CITY OF LAKE GENEVA
PLAN COMMISSION MEETING
MONDAY, NOVEMBER 16, 2015- 6:30 PM
COUNCIL CHAMBERS, CITY HALL

A g e n d a

1. Meeting called to order by Mayor Connors.

2. Roll Call.

3. Approve Minutes of October 19, 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.
   A) Application by Michelle Bergsma for Paws for Treats, 851 W Main Street, Lake Geneva, WI 53147 for a new exterior sign on the storefront at Tax Key No. ZOP 00254.

   B) Application by Julie Selby, for Board & Brush, 252 Center Street, Lake Geneva, WI 53147 for a new exterior signs on the monument, storefront and rear at Tax Key No. ZOP 00258.

7. Public Hearing and Recommendation on an a Conditional Use Application for Indoor Commercial Entertainment submitted by Julie Selby for Board & Brush, 800 Blue Spruce Circle, Hartland, WI 53029, for tenant space at 252 Center Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00258.

8. Public Hearing and Recommendation on an a Conditional Use Application for a Physical Activity Studio (Yoga Studio) submitted by Samantha Strenger, 721 Geneva Street, Lake Geneva, WI 53147 for an upper level space at Good Vibes, at 234 Broad Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00257.

9. Review and recommendation for a Site Plan Amendment filed by Basso Builders, 405 Skyline Drive, for property at the corner of Skyline Drive and Curtis Street, Lake Geneva, WI 53147, Tax Key No. ZA459300001.

10. Review and recommendation for a Preliminary Plat filed by Kapur & Associates, Inc. for Symphony Bay, for property located South of Townline Road, North of Bloomfield Road and East of Edwards Blvd. Lake Geneva, WI 53147, formally known as Southland Farms Subdivision, Tax Key No's to be assigned.

11. Public Hearing and recommendation on a Conditional Use Application filed by Kelly C. Frazier of McCormack + Etten / Architects, LLP, 400 Broad Street, Lake Geneva, WI 53147 for Bruce & Joy Irussi, 13481 Edgewater Drive, Lakewood, OH 44107, to construct an addition to a Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at 145 Lakeview Drive, Tax Key No. ZLM 00074.

12. 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 11/13/15

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

MINUTES

1. **Meeting called to order at 7:21 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 September 21, 2015 Plan Commission meeting as distributed.**

MOTION #1
Gibbs/Skates moved to approve the minutes of September 21, 2015 Plan Commission meeting as distributed.
The motion carried unanimously.

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

5. **Acknowledgment of Correspondence. -** None

6. **Downtown Design Review. -** 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.**

DISCUSSION –Chris Perry – Engineer – Oakbrook Terrace, IL (agent for Key Development/Home Depot)
Applicant gave brief overview of the application details and there was a brief discussion amongst the Commission to clarify those details. Planner Slavney stated that staff is recommending approval upon the dedication of an additional 20 ½ ft for the right of way dedicated to the public, on the North side of the parent property. Perry requested separating the 20 ½ ft of dedication from the CSM review and it was declined.

Home Depot Consultant – David Behrans (architect) – agent for Home Depot
Behrans addressed the commission regarding the dedication requirement as well as potential Turkey Road and proposed development issues. Behrans stated Home Depot would pass on this development if they are required to donate the 20 ½ ft.

MOTION #2
Kupsik/Flowers moved to approve the 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; conditional on a dedication of 20 ½ ft of right of way along the north side, staff recommendations and the City engineer's letter dated October 13, 2015. The motion carried unanimously.

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.**

DISCUSSION –Chris Perry – Engineer – Oakbrook Terrace, IL (agent for Key Development/Home Depot)
Applicant gave brief overview of the Planned Development & Conceptual GDP details and there was a brief discussion amongst the Commission to clarify those details. The discussion covered various details regarding the drive thru, drive thru sign, landscaping, driveway issues, parking stalls, deliveries etc.

PUBLIC SPEAKER #1 – Charlene Klein, 817 Wisconsin Street, LG
Klein had questions regarding the parking for the proposed facility.
She stated her concerns regarding safety.

Planner Slavney commented in reply to Klein's inquiry about parking safety. He stated utilization of the North driveway will need to be reported and studied and discussion continued regarding the parking spaces.

MOTION #3
Kupsik/Flowers moved to close the public hearing. The motion carried unanimously.

MOTION #4
Kupsik/Flowers moved to approve the application 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, to include all staff recommendations and conditional on the approval of the CSM, to have staff look at the parking concerns at the North side and the City engineer's letter dated October 13, 2015. The motion carried unanimously.

9. **Adjournment**

MOTION #5
Skates/Flower moved to adjourn the meeting at 8:21 pm.
The motion carried unanimously.

/s/Jackie Gregoles, B&Z Administrative Assistant

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE PLAN COMMISSION

STAFF REPORT
To Lake Geneva Plan Commission

Meeting Date: November 16, 2015

Agenda Item #6A

Applicant:
Paws for Treats
252 Center Street
Lake Geneva, WI 53147

Request:
Exterior signage for business
Tax Key No. ZOP 00254

Description:
The applicant proposes to add a sign to the building at the location for the business. The size of the sign meets the downtown design standards and the colors do not fall within our restricted color palette.

Staff Recommendation:
The new signs meet all specifications for the Downtown district and Sign Ordinance. Staff's recommendation is that the sign be approved as presented with any Commission amendments.

Agenda Item #6B

Applicant:
Board & Brush
252 Center Street
Lake Geneva, WI 53147

Request:
Exterior signage for new business
Tax Key No. ZOP 00258

Description:
The applicant proposes to add a sign to the monument and front and back door of the building at the location for the business. The size of the signs meet the downtown design standards and the colors do not fall within our restricted color palette.

Staff Recommendation:
The new signs meet all specifications for the Downtown district and Sign Ordinance. Staff's recommendation is that the sign be approved as presented with any Commission amendments.

Agenda Item #7

Applicant:
Julie Selby for Board & Brush
800 Blue Spruce Circle
Hartland WI 53029

Request:
Conditional use to Operate a Indoor Commercial Entertainment Facility (Food and drinks) at 252 Center Street, Tax Key No. ZOP 00258.

Description: The applicant proposes to operate a Commercial Indoor Entertainment Facility serving malt beverages and food, at their painting classes and retail shop, which requires a Conditional Use permit.

Staff Recommendation: Staff has no objection to the proposed Conditional Use for the Board and Brush at this location as the space is currently empty and is large enough for the proposed use.

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

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 this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed 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 of 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:

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 this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed 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 located in an area that will not be adequately served by, and will impose an undue burden on any of 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.

Agenda Item #8

Applicant:
Samantha Strenger for Good Vibes
721 Geneva Street
Lake Geneva, WI 53147

Request:
Conditional use to Operate a Physical Activity Studio (Yoga Studio) at 234 Broad Street, Tax Key No. ZOP 00257.

Description: The applicant proposes to operate a Physical Activity Studio in an existing upper level of their facility which requires a Conditional Use permit.

Staff Recommendation: Staff has no objection to the proposed Conditional Use for the Physical Activity Studio at this location as the space is currently empty and is large enough for the proposed use. It also fits in with the healthy lifestyle philosophy of their establishment.

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

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 this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed 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 of 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:

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 this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed 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 located in an area that will not be adequately served by, and will impose an undue burden on any of 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.

Agenda Item #9

Applicant:
Basso Development
405 Skyline Drive
Lake Geneva, WI 53147

Request:
Site Plan amendment to make the garages and Ranch units larger and to add a swimming pool to their development at Tax Key ZA459300001.

Description:
The applicant would like to make the four ranch rental units four feet wider and to enlarge all of the garage units at the proposed development and they also want to add a swimming pool and pool house to the site.

Staff Recommendation:
Staff has no objection to the additional area added to the ranch units and garages as it will allow more space inside the units for storage as required by the approved Group Development. The pool will also add amenities to the development to attract qualified renters and appeal to their upscale approach as long as it meets all the State of Wisconsin requirements for a commercial pool and the Cities requirement for a four foot high fence.

Agenda Item #10

Applicant:
Kapur & Associates, LLC for Symphony Bay
220 Cook Street
Lake Geneva, WI 53147

Request:
Preliminary Plat for the housing development at Bloomfield Road and Townline Road, East of Edwards Blvd. formally Southwind Farms.

Description:
The applicant is presenting the Preliminary Plat for the Symphony Bay Subdivision.

Staff Recommendation:
Staff has no objection to the Proposed Preliminary Plat with the requirements that the final plat includes the Top of Foundation (TOF) and Yard Grade elevations at the house for each lot. Storm, water, and sewer laterals shown on each lot on the utility maps. Note on all pages that sump pumps be connected to the storm system, and notes on Final Plat pages that the garages for all homes be set back a minimum of two feet behind the front of the house or porches. Also included would be all requirement of the Planned Development amendment as previous approved.

Agenda Item #11

Applicant:
Kelly Frazier for Bruce & Joy Irussi
13481 Edgewater Drive
Lakewood, OH 44107

Request:
Conditional Use Application to use the Single Family (SR-4) zoning requirements in an Estate Residential (ER-1) District for an addition to an existing building at 145 Lakeview Drive Tax Key No. ZLM 00074.

Description:
The applicant would like to add on their existing home in home in the Manor subdivision that would require a Conditional Use permit to use the Zoning setbacks from the Single Family Residential (SR-4) District.

Staff Recommendation:
Staff recommends that the applicants be allowed to use Single Family Residential (SR-4) District with the requirements that the approval of the Manor Board be obtained and that a drainage plan be approved by staff and the City Engineer to address water runoff concerns of the surrounding neighbors.

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

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 this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed 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 of 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:

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 this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed 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 located in an area that will not be adequately served by, and will impose an undue burden on any of 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 may provide additional comment on the above items and will comment on remaining agenda items at the meeting.

_____

Zoning Administrator

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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:
851 West Main Street
Lake Geneva WI 53147

Name & Address of Current Building Owner:
Inland Commercial Real Estate Services
32533 Collection Center Drive
Chicago, IL 60693-0325
Telephone Number of Current Building Owner: Director of Operations
Keith Radke
630-586-6274

Name & Address of Applicant:
Michelle Bergsma
2632 Echo Lane
Burlington, WI 53105
Telephone Number of Applicant: 262-757-5542

Proposed Design Change:
Create and hang sign
above awning
Size 20" x 144"

Zoning District: _____

Names & Address of Architect, Engineer, and/or Contractor of Project:
Jack VandePal
VanderPal Signs
10416 Seaman Rd.
Hebron, IL 60034

Description of Project:
Create & hang sign
above awning
Size 20" x 144"

Date: 10/29/15 Signature of Applicant: Michelle Bergsma

30" x 96" sign

20" x 144" size

Paws For Treats

No fee

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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:
252 Center St. Lake Geneva, WI 53147

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

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

Name & Address of Applicant:
Julie Selby
800 Blue Spruce Circle
Hartland, WI 53029

Telephone Number of Applicant: (937) 307-7066

Proposed Design Change: Business Signage
(1) Window decals on Front and rear doors
(2) window decals on 4 windows
(3) wood sign out side (L) of front door and above rear door.
(4) Sign on front Marquee.

Zoning District: CB

Names & Address of Architect, Engineer, and/or Contractor of Project:
Signarama - Pewaukee
601 Ryan St 262-691-9994
Pewaukee, WI

Description of Project:
Add window decals, signs on Marque, wood signs to left of front door

Date: 10/22/15 Signature of Applicant: Julie Selby

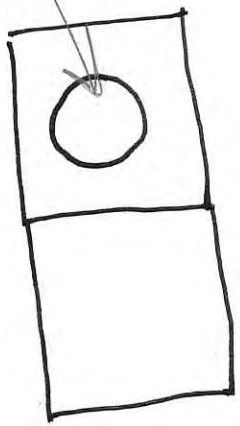
Frontyard Marquee

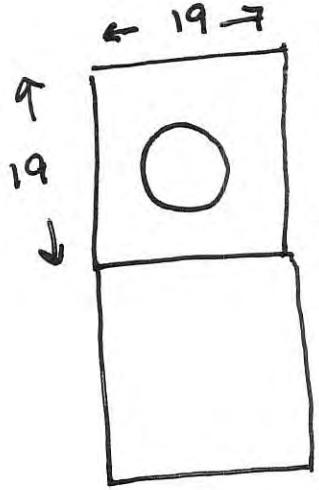
★ 20" x 21"
★ Wood panel sign
★ dark walnut with white dove lettering + Steel bolts
★ BOTH SIDES

Board
&
Brush
creative studio
SCHOOL AND GALLERY

252 Center St - Window Signage

#2





- 2 windows on the side
- 2 windows on the back

○ = 12" decal

Example of another location

From: **Curt Selby** ceselby@gmail.com
Subject:
Date: October 21, 2015 at 10:03 AM
To: Curtis Selby ceselby@gmail.com

CS

#1 & #3

Front & back glass door (~~21~~ x 63")

Glass door

★ Front + Back glass door signage

$400

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

252 CENTER ST. LAKE GENEVA, WI 53147

NAME AND ADDRESS OF CURRENT OWNER:

KOCOUREK PROPERTY HOLDINGS

880 S. LAKE SHORE DRIVE LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: (847) 525-9060

NAME AND ADDRESS OF APPLICANT:

JULIE SELBY

800 BLUE SPRUCE CIRCLE HARTLAND, WI 53029

TELEPHONE NUMBER OF APPLICANT: (937) 307-7066

PROPOSED CONDITIONAL USE:

RETAIL ART STUDIO WITH INSTRUCTIONAL CLASSES MALT BEVERAGES SERVED DURING CLASS. WILL ALSO SERVE LIGHT FOOD FARE.

ZONING DISTRICT IN WHICH LAND IS LOCATED: CB

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

USING EXISTING VACANT SPACE

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

RETAIL ART STUDIO WITH INSTRUCTIONAL CLASSES MALT BEVERAGES SERVED DURING CLASS

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

10/22/15
DATE

SIGNATURE OF APPLICANT

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

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

I.RECORDATION OF ADMINISTRATIVE PROCEDURES

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

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II.APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

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

⇓

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

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

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

____ ____ (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?
STUDIO WILL USE EXISTING VACANT SPACE

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

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

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?
RETAIL BUSINESS USE OF EXISTING SPACE. WE WILL OFFER INSTRUCTIONAL CLASSES SHOWING CUSTOMERS HOW TO MAKE WOOD SIGNS. WE WILL ALSO SERVE MALT BEVERAGES TO CUSTOMERS DURING CLASS. ALL CLASSES TAKE PLACE INSIDE.

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?
YES

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: _____

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

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

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

____Possible future expansion and related implications for points above;

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

____ ____ (b) **A <u>Small Location Map</u>** at 11" x 17" showing the subject property, all properties within 300 feet, and illustrating its relationship to the nearest street intersection. (A photocopy of the pertinent section of the City's Official Zoning Map with the subject property clearly indicated shall suffice to meet this requirement.)

