

CITY OF LAKE GENEVA
PLAN COMMISSION MEETING
MONDAY, OCTOBER 19, 2015- 6:30 PM
COUNCIL CHAMBERS, CITY HALL

Agenda

1. Meeting called to order by Mayor Connors.
2. Roll Call.
3. Approve Minutes of September 21, 2015 Plan Commission meeting as distributed.
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes.
5. Acknowledgment of Correspondence. - None
6. Downtown Design Review. - None
7. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted on behalf of Home Depot USA Inc., by Key Development Partners, LLC, 515 N State Street, Suite 2260, Chicago, IL 60654, for an outlot at 550 N. Edwards Blvd., Lake Geneva, WI 53147, Tax Key No. ZPW00001.
8. Public Hearing and recommendation for a Planned Development (PD), Conceptual and General Development Plan (GDP) filed by Key Development Partners, LLC, 515 N State Street, Suite 2260, Chicago, IL 60654, to allow for a multi-tenant commercial building at an outlot created from 550 N. Edwards Blvd., Lake Geneva, WI 53147, Tax Key No. ZPW00001.
9. Adjournment

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

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

Posted 10/16/15

STAFF REPORT
To Lake Geneva Plan Commission

Meeting Date: October 19, 2015

Agenda Item #7

Applicant:
Key Development Partners, LLC, for Home Depot
2260 N State Street
Chicago, IL 60654

Request:
Certified Survey Map approval for land located
at 550 N Edwards Blvd, Tax Key No.
ZPW00001.

Description:

The applicant would like to split off an outlot of the property in a new Certified Survey Map.

Staff Recommendation:

Staff has requested that Home Depot also include 20.5 feet along the entirety of the North property line for future expansion of Turkey Farm Road. I spoke with Home Depot in length and they are not willing to donate additional land for ROW, but are willing to sell the land to the city or a future development at Hilmoor for a reasonable amount. Staff recommends approval subject to compliance with any conditions set by the Plan Commission.

Agenda Item #8

Applicant:
Key Development Partners, LLC, for Home Depot
2260 N State Street
Chicago, IL 60654

Request:
Planned Development with Concept and GDP
for a Commercial Building and site plan for the
an outlot created from property at 550 N
Edwards Blvd, Tax Key No. ZPW00001.

Description: The applicant proposes to construct a new commercial multi-tenant building on an outlot created from the Home Depot parking lot.

Staff Recommendation: Staff has no objection to the proposed Conceptual and General Development Plan (GDP). The applicant is not asking for any exemptions from the zoning code. All sides of the building are going to be finished with a typical front façade and they will provide adequate parking for the development and Home Depot will still meet the parking requirements for the remaining site.

Staff may provide additional comment on the above items and will comment on remaining agenda items at the meeting.

Zoning Administrator

MINUTES

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

2. Roll Call

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

3. Approve Minutes of August 17, 2015 Plan Commission meeting as distributed.

MOTION #1

Skates/Gibbs moved to approve the minutes of August 17, 2015 Plan Commission meeting as distributed.
The motion carried unanimously.

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

5. Acknowledgment of Correspondence. None

6. Downtown Design Review.

A. Application by Geneva Java Coffee Shop, Inc, 252 Center Street, Lake Geneva, WI 53147 for a new exterior signs on the storefront and rear at Tax Key No. ZOP 00258.

DISCUSSION

Inspector Robers gave brief overview of sign details and there was a brief discussion amongst the Commission to clarify those details.

MOTION #2

Kupsik/Skates moved to approve the application by Geneva Java Coffee Shop Inc, 252 Center Street, Lake Geneva, WI 53147 for a new exterior sign on the storefront and rear at Tax Key No. ZOP 00258.
The motion carried unanimously.

B. Application by Tristan Crist Magic Theatre, 609 W Main Street, Lake Geneva, WI 53147 for two new exterior signs on the storefront at Tax Key No. ZOP 00291.

DISCUSSION – Tristan Crist (applicant) & Gary Dunham (Keefe Real Estate)

Applicant gave brief overview of sign details and there was a brief discussion amongst the Commission to clarify those details.

MOTION #3

Kupsik/Flowers moved to approve the application by Tristan Crist Magic Theatre, 609 W Main Street, Lake Geneva, WI 53147 for two new exterior signs on the storefront at Tax Key No. ZOP 00291, contingent on the approval of the Conditional Use and having matching paint chips samples approved by Inspector Robers.
The motion carried unanimously.

- C. **Application by Mark T Braden for Braden Dental Center, 101 Broad Street, Lake Geneva, WI 53147 for a new exterior sign at the storefront at Tax Key No. ZA276000001.**

DISCUSSION - Mark Braden (Applicant)

Applicant gave brief overview of sign details and there was a brief discussion amongst the Commission to clarify those details.

MOTION #4

Skates/Kupsik moved to approve the application by Mark T Braden for Braden Dental Center, 101 Broad Street, Lake Geneva, WI 53147 for a new exterior sign at the storefront at Tax Key No. ZA276000001.

The motion carried unanimously.

- D. **Application by AJE Associates PC, 252 Center Street, Lake Geneva, WI 53147 for a new exterior signs on the Monument Sign at Tax Key No. ZOP 00258.**

DISCUSSION

Applicant gave brief overview of sign details and there was a brief discussion amongst the Commission to clarify those details.

MOTION #5

Kupsik/Skates moved to approve the application by AJE Associates PC, 252 Center Street, Lake Geneva, WI 53147 for a new exterior signs on the Monument Sign at Tax Key No. ZOP 00258. The motion carried unanimously.

7. **Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted on behalf of Woodhill Farms Nursery, by Schmitt Engineering, 215 West Calhoun, Woodstock IL 60098 for land located in the extra-territorial plat review area at State Hwy 120 & Willow Road, Lake Geneva, WI 53147, Tax Key No. IL1400009A.**

DISCUSSION – Cully Pillman & Connor Pillman (applicants)

Applicant gave brief overview and there was a brief discussion amongst the Commission to clarify those details.

MOTION #6

Mayor Connors/Kupsik moved to approve the recommendation on an Application for Land Division Review for a Certified Survey Map submitted on behalf of Woodhill Farms Nursery, by Schmitt Engineering, 215 West Calhoun, Woodstock IL 60098 for land located in the extra-territorial plat review area at State Hwy 120 & Willow Road, Lake Geneva, WI 53147, Tax Key No. IL1400009A, including the correction to the spelling of the word Nursery by the City Engineer. The motion carried unanimously.

8. **Continued Public Hearing and recommendation for a Planned Development (PD), General Development Plan (GDP) & Precise Implementation Plan (PIP) filed by Kim Pischke for Core Commercial, Inc., PO Box 1154, Appleton, WI, 54912, to allow for a multi-tenant commercial building at 351 Peller Road, Lake Geneva, WI 53147, Tax Key No. ZA76100001.**

DISCUSSION – Jason Dae / Excel Engineering & Tim Kent / Architect

Dae gave brief overview and there was a brief discussion amongst the Commission to clarify those details.

He discussed some revisions that were made to the plans since last meeting, as well as some additional exceptions for codes and requirements that they could not meet. He also listed the following requested exceptions that they have:

- #1 Street Yard Building Setback – Taking this from the required 40 ft to a minimum dimension of 5 ft. This would take place basically along the DOT's vision triangle.
- #2 Pavements along the Street Right Of Way – This would only be for the patio's adjacent to the building.
- #3 One Parking Stall – Requirement is 61 and they are asking for 60 stalls.
- #4 Interior Landscaped Islands – This would maximize the parking area.
- #5 Sump Pump Basin Requirements
- #6 Ground Sign between Building and State Hwy – To reduce the setback from 8ft to 4ft.

Planner Slavney commented that these requests and plans were reviewed at the staff meeting and they are comfortable with the changes. However, Staff did agree that they would like to see instead of curb stops at the parking space ends for the central area, they would like to see a solid curb there with several inlets. A second change that we would like to see is that the grading along Peller Rd. be done to accommodate for a future sidewalk on Peller Rd., just inside the terrace.

There was also discussion regarding the letter sent by Kapur Engineering dated 9-18-15 with recommendations that Staff was in agreement with and Mr. Dae stated they had been in communication and everything seemed to be agreed upon. The grease traps will be relocated to the west side of the building. They had some concerns regarding the curbing around the island that they may lose capacity and would like a 4" curb for storm water requirements.

A Developer's Agreement will be needed per Planner Slavney because of the work that's being done in the public right of way for the curb along the west side of the property and will include all public improvements. Mr. Kent gave a brief overview of the exterior of proposed building. There was a conversation about the sign base matching the building in some fashion. Skates brought up the potential traffic issues and there was considerable discussion amongst the Commissioners and the applicants regarding safety and traffic issues.

PUBLIC SPEAKER #1 –Theresa Geasey

She voiced her concerns regarding the environment in this location.

MOTION #7

Kupsik/Gibbs moved to close the Public Hearing. The motion carried unanimously.

DISCUSSION

Further discussion was had regarding the recommendation amongst the Planning members. There will be 11% more green space in this new site than in its current condition. The potential traffic issues were discussed at length again. It was decided to have Kapur and City Staff review the traffic counts at the intersection and make a recommendation to the Council on traffic regarding this project.

MOTION #8

Kupsik/Gibbs moved to approve the recommendation for a Planned Development (PD), General Development Plan (GDP) & Precise Implementation Plan (PIP) filed by Kim Pischke for Core Commercial, Inc., PO Box 1154, Appleton, WI, 54912, to allow for a multi-tenant commercial building at 351 Peller Road, Lake Geneva, WI 53147, Tax Key No. ZA76100001. To include the engineer's letter dated 9-18-15, that a developer's agreement be agreed upon between the City and the applicant, to include the utilities along Peller Road – over that portion of the property, future sidewalk grading, solid curb in the center, the monument sign with a brick base and a report to the Council by Kapur and City staff regarding the projected traffic generation from the site, as well as a recommendation to the Council on the intersection. The item carried unanimously.

Amendment #1:

Flower/Skates made an amendment to have Kapur and City staff review the traffic counts at the intersection and make a recommendation to the Council on traffic regarding this project. The amendment carried unanimously.

9. Public Hearing and recommendation on a Conditional Use Application filed by Tristan Crist Magic Theatre to operate a Indoor Commercial Entertainment Facility (Magic Theater) at 609 Main Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00291.

DISCUSSION – Tristan Crist (applicant)

Applicant gave brief overview and there was a brief discussion amongst the Commission to clarify those details.

MOTION #9

Kupsik/Gibbs moved to close the Public Hearing. The motion carried unanimously.

MOTION #10

Flowers/Gibbs moved to approve the recommendation on a Conditional Use Application filed by Tristan Crist Magic Theatre to operate a Indoor Commercial Entertainment Facility (Magic Theater) at 609 Main Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00291, to include the finding of facts and staff recommendations. The motion carried unanimously.

10. Public Hearing and recommendation on a Conditional Use Application filed by Monty & Patricia, 860 Maytag Road, Lake Geneva, WI 53147, for the installation of a decorative fence in excess of three feet (four feet) in the front street yard setback, on Maytag Road, at 860 Maytag Road, Lake Geneva, Tax Key No. ZCE 00012.

DISCUSSION – Monty Enoch (applicant)

Applicant gave brief overview and there was a brief discussion amongst the Commission to clarify those details.

MOTION #11

Kupsik/Skates moved to close the Public Hearing. The motion carried unanimously.

MOTION #12

Kupsik/Gibbs moved to approve the recommendation on a Conditional Use Application filed by Monty & Patricia, 860 Maytag Road, Lake Geneva, WI 53147, for the installation of a decorative fence in excess of three feet (four feet) in the front street yard setback, on Maytag Road, at 860 Maytag Road, Lake Geneva, Tax Key No. ZCE 00012 and to include findings of fact and staff recommendations. The motion carried unanimously.

11. Public Hearing and recommendation on a Precise Implement Plan (PIP) Amendment filed by Ken Wenz, 1131 Wisconsin Street, Lake Geneva, WI 53147 for his property to convert from a Commercial Apartment and Retail space to Commercial Indoor Lodging at 220 Cook Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00243.

DISCUSSION – Ken Wenz (applicant)

Applicant gave brief overview and there was a brief discussion amongst the Commission to clarify those details.

PUBLIC SPEAKER #1 – Jeff Leonard1504 Dodge Street, LG (owner of business next door)

Leonard is against this, his wife is not against it.

Mr. Leonard has concerns with regard to noise levels and that Mr. Wenz will be an absentee landlord.

Also knowing that the parcel is currently for sale he is concerned that there could be new owners.

PUBLIC SPEAKER #2 – Gary Dunham – Keefe Real Estate

Mentioned that there are rental management services available to manage a rental like this in the absence of a landlord.

PUBLIC SPEAKER #3 - Tracy Geasey

She voiced her concerns about parking and sprinkler system.

MOTION #13

Kupsik/Skates moved to close the Public Hearing. The motion carried unanimously.

DISCUSSION

Further discussion was had regarding the recommendation amongst the Planning members.

MOTION #14

Skates/Flower moved to approve the recommendation on a Precise Implement Plan (PIP) Amendment filed by Ken Wenz, 1131 Wisconsin Street, Lake Geneva, WI 53147 for his property to convert from a Commercial Apartment and Retail space to Commercial Indoor Lodging and one remaining retail space at 220 Cook Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00243 on the condition of having a bonnified lease to run the term of the rental, no outside storage, noise not discernible past the lot line and meet the state fire code, the Commercial Indoor Lodging for Ken Wenz would be for the current owner only and would not run with the property. The motion carried unanimously.

Amendment

Mayor Connors/Skates moved to amend the Motion to include a bonnified lease for the parking stalls. The lease term must be concurrent as long as it's operated as the application states. Bonnified lease would show a valid consideration between the parties. It can be open ended but must continually renew in some form. It must have a valid description of the property that is subject to the lease and must be legally enforceable. Amendment carried unanimously.

12. Public Hearing and recommendation on an Application for a Petition for Direct Annexation submitted by 120 Properties, LLC, PO Box 935, Lake Geneva, WI 53147 for vacant land located in the town of Lyons, on the Northwest corner of the intersection of South Edwards Boulevard and Townline Road, Tax Key No. NLY 3100013A.

DISCUSSION – Jim Howe (Agent for applicant)

Applicant gave brief overview and there was a brief discussion amongst the Commission to clarify those details.

PUBLIC SPEAKER #1 – Denise Sherrer... 701 Joshua Lane-LG

Concerned that there will be more than one entrance into this newly proposed development site. The traffic on Townline and Edwards is already bad and he feels that a stop light would then be needed. He would like to see a walking path to the North of the site and is further concerned of the sewer capacities.

PUBLIC SPEAKER #2 - Gary Dunham – Keefe Real Estate

Dunham responded to some of the concerns mentioned by Ms. Sherrer.

MOTION #15

Kupsik/Skates moved to close the Public Hearing. The motion carried unanimously.

DISCUSSION

Further discussion was had regarding the recommendation amongst the Planning members. Planner Slavney discussed processes that would be forthcoming if the Annexation goes forward.

MOTION #16

Kupsik/Gibbs moved to approve the recommendation on an Application for a Petition for Direct Annexation submitted by 120 Properties, LLC, PO Box 935, Lake Geneva, WI 53147 for vacant land located in the town of Lyons, on the Northwest corner of the intersection of South Edwards Boulevard and Townline Road, Tax Key No. NLY 3100013A; to include all staff recommendations and to assign temporary rural holding to the property. The motion carried unanimously.

