY, APRIL 17, 2017 – 6:30 PM

Public Hearing and Recommendation of a Conditional Use Application (CUP) and Downtown Design 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

Emily Blincoe, 440 Frost Drive, Williams Bay, WI stated a sign had broke so she would like to add a new one. Mr. Slavney noted his colleague reviewed the signs and felt that because of the menu board signs, the sign above the arch would not be permitted. They are in different categories of signage that we enable separately. The proposed final letters are permitted under the code. Ms. Blincoe noted the two in the boxes would be coming out. Ms. Hill asked if the pictures are to scale. Ms. Blincoe said the pictures are superimposed, it is 12 inches. Mr. Slavney added they did identify recommended conditions related to the proposed conditional use of the outdoor space. The conditions are: the applicant recognize the affirmative set of findings, the lettering, and the courtyard gates shall remain open when the courtyard is accessible, which is the second exit for fire protection purposes, exterior lighting complies with the requirements of section 98-707, and amplified sound has to comply with zoning requirements. Mr. Hartz recommended changing the operating hours to 9:00pm so there is flexibility for an evening event. Ms. Hill questioned what type of activities will be going on. Ms. Blincoe said it would be to demonstrate her products. Mayor Kupsik said amplified music or other activities shall comply with the noise standards of section 98-707.

Hill/Kupsik motion to close the public hearing. Motion carried unanimously.

Kupsik/Hill motion to approve the Conditional Use Application (CUP) and Downtown Design 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 to include all staff recommendations and fact finding and hours of 10:00am to 9:00pm.

Roll Call: Kupsik, Skates, Gibbs, Hill, Hartz, Esarco, Frederick voting “yes.” Motion carried unanimously.

CONDITIONAL USE RESOLUTION 17-R16

A resolution authorizing the issuance of a Conditional Use Permit to Emily Blincoe, 440 Frost Drive, Williams Bay, WI 53191, to operate an Outdoor Commercial Entertainment Facility (outdoor activities, food tastings, grilling, product demonstrations, outdoor seating, and musical performances) in the courtyard at 221 Broad Street, Lake Geneva, WI 53147;

WHEREAS, the City Plan Commission has considered the application of Emily Blincoe for The Olive Oil Shops;

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on April 17, 2017.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit to Emily Blincoe, 440 Frost Drive, Williams Bay, WI 53191, to operate an Outdoor Commercial Entertainment Facility (outdoor activities, food tastings, grilling, product demonstrations, outdoor seating, and musical performances) in the courtyard at 221 Broad Street, Lake Geneva, WI 53147 Tax Key No. ZOP00267 to include all affirmative findings of fact and staff recommendations that the courtyard gates shall remain open when the courtyard is accessible to the public, exterior lighting (other than low wattage string lights) shall comply with all illumination standards section 98-707, amplified music or other activities shall comply with the noise standards section 98-709, and operating hours from 10:00am to 9:00pm.

Granted by action of the Common Council of the City of Lake Geneva this 24th day of April 2017.

Alan Kupsik, Mayor

ATTEST:

Sabrina Waswo, City Clerk

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

Agenda Item #13.c.

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 53191

NAME AND ADDRESS OF CURRENT OWNER:

The Olive Oil Shops

221 BROAD ST

BLDG OWNER
Roger Wulft

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:

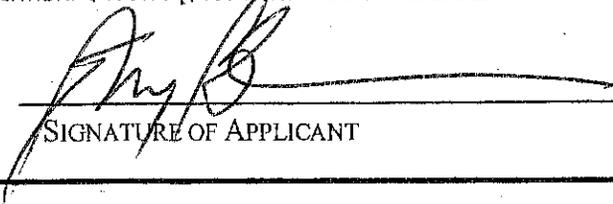
N/A Courtyard existing

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

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

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

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

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

N/A

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

N/A

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

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?

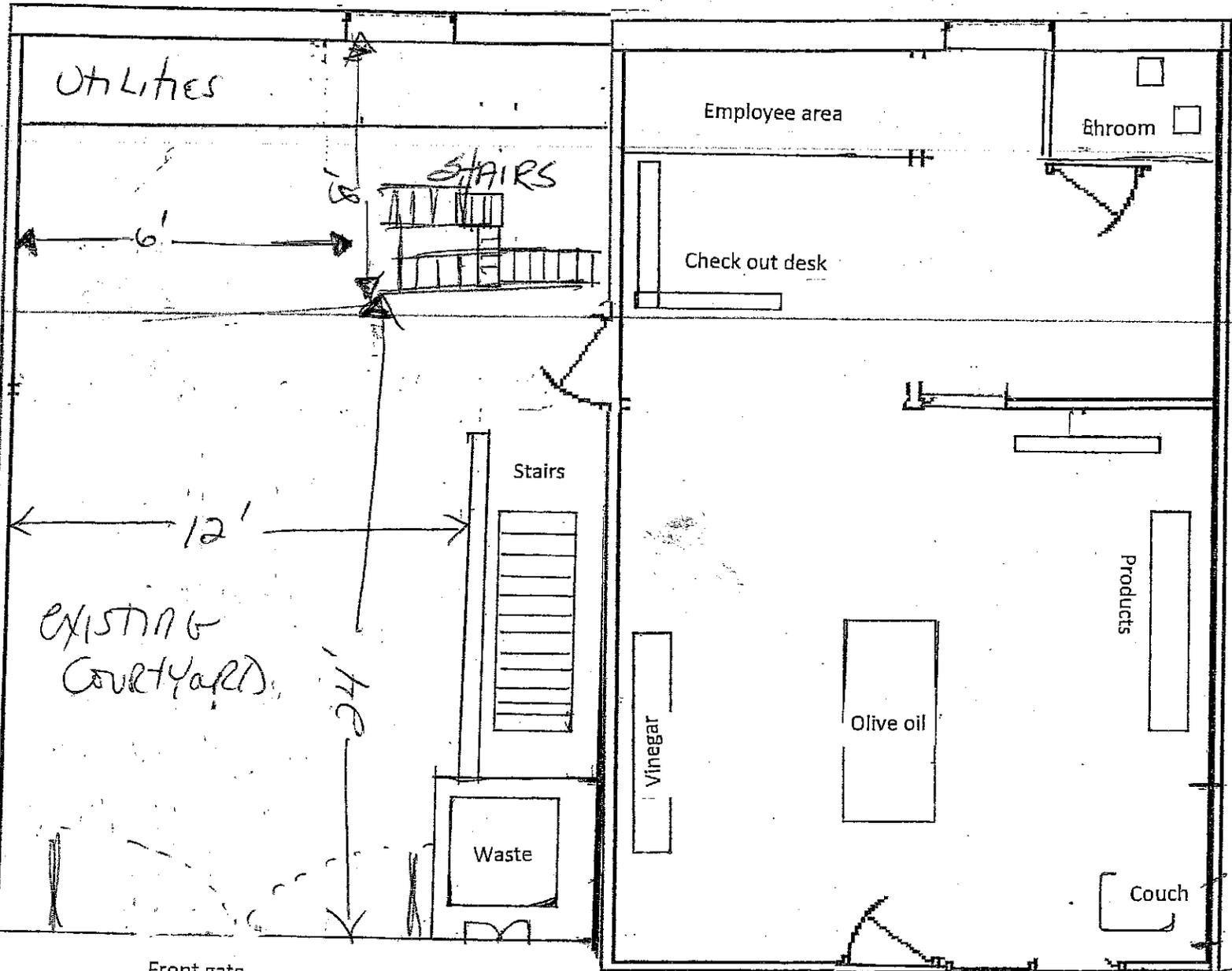
YES

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 blue/line or black/line of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ Receipt of 25 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk: Date: _____ by: _____
- ____ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____
- ____ Class 2 Legal Notice published on _____ and _____ by: _____
- ____ Conditional Use recorded with the County Register of Deeds Office: Date: _____ by: _____



ART ASSOC.

JAYNE'S

← SIDEWALK → The Olive Oil Shop



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
KEEFE HILL ESTATE

Telephone Number of Current Building Owner: 262-903-3222

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 1/2" PVC-12" TA
- ② REVISED HANGING SIGN - 20" x 26" w/ custom
ALUMINUM Composite BRACKET

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: 

**the
Olive
Oil
Shops**

 theoliveoilshops.com
For purity. For health. For life.
221 Broad Street



221

**the
Olive
Oil
Shops**

 theoliveoilshops.com
For purity. For health. For life.
221 Broad Street



**The
Olive Oil
Shops**



**The
Olive Oil
Shops**



**The
Olive Oil
Shops**

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

The Olive Oil Shops

the
Olive
Oil
Shops



theoliveoilshops.com
The purity. The health. The life.
221 Broad Street

221

the
Olive
Oil
Shops



theoliveoilshops.com
The purity. The health. The life.
221 Broad Street

PLAN COMMISSION MEETING MINUTES OF MONDAY, APRIL 17, 2017 – 6:30 PM

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

Dan Clifford, 1301 Promontory Drive, would like to put an accessory building in the back woods of his property. It would be a two story building. He wants to maximize square footage and not cut down trees. It would strictly be used for storage. They have no intention of running water or sewer to the structure. He does not want to match it to the house, he rather it remain hidden. Mr. Hartz asked if they will need a driveway to get to it. Mr. Clifford answered they would not. Mr. Hartz questioned if there are covenants in the neighborhood. Mr. Clifford answered there weren't any he was aware of.

Speaker 1

Mary Ellen Rogers, 1790 Conant Street, said she owns a lot in the neighborhood where this is proposed. She wants to make sure this isn't going to interfere with the view. Mr. Clifford said the building would be surrounded by trees.

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

Hill/Frederick motion to approve the 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 including all staff recommendations as noted and fact finding in the affirmative.

Roll Call: Kupsik, Skates, Gibbs, Hill, Hartz, Esarco, Frederick voting "yes." Motion carried unanimously.

CONDITIONAL USE RESOLUTION 17-R17

A resolution authorizing the issuance of a Conditional Use Permit to and filed by Daniel and Melissa Clifford, 1301 Promontory Drive, Lake Geneva, WI 53147.

WHEREAS, the City Plan Commission has considered the application of Daniel and Melissa Clifford, 1301 Promontory Drive, Lake Geneva, WI 53147; and,

WHEREAS, the City Plan Commission held a Public Hearing thereon pursuant to proper notice given on April 17, 2017; and,

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the adopted findings of fact, the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit to exceed the maximum accessory structure height at 1301 Promontory Drive, Tax Key No. ZEH00018 to include all affirmative findings of fact and the following staff recommendations:

- 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.

Granted by action of the Common Council of the City of Lake Geneva this 24th day of April 2017.

Alan Kupsik, Mayor

ATTEST:

Sabrina Waswo, City Clerk

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

Agenda Item #13.d.

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

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)
 ↓
 Draft Final Packet (1 Copy to Zoning Administrator)
 ↓

Date: 2/17/17 by: _____
 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 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?
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.

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"

2/10/17

To Whom It May Concern:

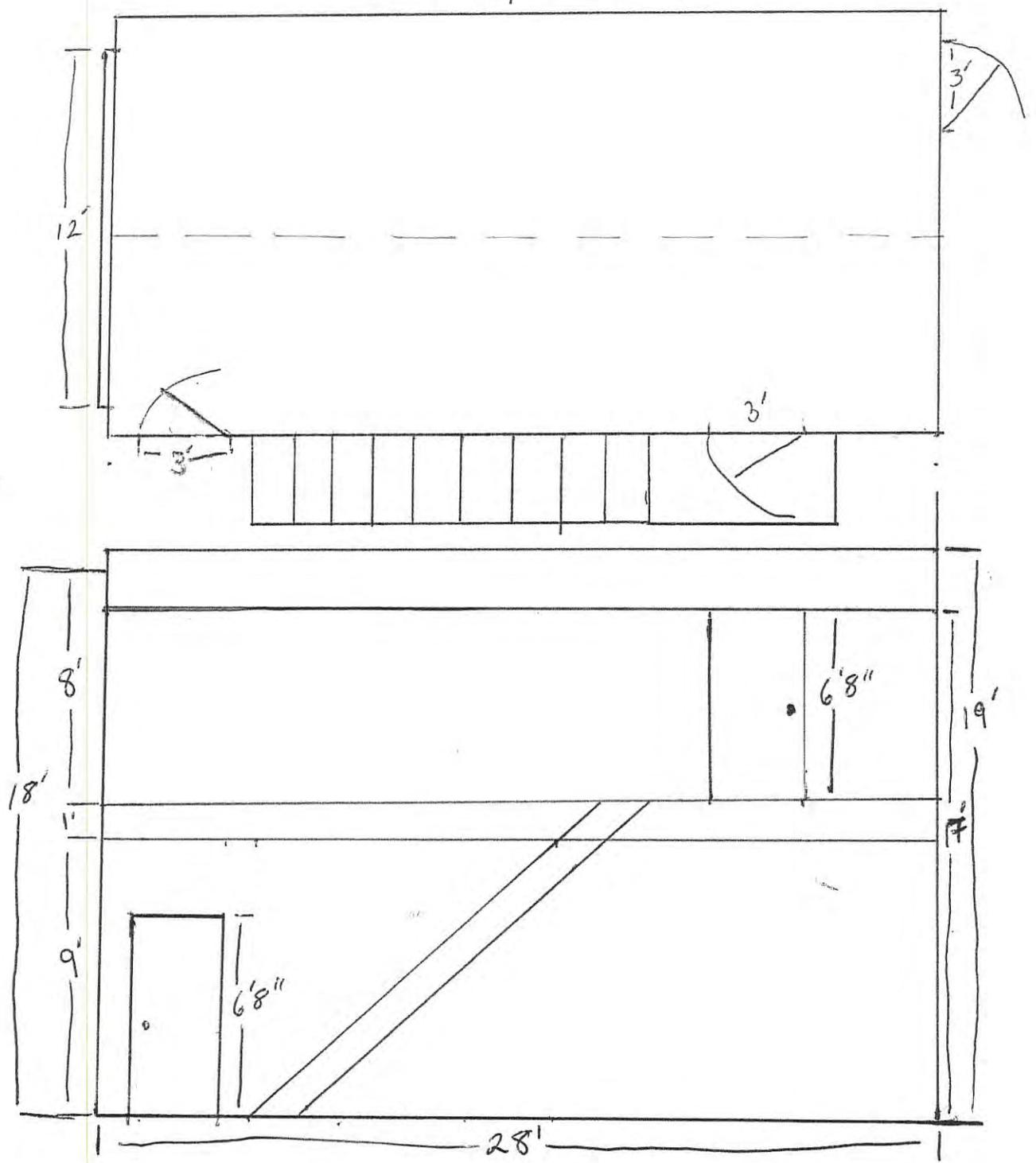
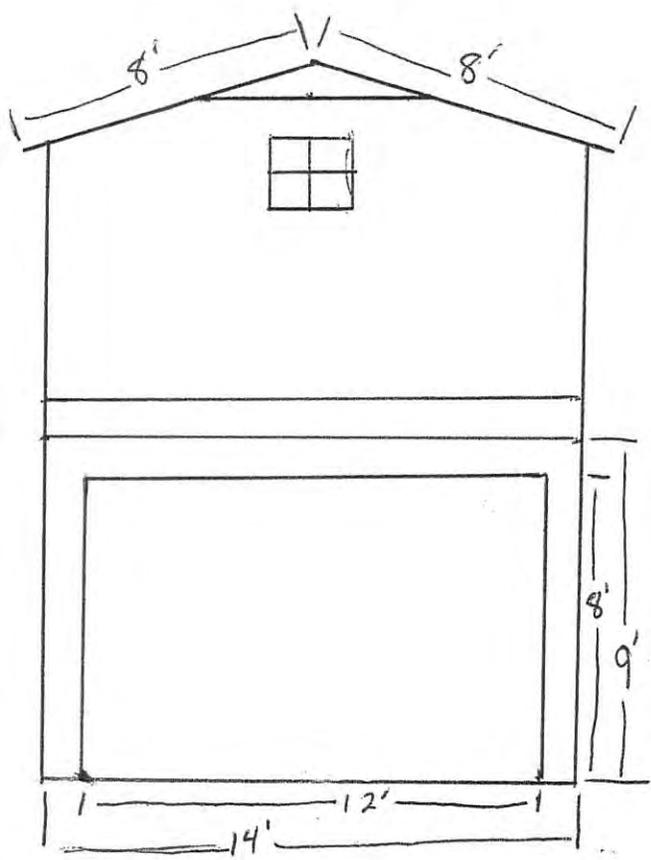
We are requesting for Conditional Use with an Accessory Structure and specifically requesting a special exception regarding the height restriction with the building. The structure is going to be placed on the downhill side of our back woods with the doors facing into our yard. We will be managing this 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

Bird's Eye View



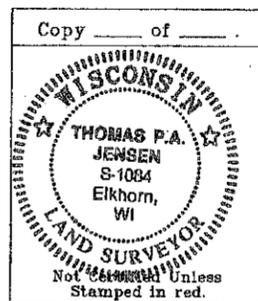
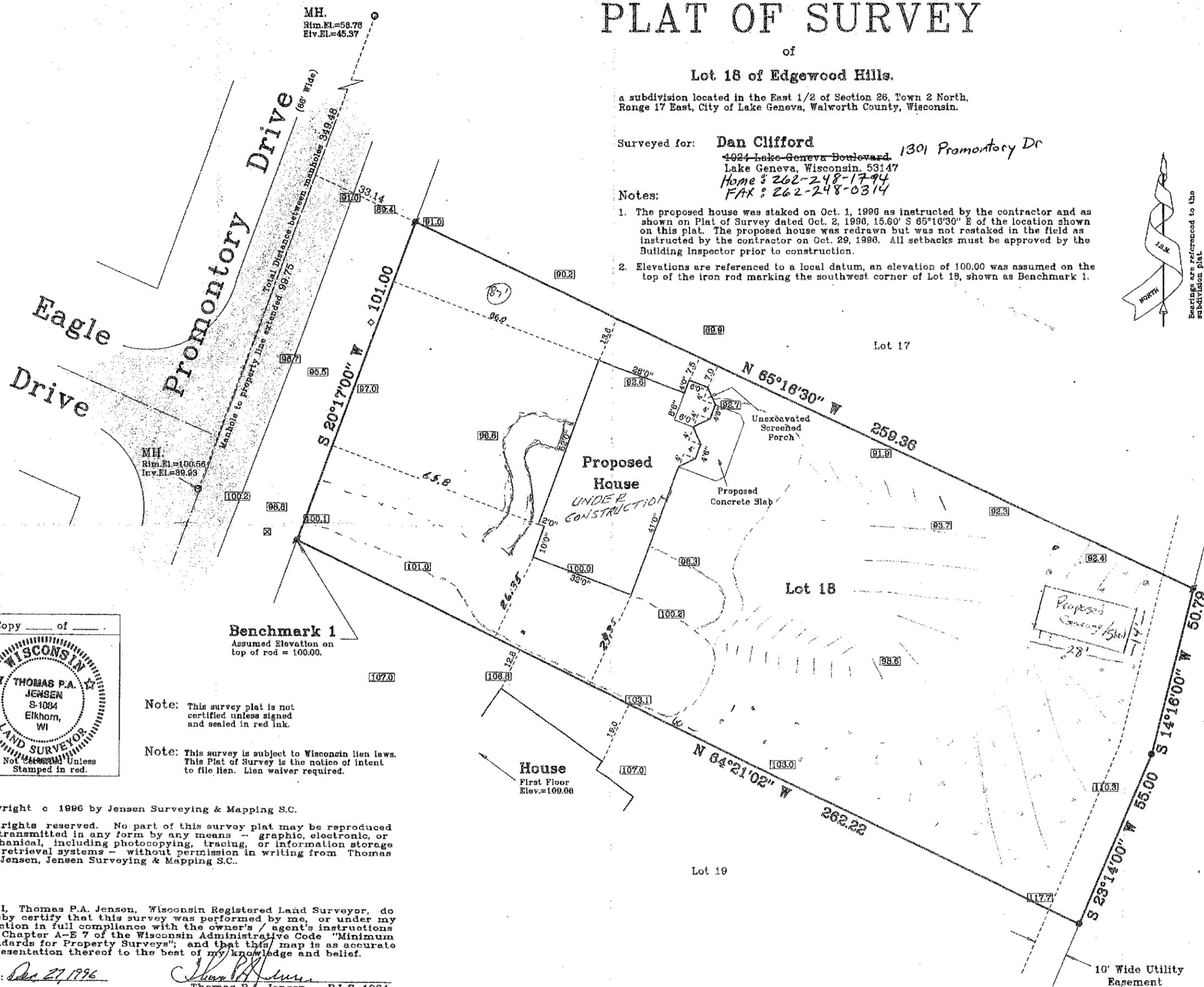
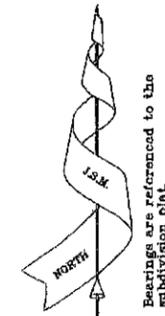
PLAT OF SURVEY

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**
 4024 Lake Geneva Boulevard, 1301 Promontory Dr
 Lake Geneva, Wisconsin, 53147
 Home: 262-248-1794
 FAX: 262-248-0314

- Notes:
- 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°18'30" 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.
 - 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.



Benchmark 1
 Assumed Elevation on
 top of rod = 100.00.

