

**CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI**

**PLAN COMMISSION MEETING
MONDAY APRIL 15, 2019 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

Agenda

1. Meeting called to order by Tom Hartz.
2. Roll Call.
3. Approve Minutes of the March 18, 2019 Plan Commission meeting as distributed.
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes.
5. Acknowledgment of Correspondence.
6. Downtown Design Review:
 - a. Application by Kat Davis, 1050 Cumberland Tr. Lake Geneva, for the request to install an on Building Sign and a Blade Sign to the exterior of the property, located at 231 Cook St., in the Business Central (BC) zoning district, Tax Key No. ZOP00253.
 - b. Application by Comet Neon Inc., 1120 N. Ridge Ave. Lombard IL, 60148 for the request to install an on Building Sign and a Blade Sign to the exterior of the property, located at 899 W. Main St., in the Business Central (BC) zoning district, Tax Key No. ZOP00253.
 - c. Application by Dennis Dahl, 332 Cincinnati St., Spring Green, WI 53588, for the request to install an on Building Sign to the exterior of the property, located at 253 Center St., Suite 200, in the Business Central (BC) zoning district, Tax Key No. ZOP00283.
 - d. Application by Carolyn Sharpe, W7772-5A Wisconsin Pkwy, Delavan, WI, 53155, for the request to install an on Building Sign to the exterior of the property and the monument sign, located at 252 Center St., in the Business Central (BC) zoning district, Tax Key No. ZOP00258.
 - e. Application by Saverio & Elizabeth Spontella, 303 Town Center Blvd., Gilberts, IL 60136, for the request to install an on Building Sign to the exterior of the property, located at 270 Broad St., in the Business Central (BC) zoning district, Tax Key No. ZOP00244.

7. Review and Recommendation of an Extraterritorial Jurisdiction (ETJ) CSM for the applicant, Chestnut Acres LLC, Mark Larkin, 500 Stone Ridge Drive, Lake Geneva, WI 53147, for the property Tax Key No. JG2500004 to create 4 buildable lots. The property is located at the north end of Williams Street and Hickory Lane in the Town of Geneva as identified on the certified survey map dated 7/6/2018 with revisions dated 3/18/19 for Tax Key No. JG2500004.
8. Review and Recommendation of a Certified Survey Map (CSM) for Fairwyn SB, Inc., 875 Townline Road, Unit 103, Lake Geneva, WI 53147, for 7-duplex lot separation(s) in the Planned Development zoning classification to create individual lots as identified on the certified survey dated 3/12/19 for several Tax Key Nos. in the Symphony Bay Development – Tax Key Nos. ZSB00500 thru ZSB00503 and ZSB00516 thru ZSB00518.
9. Public Hearing and Recommendation on an application for a General Development Plan (GDP) filed by Patrick & Rachel Lynch, 30715 Cedar Drive, Burlington, WI 53105, requesting to allow the razing and reconstruction of a new Single Family Home and to rebuild the structure closer to the lakeshore than the existing foundation. This request in addition would allow the new structure to be in-line with the neighboring dwellings. The property is located at 940 Maytag Rd., situated in Estate Residential (ER- 1) zoning district and to utilize the Single Family – 4 (SR-4) setbacks, Tax Key No. ZCE00005.
10. Continuation of the Public Hearing and Recommendation on an application for the Conditional Use Permit (CUP) filed by House Around the Corner LLC., 3389 South Shore Dr., Delavan, WI 53115, requesting a (CUP) to Raze or Remove the existing building located at 832 Geneva Street, Lake Geneva, WI 53147, located in Central Business (CB) zoning district, Tax Key No. ZOP00252.
11. Continuation of the Public Hearing and Recommendation on an application for the General Development Plan (GDP) filed by House Around the Corner LLC., 3389 South Shore Dr., Delavan, WI 53115, requesting a Planned Development to construct a 5600 square foot commercial building at 832 Geneva Street, Lake Geneva, WI 53147, located in Central Business (CB) zoning district, Tax Key No. ZOP00252.
12. Continuation of the Public Hearing and Recommendation on an application for the Conditional Use Permit (CUP) filed by Lake Geneva Plaza, LLC., W3323 Lake Forest Lane, Lake Geneva, WI 53147, requesting a (CUP) to construct a Gas Station; Carwash; Convenience Store; & Restaurant located at 190 E. Main St, Lake Geneva, WI 53147, located in Planned Business (PB) zoning district, Tax Key No. ZA370600001.
13. Adjournment.

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

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

Posted 4/10/2019

**PLAN COMMISSION MEETING
MONDAY, MARCH 18, 2019 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

Mayor Hartz called the meeting to order at 6:00 p.m.

Roll Call. Present: Mayor Hartz, Sarah Hill, Ted Horne, Ann Esarco, Michael Krajovic. Absent (Excused) Alderman Doug Skates, John Gibbs and Building and Zoning Administrator Walling. Also Present: City Planner Slavney, City Attorney Draper, Building & Zoning Administrative Assistant Follensbee

Approve Minutes of the February 18th Plan Commission meeting as distributed.

Horne/ Esarco motion to approve. Motion carried unanimously.

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 5 minutes. None.

Acknowledgement of Correspondence.

Correspondence was received from Doug & Kristie Powell, 1540 Lake Shore Drive, sharing their concerns for the zoning change at 1550 Lake Shore Drive. Correspondence was also received from Georgianna Kleiman, 60 East Monroe St, Chicago IL, sharing concerns for the zoning change at 1550 Lake Shore Drive. All correspondence has been distributed to the Plan Commission.

Review and Recommendation of an Extraterritorial Jurisdiction (ETJ) CSM for the applicant, Chestnut Acres LLC, Mark Larkin, 500 Stone Ridge Drive, Lake Geneva, WI 53147, for the property Tax Key No. JG2500004 to create 3 buildable lots. The property is located at the north end of Williams Street and Hickory Lane in the Town of Geneva as identified on the certified survey map dated 7/6/2018 with revisions dated 1/25/19 for Tax Key No. JG2500004.

No applicant was present. Planner Slavney said the land division for 3 lots meet the requirements for the city of Lake Geneva and city staff has spoken to the surveyor, Paul VanHenkelum, asking for modifications on the CSM and the signature page before going to the City Council meeting.

Hill/ Horne motion to approve the Extraterritorial Jurisdiction CSM contingent upon the corrections needed on the CSM with the Town Signatures and include all staff recommendations.

Roll Call: Hartz, Hill, Horne, Esarco, Krajovic “yes.” Motion carried unanimously.

Review and Recommendation of a Certified Survey Map (CSM) for Fairwyn SB, Inc., 875 Townline Road, Unit 103, Lake Geneva, WI 53147, for the duplex lot separation in the Planned Development zoning classification to create individual lots for units 101 & 103 Cadence Circle as identified on the certified survey dated 1/17/19 for Tax Key No. ZB00509-1 & ZB00509-2.

Brian Pollard, 875 Townline Road, Suite 103, Lake Geneva, presented his request. Slavney said the code allows the separation of a twin house when a lot line goes down the common wall and is owner occupied. Slavney stated this request is consistent with our zoning requirements.

Esarco/ Krajovic motion to approve the CSM for duplex lot separation and include all staff recommendations and fact finding in the affirmative.

Roll Call: Hartz, Hill, Horne, Esarco, Krajovic “yes.” Motion carried unanimously.

Public Hearing and Recommendation on an application for a Conditional Use Permit (CUP) filed by Geneva Properties, LLC, 612 Wells Street, Suite F, Lake Geneva, WI 53147, requesting to allow the addition of a mechanical room to the exterior of the multi-family structure located at 695 S. Lake Shore Drive, located in Two-Family Residential – 6 (TR-6) zoning district, Tax Key No. ZA134700001.

Matt Kuehl, 615 Wells Street, Suite F, presented his request. Mayor Hartz asked if boiler room would be within the required setback. Mr. Kuehl verified it would be within the setback. Commissioner Esarco asked if the boiler room would be hidden by shrubs. Kuehl confirmed there is a tree line and shrubs. The entire building will be resided with same material.

Krajovic/Horne motion to close the Public Hearing. Motion carried unanimously.

Hill/Horne motion to approve the CUP to allow the addition of a mechanical room within the current setback and include all staff recommendations and fact finding in the affirmative.

Roll Call: Hartz, Hill, Horne, Esarco, Krajovic “yes.” Motion carried unanimously.

Public Hearing and Recommendation on an application for a Conditional Use Permit filed by CDS Investments, LLC, for the property located at 1550 Lake Shore Drive, to utilize the Single Family – 4 (SR-4) zoning in the Estate Residential – 1 (ER-1) zoning, to raze and rebuild a portion of the Single Family Residence, and small addition to the front entry Tax Key No. ZLM00048.

Todd Cauffman, Lowell Custom Homes, 401 Geneva National Avenue, presented the request. Slavney was concerned with the cantilevered addition and explained the policy the city has followed regarding impervious surfaces and building coverage. Cauffman addressed the letters of concern from the Powell’s and Georgi Kleinman.

Speaker #1: Denise Pecora, 1550 Lake Shore Drive, shared her thoughts, stating they only want to make the property better.

Hill/ Horne motion to close the Public Hearing. Motion carried unanimously.

Hartz/Krajovic motion to approve the CUP to allow the razing and rebuild of a portion of a Single Family home and a small entry addition with SR-4 zoning in an ER-1 zoning district, to include maintenance of the front and side setbacks, the removal of the 2’ cantilevered overhang and all staff recommendations and fact finding in the affirmative.