13. Adjournment

MOTION #17

Skates/Flower moved to adjourn the meeting at 9:27 pm.
The motion carried unanimously.

/s/Jackie Gregoles, B&Z Administrative Assistant

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE PLAN COMMISSION.

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW



CERTIFIED SURVEY MAP or



SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

The Home Depot USA Inc.

2455 Paces Ferry Road NW, Atlanta, GA 30339

TELEPHONE NUMBER OF CURRENT OWNER:

(770) - 384 - 2280

NAME AND ADDRESS OF APPLICANT:

Key Development Partners, LLC

515 N State Street, Suite 2260, Chicago, IL 60654

TELEPHONE NUMBER OF APPLICANT:

(312) - 379 - 5101

NAME AND ADDRESS OF SURVEYOR:

Stephen R. Kreger - 1815 South Meyers Road, Oakbrook Terrace, IL 60181

TELEPHONE NUMBER OF SURVEYOR:

(630) 693 - 6340

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Proposed carve-out of Home Depot will be developed to facilitate multi-tenant building.

Site grading and pavement rehabilitation will be required.

CSM required for Site plan review

SUBMITTAL CHECKLIST

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

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

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

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

I AM AWARE THAT THE CITY OF LAKE GENEVA IS ACTIVELY ENGAGED IN THE REVIEW, APPROVAL OR DENIAL OF LAND DIVISIONS WITHIN ITS EXTRATERRITORIAL LAND DIVISION REVIEW AREA.

I UNDERSTAND THAT THE CITY OF LAKE GENEVA LAND DIVISION ORDINANCE REQUIRES THE CITY TO DENY LAND DIVISIONS WHICH CREATE NEW, BUILDABLE PARCELS OR LOTS WITHIN THE EXTRATERRITORIAL AREA WITH OVERALL DENSITY THAT EXCEEDS MORE THAN ONE DWELLING UNIT PER THIRTY-FIVE ACRES UNLESS THE CITY DETERMINES THAT THE LAND DIVISION CONSTITUTES INFILL DEVELOPMENT.

DATE

9/26/15

SIGNATURE OF APPLICANT



AGREEMENT FOR SERVICES

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

Key Development Partners, LLC, as applicant/petitioner for:

Name: _____

Address: 515 N State Street, Suite 2260, Chicago, IL 60654

Phone: (312) - 379 - 5101

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

Dated this 26th day of September, 2015.

CHRIS STOS
Printed name of Applicant/Petitioner

[Signature]
Signature of Applicant/Petitioner

CERTIFIED SURVEY MAP NO. _____

LOT 1 OF PELLER WOODS, A SUBDIVISION LOCATED IN PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

RECORDING AREA

AREA SCHEDULE:

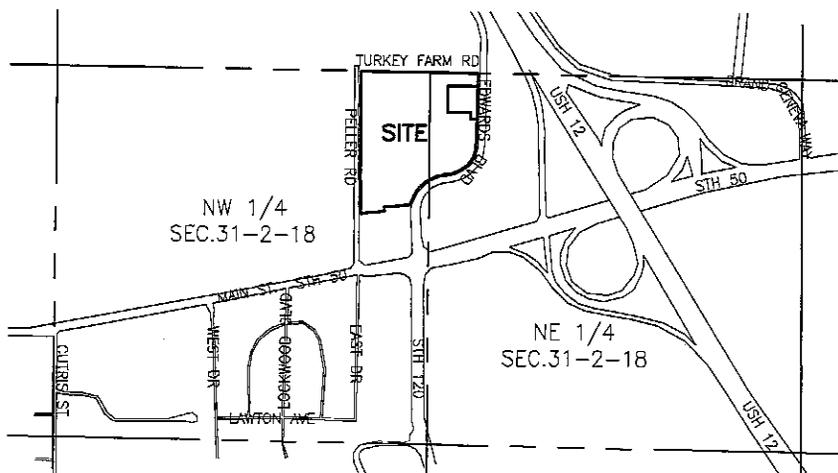
LOT 1	650,794 S.F.	OR	14.940 ACRES	(MORE OR LESS)
LOT 2	41,025 S.F.	OR	0.942 ACRES	(MORE OR LESS)
TOTAL:	691,819 S.F.	OR	15.882 ACRES	(MORE OR LESS)

NOTES:

1. "M." DESIGNATES MEASURED DIMENSION/BEARING, "R." DESIGNATES RECORD DIMENSION/BEARING.
2. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
3. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
4. THE BASIS OF MEASURED BEARINGS SHOWN HEREON IS THE WISCONSIN STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD-83).

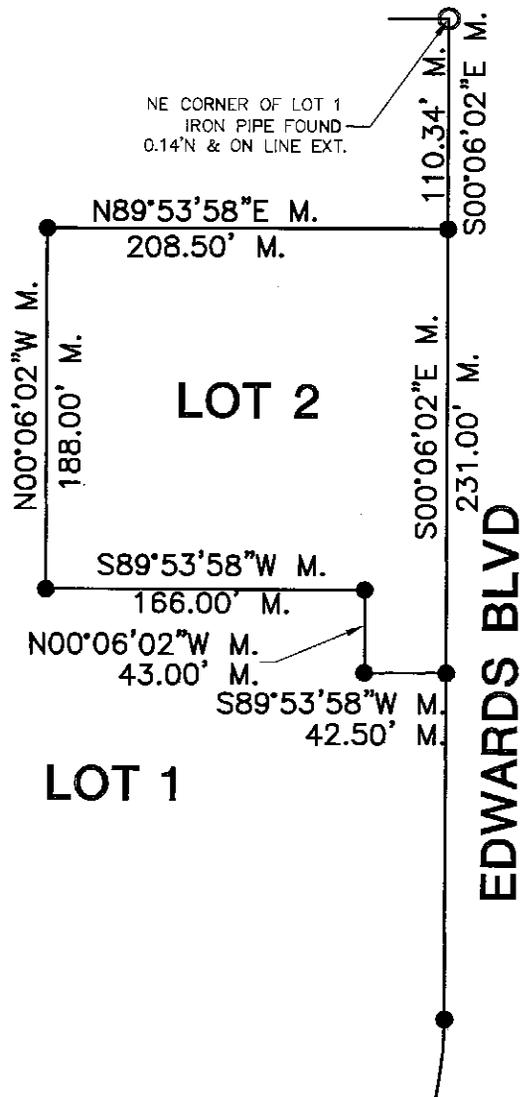
VICINITY MAP

NOT TO SCALE



LOT 2 DETAIL

SCALE: 1" = 100'



OWNER:
HOME DEPOT U.S.A. INC.
P.O. BOX 105842
ATLANTA, GA 30348-5842

SUBDIVIDER:
HOME DEPOT U.S.A. INC.
P.O. BOX 105842
ATLANTA, GA 30348-5842

LAND SURVEYOR:
WOOLPERT INC.
STEPHEN R. KREGER
1815 SOUTH MEYERS ROAD, SUITE 120
OAKBROOK TERRACE, IL 60181-5226



WOOLPERT, INC.
7635 Interactive Way
Suite 100
Indianapolis, IN 46278
317.299.7500
FAX: 317.291.5805

PROJECT No:	75536
DATE	09/24/15
DES.	SRK
DR.	PTK
CKD.	SRK

No.	DATE	REVISION

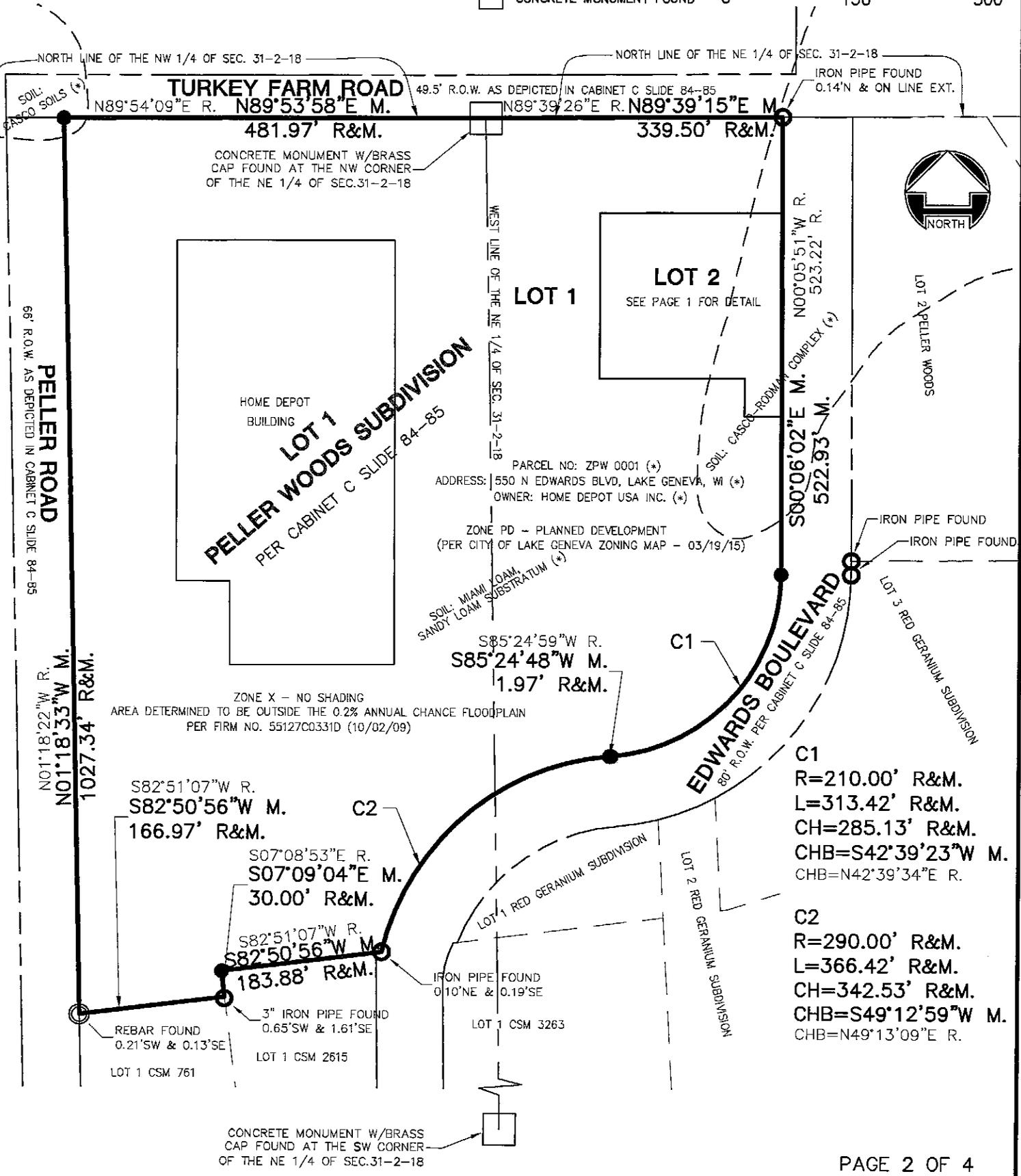
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CERTIFIED SURVEY MAP NO. _____

LOT 1 OF PELLER WOODS, A SUBDIVISION LOCATED IN PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

LEGEND:

	SURVEYED BOUNDARY		SET R.R. SPIKE/NAIL IN ASPHALT OR IRON PIN W/CAP IN SOIL OR CUT CROSS IN CONCRETE		R.O.W. - RIGHT OF WAY
	PROPOSED LOT LINES		REBAR FOUND		FIRM - FLOOD INSURANCE RATE MAP
	SECTION LINES		IRON PIPE FOUND		(*) - PER WALWORTH COUNTY WEB MAPPING APPLICATION.
	LOT/PARCEL LINE		CONCRETE MONUMENT FOUND	1" = 150'	
	RIGHT OF WAY LINE	0 150 300			
	EASEMENT LINE				



WOOLPERT, INC.
 7635 Interactive Way
 Suite 100
 Indianapolis, IN 46278
 317.299.7500
 FAX: 317.291.5805

PROJECT No:	No.	DATE	REVISION
75536			
DATE 09/24/15			
DES. SRK			
DR. PTK			
CKD. SRK			

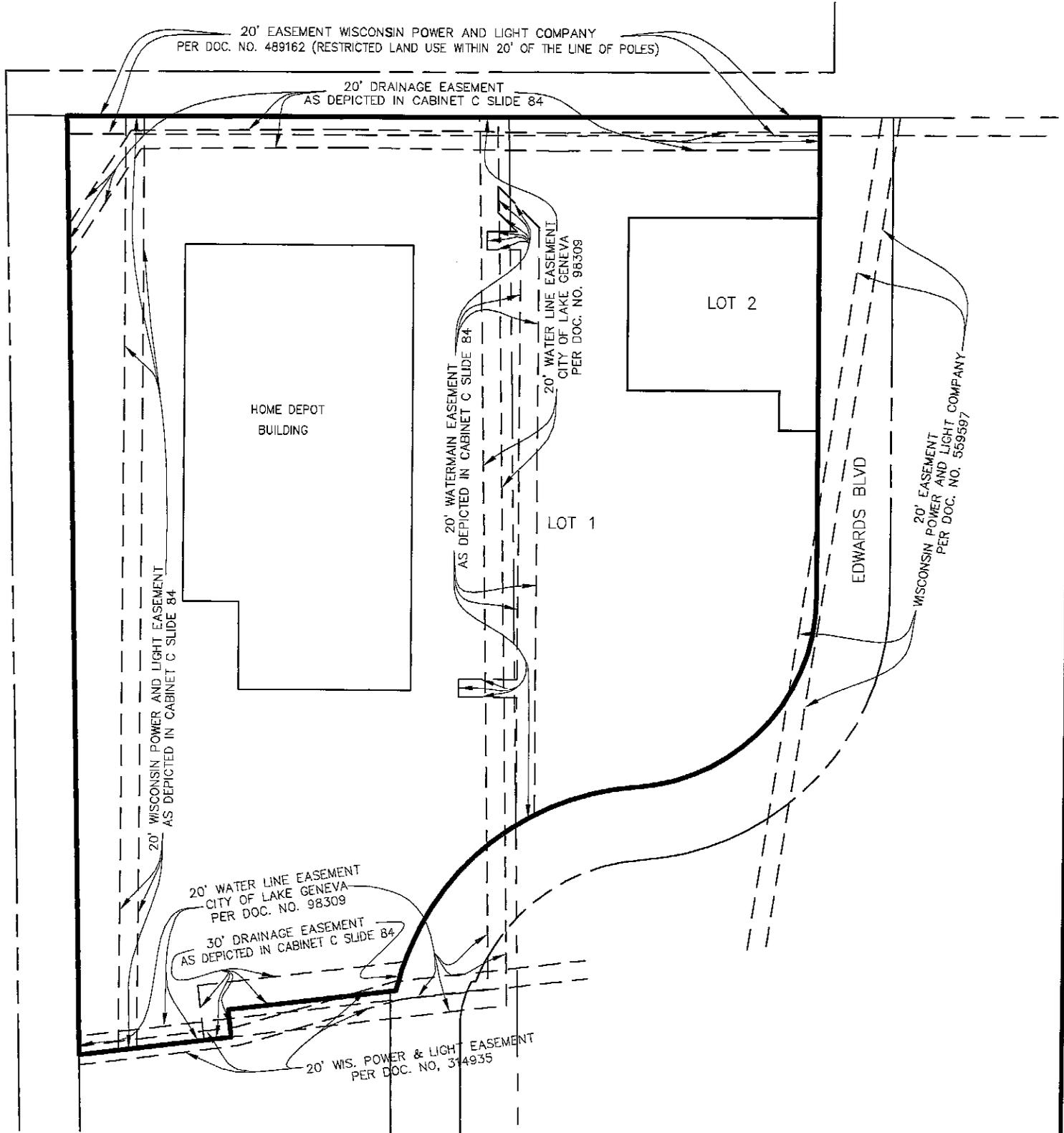
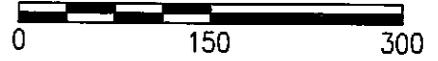
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CERTIFIED SURVEY MAP NO. _____