____ ____ (c) **A <u>Property Site Plan</u> drawing which includes:**

____A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;

____The date of the original plan and the latest date of revision to the plan;

____A north arrow and a graphic scale (not smaller than one inch equals 100 feet);

____A reduction of the drawing at 11" x 17";

____A legal description of the subject property;

____All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;

____All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;

____All required building setback lines;

____All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;

____The location and dimension (cross-section and entry throat) of all access points onto public streets;

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

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

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

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

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

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

____The location of existing and proposed drainage facilities;

____In the legend, data for the subject property on:

____Lot Area;

____Floor Area;

____Floor Area Ratio (b/a);

____Impervious Surface Area;

____Impervious Surface Ratio (d/a);

____Building Height.

____ ____ (d) **A <u>Detailed Landscaping Plan</u> of the subject property:**

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

____Map reduction at 11" x 17"

Board & Brush

creative studio

Board and Brush – Lake Geneva
Business Plan

Julie Selby
9-15-15

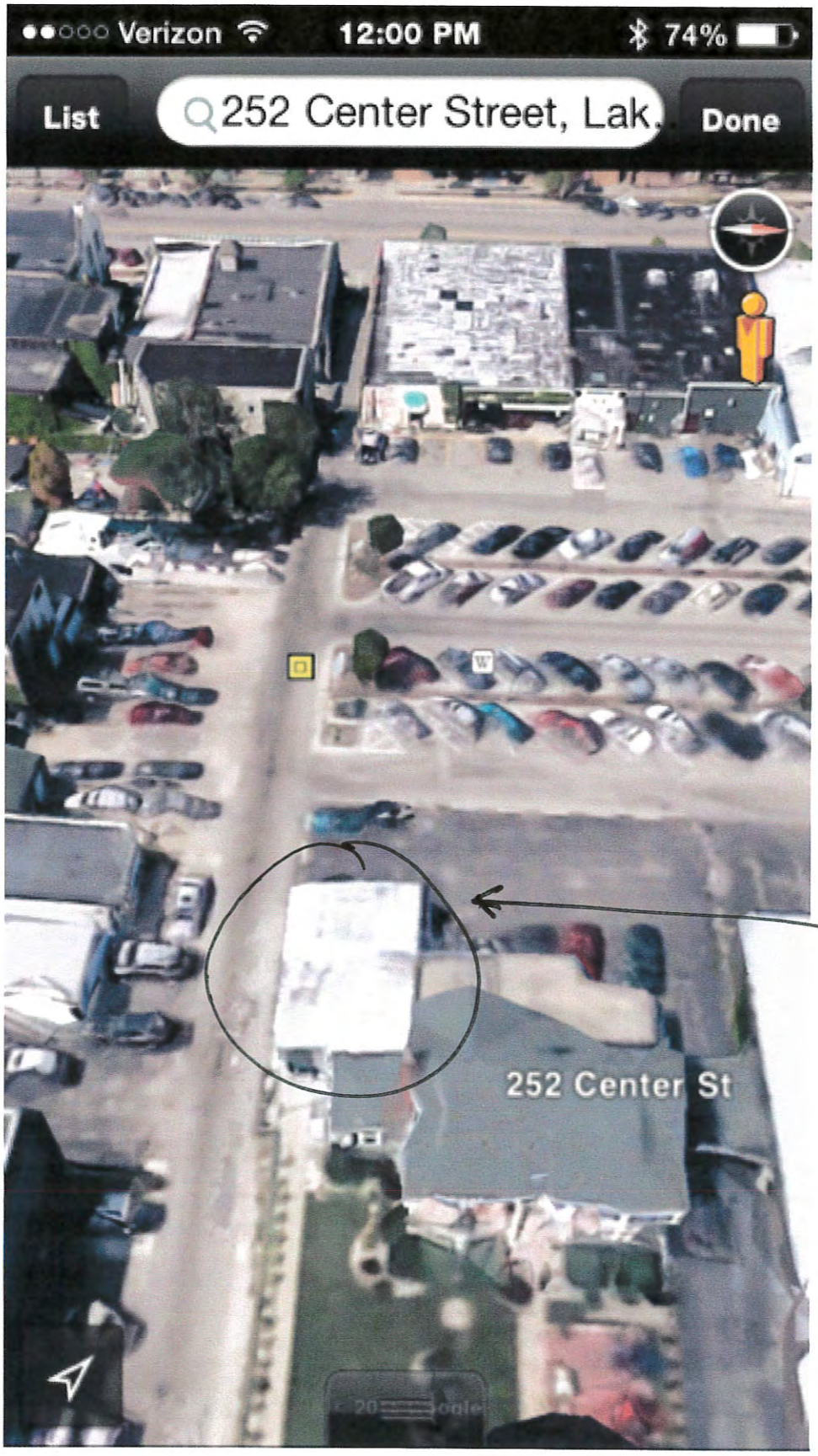
Business Description:
Legal Name of Business: B&B Lake Geneva, LLC.
Trade Name of Business: Board and Brush Creative Studio – Lake Geneva
Business Address: 252 Center Street Lake Geneva, WI 53147
Phone Numbers: 262-219-2224, 937-307-7066
Email:bblakegeneva@gmail.com
Structure of Business: LLC
Owners: Julie Selby, Curt Selby
Date Business Established: 10/2/2015
Nature of Business: Retail and woodworking educational studio
Bank and Branch Location: US Bank

Business Summary:
Our mission is to offer a unique, one-stop, creative experience for all ages, primarily focusing on women in the market segment of 21-75. Board and Brush will be a sought after location for a creative and fun birthday or private party experience. Board and Brush is dedicated to transforming the crafting doldrums into dashing DIY projects. All the tools and materials you'll need for our projects are included, and we provide step-by-step, hands on instruction at each class. We teach participants how to sand, stain, assemble and finish unique wood elements using a variety of workshop tools. Our goal is to help build confidence in our participant's DIY abilities and send everyone home with a unique, and beautiful piece for their home.

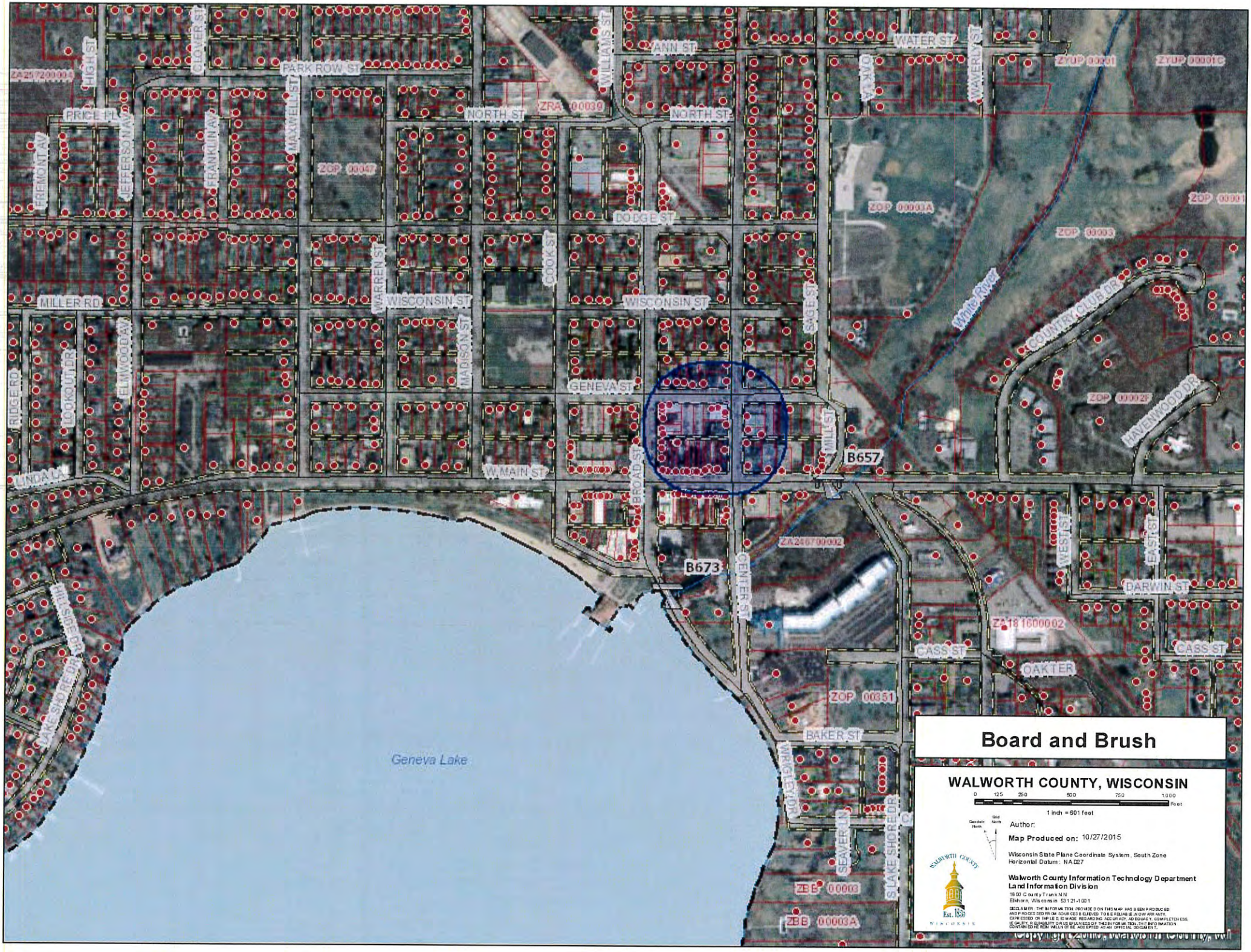
Our approximate 1000 square foot studio will be equipped with four 8 foot by 4 foot drafting tables which will allow us to seat 24 participants. Our business model and financials are under the assumption that our classes are filled at 75% capacity and that private lessons are a minimum of only 10 people.

Product Overview:
Participants will pay a flat fee to use the studio ($60-$75 for adult classes and $25 for Children's classes), receive the training and take home the finished product. Participants' will only be using a hand drill and sand paper as well as painting tools. There will be no saw on the premises, as wood will be custom cut at the lumberyard for our studio.
The studio will offer a la carte alcoholic and non-alcoholic beverages to purchase. Wisconsin Classification A Malt Beverage license, which allows beer, will be obtained to legally serve the beverages. Retail products include custom made wood signs and decor.

Our Customers:
Participants are primarily women in the age group of 21-75 from the Lake Geneva and surrounding area looking for a social and creative experience with woodworking. We also target customers looking for a unique custom gift.



BOARD
&
BATH
LAKE GENEVA


Board and Brush
WALWORTH COUNTY, WISCONSIN
0 125 250 500 750 1,000 Feet
1 inch = 601 feet
Author:
Map Produced on: 10/27/2015
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD27
Walworth County Information Technology Department
Land Information Division
1800 County Trunk N N
Elkhorn, Wisconsin 53121-1001
DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, RELIABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN WILL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.
Geneva Lake
PARK ROW ST
NORTH ST
WISCONSIN ST
GENEVA ST
W MAIN ST
DODGE ST
MILLER RD
PRICE PL
WATER ST
ANN ST
CASS ST
OAKTER
DARWIN ST
BAKER ST
CENTER ST
BROAD ST
MILL ST
SAGE ST
COOK ST
WARREN ST
MADISON ST
WILLIAMS ST
WAVERLY ST
HIGH ST
CLOVER ST
MAXWELL ST
FRANKLIN AV
JEFFERSON AV
FREMONT AV
ELMWOOD AV
LOOKOUT DR
RIDGE RD
LINDA LN
HILLSIDE DR
LAKESHORE DR
WRIGLEY DR
SEAVER LN
S LAKE SHORE DR
WEST ST
EAST ST
HAVENWOOD DR
COUNTRY CLUB DR
White River
B657
B673
ZRA 00039
ZOP 00047
ZOP 00003A
ZOP 00003
ZOP 00002F
ZOP 00351
ZYUP 00001
ZYUP 00001C
ZA 18 1600002
ZBB 00003
ZBB 00003A
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Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, November 16, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Conditional Use Application filed by Julie Selby, 800 Blue Spruce Circle, Hartland, WI 53029, for an Indoor Commercial Entertainment Facility in a Central Business (CB) Zoning District, at the following location:

TAX KEY NO. ZOP 00258 - 252 Center Street

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, November 16, 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 30nd 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 November 5th & 12th.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

234 Broad Street Lake Geneva, WI 53147 upper room

NAME AND ADDRESS OF CURRENT OWNER:

Richard Hermann - East Troy
(262)642-2894

TELEPHONE NUMBER OF CURRENT OWNER: _____

NAME AND ADDRESS OF APPLICANT:

Samantha Strenger 721 Geneva Street Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: (262) 994-8554

PROPOSED CONDITIONAL USE:

Physical Activity Studio

ZONING DISTRICT IN WHICH LAND IS LOCATED: Commercial

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

n/a - renovation completed and inspected

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Yoga classes, art classes, informational speakers

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

PAID

10/19/15
DATE

Samantha Strenger
SIGNATURE OF APPLICANT

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?

   Provides healthy activities for members of the Lake Geneva Community.

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

   convenient downtown location for community members to practice yoga and art.

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.

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?

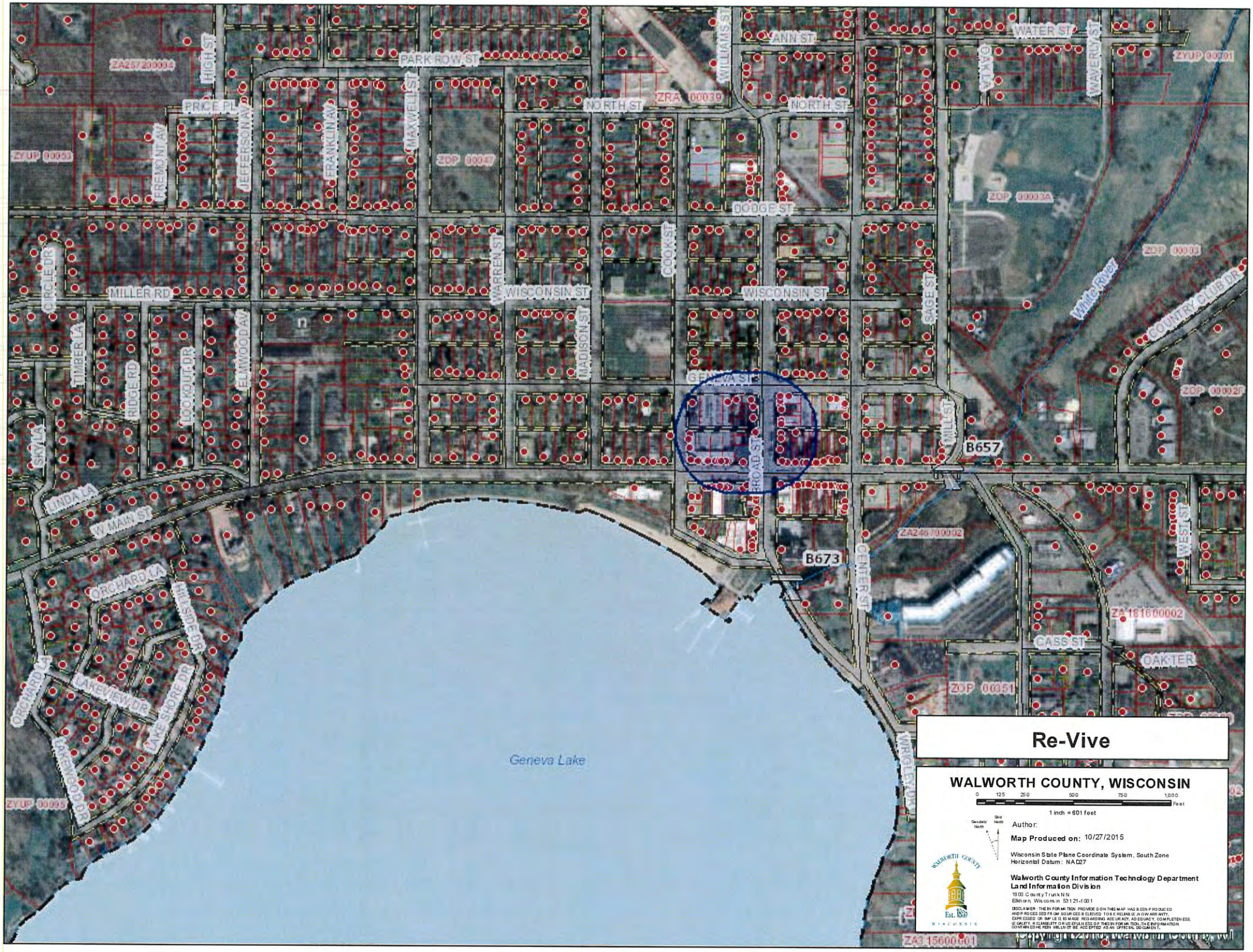
   Doesn't change land use of property.

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?

   yes



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Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, November 16, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Conditional Use Application filed by Samantha Strenger, 721 Geneva Street, Lake Geneva, WI 53147, for an Physical Activity Studio (Yoga Studio) in a Central Business (CB) Zoning District, at the following location:

TAX KEY NO. ZOP 00257 - 234 Broad Street

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, November 16, 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 30nd 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 November 5th & 12th.

APPLICATION FOR SITE PLAN REVIEW

City of Lake Geneva

Site Address and Parcel No. or Legal Description:
Z4UP 00130C + ZMCA 00052

Name and Address of Current Owner:
Howard Basso

Telephone No. of Current Owner including area code: 262-248-3378

Name and Address of Applicant:
Basso Builders
405 Skyline drive Lake Geneva, WI 53147

Telephone No. of Applicant including area code: 262-248-3378

Proposed Use:
Group Development

Zoning District: _____

Names and Addresses of architect, professional engineer and contractor of project:
Farris, Hansen + Associates Inc
P.O Box 437
Elkhorn WI 53121

Short statement describing activities to take place on site:

Pool
Ranch Units Larger
Garages Larger
Done for Storage to Keep Units Neat outside.