Roll Call: Hartz, Hill, Horne, Esarco, Krajovic “yes.” Motion carried unanimously.

Continuation of the Public Hearing and Recommendation on an application for the Conditional Use Permit (CUP) filed by House Around the Corner LLC., 3389 South Shore Dr., Delavan, WI 53115, requesting a (CUP) to Raze or Remove the existing building located at 832 Geneva Street, Lake Geneva, WI 53147, located in Central Business (CB) zoning district, Tax Key No. ZOP00252.

Applicant has requested to continue the Public Hearing.

Hartz/Hill motion to continue the Public Hearing to the April Plan Commission meeting. Motion carried unanimously.

Continuation of the Public Hearing and Recommendation on an application for the General Development Plan (GDP) filed by House Around the Corner LLC., 3389 South Shore Dr., Delavan, WI 53115, requesting a Planned Development to construct a 5600 square foot commercial building at 832 Geneva Street, Lake Geneva, WI 53147, located in Central Business (CB) zoning district, Tax Key No. ZOP00252.

Applicant has requested to continue the Public Hearing.

Hartz/Horne motion to continue the Public Hearing to the April Plan Commission meeting. Motion carried unanimously.

Adjournment. Hill/Horne motion to adjourn at 6:45 p.m. Motion carried unanimously.

/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE PLAN COMMISSION

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 15, 2019

Agenda Item #6a

Applicant:

Kat Davis
1050 Cumberland Tr.
Lake Geneva, WI 53147

Request:

231 Cook Street
Downtown Design Review for 2 Signs
building and blade signs
Tax Key No. ZOP00253

Description:

The applicant is submitting an application for Downtown Design Review for the request to install an On Building Sign & Blade Sign to the exterior of the building above the public right of way located at 231 cook Street Tax Key No. ZOP00253.

The City reviews all exterior alteration in the CB zoning district to confirm that they conform to the Downtown Design standards, particularly quantity, size, and color requirements.

Proposed colors correspond within the permitted downtown guidelines.

Staff Recommendations:

The colors submitted have been reviewed and comply with the Historic Colors of the historic color palette.

Staff recommends *approval* of the sign installation request as submitted.



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

231 Cook St LG, WI 53147

Name & Address of Current Building Owner:

Inland Commercial Real Estate
2901 Butterfield Rd Oakbrook, IL 60523

Telephone Number of Current Building Owner: (636) 638-7632

Email Address:

Name & Address of Applicant:

Kat Davis
1050 Cumberland Trl. Lake Geneva, WI 53147

Telephone Number of Applicant: (608) 216-6378

Email Address: Kat@wildyonderbotanicals.com

Proposed Design Change:

Sign- projecting and above awning,

Zoning District:

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

Quality wood sign, made by business owners
Greg and Kert Davis.

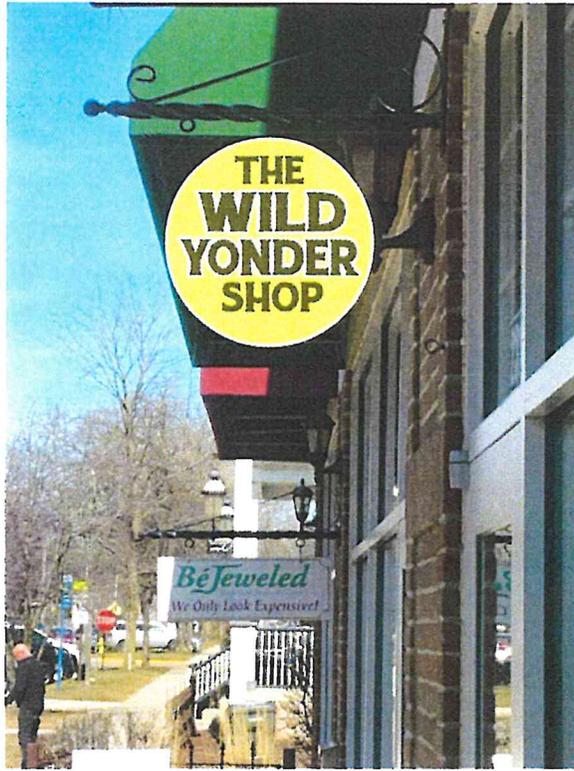
Description of Project:

2 wood signs. One projecting off side by
provided hanger and one above awning.

Date: 3/29/19

Signature of Applicant:

K. Davis



Projecting sign: 2" diameter made of steel -painted w/ Historic colors -Peace Yellow and Avocado



Above awning sign: 1" ft tall x 12ft" length Wood painted w/ historic colors – Peace Yellow and Avocado

Frontage footage is 20 square ft., we were sure to stay within our allotted signage space.

Thank you all so much!

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 15, 2019

Agenda Item #6b

Applicant:

Comet Neon, Inc
1120 N Ridge Ave
Lombardi, IL 60148

Request:

899 W. Main Street
Downtown Design Review for 2 Signs
building and blade sign
Tax Key No. ZOP00253

Description:

The applicant is submitting an application for Downtown Design Review for the request to install an On Building Sign & Blade Sign to the exterior of the building above the public right of way located at 899 W. Main Street Tax Key No. ZOP00253.

The City reviews all exterior alteration in the CB zoning district to confirm that they conform to the Downtown Design standards, particularly quantity, size, and color requirements.

Proposed colors correspond within the permitted downtown guidelines.

Staff Recommendations:

The colors submitted have been reviewed and comply with the Historic Colors of the historic color palette.

Staff recommends *approval* of the sign installation request as submitted.



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

POTBELLY SANDWICH SHOP : 899 W. MAIN ST. 53147

Name & Address of Current Building Owner:

KRISTIE MOSS : INLAND PROPERTY MANAGEMENT, LLC

2901 BUTTERFIELD RD. OAK BROOK IL 60523

(630) 586-6211 kristie.moss@inlandgroup.com

Telephone Number of Current Building Owner: (630) 586-6211

Email Address: kristie.moss@inlandgroup.com

Name & Address of Applicant:

COMET NEON, INC.

1120 N. RIDGE AVE.

LOMBARD, IL 60148

Telephone Number of Applicant: (630) 656-1085

Email Address: permits@cometneon.com

Proposed Design Change:

REPLACEMENT OF EXISTING "POTBELLY" SIGNAGE W/
 UPDATED BUSINESS IDENTIFICATION LOGO

Zoning District:

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

COMET NEON, INC.

MARCIN WOLAK

1120 N. RIDGE AVE.

LOMBARD, IL 60148

Description of Project:

- (1) SINGLE-FACE WALL SIGN OVER ENTRANCE : EXTERNALLY-ILLUMINATED
 USING EXISTING GOOSENECK LIGHTING - NO CHANGE TO ELECTRIC -
- (1) DOUBLE-FACE NON-ILLUMINATED PROJECTING BLADE SIGN

Date: 3/15/19

Signature of Applicant: Marcin Wolak



Comet Neon, Inc.
1120 N. Ridge Ave.
Lombard, IL 60148
(630)656-1085
permits@cometneon.com

To whom it may concern,

Comet Neon, Inc. is proposing to replace the existing signage for Potbelly Sandwich Shop at 899 W. Main St. , Lake Geneva, WI 53147 with updated business identification logos:

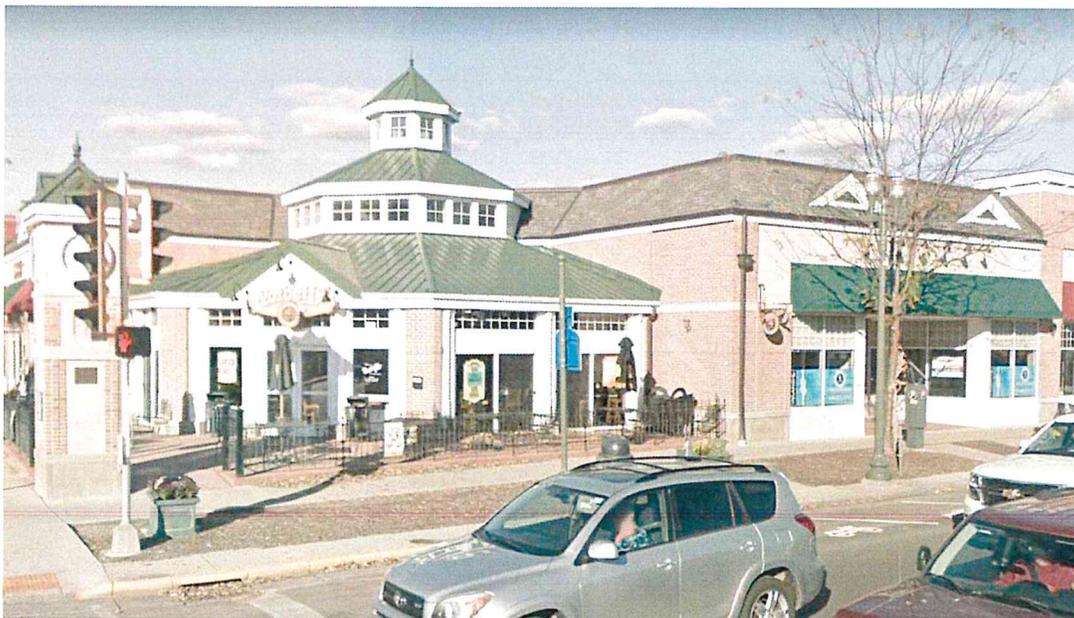
(1) Single-Face Wall Sign

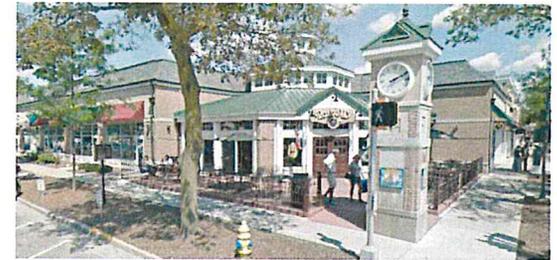
- Installed over the main entrance
- Externally-illuminated using the existing gooseneck lighting
- No change to existing electric

(1) Double-Face Non-Illuminated Projecting Blade Sign

See below for a photo of the existing signage for reference. Please let me know if you have any questions. Thank you.