LOT 1 OF PELLER WOODS, A SUBDIVISION LOCATED IN PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

LEGEND:

-  SURVEYED BOUNDARY
-  PROPOSED LOT LINES
-  SECTION LINES
-  LOT/PARCEL LINE
-  RIGHT OF WAY LINE
-  EASEMENT LINE



WOOLPERT, INC.
 7635 Interactive Way
 Suite 100
 Indianapolis, IN 46278
 317.299.7500
 FAX: 317.291.5805

PROJECT No:	75536
DATE	09/24/15
DES.	SRK
DR.	PTK
CKD.	SRK

No.	DATE	REVISION

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APPLICATION FOR SITE PLAN REVIEW

City of Lake Geneva

Site Address and Parcel No. or Legal Description:
550 N. Edwards Blvd., Lake Geneva, WI 53147

Parcel No. ZPW 0001

Name and Address of Current Owner:
The Home Depot USA Inc.
2455 Paces Ferry Road NW, Atlanta, GA 30339

Telephone No. of Current Owner including area code: (770) - 384 - 2280

Name and Address of Applicant:
Key Development Partners, LLC
515 N State Street, Suite 2260, Chicago, IL 60654

Telephone No. of Applicant including area code: (312) - 379 - 5101

Proposed Use:
Indoor Sales or Services
In-Vehicle Sales or Service

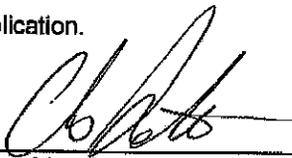
Zoning District: PD - Planned Development

Names and Addresses of architect, professional engineer and contractor of project:
Woolpert Inc., 1815 South Meyers Road, Suite 120, Oakbrook Terrace, IL 60181

Short statement describing activities to take place on site:

Proposed carve-out of Home Depot will be developed to facilitate proposed multi-tenant building. Site grading and pavement rehabilitation will be required.

Site Plan Review fee: \$400.00, due upon filing of Application.



Signature of Applicant

AGREEMENT FOR SERVICES

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

Key Development Partners, LLC

_____, as applicant/petitioner for:

Name:

Address:

515 N State Street, Suite 2260, Chicago, IL 60654

Phone:

(312) - 379 - 5101

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

Dated this 26th day of September, 2015.

Charles Lopez
Printed name of Applicant/Petitioner

[Signature]
Signature of Applicant/Petitioner

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before a City Plan Commission Meeting on Monday, October 19, 2015, at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, for approval of a Planned Development (PD) including the Conceptual and the General Development Plan (GDP) by Key Development Partners, 515 N State Street, Suite 2260, Chicago, IL, 60654, at an outlot created from the following location:

Tax Key Nos. ZPW 00001 – 550 N EDWARDS BLVD

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, October 19, 2015, at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 2nd day of October 2015.

Mayor James R. Connors
City Plan Commission
City of Lake Geneva, WI

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on October 8th & 15th.

**CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR:
SITE PLAN REVIEW AND APPROVAL (Requirements per Section 98-908)**

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

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

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ **by:** _____

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

Date: _____ **by:** _____

↓

___ (a) **A written description of the intended use describing in reasonable detail the:**

___ Existing zoning district(s) (and proposed zoning district(s) if different);

___ Land use plan map designation(s);

___ Current land uses present on the subject property;

___ Proposed land uses for the subject property (per Section 98-206);

___ Projected number of residents, employees, and daily customers;

___ Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;

___ Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

___ Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 98-701-98-721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials;

___ If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII.";

___ Exterior building and fencing materials (Sections 98-718 and 98-720);

___ Possible future expansion and related implications for points above;

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

___ (b) **A 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;

___ The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;

___ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;

___ The location of all outdoor storage areas and the design of all screening devices;

___ The location, type, height, size and lighting of all signage on the subject property;

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

___ The location and type of any permanently protected green space areas;

___ The location of existing and proposed drainage facilities;

___ In the legend, data for the subject property on:

___ Lot Area;

___ Floor Area;

___ Floor Area Ratio (b/a);

___ Impervious Surface Area;

___ Impervious Surface Ratio (d/a);
___ Building Height.

___ (d) **A Detailed Landscaping Plan of the subject property:**

- ___ Scale same as main plan (> or equal to 1" equals 100')
- ___ Map reduction at 11" x 17"
- ___ Showing the location of all required bufferyard and landscaping areas
- ___ Showing existing and proposed Landscape Point fencing
- ___ Showing berm options for meeting said requirements
- ___ Demonstrating complete compliance with the requirements of Article VI
- ___ Providing individual plant locations and species, fencing types and heights, and berm heights;

___ (e) **A Grading and Erosion Control Plan:**

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

___ (f) **Elevation Drawings of proposed buildings or remodeling of existing buildings:**

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

___ Receipt of 5 full scale copies in 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: _____

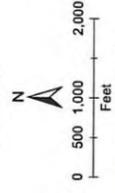


Written Description for intended use of proposed site:

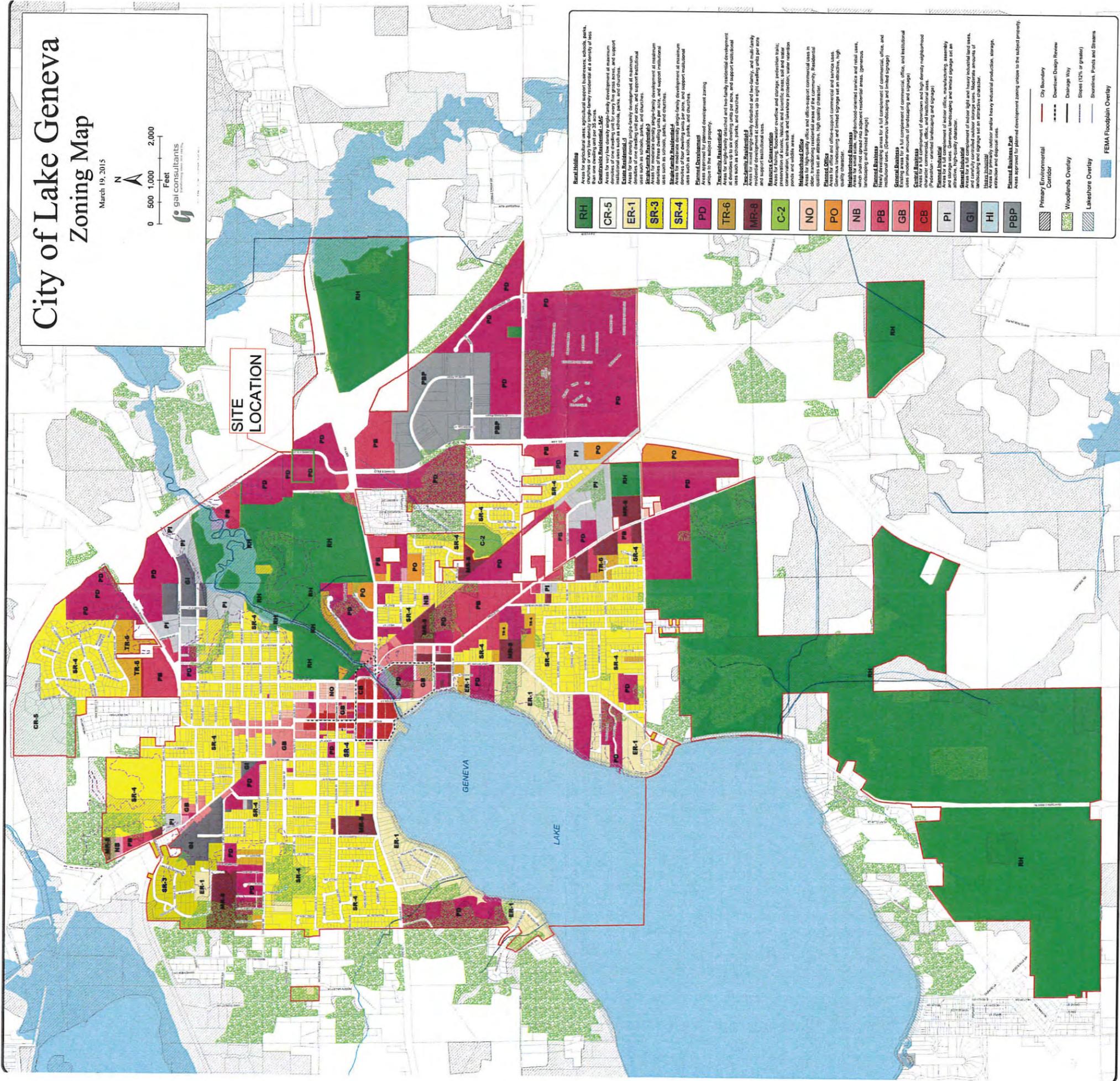
- 1) Existing zoning district: PD – Planned Development
- 2) Land use designation: Permitted
- 3) Current land use: Indoor Sales or Services
- 4) Proposed land uses: Indoor Sales or Services & In-Vehicle Sales or Service
- 5) Proposed number of:
 - a. Residents: None
 - b. Employees: TBD
 - c. Daily Customers: TBD
- 6) Proposed amount of:
 - a. Dwelling Units: None
 - b. Gross Floor Area: 0.21 AC
 - c. Impervious surface area: 0.23AC
 - d. Landscape surface area: 0.23 AC
 - e. Floor area ratio: 22%
 - f. Impervious surface area ratio: 24%
 - g. Landscape surface area ratio: 24%
- 7) Operational considerations:
 - a. Hours of operation: TBD
 - b. Projected normal and peak water usage:
 - c. Sanitary sewer loadings: 27 PE (2,690 GPD)
 - d. Traffic generation: TBD
- 8) Operational Performance Standards:
 - a. The proposed development shall comply with all requirements of Article VII.
 - b. Exterior building materials: EIFS
 - c. Fencing materials: None
 - d. Possible future expansions: None
 - e. Any other pertinent information: None

City of Lake Geneva Zoning Map

March 19, 2015



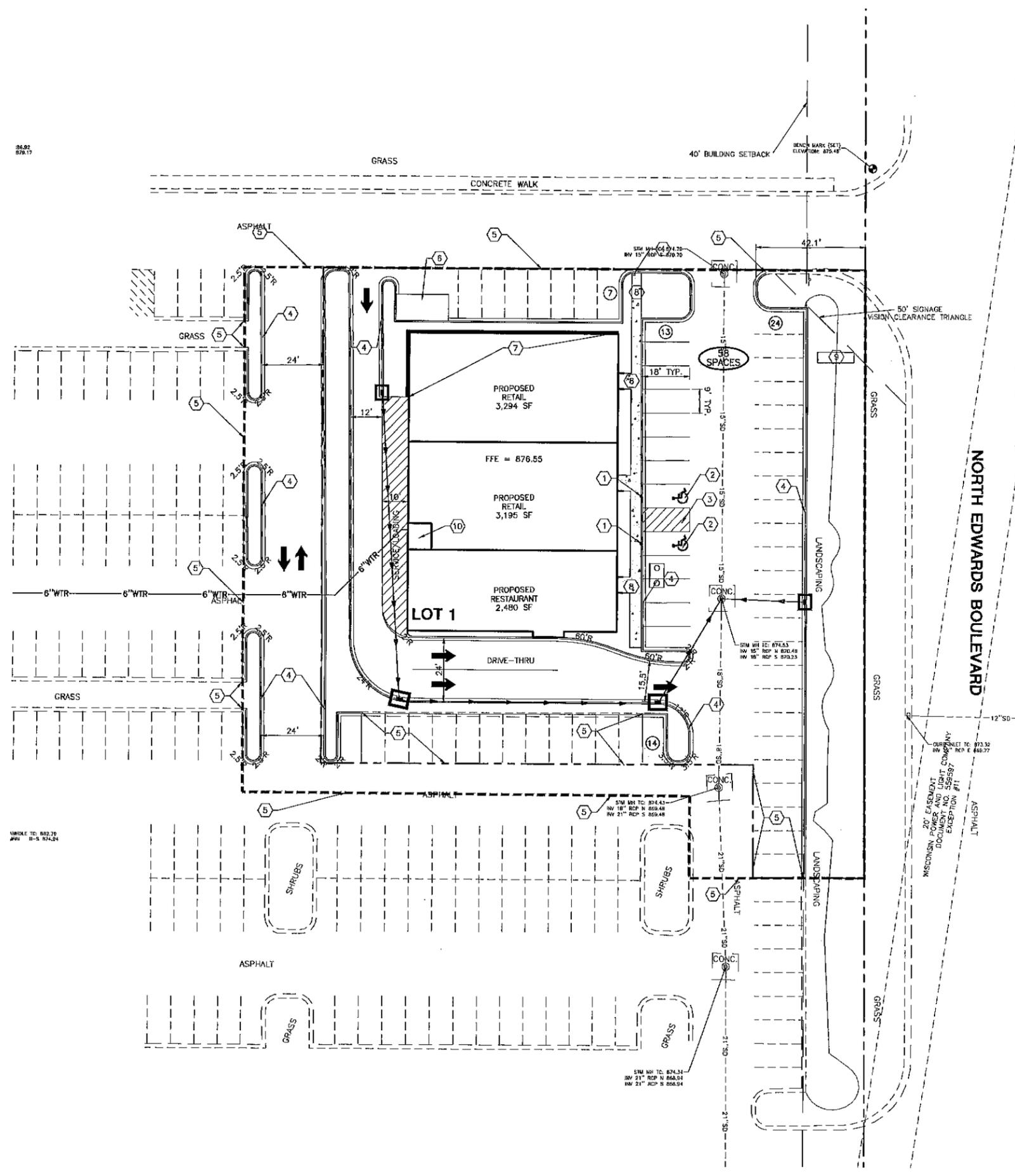
SITE LOCATION



- RH** **Rural/Residential**
Areas for agricultural uses, agricultural support businesses, schools, parks, and other uses that are compatible with the rural setting. Minimum lot size is one acre.
- CR-5** **Community Residential - Single-Family Detached**
Areas for single-family detached residential development at a density of less than one dwelling unit per 35,000 square feet. Minimum lot size is one acre.
- ER-1** **Executive Residential - Single-Family Detached**
Areas for single-family detached residential development at a density of one to two dwelling units per acre. Minimum lot size is one acre.
- SR-3** **Single-Family Residential - Single-Family Detached**
Areas for single-family detached residential development at a density of one to two dwelling units per acre. Minimum lot size is one acre.
- SR-4** **Single-Family Residential - Single-Family Detached**
Areas for single-family detached residential development at a density of one to two dwelling units per acre. Minimum lot size is one acre.
- PD** **Professional Office**
Areas for professional office, architectural, engineering, and other support institutional uses.
- TR-6** **Traditional Residential - Single-Family Detached**
Areas for single-family detached residential development at a density of one to two dwelling units per acre. Minimum lot size is one acre.
- MR-8** **Medium-Density Residential - Single-Family Detached**
Areas for medium-density residential development at a density of one to two dwelling units per acre. Minimum lot size is one acre.
- C-2** **Community Commercial**
Areas for community commercial uses, including retail, service, and other uses.
- NO** **Neighborhood Office**
Areas for neighborhood office, professional office, and other support institutional uses.
- PO** **Professional Office**
Areas for professional office, architectural, engineering, and other support institutional uses.
- NB** **Neighborhood Business**
Areas for neighborhood business, including retail, service, and other uses.
- PB** **Professional Business**
Areas for professional business, including retail, service, and other uses.
- GB** **General Business**
Areas for general business, including retail, service, and other uses.
- CB** **Community Business**
Areas for community business, including retail, service, and other uses.
- PI** **Professional Industrial**
Areas for professional industrial, including manufacturing, assembly, and other uses.
- GI** **General Industrial**
Areas for general industrial, including manufacturing, assembly, and other uses.
- HI** **Heavy Industrial**
Areas for heavy industrial, including manufacturing, assembly, and other uses.
- PBP** **Planned Business Park**
Areas approved for planned development zoning unique to the subject property.