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

Signature of Applicant

AGREEMENT FOR SERVICES

SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN
WHITETAIL PRESERVE

BEING OUTLOT 4 OF MEADOWLAND SUBDIVISION & UNPLATTED LANDS LOCATED IN PART OF THE NW 1/4 & SW 1/4 OF THE SW 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

LOCATION SKETCH

- OWNER/DEVELOPER -
BASSO BUILDERS
405 SKYLINE DRIVE
LAKE GENEVA, WI 53147

LEGEND

- EXISTING CONTOURS (PORTIONS FROM AERIAL)
- EXISTING TREE LINE (FROM AERIAL)
- FOUND CONCRETE MONUMENT
- FOUND IRON PIPE STAKE
- FOUND IRON REBAR STAKE
- SET IRON REBAR STAKE, 3/4" DIA. x 24" x 1.50 LBS./FT.
- FOUND CONCRETE COUNTY MONUMENT W/ BRASS CAP
- [XXX] = RECORDED AS
- PROPOSED BUILDING
- PROPOSED PAVING

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
C1	78.68' [76.55']	50.00'	70.81'	N 41°01'20" E
C2	57.55' [58.0']	196.20'	57.35'	S 82°43'51" E
C3	128.32' [127.3']	430.63'	127.85'	S 84°11'44" E

LINE	BEARING	DISTANCE
L1	N 32°12'00" W	00.52'
L2	N 39°51'56" W	94.38' [99.5']
L3	N 03°57'39" W	25.84' [25.84']
L4	S 89°44'58" E	66.58' [66.0']
L5	S 01°14'46" E	130.97' [125.65']
L6	N 52°42'54" W	82.41'

SHEET 1	- SITE PLAN
SHEET 2	- GRADING, DRAINAGE & EROSION CONTROL PLAN
SHEET 3	- BLDG 2 - 3 EXTERIOR ELEVATIONS
SHEET 4	- BLDG 2 - 3 OVERALL FLOOR PLANS

SHEET INDEX

LEGAL DESCRIPTION

BEING OUTLOT 4 OF MEADOWLAND SUBDIVISION, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AS DOCUMENT NO. 538887, AND LOTS 11, 12, 13 AND 14 OF THE UNRECORDED PLAT OF HABECKERS SKY HIGH ADDITION LOCATED IN PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, IN TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 31 (TOWN 2 NORTH, RANGE 18 EAST); THENCE S 89DEG 51MIN 55SEC W, 2620.81 FEET TO A CONCRETE COUNTY MONUMENT FOUND MARKING THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE N 00DEG 43MIN 03SEC W, 1321.68 FEET; THENCE N 89DEG 50MIN 17SEC E, 92.78 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF OUTLOT 4 OF SAID MEADOWLAND SUBDIVISION AND THE POINT OF BEGINNING; THENCE N 32DEG 12MIN 00SEC W, 0.52 FEET TO A CONCRETE MONUMENT FOUND MARKING THE SOUTHWEST CORNER OF LOT 14 OF SAID UNRECORDED PLAT OF HABECKERS SKY HIGH ADDITION; THENCE N 39DEG 51MIN 56SEC W, 94.38 FEET TO AN IRON REBAR STAKE AT THE EASTERLY RIGHT OF WAY OF CURTIS STREET; THENCE N 03DEG 57MIN 39SEC W, 25.84 FEET ALONG SAID RIGHT OF WAY; THENCE 78.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CHORD WHICH BEARS N 41DEG 01MIN 20SEC E, 70.81 FEET TO AN IRON PIPE STAKE FOUND ON THE SOUTHERLY RIGHT OF WAY LINE OF SKYLINE DRIVE; THENCE S 89DEG 44MIN 58SEC E, 66.58 FEET TO AN IRON PIPE STAKE; THENCE 57.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 196.20 FEET AND A CHORD WHICH BEARS S 82DEG 43MIN 51SEC E, 57.35 FEET TO AN IRON PIPE STAKE; THENCE 128.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 430.63 FEET AND A CHORD WHICH BEARS S 84DEG 11MIN 44SEC E, 127.85 FEET; THENCE S 01DEG 14MIN 46SEC E, 130.97 FEET TO THE NORTH LINE OF SAID OUTLOT 4; THENCE N 89DEG 50MIN 17SEC E, 549.09 FEET; THENCE S 37DEG 47MIN 35SEC W, 261.65 FEET; THENCE N 52DEG 42MIN 54SEC W, 82.41 FEET; THENCE S 72DEG 12MIN 45SEC W, 160.02 FEET; THENCE S 09DEG 59MIN 41SEC E, 364.93 FEET; THENCE N 39DEG 57MIN 19SEC W, 734.32 FEET TO THE POINT OF BEGINNING. CONTAINING 204,666 SQUARE FEET (4.70 ACRES) OF LAND, MORE OR LESS.

SITE SUMMARY

TOTAL LAND AREA	- 204,666 S.F. (4.70 ACRES) (164,605 S.F. OUTLOT 4) (40,061 S.F. ZYUP 00130C)
EXISTING ZONING	- RH (OUTLOT 4) SR-4 (ZYUP 00130C)
PROPOSED ZONING	- MR-8 (GROUP DEVELOPMENT)
PROPOSED UNITS	- 28 UNITS (4 BUILDINGS)
OVERALL DENISTY	- 0.168 ACRES PER UNIT 5.98 UNITS PER ACRE
PROPOSED BUILDING AREA	- 34,087 S.F. (0.78 ACRES) 16.2%
PROPOSED IMPERVIOUS AREA	- 52,792 S.F. (1.22 ACRES) 25.8%
PROPOSED GREEN SPACE AREA	- 117,787 S.F. (2.7 ACRES) 58.0%
PROPOSED PARKING	- 97 CARS (19 VISITOR & 76 IN FRONT OF & WITHIN ATTACHED GARAGES) (INCLUDING 2 HANDICAP)

NOTE: THE EXISTING PARCELS ARE PROPOSED TO BE COMBINED BY CERTIFIED SURVEY MAP.

SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN
WHITETAIL PRESERVE
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

SITE PLAN

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

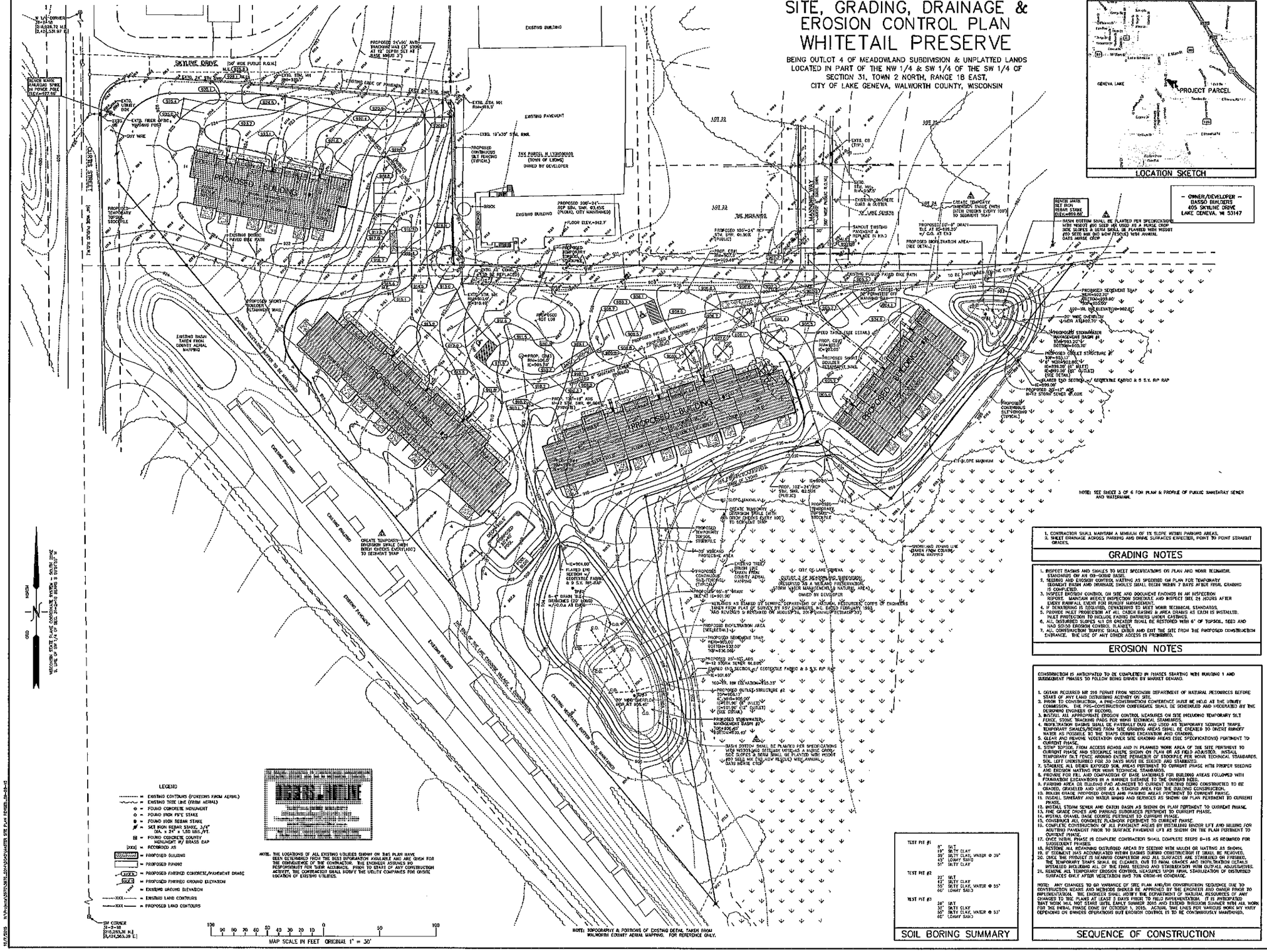
REVISIONS
4/30/2015-KB MISC. ADVANCEMENT
5/11/2015-KB PER REVIEW COMMENTS
5/22/2015-KB PER REVIEW COMMENTS
6/5/2015-KB PER WDNR COMMENTS
6/19/2015-KB ADD SOIL BORING SUMMARY
8/10/2015-KB ADJUST WATER & SANITARY SERVICES
9/30/2015-DS ADDED POOL, REV. GRADES

PROJECT NO. 5970.2014
DATE 3/6/2015
SHEET NO. 1 OF 4

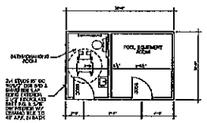
10/7/2015 X:\Projects\5970\5970_2014\DCAD\MASTER SITE PLAN REVISED_09-28-15

SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN
WHITETAIL PRESERVE

BEING OUTLOT 4 OF MEADOWLAND SUBDIVISION & UNPLATTED LANDS LOCATED IN PART OF THE NW 1/4 & SW 1/4 OF THE SW 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

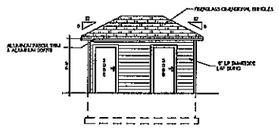

SKYLINE DRIVE
CURTIS STREET
PROPOSED BUILDING #1
PROPOSED BUILDING #2
PROPOSED BUILDING #3
EXISTING BUILDING
TAX PARCEL N.LYSONSOOL (TOWN OF LYONS) OWNED BY DEVELOPER
EXISTING WETLAND BUFFER TO BE MAINTAINED
EXISTING WETLAND BUFFER TO BE MAINTAINED
CREATE TEMPORARY DIVERSION SWALE (WITH DITCH CHECKS EVERY 100') TO SEDIMENT TRAP
CREATE TEMPORARY DIVERSION SWALE (WITH DITCH CHECKS EVERY 100') TO SEDIMENT TRAP
CREATE TEMPORARY DIVERSION SWALE (WITH DITCH CHECKS EVERY 100') TO SEDIMENT TRAP
CITY OF LAKE GENEVA OUTLOT 3 OF MEADOWLAND SUBDIVISION (RESERVED AS A WETLAND PRESERVATION, STORM WATER MANAGEMENT & NATURAL AREA) OWNED BY DEVELOPER
WETLANDS AS STAKED BY DENNIS DEPARTMENT OF NATURAL RESOURCES/ CORPS OF ENGINEERS WERE FIELD FLAG OF SURVEY BY RSV ENGINEERS, INC. DATED FEBRUARY 1993 AND REVISED & RESTAKED ON AUGUST 26, 2014 (APPROXIMATELY 2.53 ACRES)
EXISTING BASIN TAKEN FROM COUNTY AERIAL MAPPING
EXISTING RAILROAD
EXISTING PAVEMENT
100-YR. WSE ELEVATION=902.01
100-YR. HW ELEVATION=903.35
PROPOSED STORMWATER MANAGEMENT BASIN #1
PROPOSED STORMWATER MANAGEMENT BASIN #2
PROPOSED OUTLET STRUCTURE #1
PROPOSED OUTLET STRUCTURE #2
PROPOSED SEDIMENT TRAP
PROPOSED EROSION BALE BARRIER
PROPOSED SHORT BOULDER RETAINING WALL
PROPOSED CONTINUOUS SILT FENCING (TYPICAL)
PROPOSED TEMPORARY TOPSOIL STOCKPILE
PROPOSED BIORETENTION AREA (SEE DETAIL)
PROPOSED 6" DRAIN TILE AT EL=899.20' w/ C.O. AT EX3
PROPOSED 24'x60' MUTU TRACKLINE MAT (3" STONE AT 10° DEPTH SET AT BASE GRADE 3')
PROPOSED 24'x50' MUTU TRACKLINE MAT (3" STONE AT 10° DEPTH SET AT BASE GRADE 3')
PROPOSED 6" DRAIN TILE DRAINING TO EX3 AT EL=900.00
PROPOSED 105'-24" RCP STM. SWR. @1.90% (PUBLIC)
PROPOSED 200'-24" RCP STM. SWR. @3.45% (PUBLIC, CITY MAINTAINED)
PROPOSED 102'-24" RCP STM. SWR. @2.50% (PUBLIC)
PROPOSED 29'-12" ADS N-12 STORM SEWER @1.00%
PROPOSED 30'-15" ADS N-12 STORM SEWER @1.00%
PROPOSED 6" DRAIN TILE DRAINING TO EX3 AT EL=901.90'