-Marcin Wolak





Building Elevation - West

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

Maximum Permitted Area per Sign: One square foot of signage for every linear foot of exposed exterior wall length on that supporting wall for all combined signage on that wall regardless of the number of business. A maximum sign area of 200 square feet for all combined sign faces may be used for any single business on a wall.

Maximum Permitted Area per Projecting Sign: 3 square feet



Design No.:	19-0025r3	Contact Information:	Revisions:
Date:	March 04, 2019	Salesman:	Todd Hefner
Sheet:	1 of 3	Designer:	Trent Schultz
Location:	899 W Main St	P817.625.4323	F817.625.2123
City/State:	Lake Geneva, WI 53147	www.awningandsign.com	

This sign is intended to be installed in accordance with the requirements of article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of sign.

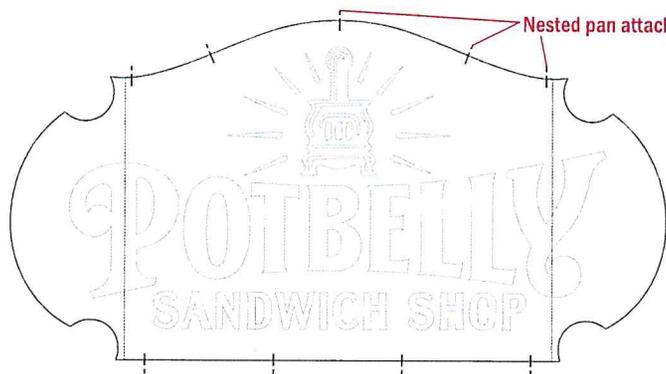
National Awning & Sign, LLC. does not accept responsibility for obtaining accurate code information for sign size allowance. This document is the property of National Awning & Sign, LLC and may not be copied or distributed w/o expressed written consent.



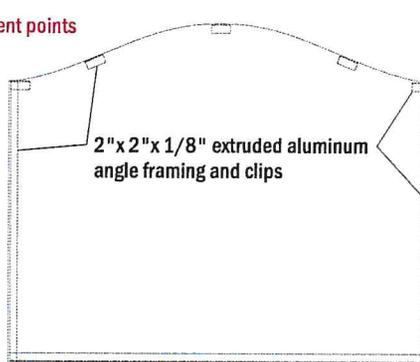
25 sq ft

Single Face Standard Display - Channel Letter/ROPT

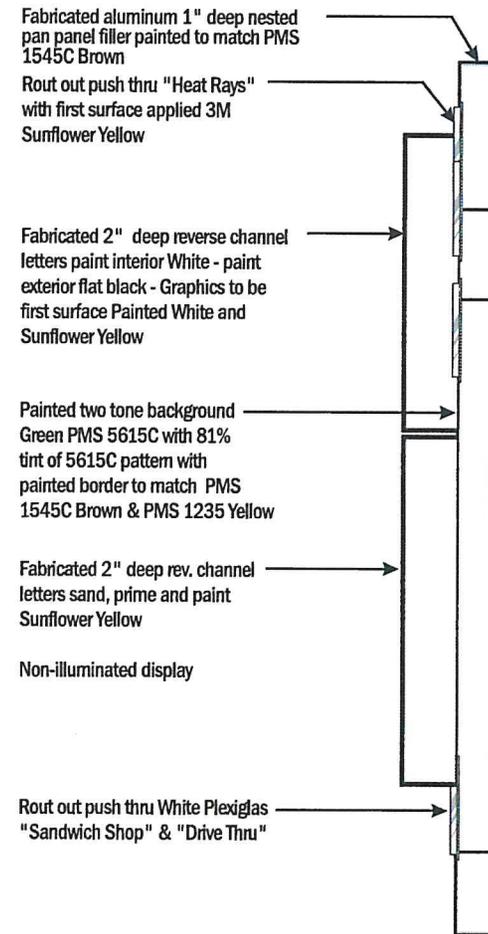
Scale: 1/2"=1'-0"



Nestled Pan Panel Frame Detail



Pan Panel Frame



Details

Scale: 1 1/2"=1'-0"



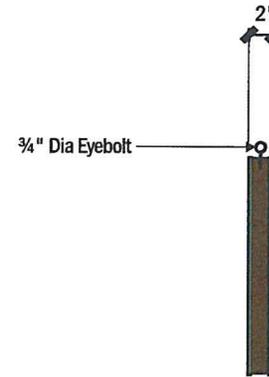
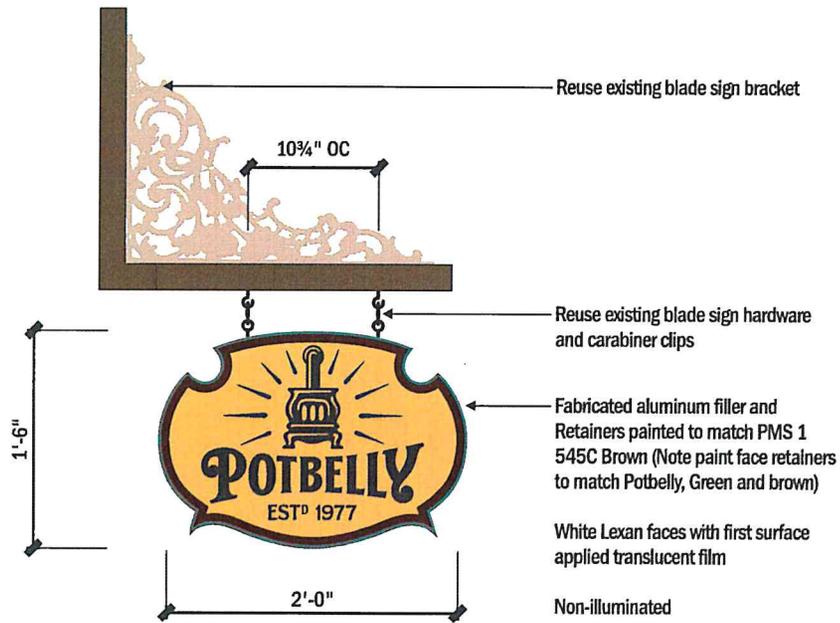
Design No.: 19-0025r3
Date: March 04, 2019
Sheet: 2 of 3
Location: 899 W Main St
City/State: Lake Geneva, WI 53147

Contact Information:
Salesman: Todd Hefner
Designer: Trent Schultz
P: 817.625.4323 **F:** 817.625.2123
www.awningandsign.com

Revisions:

This sign is intended to be installed in accordance with the requirements of article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of sign.

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D/F Display Elevation

End View

Scale: 1"=1'-0"



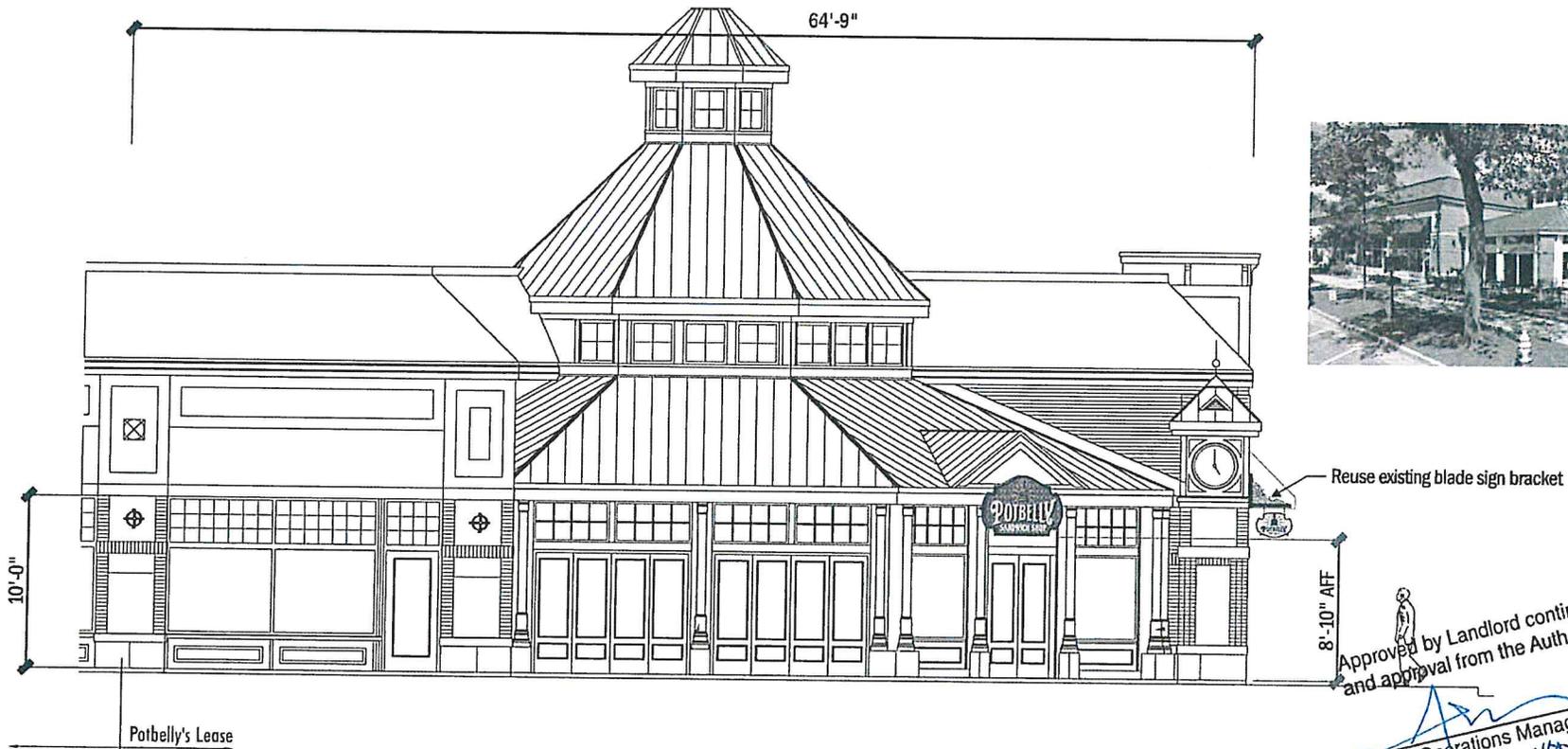
Design No.: 19-0025r3
 Date: March 04, 2019
 Sheet: 3 of 3
 Location: 899 W Main St
 City/State: Lake Geneva, WI 53147