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

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SITE NOTES

- ALL DIMENSIONS, RADII AND COORDINATES ARE TO BACK OF CURB WHERE APPLICABLE. ALL RADII SHALL BE 4' UNLESS INDICATED OTHERWISE.
- ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS INDICATED OTHERWISE.
- ALL CURB & GUTTER ON-SITE SHALL BE "POSITIVE", UNLESS NOTED OTHERWISE (SEE DETAILS).
- ALL CURB AND GUTTER ON-SITE SHALL BE B6.12 UNLESS OTHERWISE NOTED.
- ADA DETECTABLE WARNINGS/TRUNCATED DOWNS TO BE PROVIDED AT SIDEWALKS ON EITHER SIDE OF EACH DRIVEWAY CROSSING.
- ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION AND LOCAL MUNICIPAL CODES.
- SEE ARCHITECTURAL PLANS FOR BUILDING PERIMETER PLANTING AREAS, INTERIOR SIDEWALK CONFIGURATIONS, HANDICAP RAMPS AND ENTRANCE PATHS.
- ASPHALT MIXTURES SHALL BE SUPERPAVE FOR ALL PAVING OPERATIONS.
 - SUPERPAVE SURFACE SHALL BE "BITUMINOUS CONCRETE SURFACE COURSE, SUPERPAVE, MIX D, N70"
 - SUPERPAVE BINDER SHALL BE "BITUMINOUS CONCRETE BINDER, SUPERPAVE"
- WHERE NEW PAVEMENT IS TO BE PLACED OVER CURBED ISLANDS THAT HAVE BEEN REMOVED, CONTRACTOR TO PROVIDE AGGREGATE BASE & BINDER COURSE MATCHING THE EXISTING PAVEMENT SECTIONS PRIOR TO PLACEMENT OF SURFACE COURSE.
- PRIOR TO COMPLETING OVERLAY, CONTRACTOR TO INSPECT PAVEMENT CONDITIONS. PATCH AND CRACK FILL AS NEEDED.
- CONTRACTOR TO PERFORM PAVEMENT RESTORATION FOR ALL BUILDING FOOTINGS AND UTILITY INSTALLATIONS. CONTRACTOR TO PROVIDE 8" AGGREGATE BASE, 3" BINDER COURSE, AND 1.5" SURFACE COURSE OR MATCH THE EXISTING PAVEMENT SECTION, WHICHEVER IS GREATER.
- AREAS OF PAVEMENT RESTORATION SHALL BE PROOF ROLLED TO DETERMINE IF FULL DEPTH RESTORATION IS REQUIRED OR IF ONLY THE BITUMINOUS MATERIAL IS TO BE REPLACED.

SITE LEGEND

- INDICATES LIGHT DUTY PAVEMENT
- INDICATES HEAVY DUTY PAVEMENT
- INDICATES CRACK SEAL, PATCH AND SEAL COAT PAVEMENT; RESTRIPE PAVEMENT MARKINGS
- INDICATES NEW CONCRETE PAVEMENT
- LIGHT POLES
- EXISTING CURB AND GUTTER
- POSITIVE SLOPED CURB
- NEGATIVE SLOPED CURB
- UTILITY EASEMENT
- ACCESSIBLE SIDEWALK RAMP WITH DETECTABLE WARNING. SEE DETAIL 5/C701
- INDICATES PARKING COUNT
- INDICATES PARKING TOTAL FOR SURROUNDING AREA
- INDICATES DETAIL LOCATION (DETAIL NUMBER/DETAIL SHEET)
- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- LIMITS OF CONSTRUCTION/PAVEMENT REMOVAL

SITE DATA

SITE AREA = 0.94 AC
 FLOOR AREA = 0.21 AC
 FLOOR AREA RATIO = 22%
 IMPERVIOUS SURFACE AREA = 0.23 AC
 IMP. SURFACE AREA RATIO = 24%
 BUILDING HEIGHT = 27'

PARKING SUMMARY

USAGE	SQUARE FOOTAGE	PARKING REQUIRED RATIO	PARKING REQUIRED	PARKING PROVIDED
RESTAURANT	2,480	10/1000	25	
RETAIL	6,489	5/1000	33	
TOTAL	8,969		58	58

CITY PARKING SUMMARY

USAGE	SQUARE FOOTAGE	PARKING REQUIRED RATIO	PARKING REQUIRED	PARKING PROVIDED
RESTAURANT	2,480	1/3 SEATS	20	
RETAIL	6,489	1/300	22	
TOTAL	8,969		42	58

HOME DEPOT PARKING SUMMARY

REQUIRED BY CITY 404
 PARKING PROVIDED 558
 EXCESS SPACES 154
 PARKING SPACES REMOVED 114
 PARKING SURPLUS 40
 EXCESS PARKING = 58-42 = 16
 OVERALL SITE EXCESS PARKING = 16+40 = 56

PROPERTY DESCRIPTION:

A PART OF
 LOT 1 OF PELLER WOODS, A SUBDIVISION LOCATED IN PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1;
 THENCE ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST RIGHT OF WAY LINE OF NORTH EDWARDS BOULEVARD, SOUTH 00 DEGREES 06 MINUTES 02 SECONDS EAST, A DISTANCE OF 110.34 FEET TO AN IRON ROD SET AT THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;
 THENCE CONTINUING ALONG SAID LINE, SOUTH 00 DEGREES 06 MINUTES 02 SECONDS EAST, A DISTANCE OF 231.00 FEET TO AN IRON ROD SET;
 THENCE LEAVING SAID LINE ACROSS SAID LOT 1 FOR THE FOLLOWING FIVE (5) COURSES:
 1. SOUTH 89 DEGREES 53 MINUTES 55 SECONDS WEST, A DISTANCE OF 42.50 FEET TO AN IRON ROD SET;
 2. NORTH 00 DEGREES 06 MINUTES 02 SECONDS WEST, A DISTANCE OF 43.00 FEET TO AN IRON ROD SET;
 3. SOUTH 89 DEGREES 53 MINUTES 55 SECONDS WEST, A DISTANCE OF 166.00 FEET TO AN IRON ROD SET;
 4. NORTH 00 DEGREES 06 MINUTES 02 SECONDS WEST, A DISTANCE OF 188.00 FEET TO AN IRON ROD SET;
 5. NORTH 89 DEGREES 53 MINUTES 55 SECONDS EAST, A DISTANCE OF 208.50 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.942 ACRES, MORE OR LESS, SUBJECT HOWEVER TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS CONTAINED IN ANY INSTRUMENTS OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND.

SITE KEY NOTES

- ACCESSIBLE PARKING SIGN
- ACCESSIBLE PARKING SYMBOL
- ACCESSIBLE PARKING SPACES & THEIR ACCESS AISLES SHALL BE 2% MAX. SLOPE IN ALL DIRECTIONS
- CURB AND GUTTER (SEE DETAILS)
- BEGIN/END PROPOSED CURB AND GUTTER, SAWCUT EXISTING CURB TO PROVIDE CLEAN CONSTRUCTION JOINT.
- DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
- LIMITS OF RETAINING WALL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED MONUMENT SIGN
- LANDLORD UTILITY CLOSURE



Toll Free (800) 242-8511
 Milwaukee Area (414) 258-1181
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com



No.	DATE	REVISION

PROJECT No: 075536
 DATE: SEP 2015
 DES. BY: [Blank]
 DR. BY: [Blank]
 CKD. BY: [Blank]

1815 South Meyers Road
 Suite 120
 Oakbrook Terrace, IL 60181
 630.424.9080
 FAX: 630.495.3731

WOOLPERT

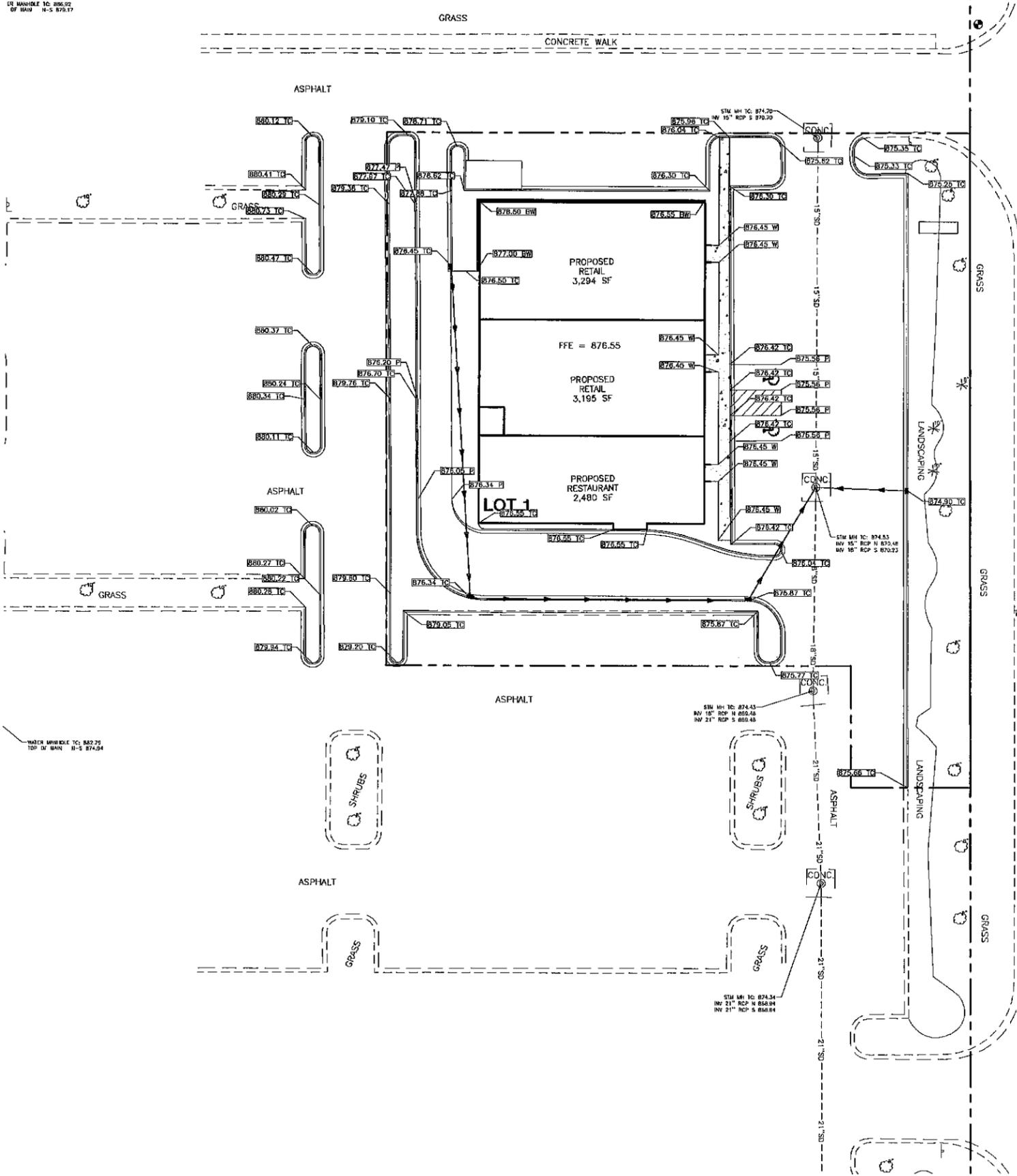
SITE IMPROVEMENT PLANS
 KEY DEVELOPMENT

EDWARDS BOULEVARD
 LAKE GENEVA, WISCONSIN

SITE PLAN

SHEET NO. **C200**

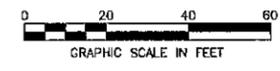
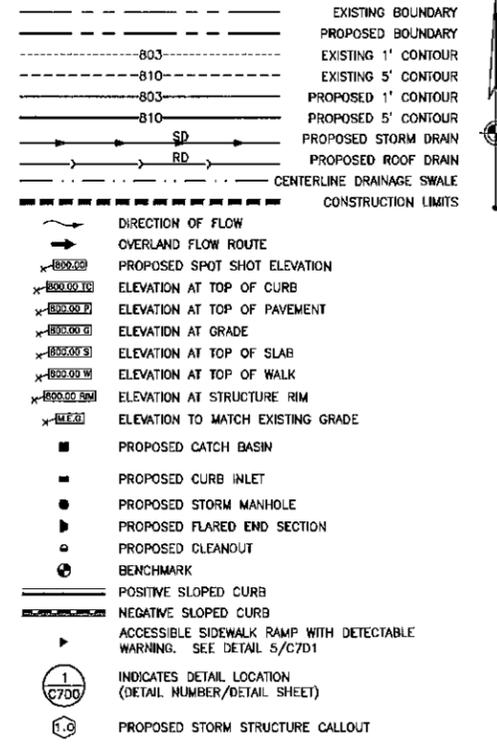
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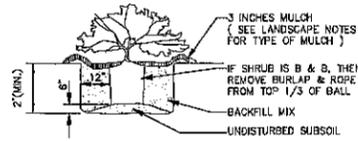
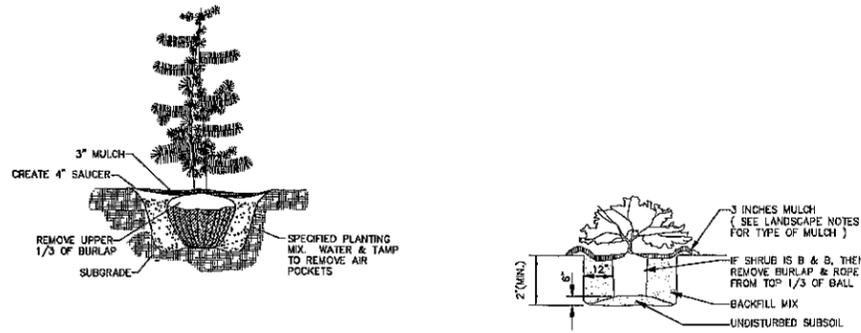
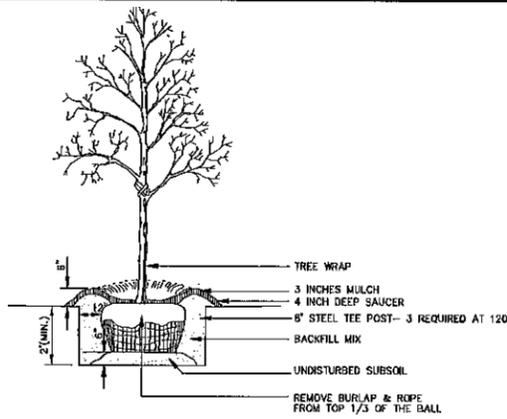
GRADING NOTES

- CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR SURFACE UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AND THE OWNER, OR REPLACED.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- AFTER PERMITS HAVE BEEN OBTAINED & EROSION CONTROL MEASURES INSTALLED, THE CONTRACTOR SHALL GRADE BUILDING PAD & APRONS TO +/- 0.1 FT. OF SUBGRADE.
- IMMEDIATELY APPLY & COMPACT STONE BASE FOR BUILDING PAD TO +/- 1/2" OF CONCRETE SUBGRADE AS PER DIVISION 2 SPECIFICATIONS. STONE SHALL BE APPLIED PRIOR TO EXCAVATING INTERIOR & PERIMETER FOOTINGS.
- CONTRACTOR TO PERFORM PAVEMENT RESTORATION FOR ALL UTILITY INSTALLATION AND RELOCATION WITHIN PAVEMENT LIMITS.
- THE GRADING AND CONSTRUCTION OF STREET AND PARKING LOT IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.
- STREET PAVING AND CURBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE, AND IF DAMAGED SHALL BE REPLACED TO MEET STATE AND LOCAL STANDARDS AND SPECIFICATIONS ON MATERIAL AND WORKMANSHIP.
- UNSUITABLE MATERIAL ENCOUNTERED IN EXCAVATION FOR STREETS, BUILDING PADS AND PARKING LOTS SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
- THE SOIL INVESTIGATION REPORT FOR THE SITE, AND ALL ADDENDA THERETO, ARE SUPPORTING DOCUMENTS TO THE PERMIT FOR THE PROJECT. THE RECOMMENDATIONS AS STATED IN THE REPORT SHALL BE FOLLOWED BY ALL CONTRACTORS.
- GEOTECH REPORT NOTE
- UNDERDRAIN NOTE
- CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS, ELEVATIONS, SIZES, AND MATERIAL OF ALL EXISTING UTILITIES WHICH ARE TO BE TAPPED OR EXTENDED ON SITE. ANY DEVIATIONS FROM PLAN INFORMATION SHALL BE PROVIDED TO THE ENGINEER IN WRITING WITHIN 24 HOURS AND PRIOR TO THE START OF CONSTRUCTION ON THAT IMPROVEMENT. SHOULD THE CONTRACTOR START WORK WITHOUT NOTIFICATION TO THE ENGINEER OF ANY DISCREPANCIES, HE WILL ASSUME ALL RESPONSIBILITY OF THE WORK NECESSARY TO COMPLETE THE PROJECT.
- ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON RECORD PLANS BY THE CONTRACTOR.
- ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF LAKE GENEVA AND THE WISCONSIN DEPARTMENT OF TRANSPORTATION.
 - WISCONSIN DEPARTMENT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
 - STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN WISCONSIN, LATEST EDITION.
 - LOCAL MUNICIPAL REQUIREMENTS.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- PROPER TRANSITION TO BE PROVIDED FROM END OF PROPOSED STORM SEWERS, DITCHES, ROADWAY, ETC. TO EXISTING GRADE. RESTORATION OF DISTURBED AREAS OUTSIDE OF THE CONSTRUCTION LIMITS IS THE RESPONSIBILITY OF THE CONTRACTOR. AREAS SHALL BE RESTORED TO PRECONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR TO ADJUST ALL EXISTING UTILITY STRUCTURES TO PROPOSED GRADE.
- INVERTS AT BOTTOM OF MANHOLES AND CATCH BASINS MUST BE CHANNELIZED.
- FINGER DRAINS TO BE LOCATED AT ALL CATCH BASINS PER DETAIL, AND INSTALLED AS SOON AS SUBGRADE ELEVATIONS ARE ACHIEVED.
- ALL ROOF LATERALS OUT OF THE BUILDING SHALL BE 6" PVC SDR 35 UNLESS OTHERWISE NOTED.
- PROVIDE UNDERDRAINS FROM SEEPS OR SPRINGS ENCOUNTERED, EXTEND TO STORM SEWER SYSTEM OR DAYLIGHT AT THE BOTTOM OF THE FILL SLOPE.
- GRADES SHOWN ARE FINISHED GRADES. LANDSCAPED AREAS TO HAVE 6 INCHES OF TOPSOIL RESPREAD.
- TYPE 11 GRATES TO BE CURB INLETS AND TYPE 1 GRATES TO BE ROUND MANHOLE LIDS.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND ISLANDS.
- IN CASE OF ANY CONFLICT, MUNICIPAL SPECIFICATIONS, STANDARDS, AND DETAILS SHALL BE FOLLOWED.
- ALL DETENTION PONDS SHALL HAVE A TWO FOOT THICK CLAY LINER BETWEEN THE BOTTOM OF THE POND AND THE NORMAL WATER LEVEL.
- ALL FLARED END SECTIONS SHALL HAVE A GRATE INSTALLED.
- ALL STORM SEWER FRAMES AND GRATES/LIDS SHALL BE MARKED WITH "DUMP NO WASTE" AND "DRAINS TO CREEK".
- THE SLOPE BETWEEN TWO ELEVATIONS SHOWN ON THE GRADING PLAN MUST BE UNIFORM, AND THERE SHALL NOT BE ANY CHANGE IN SLOPE OR REVERSAL OF SLOPE BETWEEN ANY TWO MARKED POINTS.
- ALL OPEN LID GRATES IN GRASSY AREAS TO BE BEEHIVE STYLE GRATES, (DOT TY. 8).
- CURB STRUCTURE RIM GRADES LISTED AT TOP OF CURB ELEVATION.
- ALL BUILDING PADS SHALL HAVE A MINIMUM ALLOWABLE BEARING CAPACITY OF 3,000 PSF AND COMPACTED TO A 95% MODIFIED PROCTOR. ALL BUILDING PADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SPECIFIC GEOTECHNICAL REPORT FOR EACH PROPOSED STRUCTURE.
- SPOT ELEVATIONS AT TIE IN TO EXISTING CURB OR PAVEMENT ARE APPROXIMATE, CONTRACTOR TO MATCH EXISTING ELEVATIONS.

GRADING LEGEND



REVISION No. DATE	
PROJECT No: 0755336 DATE: SEP 2015 DES. BY: [Signature] DR. BY: [Signature] CKD. BY: [Signature]	
1815 South Meyers Road Suite 120 Oakbrook Terrace, IL 60181 WOOLPERT EDWARDS BOULEVARD LAKE GENEVA, WISCONSIN 630.424.9980 FAX: 630.495.3731	
SITE IMPROVEMENT PLANS KEY DEVELOPMENT GRADING PLAN	
SHEET NO. C300	



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREE PLANTING

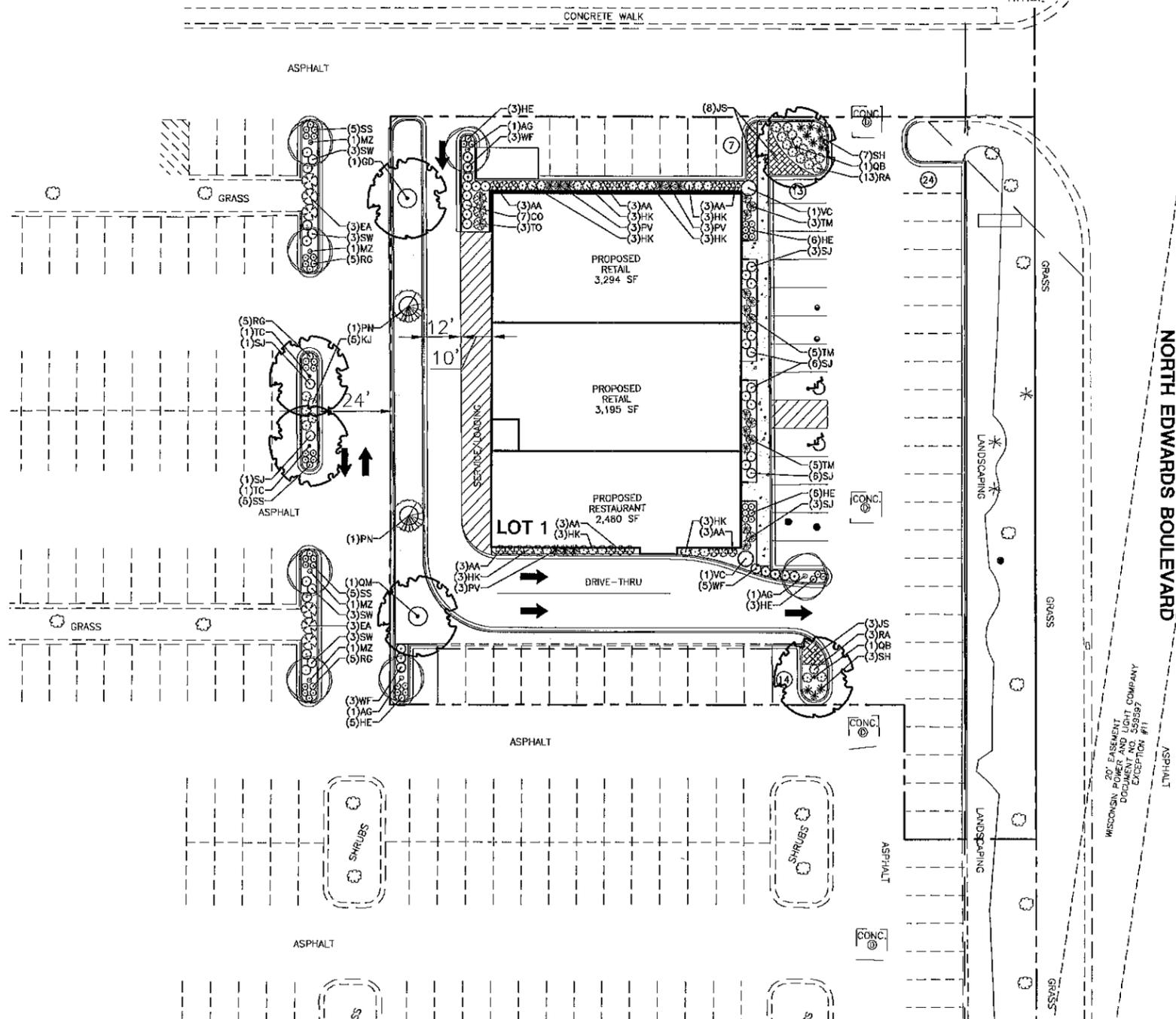
N.T.S.

EVERGREEN PLANTING DETAIL

N.T.S.

SHRUB PLANTING

N.T.S.



NORTH EDWARDS BOULEVARD

20' EASEMENT POWER AND LIGHT COMPANY WISCONSIN POWER AND LIGHT COMPANY EXCEPTION #1

LANDSCAPE CODE SUMMARY:

- SECTION 98-604: LANDSCAPING REQUIREMENTS FOR BUILDING FOUNDATIONS
 FORTY (40) LANDSCAPE POINTS PER ONE HUNDRED (100) LINEAR FEET OF BUILDING FOUNDATION.
 392 LF OF BUILDING FOUNDATION
 = 156.8 POINTS REQUIRED
 = 189 POINTS PROVIDED
- SECTION 98-605: LANDSCAPING REQUIREMENTS FOR DEVELOPED LOTS
 TEN (10) LANDSCAPE POINTS PER ONE THOUSAND (1,000) SQUARE FEET OF GROSS FLOOR AREA.
 8,969 SF OF GROSS FLOOR AREA
 = 89.69 POINTS REQUIRED
 = 140 POINTS PROVIDED
- SECTION 98-606: LANDSCAPING REQUIREMENTS FOR STREET FRONTAGES
 FORTY (40) LANDSCAPE POINTS PER ONE HUNDRED (100) LINEAR FEET OF STREET FRONTAGE.
 N. EDWARDS BOULEVARD: 231 LF
 = 92.4 POINTS REQUIRED
 = POINTS MET BY EXISTING LANDSCAPING TO REMAIN
- SECTION 98-607: LANDSCAPING REQUIREMENTS FOR PAVED AREAS
 EIGHTY (80) LANDSCAPE POINTS PER TEN THOUSAND (10,000) SQUARE FEET OF PAVED AREA OR 20 PARKING STALLS, WHICHEVER YIELDS THE GREATER LANDSCAPING REQUIREMENT.
 21,465 SF OF PAVED AREA
 = 172 POINTS REQUIRED
 = 92.4 POINTS REQUIRED
 58 PARKING SPACES
 = 232 POINTS REQUIRED
 = 341 POINTS PROVIDED

LANDSCAPE NOTES:

- LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES. PRIOR TO DIGGING IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
- GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
- ALL SHRUB AND GROUNDCOVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF CLEAN SHREDDED HARDWOOD MULCH.
- PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-12 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUBS AND TREES. AMEND BACKFILL WITH TOPSOIL MIX. BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE.
- TOPSOIL MIX TO BE 4 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL (i.e. NATURE'S HELPER OR PRO MIX).
- EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
- SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS. LIME AND FERTILIZER TO BE DISTRIBUTED PRIOR TO LAYING SOIL.
- SOIL TO BE DELIVERED FRESH (CUT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAD IMMEDIATELY, ROLLED AND WATERED THOROUGHLY WITHIN ONE HOUR OF INSTALLATION.
- ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
- ALL PARKING ISLANDS TO BE BERMED UP 6"-10" WITH CLEAN FRABLE TOPSOIL PRIOR TO PLANTING.
- ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK, AND THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- SITE TO BE 100% IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
- ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF PROBLEMS, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
- WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.