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 © 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
 Thomas P.A. Jensen R.L.S. 1084

Mapping date: Oct. 2, 1996
 Revisions: Oct 29, 1996
 " " DEC 27, 1996

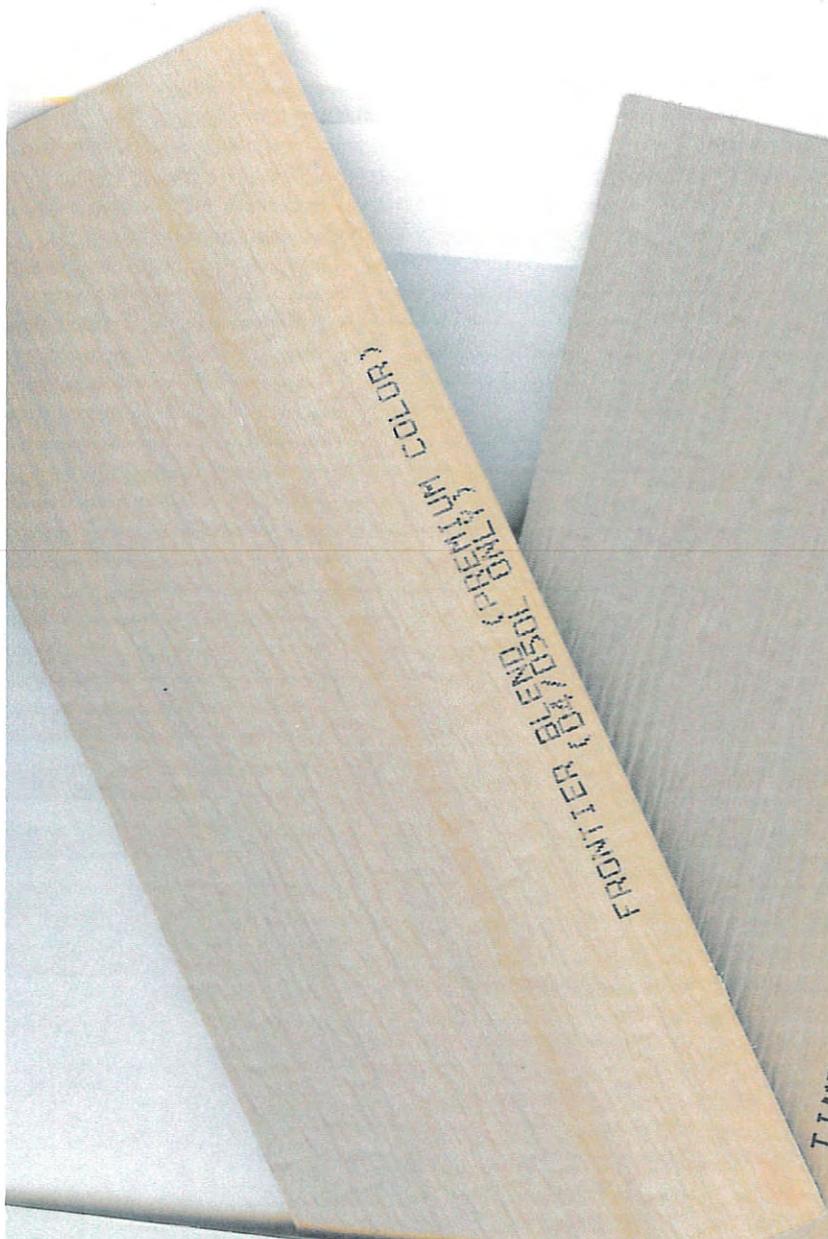
Scale in Feet
 1" = 20'

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 3/4" dia.
 ⊙ Found Iron Rod, 3/4" dia.
 ⊙ Set Wood Stake
 ⊙ Manhole
 ⊙ Catch Basin
 ⊙ Water Shutoff
 ⊙ Blacktop Surface

Sheet 1 of 1 Sheets.
 Job Reference Number
1996.081

1996.081



FRONTIER (PREMIUM COLOR)
PREMIUM ONLY (04/050L)



TIMBER BLEND (PREMIUM COLOR)
PREMIUM ONLY (04/050L)

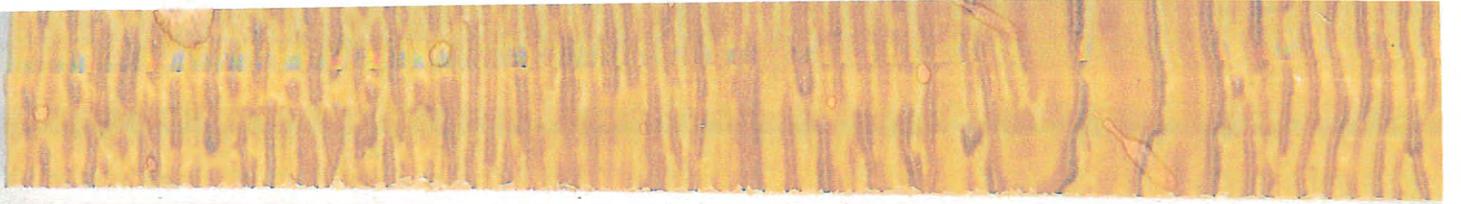


CANYON BLEND (DELUXE COLOR)
DELUXE ONLY (04/050L)

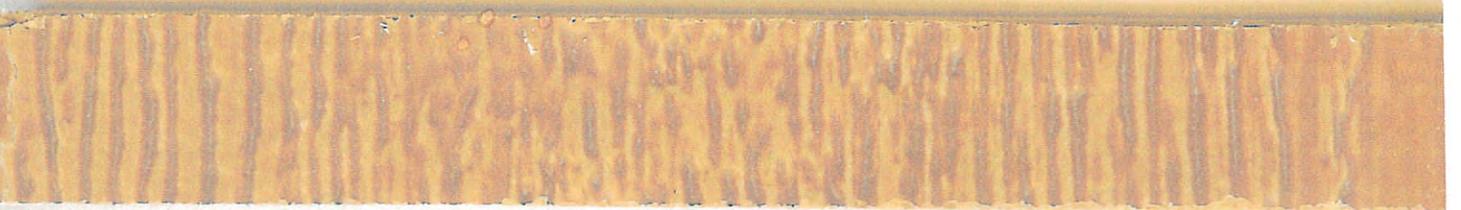


MON
S
C

Maple



Chestnut



Cedar



Mahogany



Canyon



Sequoia



Elkhorn



Bedrock



Sycam



NORTH & CAROLINAS

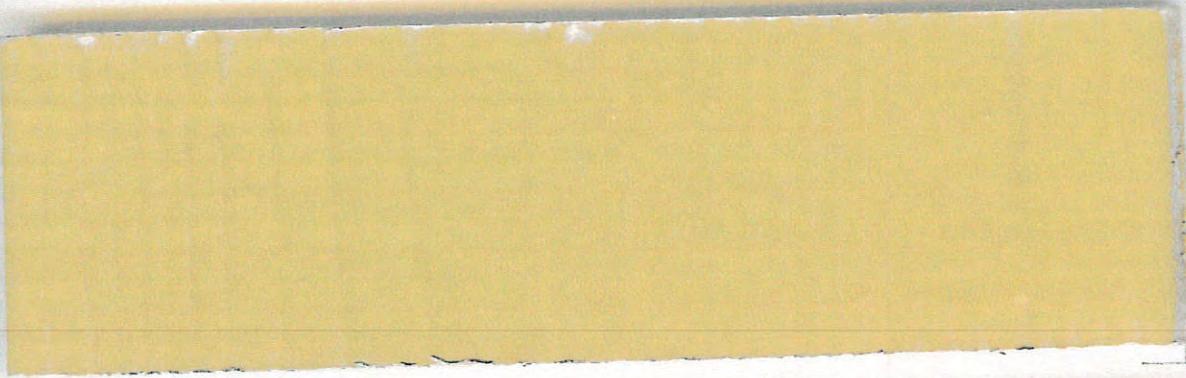
Effective: May 2012

10

Harris Cream JH80-10



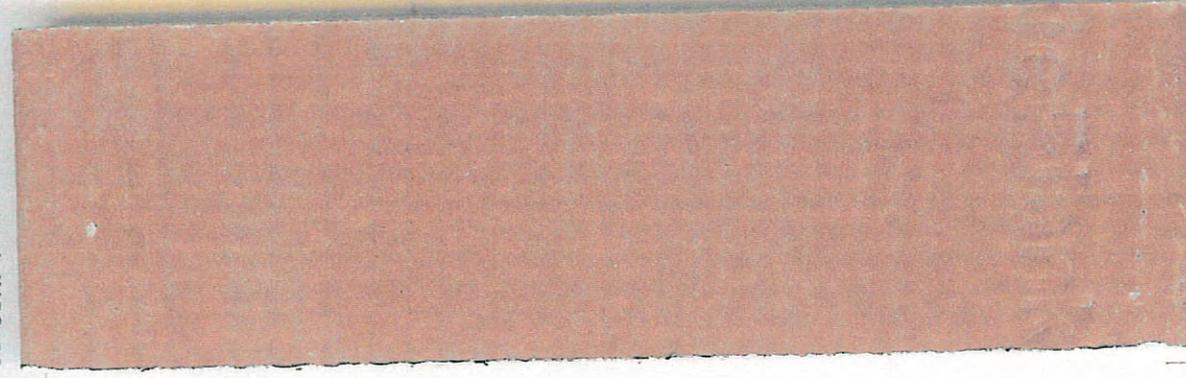
Tuscan Gold JH80-20

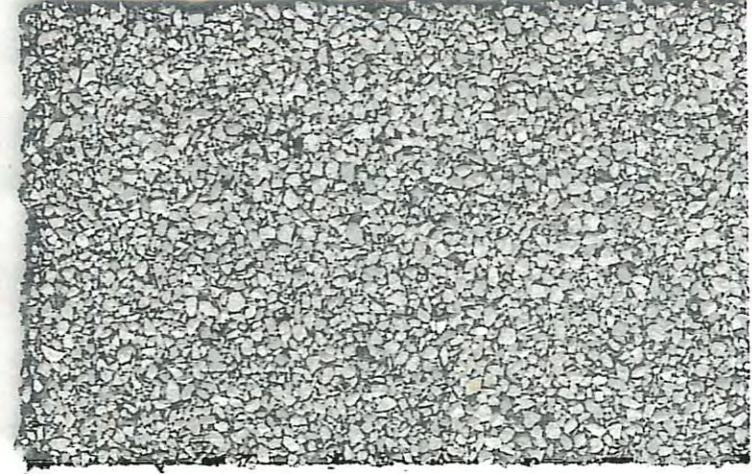
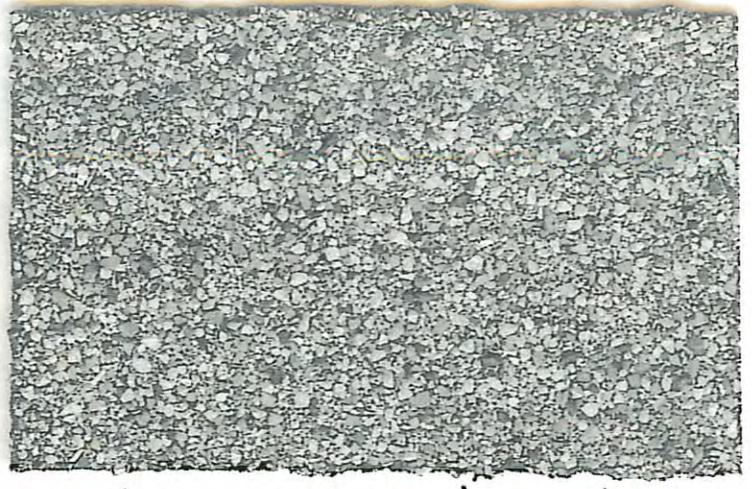
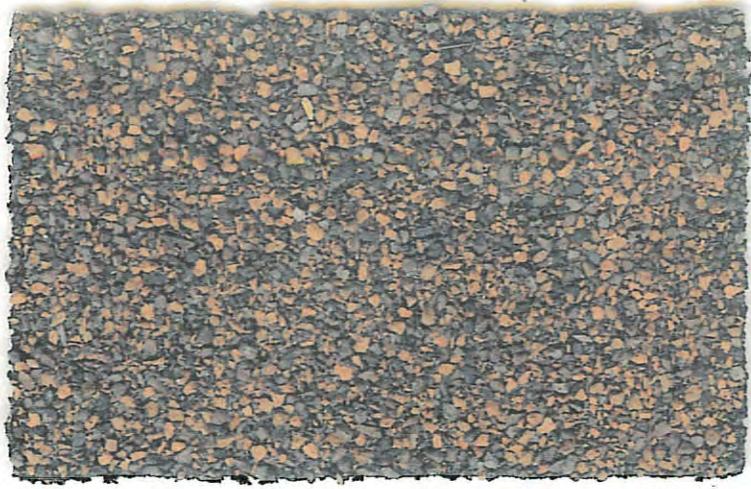


Chestnut Brown JH80-30



Countryside 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

PLAN COMMISSION MEETING MINUTES OF MONDAY, APRIL 17, 2017 – 6:30 PM

Public Hearing and Recommendation of a Conditional Use Application (CUP) by Nicholas 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

Nicholas Carone, 177 Valencia Parkway, Gilberts, IL, would like to open a neighborhood-style small restaurant that serves hot dogs, hamburgers, french fries, and polish sausages. Mr. Slavney recommended approval but suggested the outdoor seating be limited to 16 seats as shown on the site plan, the outdoor seating and other furnishings can't creep into the right of way, and umbrellas over the seating cannot contain any advertising. Mr. Hartz questioned where the dumpsters would go. Mr. Carone said there is an easement; and he would put a 1 yard rollout or 2 and have them emptied every other day. Mr. Carone said he has not spoken to the Fire Department but they will have fire suppression systems. The operating hours will be 10:30am to 11:00pm weekdays and Saturdays and Sunday from 10:30am to 9:00pm. The hours will be adjusted during non-peak times. Ms. Hill questioned if they would serve beer and wine. Mr. Carone said no. Ms. Esarco asked if all table seating will be eliminated inside. Mr. Carone said he would like a table but he is still debating that.

Skates/Hartz motion to close the public hearing. Motion carried unanimously.

Gibbs/Kupsik motion to approve the Conditional Use Application (CUP) by Nicholas 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 to include all staff recommendations specifically item 3a and all findings of fact.

Roll Call: Kupsik, Skates, Gibbs, Hill, Hartz, Esarco, Frederick voting "yes." Motion carried unanimously.

CONDITIONAL USE RESOLUTION 17-R18

A resolution authorizing the issuance of a Conditional Use Permit to Nicolas Carone, 177 Valencia Parkway, Gilberts, IL 60136, to operate a Commercial Entertainment Facility (indoor hot dog restaurant and outdoor dining) at 272 Broad Street, Lake Geneva, WI 53147;

WHEREAS, the City Plan Commission has considered the application of Nicolas Carone for Frank's Original;

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on April 17, 2017.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit to Nicolas Carone, 177 Valencia Parkway, Gilberts, IL 60136, to operate a Commercial Entertainment Facility (indoor hot dog restaurant and outdoor dining) at 272 Broad Street, Lake Geneva, WI 53147 in the Central Business (CB) zoning district, Tax Key No. ZOP00244 to include all affirmative findings of fact and the following staff recommendations:

- 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.

Granted by action of the Common Council of the City of Lake Geneva this 24th day of April 2017.

Alan Kupsik, Mayor

ATTEST:

Sabrina Waswo, City Clerk

APPLICATION FOR CONDITIONAL USE
City of Lake Geneva

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

272 BROAD STREET, Lake Geneva WI
270

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 Eatery.

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

Nicola Carone
SIGNATURE OF APPLICANT

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

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 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 ENHANCE THE CENTRAL BUSINESS AREA AND PROVIDE RESIDENTS AND VISITORS A HIGH QUALITY FOOD CHOICE.

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 UNDUER ADVERSE IMPACT ON NEARBY PROPERTY, NEIGHBORHOOD OR RESIDENTS OF LAKE GENEVA.

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?

I WILL MAINTAIN THE BUILDING'S EXTERIOR WITHOUT CHANGES TO THE COLOR OR STRUCTURE, RETAINING THE QUALITY COMMERCIAL ARCHITECTURE.

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

THE ESTABLISHMENT WILL NOT IMPOSE ANY UNDUCE BURDEN ON THE CITY OF LAKE GENEVA.

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: _____

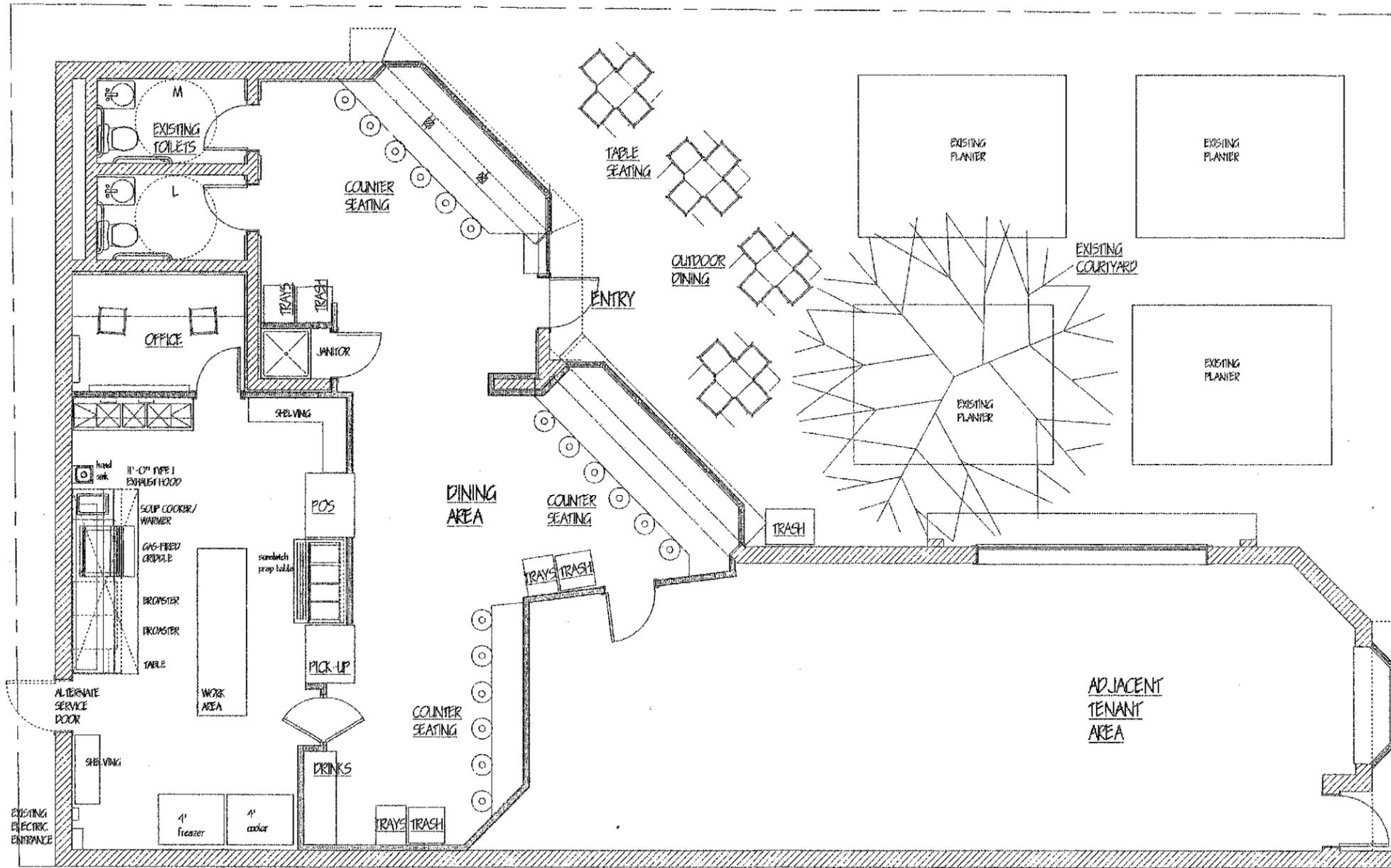
____ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____

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

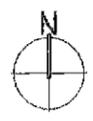
____ Conditional Use recorded with the County Register of Deeds Office: Date: _____ by: _____



GENEVA STREET



BROAD STREET



PROPOSED FLOOR PLAN ©

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 ©

PLAN COMMISSION MEETING MINUTES OF MONDAY, APRIL 17, 2017 – 6:30 PM

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

Dirk Debbink and Bert Zenker of MSI General, W215 E Wisconsin Avenue, Nashota, WI 53058 proposed building a 20,800 square foot addition to the existing Plasti-Coil plant. It would be built with almost the exact same materials, same precast, same design as the existing building. Mr. Slavney noted this is just a site plan approval. They looked carefully at whether the building addition will result in too much impervious surface on the site, the lighting plan, and the storm water management. In this case all of those things are handled well within the bounds of the ordinance. The additional landscaping fully complies with the requirements. He recommends approval. Mr. Debbink said there is adequate parking on the site right now for the current employees and expected additional employees. He does not think additional parking will be needed.

Hartz/Hill motion to approve the application for a site plan amendment on behalf of Plasti-Coil, Inc. for a building expansion at 901 Geneva Parkway.

Roll Call: Kupsik, Skates, Gibbs, Hill, Hartz, Esarco, Frederick voting “yes.” Motion carried unanimously.

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 ALSTIN
SAME AS SITE ADDRESS

Telephone No. of Current Owner including area code: 262.249.5620

Name and Address of Applicant:

DIRK DEBINK + 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

Project Name

Plasti-Coil, Inc. - Addition

Project Address

901 Geneva Parkway

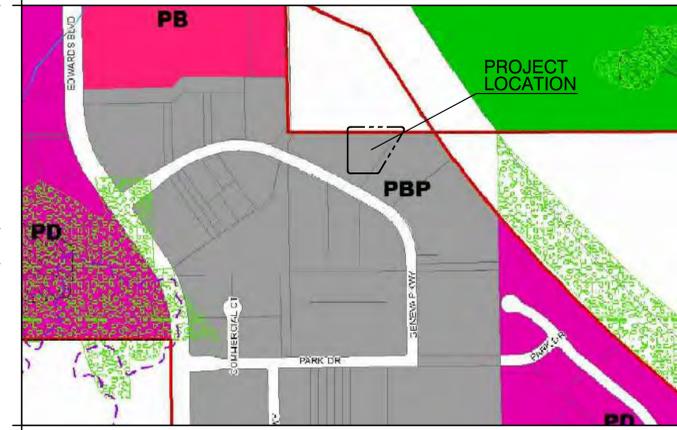
City of Lake Geneva, WI 53147

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

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

REVISIONS

NO.	DESCRIPTION	DATE
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MSI GENERAL CORPORATION
P.O. BOX 7
OCONOMOWOC, WI 53066
PHONE: 262-367-5661
FAX: 262-367-7390

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

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3-30-17 SUBMITTAL FOR STAFF REVIEW.