POOL BUILDING PLAN



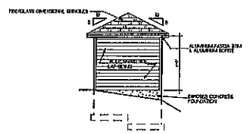
FLOOR PLAN

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



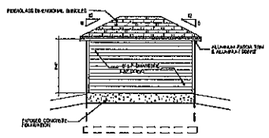
FRONT ELEVATION

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



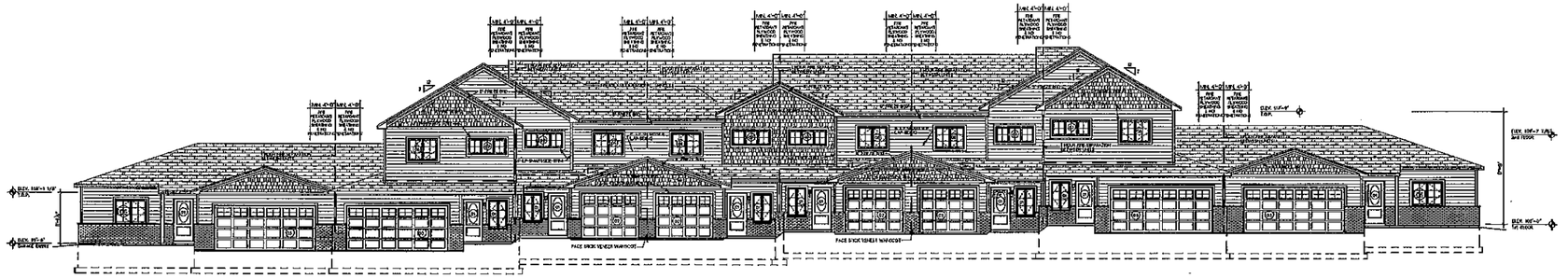
END ELEVATIONS

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



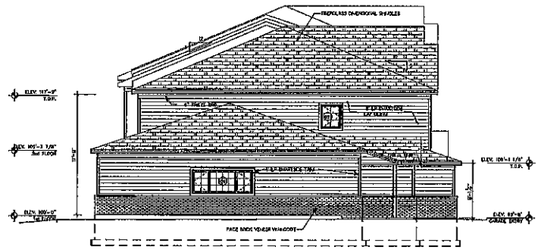
REAR ELEVATION

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



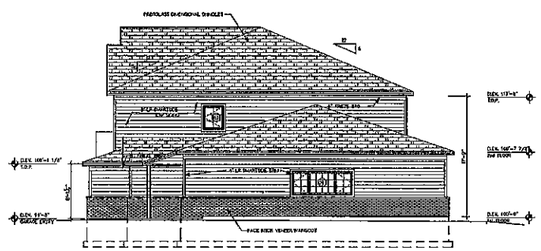
NORTH ELEVATION

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



EAST ELEVATION

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



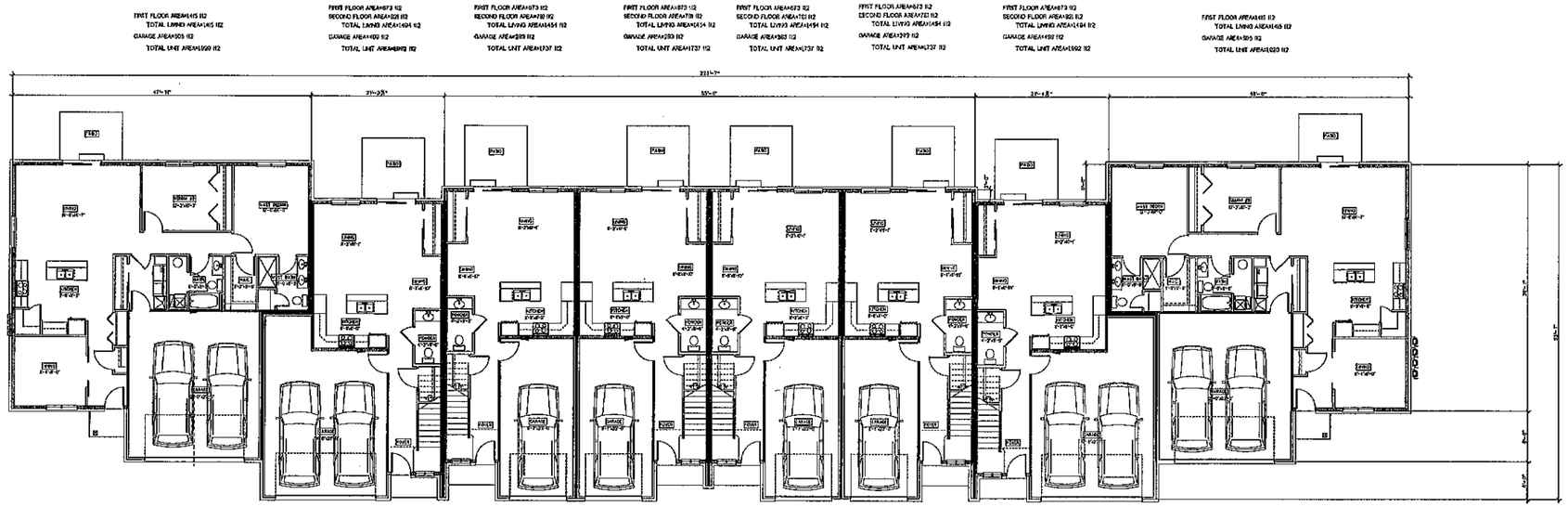
WEST ELEVATION

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

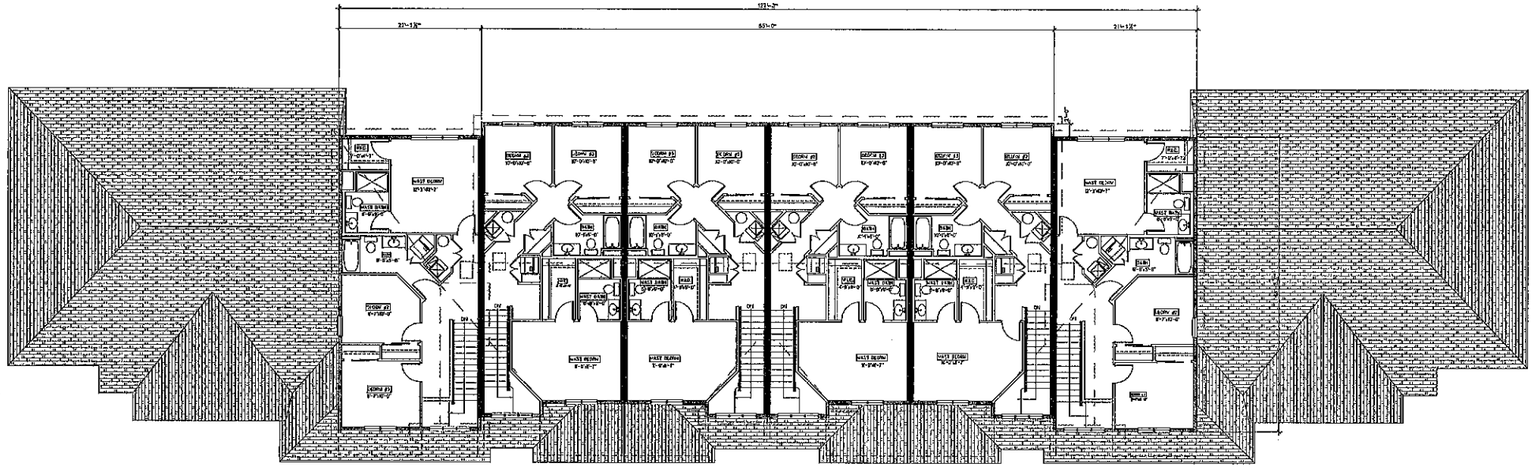
SOUTH ELEVATION

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

EXTERIOR ELEVATIONS	BUILDING NO. 2 & 3 WHITETAIL PRESERVE CITY OF LAKE GENEVA WALWORTH CO., WISCONSIN	FARRIS, HANSEN & ASSOCIATES, INC. Engineering, Architecture, Surveying 7 Ridgway Court P.O. Box 437 ELKHORN, WISCONSIN 53121 Office: (262) 723-2098 Fax: (262) 723-5886	REVISIONS	PROJECT NO. 5970.2014 DATE 04/23/15 SHEET NO. 3 of 4



FIRST FLOOR PLAN



SECOND FLOOR PLAN

OVERALL PLANS	BUILDING NO. 2 & 3	FARRIS, HANSEN & ASSOCIATES, INC.	REVISIONS	PROJECT NO.
FIRST FLOOR PLAN SECOND FLOOR PLAN	WHITETAIL PRESERVE CITY OF LAKE GENEVA WALWORTH CO., WISCONSIN	Engineering, Architecture, Surveying 7 Ridgway Court P.O. Box 437 ELKHORN, WISCONSIN 53121 Office: (262) 723-2098 Fax: (262) 723-5886	ENLARGED RANCH LINE BS 06/29/15	5970.2014 DATE 04/23/15 SHEET NO. 4 of 4

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

☐ CERTIFIED SURVEY MAP or ☒ SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Southland Farms LLC (Fairwyn)
875 Townline Rd
Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: (262) 248-5010

NAME AND ADDRESS OF APPLICANT:

Kapur & Associates, LLC
1224 S. Pine Street
Burlington, WI 53105

TELEPHONE NUMBER OF APPLICANT: (262) 767-2747

NAME AND ADDRESS OF SURVEYOR:

Kapur & Associates, LLC
1224 S Pine Street
Burlington, WI 53105

TELEPHONE NUMBER OF SURVEYOR: (262) 767-27-47

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Replat of existing subdivision for new Planned Development

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS

1224 S. Pine Street
Burlington, WI 53105
Ph: (262) 767-2747
Fax: (262) 767-2750

Memo

To: City of Lake Geneva

From: Kapur & Associates, Inc.

CC: FairWyn

Date: October 23, 2015

Re: Symphony Bay preliminary plat submittal – environmental note

---

Southland Farms plat was submitted in 2007 and included wetland delineation completed in 2006. Due to State and Federal regulations, wetland delineations expire after 5 years. Wetland evaluation is currently being completed for Symphony Bay along with DNR and Army Corps of Engineers coordination.

There are two locations that we would like to make note of at this time; the northern access point and the southeast corner of the property.

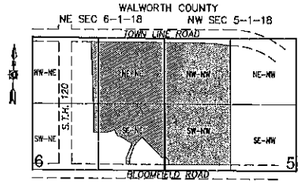
Northern Entrance: At this location we will be shifting the entrance west to avoid the possible presence of wetlands. Further coordination with the DNR will determine the exact location. Estimated shift is represented on the preliminary plat in the form of a bold line.

Southeast Corner: At this location previous wetland delineation showed minimal wetlands present and the Southland Farms plat was planned around them. Since the expired original delineation in 2006, the present ground cover has changed in the old motor-cross track. Soils mapping indicates upland soils and analysis of historic aerial photography do not indicate the presence of wetlands. Additional coordination is being completed with the DNR and Army Corps of Engineers. If the DNR/Army Corps coordination is not completed prior to final plat, this area will be platted as an outlot as shown on the preliminary plat overview sheet as a bold line. This outlot would then be submitted as an amendment to the Symphony Bay final plat.

Overview Of:

Symphony Bay

A redivision of all of vacated Southland Farms Subdivision, except Lots 74, 85, 231 and 232 and portions of Townline Road and Bloomfield Road dedicated to the public, being located in the Northwest 1/4 of the Northeast 1/4, the Northeast 1/4 of the Northeast 1/4, the Southeast 1/4 of the Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 6 and the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northwest 1/4 of Section 5 all in Township 1 North, Range 18 East, City of Lake Geneva, Walworth County, State of Wisconsin.
Containing 6,295,838 Square Feet or 144.533 acres, more or less.



LOCATION SKETCH
NOT TO SCALE

NORTH REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), NAD 27

SCALE: 1"=150'

KAPUR & ASSOCIATES, INC.
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BURLINGTON, WISCONSIN 53105
Phone: 262-767-2747 Fax: 262-767-2750
www.kapurengineers.com

OCTOBER 23, 2015

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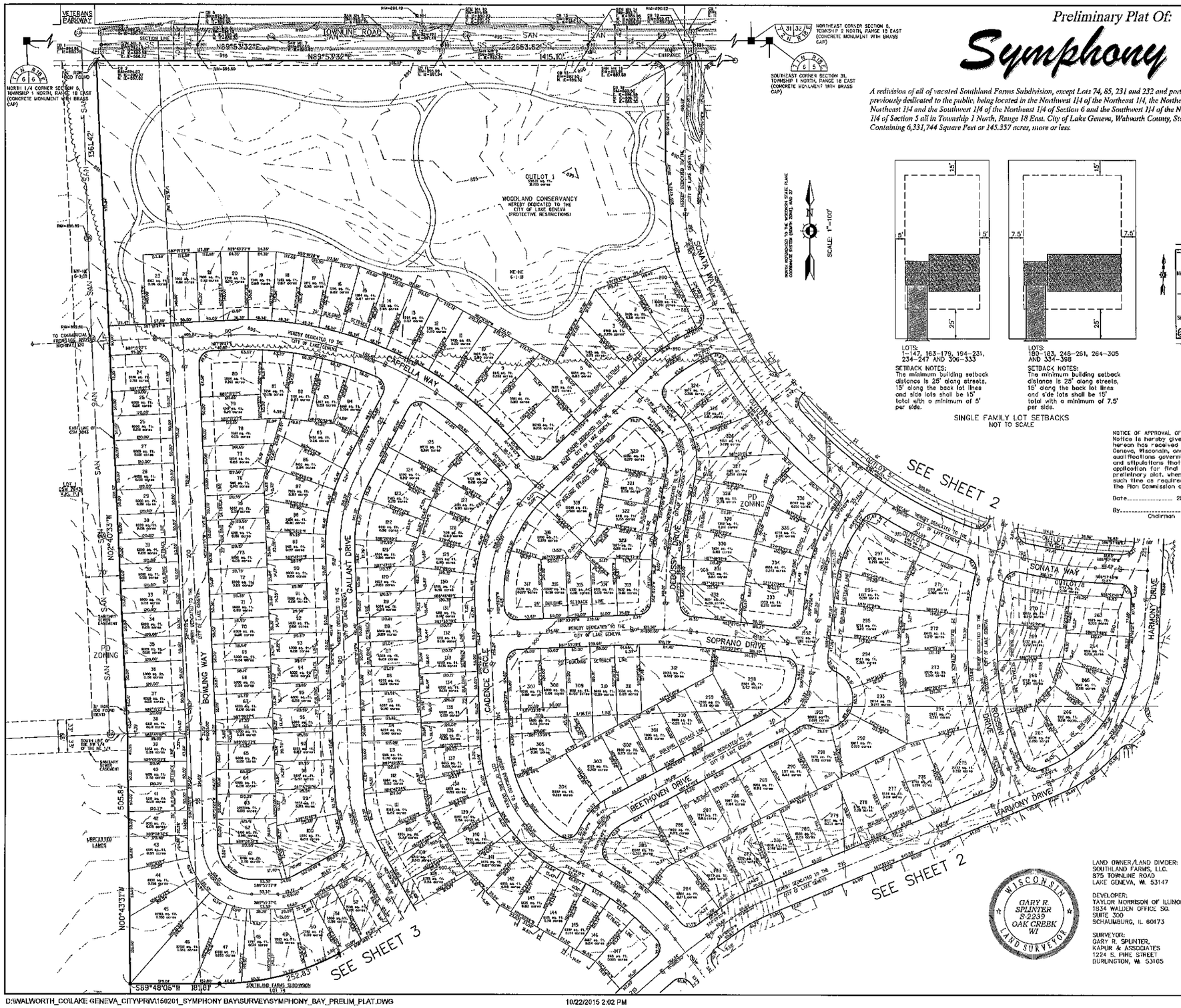
Containing 6,331,744 Square Feet or 145.357 acres, more or less.



LOTS:
1-147, 163-179, 194-231, 234-247 AND 306-333

SETBACK NOTES:
The minimum building setback distance is 25' along streets, 15' along the back lot lines and side lots shall be 15' total with a minimum of 5' per side.

LOTS:
180-193, 248-251, 264-305 AND 334-398

SETBACK NOTES:
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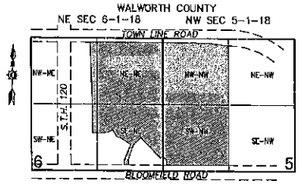
SINGLE FAMILY LOT SETBACKS
NOT TO SCALE

NOTES:
1) SYMPHONY BAY IS A PLANNED DEVELOPMENT.
2) AS PER AN AFFIDAVIT OF CORRECTION (DOC. #753973) TO THE FINAL PLAT OF SOUTHLAND FARMS, ACCESS TO EASEMENT IS TO BE PROVIDED BY DEVELOPMENT SOLUTIONS AND NEXTEL WEST CORPORATION.



LOCATION SKETCH
NOT TO SCALE

NOTICE OF APPROVAL OF PRELIMINARY PLAT
Notice is hereby given that the preliminary plat of the subdivision shown hereon has received approval by the plan commission of the City of Lake Geneva, Wisconsin, and upon compliance by the subdivider with requirements of qualifications governing approval of preliminary plats and with other revisions and stipulations that may be required, the city council will receive the application for final plat approval for all or a part of such approved preliminary plat, when submitted by the subdivider in such form and within such time as required by this ordinance.
The Plan Commission of the City of Lake Geneva, Wisconsin

Date_____ 20____

By_____
Chairman

LEGEND:

- ● 1 1/4" O.D. IRON PIPE FOUND
- ○ 3/4" O.D. IRON ROD FOUND
- ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST 0.01 OF A FOOT.
- ALL DISTANCES SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
- ELEVATIONS BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1929.
- BENCHMARK
  RIM ELEV= 932.40
  CHISEL CROSS IN TOP WEST SIDE HYDRANT FLANGE, 31.2' NORTHEAST OF NORTH 1/4 SECTION 6
- R.A. = RECORDED AS
- WETLANDS
- BUILDING SETBACK LINE
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GARY R. SPLINTER
S-2239
OAK CREEK
WI
LAND SURVEYOR