Contact Information:
 Salesman: Todd Hefner
 Designer: Trent Schultz
 P: 817.625.4323 F: 817.625.2123
 www.awningandsign.com

Revisions:

This sign is intended to be installed in accordance with the requirements of article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of sign.

National Awning & Sign, LLC. does not accept responsibility for obtaining accurate code information for sign size allowance. This document is the property of National Awning & Sign, LLC and may not be copied or distributed w/o expressed written consent.



Approved by Landlord contingent on permit review and approval from the Authority Having Jurisdiction.

[Signature]
Inland Operations Manager
TANG VAN

2/28/19 Date

Building Elevation - West

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

Maximum Permitted Area per Sign: One square foot of signage for every linear foot of exposed exterior wall length on that supporting wall for all combined signage on that wall regardless of the number of business. A maximum sign area of 200 square feet for all combined sign faces may be used for any single business on a wall.

Maximum Permitted Area per Projecting Sign: 3 square feet



Design No.:	19-0025r2	Contact Information:	Revisions:
Date:	February 26, 2019	Salesman:	Todd Hefner
Sheet:	1 of 3	Designer:	Trent Schultz
Location:	899 W Main St	P817.625.4323	F817.625.2123
City/State:	Lake Geneva, WI 53147	www.awningandsign.com	

This sign is intended to be installed in accordance with the requirements of article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of sign.

National Awning & Sign, LLC does not accept responsibility for obtaining accurate code information for sign size allowance. This document is the property of National Awning & Sign, LLC and may not be copied or distributed w/o expressed written consent.

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 15, 2019

Agenda Item #6c

Applicant:

Dennis Dahl
332 Cincinnati St
Spring Green, WI 53588

Request:

253 Center Street
Downtown Design Review for a Sign
Tax Key No. ZOP00283

Description:

The applicant is submitting an application for Downtown Design Review for the request to install an On Building Sign to the exterior of the building located at 253 Center Street Tax Key No. ZOP00283.

The City reviews all exterior alteration in the CB zoning district to confirm that they conform to the Downtown Design standards, particularly quantity, size, and color requirements.

Proposed colors correspond within the permitted downtown guidelines.

Staff Recommendations:

The colors submitted have been reviewed and comply with the Historic Colors of the historic color palette.

Staff recommends *approval* of the sign installation request as submitted.



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

253 CENTER STREET SUITE 200 1001 12111

Name & Address of Current Building Owner:

PASCOR MGMT LLC TED ARVANITIS
 644 N MILWAUKEE AVE SUITE 200
 PROSPECT HEIGHTS, IL 60070

Telephone Number of Current Building Owner: 847.520.4203

Email Address:

Name & Address of Applicant:

DENNIS DANL
 332 CINCINNATI ST.

Telephone Number of Applicant: 608-426-4567

Email Address: dennis@theopalman.com

Proposed Design Change:

Replace the pleiglas sign to say the Opal Man

Zoning District:

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

KRISTIN MITCHELL DESIGNS
 BOB TOMASKA

Description of Project:

REPLACE EXISTING SIGN (LIGHTED PLEIGLAS)
 42" tall 10ft long

Date: 3-29-19

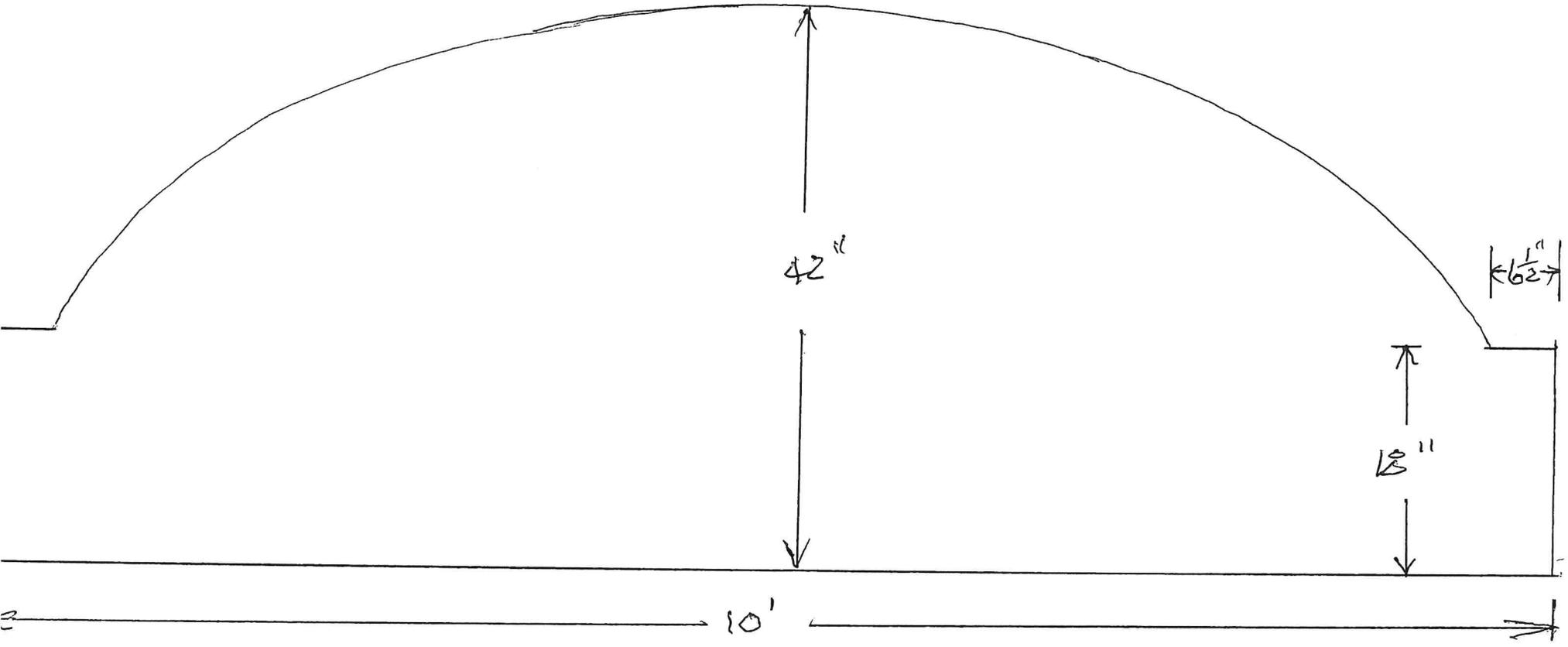
Signature of Applicant: Dennis Danl



THE
OPALMAN

LLC

GALLERY OF FINE OPAL JEWELRY



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 15, 2019

Agenda Item #6d

Applicant:

Carolyn Sharpe
W7772-5A Wisconsin Pkwy
Delavan, WI 53155

Request:

252 Center Street
Downtown Design Review for 2 Signs
building and on monument sign
Tax Key No. ZOP00258

Description:

The applicant is submitting an application for Downtown Design Review for the request to install an On Building Sign & Monument Sign to the exterior of the building at 252 Center Street Tax Key No. ZOP00258.

The City reviews all exterior alteration in the CB zoning district to confirm that they conform to the Downtown Design standards, particularly quantity, size, and color requirements.

Proposed colors correspond within the permitted downtown guidelines.

Staff Recommendations:

The colors submitted have been reviewed and comply with the Historic Colors of the historic color palette.

Staff recommends *approval* of the signs installation request as submitted.