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

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-5661
FAX: 262-367-7390

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

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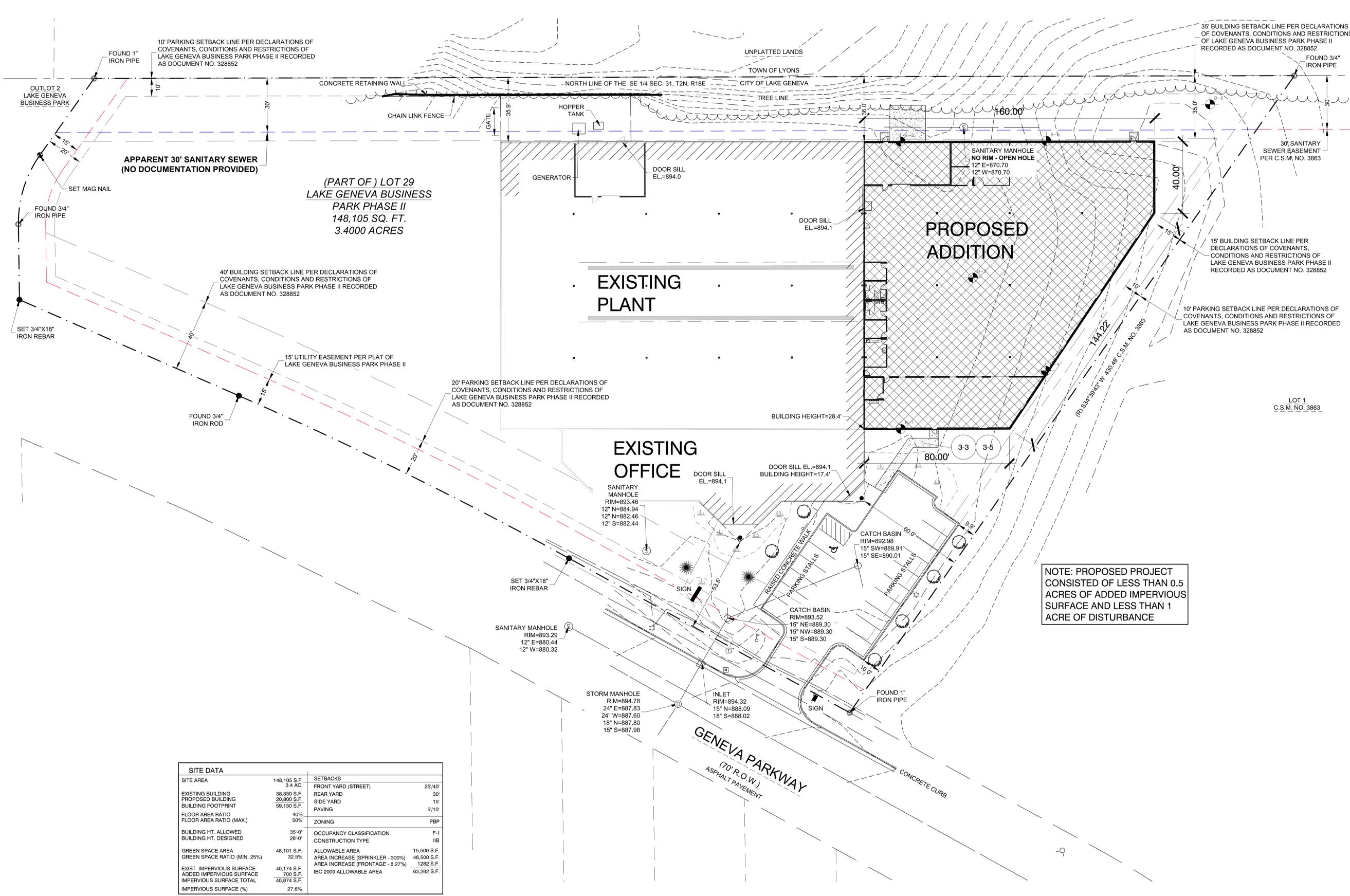
3-30-17 SUBMITTAL FOR STAFF REVIEW.



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



SITE DATA			
SITE AREA	148,105 S.F. 3.4 AC.	SETBACKS	
EXISTING BUILDING	36,330 S.F.	FRONT YARD (STREET)	25'/40'
PROPOSED BUILDING	20,800 S.F.	REAR YARD	30'
BUILDING FOOTPRINT	59,130 S.F.	SIDE YARD	15'
FLOOR AREA RATIO	40%	PAVING	5'/10'
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.
EXIST. IMPERVIOUS SURFACE	40,174 S.F.	AREA INCREASE (FRONTAGE - 8.27%)	1282 S.F.
ADDED IMPERVIOUS SURFACE	700 S.F.	IBC 2009 ALLOWABLE AREA	63,282 S.F.
IMPERVIOUS SURFACE TOTAL	40,874 S.F.		
IMPERVIOUS SURFACE (%)	27.6%		

REFERENCE KEYNOTES

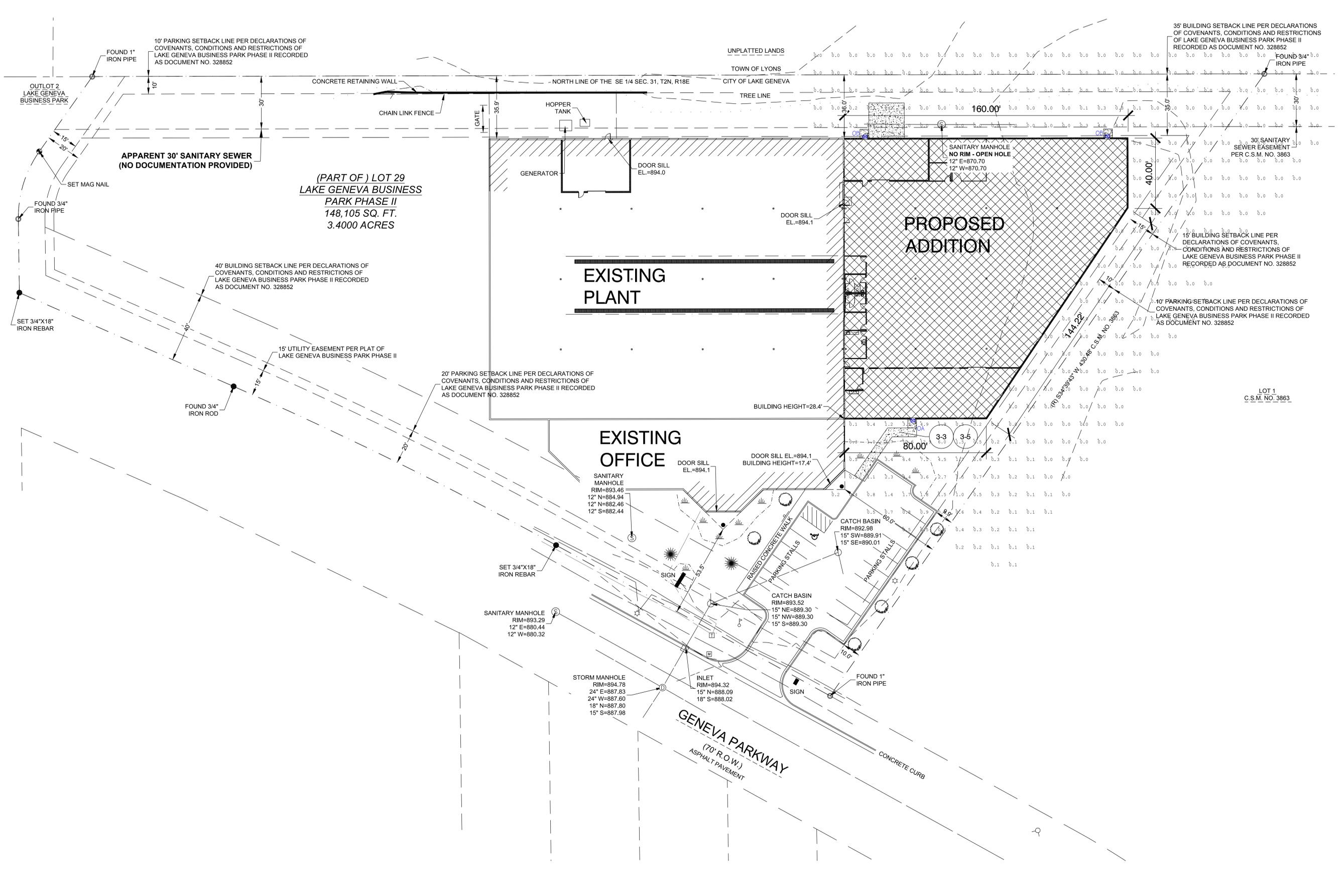
Division 01- General	Division 03- Concrete	Division 04- Masonry	Division 05- Metals	Division 07- Thermal and Moisture Protection	Division 08- Doors and Windows	Division 09- Finishes
(1) 1/2" PRECAST LINE LOADS(2415)	(1) CONCRETE OVERHUNG HOLD FOUNDATION WALL IF BELOW FINISH FLOOR(S) & (2) 1/2" B. LPT(2000, 3000)	(1) 4" STANDARD CONCRETE MASONRY UNIT(2400)	(1) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (2) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(1) PERIMETER INSULATION(1000)	(1) BRICKSTONE INSULATED LOW E GLASS(2411, 2400)	(1) SUSPENDED CEILING SYSTEM(0100)
(2) 1/2" PRECAST LINE LOADS(2415)	(3) 4" POLURED CONCRETE FLOOR W/ 4" STONE & 2" T.B. LPT(2000, 3000)	(2) 8" STANDARD CONCRETE MASONRY UNIT(2400)	(3) 2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (4) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(2) PERITE LOOSE-FILL INSULATION IN CORES OF BLOCK(1000)	(2) GREYSTONE INSULATED LOW E GLASS(2411, 2400)	(2) METAL SOFFIT PANEL
(3) 1/2" PRECAST LINE LOADS(2415)	(4) 4" POLURED CONCRETE FLOOR W/ 4" STONE & 2" T.B. LPT(2000, 3000)	(3) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(5) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (6) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(3) EPDM BALLASTED ROOF SYSTEM W/ 1/2" EPS INSULATION (R 10) TOTAL R VALUE 60.1 (2000)	(3) CLEAR INSULATED LOW E GLASS(2411, 2400)	(3) MONUMENT SIGN
(4) 1/2" PRECAST LINE LOADS(2415)	(5) 4" POLURED CONCRETE FLOOR W/ 4" STONE & 2" T.B. LPT(2000, 3000)	(4) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(7) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (8) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(4) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (5) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(4) BRICKSTONE ANGLE-IRON ALUMINUM THERMAL BREAK FRAMING(2410)	(4) DAMPSTER ENCLOSURE
(5) 1/2" PRECAST LINE LOADS(2415)	(6) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (7) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(5) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(9) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (10) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(6) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (7) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(5) CLEAR ANGLE-IRON ALUMINUM THERMAL BREAK FRAMING(2410)	(5) ROOF HATCH AND LADDER
(6) 1/2" PRECAST LINE LOADS(2415)	(7) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (8) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(6) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(11) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (12) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(8) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (9) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(6) H.M. ANGLE-IRON LITE	
(7) 1/2" PRECAST LINE LOADS(2415)	(9) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (10) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(7) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(13) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (14) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(10) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (11) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS		
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(10) 1/2" PRECAST LINE LOADS(2415)	(15) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (16) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(10) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(19) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (20) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(16) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (17) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS		
(11) 1/2" PRECAST LINE LOADS(2415)	(17) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (18) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(11) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(21) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (22) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(18) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (19) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS		
(12) 1/2" PRECAST LINE LOADS(2415)	(19) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (20) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(12) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(23) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (24) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(20) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (21) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS		
(13) 1/2" PRECAST LINE LOADS(2415)	(21) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (22) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(13) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(25) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (26) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(22) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (23) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS		
(14) 1/2" PRECAST LINE LOADS(2415)	(23) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (24) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(14) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(27) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (28) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(24) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (25) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS		
(15) 1/2" PRECAST LINE LOADS(2415)	(25) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (26) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(15) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(29) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (30) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(26) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (27) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS		
(16) 1/2" PRECAST LINE LOADS(2415)	(27) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (28) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(16) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(31) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (32) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(28) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (29) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS		
(17) 1/2" PRECAST LINE LOADS(2415)	(29) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (30) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(17) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(33) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (34) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(30) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (31) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS		
(18) 1/2" PRECAST LINE LOADS(2415)	(31) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (32) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(18) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(35) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (36) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(32) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (33) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS		
(19) 1/2" PRECAST LINE LOADS(2415)	(33) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (34) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(19) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(37) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (38) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(34) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (35) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS		
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(21) 1/2" PRECAST LINE LOADS(2415)	(37) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (38) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(21) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(41) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (42) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(38) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (39) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS		
(22) 1/2" PRECAST LINE LOADS(2415)	(39) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (40) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(22) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(43) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (44) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(40) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (41) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS		
(23) 1/2" PRECAST LINE LOADS(2415)	(41) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (42) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(23) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(45) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (46) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(42) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (43) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS		
(24) 1/2" PRECAST LINE LOADS(2415)	(43) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (44) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(24) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(47) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (48) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(44) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (45) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS		
(25) 1/2" PRECAST LINE LOADS(2415)	(45) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (46) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(25) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(49) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (50) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(46) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (47) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS		
(26) 1/2" PRECAST LINE LOADS(2415)	(47) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (48) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(26) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(51) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (52) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(48) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (49) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS		
(27) 1/2" PRECAST LINE LOADS(2415)	(49) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (50) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(27) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(53) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (54) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(50) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (51) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS		
(28) 1/2" PRECAST LINE LOADS(2415)	(51) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (52) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(28) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(55) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (56) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(52) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (53) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS		
(29) 1/2" PRECAST LINE LOADS(2415)	(53) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (54) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(29) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(57) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (58) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(54) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (55) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS		
(30) 1/2" PRECAST LINE LOADS(2415)	(55) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (56) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(30) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(59) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (60) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(56) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (57) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS		
(31) 1/2" PRECAST LINE LOADS(2415)	(57) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (58) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(31) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(61) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (62) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(58) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (59) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS		
(32) 1/2" PRECAST LINE LOADS(2415)	(59) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (60) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(32) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(63) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (64) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(60) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (61) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS		
(33) 1/2" PRECAST LINE LOADS(2415)	(61) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (62) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(33) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(65) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (66) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(62) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (63) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS		
(34) 1/2" PRECAST LINE LOADS(2415)	(63) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (64) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(34) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(67) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (68) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(64) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (65) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS		
(35) 1/2" PRECAST LINE LOADS(2415)	(65) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (66) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(35) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(69) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (70) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(66) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (67) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS		
(36) 1/2" PRECAST LINE LOADS(2415)	(67) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (68) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(36) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(71) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (72) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(68) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (69) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS		
(37) 1/2" PRECAST LINE LOADS(2415)	(69) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (70) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C.	(37) 12" DECORATIVE CONCRETE MASONRY UNIT(2400)	(73) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (74) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS	(70) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS (71) 1/2" DIA. CONCRETE FILLED PIPE BOLLARD SET IN 3/4" DIA. CONC MASS		
(38) 1/2" PRECAST LINE LOADS(2415)	(71) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O.C. (72) CONCRETE REIN. W/ 2" DIA. W.P. #5 @ 20" O					

REVISIONS SCHEDULE		
No.	Revision	Date
26.		
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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"



QTY	SYMBOL/TYPE	DESCRIPTION	PLASTI-COIL		LAMP DATA	CEILING TYPE	MOUNTING HEIGHT	VOLTAGE	SEE NOTE
			FIXTURE SCHEDULE	CATALOG NO.					
1	OA 88	LED WALL PACK	RAB	WPLEDFC104N	1 LED 108W		15'-0" A.F.G.		
2	OB 88	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"



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 P.O. BOX. 7
 OCONOMOWOC, WI 53066
 PHONE: 262-367-5661
 FAX: 262-367-7390

WWW.MSIGENERAL.COM
 SINGLE SOURCE RESPONSIBILITY™

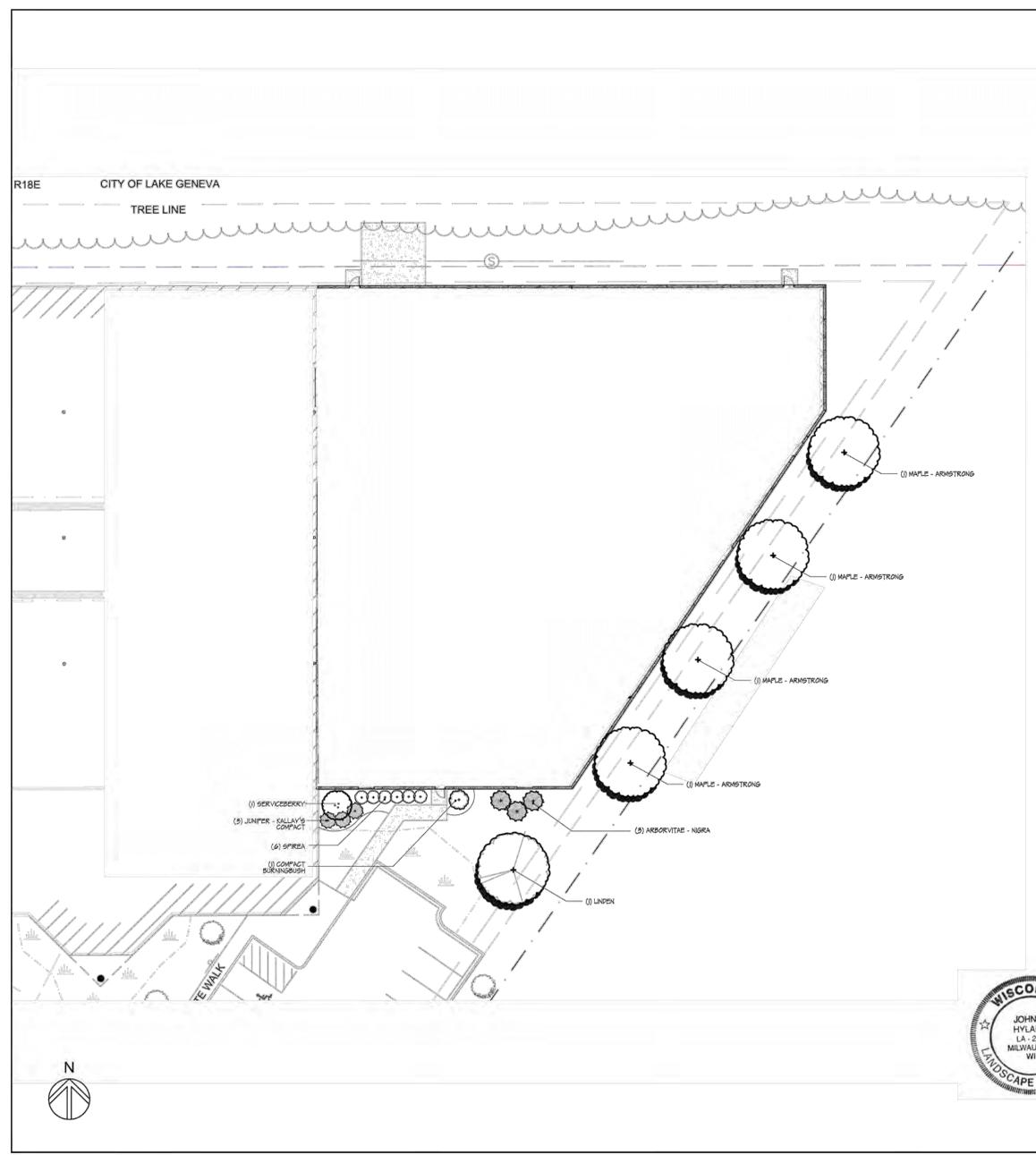
HAWKS
 LANDSCAPE

• LANDSCAPE ARCHITECTURE
 • DESIGN & CONSTRUCTION
 • LANDSCAPE MAINTENANCE
 • TREE CARE & REMOVAL

12217 W. Watertown Plank Rd.
 Wauwatosa, WI 53226

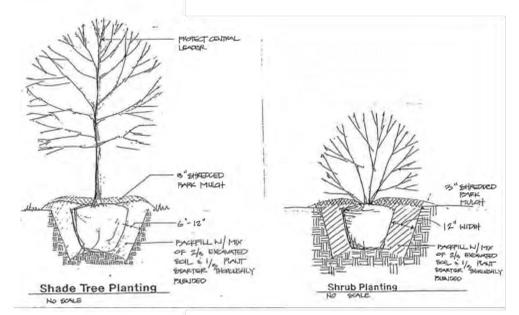
Phone: 414-258-5525
 Fax: 414-258-9739

hawkslandscape.com
 info@hawkslandscape.com



PLANT LIST

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



REVISIONS:

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3-30-17 SUBMITTAL FOR STAFF REVIEW.



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: LANDSCAPE PLAN
 Sheet Number: C-107
 Project Number: P11838

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-5661
FAX: 262-367-7390

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

REVISIONS:

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3-30-17 SUBMITTAL FOR STAFF REVIEW.