LAND OWNER/LAND DIVIDER:
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875 TOWNLINE ROAD
LAKE GENEVA, WI. 53147

DEVELOPER:
TAYLOR MORRISON OF ILLINOIS, INC.
1834 WALDEN OFFICE SQ.
SUITE 300
SCHAUMBURG, IL 60173

SURVEYOR:
GARY R. SPLINTER,
KAPUR & ASSOCIATES
1224 S. PINE STREET
BURLINGTON, WI. 53105

OCTOBER 23, 2015

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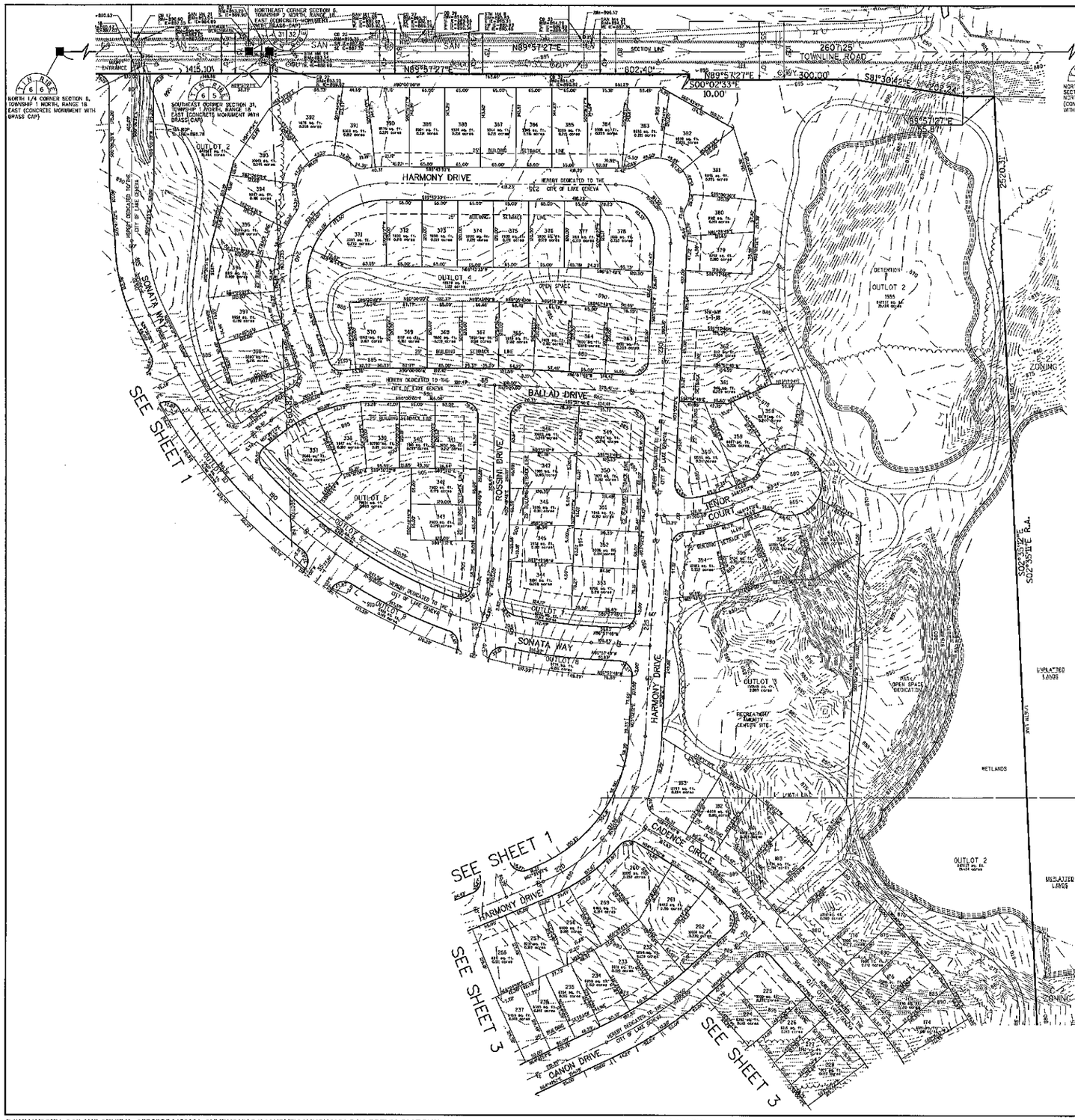

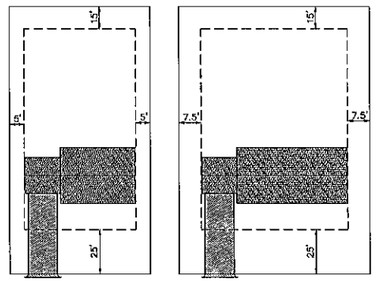

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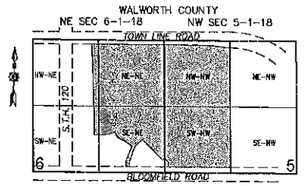

LOCATION SKETCH
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LOCATION SKETCH
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SHEET 3 OF 3

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Prairie Wind Condominiums
CSM 3663
V.22, P.10

CSM 1974
V.9, P.231

CSM 3663
V.22, P.10

Southwind Drive

Parkway

435
.87

CSM 2843
V.15, P.1
LOT 1

STH 20 Edwards Boulevard

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
7211 W. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
Phone: 414.351.6068 Fax: 414.351.4117
www.kapurengineers.com

PROJECT:
Symphony Bay

LOCATION:
Lake Geneva
Walworth County

CLIENT:

RELEASE:
Preliminary
Utility Exhibit

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 100'

SEAL:

SHEET:

PROJECT MANAGER:	Tom Fohl
DESIGN BY:	
DRAWN BY:	
CHECKED BY:	
PROJECT NUMBER:	150201
DATE:	October 22, 2016

SHEET NUMBER:
PU-1

FILENAME: D:\Walworth_Co\Lake Geneva_City\Priv\150201_Symphony Bay\Design\UTL_Exhibit.dwg

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

145 Lake View Drive, Lake Geneva Manor, Lots 10,11,13 and north part of Lot 14

See attached Plat of survey for legal description Tax Key No. ZLM00074

NAME AND ADDRESS OF CURRENT OWNER:

Bruce and Joy Irussi

13481 Edgewater Drive, Lakewood, OH 44107

TELEPHONE NUMBER OF CURRENT OWNER: Joy Irussi, cell phone: 414-581-6114

NAME AND ADDRESS OF APPLICANT:

Kelly C. Frazier of McCormack + Etten / Architects, LLP

400 Broad Street, Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: Kelly Frazier, home office phone: 262-245-9531

PROPOSED CONDITIONAL USE:

Conditional Use request for use of SR-4 zoning setback requirements since property is substandard in a ER-1 zoning distruct per Ordinance 98-408-(3).

ZONING DISTRICT IN WHICH LAND IS LOCATED: ER-1

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

McCormack + Etten / Architects, LLP, 400 Broad Str, Lake Geneva, WI 53147

Engineer and Builder yet to be determined

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Permission to remodel and construct an addition to existing home within the two streetyard, sideyard setbacks and existing footprint at rear setback (6" encrochment into 30'-0" rear setback) and 35' height maximum allowed per SR-4

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

9/27/15

DATE

SIGNATURE OF APPLICANT

October 29, 2015

Mr. Ken Robers
Building Inspector / Zoning Administrator
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147

RE: APPLICATION FOR CONDITIONAL USE IN ER-1 DISTRICT
FOR ADDITION & REMODELING OF EXISTING RESIDENCE
MR. and MRS. BRUCE IRUSSI
145 LAKE VIEW DRIVE
LAKE GENEVA, WISCONSIN 53147

Dear Mr. Robers and Members of the Plan Commission:

Mr. and Mrs. Bruce Irussi at **145 Lakeview** in the **Lake Geneva Manor Subdivision** in the **City of Lake Geneva** wish to add to and remodel the **Existing Residence**. ***The property is currently zoned ER-1 Estate Residential Zoning under the City of Lake Geneva Zoning Ordinance.***

The ***Property*** is **Lot 10 thru 12 and the north 10' of Lot 14, Block 31 of Lake Geneva Manor Sub. Tract No. 17** and is designated as **Tax Key #ZLM 00074**. The irregular lot is **131'**+/- at the Lake View Drive (west) lot line (clipped corner), **155.83'+/-** at the Main Street (north) lot line, **120.05'+/-** at the east lot line and **122'+/-** at the south side lot line but jogs along the path. **Under the Lake Geneva Zoning Ordinance, the property is zoned ER-1, Estate Residential District. The minimum Lot Width under ER-1 is 150' and the minimum Lot Area is 40,000 square feet.** ***This lot is substandard under the bulk requirements of the ER-1 District in that the lot area is 25,250.00 square feet (0.58 acres).*** In addition, the minimum required **Rear Yard Setback** under **ER-1** is **30'** and existing northeast corner of existing residence, proposed to be rear of home is 29.5'. ***Given the unusual lot configuration, Mr. and Mrs. Irussi requests a Conditional Use Approval to allow them to Remodel the existing and construct an Addition to their Existing Home within the setback requirements allowed under the SR-4, Single Family Residential Zoning District.***

Under a previously adopted change in the Zoning Ordinance 98.407(3), Existing Single Family Residences on legal substandard lots within the ER-1 Zoning District can be remodeled as a Conditional Use using the lot width, lot frontage and setback requirements of the SR-4 Zoning District. ***The SR-4 Zoning District allows for a minimum Lot Area of 9,000 square feet, a minimum Lot Width of 75', a minimum Street Frontage of 50', Street Setback of 25', Rear Lot Line Setback of 30', and Side Lot Line Setback of 6' minimum with a total combined Sideyard Setback of 15'.***

The proposed Remodeling and addition to existing would meet the City setback requirements at street yard setbacks at two streets, side yard setback and will not further exceed into the rear setback at the existing residence, which only encroaches by 6" under the SR-4 Single Family Zoning District requirements.

Included within this packet are the following:

- ***Application for Conditional Use*** and required fee.
- ***Agreement for Services***, signed by the Owner (to follow when signed copy is received)
- ***A. Lake Geneva Zoning Map showing location of Subject Property for Conditional Use*** with zoning district and map of lands within 300' of property (Walworth County Map)
- ***B. Existing Plat of Survey of Subject Property*** showing existing buildings, driveway, lot dimensions, graphic scale, and north arrow
- ***C. Proposed site plan of Subject Property*** with all lot dimensions and setbacks as per the **SR-4** requirements showing graphic scale and north arrow
- ***D. Written Justification*** of the proposed **Conditional Use.**
- **E. Preliminary Floor Plans and Elevations** of the proposed **Addition & Remodeling**.

Thank you for your consideration of our project. Please let me know if you need additional information or have any questions.

Sincerely,

Kelly C Frazier

Kelly C. Frazier
McCormack + Etten / Architects

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, November 16, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Conditional Use Application filed by Kelly C. Frazier of McCormack + Etten / Architects, LLP 400 Broad Street, Lake Geneva, WI 53147 for Bruce & Joy Irussi, 13481 Edgewater Drive, Lakewood, OH 44107, to construct an addition to a Single Family Residence on an existing lot using the SR-4 requirements in an Estate Residential Zoning District (ER-1), at the following location:

TAX KEY NO. ZLM 00074 – 145 Lakeview Drive

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, November 16, 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.

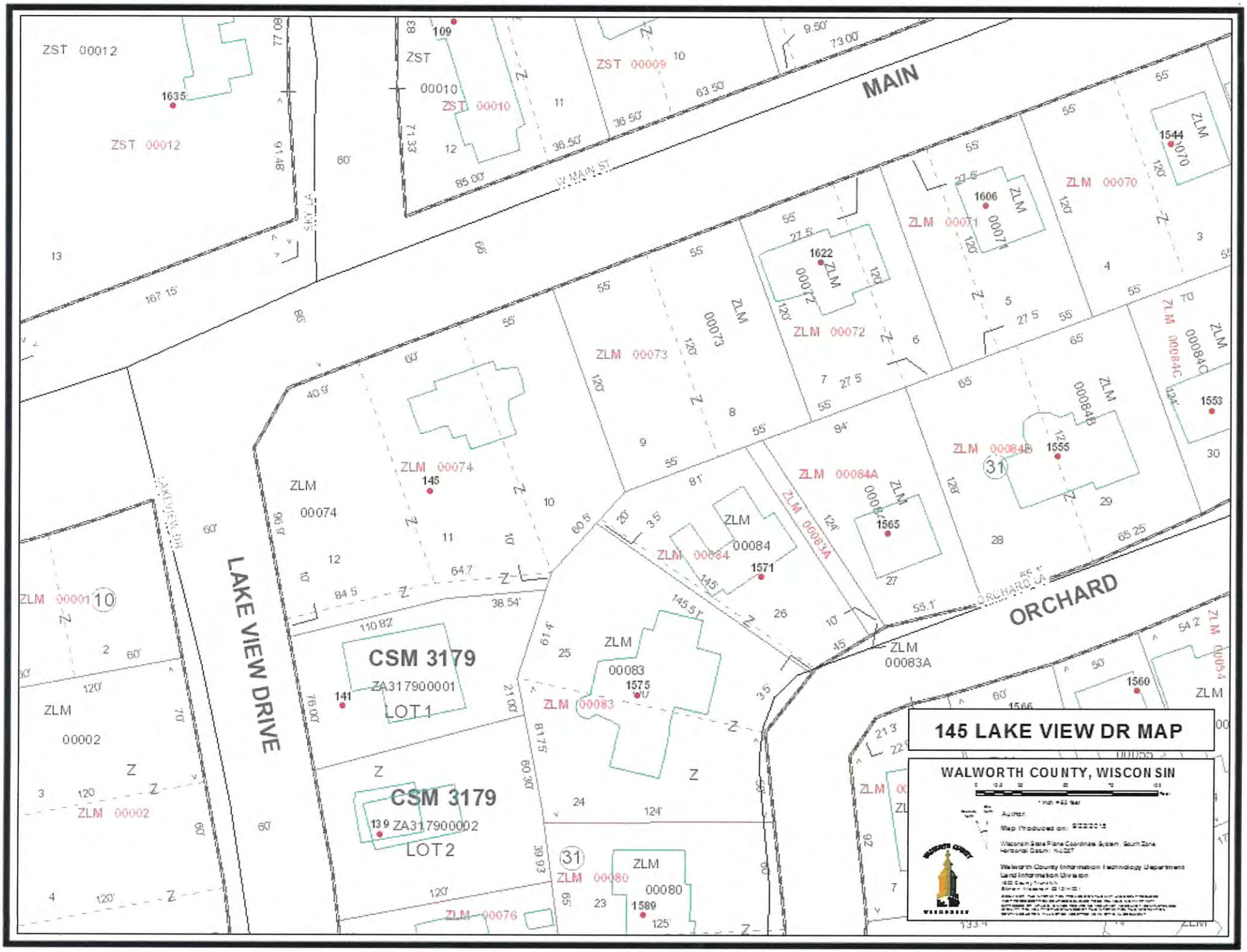
Dated this 30th day of October, 2015.

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 November 5th & 12th.