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 STREET (LOWER LEVEL)

Name & Address of Current Building Owner:

KOCUREK PROPERTY HOLDING LLC

Telephone Number of Current Building Owner: 847-525-9066

Email Address: www.rentlakegeneva.com

Name & Address of Applicant:

CAROLYN SHARPE
W 7772-5A WISCONSIN PKWY
DELAYAN, WISC 53115

Telephone Number of Applicant: 262-903-5349

Email Address: cjsharpes2@gmail.com

Proposed Design Change:

NO DESIGN CHANGE
JUST PAINTING & CLEANING

Zoning District: _____

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

CAROLYN SHARPE
W 7772-5A WISC. PKWY
DELAYAN, WISC 53115

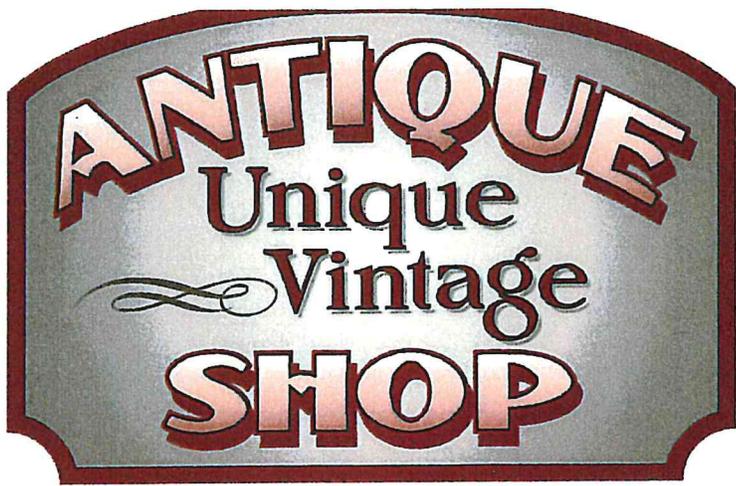
Description of Project:

SIGNS FOR EXTERIOR

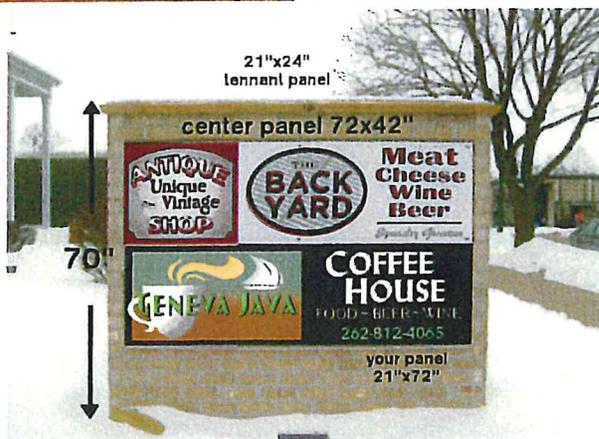
Date: 3-24-19

Signature of Applicant: Carolyn Sharpe





3'x2'



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 15, 2019

Agenda Item #6e

Applicant:

Saverio & Elizabeth Spontella
303 Town Center Blvd.
Gilberts, IL 60136

Request:

270 Broad Street
Downtown Design Review for a Sign
Tax Key No. ZOP00244

Description:

The applicant is submitting an application for Downtown Design Review for the request to install an On Building Sign to the exterior of the building above the public right of way located at 270 Broad Street Tax Key No. ZOP00244.

The City reviews all exterior alteration in the CB zoning district to confirm that they conform to the Downtown Design standards, particularly quantity, size, and color requirements.

Proposed colors correspond within the permitted downtown guidelines.

Staff Recommendations:

The colors submitted have been reviewed and comply with the Historic Colors of the historic color palette.

Staff recommends *approval* of the sign request as submitted.



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

270 BROAD STREET LAKE GENEVA, WI 53147
ZON 00244

Name & Address of Current Building Owner:

KOCOUREK PROPERTY HOLDINGS^{LLC} (MIKE KOCOUREK)
P.O. BOX 1216
LAKE GENEVA, WI 53147

Telephone Number of Current Building Owner: 847.525.9060

Email Address: hodaghospitality@gmail.com

Name & Address of Applicant:

SAVERIO AND ELIZABETH SPONTELLA
303 TOWN CENTER BLVD.
GILBERTS, IL 60136

Telephone Number of Applicant: 630.885.9823

Email Address: bj0980@beefjerkyoutlet.com

Proposed Design Change:

RETAIL STORE BUILDOUT (NEW STORE) - EXTERIOR SIGN OF BUSINESS NAME.
'BEEF JERKY OUTLET' SIGN AND LOGO IN COMPLIANCE (COLORS AND DESIGN)
WITH FRANCHISE LOGO AND FRANCHISE AGREEMENT.

Zoning District: CENTRAL BUSINESS (CB) ZONING DISTRICT

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

<u>ARCHITECT:</u>	<u>CONTRACTOR:</u>	<u>SIGN COMPANY:</u>
<u>MCCORMACK+ETTEN</u>	<u>BAY BUILDERS</u>	<u>TIMBER LINE SIGN CO.</u>
<u>400 BROAD ST.</u>	<u>LAKE GENEVA, WI</u>	<u>N3211 ST. RD. 67</u>
<u>LAKE GENEVA, WI 53147</u>	<u>262-903-7799</u>	<u>LAKE GENEVA, WI 53147</u>

Description of Project:

BEEF JERKY OUTLET (FRANCHISE)
RETAIL STORE BUILDOUT INCLUDING NEW EXTERIOR SIGN WITH 'BEEF JERKY OUTLET'
NAME IN ACCORDANCE WITH FRANCHISE.

Date: 03/20/2019

Signature of Applicant:

270 BROAD STREET (CORNER VIEW)





TIMBER LINE SIGN
CO., INC.

270 BROAD STREET

www.timberlinesign.com



Timber Line Sign Co., Inc.
N3211 St. Rd. 67
Lake Geneva, WI 53147

APPROVED BY _____ DATE _____

Beef Jerky Outlet
5' x 4', aluminum,
w/ HD Ultra printed vinyl.
Artwork optional. @\$425.00
window logo \$82.00
Installation \$65.00.
+ tax. One Half down,
balance on completion.

5' x 4' SIGN

Phone 262-245-9898
Fax 262-245-9898

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 22, 2019

Agenda Item: 7

Applicant:

Chestnut Acres LLC, Mark Larkin
500 Stone Ridge Dr
Lake Geneva, WI 53147

Request: ETZ Extraterritorial Zoning CSM
review for the Town of Geneva creating 4
buildable lots Tax Key No. JG2500004

Description:

This request is to approve an Extraterritorial Zoning Plat review for the Certified Survey Map CSM creating 4 buildable lots located in the Town of Geneva at Tax Key No. JG2500004.

This request is to approve the proposed Certified Survey Map dated 1/25/2019 for the property located at the north end of Williams St. and Hickory Ln. The land separation will create 4 lots with this request.

- Lot 1 = 1.1 AC.
- Lot 2 = 1.6 AC.
- Lot 3 = 3.1 AC.
- Lot 4 = 6.3 AC.

The parcel included in this request does not currently have any buildings on the property.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Extraterritorial Zoning request (ETZ)

As part of the consideration of the requested ETZ, the Plan Commission is required to:

- Provide the Common Council with a *recommendation* regarding the proposed ETZ review.

Staff Recommendation on the proposed

1. Staff recommends that the Plan Commission recommend *approval* of the Extraterritorial Zoning request (ETZ): as submitted, subject to approval Walworth County Land Use Zoning.

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

CERTIFIED SURVEY MAP or SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Chestnut Acres, LLC - Mark Larkin - 500 Stone Ridge Dr Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: (262) 853-5576

EMAIL ADDRESS: mlarkin@keeferealestate.com

PROJECT ADDRESS None Assigned TAX KEY NUMBER: JG 2500004

NAME AND ADDRESS OF APPLICANT:

Same as owner

TELEPHONE NUMBER OF APPLICANT: () Same

EMAIL ADDRESS: Same

NAME AND ADDRESS OF SURVEYOR:

Paul VanHenkelum, PLS PE

Cardinal Engineering LLC

201 Broad Street Suite B Lake Geneva, WI 53147

TELEPHONE NUMBER OF SURVEYOR: (262) 757-8776

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Property is in Town of Geneva, submitted to Lake Geneva for ETZ approval.

Project has been reviewed and approved by Town of Geneva Planning Commission and

Town Board. CSM includes 4 lots for residential purposes.

SUBMITTAL CHECKLIST

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

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

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

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

- X PROVIDE AN ELECTRONIC COPY OF THE FULL APPLICATION PACKET TO THE LAKE GENEVA BUILDING AND ZONING DEPARTMENT AT BZADMIN@CITYOFLAKEGENEVA.COM OR BZCLERK@CITYOFLAKEGENEVA.COM

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

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

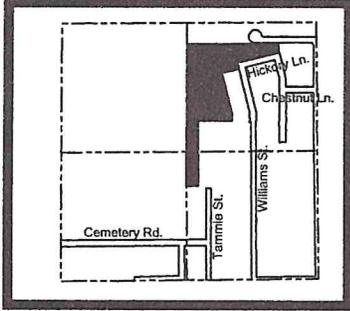
2-15-19
DATE


SIGNATURE OF APPLICANT

CERTIFIED SURVEY MAP NO. _____

Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 25, Town 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin.