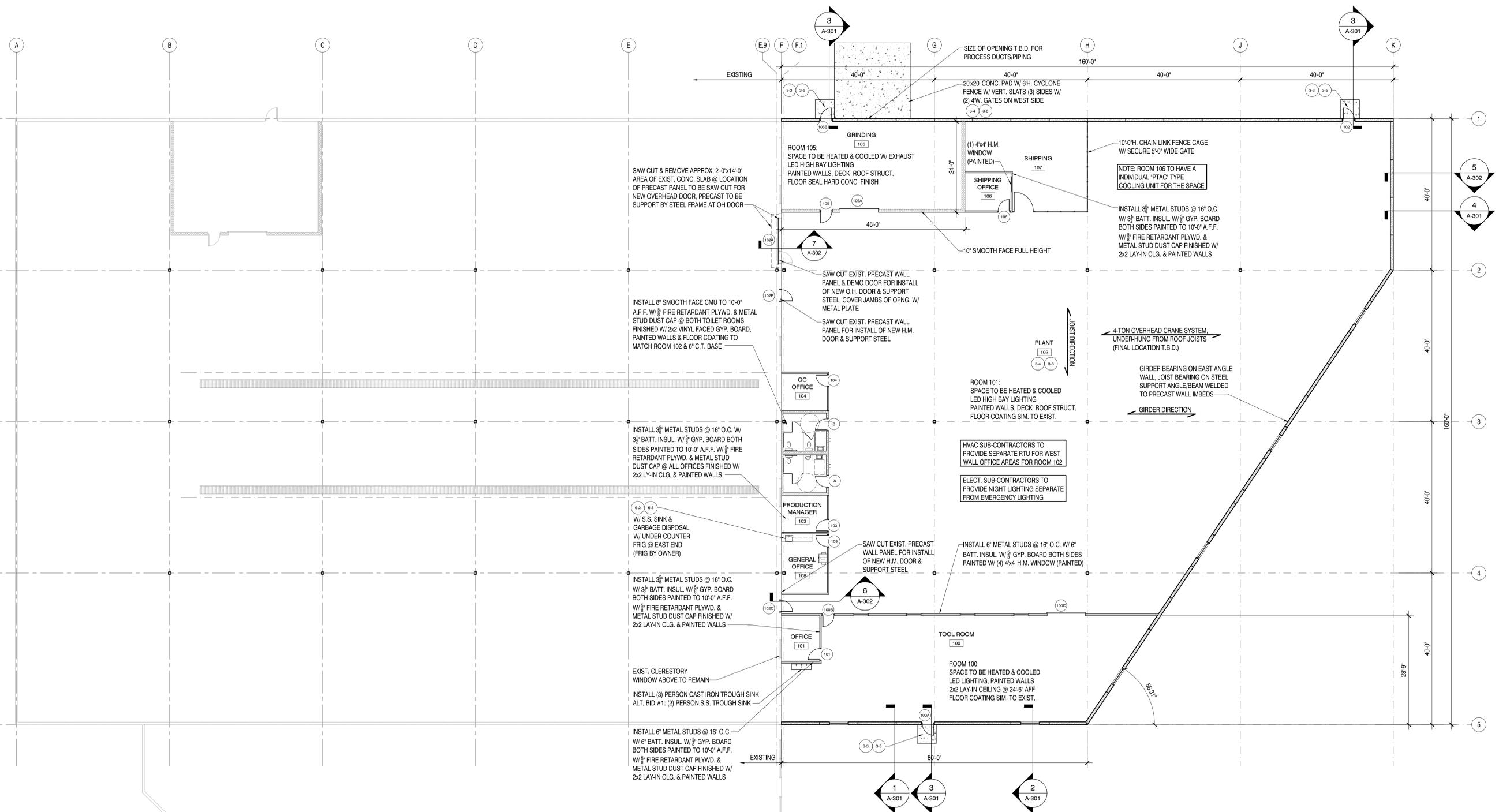


PROJECT ADDRESS:

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

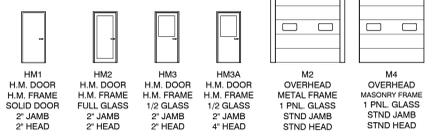
ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

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



DOOR AND FRAME SCHEDULE

DOOR #	TYPE	SIZE	DOOR				FRAME				REMARKS	Door Keying	Door Hardware	DOOR #	
			MATERIAL	SWING	GLASS	FINISH	MATERIAL	JAMB	HEAD	FINISH					
100A	AL 1	3'-0" x 7'-0"	ALUM	LHR	---	---	---	---	---	---	---	---	---	---	100A
100B	HM 3	3'-0" x 7'-0"	H.M.	RHT	---	---	---	---	---	---	---	---	---	---	100B
100C	M 2	10'-0" x 10'-0"	STND	NA	1 PNL GLASS	---	---	---	---	---	---	---	---	---	100C
101	HM 3	3'-0" x 7'-0"	H.M.	LHR	---	---	---	---	---	---	---	---	---	---	101
102	HM 1	3'-0" x 7'-0"	H.M.	LHR	---	---	---	---	---	---	---	---	---	---	102
102A	M 4	10'-0" x 10'-0"	STND	NA	1 PNL GLASS	---	---	---	---	---	---	---	---	---	102A
102B	HM 3	3'-0" x 7'-0"	H.M.	RHT	---	---	---	---	---	---	---	---	---	---	102B
102C	HM 2	3'-0" x 7'-0"	H.M.	RHT	---	---	---	---	---	---	---	---	---	---	102C
103	HM 3	3'-0" x 7'-0"	H.M.	LHR	---	---	---	---	---	---	---	---	---	---	103
104	HM 3	3'-0" x 7'-0"	H.M.	RHT	---	---	---	---	---	---	---	---	---	---	104
105	HM 3	3'-0" x 7'-0"	H.M.	RHT	---	---	---	---	---	---	---	---	---	---	105
105A	M 4	10'-0" x 10'-0"	STND	NA	1 PNL GLASS	---	---	---	---	---	---	---	---	---	105A
105B	HM 1	3'-0" x 7'-0"	H.M.	RHT	---	---	---	---	---	---	---	---	---	---	105B
106	HM 3	3'-0" x 7'-0"	H.M.	RHT	---	---	---	---	---	---	---	---	---	---	106
107	HM 3	3'-0" x 7'-0"	H.M.	RHT	---	---	---	---	---	---	---	---	---	---	107
A	HM 1	3'-0" x 7'-0"	H.M.	LHR	---	---	---	---	---	---	---	---	---	---	A
B	HM 1	3'-0" x 7'-0"	H.M.	RHT	---	---	---	---	---	---	---	---	---	---	B



REFERENCE KEYNOTES

Division 01- General	Division 03- Concrete	Division 04- Masonry	Division 05- Metals	Division 07- Thermal and Moisture Protection	Division 08- Doors and Windows	Division 09- Finishes
(1) 1/2\"/>						

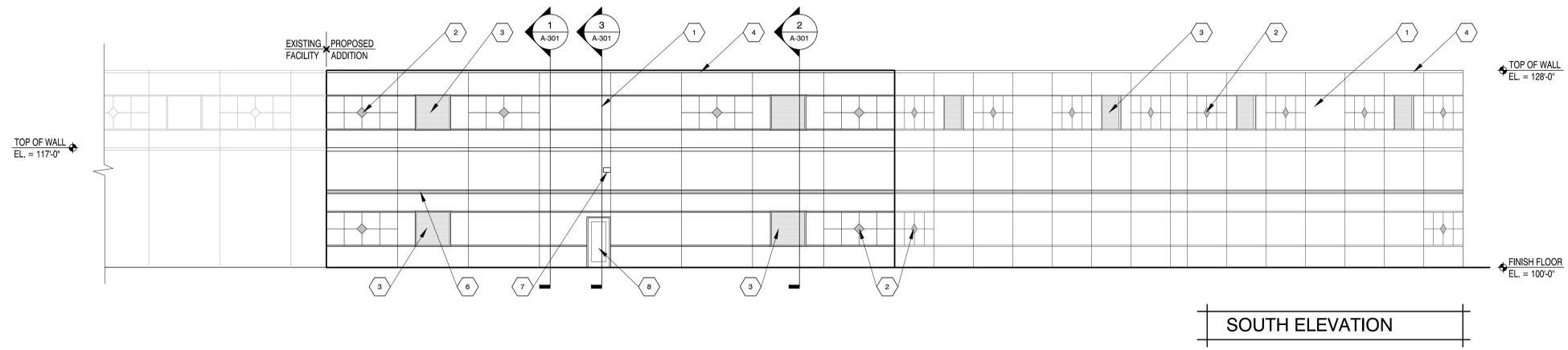
FLOOR PLAN 3/32" = 1'-0"

MANAGERS

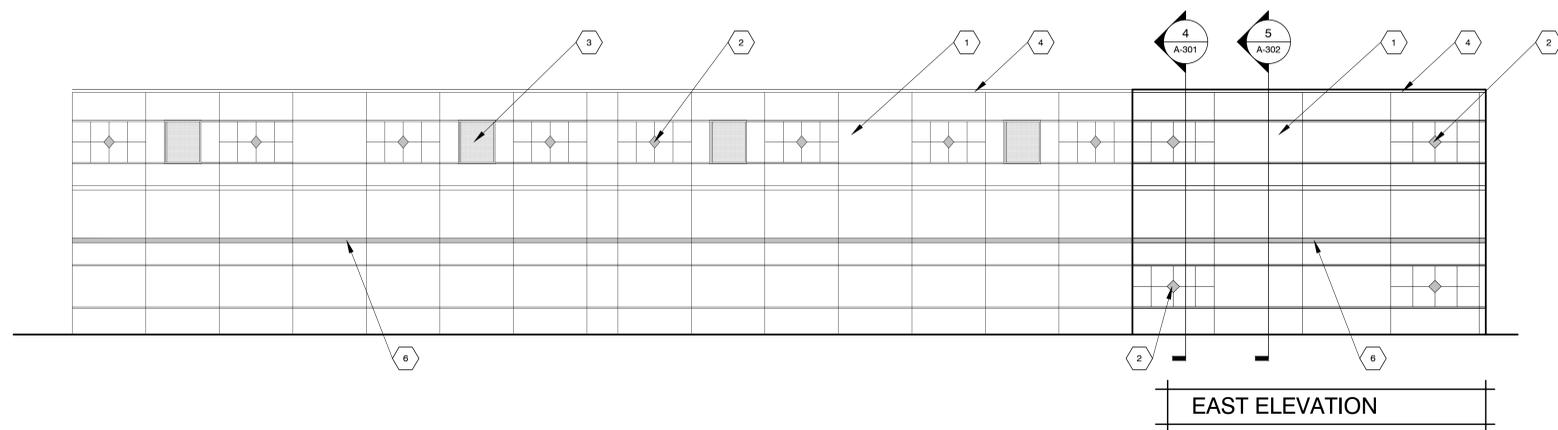
ENGINEERS

CONTRACTORS

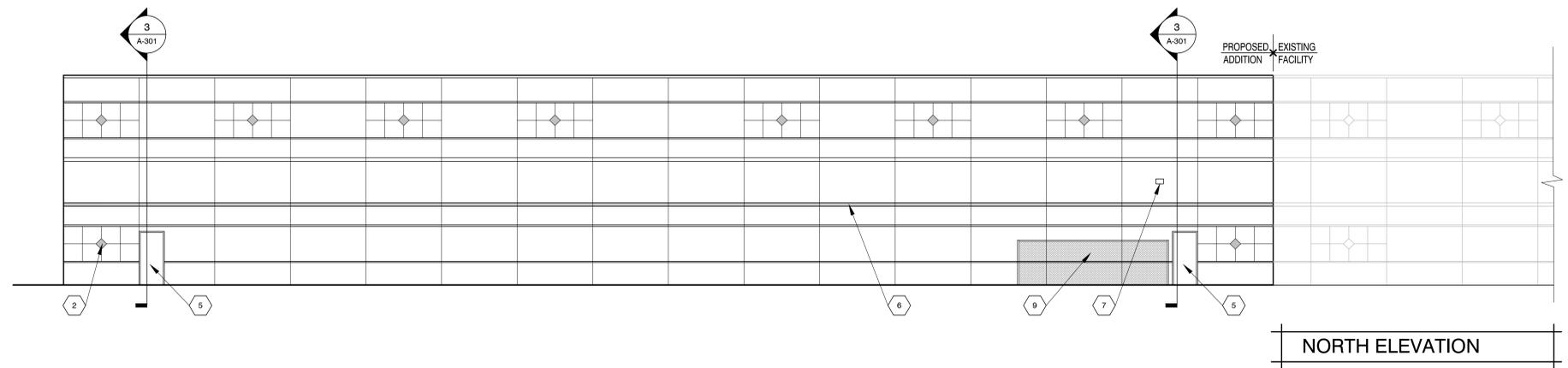
ARCHITECTS



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"x1/2" 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 6H. CHAIN LINK FENCE W/ STANDARD COLOR VERT. SLATS



MSI GENERAL CORPORATION
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 OCONOMOWOC, WI 53066
 PHONE: 262-367-5661
 FAX: 262-367-7390

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REVISIONS:

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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: EXTERIOR ELEVATIONS
 Sheet Number:
A-201
 Project Number:
P11838

ELEVATIONS 1/8" = 1'-0"

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS







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

Driver Info		LED Info	
Type:	Constant Current	Watts:	104W
120V:	0.95A	Color Temp:	4000K
208V:	0.59A	Color Accuracy:	71 CRI
240V:	0.51A	L70 Lifespan:	100000
277V:	0.44A	Lumens:	13,118
Input Watts:	105W	Efficacy:	125 LPW
Efficiency:	99%		

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

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:

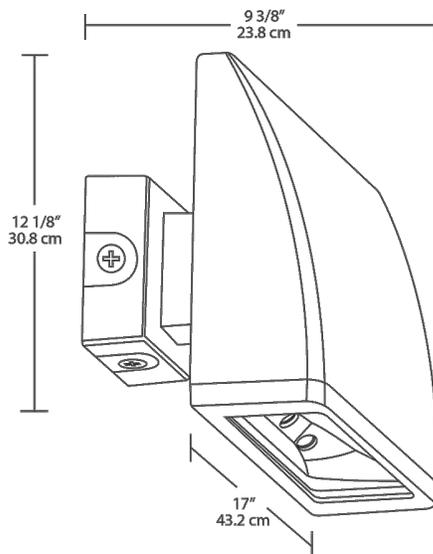
Equivalent to 400W Metal Halide.

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



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:
Plasti-Coil

Type:
OB

Prepared By:

Date:

Driver Info

Type:	Constant Current
120V:	0.18A
208V:	0.11A
240V:	0.09A
277V:	0.08A
Input Watts:	20W
Efficiency:	90%

LED Info

Watts:	18W
Color Temp:	4000K
Color Accuracy:	82 CRI
L70 Lifespan:	100000
Lumens:	1,855
Efficacy:	93 LPW

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.

Technical Specifications (continued)

Other

HID Replacement Range:

Replaces 100W Metal Halide.

Optical

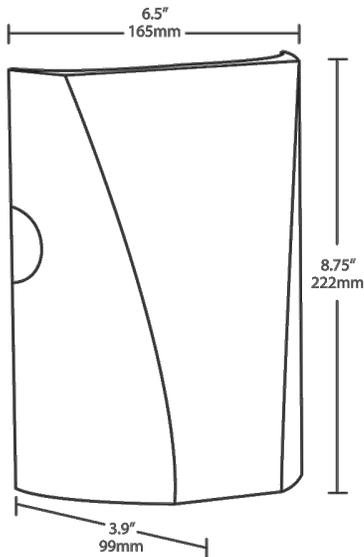
BUG Rating:

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

PLAN COMMISSION MEETING MINUTES OF MONDAY, APRIL 17, 2017 – 6:30 PM

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

Scott Lowell, 602 Trevino Drive, stated this is an ETJ matter. It is in the Town of Geneva as it was a subdivision that was filed a number of years ago. No homes have been built in it. It was purchased 18 months ago and the owner would like to turn it into a family compound. It currently has 7 lots, and they wish to combine lots 5, 6, and 7 into one lot. No boundaries would be changed. Mr. Slavney said it meets all requirements and recommends approval.

Kupsik/Hartz motion to approve the 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 to include all staff recommendations.

Roll Call: Kupsik, Skates, Gibbs, Hill, Hartz, Esarco, Frederick voting “yes.” Motion carried unanimously.

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

Agenda Item #13.g.

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



CERTIFIED SURVEY MAP or



SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

MARTIN ARENSON
23442 N WILLOWood LN
DEERFIELD, IL 60015

TELEPHONE NUMBER OF CURRENT OWNER: ()

NAME AND ADDRESS OF APPLICANT:

LOWELL MANAGEMENT SERVICES TOD 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

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)
COUNTY OF WALWORTH)ss

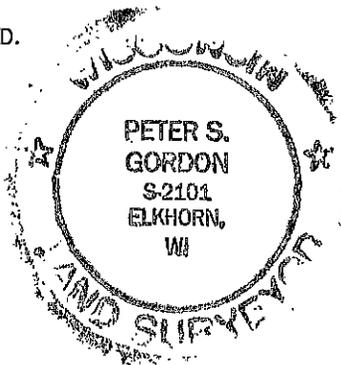
Parcel Identification Number (PIN)

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.) THEREFOR 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.

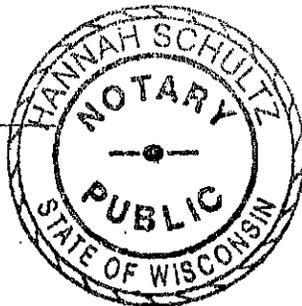
FURTHER AFFIANT SAYETH NOT.

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



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

Hannah Schultz
NOTARY PUBLIC, COUNTY OF WALWORTH



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

SHEET 2 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

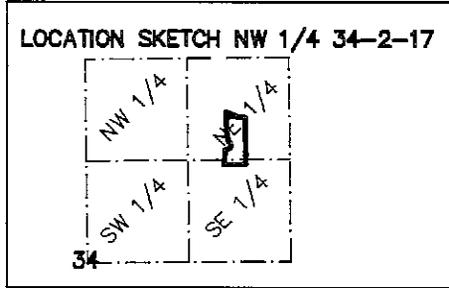
FARRIS, HANSEN & ASSOC. INC.

CERTIFIED SURVEY MAP NO. _____

7 RIDGWAY COURT- P.O. BOX 437
 ELKHORN, WISCONSIN 53121
 PHONE (262) 723-2098
 FAX (262) 723-5886

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

ZONING: R-1



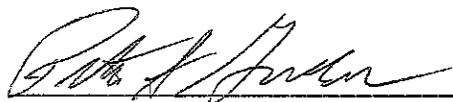
A PARCEL CONSOLIDATION CSM BETWEEN LOTS 5 THRU 7 OF
 LONGWOOD SUBDIVISION, LOCATED IN PART
 OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE
 NORTHWEST 1/4 OF SECTION 34, TOWN 2 NORTH,
 RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN

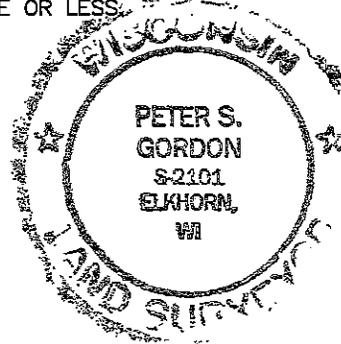
SURVEY CERTIFICATE

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


 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 84°38'10.0 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.

NW CORNER
34-2-17
{221,457.17 N.}
{2,408,678.58 E.}

N: 1/4 CORNER
34-2-17
{221,494.70 N.}
{2,411,325.49 E.}

UNPLATTED LANDS

UNPLATTED LANDS

S 89°11'16" W 2647.11' {2647.22'}

MCDONALD ROAD

{66' WIDE R.O.W.}

GRID
NORTH
WISCONSIN STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE (NAD-27)
N. LINE OF THE NW 1/4 OF
SECTION 34-2-17 BEARS
S 89°11'16" W

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

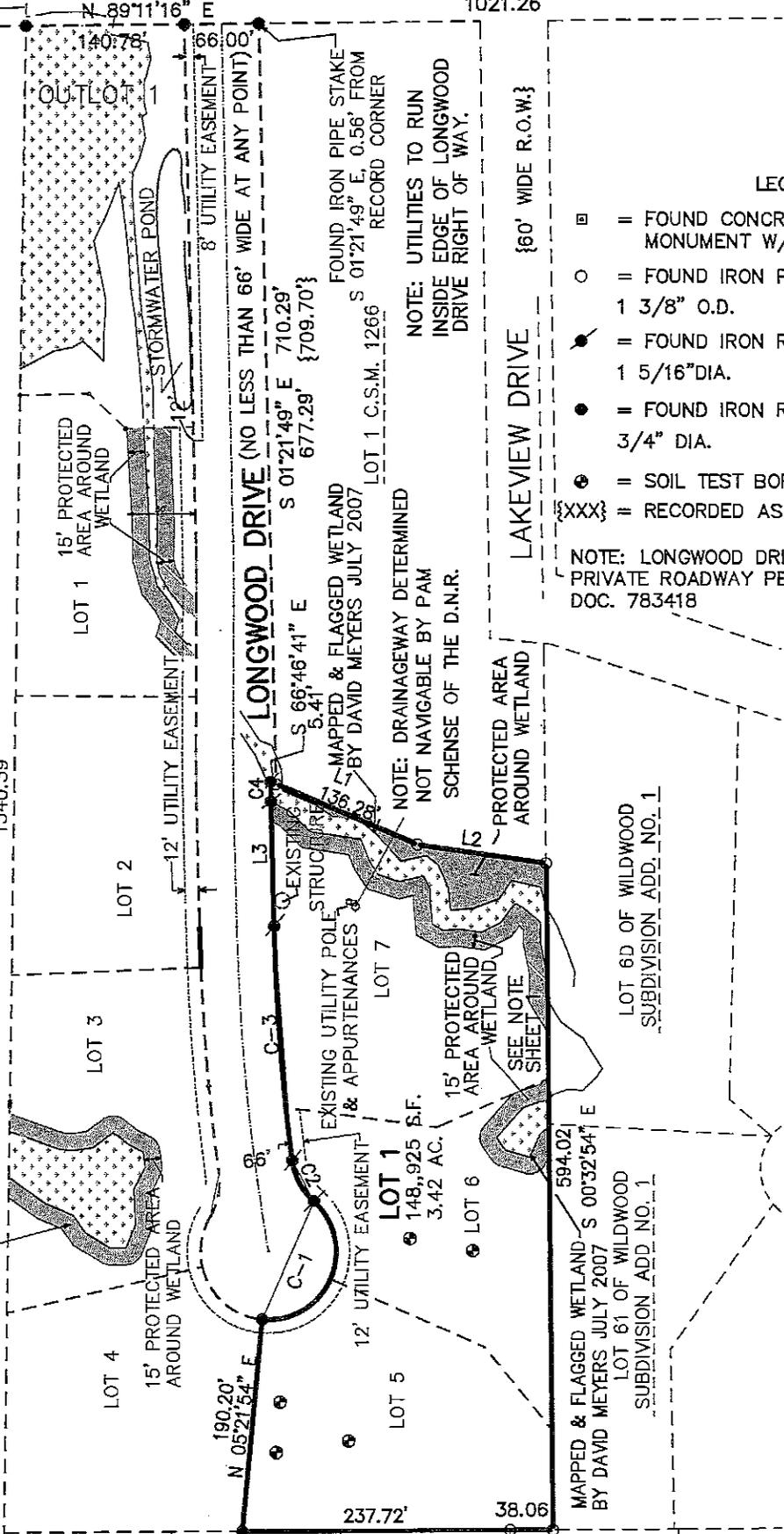
(N 01°41'W) {1372.06'}
N 00°49'23" E 1373.41'
1340.39'

MAPPED & FLAGGED WETLAND
BY DAVID MEYERS JULY 2007

MAPPED & FLAGGED WETLAND
BY DAVID MEYERS JULY 2007

MAPPED & FLAGGED WETLAND
BY DAVID MEYERS JULY 2007

MAPPED & FLAGGED WETLAND
BY DAVID MEYERS JULY 2007



- LEGEND**
- ▣ = FOUND CONCRETE COUNTY MONUMENT W/BRASS CAP
 - = FOUND IRON PIPE STAKE
1 3/8" O.D.
 - = FOUND IRON REBAR STAKE
1 5/16" DIA.
 - = FOUND IRON REBAR STAKE
3/4" DIA.
 - ⊙ = SOIL TEST BORING LOCATED
 - {XXX} = RECORDED AS
- NOTE: LONGWOOD DRIVE IS A PRIVATE ROADWAY PER DOC. 783418

PETER S. GORDON
S2101
ELKHORN, WI
3/10/2017
Peter S. Gordon

THIS INSTRUMENT DRAFTED
BY PETER S. GORDON
PROJECT NO. 7192.15
DATED: 03-10-2017
SHEET 2 OF 3 SHEETS

MAP SCALE IN FEET ORIGINAL 1" = 150'

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 APPROVAL

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



**City of Lake Geneva
Finance, License, & Regulation Committee
April 18, 2017**

Prepaid Checks

3/29/17 - 4/10/17

**Total:
\$29,714.63**

Checks over \$5,000:

\$ 21,903.45 *Philips Healthcare - Heart Monitor - Ambulance*

FROM 03/29/2017 TO 04/10/2017

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
BAKER	BAKER & TAYLOR								
	L3367102-2/17			02/07/17		64817	04/05/17	3,779.00	2,790.12
	01	2032636122-27 ITEMS	9900005410						398.10
	02	2032652885-57 ITEMS	9900005410						829.11
	03	2032658448-36 ITEMS	9900005410						581.41
	04	2032675732-26 ITEMS	9900005410						488.02
	05	2032678092-34 ITEMS	9900005410						493.48
	L3367512-2/17			02/08/17		64817	04/05/17	3,779.00	662.46
	01	2032506600-1 ITEM	9900005411						8.18
	02	2032544039-1 ITEM	9900005411						5.59
	03	2032623655-2 ITEMS	9900005411						26.85
	04	2032640474-3 ITEMS	9900005411						36.98
	05	2032640475-40 ITEMS	9900005411						538.75
	06	2032640476-1 ITEM	9900005411						10.88
	07	2032655054-3 ITEMS	9900005411						35.23
	L4013232-2/17			02/09/17		64817	04/05/17	3,779.00	326.42
	01	2032636436-1 ITEM	9900005414						24.58
	02	2032636437-1 ITEM	9900005414						19.08
	03	2032636438-3 ITEMS	9900005414						68.27
	04	2032652880-2 ITEMS	9900005414						43.67
	05	2032652881-1 ITEM	9900005414						24.58
	06	2032662065-1 ITEM	9900005414						22.93
	07	2032662066-1 ITEM	9900005414						19.08
	08	2032678088-1 ITEM	9900005414						27.34
	09	2032678089-2 ITEMS	9900005414						52.31
	10	2032678090-1 ITEM	9900005414						24.58
							VENDOR TOTAL:		3,779.00
EQUAL	EQUAL RIGHTS DIVISION								
	250-3/17			03/31/17		700042	04/04/17	150.00	150.00
	01	WORK PERMITS-MAR	1100002422						150.00
							VENDOR TOTAL:		150.00
JAMESI	JAMES IMAGING SYSTEMS INC								
	20239379			02/24/17		64818	04/05/17	364.78	364.78
	01	ES2540-MAR	9900005532						364.78
							VENDOR TOTAL:		364.78
PHILIP	PHILIPS HEALTHCARE								
	934490700			06/24/16		64820	04/06/17	21,903.45	21,903.45

FROM 03/29/2017 TO 04/10/2017

VENDOR #	INVOICE #	ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
	934490700			06/24/16		64820	04/06/17	21,903.45	21,903.45
	01	HEART MONITOR	4122008063						21,903.45
								VENDOR TOTAL:	21,903.45
USBANK	US BANK								
	3341-3/17			03/13/17		64819	04/05/17	3,517.40	3,517.40
	01	OFFICE MAX-SALES TAX CREDIT	1121005310						-1.81
	02	OFFICE MAX-SALES TAX CREDIT	1121005310						-1.18
	03	OFFICE MAX-SALES TAX CREDIT	1121005310						-1.04
	04	WNTRGRN RESORT-CREDIT 1 NT	1121005331						-82.00
	05	MARRIOTT MIDDLETON-WAY	1121005331						164.00
	06	OFFICE MAX-FILING FOLDERS	1121005310						34.79
	07	OFFICE MAX-POST IT NOTES	1121005310						20.03
	08	OFFICE MAX-TAB SETS	1121005310						22.57
	09	COUNTRY INN MADISON-DERRICK	1121005331						328.00
	10	HOLIDAY INN FOND DU LAC-WALSER	1121005331						164.00
	11	COMFORT INN DEFOREST-DERRICK	1121005331						246.00
	12	HILTON EVANSTON-HINZPETER	1121005331						784.35
	13	BITTNER-S-REUSS RETIREMENT CAKE	1121005399						33.00
	14	WNTRGRN RESORT-KELLER	1121005331						328.00
	15	BUCK BRADLEY'S-SWAT 2017	1121005331						14.62
	16	HOME WOOD GRILL-SWAT 2017	1121005331						17.85
	17	COUNTRY INN PLATTEVILLE-WAY	1121005331						82.00
	18	WILLIAM HO'S-SWAT 2017	1121005331						11.04
	19	HYATT-DERRICK,HANSEN	1121005331						345.00
	20	FLANNERY'S-SWAT 2017	1121005331						17.84
	21	KOPPS-SWAT 2017	1121005331						8.70
	22	HILTON EVANSTON-HINZPETER	1121005331						784.35
	23	HOL INN-BROWN DEER-GRITZNER	1121005331						180.00
	24	SOLLYS GRILL-GRITZNER	1121005331						17.29
								VENDOR TOTAL:	3,517.40
								TOTAL --- ALL INVOICES:	29,714.63

City of Lake Geneva
Finance, License, & Regulation Committee
April 18, 2017

Accounts Payable

	<u>Fund #</u>	
1. General Fund	11	\$ 123,220.17
2. Debt Service	20	\$ -
3. TID #4	34	\$ -
4. Lakefront	40	\$ 10,046.80
5. Capital Projects	41	\$ -
6. Parking	42	\$ 34,788.41
7. Cemetery	48	\$ 427.34
8. Equipment Replacement	50	\$ 40,375.00
9. Library Fund	99	\$ 1,258.75
10. Impact Fees	45	\$ -
11. Tax Agency Fund	89	\$ -
Total All Funds		\$210,116.47

**CITY OF LAKE GENEVA
ACCOUNTS PAYABLE UNPAID ITEMS OVER \$5,000**

**FINANCE, LICENSE, & REGULATION COMMITTEE
FLR Meeting Date: 4/18/17**

TOTAL UNPAID ACCOUNTS PAYABLE **\$ 210,116.47**

ITEMS > \$5,000

Terex Services - (Used) 2010 Ford Bucket Truck	\$ 40,375.00
Johns Disposal - April Refuse & Recycling Service	\$ 37,900.77
Automated Parking Technologies - 62 Cable/CDMA Modems	\$ 32,911.00
Alliant Energy - April Electric Bills	\$ 20,620.56
Vandewalle & Associates - February/March Planning	\$ 16,613.80
Kapur & Associates - February Engineering	\$ 13,717.96
Municipal Services LLC - March Services	\$ 8,051.25
Humphrey's Contracting - Street Light Post Base Repairs/Wrigley & Center	\$ 7,375.00
Geneva Lake Level Corporation - 2017 Contribution	\$ 5,000.00

Balance of Other Items \$ 27,551.13

INVOICES DUE ON/BEFORE 04/25/2017

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT	

ADVANAU ADVANCE AUTO PARTS								
7193708929530	03/30/17	01	OIL FILTERS	4800005250		04/25/17	27.99	
							INVOICE TOTAL:	27.99
							VENDOR TOTAL:	27.99
ALLIANT ALLIANT ENERGY								
RE041317	04/01/17	01	ACCT #026273-HAVENWOOD FLSH	1134105222		04/25/17	12.43	
		02	ACCT #057300-SOUTH/WELLS FLSH	1134105222			18.57	
		03	ACCT #064443-WELLS ST FLSH	1134105222			20.05	
		04	ACCT #072470-MAIN ST LITES	1134105223			373.65	
		07	ACCT #108571-1055 CAREY	1132105222			170.63	
		08	ACCT #111395-BROAD ST TRFC LT	1134105223			56.23	
		11	ACCT #148614-HWY 50/12 FLASHER	1134105222			15.62	
		12	ACCT #152472-W COOK SIREN	1129005222			18.83	
		13	ACCT #161895-RIVIERA ELEC	4055305222			2,507.39	
		14	ACCT #165231-BEACH HOUSE	4054105222			306.40	
		15	ACCT #178450-INTCHG N/SHER SPR	1134105223			78.39	
		16	ACCT #182684-HWY 120/BLMFLD LT	1134105223			112.74	
		17	ACCT #243254-LIBRARY PARK	1152005222			22.35	
		18	ACCT #252132-EDWDS BLVD/WM SIG	1134105223			108.15	
		20	ACCT #293132-SAGE ST/DUNN SRN	1129005222			5.53	
		21	ACCT #303645-MS2 STREET LTS	1134105223			303.49	
		22	ACCT #327582-DUNN FIELD	1152005922			192.29	
		23	ACCT #339772-SNAKE RD/HWY 50	1134105222			14.72	
		24	ACCT #363673-VETS PK/TWNLN RD	1152015222			170.52	
		25	ACCT #393713-MUSEUM 256 MILL	1151105222			849.61	
		27	ACCT #401872-WELLS ST FLSH	1134105222			15.18	
		28	ACCT #414694-HOST DR WATER TWR	1122005222			236.49	
		29	ACCT #422323-GENEVA SQ TRF LT	1134105223			35.84	
		30	ACCT #433371-LIBRARY	9900005222			959.25	
		31	ACCT #457625-LOT LITE GNVA ST	1134105223			291.02	
		32	ACCT #462852-WELLS ST FLSH	1134105222			93.70	
		33	ACCT #549716-FLAT IRON PARK	1152005222			170.50	
		34	ACCT #566211-W HWY 50 BLK FLSH	1134105222			14.72	

INVOICES DUE ON/BEFORE 04/25/2017

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

ALLIANT	ALLIANT ENERGY						
RE041317	04/01/17	35	ACCT #595515-LIB PARK RESTROOM	1152005222		04/25/17	202.99
		36	ACCT #602235-724 WILLIAMS ST	1134105223			28.38
		37	ACCT #604445-S LAKESHORE DR FL	1134105222			12.16
		38	ACCT #622184-S LAKESHORE DR	1152005222			30.87
		39	ACCT #630016-COOK ST/HWY 50	1134105223			36.82
		40	ACCT #661112-OAK HILL CEMETERY	4800005222			166.41
		41	ACCT #684954-730 MARSHALL SRN	1129005222			29.59
		43	ACCT #688465-TENNIS CTS/SCHL	1152005222			33.73
		44	ACCT #718894-OAK HILL CEMETERY	4800005222			33.73
		46	ACCT #732492-389 EDWDS TRF LT	1134105223			139.44
		47	ACCT #734115-HWY 50/HWY 12 LTS	1134105222			34.52
		48	ACCT #738154-RUSHWOOD PARK	1152005222			33.70
		49	ACCT #758433-700 GENEVA ST LOT	1134105223			239.66
		50	ACCT #758940-1065 CAREY ST	1132105222			466.28
		51	ACCT #759513-STREET LIGHTS	1134105223			6,870.39
		52	ACCT #800930-VETS PK SCOREBRD	1152015222			193.18
		53	ACCT #837813-SEM PARK RESTROOM	1152005222			21.94
		54	ACCT #895526-HWY 50 TRF LT	1134105223			177.20
		55	ACCT #912610-GEORGE ST FLSHR	1134105222			11.86
		56	ACCT #923482-1070 CAREY ST	1132105222			184.15
		59	ACCT #926683-FLAT IRON PK/WRGL	1152005222			18.99
		60	ACCT #932215-DODGE ST FLSHR	1134105222			12.16
		63	ACCT #940353-IMPND 1070 CAREY	1121005222			22.59
		64	ACCT #952816-FIRE HOUSE	1122005222			811.39
		65	ACCT #957203-HWY 120/TWNLD RD	1134105222			112.51
		66	ACCT #965570-201 EDWARDS SIREN	1129005222			21.94
		67	ACCT #969933-CITY HALL	1116105222			3,084.67
		68	ACCT #973443-VETS PARK PAVLN	1152015222			216.70
		69	ACCT #980910-DONIAN PARK	1152005222			172.33
		70	ACCT #998403-COBB PARK	1152005222			25.99
						INVOICE TOTAL:	20,620.56
						VENDOR TOTAL:	20,620.56

AT&TL AT&T LONG DISTANCE

INVOICES DUE ON/BEFORE 04/25/2017

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

AT&TL	AT&T LONG DISTANCE						
RE041317	04/04/17	01	LONG DIST-APR	1100001391		04/25/17	16.31
		02	LONG DIST-APR	** COMMENT **			
		03	LONG DIST-APR	4800005221			1.17
		04	LONG DIST-APR	1132105221			4.60
		05	LONG DIST-APR	1122005221			14.63
		06	LONG DIST-APR	9900005221			11.50
		07	LONG DIST-APR	1121005221			126.38
		08	LONG DIST-APR	1116105221			0.95
		09	LONG DIST-APR	** COMMENT **			
						INVOICE TOTAL:	175.54
						VENDOR TOTAL:	175.54
AUTOM	AUTOMATED PARKING TECHNOLOGIES						
170274	03/23/17	01	62 CABLE/CDMA MODEMS	4234505870		04/25/17	32,911.00
						INVOICE TOTAL:	32,911.00
						VENDOR TOTAL:	32,911.00
BATZN	BATZNER PEST CONTROL						
MARCH 2017	04/06/17	01	PEST CONTROL-MARCH	4055105360		04/25/17	409.21
						INVOICE TOTAL:	409.21
						VENDOR TOTAL:	409.21
BUMPL	BUMPER TO BUMPER AUTO PARTS						
662-362274	03/24/17	01	LIGHT BULB	4800005250		04/25/17	14.79
						INVOICE TOTAL:	14.79
662-362756	03/31/17	01	UNDER COATING-VAC ALL	1132105351		04/25/17	8.49
						INVOICE TOTAL:	8.49
662-363107	04/06/17	01	CONNECTORS,TIES-#125	1132105351		04/25/17	27.36
						INVOICE TOTAL:	27.36
						VENDOR TOTAL:	50.64

INVOICES DUE ON/BEFORE 04/25/2017

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

CES	CES						
LKG/037758	04/05/17	01	ELECTRIC PANEL PLUGS	1132105350		04/25/17	4.42
						INVOICE TOTAL:	4.42
						VENDOR TOTAL:	4.42
CINTASF CINTAS FIRE PROTECTION							
5007720641	04/10/17	01	1ST AID KIT SUPPLIES	1132105390		04/25/17	81.28
						INVOICE TOTAL:	81.28
						VENDOR TOTAL:	81.28
D&K D&K SERVICES							
2017073	04/03/17	01	ROD CLOGGED DRAIN	4055205360		04/25/17	250.00
						INVOICE TOTAL:	250.00
						VENDOR TOTAL:	250.00
DES DATA EQUIPMENT SERVICES							
715	03/12/17	01	MODEM SVC-MARCH	4234505221		04/25/17	945.00
		02	MODEM SVC-MARCH	4054105221			45.00
						INVOICE TOTAL:	990.00
						VENDOR TOTAL:	990.00
DIREC DIRECTPATH							
33672	03/20/17	01	PATIENT CARE-APRIL	1110205132		04/25/17	265.50
						INVOICE TOTAL:	265.50
						VENDOR TOTAL:	265.50
DOWN DOWN TO EARTH CONTRACTORS INC							
6459	04/03/17	01	STORM DRAIN FIX-SAGE/WATER ST	1132155450		04/25/17	1,723.50
						INVOICE TOTAL:	1,723.50
						VENDOR TOTAL:	1,723.50

INVOICES DUE ON/BEFORE 04/25/2017

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

DUNN	DUNN LUMBER & TRUE VALUE						
678456	03/22/17	01	PLIERS	4800005340		04/25/17	15.98
						INVOICE TOTAL:	15.98
679140	03/28/17	01	SCREWS,PROPANE TORCH,IGNITER	4234505250		04/25/17	23.33
		02	DISCOUNT	1100004819			-1.17
						INVOICE TOTAL:	22.16
679343	03/30/17	01	PLUG,COUPLER	4800005240		04/25/17	10.98
						INVOICE TOTAL:	10.98
679367	03/30/17	01	PAINT,BRUSHES-STREET LIGHTS	1134105261		04/25/17	18.55
		02	DISCOUNT	1100004819			-0.93
						INVOICE TOTAL:	17.62
679398	03/30/17	01	KEYS-FD/ELECTION	1114305311		04/25/17	3.98
		02	DISCOUNT	1100004819			-0.20
						INVOICE TOTAL:	3.78
679450	03/31/17	01	BATTERIES-GATES	1132105340		04/25/17	15.99
		02	DISCOUNT	1100004819			-0.80
						INVOICE TOTAL:	15.19
679632	04/03/17	01	FENCE WIRE-TREE STABILITY	1132135420		04/25/17	14.95
		02	DISCOUNT	1100004819			-0.75
						INVOICE TOTAL:	14.20
679657	04/03/17	01	DOOR KNOB-CLOSET,NUTS,BOLTS	4055105350		04/25/17	14.99
		02	DISCOUNT	1100004819			-0.75
						INVOICE TOTAL:	14.24
679801	04/04/17	01	CAULK	4055205355		04/25/17	16.98
		02	DISCOUNT	1100004819			-0.85
						INVOICE TOTAL:	16.13
679904	04/05/17	01	HITCH PIN,ROD,NUTS-TRAILER	1132105351		04/25/17	31.27

INVOICES DUE ON/BEFORE 04/25/2017

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
DUNN DUNN LUMBER & TRUE VALUE							
679904	04/05/17	02	DISCOUNT	1100004819		04/25/17	-1.56
						INVOICE TOTAL:	29.71
679923	04/05/17	01	NUTS&BOLTS,SCREWDRIVER	4234505250		04/25/17	27.22
		02		1100004819			-0.81
						INVOICE TOTAL:	26.41
679941	04/05/17	01	CLOTHES HOOK-MACHINE SHOP	1132105399		04/25/17	19.96
		02	DISCOUNT	1100004819			-1.00
						INVOICE TOTAL:	18.96
679942	04/05/17	01	HOSE BARB,NUTS,BOLTS-TRK #56	1132105351		04/25/17	2.99
		02	DISCOUNT	1100004819			-0.15
						INVOICE TOTAL:	2.84
680362	04/10/17	01	KIOSK FASTENERS	4234505250		04/25/17	3.59
						INVOICE TOTAL:	3.59
680630	04/12/17	01	BATTERIES-FLUSH VALVE	1152005350		04/25/17	13.99
		02	DISCOUNT	1100004819			-0.70
						INVOICE TOTAL:	13.29
680650	04/12/17	01	BULBS-SEMINARY BATHROOMS	1152005350		04/25/17	44.97
		02	DISCOUNT	1100004819			-2.25
						INVOICE TOTAL:	42.72
680666	04/12/17	01	WHEELBARROW	1152005352		04/25/17	69.99
						INVOICE TOTAL:	69.99
K80494	04/10/17	01	BATTERIES-FLUSH VALVES	1152005350		04/25/17	23.98
		02	DISCOUNT	1100004819			-1.20
						INVOICE TOTAL:	22.78
						VENDOR TOTAL:	360.57

DUO DUO SAFETY LADDER CORPORATION

INVOICES DUE ON/BEFORE 04/25/2017

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
DUO SAFETY LADDER CORPORATION							
447222	12/23/14	01	RUNG REAMER TOOL RETURN	1122005351		03/16/16	-126.00
		02	REFUND CK RECD-TOOL RETURN	1122005351			126.00
						INVOICE TOTAL:	0.00
						VENDOR TOTAL:	0.00
JIM FLOWER							
MILEAGE-03/17	03/31/17	01	MAR-218 MILES C/E	1124005330		04/25/17	116.63
						INVOICE TOTAL:	116.63
						VENDOR TOTAL:	116.63
FORD OF LAKE GENEVA							
57485	04/11/17	01	OIL CHANGE-RANGER	4234505351		04/25/17	65.91
						INVOICE TOTAL:	65.91
						VENDOR TOTAL:	65.91
GENEVA ONLINE INC							
1044780	04/03/17	01	EMAIL SVC-APR	1112005221		04/25/17	2.00
						INVOICE TOTAL:	2.00
						VENDOR TOTAL:	2.00
LAKE GENEVA CHAMBER OF							
142	03/20/17	01	WALCO BUSINESS EXPO 2017	1114205332		04/25/17	295.00
						INVOICE TOTAL:	295.00
						VENDOR TOTAL:	295.00
GENEVA LAKE LEVEL CORPORATION							
2017	04/06/17	01	2017 CONTRIBUTION	4054105735		04/25/17	5,000.00
						INVOICE TOTAL:	5,000.00
						VENDOR TOTAL:	5,000.00

INVOICES DUE ON/BEFORE 04/25/2017

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

HESTA	HE STARK AGENCY INC						
6089CRTPRK-3/17	04/04/17	01	COLLECTION FEES-MAR	1112005214		04/25/17	18.75
						INVOICE TOTAL:	18.75
6089PARK-3/17	03/31/17	01	COLLECTION FEES-MAR	4234505216		04/25/17	762.41
						INVOICE TOTAL:	762.41
						VENDOR TOTAL:	781.16
HOXIE	HOXIE SUPPLY COMPANY						
703121	03/30/17	01	SOLENOIDS-FAUCETS BATHRM	4055105350		04/25/17	220.70
						INVOICE TOTAL:	220.70
						VENDOR TOTAL:	220.70
HUECK	JESSICA HUECKSTAEDT						
REIMB	04/03/17	01	SHORTS,PANTS	4234505138		04/25/17	49.95
						INVOICE TOTAL:	49.95
						VENDOR TOTAL:	49.95
HUMPH	HUMPHREY'S CONTRACTING						
041117	04/11/17	01	WRIGLEY 1/15/17 POLE REPAIR	1110005245		04/25/17	7,375.00
						INVOICE TOTAL:	7,375.00
						VENDOR TOTAL:	7,375.00
ITU	ITU ABSORB TECH INC						
6709686	12/15/16	01	MATS,TOWELS,COVERALLS	1132105360		04/25/17	78.61
						INVOICE TOTAL:	78.61
6765357	03/24/17	01	MOPS,MATS,FRAGRANCE	4055205360		04/25/17	66.05
						INVOICE TOTAL:	66.05
6773462	04/07/17	01	MATS,RAGS	1132105360		04/25/17	78.61
						INVOICE TOTAL:	78.61

INVOICES DUE ON/BEFORE 04/25/2017

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

ITU	ITU ABSORB TECH INC						
6773463	04/07/17	01	MATS	1116105360		04/25/17	93.44
						INVOICE TOTAL:	93.44
						VENDOR TOTAL:	316.71
JOHNS	JOHNS DISPOSAL SERVICE INC						
114982	04/05/17	01	APR SVC	1136005294		04/25/17	26,899.32
		02	APR SVC	1136005297			11,001.45
						INVOICE TOTAL:	37,900.77
						VENDOR TOTAL:	37,900.77
KAEST	KAESTNER AUTO ELECTRIC CO						
252078	04/10/17	01	STROBE LIGHTS-TRUCK#125	1132105351		04/25/17	145.98
						INVOICE TOTAL:	145.98
						VENDOR TOTAL:	145.98
KAPUR	KAPUR & ASSOCIATES, INC						
90298	03/16/17	01	FEB ENGINEERING	1100001391		04/25/17	550.00
						INVOICE TOTAL:	550.00
90309	03/20/17	01	FEB ENGINEERING	1100001391		04/25/17	13,167.96
						INVOICE TOTAL:	13,167.96
						VENDOR TOTAL:	13,717.96
KENT	KENT AUTOMOTIVE						
9304839958	04/04/17	01	DRILL BITS	1132105340		04/25/17	153.09
						INVOICE TOTAL:	153.09
						VENDOR TOTAL:	153.09
LADUES	LA DUESTERBECK & ASSOCIATES						
17-019A	03/13/17	01	APPRAISAL	1130005217		04/25/17	1,250.00
						INVOICE TOTAL:	1,250.00
						VENDOR TOTAL:	1,250.00