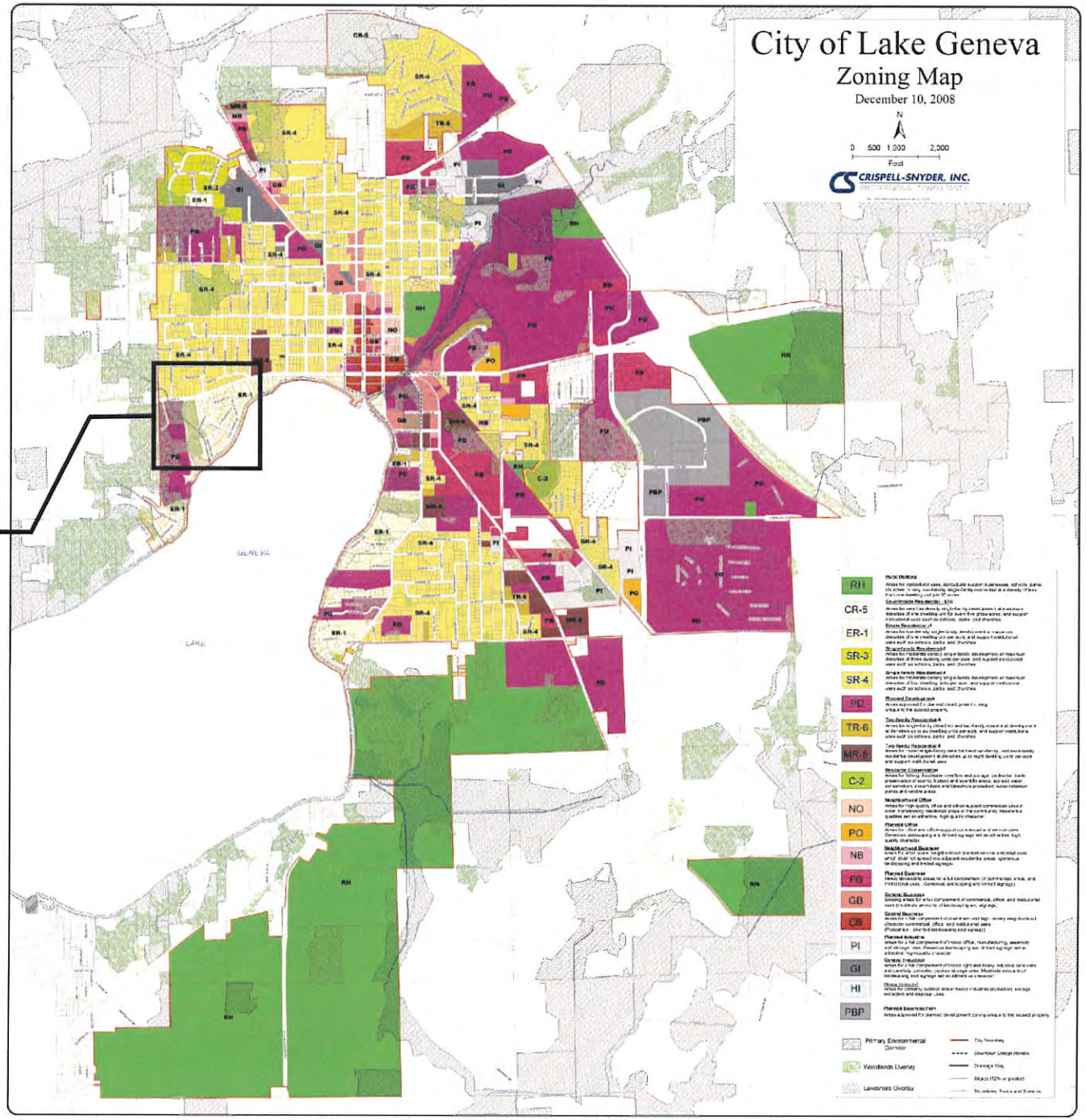
A. MAP OF PROPOSED CONDITIONAL USE

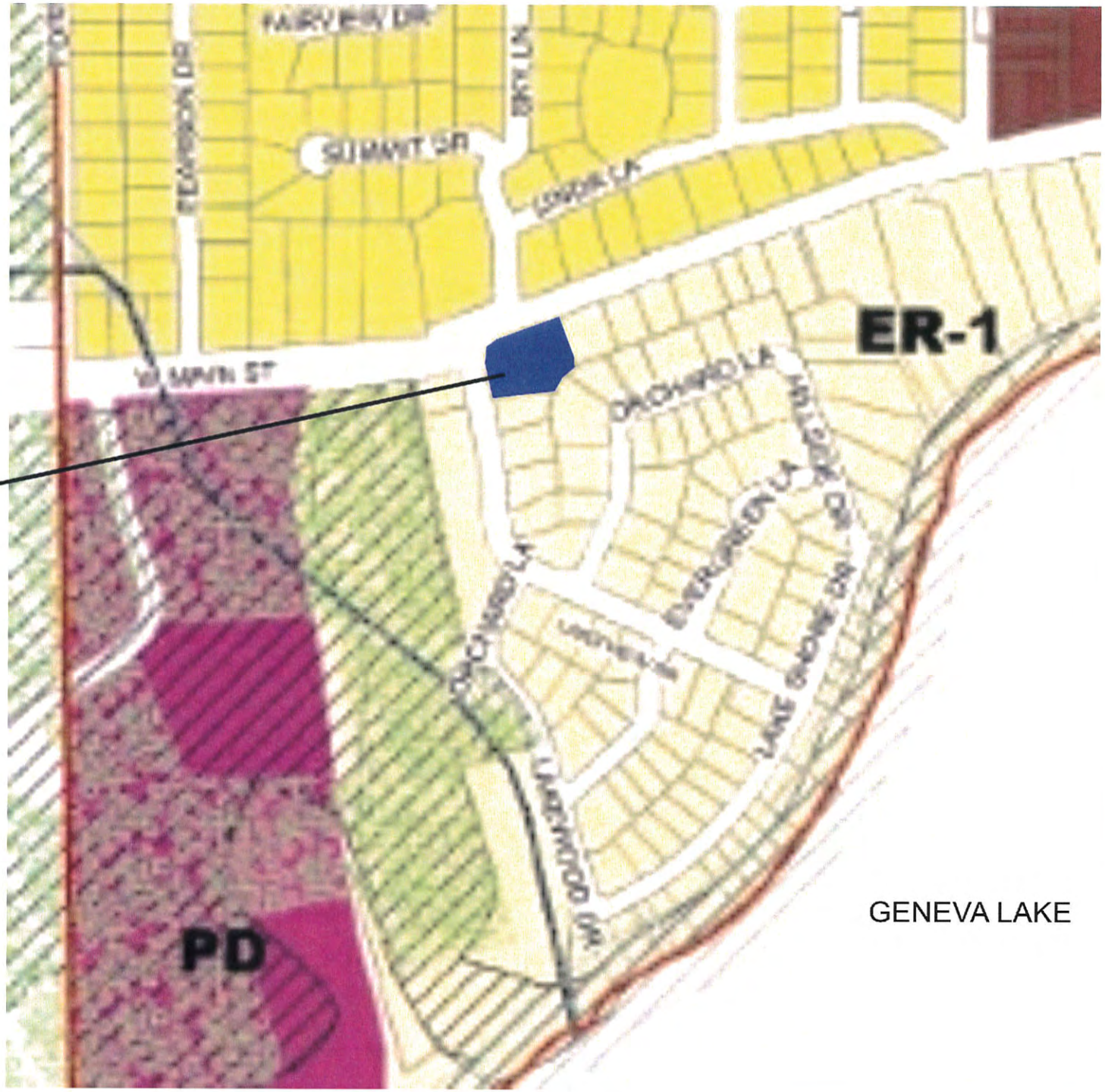

MAIN
W MAIN ST
LAKE VIEW DRIVE
ORCHARD
CSM 3179
ZA317900001
LOT 1
CSM 3179
ZA317900002
LOT 2
145 LAKE VIEW DR MAP
WALWORTH COUNTY, WISCONSIN

IRUSSI RESIDENCE

145 LAKE VIEW DRIVE

SEE ENLARGEMENT OF
PROPERTY LOCATION ATTACHED





IRUSSI RESIDENCE

145 LAKE VIEW DRIVE
LAKE GENEVA MANOR

TAX ID: ZLM 00074

B. SURVEY OF SUBJECT SITE

PLAT OF SURVEY

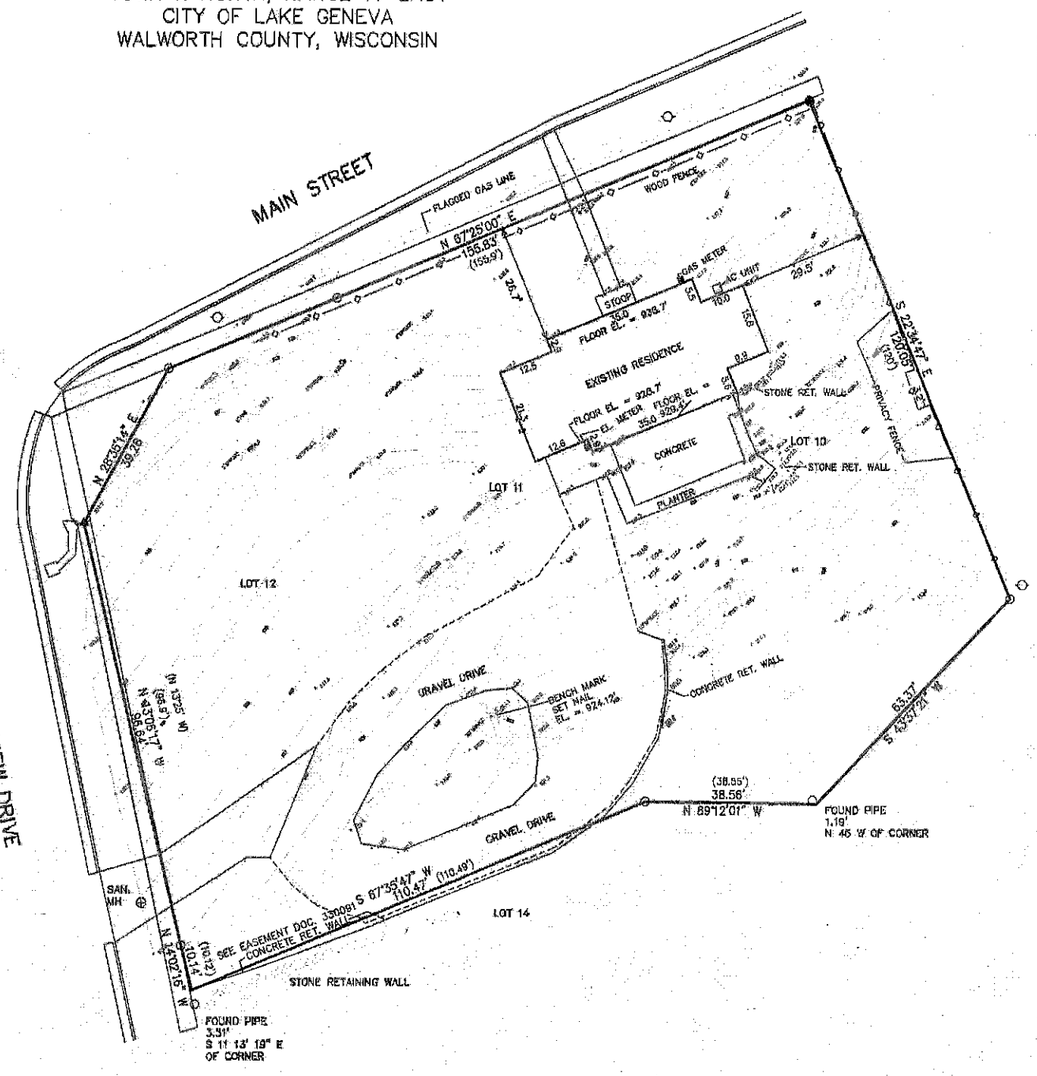
LOTS 10 THRU 12 & THE NORTH 10' LOT 14
BLOCK 31 OF LAKE GENEVA MANOR SUB. TRACT NO. 17

LOCATED IN THE SW 1/4 OF THE NE 1/4 SECTION 35
TOWN 2 NORTH, RANGE 17 EAST
CITY OF LAKE GENEVA
WALWORTH COUNTY, WISCONSIN

Lots 10, 11 and 12 and the North 10 feet of Lot 14 in Block 31 of Lake Geneva Manor Subdivision Tract No. 17, Lake Geneva, Walworth County, Wisconsin, the latter 10 feet being more particularly described as follows, to-wit:

Commencing at the Northwest corner of Lot 14 in Block 31; running thence Southwesterly along the said Southwest line of said Lot 14, 10 feet; thence Easterly parallel with the South line of said Lot 12 to the Southwest line of said Lot 11 of said block; thence Northwesterly and Westerly along the most Southerly border lines of Lots 11 and 12 to the place of beginning, all being in Block 31 of the Lake Geneva Manor Subdivision, Tract No. 17, Lake Geneva, Walworth County, Wisconsin.

Tax Key No.: ZLM 00074

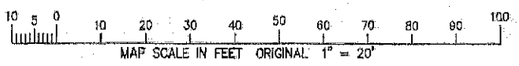


LEGEND

- ○ = FOUND IRON PIPE STAKE
- ⊕ = FOUND IRON REBAR STAKE
- ▲ = FOUND MAG. NAIL
- (XXX) = RECORDED AS

AREA SURVEYED = 25,250 S.F.
0.58 ACRES

TOPOGRAPHIC DETAIL
ORDERED BY:
BRUCE & JOY TRUSSI
13481 EDGEWATER DRIVE
LAKEWOOD, OHIO 44107



NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: NOVEMBER 24, 2014

REVISED 03-16-2015
ADD TOPOGRAPHIC DETAIL

PETER S. GORDON

WORK ORDERED BY:
KEEFE REAL ESTATE
PO BOX 460
LAKE GENEVA, WI. 53147

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2598 FAX: (262) 723-5886

REVISIONS

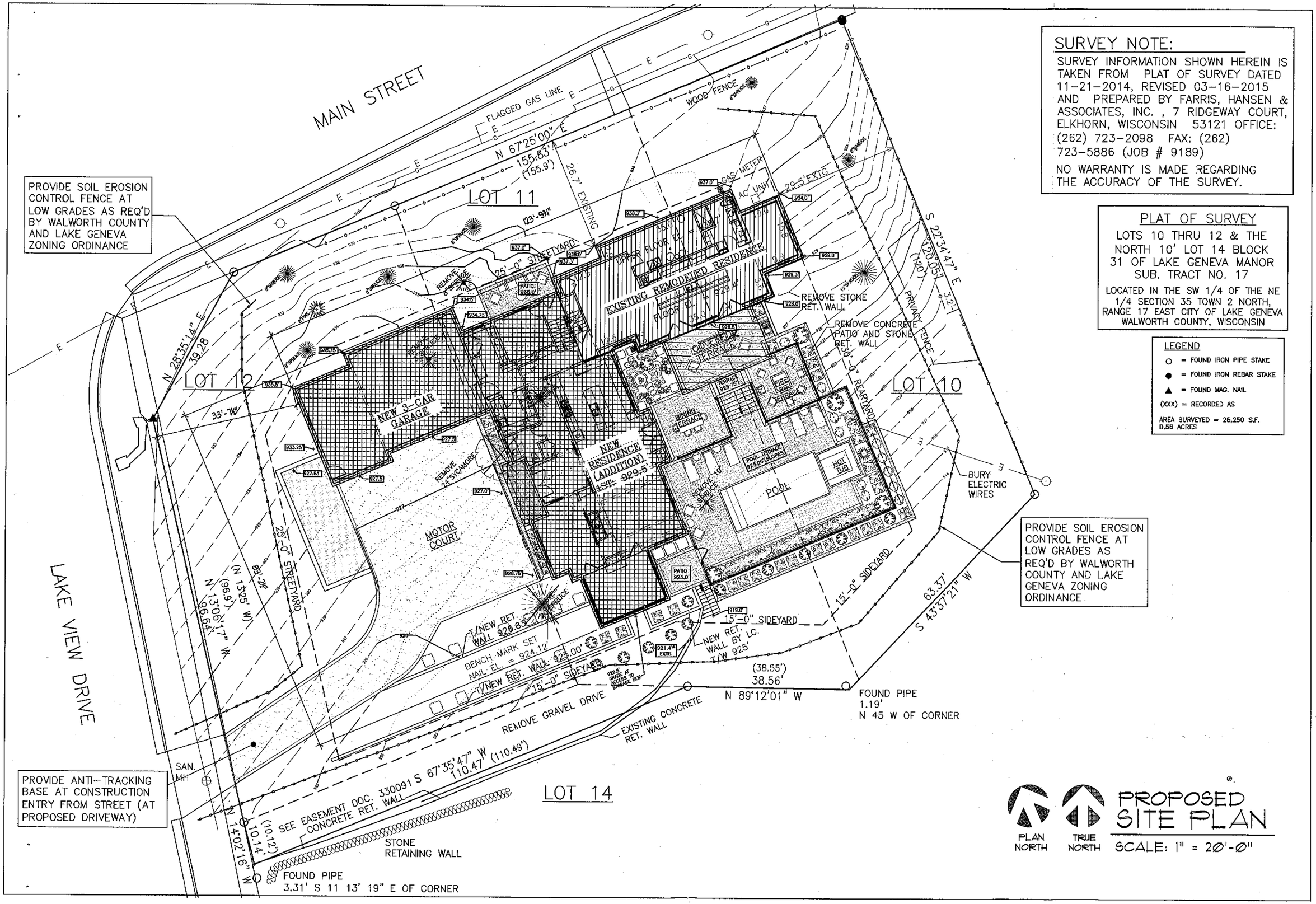
PROJECT NO.
9189

DATE
11-21-2014

SHEET NO.
1 OF 1

3/16/2015 X:\Projects\9189\DCAD\SURVEY

C. SITE PLAN



SURVEY NOTE:

SURVEY INFORMATION SHOWN HEREIN IS TAKEN FROM PLAT OF SURVEY DATED 11-21-2014, REVISED 03-16-2015 AND PREPARED BY FARRIS, HANSEN & ASSOCIATES, INC. , 7 RIDGEWAY COURT, ELKHORN, WISCONSIN 53121 OFFICE: (262) 723-2098 FAX: (262) 723-5886 (JOB # 9189)

NO WARRANTY IS MADE REGARDING THE ACCURACY OF THE SURVEY.

PLAT OF SURVEY

LOTS 10 THRU 12 & THE NORTH 10' LOT 14 BLOCK 31 OF LAKE GENEVA MANOR SUB. TRACT NO. 17

LOCATED IN THE SW 1/4 OF THE NE 1/4 SECTION 35 TOWN 2 NORTH, RANGE 17 EAST CITY OF LAKE GENEVA WALWORTH COUNTY, WISCONSIN

LEGEND

- ○ = FOUND IRON PIPE STAKE
- ● = FOUND IRON REBAR STAKE
- ▲ = FOUND MAG. NAIL
- (XXX) = RECORDED AS

AREA SURVEYED = 26,250 S.F. 0.58 ACRES

PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

McCormack + Etten / Architects, LLP
400 Broad Street Lake Geneva, WI 53147
Ph (262) 248-8391 Fax (262) 248-8392
contact@mccormacketten.com http://www.mccormacketten.com

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ADDITION & REMODELING FOR
BRUCE AND JOY IRUSSI
145 LAKEVIEW DRIVE, GENEVA MANOR, LAKE GENEVA, WISCONSIN

PROJECT NO. 1505

DATE 10-21-15

SHEET S1

OF ____

D. WRITTEN JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

PROPOSED ADDITION & REMODELING TO EXISTING RESIDENCE
MR. and MRS. BRUCE IRUSSI
145 LAKE VIEW DRIVE
LAKE GENEVA, WISCONSIN 53147

JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

---

1. The **Subject Property** is **145 Lake View Drive, Lake Geneva Manor Subdivision** and was originally subdivided many years ago and existed long before the current **Lake Geneva Zoning Ordinance** requirements were adopted. As a result, many of the existing lots do not meet the current **ER-1 Residential Bulk Requirements. The proposed Conditional Use is intended to allow the Applicant to construct or remodel a Single-family Residence within a district that is currently zoned for that use.** ***Aside from lot size and setback limitations, this use is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva.***

2. The original intent of the creation of the **ER-1 Estate Residential Zoning District** was to restrict the development of lakeshore property and property with lake rights by limiting the subdivision of existing lots to create new buildable lots. **We do not believe it was the intention of the City to penalize the owners of existing legal residential lots or prevent them from constructing or remodeling Single-family Residences.** ***Under the Conditional Use provisions, the proposed remodeled Residence would comply with the allowable requirements of the SR-4 district.***

3. The granting of this proposed **Conditional Use** would ***not*** be a substantial detriment to the adjacent properties in that the proposed new construction would meet or exceed the requirements of the **SR-4 Single Family Residential District** and would be no closer to the neighboring houses than many of the existing homes. **Due to the location of this property and the current configuration of the Existing House, the proposed roof Remodeling would be built over a portion of the existing first floor footprint. The height proposed per preliminary study will be approximately 30'-4" from lowest grade to average point of highest peak of house. This building height will not exceed the 35'-0" height maximum limit required in the SR-4 district as in keeping with the adjacent 2-story properties.** ***The proposed Addition & Remodeling of the Existing Residence would be in keeping with the single-family character of the neighborhood, would not adversely affect the health, safety or general welfare of the public, or the provisions of the Zoning Ordinance or Comprehensive Master Plan.***

4. The proposed **Conditional Use** would be in compliance with the long range plans of the **City of Lake Geneva** in that it would maintain this property as a high quality single family residential use. Homes have been built in this area in recent years and others have been remodeled and upgraded. ***As stated in Item No. 2, maintaining quality***

single family residences at the current density was the original intention in the creation of the ER-1 District in these lake access areas.