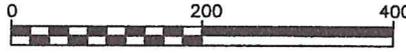
LOCATION MAP



NW 1/4 Sec. 25-2-17
SCALE: 1" = 2,000'



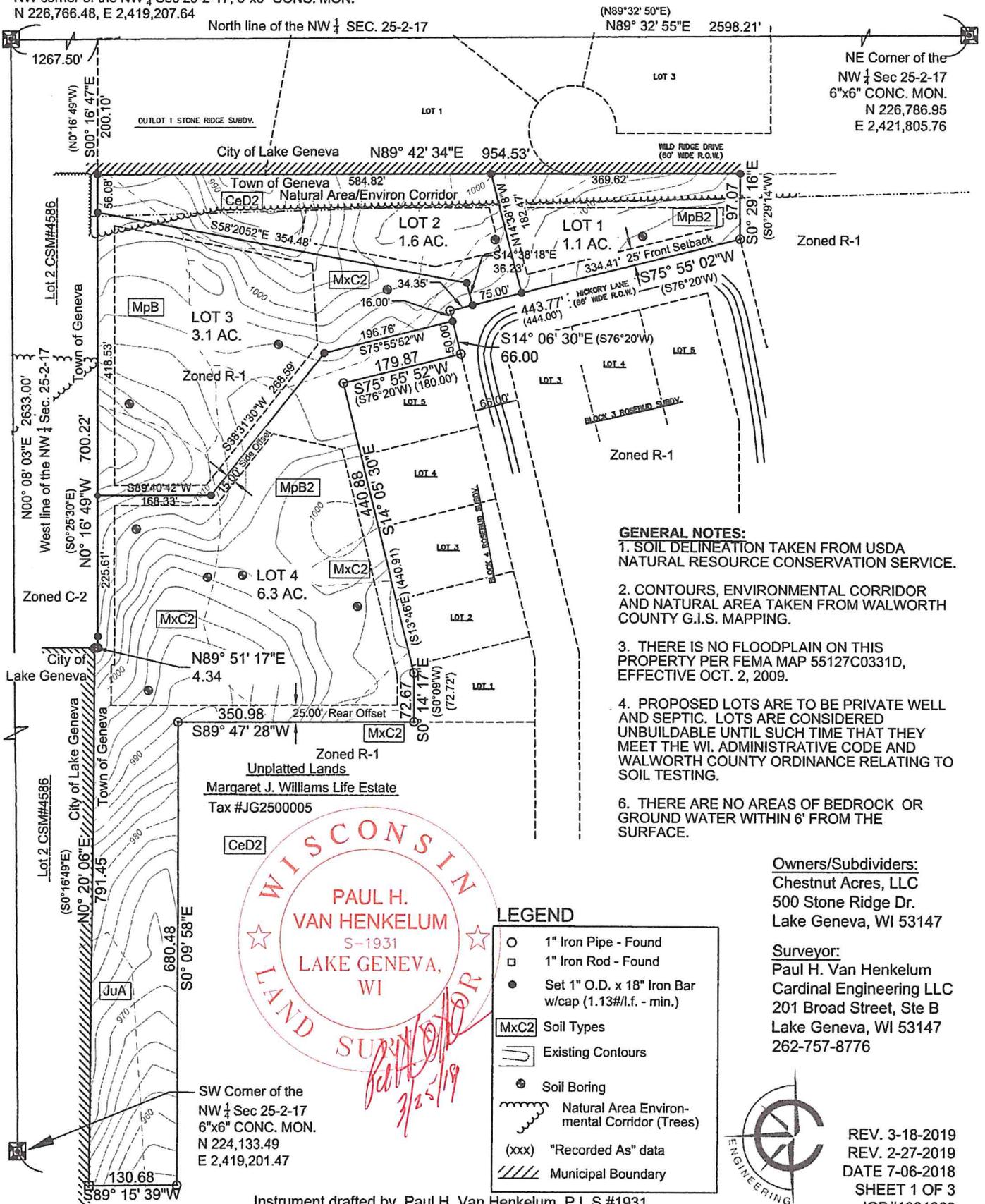
GRAPHIC SCALE



1 INCH = 200 FEET

Basis of Bearing: All Bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone. The North line of the Northwest 1/4 of Section 25 bears N89°32'55"E. (N.A.D. 1927).

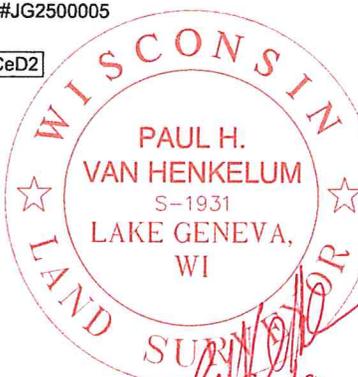
NW corner of the NW 1/4 Sec 25-2-17, 6"x6" CONC. MON.
N 226,766.48, E 2,419,207.64



- GENERAL NOTES:**
1. SOIL DELINEATION TAKEN FROM USDA NATURAL RESOURCE CONSERVATION SERVICE.
 2. CONTOURS, ENVIRONMENTAL CORRIDOR AND NATURAL AREA TAKEN FROM WALWORTH COUNTY G.I.S. MAPPING.
 3. THERE IS NO FLOODPLAIN ON THIS PROPERTY PER FEMA MAP 55127C0331D, EFFECTIVE OCT. 2, 2009.
 4. PROPOSED LOTS ARE TO BE PRIVATE WELL AND SEPTIC. LOTS ARE CONSIDERED UNBUILDABLE UNTIL SUCH TIME THAT THEY MEET THE WI. ADMINISTRATIVE CODE AND WALWORTH COUNTY ORDINANCE RELATING TO SOIL TESTING.
 6. THERE ARE NO AREAS OF BEDROCK OR GROUND WATER WITHIN 6' FROM THE SURFACE.

Owners/Subdividers:
Chestnut Acres, LLC
500 Stone Ridge Dr.
Lake Geneva, WI 53147

Surveyor:
Paul H. Van Henkelum
Cardinal Engineering LLC
201 Broad Street, Ste B
Lake Geneva, WI 53147
262-757-8776



LEGEND

- 1" Iron Pipe - Found
- 1" Iron Rod - Found
- Set 1" O.D. x 18" Iron Bar w/cap (1.13#/l.f. - min.)
- MxC2 Soil Types
- Existing Contours
- Soil Boring
- Natural Area Environmental Corridor (Trees)
- (xxx) "Recorded As" data
- Municipal Boundary



REV. 3-18-2019
REV. 2-27-2019
DATE 7-06-2018
SHEET 1 OF 3
JOB#1801320

CERTIFIED SURVEY MAP NO. _____

Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 25, Town 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, PAUL H. VAN HENKELUM, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND HEREIN DESCRIBED:

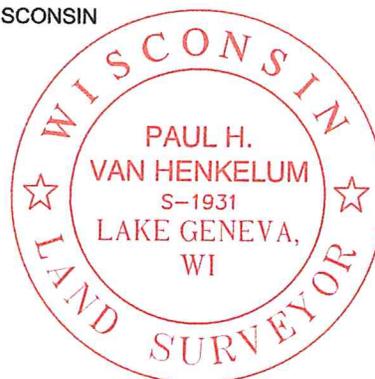
Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 25, Town 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin more completely described as follows: Commencing at the NW corner of said NW 1/4; thence with the North line of said NW 1/4, N89°32'55"E, a distance of 1267.50' to a point on the west line of Outlot 1 of Stone Ridge Subdivision; thence S0°16'47"E, a distance of 200.10' to the point of beginning; thence N89°42'34"E, 954.53' to a point; thence S00°29'16"E, 97.07' to a point; thence S75°55'02"W, 443.77' to a point; thence S14°06'30"E, 66.00' to a point; thence S75°55'52"W, 179.87' to a point; thence S14°05'30"E, 440.88' to a point; thence S0°14'17"E, 72.67' to a point; thence S89°47'28"W, 350.98' to a point; thence S0°09'58"E, 680.48' to a point; thence S89°15'39"W, 130.68' to a point; thence N0°20'06"E, 791.45' to a point; thence N89°51'17"E, 4.34' to a point; thence N0°16'49"W, 700.22' to the point of beginning. Said parcel contains 12.05 acres more or less.

I FURTHER CERTIFY THAT I HAVE MADE SAID MAP BY THE DIRECTION OF CHESTNUT ACRES, LLC, OWNER OF SAID LAND. THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE LAND DIVISION ORDINANCES OF THE TOWN OF GENEVA AND WALWORTH COUNTY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 25 DAY OF March, 2019.

Paul H. Van Henkelum
PAUL H. VAN HENKELUM,
PROFESSIONAL LAND SURVEYOR #1931



OWNER'S CERTIFICATE

AS OWNER, CHESTNUT ACRES, LLC HEREBY CERTIFIES THAT IT HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON.

AS OWNER, I FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

- 1.) THE CITY OF LAKE GENEVA

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 2019.

MARK LARKIN,
MANAGING MEMBER OF CHESTNUT ACRES, LLC

STATE OF _____) ss
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019

THE ABOVE NAMED MARK LARKIN, MANAGING MEMBER OF CHESTNUT ACRES, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



REV. 3-18-2019
REV. 2-27-2019
DATE 7-06-2018
SHEET 1 OF 3
JOB#1801320

CERTIFIED SURVEY MAP NO. _____

Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 25, Town 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin.

CERTIFICATE OF PLAN COMMISSION APPROVAL:

APPROVED BY THE PLAN COMMISSION OF THE TOWN OF GENEVA
ON THIS _____ DAY OF _____, 2019.