INVOICES DUE ON/BEFORE 04/25/2017

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

LASERE LASER ELECTRIC SUPPLY							
1452200	03/27/17	01	LITE BULBS,SUPPLIES-1070 CAREY	1132105350		04/25/17	362.77
		02	DISCOUNT	1100004819			-7.26
						INVOICE TOTAL:	355.51
1452488-00	04/06/17	01	FOUNTAIN LIGHTS	4055205355		04/25/17	94.89
		02	DISCOUNT	1100004819			-1.90
						INVOICE TOTAL:	92.99
						VENDOR TOTAL:	448.50
LGREG LAKE GENEVA REGIONAL NEWS							
1204480	03/09/17	01	LN-STARBUCKS CUP	1110005315		04/25/17	43.38
						INVOICE TOTAL:	43.38
1204481	03/09/17	01	STARBUCKS-PIP	1110005315		04/25/17	44.50
						INVOICE TOTAL:	44.50
1204482	03/09/17	01	CNCPT PLAN-GL CHRISTIAN CHURCH	1110005315		04/25/17	46.73
						INVOICE TOTAL:	46.73
1204485	03/09/17	01	LN-BRUNK GDP	1110005315		04/25/17	43.38
						INVOICE TOTAL:	43.38
1204490	03/09/17	01	LN-BRUNK PIP	1110005315		04/25/17	43.38
						INVOICE TOTAL:	43.38
1204574	03/02/17	01	LN-ABSENTEE BALLOT	1100001391		04/25/17	233.40
		02	LN-ABSENTEE BALLOT	1114305311			38.85
						INVOICE TOTAL:	272.25
1206398	03/23/17	01	LN-2/27/17 COUNCIL MINUTES	1110005314		04/25/17	181.94
						INVOICE TOTAL:	181.94
1207052	03/23/17	01	LN-ORD 17-04 UTILITY	1110005314		04/25/17	23.87
						INVOICE TOTAL:	23.87

INVOICES DUE ON/BEFORE 04/25/2017

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

LGREG	LAKE GENEVA REGIONAL NEWS						
1207170	03/23/17	01	LN-PUBLIC TEST	1114305311		04/25/17	21.18
		02	LN-PUBLIC TEST	1100001391			127.32
						INVOICE TOTAL:	148.50
						VENDOR TOTAL:	847.93
MIDST	MIDSTATE EQUIPMENT						
V70818	03/23/17	01	SCREWS,NUT,AXLE-MOWER	4800005250		04/25/17	73.96
						INVOICE TOTAL:	73.96
						VENDOR TOTAL:	73.96
MTAW	MUNICIPAL TREASURERS ASSOC WI						
2017 DUES POLLITT	04/13/17	01	2017 DUES POLLITT	1115105320		04/25/17	30.00
						INVOICE TOTAL:	30.00
						VENDOR TOTAL:	30.00
MUNIC	MUNICIPAL SERVICES LLC						
201719	03/31/17	01	MARCH SVCS	1124005219		04/25/17	8,051.25
						INVOICE TOTAL:	8,051.25
						VENDOR TOTAL:	8,051.25
NAPAE	ELKHORN NAPA AUTO PARTS						
71549	04/03/17	01	SOLENOID-GIANT VAC #43	1132145430		04/25/17	64.35
						INVOICE TOTAL:	64.35
						VENDOR TOTAL:	64.35
NORTW	NORTH WOODS						
155423	03/31/17	01	CLEANERS,LUBRICANT-BATHRMS	1152005350		04/25/17	88.88
						INVOICE TOTAL:	88.88
						VENDOR TOTAL:	88.88

INVOICES DUE ON/BEFORE 04/25/2017

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
OFFIC OFFICE DEPOT							
915643209001	03/24/17	01	FILE SORTERS	1115105310		04/25/17	24.46
		02	TONER,RUBBERBANDS	1116105310			50.30
		03	TRIANGLE RULER	1124005310			6.39
						INVOICE TOTAL:	81.15
						VENDOR TOTAL:	81.15
OTTER OTTER SALES & SERVICE INC							
1002701	04/05/17	01	THERMOSTAT,HOSE-TRACTOR #51	1132105351		04/25/17	81.49
						INVOICE TOTAL:	81.49
						VENDOR TOTAL:	81.49
OTTO OTTO JACOBS							
112894	03/31/17	01	SAGE&WATER SLURRY&SERV	1132155450		04/25/17	546.00
						INVOICE TOTAL:	546.00
						VENDOR TOTAL:	546.00
PLEAS PLEASANT PRAIRIE MUNICIPAL CRT							
WARRANT#16609-HEFNER	04/10/17	01	CASE#7L818L2KXX	1112002428		04/25/17	820.99
						INVOICE TOTAL:	820.99
						VENDOR TOTAL:	820.99
POND POND & LAKE INC							
2017-7035	04/01/17	01	LENS,GASKET-LIGHT FIX	4055205355		04/25/17	152.30
						INVOICE TOTAL:	152.30
						VENDOR TOTAL:	152.30
RACIN RACINE COUNTY CLERK OF COURT							
WARRANT-TUSKEY,BETHA	04/10/17	01	CASE#17-689;WARRANT-C9213330	1112002428		04/25/17	133.80
						INVOICE TOTAL:	133.80
						VENDOR TOTAL:	133.80

INVOICES DUE ON/BEFORE 04/25/2017

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

RHYME RHYME BUSINESS PRODUCTS							
AR133915	03/30/17	01	SHARP-MAR B&W	1116105531		04/25/17	63.78
		02	SHARP-MAR COLOR	1116105531			98.45
						INVOICE TOTAL:	162.23
						VENDOR TOTAL:	162.23
ROTE ROTE OIL COMPANY							
1709000003	03/31/17	01	297.44 GALS CLEAR DIESEL	1132105341		04/25/17	627.31
						INVOICE TOTAL:	627.31
						VENDOR TOTAL:	627.31
SHERW SHERWIN-WILLIAMS COMPANY							
3164-5	04/10/17	01	CROSSWALK/PKG STALL PAINT	1134105370		04/25/17	3,209.16
						INVOICE TOTAL:	3,209.16
						VENDOR TOTAL:	3,209.16
SIMPLX SIMPLEXGRINNELL							
83521981	03/24/17	01	PIPE REPLACMT-SPRINKLER HEAD	1116105240		04/25/17	1,420.00
						INVOICE TOTAL:	1,420.00
						VENDOR TOTAL:	1,420.00
SUPPLY THE SUPPLY CORPORATION							
0066177-IN	04/03/17	01	PAPER TOWELS	1152005350		04/25/17	73.13
						INVOICE TOTAL:	73.13
66159-IN	04/03/17	01	GLOVES, HAND SOAP	1152005350		04/25/17	482.60
						INVOICE TOTAL:	482.60
						VENDOR TOTAL:	555.73
T0001415 AUSTIN T CHRISTENSEN							
REFUND	03/27/17	01	CIT D183229-4	1112004510		04/25/17	25.00
						INVOICE TOTAL:	25.00
						VENDOR TOTAL:	25.00

INVOICES DUE ON/BEFORE 04/25/2017

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

T0001416 LISA GIFFORD							
DUP PMT #184972	04/05/17	01	REIMB-DUP GP-TICKET #184972	1100001391		04/25/17	40.00
						INVOICE TOTAL:	40.00
						VENDOR TOTAL:	40.00
T0001417 JAMES LOIZZO							
REFUND-BUOY 56	03/31/17	01	5 WK LOSS-CITY CHAIN FAILURE	4052104677		04/25/17	130.00
						INVOICE TOTAL:	130.00
						VENDOR TOTAL:	130.00
T0001419 MILOS NIKOLICH							
030717 CUP REFUND	04/12/17	01	REFUND CUP FEE	1124004440		04/25/17	200.00
						INVOICE TOTAL:	200.00
						VENDOR TOTAL:	200.00
TEREX TEREX SERVICES							
90411610	12/22/16	01	USED 2010 FORD BUCKET TRUCK	5032005800		04/25/17	40,375.00
						INVOICE TOTAL:	40,375.00
						VENDOR TOTAL:	40,375.00
VANDE VANDEWALLE & ASSOCIATES INC							
201703038	03/20/17	01	FEB-MAR PLANNING	1169305212		04/25/17	5,119.25
		02	FEB-MAR PLANNING	1100001391			11,494.55
						INVOICE TOTAL:	16,613.80
						VENDOR TOTAL:	16,613.80
VORPA VORPAGEL SERVICE INC							
40720	03/29/17	01	GAS VALVE/PIPE FIX	4055105360		04/25/17	250.00
						INVOICE TOTAL:	250.00
						VENDOR TOTAL:	250.00

INVOICES DUE ON/BEFORE 04/25/2017

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT

WALCOT WALWORTH COUNTY TREASURER							
INV 64-246 3/17	03/31/17	01	COURT FINES-MAR 2107	1112002420		04/25/17	1,363.60
						INVOICE TOTAL:	1,363.60
						VENDOR TOTAL:	1,363.60
WEENE WE ENERGIES							
RE041317	04/05/17	01	7891-194-618 MAR GAS BILL	1116105224		04/25/17	814.46
		03	7837-744-963 MAR GAS BILL	1122005224			345.94
		04	0480-524-472 MAR GAS BILL	4055105224			582.89
		06	0847-573-906 MAR GAS BILL-ST#2	1122005224			135.20
		07	5288-664-956 MAR GAS BILL	1151105224			520.55
		08	8052-439-940 MAR GAS BILL-1055	1132105224			172.85
		09	8017-524-022 MAR GAS BILL-1065	1132105224			372.81
		10	6602-046-262 MAR GAS BILL-1070	1132105224			413.10
		11	7283-171-261 MAR GAS BILL	1152015224			49.78
		12	1885-876-489 MAR GAS BILL	4800005224			82.33
		13	3843-358-997 MAR GAS BILL	9900005222			84.00
		14	5604-510-433 MAR GAS BILL	9900005222			204.00
						INVOICE TOTAL:	3,777.91
						VENDOR TOTAL:	3,777.91
WELDE WELDERS SUPPLY CO							
446018	04/03/17	01	CO2 TANK-SHOP TORCH	1132105340		04/25/17	162.45
						INVOICE TOTAL:	162.45
						VENDOR TOTAL:	162.45
WISC STATE OF WISCONSIN							
INV 64-246 3/17	03/31/17	01	COURT FINES-MAR 2017	1112002424		04/25/17	4,522.61
						INVOICE TOTAL:	4,522.61
						VENDOR TOTAL:	4,522.61
						TOTAL ALL INVOICES:	210,116.47

TERM CREDIT AGREEMENT

CITY OF LAKE GENEVA

(Name of City)

The above named city ("City") agrees with Westbury Bank
("Lender") as follows:

1. **Single Note; Multiple Advances.** City requests that Lender lend to City from time to time such amounts as City may request, in accordance with this Agreement (the "Loan"), and subject to the terms of this Agreement, Lender agrees to lend such amounts up to the aggregate amount advanced of \$ 3,500,000.00 (the "Credit Limit") in one or more advances before May 1, 2020. City's obligation to repay the Loan shall be evidenced by a promissory note (the "Note") in substantially the form of Exhibit A attached to this Agreement with blanks appropriately filled in and payable to the order of Lender; provided that City shall only be obligated to pay amounts which Lender has advanced. Amounts advanced to City and repaid to Lender may not be reborrowed by City under the Agreement.

2. **Loan Procedures.** City may obtain advances of the Loan under this Agreement by giving Lender at least three (3) business days' prior notice of any advance requested, specifying the date and amount of the advance. Lender will make the funds available to City by crediting the amount of the advance to City's account (Account No. TBD) with Lender by _____.

Each advance shall be requested in writing by the City Clerk and/or Treasurer, which request may be conclusively relied upon by Lender. Each advance which is less than the remaining amount available to City under this Agreement shall be in an amount of not less than \$ 1,000.00.

Lender's obligation to make each advance is subject to the further condition that Lender shall have received a certificate signed by City, dated the date of the request for the advance and stating that no event of default has occurred and is continuing or would result from such advance.

3. **Conditions to Loan.** Lender's obligation to make the initial advance of the Loan is subject to the satisfaction of the following conditions:

- (a) Lender shall have received the Note (WBA 220I) duly executed by City.
- (b) City shall have executed and Lender shall have received:
- Certificate [Term Credit Agreement] - WBA Form 220A
 - Resolution [Term Credit Agreement] - WBA Form 220B
 - Treasurer's Certificate [Term Credit Agreement] - WBA Form 220C
 - Certificate of Full Equalized Value [Term Credit Agreement] - WBA Form 220D
 - Arbitrage Certificate [Term Credit Agreement] - WBA Form 220E
 - Investment Representation [Term Credit Agreement] - WBA Form 220F
 - Federal Tax Compliance Certificate [Term Credit Agreement] - WBA Form 220G
- (c) All proceedings taken by City in connection with the Loan and other documents provided to Lender shall be satisfactory to Lender and Lender shall have received copies of all documents reasonably required by it.

4. **Capital Adequacy.** If Lender shall determine that any existing or future law, rule, regulation, directive, interpretation, treaty or guideline regarding capital adequacy (whether or not having the force of law) increases or would increase, from that required on the date of this Agreement, the amount of capital required or expected to be maintained by Lender, or any corporation controlling Lender, and if such increase is based upon the existence of Lender's obligations under this Agreement and other commitments of this type, then from time to time, within ten days after demand from Lender, City shall pay to Lender such amount or amounts as will compensate Lender for expenses or costs required to meet such increased capital requirement. For purposes of calculating the amount of compensation required, Lender, or any corporation controlling Lender, may conclusively be deemed to have maintained the minimum amount of capital required on the date of this Agreement, and may base such compensation on the assumption that Lender (or such corporation) will need to increase its capital from such minimum amount to the new required amount. The determination of any amount to be paid by City under this section shall take into consideration the policies of Lender, or any corporation controlling Lender, with respect to capital adequacy and shall be based upon any reasonable method of attribution. A certificate of Lender setting forth such amount or amounts as shall be necessary to compensate Lender as specified in this section shall be delivered to City and shall be conclusive absent manifest error.

5. **Interest Rate.** City agrees to pay interest to Lender on the unpaid principal balance outstanding from time to time on the Loan in accordance with the Note.

6. **Payment Schedule.** City agrees to pay to Lender the unpaid principal balance and interest in accordance with the Note.

7. **Security Interest.** For the prompt payment of the Note with interest and the levying and collection of taxes sufficient for that purpose, the City irrevocably pledges the full faith, credit and resources of the City.

8. **Default and Acceleration.** Upon the occurrence of any one or more of the following events of default: (a) City fails to pay any amount when due under this Agreement or the Note or under any other instrument evidencing any indebtedness of the City, (b) any representation or warranty made under this Agreement or information provided by City in connection with this Agreement is or was false or fraudulent in any material respect, (c) a material adverse change occurs in City's financial condition, (d) City fails to timely observe or perform any other covenants or duties contained in this Agreement or the Note, or (e) an event of default occurs under the Note; then, at Lenders option, and upon written or verbal notice to City, Lender's obligation to make the Loan under this Agreement shall terminate and the total unpaid balance shall become immediately due and payable without presentment, demand, protest, or further notice of any kind, all of which are hereby expressly waived by City. Lender's obligation to make loans under this Agreement shall automatically terminate and the total unpaid balance shall automatically become due and payable in the event City becomes the subject of bankruptcy or other insolvency proceedings. Lender may waive any default without waiving any other subsequent or prior default. City agrees to pay Lender's costs of administration of this agreement. City also agrees to pay all costs of collection before and after judgment, including reasonable attorneys' fees (including those incurred in successful defense or settlement of any counterclaim brought by City or incident to any action or proceeding involving City brought pursuant to the United States Bankruptcy Code).

9. **Venue.** To the extent not prohibited by law, venue for any legal proceeding relating to enforcement of this Agreement or the Note shall be, at Lender's option, the county in which Lender has its principal office in this state, the county in which City is located, or the county in which this Agreement was executed by City.

10. **Indemnification.** Subject to Section 893.80, Wisconsin Statutes, City agrees to defend, indemnify and hold harmless Lender, its directors, officers, employees and agents, from and against any and all loss, cost, expense, damage or liability (including reasonable attorneys' fees) incurred in connection with any claim, counter claim or proceeding brought as a result of, arising out of or relating to any transaction financed or to be financed, in whole or in part, directly or indirectly, with the proceeds of any loan or the entering into and performance of this Agreement or any document or instrument relating to this Agreement by Lender or the activities of City. This indemnity will survive termination of this Agreement and the repayment of the Loan.

11. **Amendment.** No amendment, modification, termination or waiver of any provision of this Agreement shall in any event be effective unless it is in writing and signed by Lender, and then such waiver or consent shall be effective only in the specific instance and for the specific purposes for which given.

12. **Entire Agreement.** This Agreement, including the Exhibits attached or referring to it and the Note, are intended by City and Lender as a final expression of their agreement and as a complete and exclusive statement of its terms, there being no conditions to the full effectiveness of their agreement except as set forth in this Agreement and the Note.

13. **No Waiver; Remedies.** No failure on the part of Lender to exercise, and no delay in exercising, any right, power or remedy under this Agreement shall operate as a waiver of such right, power or remedy; nor shall any single or partial exercise of any right under this Agreement preclude any other or further exercise of the right or the exercise of any other right. The remedies provided in this Agreement are cumulative and not exclusive of any remedies provided by law.

14. **Notice.** Except as otherwise provided in this Agreement, all notices required or provided for under this Agreement shall be in writing and mailed, sent or delivered, if to City, at any City's last known address as shown on the records of Lender, and if to Lender, at its address shown below, or, as to each party, at such other address as shall be designated by such party in a written notice to the other party. All such notices shall be deemed duly given when delivered by hand or courier, or three business days after being deposited in the mail (including any private mail service), postage prepaid.

15. **Address.** City's address is shown below. City shall notify Lender immediately of a change in City's address.

16. **Persons Bound.** This Agreement shall be binding upon and inure to the benefit of Lender and City and their respective heirs, personal representatives, successors and assigns except that City may not assign or transfer any of City's rights under this Agreement without the prior written consent of Lender.

17. **Interpretation.** The validity, construction and enforcement of this Agreement are governed by the internal laws of Wisconsin. Invalidity of any provision of this Agreement shall not effect the validity of any other provisions of this Agreement.

18. **Other Provisions.** (If no other provisions are stated below, there are no other provisions.)

Dated as of April 27, 2017

WESTBURY BANK (SEAL)
(Name of Lender)

By Christopher R. Gelting
(Vice President)
200 South Main Street (Title)
West Bend, WI 53095
(Lender's Address)

CITY OF LAKE GENEVA (SEAL)
(Name of City)

By Alan Kupsik, Mayor (or City Manager)
By Sabrina Waswo, City Clerk
626 Geneva Street
Lake Geneva, WI 53147
(City's Address)

Boxes checked are applicable. Boxes not checked are inapplicable.

Prepared and intended for use by commercial banks in transactions governed by Wisconsin Law.

EXHIBIT A TO TERM CREDIT AGREEMENT [WBA 220T] [Promissory Note]

No. 110217803 City of Lake Geneva \$ 3,500,000.00 NAME

Dated April 27, 2017

1. Promise to Pay and Payment Schedule. For value received, the City of Lake Geneva, Walworth County, Wisconsin ("City"), promises to pay to Westbury Bank, or registered assigns ("Lender"), the sum of Three Million and Five Hundred Thousand and 00/100 Dollars (\$ 3,500,000.00), payable with interest at the rate of Two and five hundred eighty-eight * percent (2.588 %) per annum as follows:

[Check (a), (b), (c) or (d); only one shall apply.]

- (a) Single Payment. In one payment on _____, PLUS interest payable as set forth below.
(b) [X] Installments of Principal and Interest. In 20 equal payments of \$ 187,019.72 due on July 1, 2022, and on [X] the same days(s) of each third month thereafter [] every 7th day thereafter [] every 14th day thereafter, PLUS a final payment of the unpaid balance and accrued interest due on April 1, 2027. All payments include principal and interest.
(c) [] Installments of Principal. In _____ equal payments of principal of \$ _____ due on _____, and on [] the same day(s) of each _____ month thereafter [] every 7th day thereafter [] every 14th day thereafter, PLUS a final payment of the unpaid principal due on _____, PLUS interest payable as set forth below.
(d) [] Other. _____

Principal and interest on this note shall be payable only to the Lender in lawful money of the United States of America at the office of the Lender. The final installment of principal on this note shall be payable only upon presentation and surrender of this note to the City Treasurer.

2. Interest Payment. Interest is payable on July 1, 2017, and on [X] the same day of each third month thereafter, [] every 7th day thereafter, [] every 14th day thereafter, and at maturity, or, if box 1(b) is checked, at the times so indicated. Interest is computed for the actual number of days principal is unpaid on the basis of [X] a 360 day year [] a 365 day year.

3. Prepayment. Full or partial prepayment of this note [] is not permitted [X] is permitted on any principal or interest payment date without penalty on or after May 1, 2020. All prepayments shall be applied first upon the unpaid interest and then applied upon the unpaid principal in inverse order of maturity.

4. Other Charges. If any payment (other than the final payment) is not made on or before the 15th day after its due date, Lender may collect a delinquency charge of 5.00 % of the unpaid amount. Unpaid principal and interest bear interest after maturity until paid (whether by acceleration or lapse of time) at the rate [X] which would otherwise be applicable plus 6.00 percentage points [] of _____ % per year, computed on the basis of [X] a 360 day year [] a 365 day year. City agrees to pay a charge of \$ 35.00 for each check presented for payment under this note which is returned unsatisfied.

5. Security. For the prompt payment of this note with interest and the levying and collection of taxes sufficient for that purpose, the full faith, credit and resources of the City are hereby irrevocably pledged.

6. Transferability. This note is transferable only upon the records of the City kept for that purpose at the office of the City Clerk, by the Lender in person or its legal representative duly authorized in writing, upon presentation of a written instrument of transfer satisfactory to the City Clerk and upon such transfer being similarly noted hereon. The City may deem and treat the person in whose name this note is registered as the absolute owner hereof for the purpose of receiving payment of or on account of the principal or interest hereof and for all other purposes.

7. Terms and Purposes; Authorization. This note issued under the terms of and for purposes specified in Section 67.12(12), Wisconsin Statutes; and is authorized by a resolution of the Common Council duly adopted by the Council at its open meeting duly convened on April 24, 2017 which resolution is recorded in the official book of its minutes pertaining to said date.

8. [X] Internal Revenue Code. This note has been designated by the City as a "qualified tax-exempt obligation" for purposes of Section 265 of the Internal Revenue Code of 1986, as amended. (1)

9. Certifications and Recitations of City. It is hereby certified and recited that all conditions, things and acts required by law to exist, to be or to be done prior to and in connection with the issuance of this note have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the City, including this note, does not exceed any limitation imposed by law, and that the City has levied a direct annual irrepealable tax sufficient to pay this note together with interest thereon when and as payable.

THIS NOTE CONTAINS ADDITIONAL PROVISIONS ON PAGE 2.

* thousands percent.

** A deposit account with a minimum balance of \$250,000.00 shall be maintained at Lender

(Impress official or corporate seal, if any)

City of LAKE GENEVA

WALWORTH, County, Wisconsin.