PERMANENT SOIL BLEND

- 90% FINE LEAF FESCUE (FESTUCA ARUNDINACEA) REBEL, REBEL II, WRANGLER, BONANZA, MOHAVE OR EQUAL.
- 10% KENTUCKY BLUEGRASS (POA PRATENSIS) MIDNIGHT, RUGBY II, MIDIRON VARIETIES OR EQUAL.
- 98% PURITY AND 85% GERMINATION
- 95% WEED FREE
- 2,200 SF

TAG	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
LARGE DECIDUOUS TREE						
GD	1	<i>Cymocladia dioica</i> 'Espresso'	Fruitless KY Coffee-tree	B&B	2.5" cal. 14"ht. 7"wd	Full, well shaped
QB	2	<i>Quercus bicolor</i>	Swamp White Oak	B&B	2.5" cal. 14"ht. 7"wd	Full, well shaped
QM	1	<i>Quercus macrocarpa</i>	Bur Oak	B&B	2.5" cal. 14"ht. 7"wd	Full, well shaped
TC	2	<i>Tilia cordata</i> 'Greenspire'	Greenspire Linden	B&B	2.5" cal. 14"ht. 7"wd	Full, well shaped
LOW DECIDUOUS TREE						
AG	3	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Apple Serviceberry	B&B	2" cal. 8"ht. 4"wd.	Full, well shaped, single-stem
MZ	4	<i>Morus x zumi</i> 'Colocarpa'	Redbud Crabapple	B&B	2" cal. 8"ht. 4"wd.	Full, well shaped, single-stem
TALL EVERGREEN TREE						
PH	2	<i>Pinus nigra</i>	Siberian Pine	B&B	8"ht. 4"wd.	Full to ground, well shaped
TALL DECIDUOUS SHRUB						
VC	2	<i>Viburnum cerasifolium</i> 'Compacta'	Dwarf Koreanspice Viburnum	B&B	36"ht. x 24"wd.	Full, vigorous
TALL / MEDIUM EVERGREEN SHRUB						
TM	16	<i>Taxus x media</i> 'Densiformis'	Dense Yew	#3 cont.	24"ht. x 24"wd.	Full, vigorous
TD	3	<i>Thuja occidentalis</i> 'Tachay'	Mission Arborvitae	B&B	48"ht. x 24"wd.	Full, vigorous
MEDIUM DECIDUOUS SHRUB						
AA	18	<i>Aronia arbutifolia</i> 'Brilliantissima'	Brilliant Red Chokeberry	#3 cont.	24"ht. x 24"wd.	Full, vigorous
EA	6	<i>Euonymus alata</i> 'Compactus'	Dwarf Burning Bush	#3 cont.	24"ht. x 24"wd.	Full, vigorous
KJ	6	<i>Kerria japonica</i>	Japanese Kerria	#3 cont.	24"ht. x 24"wd.	Full, vigorous
WF	11	<i>Weigelia florida</i> 'Java Red'	Java Red Weigelia	#3 cont.	24"ht. x 24"wd.	Full, vigorous
LOW DECIDUOUS SHRUB						
OD	7	<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster	#3 cont.	18"ht. x 18"wd.	Full, vigorous
HK	21	<i>Hypericum kalimianum</i>	Kalm St. Johnswort	#3 cont.	18"ht. x 15"wd.	Full, vigorous
SW	12	<i>Spiraea x bernoise</i> 'Gold Flame'	Gold Flame Spiraea	#3 cont.	18"ht. x 15"wd.	Full, vigorous
SJ	14	<i>Spiraea japonica</i> 'Little Princess'	Little Princess Spiraea	#3 cont.	18"ht. x 15"wd.	Full, vigorous
RA	15	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	#3 cont.	18"ht. x 15"wd.	Full, vigorous
LOW EVERGREEN SHRUB						
JS	11	<i>Juniperus chinensis</i> 'sargentii	Green Sargent Juniper	#3 cont.	12"ht. x 12"wd.	5' on center
PERENNIAL / ORNAMENTAL GRASS						
HE	23	<i>Hemerocallis</i> 'Stella D'Oro'	Stella D'Oro Daylily	#1 cont.		
PV	9	<i>Panicum virgatum</i> 'Heavy Metal'	Heavy Metal Switchgrass	#2 cont.		
RG	15	<i>Rudbeckia</i> 'Goldstrum'	Black-Eyed Susan	#1 cont.		
SH	10	<i>Sporobolus heterolepis</i>	Prairie Dropseed	#2 cont.		
SS	15	<i>Sedum x 'Autumn Joy'</i>	Autumn Joy Sedum	#1 cont.		

* QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES OF PLANTS ON LANDSCAPE PLAN.

REVISION	No.	DATE

PROJECT No: 075536
 DATE: SEP 2015
 DES. DR. CKD.

1815 South Meyers Road
 Suite 120
 Oakbrook Terrace, IL 60181
 630.424.9080
 FAX: 630.495.3731

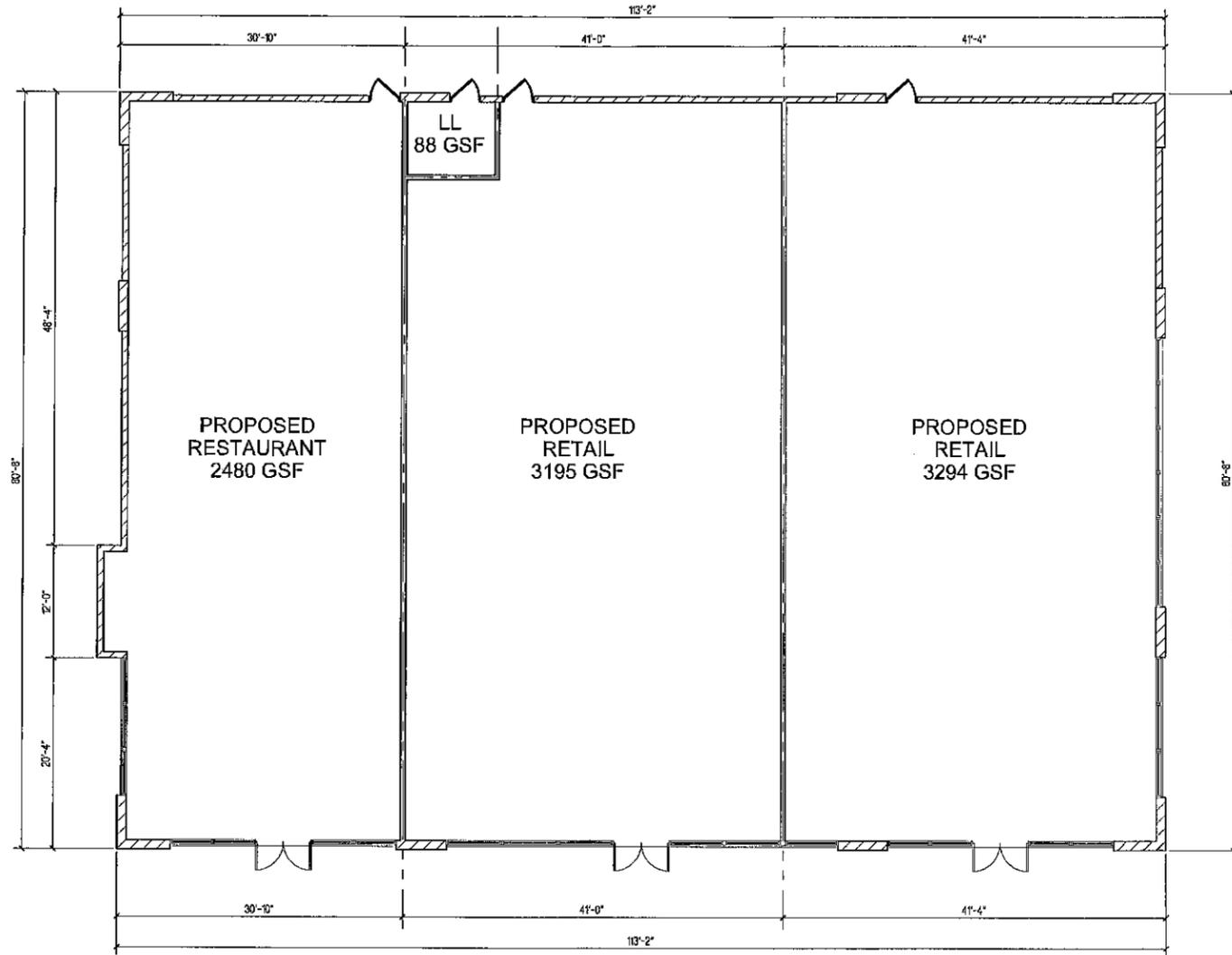
WOOLPERT

**SITE IMPROVEMENT PLANS
 KEY DEVELOPMENT
 EDWARDS BOULEVARD
 LAKE GENEVA, WISCONSIN**

LANDSCAPE PLAN

SHEET NO. **C500**

Layout Tab Name: C500 LANDSCAPE PLAN. Images: map.jpg - Xrefs: 075536 - P.dwg: 075536 - X.dwg: 075536 - TBL.K.dwg
 Last Saved By: martin.je, 9/23/2015 8:39:55 AM
 \\woolpertinc.local\All_Sheras.Sriniv\DE_Chicago\Clients\Key_Development\075536 Lake Geneva\4.0 Disciplines\Civil\Cadd\Cad\075536 - LAN.dwg Plotted By: Martin, John Plotted: September 23, 2015, 8:50:21 AM



1 Preliminary Main Floor Plan
 A1 1/8"=1'-0"

DATE
 SEPT. 09, 2016

REVISIONS

PROPOSED RETAIL DEVELOPMENT
 KEY DEVELOPMENT PARTNERS
 LOCATION
 EDWARDS BOULEVARD
 LAKE GENEVA, WISCONSIN

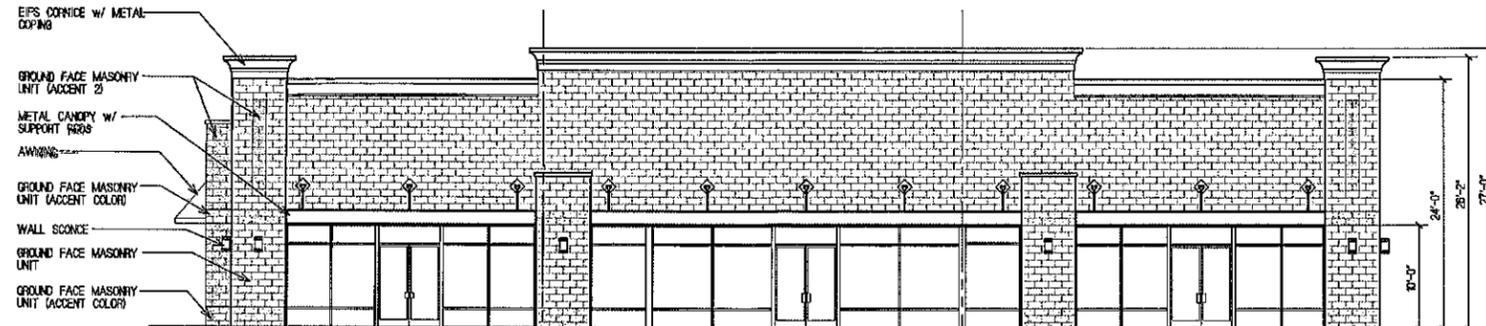
Reitan Architects, LLC.
 1325 Wiley Road - Suite 166 - Schaumburg, Illinois 60173
 PH. 847-519-1227 - FAX 847-519-0347
 Assumed Name No. 184-004083

SHEET NAME
 PRELIMINARY
 FLOOR PLAN

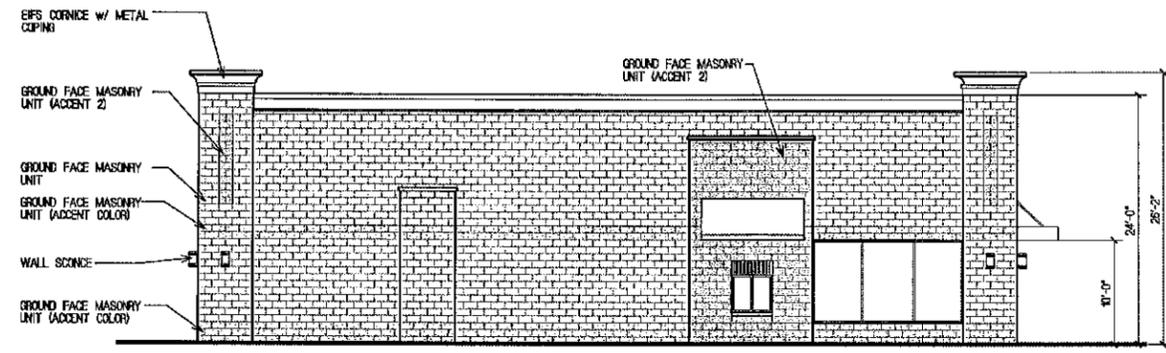
SHEET
A1

OF 2
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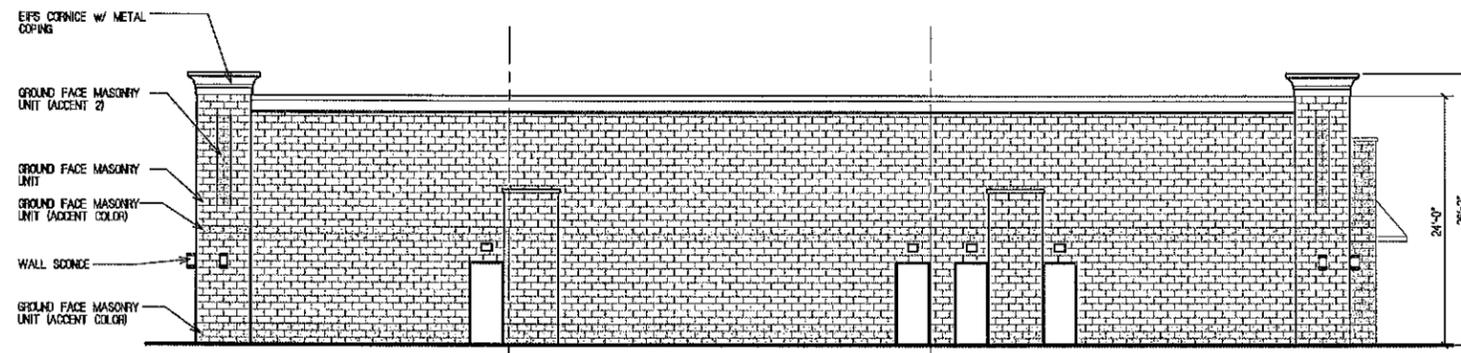
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 500.09-LG



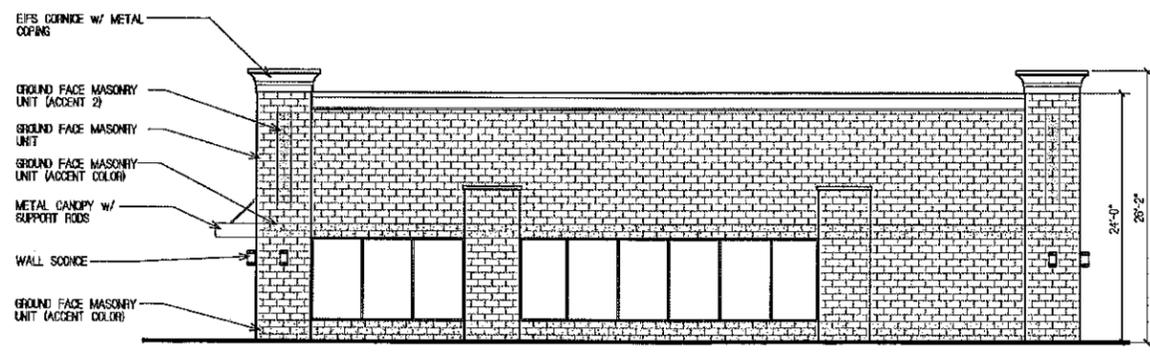
1 Preliminary East Elevation
SCALE: 1/8"=1'-0"



2 Preliminary South Elevation
SCALE: 1/8"=1'-0"



3 Preliminary West Elevation
SCALE: 1/8"=1'-0"



4 Preliminary North Elevation
SCALE: 1/8"=1'-0"

DATE	JULY 30, 2015
REVISIONS	SEPT. 09, 2015

PROPOSED RETAIL DEVELOPMENT
KEY DEVELOPMENT PARTNERS
 LOCATION
 EDWARDS BOULEVARD
 LAKE GENEVA, WISCONSIN

Reitan Architects, LLC.
 1325 Wiley Road - Suite 166 - Schaumburg, Illinois 60173
 Ph. 847-519-2227 - Fax 847-519-0347
 Assumed Name No. 184-004083