JOSEPH F. KOPECKY
CHAIRMAN

DEBRA L. KIRCH,
TOWN CLERK

CERTIFICATE OF TOWN BOARD APPROVAL:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP, IN THE TOWN OF GENEVA, WISCONSIN,
IS HEREBY APPROVED BY THE TOWN BOARD ON THIS _____ DAY OF _____, 2019.

JOSEPH F. KOPECKY
CHAIRMAN

DEBRA L. KIRCH,
TOWN CLERK

CERTIFICATE OF THE CITY OF LAKE GENEVA:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP, HAVING EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAKE GENEVA,
WISCONSIN, IS HEREBY APPROVED BY THE CITY PLAN COMMISSION ON THIS _____ DAY OF _____,
2019.

TOM HARTZ,
MAYOR

LANA KROPF,
CITY CLERK

**WALWORTH COUNTY DEPARTMENT OF LAND USE AND
RESOURCE MANAGEMENT APPROVAL:**

APPROVED BY THE WALWORTH COUNTY DEPT. OF LAND USE AND RESOURCE MANAGEMENT ON THIS _____ DAY OF _____,
2019.

MICHAEL P. COTTER,
DIRECTOR

**NATURAL AREA ENVIRONMENTAL CORRIDOR PRESERVATION
AREA RESTRICTIONS:**

THOSE AREAS IDENTIFIED AS A NATURAL AREA PRIMARY ENVIRONMENTAL CORRIDOR
PRESERVATION AREA ON THIS CERTIFIED SURVEY MAP SHALL BE SUBJECT TO THE FOLLOWING
RESTRICTIONS:

1. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., IS PROHIBITED, WITH THE EXCEPTION THAT INVASIVE, DEAD, DISEASED OR DYING VEGETATION MAY BE REMOVED, AT THE DISCRETION OF THE LANDOWNER AND WITH APPROVAL FROM WALWORTH COUNTY PLANNING AND ZONING DIVISION. SILVICULTURAL THINNING, UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST AND WITH APPROVAL FROM THE WALWORTH COUNTY PLANNING AND ZONING DIVISION, SHALL ALSO BE PERMITTED.
2. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC., IS PROHIBITED.
3. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT IS PROHIBITED UNLESS SPECIFICALLY AUTHORIZED BY THE WALWORTH COUNTY PLANNING AND ZONING DIVISION.
4. PONDS ARE PROHIBITED UNLESS DESIGNED TO ENHANCE THE NATURAL ENVIRONMENT. PONDS THAT MAY BE PERMITTED ARE SUBJECT TO THE APPROVAL OF THE MUNICIPALITY IN WHICH THEY ARE LOCATED AND, IF APPLICABLE, THE WALWORTH COUNTY PLANNING AND ZONING DIVISION, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
5. THE CONSTRUCTION OF BUILDINGS IS PROHIBITED.



REV. 3-18-2019
REV. 2-27-2019
DATE 7-06-2018
SHEET 1 OF 3
JOB#1801320

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 15, 2019

Agenda Item: 8

Applicant:

Fairwyn SB, Inc.
875 Townline Rd. unit 103
Lake Geneva, WI. 53147

Request:

Create (7) - Duplex Certified Survey Maps (CSM)
Symphony Bay Subdivision
Tax Key Nos. ZSB00500 thru ZSB00503 and
ZSB00516 thru ZSB00518

Description:

This request is to approve (7) - Duplex Certified Survey Maps (CSM) to create 14 duplex lots on (7) – CSM's for a duplex structures in the Symphony Bay subdivision.

The result of these CSM's will create (7) - two unit lots that have a zero lot line for a duplex building. Both of the units will have their own parcels which will comply with all of the minimum standards of the Planned Development (PD) zoning.

This request is to approve the proposed (7) Certified Survey Maps dated 3/12/2019 for the properties located in the Symphony Bay subdivision.

Staff Review Comments:

The proposed CSM's have been submitted by staff to the Public Works & Utilities for review for compliance or concerns and none were identified as needed to be addressed with this land division.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed (7) - Certified Survey Maps (CSM):

As part of the consideration of the requested (7) - CSM's, the Plan Commission is required to:

- Provide the Common Council with a *recommendation* regarding the proposed (7) - CSM's.

Staff Recommendation on the proposed (7) - Certified Survey Maps (CSM):

Staff recommends that the Plan Commission recommend *approval* of the (7) – CSM's as submitted.

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

CERTIFIED SURVEY MAP or SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

FAIRWAY SB, INC.
875 TOWNLINE RD, UNIT 103
LAKE GENEVA, WI, 53147

TELEPHONE NUMBER OF CURRENT OWNER: (262) 248-5610

EMAIL ADDRESS: RICKZIRK@GMAIL.COM

PROJECT ADDRESS SEE ATTACHED TAX KEY NUMBER: SEE ATTACHED

NAME AND ADDRESS OF APPLICANT:

SAME AS OWNER

TELEPHONE NUMBER OF APPLICANT: ()

EMAIL ADDRESS: _____

NAME AND ADDRESS OF SURVEYOR:

VANDERSTAPEN LAND SURVEYING, INC.
1316 N. MADISON ST
WOODSTOCK, IL, 60098

TELEPHONE NUMBER OF SURVEYOR: (815) 337-8310

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

CREATE INDIVIDUAL LOTS & TAX KEY NUMBERS FOR EACH
UNIT OF A DUPLEX BUILDING. THIS APPLICATION
REPRESENTS 7 LOTS WITHIN SYMPHONY BAY
PHASE 1.

SUBMITTAL CHECKLIST

- X LOCATION MAP SHOWING LOCATION OF PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED WITH TOWN OR TOWNS, AND PARCELS WITHIN 1,000-FT OF BOUNDARY OF SUBJECT PROPERTY.
- X SKETCH MAP TO APPROXIMATE SCALE SHOWING ENTIRE PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED, AND SHOWING THE APPROXIMATE CONFIGURATION OF PROPOSED LOTS AND ROADS WITHIN THOSE PARCELS.
- X CITY OF LAKE GENEVA SIGNATURE BLOCK ON FACE OF CSM OR PLAT, PER STATE STATUTES.
- X PROVIDE 5 FULL SETS AND 20 - 11" X 17" COPIES OF CSM OR PLAT PRIOR TO PLACEMENT ON PLAN COMMISSION AGENDA.
- X PROVIDE AN ELECTRONIC COPY OF THE FULL APPLICATION PACKET TO THE LAKE GENEVA BUILDING AND ZONING DEPARTMENT AT BZADMIN@CITYOFLAKEGENEVA.COM OR BZCLERK@CITYOFLAKEGENEVA.COM

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

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

3-20-19
DATE

RICK Z...
SIGNATURE OF APPLICANT

SYMPHONY BAY ADDRESS AND PIN LIST
CSM Request Lots 500- 503, and 516-518

<u>Lot</u>	<u>Address</u>	<u>PIN</u>	<u>Drive Hand</u>
500-1	305 Cadence Circle	ZSB 00500	L
1 500-2	307 Cadence Circle	ZSB 00500	R
501-1	301 Cadence Circle	ZSB 00501	L
2 501-2	303 Cadence Circle	ZSB 00501	R
502-1	205 Cadence Circle	ZSB 00502	L
3 502-2	207 Cadence Circle	ZSB 00502	R
503-1	201 Cadence Circle	ZSB 00503	L
4 503-2	203 Cadence Circle	ZSB 00503	R
516-1	413 Cadence Circle	ZSB 00516	L
5 516-2	415 Cadence Circle	ZSB 00516	R
517-1	405 Cadence Circle	ZSB 00517	L
6 517-2	407 Cadence Circle	ZSB 00517	R
518-1	401 Cadence Circle	ZSB 00518	L
7 518-2	403 Cadence Circle	ZSB 00518	R

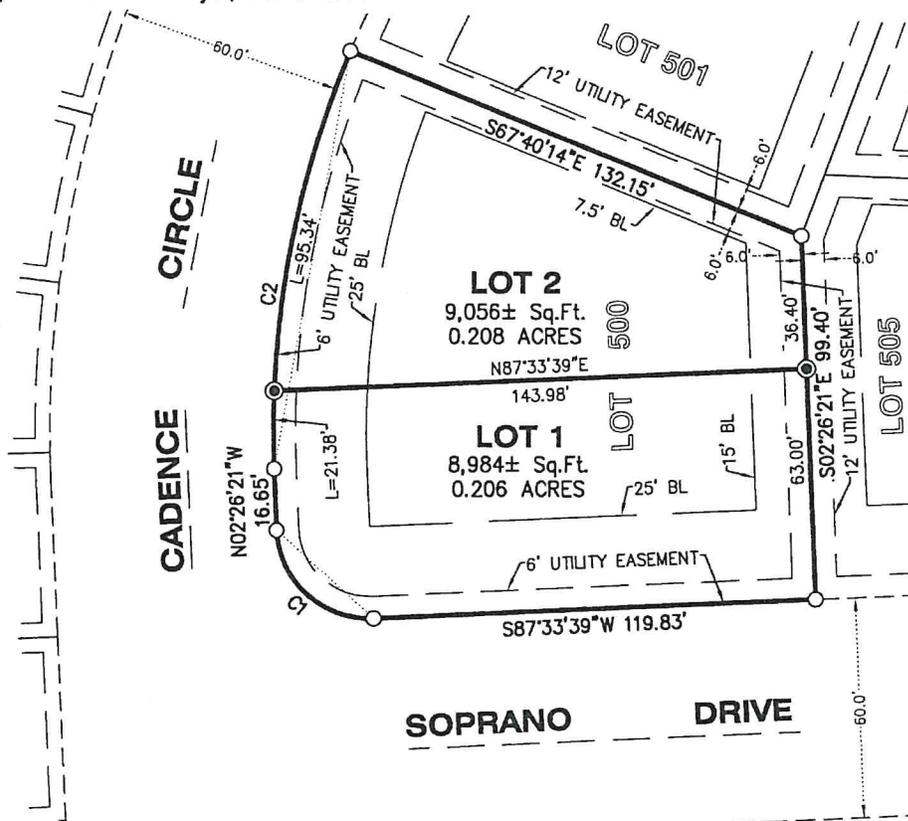
CERTIFIED SURVEY

MAP NO. _____

Lot 500 in Symphony Bay Duplex, being a Redivision of Lots 259 thru 297 of Symphony Bay Subdivision, located in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 6, and the Northwest Quarter of the Northwest Quarter of Section 5, all in Township 1 North, Range 18, East, according to the Plat thereof recorded June 26, 2018 as Document No. 970193, in the City of Lake Geneva, Walworth County, State of Wisconsin.