By _____ MAYOR (OR CITY MANAGER)

By _____ CITY CLERK

to achieve the interest rate of 2.588%. If the deposit falls belows \$250,000.00, the interest rate will adjust to 2.838% until the adequate funds are deposited to maintain \$250,000.00 balance with Lender.

(1) Do not check box if the City will be issuing more than \$10,000,000 of tax-exempt obligations in the calendar year. In that case, lenders will not be entitled to deduct, for federal income tax purposes, interest expense that is allocable to carrying or acquiring the note.

NOTE: Official or corporate seal to be affixed, if any.

10. Default and Enforcement. Upon the occurrence of any one or more of the following events of default: (a) City fails to pay any amount when due under this note or under any other instrument evidencing any indebtedness of City to Lender, (b) any representation or warranty made under this note or information provided by City to Lender in connection with this note is or was false or fraudulent in any material respect, (c) a material adverse change occurs in City's financial condition, (d) City fails to timely observe or perform any of the covenants or duties in this note, (e) an event of default occurs under any agreement securing this note, or (f) Lender deems itself insecure, then the unpaid balance shall, at the option of Lender, without notice, mature and become immediately payable. The unpaid balance shall automatically mature and become immediately payable in the event City becomes the subject of bankruptcy or other insolvency proceedings. Lender's receipt of any payment on this note after the occurrence of an event of default shall not constitute a waiver of the default of the Lender's rights and remedies upon such default.

11. Venue. To the extent not prohibited by law, City consents that venue for any legal proceeding relating to collection of this note shall be, at Lender's option, the county in which Lender has its principal office in this state, the county in which City is located or the county in which this note was executed by City.

12. Obligations and Agreements of City. City agrees to pay all costs of collection before and after judgment, including reasonable attorneys' fees (including those incurred in successful defense or settlement of any counterclaim brought by City or incident to any action or proceeding involving City brought pursuant to the United States Bankruptcy Code) and waive presentment, protest, demand and notice of dishonor. Subject to Section 893.80, Wisconsin Statutes, City agrees to indemnify and hold harmless Lender, its directors, officers and agents, from and under this note or the activities of City. This indemnity shall survive payment of this note. City acknowledges that Lender has not made any representation or warranties with respect to, and the Lender does not assume any responsibility to City for, the collectability or enforceability of this note or the financial condition of City. City has independently determined the collectability and enforceability of this note. City authorizes Lender to disclose financial and other information about City to others.

13. No Waiver; Rights and Remedies of Lender. No failure on the part of Lender to exercise, and no delay in exercising, any right, power or remedy under this note shall operate as a waiver of such right, power or remedy; nor shall any single or partial exercise of any right under this note preclude any other or further exercise of the right or the exercise of any other right. The remedies provided in this note are cumulative and not exclusive of any remedies provided by law. Without affecting the liability of City, Lender may, without notice, accept partial payments, release or impair any collateral security for the payment of this note or agree not to sue any party liable on it. Without affecting the liability of City, Lender may from time to time, without notice, renew or extend the time for payment subject to the time limits prescribed by Section 67.12(12), Wisconsin Statutes.

14. Interpretation. This note is intended by City and Lender as a final expression of this note and as a complete and exclusive statement of its terms, there being no conditions to the enforceability of this note. This note may not be supplemented or modified except in writing. This note benefits Lender, its successors and assigns, and binds City and its successors and assigns. The validity, construction and enforcement of this note are governed by the internal laws of Wisconsin. Invalidity or unenforceability of any provision of this note shall not affect the validity or enforceability of any other provisions of this note.

REGISTRATION PROVISIONS

This note shall be registered in registration records kept by the City Clerk of the City of Lake Geneva Wisconsin, such registration to be noted in the registration blank below and upon said registration records, and this note may thereafter be transferred only upon presentation of a written instrument of transfer satisfactory to the City Clerk duly executed by the Lender or its attorney, such transfer to be made on such records and endorsed hereon.

REGISTRATION

Date of Registration	Name of Lender	Signature of City Clerk
	Westbury Bank	

Boxes checked are applicable. Boxes not checked are inapplicable. Prepared and intended for use by commercial banks in transactions governed by Wisconsin Law.

EXHIBIT A RESOLUTION 17-R13 [Term Credit Agreement]

(Adopted at an Open Meeting held April 24, 2017)

WHEREAS the City of Lake Geneva, Walworth County, Wisconsin ("City"), is presently in need of funds up to a maximum aggregate amount of \$ Three Million Five Hundred Thousand 00/100 Dollars (\$ 3,500,000.00) for public purpose(s) of (1): Fund road repair and improvement and other capital expenditures approved by the Council for 2017, 2018 and 2019.

; and WHEREAS, the Council deems it necessary and in the best interests of the City that, pursuant to the provisions of Section 67.12(12), Wisconsin Statutes, a sum of up to Three Million Five Hundred Thousand 00/100 Dollars Dollars (\$ 3,500,000.00) be borrowed for such purpose(s) from time to time upon the terms and conditions hereinafter set forth:

NOW, THEREFORE, BE IT RESOLVED, that for the purpose(s) hereinabove set forth the City, by its Mayor (or City Manager), and Clerk, pursuant to Section 67.12(12), Wisconsin Statutes, borrow from Westbury Bank ("Lender"), from time to time, in one or more advances, a maximum aggregate amount of \$ 3,500,000.00 , or, if less, the aggregate principal amount of all advances as may be required to meet the above - stated purpose(s);

BE IT FURTHER RESOLVED, that each such advance shall be requested in writing by the City Clerk and/or Treasurer , which request may be conclusively relied upon by Lender;

BE IT FURTHER RESOLVED, that to evidence such indebtedness, said Mayor (or City Manager) and City Clerk shall make, execute and deliver to the Lender for and on behalf of the City the promissory note of the City to be dated April 27, 2017 , in said principal amount with interest at the rate of Two and five hundred eighty-eight thousands * percent (2.588** %) per annum and payable as follows:

[Check (a), (b), (c) or (d); only one shall apply.]

- (a) [] Single Payment. In one payment on , PLUS interest payable as set forth below.
(b) [X] Installments of Principal and Interest (3). In 20 equal payments of \$ 187,019.72 due on July 1, 2022 , and on [X] the same days(s) of each third month thereafter [] every 7th day thereafter [] every 14th day thereafter, PLUS a final payment of the unpaid balance and accrued interest due on April 1, 2027 . All payments include principal and interest.
(c) [] Installments of Principal. In equal payments of principal of \$ due on , and on [] the same day(s) of each month thereafter [] every 7th day thereafter [] every 14th day thereafter, PLUS a final payment of the unpaid principal due on , PLUS interest payable as set forth below.
(d) [X] Other. Draws are available until May 1, 2020. A deposit account with a minimum balance of \$250,000.00 will be maintained at Lender to achieve the interest rate of 2.588. If the account falls below \$250,000.00, the interest rate will adjust to 2.838% until adequate funds are deposited to *

Interest is payable on July 1, 2017 , and on [X] the same day of each third month thereafter, [] every 7th day thereafter, [] every 14th day thereafter, and at maturity, or, if box (b) is checked, at the times so indicated.

Interest is computed for the actual number of days principal is unpaid on the basis of [X] a 360 day year [] a 365 day year. (2)

Said interest to be payable on the dates set forth above on the outstanding principal balance, with [] no prepayment privileges [X] prepayment privileges on any principal or interest payment date on or after April 27, 2017 . A copy of the promissory note shall be attached to this resolution.

- (1) Here describe each purpose in detail. If the purpose is meeting general and current municipal expenses or refinancing obligations of the City, so specify.
(2) Section 67.12(12), Wisconsin Statutes, does not place any restrictions on the basis of interest rate calculations.

BE IT FURTHER RESOLVED, that there be, and there hereby is, levied on all the taxable property of the City, a direct annual irrepealable tax sufficient in amount to pay the principal and interest on said note as the same becomes due and payable, said tax to be in the following minimum amounts: (3)

Amount of Tax (principal and interest)	To Meet Note Payments Due On	Year of Levy (must be in year(s) prior to due date)
\$ <u>see Addendum A</u>	_____	For the year _____ .
\$ _____	_____	For the year _____ .
\$ _____	_____	For the year _____ .
\$ _____	_____	For the year _____ .
\$ _____	_____	For the year _____ .
\$ _____	_____	For the year _____ .
\$ _____	_____	For the year _____ .
\$ _____	_____	For the year _____ .
\$ _____	_____	For the year _____ .

If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said note when due, the requisite amount shall be paid from other funds of the City then available, which sums shall be replaced upon the collection of the taxes herein levied.

In the event that the City exercises its prepayment privilege, if any, then no such direct annual tax shall be included on the tax rolls for the prepayments made and the amount of direct annual tax hereinabove levied shall be reduced accordingly for the year or years with respect to which said note was prepaid.

In each of said levy years, the direct annual tax so levied shall be carried into the tax rolls each year and shall be collected in the same manner and at the same time as other taxes of the City for such years are collected; provided, that the amount of tax carried into the tax roll may be reduced in any year by the amount of any surplus in the debt service account for the note. So long as any part of the principal of, or interest on, said note remains unpaid, the proceeds of said tax shall be segregated in a special fund used solely for the payment of the principal of, and interest on, said note.

BE IT FURTHER RESOLVED, that there be and there hereby is established in the treasury of the City, if one has not already been established, a debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Sinking funds established for obligations previously issued by the City may be considered as separate and distinct accounts within the debt service fund. Within the debt service fund, there be and there hereby is established a separate and distinct account designated as the "Debt Service Account for Promissory Note dated April 27, 2017," which account shall be used solely for the purpose of paying principal of and interest on said note. There shall be deposited in said account any accrued interest paid on said note at the time it is delivered to the Lender, all money raised by taxation or appropriated pursuant hereto, and such other sums as may be necessary to pay principal and interest on said note when the same shall become due.

BE IT FURTHER RESOLVED, that the proceeds of said note shall be used solely for the purposes for which it is issued, but may be temporarily invested until needed in legal investments, provided that no such investment shall be in such a manner as would cause said note to be an "arbitrage bond" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended, or the Regulations of the Commissioner of Internal Revenue thereunder; and an officer of the City, charged with the responsibility for issuing the note, shall certify by use of an arbitrage certificate, if required, that, on the basis of the facts, estimates and circumstances in existence on the date of the delivery of the note, it is not expected that the proceeds will be used in a manner that would cause said note to be an "arbitrage bond."

BE IT FURTHER RESOLVED, that the projects financed by the note and their ownership, management and use will not cause the note to be a "private activity bond" within the meaning of Section 141 of the Internal Revenue Code of 1986, as amended, and that the City shall comply with the provisions of the Code to the extent necessary to maintain the tax-exempt status of the interest on the note.

BE IT FURTHER RESOLVED, that the City Clerk shall keep records for the registration and for the transfer of the note. The person in whose name the note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on the note shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such note to the extent of the sum or sums so paid. The note may be transferred by the registered owner thereof by presentation of the note at the office of the City Clerk, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his legal representative duly authorized in writing. Upon such presentation, the note shall be transferred by appropriate entry in the registration records and a similar notation, including date of registration, name of new registered owner and signature of the City Clerk, shall be made on such note.

BE IT FURTHER RESOLVED, that the note is hereby designated as a "qualified tax-exempt obligation" for purposes of Section 265 of the Internal Revenue Code of 1986, as amended, relating to the ability of financial institutions to deduct from income, for federal income tax purposes, interest expense that is allocable to carrying and acquiring tax-exempt obligations. (4)

BE IT FURTHER RESOLVED, that the City officials are hereby authorized and directed, so long as said note is outstanding, to deliver to the Lender any audit statement or other financial information the Lender may reasonably request and to discuss its affairs and finances with the Lender.

BE IT FURTHER RESOLVED, that said note shall be delivered to the Lender on or after the date of said note, upon receipt of the total principal amount of the loan evidenced thereby, plus accrued interest, if any, to date of delivery, provided that, if this is a refinancing, the refunding note shall be immediately exchanged for the note being refinanced.

- (3) First tax levy should be for the current year unless tax roll has already been delivered for collection, and amount of levy should be sufficient to meet all principal and interest payments coming due prior to date for collection of next succeeding tax levy.
- (4) Do not check box if the City will be issuing more than \$10,000,000 of tax-exempt obligations in the calendar year. In that case, lenders will not be entitled to deduct, for federal income tax purposes, interest expense that is allocable to carrying or acquiring the note.

ADDENDUM A TO RESOLUTION FOR CITY OF LAKE GENEVA

Amount of Tax (principal and interest)	To Meet Note Payments Due On	Year of Levy (must be in year(s) prior to due date)	
40,510.00 *	July 1 and October 1	For the year	2017
91,839.00 *	January 1, April 1, July 1 and October 1	For the year	2018
91,839.00 *	January 1, April 1, July 1 and October 1	For the year	2019
92,090.00 *	January 1, April 1, July 1 and October 1	For the year	2020
91,839.00 *	January 1, April 1, July 1 and October 1	For the year	2021
419,835.00 *	January 1, April 1, July 1 and October 1	For the year	2022
748,080.00 *	January 1, April 1, July 1 and October 1	For the year	2023
748,080.00 *	January 1, April 1, July 1 and October 1	For the year	2024
748,080.00 *	January 1, April 1, July 1 and October 1	For the year	2025
748,080.00 *	January 1, April 1, July 1 and October 1	For the year	2026
374,045.00 *	January 1 and April 1	For the year	2027

* Assumes the \$3,500,000.00 has been fully advanced.

** Assumes the minimum deposit account of \$250,000.00 is maintained during the term of the Note. Payments shall be adjusted to reflect the higher interest rate of 2.838% if the minimum balance is not maintained.

Boxes checked are applicable.
Boxes not checked are inapplicable.

Prepared and intended for use by
commercial banks in transactions
governed by Wisconsin Law.

**EXHIBIT B - CERTIFICATE RESPECTING
INDEBTEDNESS AND RECEIPT OF LOAN PROCEEDS**
[Term Credit Agreement]

STATE OF WISCONSIN

County of Walworth

} ss.

The undersigned Treasurer of the City of Lake Geneva, Walworth County, Wisconsin, hereby certifies that the total aggregate indebtedness and obligations of said City, howsoever incurred, outstanding on the date hereof, including the Promissory Note dated April 27, 2017, in support of which this certificate is executed, is \$ _____, determined as follows: (1)

IN WITNESS WHEREOF, I have executed this certificate in my official capacity this 27th day of April, 2017. (2)

CITY TREASURER Peg Pollitt

(1) Here set forth in detail each item of outstanding indebtedness of the City, including this note issue.
 (2) This certificate should be dated on the date initial payment for the note is actually received and should be received by the lender simultaneously with its disbursement of funds.

*Boxes checked are applicable.
Boxes not checked are inapplicable.
Prepared and intended for use by
commercial banks in transactions
governed by Wisconsin Law.*

CERTIFICATE OF FULL EQUALIZED VALUE (1)
[Term Credit Agreement]

I hereby certify that I am Chief of the Local Government Services Section of the Wisconsin Department of Revenue and in such capacity I am authorized to certify the equalized value of the taxable property in cities in Wisconsin.

I further certify that the equalized value of all the taxable property of the City of Lake Geneva _____, Walworth _____ County, Wisconsin, as last determined by the Wisconsin Department of Revenue pursuant to Section 67.03, Wisconsin Statutes, is \$ _____, said determination being as of _____.

Dated this 27th day of April, 2017.

CHIEF, LOCAL GOVERNMENT SERVICES SECTION,
WISCONSIN DEPARTMENT OF REVENUE

(1) This certificate should be submitted to the Wisconsin Department of Revenue for completion and returned just prior to loan closing so that the most recent equalized valuation is certified.

Boxes checked are applicable. Boxes not checked are inapplicable.

Prepared and intended for use by commercial banks in transactions governed by Wisconsin Law.

PROMISSORY NOTE

No. 110217803 City of Lake Geneva \$3,500,000.00

NAME

Dated April 27, 2017

1. Promise to Pay and Payment Schedule. For value received, the City of Lake Geneva, Walworth County, Wisconsin ("City"), promises to pay to Westbury Bank, or registered assigns ("Lender") the sum of Three Million Five Hundred Thousand and 00/100 Dollars (\$ 3,500,000.00), payable with interest at the rate of Two and five hundred eighty-eight * percent (2.588** %) per annum as follows:

[Check (a), (b), (c) or (d); only one shall apply.]

- (a) Single Payment. In one payment on ... PLUS interest payable as set forth below.
(b) Installments of Principal and Interest. In 20 equal payments of \$ 187,019.72 due on July 1, 2022, and on the same days(s) of each third month thereafter ... PLUS a final payment of the unpaid balance and accrued interest due on April 1, 2027.
(c) Installments of Principal. In ... equal payments of principal of \$... due on ... and on the same day(s) of each ... month thereafter ... PLUS a final payment of the unpaid principal due on ... PLUS interest payable as set forth below.
(d) Other.

Principal and interest on this note shall be payable only to the Lender in lawful money of the United States of America at the office of the Lender. The final installment of principal on this note shall be payable only upon presentation and surrender of this note to the City Treasurer.

2. Interest Payment. Interest is payable on July 1, 2017, and on the same day of each third month thereafter, every 7th day thereafter, every 14th day thereafter, and at maturity, or, if box 1(b) is checked, at the times so indicated. Interest is computed for the actual number of days principal is unpaid on the basis of a 360 day year a 365 day year.

3. Prepayment. Full or partial prepayment of this note is not permitted is permitted on any principal or interest payment date without penalty on or after April 27, 2017. All prepayments shall be applied first upon the unpaid interest and then applied upon the unpaid principal in inverse order of maturity.

4. Other Charges. If any payment (other than the final payment) is not made on or before the 15th day after its due date, Lender may collect a delinquency charge of 5.00 % of the unpaid amount. Unpaid principal and interest bear interest after maturity until paid (whether by acceleration or lapse of time) at the rate which would otherwise be applicable plus six (6) percentage points of % per year, computed on the basis of a 360 day year a 365 day year. City agrees to pay a charge of \$ 35.00 for each check presented for payment under this note which is returned unsatisfied.

5. Security. For the prompt payment of this note with interest and the levying and collection of taxes sufficient for that purpose, the full faith, credit and resources of the City are hereby irrevocably pledged.

6. Transferability. This note is transferable only upon the records of the City kept for that purpose at the office of the City Clerk, by the Lender in person or its legal representative duly authorized in writing, upon presentation of a written instrument of transfer satisfactory to the City Clerk and upon such transfer being similarly noted hereon. The City may deem and treat the person in whose name this note is registered as the absolute owner hereof for the purpose of receiving payment of or on account of the principal or interest hereof and for all other purposes.

7. Terms and Purposes; Authorization. This note issued under the terms of and for purposes specified in Section 67.12(12), Wisconsin Statutes; and is authorized by a resolution of the Common Council duly adopted by the Council at its open meeting duly convened on April 24, 2017 which resolution is recorded in the official book of its minutes pertaining to said date.

8. Internal Revenue Code. This note has been designated by the City as a "qualified tax-exempt obligation" for purposes of Section 265 of the Internal Revenue Code of 1986, as amended. (1)

9. Certifications and Recitations of City. It is hereby certified and recited that all conditions, things and acts required by law to exist, to be or to be done prior to and in connection with the issuance of this note have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the City, including this note, does not exceed any limitation imposed by law, and that the City has levied a direct annual irrepealable tax sufficient to pay this note together with interest thereon when and as payable.

* thousands percent.

THIS NOTE CONTAINS ADDITIONAL PROVISIONS ON PAGE 2.

** A deposit account with a minimum balance of \$250,000.00 shall be maintained at Lender

(Impress official or corporate seal, if any)

City of Lake Geneva

Walworth County, Wisconsin

By Alan Kupsik, MAYOR (OR CITY MANAGER)

By Sabrina Waswo, CITY CLERK

to achieve the interest rate of 2.588%. If the deposit falls belows \$250,000.00, the interest rate will adjust to 2.838% until the adequate funds are deposited to maintain \$250,000.00 balance with Lender.

(1) Do not check box if the City will be issuing more than \$10,000,000 of tax-exempt obligations in the calendar year. In that case, lenders will not be entitled to deduct, for federal income tax purposes, interest expense that is allocable to carrying or acquiring the note.

NOTE: Official or corporate seal, if any, to be affixed.

(SEE PAGE 2 FOR REGISTRATION PROVISIONS)

10. Default and Enforcement. Upon the occurrence of any one or more of the following events of default: (a) City fails to pay any amount when due under this note or under any other instrument evidencing any indebtedness of City to Lender, (b) any representation or warranty made under this note or information provided by City to Lender in connection with this note is or was false or fraudulent in any material respect, (c) a material adverse change occurs in City's financial condition, (d) City fails to timely observe or perform any of the covenants or duties in this note, (e) an event of default occurs under any agreement securing this note, or (f) Lender deems itself insecure, then the unpaid balance shall, at the option of Lender, without notice, mature and become immediately payable. The unpaid balance shall automatically mature and become immediately payable in the event City becomes the subject of bankruptcy or other insolvency proceedings. Lender's receipt of any payment on this note after the occurrence of an event of default shall not constitute a waiver of the default of the Lender's rights and remedies upon such default.

11. Venue. To the extent not prohibited by law, City consents that venue for any legal proceeding relating to collection of this note shall be, at Lender's option, the county in which Lender has its principal office in this state, the county in which City is located or the county in which this note was executed by City.

12. Obligations and Agreements of City. City agrees to pay all costs of collection before and after judgment, including reasonable attorneys' fees (including those incurred in successful defense or settlement of any counterclaim brought by City or incident to any action or proceeding involving City brought pursuant to the United States Bankruptcy Code) and waive presentment, protest, demand and notice of dishonor. Subject to Section 893.80, Wisconsin Statutes, City agrees to indemnify and hold harmless Lender, its directors, officers and agents, from and under this note or the activities of City. This indemnity shall survive payment of this note. City acknowledges that Lender has not made any representation or warranties with respect to, and the Lender does not assume any responsibility to City for, the collectability or enforceability of this note or the financial condition of City. City has independently determined the collectability and enforceability of this note. City authorizes Lender to disclose financial and other information about City to others.

13. No Waiver; Rights and Remedies of Lender. No failure on the part of Lender to exercise, and no delay in exercising, any right, power or remedy under this note shall operate as a waiver of such right, power or remedy; nor shall any single or partial exercise of any right under this note preclude any other or further exercise of the right or the exercise of any other right. The remedies provided in this note are cumulative and not exclusive of any remedies provided by law. Without affecting the liability of City, Lender may, without notice, accept partial payments, release or impair any collateral security for the payment of this note or agree not to sue any party liable on it. Without affecting the liability of City, Lender may from time to time, without notice, renew or extend the time for payment subject to the time limits prescribed in Section 67.12(12), Wisconsin Statutes.