5. The **Subject Property** is currently served by City sanitary sewer and water. ***This project would not impose an undue burden on any improvements, utilities or services provided by public agencies serving the subject property.***

6. **Single Family Detached Residences** are a permitted use within the **ER-1 Estate Residential District** and are in keeping with the intent of the **Master Plan of the City of Lake Geneva.** This lot, like many of the properties in this neighborhood, does not now meet the rear lot setback or lot area requirements of the **ER-1 District**. This is the reason for the requested **Conditional Use**. ***The approval of the Conditional Use would allow for the construction of an Addition & Remodeling upgrade to this Existing Single Family Residence and would meet the required street (at two streets) and side setbacks of the SR-4 Zoning District and will not further exceed into the rear setback at the existing residence, which only encroaches by 6". In this context, we believe that the nonconforming portions of this Conditional Use would be minimal and would be far outweighed by the long-range benefits.***

E. PLANS & ELEVATIONS

CONDITIONED FLOOR AREA:

FIRST FLOOR -NEW	1825 S.F.
FIRST FLOOR -EXISTING (FINISHED)	1128 S.F.
SECOND FLOOR -NEW	1090 S.F.
SECOND FLOOR -EXISTING REMOD.	1363 S.F.
SUBTOTAL SQ. FT.	5506 S.F.
SCREEN PORCH	213 S.F.
COVERED TERRACE	280 S.F.
GUEST BALCONY	170 S.F.
3-CAR GARAGE	1016 S.F.
BONUS ROOM -2-CAR	398 S.F.
BONUS ROOM -STORAGE	200 S.F.

McCormack + Etten, LLP / Architects
400 Broad Street, Lake Geneva, WI 53147
Ph (262) 248-9391 Fax (262) 248-9392
contact@mccormacketten.com http://www.mccormacketten.com

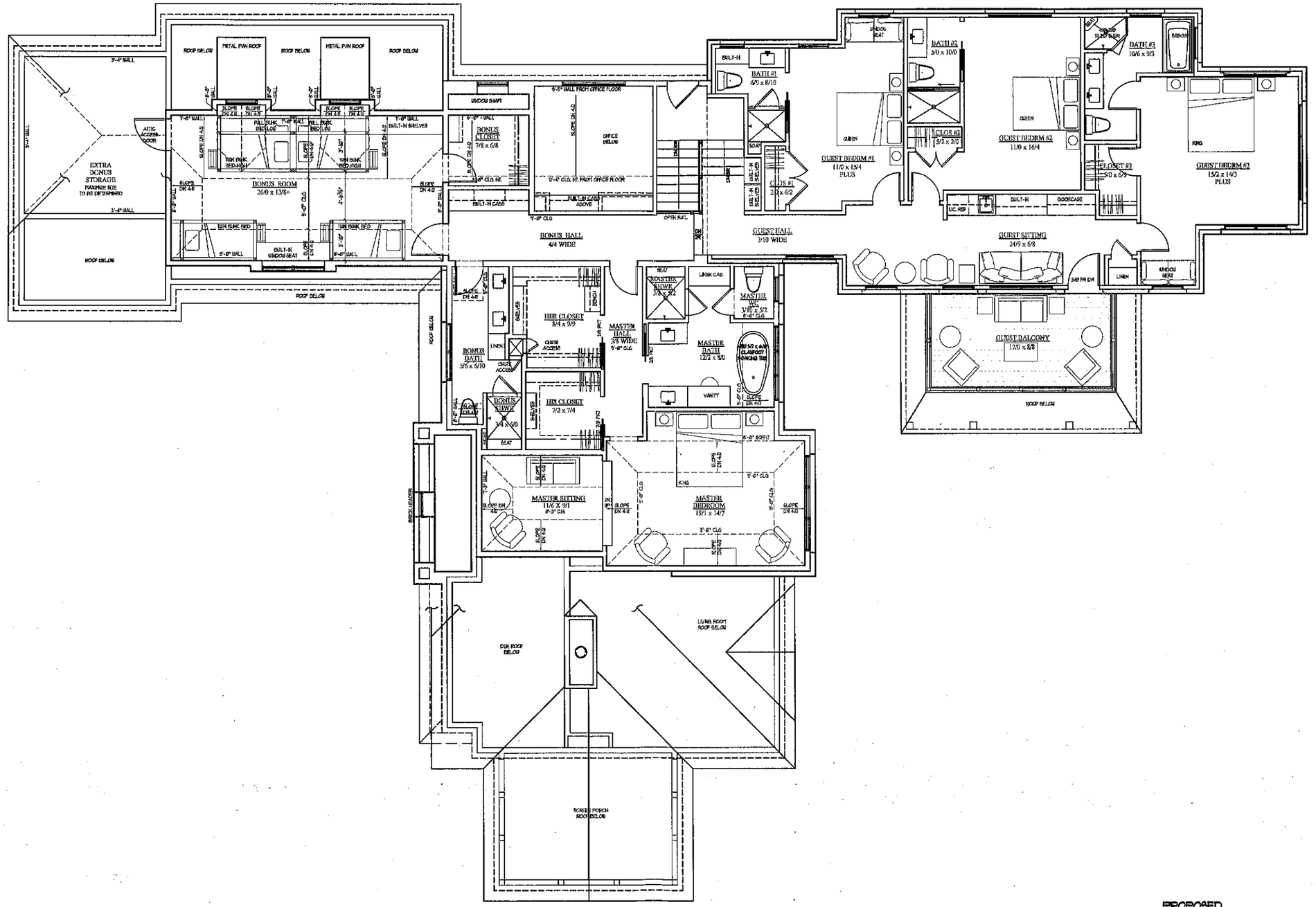
© McCormack + Etten / Architects, LLP

ADDITION & REMODELING FOR
BRUCE AND JOY IRUSSI
145 LAKEVIEW DRIVE, GENEVA MANOR, LAKE GENEVA, WISCONSIN

PROJECT NO. 1505

DATE 10-27-15

SHEET A1 OF ___



PROPOSED
SECOND FLOOR PLAN
SCALE: 1" = 10'-0"

PLAN NORTH

TRUE NORTH

McCormack + Etten / Architects, LLP
400 Broad Street
Lake Geneva, WI 53147
Ph (262) 248-8391
Fax (262) 248-8392
contact@mccormacketten.com
http://www.mccormacketten.com

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ADDITION & REMODELING FOR
BRUCE AND JOY RUSSI
145 LAKEVIEW DRIVE, GENEVA MANOR, LAKE GENEVA, WISCONSIN

PROJECT NO.
1505

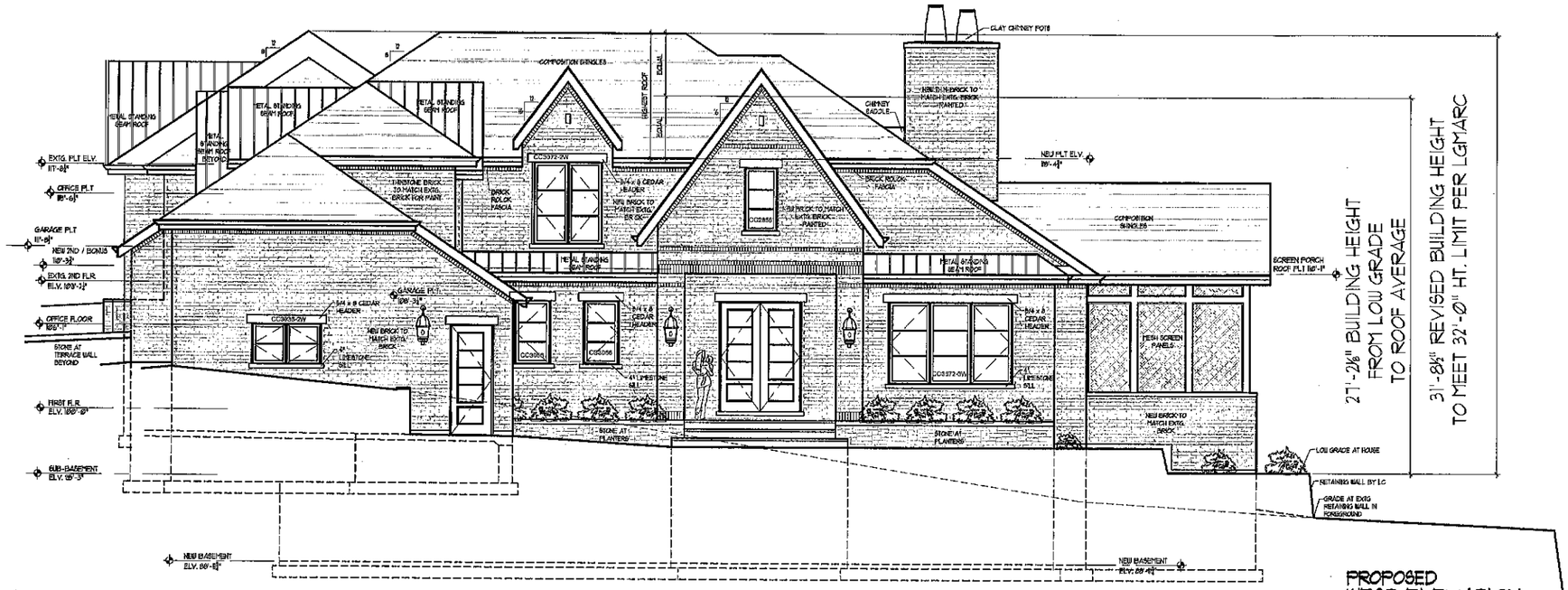
DATE
10-27-15

SHEET
A2
OF ____

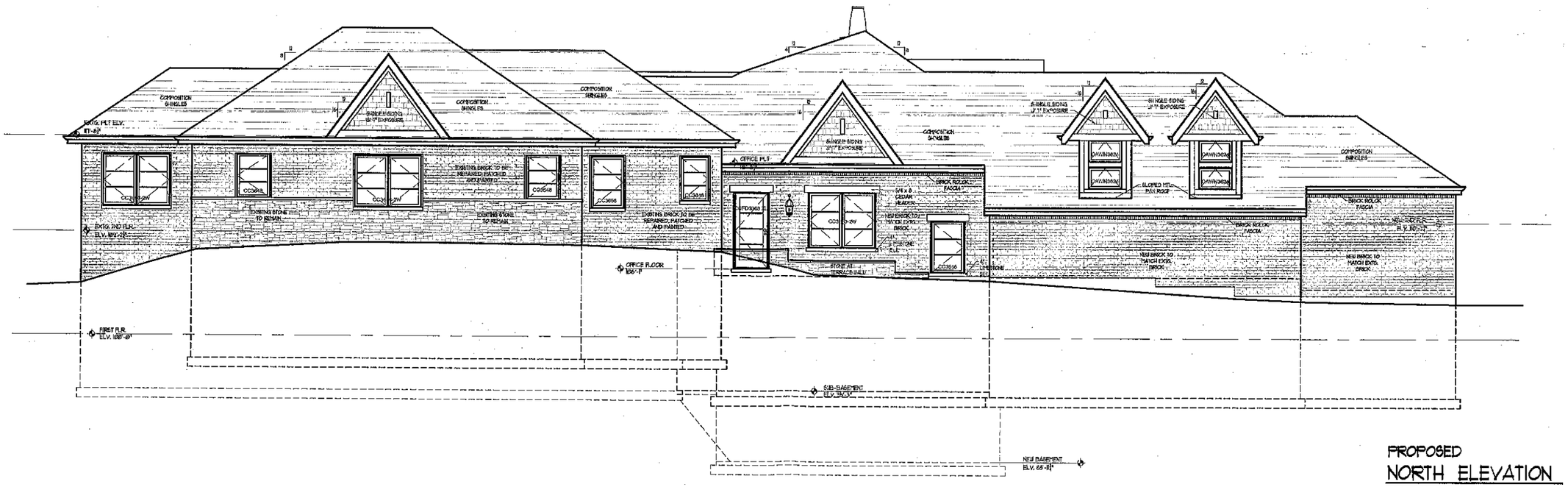
EXTERIOR WINDOW & DOOR NOTE:

WINDOWS AND EXTERIOR DOORS NOTED WITH MODEL NUMBERS BY MARVIN WINDOW CO., ALUMINUM CLAD WITH SIMULATED DIVIDED LITES IN DESIGN SHOWN, UNLESS OTHERWISE NOTED OR SELECTED. COLOR AS SELECTED. OTHER WINDOW MANUFACTURERS MAY BE CONSIDERED IF EQUAL AND APPROVED BY OWNER.

ALL GLAZING IN WINDOWS AND DOOR UNITS SHALL COMPLY WITH CABO DWELLING CODE SECT. R-2094, AND OTHER STANDARDS AS APPLICABLE. PROVIDE TEMPERED GLASS WHERE SO REQUIRED.



PROPOSED
WEST ELEVATION
SCALE: 1" = 10'-0"



PROPOSED
NORTH ELEVATION
SCALE: 1" = 10'-0"

McCormack + Etten / Architects, LLP
400 Broad Street
Lake Geneva, WI 53147
Ph (262) 248-6591
Fax (262) 248-6592
contact@mccormackandetten.com http://www.mccormackandetten.com

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ADDITION & REMODELING FOR
BRUCE AND JOY IRUSSI
145 LAKEVIEW DRIVE, GENEVA MANOR, LAKE GENEVA, WISCONSIN

PROJECT NO.
1505

DATE
10-27-15

SHEET
A4
OF ___

EXTERIOR WINDOW & DOOR NOTE:

WINDOWS AND EXTERIOR DOORS NOTED WITH MODEL NUMBERS BY MARVIN WINDOW CO., ALUMINUM CLAD WITH SIMULATED DIVIDED LITES IN DESIGN SHOWN, UNLESS OTHERWISE NOTED OR SELECTED. COLOR AS SELECTED. OTHER WINDOW MANUFACTURERS MAY BE CONSIDERED IF EQUAL AND APPROVED BY OWNER.

ALL GLAZING IN WINDOWS AND DOOR UNITS SHALL COMPLY WITH CABO DWELLING CODE SECT. R-209.4, AND OTHER STANDARDS AS APPLICABLE. PROVIDE TEMPERED GLASS WHERE SO REQUIRED.