SHEET NAME

PRELIMINARY ELEVATIONS

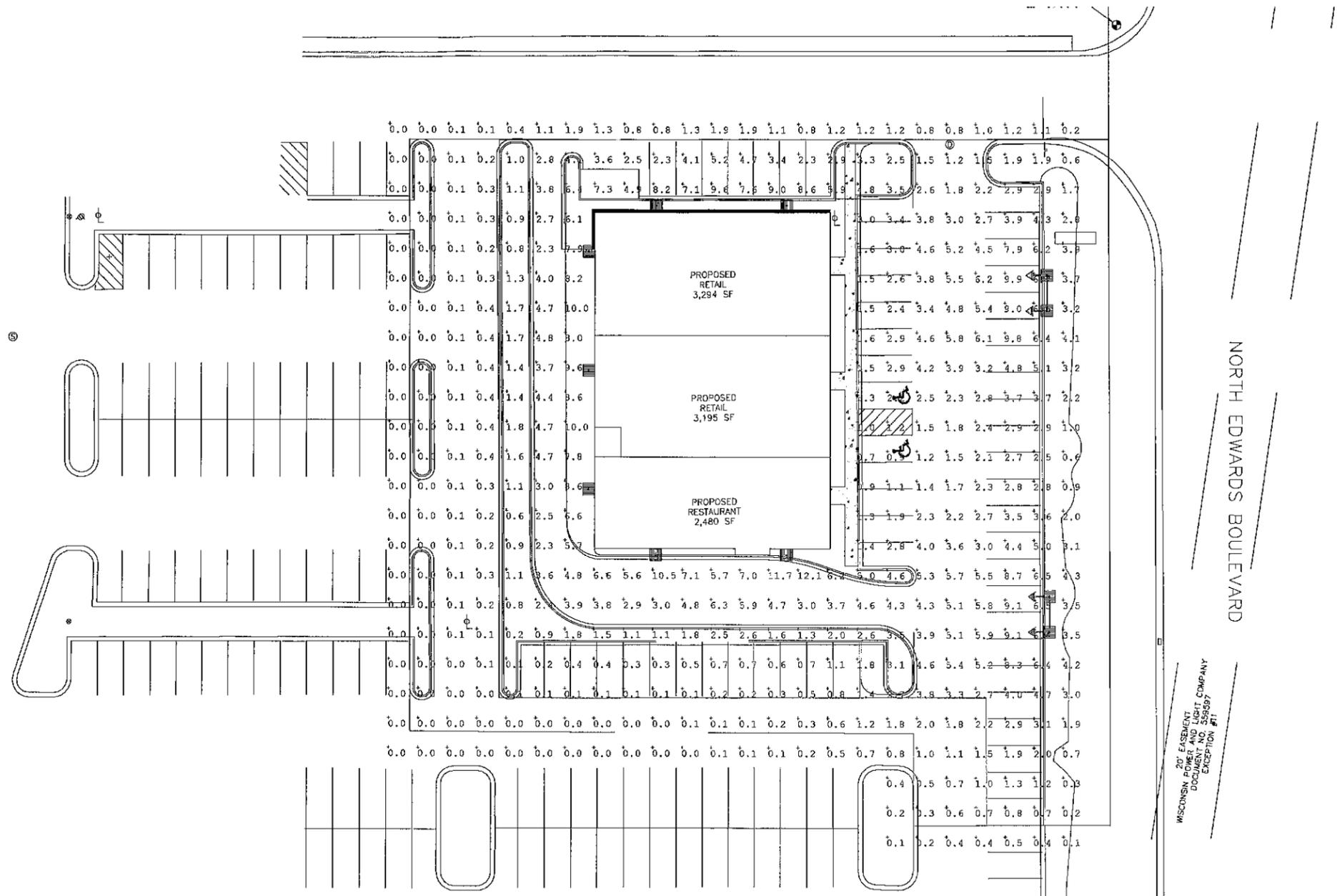
SHEET

A2
OF 1

PROJECT NO.
1500.09-16

REVISIONS

REV #	DATE	BY:



WISCONSIN 20' EASEMENT
POWER AND LIGHT COMPANY
DOCUMENT NO. 559597
EXCEPTION #11

NORTH EDWARDS BOULEVARD

WLS LIGHTING SYSTEMS
Consider the Impact!

1919 WINDSOR PLACE
FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM

WLS-10885

DATE -9/25/15

SCALE: 1"=20'

800-633-8711

PM: STEVE

BY: J.P.

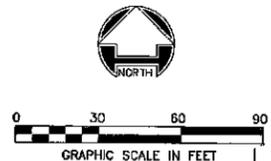
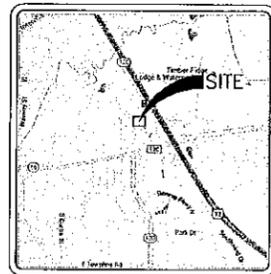
SHEET 1 OF 1

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.
THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSp/Lr	PtSp/Ft
PARKING SUMMARY	Fc	3.70	12.1	0.1	37.00	121.00	10	10

Luminaire Schedule								
Symbol	Qty	Label	Lumens	LLF	Description			
	2	A	44000	0.800	WLS-FVM-FP-400-PSMH-PG 25' POLE 2'-6" BASE			
	7	B	23500	0.800	WLS-RME-M-3-250-PSMH-PG 15' MOUNTING HEIGHT			

WLS10885 RETAIL LAKE GENEVA, WI PK: STEVE PLEASE EMAIL US FOR PRICING AT STEVE@WLSLIGHTING.COM



SITE MAP
NOT TO SCALE

LEGEND:

- | | | | | |
|---|--|---|-----------------------------------|---------------|
| — | SURVEYED BOUNDARY | — | GUARDRAIL | |
| — | LOT/PARCEL LINE | — | WOOD FENCE | |
| — | RIGHT OF WAY LINE | — | IRON FENCE | |
| — | SETBACK LINE | — | CHAIN LINK FENCE | |
| — | EXISTING EASEMENT LINE | — | STONE FENCE | |
| — | SECTION LINES | — | OVERHEAD ELECTRIC | |
| ● | SET R.R. SPIKE/NAIL IN ASPHALT OR IRON PIN W/ CAP IN SOIL OR CUT CROSS IN CONCRETE | — | OVERHEAD TELEPHONE | |
| ■ | SET CONCRETE MONUMENT | — | OVERHEAD CABLE | |
| ○ | REBAR FOUND | — | OVERHEAD ELECTRIC/TELEPHONE | |
| ○ | IRON PIPE FOUND | — | OVERHEAD ELECTRIC/CABLE | |
| ○ | NAIL FOUND | — | OVERHEAD TELEPHONE/CABLE | |
| ○ | SPIKE FOUND | — | OVERHEAD ELECTRIC/TELEPHONE/CABLE | |
| ○ | CHISELED CROSS FOUND | — | UNDERGROUND ELECTRIC | |
| ○ | DRILL HOLE FOUND | — | UNDERGROUND TELEPHONE | |
| ○ | AERIAL CONTROL FOUND | — | UNDERGROUND CABLE | |
| ○ | GPS MONUMENT FOUND | — | UNDERGROUND FIBER OPTIC | |
| ○ | STONE FOUND | — | UNDERGROUND GAS | |
| ○ | MONUMENT FOUND | — | WATER LINE | |
| ○ | R/W MONUMENT FOUND | — | FIRE PROTECTION LINE | |
| ○ | HARROW TOOTH FOUND | — | SANITARY LINE | |
| ○ | CONCRETE MONUMENT FOUND | — | STORM LINE | |
| ○ | BRASS PLUG FOUND | — | RAILROAD | |
| ○ | BENCH MARK FOUND/SET | — | TREE LINE | |
| ○ | POST | — | EDGE OF POND | |
| ○ | FLAG POLE | — | CREEK | |
| ○ | MAILBOX | — | P.O.B. | |
| ○ | PARKING METER | — | P.O.C. | |
| ○ | SIGN | — | R.O.W. | |
| ○ | SOIL BORING | — | TC | |
| ○ | MONITOR WELL | — | INV | |
| ○ | TEST PIT | — | RCP | |
| ○ | BOLLARD | — | PVC | |
| ○ | SATELLITE DISH | — | CPP | |
| ○ | DECIDUOUS TREE | — | VCP | |
| ○ | CONIFEROUS TREE | — | IP | |
| ○ | SHRUB | — | T/P | |
| ○ | BUMPING POST | — | T/F | |
| ○ | RR SIGNAL POLES | — | F/F | |
| ○ | RR CONTROL BOX | — | B/C | |
| ○ | SANITARY MANHOLE | — | △ | PARKING COUNT |
| ○ | CLEANOUT | — | | |
| ○ | LIFT STATION | — | | |
| ○ | STORM MANHOLE | — | | |
| ○ | INLET | — | | |
| ○ | CURB INLET | — | | |
| ○ | CATCH BASIN | — | | |
| ○ | DOUBLE CURB INLET | — | | |
| ○ | END SECTION | — | | |
| ○ | GAS MANHOLE | — | | |
| ○ | GAS VALVE | — | | |
| ○ | GAS METER | — | | |
| ○ | GAS REGULATOR | — | | |
| ○ | ELECTRIC MANHOLE | — | | |
| ○ | PULL BOX | — | | |
| ○ | TRANSFORMER | — | | |
| ○ | GROUND LIGHT | — | | |
| ○ | ELECTRIC METER | — | | |
| ○ | ELECTRIC PEDESTAL | — | | |
| ○ | HANDHOLE | — | | |
| ○ | TELEPHONE MANHOLE | — | | |
| ○ | TELEPHONE PEDESTAL | — | | |
| ○ | CABLE TV PEDESTAL | — | | |
| ○ | FIRE HYDRANT | — | | |
| ○ | WATER VALVE | — | | |
| ○ | WATER SERVICE | — | | |
| ○ | FIV VALVE | — | | |
| ○ | METER PIT | — | | |
| ○ | SIAMESE CONNECTION | — | | |
| ○ | FIRE DEPARTMENT CONNECTION | — | | |
| ○ | WATER SPIGOT/HOSE BIBB | — | | |
| ○ | WATER METER | — | | |
| ○ | WATER MANHOLE | — | | |
| ○ | WELL | — | | |
| ○ | SPRINKLER HEAD | — | | |
| ○ | SPRINKLER CONTROL VALVE | — | | |
| ○ | WATER FOUNTAIN | — | | |
| ○ | POWER POLE | — | | |
| ○ | TELEPHONE POLE | — | | |
| ○ | TRAFFIC SIGNAL POLE | — | | |
| ○ | GROUND POST | — | | |
| ○ | GUY POLE | — | | |
| ○ | GUY WIRE | — | | |
| ○ | AIR CONDITIONING UNIT | — | | |
| ○ | TRAFFIC CONTROL BOX | — | | |
| ○ | TRAFFIC PULL BOX | — | | |
| ○ | TRAFFIC MANHOLE | — | | |
| ○ | WATER LINE MARKER/PAINT/FLAG | — | | |
| ○ | TELEPHONE LINE MARKER/PAINT/FLAG | — | | |
| ○ | FIBER OPTIC LINE MARKER/PAINT/FLAG | — | | |
| ○ | CABLE TV LINE MARKER/PAINT/FLAG | — | | |
| ○ | ELECTRIC LINE MARKER/PAINT/FLAG | — | | |
| ○ | GAS LINE MARKER/PAINT/FLAG | — | | |
| ○ | SANITARY LINE MARKER/PAINT/FLAG | — | | |
| ○ | STORM LINE MARKER/PAINT/FLAG | — | | |
| ○ | UNKNOWN LINE MARKER/PAINT/FLAG | — | | |

PROPERTY DESCRIPTION:

A PART OF LOT 1 OF PELLER WOODS, A SUBDIVISION LOCATED IN PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1;

THENCE ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST RIGHT OF WAY LINE OF NORTH EDWARDS BOULEVARD, SOUTH 00 DEGREES 06 MINUTES 02 SECONDS EAST, A DISTANCE OF 110.34 FEET TO AN IRON ROD SET AT THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE CONTINUING ALONG SAID LINE, SOUTH 00 DEGREES 06 MINUTES 02 SECONDS EAST, A DISTANCE OF 231.00 FEET TO AN IRON ROD SET;

THENCE LEAVING SAID LINE ACROSS SAID LOT 1 FOR THE FOLLOWING FIVE (5) COURSES:

- SOUTH 89 DEGREES 53 MINUTES 58 SECONDS WEST, A DISTANCE OF 42.50 FEET TO AN IRON ROD SET;
- NORTH 00 DEGREES 06 MINUTES 02 SECONDS WEST, A DISTANCE OF 43.00 FEET TO AN IRON ROD SET;
- SOUTH 89 DEGREES 53 MINUTES 58 SECONDS WEST, A DISTANCE OF 166.00 FEET TO AN IRON ROD SET;
- NORTH 00 DEGREES 06 MINUTES 02 SECONDS EAST, A DISTANCE OF 206.50 FEET TO THE TRUE POINT OF BEGINNING;
- NORTH 89 DEGREES 53 MINUTES 58 SECONDS WEST, A DISTANCE OF 166.00 FEET TO AN IRON ROD SET;

CONTAINING 0.942 ACRES, MORE OR LESS, SUBJECT HOWEVER TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS CONTAINED IN ANY INSTRUMENTS OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND.

AREA SCHEDULE:

41,025 S.F. OR 0.942 ACRES (MORE OR LESS)

ZONING INFORMATION:

NO ZONING INFORMATION WAS PROVIDED BY THE INSURER.

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88. IRON ROD SET - SEE DRAWING FOR LOCATION. ELEVATION = 875.46'

SURVEYOR'S NOTES:

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 - PLOTTABLE BUILDING RESTRICTIONS, ENCUMBRANCES, AND EASEMENTS WHICH ARE LISTED IN THE TITLE COMMITMENT ARE SHOWN HEREON. PLEASE REFER TO YOUR TITLE ABSTRACT, DEED, GUARANTEE POLICY, TITLE COMPANY, LOCAL GOVERNMENTAL BODIES, LOCAL ORDINANCES, AND OTHERS, IN ORDER TO DETERMINE IF ANY ADDITIONAL AGREEMENTS, LIENS, WATERS, RESTRICTIONS, ENCUMBRANCES, AND EASEMENTS EXIST.
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 - CALL DIGGERS HOTLINE (1-800-242-8511) FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
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 - COMPARE THIS DESCRIPTION AND POINTS, BEFORE BUILDING, AND REPORT ANY DISCREPANCIES AT ONCE TO THE SURVEYOR.
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 - GRANT OF EASEMENT TO THE CITY OF LAKE GENEVA RECORDED IN VOLUME 316 OF RECORDS ON PAGE 332 AS DOCUMENT NO. 98309. DOCUMENT DOES NOT AFFECT THE SUBJECT PROPERTY.
 - GRANT OF EASEMENT TO WISCONSIN POWER AND LIGHT COMPANY RECORDED IN VOLUME 637 OF RECORDS ON PAGE 2038 AS DOCUMENT NO. 314935. DOCUMENT DOES NOT AFFECT THE SUBJECT PROPERTY.
 - 15. NOT SURVEY MATTERS.

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

TO: HOME DEPOT U.S.A., INC.
CHICAGO TITLE INSURANCE COMPANY
KOP LAKE GENEVA LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM, AND INCLUDES ITEMS:

- 1, 2, 3, 4, 5, 6(A), 7(A), 7(B), 7(C), 8, 9, 11(A), 14, 15, 17 AND 18.