14. Interpretation. This note is intended by City and Lender as a final expression of this note and as a complete and exclusive statement of its terms, there being no conditions to the enforceability of this note. This note may not be supplemented or modified except in writing. This note benefits Lender, its successors and assigns, and binds City and its successors and assigns. The validity, construction and enforcement of this note are governed by the internal laws of Wisconsin. Invalidity or unenforceability of any provision of this note shall not affect the validity or enforceability of any other provisions of this note.

REGISTRATION PROVISIONS

This note shall be registered in registration records kept by the City Clerk of the City of Lake Geneva Wisconsin, such registration to be noted in the registration blank below and upon said registration records, and this note may thereafter be transferred only upon presentation of a written instrument of transfer satisfactory to the City Clerk duly executed by the Lender or its attorney, such transfer to be made on such records and endorsed hereon.

REGISTRATION

Date of Registration	Name of Lender	Signature of City Clerk
	Westbury Bank	

CERTIFICATE [Term Credit Agreement]

Boxes checked are applicable. Boxes not checked are inapplicable. Prepared and intended for use by commercial banks in transactions governed by Wisconsin Law.

STATE OF WISCONSIN } ss. County of Walworth

I, Sabrina Waswo, do hereby certify to Westbury Bank and any other owner or owners of the note(s) as follows: (NAME OF LENDER)

1. That I am the duly qualified and acting Clerk of the City of Lake Geneva, Walworth County, Wisconsin (hereinafter called the "City") and that I was such at all of the times mentioned in this certificate.

2. That the following are all of the members-elect of the governing body of the City, and were duly qualified and acting as such at all times mentioned in this certificate: Alan Kupsik, Mayor Sabrina Waswo, City Clerk

3. That the following named persons, whose authentic signatures are hereto subscribed, are the duly qualified and acting officers of the City presently holding the offices set forth opposite their respective name below:

Table with 3 columns: NAME, OFFICE, MANUAL SIGNATURE. Rows include Alan Kupsik (Mayor), Sabrina Waswo (City Clerk), and Peg Pollitt (City Treasurer).

4. That there is no controversy or litigation pending or threatened affecting the corporate existence of the City, its boundaries, the right or title to office of any of its officers, or in any manner affecting the due authorization or validity of the borrowings by the City.

5. That at the duly-convened meeting of the Common Council (or City Council) of the City, which is the governing body, held in open session at Lake Geneva, Wisconsin, at 6:00 o'clock, P.M., on the 24th day of April at which of the members-elect were present in person, a resolution authorizing the City to borrow up to the sum of Three Million Five Hundred Thousand and 00/100 Dollars (\$ 3,500,000.00) from Westbury Bank, Wisconsin pursuant to Section 67.12(12), Wisconsin Statutes, was duly adopted by the affirmative vote of of the members present at the meeting; that said resolution has been duly recorded in the minutes and proceedings of said meeting and is in full force and effect on the date of this certificate; and that a true and correct copy of said resolution is attached hereto, marked Exhibit A and made a part hereof.

6. That there is attached hereto, marked Exhibit B and made a part hereof, a certificate of the Treasurer of the City certifying that the aggregate indebtedness and obligations of all kinds of the City outstanding on the date affixed to said certificate, including the maximum aggregate amount of the note issued in support of which this certificate is executed, total \$ 3,500,000.00 (1); that I know said officer and saw him/her execute said certificate; and that the matters stated therein are true and complete.

7. That the value of all of the taxable property in the City, as equalized for state purposes by the Wisconsin Department of Revenue, is \$ (2)

IN WITNESS WHEREOF, I have executed this certificate in my official capacity to be effective this 27th day of April, 2017. (3)

CITY CLERK Sabrina Waswo

Approved as correct:

MAYOR (OR CITY MANAGER) Alan Kupsik

CITY TREASURER Peg Pollitt

(1) This aggregate indebtedness must not exceed the restrictions described in paragraph (8) of instruction sheet. (2) See Certificate of Full Equalized Value (WBA Form 220D). (3) This certificate should be dated on the date initial payment for the note is actually received.

ARBITRAGE CERTIFICATE (1)

[Term Credit Agreement]

Boxes checked are applicable.
Boxes not checked are inapplicable.
Prepared and intended for use by
commercial banks in transactions
governed by Wisconsin Law.

City of Lake Geneva, Wisconsin ("the Municipality") \$ 3,500,000.00 Promissory Note

Dated April 27, 2017 (the "Obligation")

The undersigned financial officer of the Municipality certifies that no notice of the Commissioner of Internal Revenue has been published to the effect that the Arbitrage Certificates of the Municipality may not be relied upon nor has the Municipality been advised that such a listing is contemplated, and further certifies and reasonably expects that:

1. In the case of a construction or acquisition financing:

- (a) The Municipality has or will enter into contracts within 6 months from the date hereof for the project (the "Project") to be financed by the Obligation, which contracts will cause it to be obligated to pay amounts equal to at least 5% of the total cost of the Project. Such contracts are not subject to contingencies within the Municipality's or a related party's control.
- (b) Work on the Project will proceed with due diligence to completion and the allocation of the proceeds of the Obligation to expenditures on the Project will proceed with due diligence.
- (c) 100% of the proceeds of the Obligation will be expended for Project costs within 3 years from the date hereof.
- (d) The Project will not be sold or otherwise disposed of in whole or in part, prior to the last maturity of the Obligation.
- (e) The Municipality has general taxing powers, all of the net proceeds of the Obligation are to be used for local government activities of the Municipality and the aggregate face amount of all tax-exempt obligations issued by the Municipality and all subordinate entities (2) of the Municipality in the current calendar year will not exceed \$5,000,000 (3). Therefore, the rebate requirements of federal arbitrage law are not applicable to the Municipality and the Obligation. (4).
- (f) None of the proceeds of the Obligation are being invested in investments having a substantially guaranteed yield for a period of four years or more.

2. In the case of a refunding:

- (a) The obligations being refunded will be discharged within 30 days of the date hereof;
- (b) There are no remaining original or investment proceeds of the obligations being refunded, so that there are no "transferred proceeds" with respect to the Obligation.
- (c) All of the proceeds of the Obligation will be expended within six months of the date hereof. (4)
- (d) The Municipality expected on the date the obligations being refunded were issued that at least 85% of the spendable proceeds of the refunded obligations would be used to carry out the governmental purposes of those obligations within a three-year period beginning on such date, and not more than 50% of the proceeds of the refunded obligations were invested in investments having a substantially guaranteed yield for four years or more.

3. The principal amount of the Obligation, together with investment earnings thereon, will not exceed the amount necessary for the Project or refunding.

4. The only sinking fund with respect to the Obligation is the Debt Service Account created by the resolution authorizing the Obligation. The Municipality does not expect to create or establish any other sinking fund with respect to the Obligation.

5. The Obligation will be repaid through debt service payments made from the Debt Service Account. At least once a year, the amounts in the Debt Service Account will be depleted to an amount not in excess of the greater of the earnings on the Debt Service Account for the immediately preceding bond year or 1/12th of the debt service on the Obligation for the immediately preceding bond year. All amounts used to pay debt service during a year will be expended within thirteen months of receipt, and any amount received from investment of money in the Debt Service Account will be expended within one year from the date of the receipt.

To the best of my knowledge and belief, there are no other facts, estimates or circumstances that would materially change the foregoing expectations.

IN WITNESS WHEREOF, I have executed this certificate on April 27, 2017 *

TREASURER Peg Pollitt

On the basis of the foregoing, in my opinion, the Obligation is not an arbitrage bond as defined in Section 148, Internal Revenue Code of 1986, as amended, and applicable income tax regulations, including Regulations Sections 1.148-1 through 1.148-11.

ATTORNEY FOR CITY Dan Draper

(SEE PAGE 2 FOR INSTRUCTIONS ON THE USE OF THIS ARBITRAGE CERTIFICATE)

- (1) Only required if face amount exceeds \$1,000,000.
- (2) Subordinate entities include entities deriving their issuing authority from the Municipality or subject to substantial control by the Municipality (e.g. a municipal water or sewerage commission or housing authority).
- (3) Private activity bonds (such as "industrial development bonds") do not count toward the \$5,000,000 limitation.
- (4) If this certification cannot be made, lenders and municipalities should obtain legal assistance before proceeding with the loan, because failure to comply with the rebate requirement could result in loss of tax exemption for the Obligation.

This certificate should be dated on the date the initial proceeds of the Obligation are actually received.

INSTRUCTIONS FOR ARBITRAGE CERTIFICATE (WBA 220E)

The arbitrage regulations (Regs. Secs. 1.148-1 through 1.148-11), which are designed to prevent municipalities from borrowing money to make investments, are extremely complex. This form is intended to cover almost all cases, but it is not the only set of facts complying with the regulations. If the Municipality cannot make the certifications required, consult your attorney.

1. In the case of a construction or acquisition financing:
 - (a) The Project must be underway or at least ready to go in the near future. Accordingly, the Municipality must have substantial contracts (representing at least 5% of the Project costs) either in existence or to be finalized within 6 months of the date of the Arbitrage Certificate. Note that it is required only that contracts calling for such payments be entered into; it is not required that payments actually be made within 6 months. The contracts cannot be subject to contingencies within the Municipality's or a related party's control.
 - (b) Construction of the Project and the expenditure of the borrowed funds to pay Project costs should proceed without unnecessary delay.
 - (c) All of the borrowed money must be expended for the Project costs within 3 years of the date of the loan.
 - (d) The Municipality may not sell the Project prior to the maturity of the loan.
2. In the case of a refunding:
 - (a) The obligations being refunded must be discharged within a certain period defined by the regulations. The period available in all cases is 30 days. If the refunded obligations will not be retired by the end of 30 days, consult your attorney.
 - (b) Special consideration is required if any proceeds of the obligations being refunded, or monies earned from investment of them, remain unexpended. If such unexpended funds do exist, consult your attorney.
3. In all cases, the amount of the loan plus the amount to be earned investing the proceeds of the loan cannot be greater than the cost of the Project or the amount needed for the refunding, plus the necessary expenses of obtaining the loan (such as counsel fees, printing expenses, etc.).

"Project" as used herein is a broad term and would include all of the purposes for which notes are permitted to be issued. The determinations herein are the reasonable expectations of the City at the time the note is issued.

FACTS AND ESTIMATES IN SUPPORT OF ARBITRAGE CERTIFICATE (WBA 220E)

\$ _____ Promissory Note Dated _____

1.	Use of Funds	
	Total Project costs (1) are estimated to be at least	\$ _____
	Total issue expenses, if payable by Municipality, and not included in Project costs, are estimated to be	\$ _____
	TOTAL	\$ _____
2.	Source of Funds	
	Note proceeds	\$ <u>3,500,000.00</u>
	Investment earnings	\$ _____
	Other sources (if any), itemize:	
	_____	\$ _____
	_____	\$ _____
	_____	\$ _____
	TOTAL	\$ _____
3.	Construction Schedule	Date
	(a) hire architect/engineer	_____
	(b) bid Project	_____
	(c) commence construction	_____
	(d) complete construction	_____
4.	Equipment (land) Purchase	
	(a) contract of purchase	_____
	(b) delivery of equipment (land)	_____
	(c) final payment on contract of purchase	_____

(1) In case of a refunding, insert the amount needed to pay principal and interest on the obligation(s) being refunded.

INVESTMENT REPRESENTATION*

[Term Credit Agreement]
(To be prepared and executed by a bank officer
for retention in bank files)

*Boxes checked are applicable.
Boxes not checked are inapplicable.
Prepared and intended for use by
commercial banks in transactions
governed by Wisconsin Law.*

The undersigned officer of Westbury Bank , (1) Wisconsin hereby certifies with respect to the purchase of a \$ 3,500,000.00 Promissory Note dated April 27, 2017 issued by the City of Lake Geneva , Wisconsin, that it is purchasing said note for investment purposes and will not resell said note, except to another bank or banks which will also make this certification.

Dated: April 27, 2017 . (2)

Westbury Bank (1)

By: Christopher R. Gelting
Title: Vice President

- (1) Name of bank.
- (2) Date that loan is closed.

* Section 551.21 of the Wisconsin Statutes, and the regulations thereunder, require that municipal obligations be registered with the Wisconsin Department of Financial Institutions unless there is a basis for an exemption from such registration. In most transactions in which these WBA forms are employed, it is expected that an exemption will apply as the result of the sale of the note(s) to a bank which will resell the note(s), if at all, only to another bank or banks. To document the applicability of this exemption, the bank should sign the investment representation set forth above.

NOTE: If this representation cannot be made, other bases of exemption may be available. However, legal assistance should be obtained before proceeding with the loan in such a case.

FEDERAL TAX COMPLIANCE CERTIFICATE

[Term Credit Agreement]

Boxes checked are applicable.
Boxes not checked are inapplicable.Prepared and intended for use by
commercial banks in transactions
governed by Wisconsin Law.City of Lake Geneva, Wisconsin
(the "Municipality")\$ 3,500,000.00 Promissory NoteDated April 27, 2017 (the "Obligations")

The Municipality represents and covenants as follows:

1. None of the proceeds of the Obligations will be used, either directly or indirectly, (a) to make or finance loans to persons other than state and local governments or (b) in any trade or business carried on by any person other than a governmental unit. No payment of the principal or interest on the Obligations will be made (directly or indirectly, to the Municipality or any other party) from trade or business use of the proceeds or will be otherwise secured by or derived from property used in a trade or business or payments in respect of such property. No part of the projects financed by the Obligations (the "Projects") is or will be owned by persons other than the Municipality. There are and will be no leases, management or incentive payment contracts, take-or-pay or other output contracts or similar arrangements between the Municipality and any nongovernmental person with respect to the Projects. (1)

2. The Municipality has designated the Obligations as "qualified tax-exempt obligations" for purposes of Section 265 of the Internal Revenue Code of 1986, relating to the ability of financial institutions to deduct, for federal income tax purposes, interest expense allocable to carrying or acquiring municipal obligations. The aggregate principal amount of tax-exempt governmental obligations issued by the Municipality and all subordinate entities in the current calendar year (including obligations issued on behalf of 501(c)(3) corporations) will not exceed \$10,000,000. (2) (3) (4)

3. The payment of principal or interest with respect to the Obligations will not be guaranteed, either directly or indirectly, in whole or in part, by the United States or any agency or instrumentality thereof. None of the proceeds of the Obligations will be (i) used in making loans the payment of principal or interest with respect to which are to be guaranteed, in whole or in part, by the United States or any agency or instrumentality thereof, or (ii) invested directly or indirectly in federally insured deposits or accounts, except for proceeds invested during permitted temporary periods or in the debt service fund for the Obligations or as otherwise permitted under Section 149(b)(3) of the Internal Revenue Code of 1986, as amended.

4. Any expenditures already paid by the Municipality for which the Municipality is to be reimbursed with proceeds of the Obligations (a) were paid no more than 60 days before the date on which the Municipality adopted the resolution authorizing the issuance of Obligations to finance the projects or stating its intention to reimburse itself from the proceeds of the Obligations for any expenditures relating to the Projects which it paid from other funds of the Municipality prior to receipt of the proceeds of the Obligations ("Original Expenditure"); or (b) are preliminary expenditures relating to the Projects (such as architectural, engineering, surveying, soil testing and similar costs but not including land acquisition, site preparation and similar costs incident to the commencement of construction) which are in an amount which is less than 20% of the issue price of the portion of the Obligations which relates to those Projects; or (c) are in an amount that does not exceed the lesser of \$100,000 or five percent of the face value of the issue. If (a) is true, a written allocation that evidences the Municipality's use of the proceeds to reimburse an Original Expenditure has been or will be made not later than 18 months (5) after the date of the Original Expenditure is paid, or the date the project is placed in service or abandoned whichever is later. (6)

IN WITNESS WHEREOF, we have executed this certificate in our official capacities to be effective this 27th day of April, 2017. (7)

Alan Kupsik, Mayor (or City Manager)

Sabrina Waswo, City Clerk

Peg Pollitt, Treasurer

- (1) The purpose of this certification is to demonstrate that the Obligations are not "private activity bonds." If they are, they are subject to additional requirements and restrictions, if they can be issued on a tax-exempt basis at all. Lenders are advised to obtain legal assistance before proceeding with a loan in such a case. Common examples of arrangements which can result in private activity bond status are the sale or lease of property to private parties, reserved capacity arrangements or other special arrangements regarding sewage treatment facilities, leases or management contracts with respect to hospitals, airports or similar enterprises, or development agreements in tax increment projects.
- (2) Subordinate entities include entities deriving their issuing authority from the Municipality or subject to substantial control by the Municipality (e.g., a municipal water or sewerage commission or housing authority).
- (3) Private activity bonds (such as "industrial development bonds") do not count toward the \$10,000,000 limitation; however, obligations issued on behalf of 501(c)(3) corporations (commonly hospitals or nursing homes) do count toward the \$10,000,000 limit.
- (4) If this certification cannot be made, lenders will not be entitled to deduct, for federal income tax purposes, interest expense that is allocable to carrying or acquiring the Obligations.
- (5) This time limitation is extended to 3 years if the aggregate face amount of all tax-exempt bonds or notes issued by the Municipality during the calendar year in which the Obligations are incurred is reasonably expected not to exceed \$5,000,000.
- (6) The purpose of this certification is to demonstrate that the Municipality has complied with the federal reimbursement regulations under Section 1.150-2 of the Internal Revenue Code Regulations, as amended. These regulations limit the ability of a municipality to use the proceeds of a tax-exempt borrowing to reimburse itself for expenditures previously made on a project. Generally, these rules apply to construction or acquisition financing; special reimbursement rules apply for refundings. If the Municipality cannot make the certifications contained in this paragraph, consult your attorney.
- (7) This certificate should be dated the date that initial payment for the Obligations is actually received.

**INSTRUCTIONS FOR AND EXPLANATION OF
FEDERAL RETURNS**

[Term Credit Agreement]

*Boxes checked are applicable.
Boxes not checked are inapplicable.
Prepared and intended for use by
commercial banks in transactions
governed by Wisconsin Law.*

The Internal Revenue Code of 1986, as amended, requires that an information report concerning each issue of municipal obligations be filed with the Secretary of the Treasury, as a condition to federal tax exemption. Please note that, although the term "bonds" is used on Forms 8038-G and 8038-GC, an information return is required for all lending transactions covered in the WBA Municipal Transactions Satellite Manual. Under the Internal Revenue Code of 1986, as amended, a "bond" is any obligation of a political subdivision. The form to be filed differs, depending on whether the issue price is under \$100,000 or is \$100,000 or more.

1. For issues of \$100,000 or more, IRS Form 8038-G must be filed.
2. For issues under \$100,000, IRS Form 8038-GC must be filed.

Some points to note:

- (a) A separate Information Return should be filed for each issue.
- (b) The deadline for filing is the 15th day of the second calendar month after the close of the calendar quarter in which the issue is issued. For example, if borrowing is done in January, February or March, the Information Return must be filed no later than the following May 15.
- (c) Alternatively, for issues under \$100,000, a consolidated Form 8038-GC could be filed at the end of the calendar year. However, it is recommended that in all cases the appropriate form 8038-G or 8038-GC be filed promptly upon the closing of the loan.
- (d) The form should be executed by an officer of the Municipality.
- (e) The form should be mailed to the Internal Revenue Service Center, Philadelphia, Pennsylvania 19255.

Although Forms 8038-G and 8038-GC are to be filed by the Municipality, the bank should see to it that the filing is made, since the filing is a condition to exemption from federal income taxation for interest paid on the notes issued by the Municipality.

CAUTION: Please note that the Federal Information Return Forms (8038-G and 8038-GC) are periodically revised and updated by the IRS. Please check the revision date of the form you plan to use and confirm with the IRS that it is current.

ADDENDUM A TO RESOLUTION FOR CITY OF LAKE GENEVA

Amount of Tax (principal and interest)	To Meet Note Payments Due On	Year of Levy (must be in year(s) prior to due date)	
40,510.00 *	July 1 and October 1	For the year	2017
91,839.00 *	January 1, April 1, July 1 and October 1	For the year	2018
91,839.00 *	January 1, April 1, July 1 and October 1	For the year	2019
92,090.00 *	January 1, April 1, July 1 and October 1	For the year	2020
91,839.00 *	January 1, April 1, July 1 and October 1	For the year	2021
419,835.00 *	January 1, April 1, July 1 and October 1	For the year	2022
748,080.00 *	January 1, April 1, July 1 and October 1	For the year	2023
748,080.00 *	January 1, April 1, July 1 and October 1	For the year	2024
748,080.00 *	January 1, April 1, July 1 and October 1	For the year	2025
748,080.00 *	January 1, April 1, July 1 and October 1	For the year	2026
374,045.00 *	January 1 and April 1	For the year	2027

* Assumes the \$3,500,000.00 has been fully advanced.

** Assumes the minimum deposit account of \$250,000.00 is maintained during the term of the Note. Payments shall be adjusted to reflect the higher interest rate of 2.838% if the minimum balance is not maintained.

City Clerk

To: Blaine Oborn
Subject: RE: for Council - Q&B Bond Council

From: Keating, Bridgette [mailto:Bridgette.Keating@quarles.com]
Sent: Thursday, April 20, 2017 5:28 PM
To: Blaine Oborn
Cc: Alyssa Slater; Dan Draper; Dan Draper
Subject: RE: Lake Geneva Loan Commitment

Hi Blaine,

... Our fee as bond counsel would be approximately \$7,500. As bond counsel, we would draft all of the documents necessary to authorize the general obligation promissory notes and give our opinion using the terms provided in the commitment letter and memorandum of terms and conditions. At closing, we would give the following opinions:

1. The Notes have been duly authorized and executed by the City and are valid and binding general obligations of the City.
2. All the taxable property in the territory of the City is subject to the levy of ad valorem taxes to pay principal of, and interest on, the Notes, without limitation as to rate or amount. The City is required by law to include in its annual tax levy the principal and interest coming due on the Notes except to the extent that necessary funds have been irrevocably deposited into the debt service fund account established for the payment of the principal of and interest on the Notes.
3. The interest on the Notes is excludable for federal income tax purposes from the gross income of the owners of the Notes. The interest on the Notes is not an item of tax preference for purposes of the federal alternative minimum tax imposed by Section 55 of the Internal Revenue Code of 1986, as amended (the "Code") on corporations (as that term is defined for federal income tax purposes) and individuals. However, for purposes of computing the alternative minimum tax imposed on corporations, the interest on the Notes is included in adjusted current earnings. The Code contains requirements that must be satisfied subsequent to the issuance of the Notes in order for interest on the Notes to be or continue to be excludable from gross income for federal income tax purposes. Failure to comply with certain of those requirements could cause the interest on the Notes to be included in gross income retroactively to the date of issuance of the Notes. The City has agreed to comply with all of those requirements. The opinion set forth in the first sentence of this paragraph is subject to the condition that the City comply with those requirements. We express no opinion regarding other federal tax consequences arising with respect to the Notes.

Please let me know if you have any questions or concerns or would like to discuss further.

Thanks! Bridgette



Bridgette Keating / Partner

Bridgette.Keating@quarles.com / [LinkedIn BIO vCard](#)

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