PROPOSED
EAST ELEVATION
SCALE: 1" = 10'-0"

PROPOSED
SOUTH ELEVATION
SCALE: 1" = 10'-0"

McCormack + Etten / Architects, LLP
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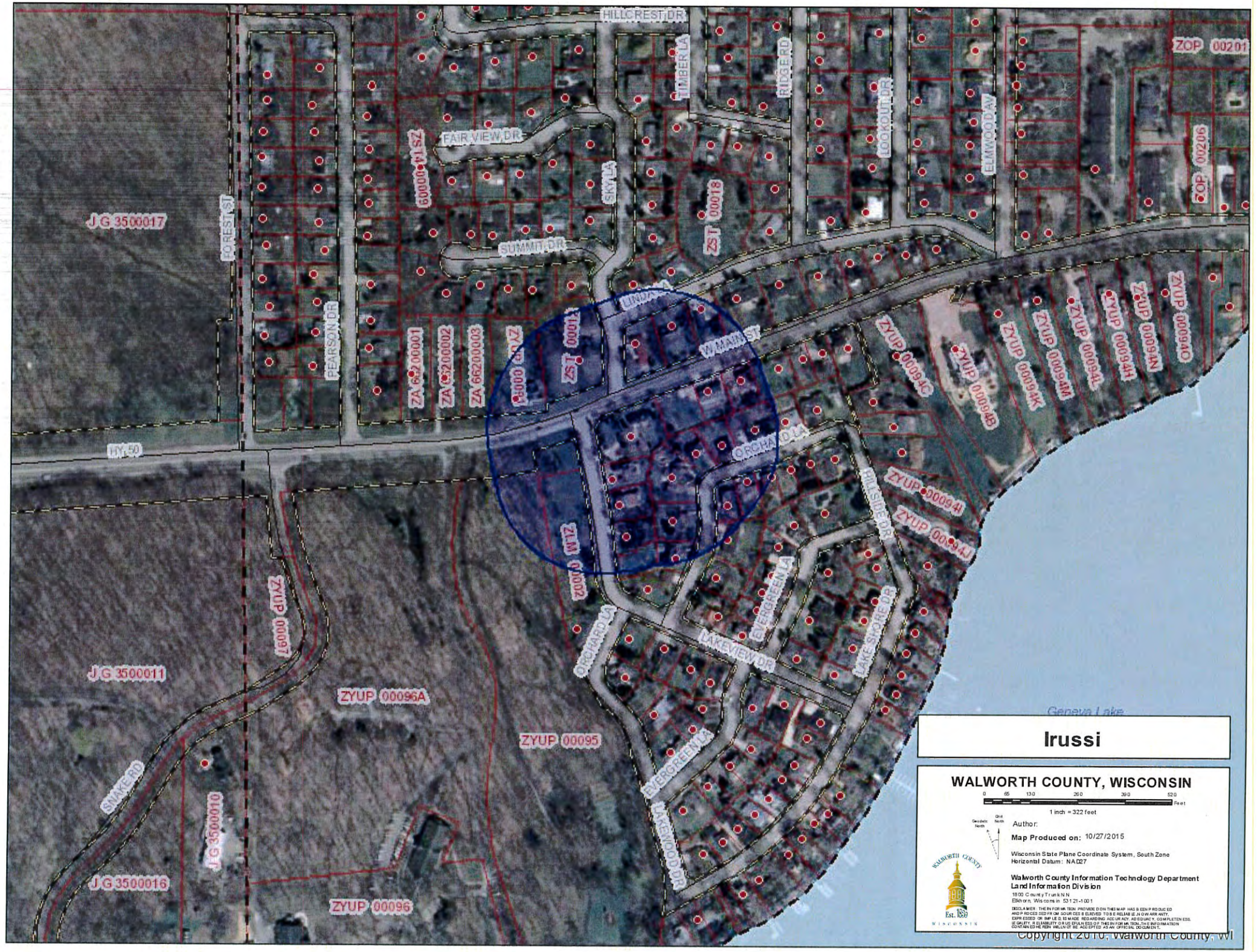
ADDITION & REMODELING FOR
BRUCE AND JOY IRUSSI
145 LAKEVIEW DRIVE, GENEVA MANOR, LAKE GENEVA, WISCONSIN

PROJECT NO. 1505

DATE 10-27-15

SHEET A5

OF


HILLCREST DR
TIMBER LA
RIDGE RD
LOOKOUT DR
ELMWOOD AV
ZOP 00201
ZOP 00206
FAIR VIEW DR
SKYLA
SUMMIT DR
ZST 00018
ZST 00014
FOREST ST
PEARSON DR
JG 3500017
ZA 66200001
ZA 66200002
ZA 66200003
ZST 00015
LINDA LA
WALWORTH ST
ZYUP 00094C
ZYUP 00094B
ZYUP 00094K
ZYUP 00094M
ZYUP 00094L
ZYUP 00094H
ZYUP 00094N
ZYUP 00094O
HWY 50
ORCHARD LA
ZLM 00002
ZYUP 00094I
ZYUP 00094J
EVERGREEN LA
LAKE SHORE DR
LAKEVIEW DR
ZYUP 00097
JG 3500011
ZYUP 00096A
ZYUP 00095
SNAKE RD
JG 3500010
JG 3500016
ZYUP 00096
Geneva Lake
Irussi
WALWORTH COUNTY, WISCONSIN
0 65 130 260 390 520
Feet
1 inch = 322 feet
Author:
Map Produced on: 10/27/2015
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD27
Walworth County Information Technology Department
Land Information Division
1800 County Trunk N N
Elkhorn, Wisconsin 53121-1001
DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE IN GOOD FAITH. EXPRESSED OR IMPLIED IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, AVAILABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN WILL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.
Copyright 2015, Walworth County, WI

RECEIVED
Date: 11-2-15

October 19, 2015

Mr. Ken Robers
Building and Zoning Administrator
City of Lake Geneva
626 Geneva St.
Lake Geneva, WI 53147

Dear Mr. Robers,

This letter is in response to the packet we received from McCormack + Etten Architects regarding the proposed addition and remodeling to the Irussi Residence located at 145 Lake View Drive, Lake Geneva Manor, City of Lake Geneva, WI.

Many of the current owners surrounding the subject property, particularly those downhill of it, have challenges when it comes to controlling the amount of storm water that is released onto their properties during heavy rains and spring snow melts. Most neighbors at the lower portion of the hill have had to deal with seepage issues at one time or another and some have nearly flooded or flooded. Although it's wonderful to see such interest in The Lake Geneva Manor Subdivision with such a substantial proposed financial commitment to improve the subject property, we are deeply concerned with the storm water runoff that a newly improved/re-built home with approximately **NINE PLUS TIMES (9+X)** the current existing impervious surface will create. Based on the McCormack + Etten plan and calculations provided, the current existing home has a footprint of approximately 1,128 square feet. The newly proposed plan under roof including overhangs, counting only the first floor footprint and any and all potential hard surfaces that must be drained away from the subject property such as terraces, raised patios, exterior stairs, pools and pool deck, porches, planters, planting garden, covered entries, motor court and driveway, totals in excess of 10,500 square feet or over **NINE PLUS TIMES (9+X) what the existing house's footprint currently takes up in lot area/impervious space.** The current driveway is loose gravel with grass growing into it so it appears to be permeable, therefore it was not counted.

According to The United States Geological Survey (USGS) Topographical Map for the subject property and its surrounding neighbors there is a **40 foot grade differential** between the subject property's current front yard as it faces Main Street and the contiguous neighbor to the South's front yard (the back-to-back neighbor immediately behind the subject property). This back-to-back neighbor's front yard is located at 1575 Orchard Lane. When you compare the difference in height between the two immediately neighboring properties, from the subject property's current front yard grade on Main Street to the neighbor's front yard grade on Orchard, **the difference is equivalent to a 4 story commercial building in height (40 FEET**). The subject property is incapable of storing on site and slowly releasing any and all storm water generated from its proposed amount of impermeable lot coverage due to the steepness of grade of the remaining permeable areas. Quite simply the plan as currently proposed won't hold water, (**there is a 25 foot fall in grade differential on the subject site alone from North to South**) in fairness, there is no mention of storm water management on the plan or any reference to impervious surface area ratio, nor existing or proposed drainage facilities. We realize this will be forthcoming as part of the process.

We are currently expressing our concerns with what we know to be ongoing drainage issues as they relate to the subject property and merely want to state that we will not tolerate "ANY SUBSTANTIAL OR UNDUE ADVERSE IMPACT ON NEARBY PROPERTY" as noted in the City of Lake Geneva's, Part III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE.

If the City of Lake Geneva were to allow the storm water generated from the subject property to be released on site, through the splashing of roof water via gutters and downspouts as well as sheet draining the driveway, motor court, patio and terraces etc., the possibility of washing out the neighbors below is imminent. We cannot tolerate any additional storm water runoff as conventionally handled, let alone the significant amount that will be generated by this proposed remodeling/addition. We can barely tolerate the status quo; what will happen if we receive **NINE PLUS TIMES (9 + X)** the amount of water that we are currently receiving? We know all too well that the only chance for us to get this right as a community is now, no one wants this to turn into a future civil legal matter.

If the City of Lake Geneva demands that any and all storm water runoff generated by the subject property be captured, contained, controlled and released to a city storm sewer via city right of way or other acceptable means, the surrounding potentially negatively impacted neighbors have no issue.

As stated by the architect of record Kelly Frazier in her packet to us,

> *"Please be assured that the owner intends to construct this home with quality materials, pleasing aesthetic and address and provide positive solutions to landscape requirements and drainage considerations."*

We are happy to hear this and will take her at her word. We also look forward to welcoming the Irussi Family to Geneva Manor, we are happy that they have chosen, as all of us have chosen, a truly special place to live. None of us wants to add to the storm water burden that some of us are faced with, good neighbors don't do that nor should the city allow it. We say in closing, please be assured that as long as any and all "drainage considerations" will not exacerbate an existing drainage condition amongst surrounding neighbors and will not include the release of storm water onto the surrounding neighbor's properties we will all get along quite neighborly. This is truly the City of Lake Geneva's responsibility to ensure that this gets done correctly the first time with no adverse impact on its current homeowners or their association.

Respectfully,

The concerned neighbors of Geneva Manor:

Hugh V. Connolly 1589 Orchard Ln.

David R. Merhar 1591 Orchard Ln.

Callie B. Hutchen 141 Lake View Dr.

Paul A. Karkula 1571 Orchard Ln.

DAVID PEZZA 1590 ORCHARD

1584 Orchard Ln.
RICHARD ALTER 1584 ORCHARD Ln.

GETZEN DON + JACKIE
15 Lakeview Dr Lake Geneva

SEE SEPARATE PAGE
Dawn Marie Mancuso 1575 Orchard Ln.

Lynn Finnegan 139 Lake View Dr.

Patricia Federico 77 Lake View Dr.

- Susan Sepe
George Zimmerman 61 Lake View Dr.

JAMES P WILKIN
1650 N. LAKE SHORE DR

We are currently expressing our concerns with what we know to be ongoing drainage issues as they relate to the subject property and merely want to state that we will not tolerate "ANY SUBSTANTIAL OR UNDUE ADVERSE IMPACT ON NEARBY PROPERTY" as noted in the City of Lake Geneva's, Part III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE.

If the City of Lake Geneva were to allow the storm water generated from the subject property to be released on site, through the splashing of roof water via gutters and downspouts as well as sheet draining the driveway, motor court, patio and terraces etc., the possibility of washing out the neighbors below is imminent. We cannot tolerate any additional storm water runoff as conventionally handled, let alone the significant amount that will be generated by this proposed remodeling/addition. We can barely tolerate the status quo; what will happen if we receive **NINE PLUS TIMES (9 + X)** the amount of water that we are currently receiving? We know all too well that the only chance for us to get this right as a community is now, no one wants this to turn into a future civil legal matter.

If the City of Lake Geneva demands that any and all storm water runoff generated by the subject property be captured, contained, controlled and released to a city storm sewer via city right of way or other acceptable means, the surrounding potentially negatively impacted neighbors have no issue.

As stated by the architect of record Kelly Frazier in her packet to us,

> *"Please be assured that the owner intends to construct this home with quality materials, pleasing aesthetic and address and provide positive solutions to landscape requirements and drainage considerations."*

We are happy to hear this and will take her at her word. We also look forward to welcoming the Irussi Family to Geneva Manor, we are happy that they have chosen, as all of us have chosen, a truly special place to live. None of us wants to add to the storm water burden that some of us are faced with, good neighbors don't do that nor should the city allow it. We say in closing, please be assured that as long as any and all "drainage considerations" will not exacerbate an existing drainage condition amongst surrounding neighbors and will not include the release of storm water onto the surrounding neighbor's properties we will all get along quite neighborly. This is truly the City of Lake Geneva's responsibility to ensure that this gets done correctly the first time with no adverse impact on its current homeowners or their association.

Respectfully,

The concerned neighbors of Geneva Manor:

Hugh V. Connolly 1589 Orchard Ln.

Dawn Marie Mancuso 1575 Orchard Ln. 10/30/15

David R. Merhar 1591 Orchard Ln.

Lynn Finnegan 139 Lake View Dr.

Callie B. Hutchen 141 Lake View Dr.

Patricia Federico 77 Lake View Dr.

Paul A. Karkula 1571 Orchard Ln.

George Zimmerman 61 Lake View Dr.

William & Joan Baffes
1624 Lake Shore Drive

James & Susan Berg
1554 Lake Shore Drive
James W. Berk
1565 Lake Shore Dr

Donald & Victoria Blonda
1617 Lake Shore Drive

Dana & Cheryl Breckinridge
1555 Orchard Lane

Rich & Katie Cattey
1536 Main St.

Susan Crowley
45 Lakewood Drive

Don De Rosa
1620 Evergreen Lane

Don & Muriel Forbes
50 Lakeview Drive

David & Louis Frost
1556 Orchard Lane

Thomas & Marya Gibbons
1600 Lake Shore Drive

Bruce & Sarah Gold
10 Hillside

Scott & Jeanine Goldstein
1606 Main St.

G P Green + Tykee Green

Frank & Tykee Green
1615 Lake Shore

Jeffrey & Jennifer Heaton
1641 Lake Shore Drive

Jean Heffernan
1633 Lake Shore Drive

Matthew & Lisa Hower
1540 Evergreen Lane

Benjamin & Calle Hutchen
141 Lakeview Drive

Bruce & Joy Irussi
145 Lakeview Drive

Mark & Maria Jakubowski
1567 Evergreen Lane

Ben & Nichol Johnston
1565 Orchard Lane

Don Johnston
1550 Orchard Lane

Bill & Mary Jones
1573 Evergreen Lane

Bill Kaiser
1530 Lake Shore Drive

George & Meri Vallin Kennesey
1630 Evergreen Lane

Michael & Tania Kenna
1614 Lake Shore Drive

Andrew Kerwin
1616 Evergreen Lane

Dr. Paul & Joanne Lederer
1551 Lake Shore Drive

Greg & Kelly Licht
1570 Lake Shore Drive

Jack & Ingrid Logiudice
1626 Lake Shore Drive

Charles & Jill Lorenzi
1540 Main Street

John & Dona Martin
1629 Lake Shore Drive

Terry& Kim Martino
1560 Orchard Lane

Matustik
1644 Lake Shore Drive

David & Sarah McConnell
21 Lakeview Drive

Jim & Maryann McCullough
1551 Evergreen Lane

Mike & Nancy McNerney
1553 Orchard Lane

Ann Michuda
1550 Lake Shore Drive

Steve & Leslie Phelps
1562 Lake Shore Drive

Ruth & Ken Monico
1625 Lake Shore Drive

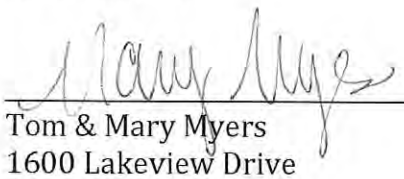
Barbara Philipps
1600 Evergreen Lane

Sheila Moran
1610 Orchard Lane

Joseph & Cheryl Pisciotti
1570 Evergreen Lane

Dr. Dan & Linda Moritz
1622 Main St.

Dr. Peter & Tina Poulos
1544 W. Main St.

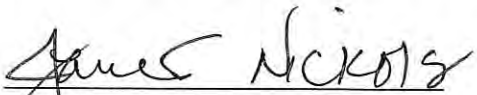


Tom & Mary Myers
1600 Lakeview Drive

Doug & Kristie Powell
1540 Lake Shore Drive

Brian & Pei Nelson
1640 Lake Shore Drive

Rich & Marian Pucci
1643 N. Lake Shore Drive



Tom & Janet Nickols
145 Lakeview Drive

Joe & Jen Read
1617 Evergreen Lane

Bob Nordhaus & Marcie Hollmann
1566 Orchard Lane

Wayne & Teresa Reuter
1555 Lake Shore Drive

Pete Peterson
1601 Evergreen Drive

Don & Louise Rutkowski
1565 Lake Shore Drive

Jack & Joan Schafer
1611 Lake Shore Drive

Dave Williams
1629 Evergreen Lane

Katherine Schwartz
1550 Evergreen Lane

James & Sharon Wojcik
1545 Lake Shore Drive

David & Lori Scotney
1551 Orchard Lane

Dr. Robert & Sue Wolter
1554 Orchard Lane

Anne See
1605 Lake Shore Drive

Lois Zingle
1626 Evergreen Lane

Signed on Front page 2D
~~Paul & Susan Sepe~~
~~16 Lakeview Drive~~

SAL GUAGLIARDO
1580 ORCHARDS LN.

August & Susan Taddeo
1585 Evergreen Lane

Aimee & Dave Tanking
1555 Evergreen Lane

Joan Thompson
1561 Evergreen Lane

David Traut & Dr. Rosemary White-Traut
40 Lakeview Drive