OF TABLE "A" THEREOF, THE FIELDWORK WAS COMPLETED ON 7/23/15. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT WISCONSIN MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

STEPHEN R. KREGER
WISCONSIN REGISTERED LAND SURVEYOR #5-2947
LICENSE EXPIRES 1/31/16

DATE: _____

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 256-1181
Neenah Area (920) 842-2269
www.diggershotline.com

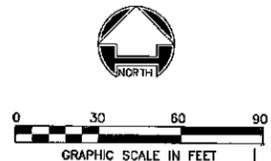
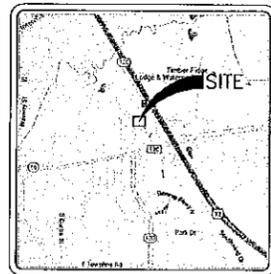
No.	DATE	REVISION
1.	09/21/15	PARCEL CHANGED

PROJECT No:	75536
DATE:	09/08/15
SCALE AS SHOWN:	
DES.:	SRK
DR.:	TMC
CHECKED:	SRK

WOOLPERT, INC.
1816 South Meyers Road,
Suite 120
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.486.3731



LAKE GENEVA RETAIL, WI
A PART OF THE NORTH 1/2 OF SECTION 31,
TOWNSHIP 2 NORTH, RANGE 18 EAST OF THE 4TH
PRINCIPAL MERIDIAN, WALWORTH COUNTY, WISCONSIN
ALTA/ACSM LAND TITLE SURVEY



SITE MAP
NOT TO SCALE

LEGEND:

- | | | | | |
|---|--|---|-----------------------------------|---------------|
| — | SURVEYED BOUNDARY | — | GUARDRAIL | |
| — | LOT/PARCEL LINE | — | WOOD FENCE | |
| — | RIGHT OF WAY LINE | — | IRON FENCE | |
| — | SETBACK LINE | — | CHAIN LINK FENCE | |
| — | EXISTING EASEMENT LINE | — | STONE FENCE | |
| — | SECTION LINES | — | OVERHEAD ELECTRIC | |
| ● | SET R.R. SPIKE/NAIL IN ASPHALT OR IRON PIN W/ GIP IN SOIL OR CUT CROSS IN CONCRETE | — | OVERHEAD TELEPHONE | |
| ■ | SET CONCRETE MONUMENT | — | OVERHEAD CABLE | |
| ○ | REBAR FOUND | — | OVERHEAD ELECTRIC/TELEPHONE | |
| ○ | IRON PIPE FOUND | — | OVERHEAD ELECTRIC/CABLE | |
| ○ | NAIL FOUND | — | OVERHEAD TELEPHONE/CABLE | |
| ○ | SPIKE FOUND | — | OVERHEAD ELECTRIC/TELEPHONE/CABLE | |
| ○ | CHISELED CROSS FOUND | — | UNDERGROUND ELECTRIC | |
| ○ | DRILL HOLE FOUND | — | UNDERGROUND TELEPHONE | |
| ○ | AERIAL CONTROL FOUND | — | UNDERGROUND CABLE | |
| ○ | GPS MONUMENT FOUND | — | UNDERGROUND FIBER OPTIC | |
| ○ | STONE FOUND | — | UNDERGROUND GAS | |
| ○ | MONUMENT FOUND | — | WATER LINE | |
| ○ | R/W MONUMENT FOUND | — | FIRE PROTECTION LINE | |
| ○ | HARROW TOOTH FOUND | — | SANITARY LINE | |
| ○ | CONCRETE MONUMENT FOUND | — | STORM LINE | |
| ○ | BRASS PLUG FOUND | — | RAILROAD | |
| ○ | BENCH MARK FOUND/SET | — | TREE LINE | |
| ○ | POST | — | EDGE OF POND | |
| ○ | FLAG POLE | — | CREEK | |
| ○ | MAILBOX | — | P.O.B. | |
| ○ | PARKING METER | — | P.O.C. | |
| ○ | SIGN | — | R.O.W. | |
| ○ | SOIL BORING | — | TC | |
| ○ | MONITOR WELL | — | INV | |
| ○ | TEST PIT | — | RCP | |
| ○ | BOLLARD | — | PVC | |
| ○ | SATELLITE DISH | — | CPP | |
| ○ | DECIDUOUS TREE | — | VCP | |
| ○ | CONIFEROUS TREE | — | IP | |
| ○ | SHRUB | — | T/P | |
| ○ | BUMPING POST | — | T/F | |
| ○ | RR SIGNAL POLES | — | F/F | |
| ○ | RR CONTROL BOX | — | B/C | |
| ○ | SANITARY MANHOLE | — | △ | PARKING COUNT |
| ○ | CLEANOUT | — | | |
| ○ | LIFT STATION | — | | |
| ○ | STORM MANHOLE | — | | |
| ○ | INLET | — | | |
| ○ | CURB INLET | — | | |
| ○ | CATCH BASIN | — | | |
| ○ | DOUBLE CURB INLET | — | | |
| ○ | END SECTION | — | | |
| ○ | GAS MANHOLE | — | | |
| ○ | GAS VALVE | — | | |
| ○ | GAS METER | — | | |
| ○ | GAS REGULATOR | — | | |
| ○ | ELECTRIC MANHOLE | — | | |
| ○ | PULL BOX | — | | |
| ○ | TRANSFORMER | — | | |
| ○ | GROUND LIGHT | — | | |
| ○ | ELECTRIC METER | — | | |
| ○ | ELECTRIC PEDESTAL | — | | |
| ○ | HANDHOLE | — | | |
| ○ | TELEPHONE MANHOLE | — | | |
| ○ | TELEPHONE PEDESTAL | — | | |
| ○ | CABLE TV PEDESTAL | — | | |
| ○ | FIRE HYDRANT | — | | |
| ○ | WATER VALVE | — | | |
| ○ | WATER SERVICE | — | | |
| ○ | FIV VALVE | — | | |
| ○ | METER PIT | — | | |
| ○ | SIAMASE CONNECTION | — | | |
| ○ | FIRE DEPARTMENT CONNECTION | — | | |
| ○ | WATER SPIGOT/HOSE BIBB | — | | |
| ○ | WATER METER | — | | |
| ○ | WATER MANHOLE | — | | |
| ○ | WELL | — | | |
| ○ | SPRINKLER HEAD | — | | |
| ○ | SPRINKLER CONTROL VALVE | — | | |
| ○ | WATER FOUNTAIN | — | | |
| ○ | POWER POLE | — | | |
| ○ | TELEPHONE POLE | — | | |
| ○ | TRAFFIC SIGNAL POLE | — | | |
| ○ | GROUND POST | — | | |
| ○ | GUY POLE | — | | |
| ○ | GUY WIRE | — | | |
| ○ | AIR CONDITIONING UNIT | — | | |
| ○ | TRAFFIC CONTROL BOX | — | | |
| ○ | TRAFFIC PULL BOX | — | | |
| ○ | TRAFFIC MANHOLE | — | | |
| ○ | WATER LINE MARKER/PAINT/FLAG | — | | |
| ○ | TELEPHONE LINE MARKER/PAINT/FLAG | — | | |
| ○ | FIBER OPTIC LINE MARKER/PAINT/FLAG | — | | |
| ○ | CABLE TV LINE MARKER/PAINT/FLAG | — | | |
| ○ | ELECTRIC LINE MARKER/PAINT/FLAG | — | | |
| ○ | GAS LINE MARKER/PAINT/FLAG | — | | |
| ○ | SANITARY LINE MARKER/PAINT/FLAG | — | | |
| ○ | STORM LINE MARKER/PAINT/FLAG | — | | |
| ○ | UNKNOWN LINE MARKER/PAINT/FLAG | — | | |

PROPERTY DESCRIPTION:

A PART OF LOT 1 OF PELLER WOODS, A SUBDIVISION LOCATED IN PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 18 EAST, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1;

THENCE ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST RIGHT OF WAY LINE OF NORTH EDWARDS BOULEVARD, SOUTH 00 DEGREES 06 MINUTES 02 SECONDS EAST, A DISTANCE OF 110.34 FEET TO AN IRON ROD SET AT THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE CONTINUING ALONG SAID LINE, SOUTH 00 DEGREES 06 MINUTES 02 SECONDS EAST, A DISTANCE OF 231.00 FEET TO AN IRON ROD SET;

THENCE LEAVING SAID LINE ACROSS SAID LOT 1 FOR THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 89 DEGREES 53 MINUTES 58 SECONDS WEST, A DISTANCE OF 42.50 FEET TO AN IRON ROD SET;
2. NORTH 00 DEGREES 06 MINUTES 02 SECONDS WEST, A DISTANCE OF 43.00 FEET TO AN IRON ROD SET;
3. SOUTH 89 DEGREES 53 MINUTES 58 SECONDS WEST, A DISTANCE OF 166.00 FEET TO AN IRON ROD SET;
4. NORTH 00 DEGREES 06 MINUTES 02 SECONDS EAST, A DISTANCE OF 206.50 FEET TO THE TRUE POINT OF BEGINNING;
5. NORTH 89 DEGREES 53 MINUTES 58 SECONDS WEST, A DISTANCE OF 166.00 FEET TO AN IRON ROD SET;

CONTAINING 0.942 ACRES, MORE OR LESS, SUBJECT HOWEVER TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS CONTAINED IN ANY INSTRUMENTS OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND.

AREA SCHEDULE:

41,025 S.F. OR 0.942 ACRES (MORE OR LESS)

ZONING INFORMATION:

NO ZONING INFORMATION WAS PROVIDED BY THE INSURER.

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88. IRON ROD SET - SEE DRAWING FOR LOCATION. ELEVATION = 875.46'

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 11. GRANT OF EASEMENT TO WISCONSIN POWER AND LIGHT COMPANY RECORDED IN VOLUME 605 OF DEEDS ON PAGE 20 AS DOCUMENT NO. 558987. DOCUMENT DOES NOT AFFECT THE SUBJECT PROPERTY.
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SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

TO: HOME DEPOT U.S.A., INC.
CHICAGO TITLE INSURANCE COMPANY
KOP LAKE GENEVA LLC

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STEPHEN R. KREGER
WISCONSIN REGISTERED LAND SURVEYOR #5-2947
LICENSE EXPIRES 1/31/16

DATE: _____

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 256-1181
Mailing Inquiries (800) 542-2269
www.diggershotline.com

No.	DATE	REVISION
1.	09/21/15	PARCEL CHANGED

PROJECT No:	75536
DATE:	09/08/15
SCALE AS SHOWN:	
DES.:	SRK
DR.:	TMC
CHK.:	SRK

WOOLPERT, INC.
1816 South Meyers Road,
Suite 120
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.486.3731

WOOLPERT
DESIGN/CONSTRUCTION/INSURANCE

LAKE GENEVA RETAIL, WI
A PART OF THE NORTH 1/2 OF SECTION 31,
TOWNSHIP 2 NORTH, RANGE 18 EAST OF THE 4TH
PRINCIPAL MERIDIAN, WALWORTH COUNTY, WISCONSIN

ALTA/ACSM LAND TITLE SURVEY

R:\GS\Projects\Various\75536 - Lake Geneva Retail\Drawings\75536 - Alt01Topo-R3.dwg, Plotted By: kaczmarek, Plotted: Sep 21, 2015 - 4:24pm

To: Mr. Ken Robers **Date:** October 13, 2015

From: Gary R. Splinter, R.L.S., Greg Governatori, P.E.

CC: Tom Foht, P.E.

Subject: Review of Certified Survey Map and Site Plans by Key Development Partners, LLC (for Home Depot USA Inc.) in the City of Lake Geneva

We have completed a review of a Certified Survey Map prepared by Stephen R. Krueger of Woolpert and site plans drawings including General Development Plans (PD/GDP) dated September 2015. The CSM review was conducted to determine compliance with Chapter 236 of the Wisconsin State Statutes, Chapter 66-36 of the City of Lake Geneva Municipal Code and good surveying practices. The Certified Survey Map dated September 24, 2015 was reviewed. The Engineering review was conducted to determine compliance with the City of Lake Geneva Municipal Code and good engineering practices.

The Following Documents were submitted for Review.

- Sheet C200 – Site Plan, dated September 2015
- Sheet C300 – Grading Plan, dated September 2015
- Sheet C500- Landscape Plan, dated September 2015
- Sheets A1-A2- Preliminary Floor and Elevations Plans, dated September 9th, 2015
- Sheet 1 of 1 Lighting Plan

General Site Plan Review Comments:

- It appears that that the impervious area of the site is being reduced thus reducing storm water runoff. City ordinance requires storm water management for developments that exceed 0.5 acres of impervious surface. The storm water is currently collected in the existing Home Depot Storm Sewer system and treated by the Home Depot regional detention basin. Calculations shall be provided comparing the existing impervious square footage to the proposed Impervious square footage.
- Many of the site notes on Sheets C200 and C300 refer to the Illinois Department of Transportation Specifications (IDOT). All reference in the notes shall refer to Lake Geneva and Wisconsin Department of Transportation Standards and specifications. (WisDOT). Specifically, Items 3, 4, and 8 on sheet C200 and Items 5, 24, and 31 on Sheet C300.
- Many of the Site notes are not applicable to this project, please review all site notes and remove any items not specific to the proposed improvements. It appears that notes 10,11,12, possibly 20,27,28,29 and 31 do not apply.
- The submittal did not include demolition, erosion control, utility plans, or detail sheets. We assume that Sheets C100, C400 and C600 may cover these items. Items we will require as part of the PIP submittal include but are not limited to the following:
 - Limits of saw cuts, pavement removals, clearing, curb removals, light pole removals, and any demolition related items.

- All details including, sections, retaining walls, curb & gutter, inlets, accessible ramps, signage, erosion control, etc
- Storm sewer, water main and sanitary sewer utility plans, location of connections, restoration if outside shown project limits, materials, lengths, slopes and sizing calculations need to be provided.
- Erosion Control Plan showing, inlet protection, perimeter control if necessary, traffic control and construction fencing.

Sheet C200 Review Comments:

- A grease interceptor is shown in the parking spaces in front of the restaurant, however no utilities have been shown at this time.
- The dumpster pad and area in front should be 8" of reinforced concrete.
- The curb return at the Southwest corner of the building should tie directly into the corner of the building and not taper out into the service loading area.
- Protective bollards have not been shown on the site plan. They may need to be considered at the drive through window area and southwest corner of the building.
- Update the site legend to reflect current project applicability requirements and detail call outs.
- A 6" Water main is shown entering the service room somewhere from the west. Please provide detail in the PIP submittal. Trench work and restoration associated with the installation of the new water main service shall be shown on the plans.
- The Final grading plan shall detail the accessible ramps and associated grades. WisDOT standards ramps types shall be followed.

Sheet C300 Review Comments:

- The final grading should be reviewed to ensure that a minimum 1% grade is obtained for proper paving and drainage. The west curb island appears to block drainage from the west and then push north to south at less than .5%. There also appears to be a low spot in the drive through lane near the southwest corner without an inlet.

Lighting Review Comments

- Please confirm that the existing light pole in the northeast island is being removed. Trench work and restoration associated with the installation of the new lighting shall be shown on the plans.

Comments for the Certified Survey Map:

- As per s.236.20 (2(b)) - Please indicate the outside diameter of all monuments.
- As per s.236.20 (3(d)) - Please underscore adjoining street and subdivisions with dashes or dots.
- As per s.236.20 (2(k)) - Please indicate the central angle subtended and tangent bearings for each of the curves.
- As per s.236.34 (1(d(3))) - Please revise the Surveyors Certificate to include "and dedicated" if this is warranted in the addition of right of way on Turkey Farm Road.
- As per s.236.34 (ar) - Please remove the Department of Administration and Walworth County Planning from the Owner's Certificate.
- As per sec. 66-36(1) – Please remove the City Council Resolution Certificate show only the Plan Commission Approval Certificate with the City Clerk Resolution note.

We recommend approval of the Certified Survey Map and General Development Site Plans subject to the enclosed comments. Although the material has been reviewed, the Applicant and their consultants are ultimately responsible for the thoroughness and accuracy of the Certified Survey Map and site plans for conformance with state statutes, standards and The Lake Geneva municipal city code.

Please contact me if you have any questions or comments pertaining to this project.