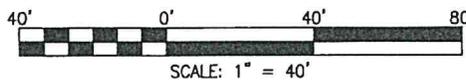
William J. Vanderstappen

William J. Vanderstappen
Wisconsin Registered Land Surveyor, No. S-1777



CURVE TABLE							
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	25.00'	90°00'00"	39.27'	35.36'	N47°26'21"W	S87°33'39"W	N02°26'21"W
2	270.00'	24°46'08"	116.72'	115.81'	N09°56'43"E	N02°26'21"W	N22°19'47"E

CLIENT: FAIRWYN DEVELOPMENT
 DRAWN BY: SES CHECKED BY: WJV
 SCALE: 1"=40 SEC. 6 T. 1 R. 18 E.
 BASIS OF BEARING: PER SYMPHONY BAY DUPLEX
 P.I.N.: ZSB 00500
 JOB NO.: 180845.500-C I.D. CSM
 FIELDWORK COMP.: N/A BK. PG.



LEGEND	
●	SET 24" x 8" IRON BAR (2.09lbs)
○	FOUND IRON PIPE



ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: _____

CERTIFIED SURVEY
MAP NO. _____

Lot 500 in Symphony Bay Duplex, being a Redivision of Lots 259 thru 297 of Symphony Bay Subdivision, located in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 6, and the Northwest Quarter of the Northwest Quarter of Section 5, all in Township 1 North, Range 18, East, according to the Plat thereof recorded June 26, 2018 as Document No. 970193, in the City of Lake Geneva, Walworth County, State of Wisconsin.

OWNERS CERTIFICATE

As owner I hereby certify that I have caused the above described land to be surveyed, divided and mapped as represented hereon.

Owner

Date: _____

CITY APPROVAL

Approved by the City of Lake Geneva this ____ day of

_____, 20__.

Clerk

Mayor

SURVEYOR'S CERTIFICATE

I, William J. Vanderstappen, Registered Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Control Ordinance, City of Lake Geneva, Wisconsin, and under the direction of Fairwyn Development, owner of said land, I have surveyed and mapped this certified survey, that such plat represents all exterior boundaries and the division of the land surveyed, and that this land is located within the Northeast Quarter of Section 6, in Township 1 North, Range 18 East, in the City of Lake Geneva described as follows:

Lot 500 in Symphony Bay Duplex, being a redivision of Lots 259 thru 297 of Symphony Bay Subdivision, located in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 6, and the Northwest Quarter of the Northwest Quarter of Section 5, all in Township 1 North, Range 18 East, according to the Plat thereof recorded June 26, 2018 as Document No. 970193, in the City of Lake Geneva, Walworth County, Wisconsin.



William J. Vanderstappen, S-1777
Wisconsin Registered Land Surveyor

This survey and map are in accordance with the Land Division Ordinance of the City of Lake Geneva.

3/12/2019
Date

180845.500
Job Number

PREPARED BY:
VANDERSTAPPEN LAND SURVEYING, INC.
1316 N MADISON ST. WOODSTOCK, IL, 60098
MARCH 12, 2019

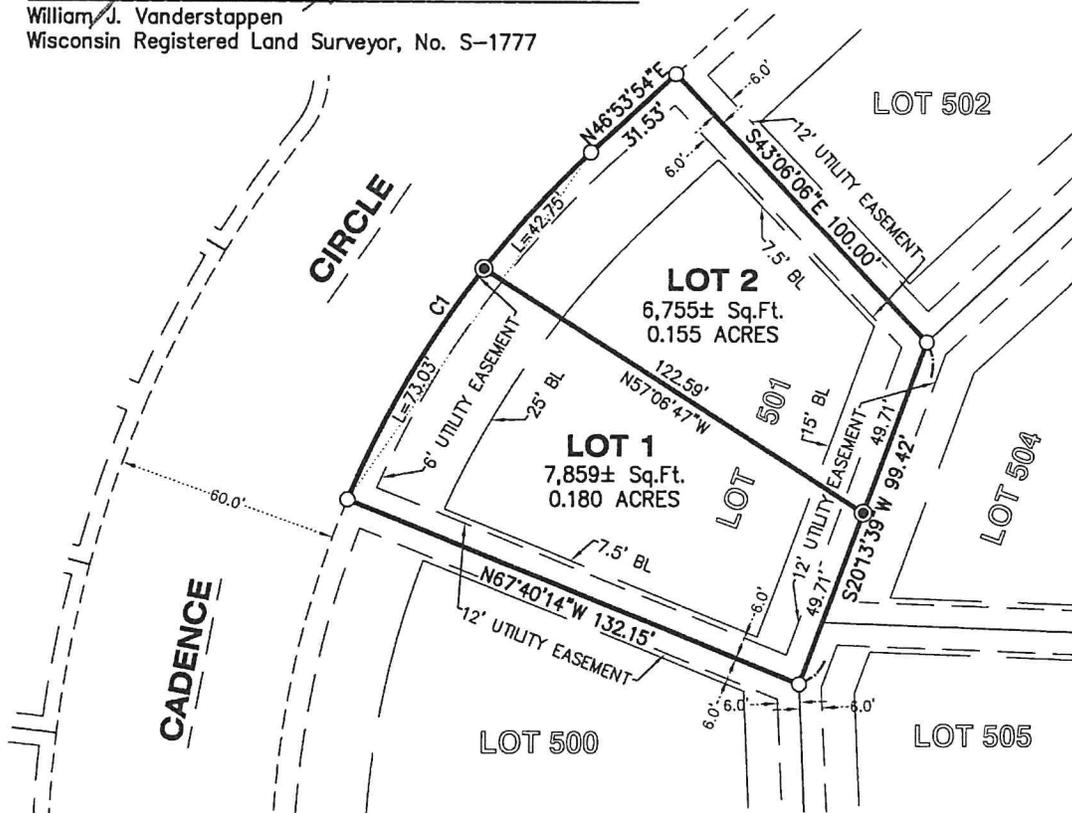
SHEET 2 OF 2

CERTIFIED SURVEY

MAP NO. _____

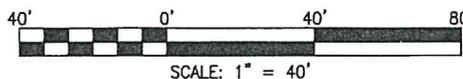
Lot 501 in Symphony Bay Duplex, being a Redivision of Lots 259 thru 297 of Symphony Bay Subdivision, located in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 6, and the Northwest Quarter of the Northwest Quarter of Section 5, all in Township 1 North, Range 18, East, according to the Plat thereof recorded June 26, 2018 as Document No. 970193, in the City of Lake Geneva, Walworth County, State of Wisconsin.

William J. Vanderstappen
 William J. Vanderstappen
 Wisconsin Registered Land Surveyor, No. S-1777



CURVE TABLE							
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	270.00'	24°34'08"	115.78'	114.89'	N34°36'50"E	N22°19'47"E	N46°53'54"E

CLIENT: FAIRWYN DEVELOPMENT
 DRAWN BY: SES CHECKED BY: WJV
 SCALE: 1"=40 SEC. 6 T. 1 R. 18 E.
 BASIS OF BEARING: PER SYMPHONY BAY DUPLEX
 P.I.N.: ZSB 00501
 JOB NO.: 180845.501-C I.D. CSM
 FIELDWORK COMP.: N/A BK. PG.



LEGEND	
⊙	SET 24"x 5/8" IRON BAR (2.09lbs)
○	FOUND IRON PIPE



ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: _____

CERTIFIED SURVEY
MAP NO. _____

Lot 501 in Symphony Bay Duplex, being a Redivision of Lots 259 thru 297 of Symphony Bay Subdivision, located in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 6, and the Northwest Quarter of the Northwest Quarter of Section 5, all in Township 1 North, Range 18, East, according to the Plat thereof recorded June 26, 2018 as Document No. 970193, in the City of Lake Geneva, Walworth County, State of Wisconsin.

OWNERS CERTIFICATE

As owner I hereby certify that I have caused the above described land to be surveyed, divided and mapped as represented hereon.

Owner

Date: _____

CITY APPROVAL

Approved by the City of Lake Geneva this ____ day of

_____, 20____.

Clerk

Mayor

SURVEYOR'S CERTIFICATE

I, William J. Vanderstappen, Registered Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Control Ordinance, City of Lake Geneva, Wisconsin, and under the direction of Fairwyn Development, owner of said land, I have surveyed and mapped this certified survey, that such plat represents all exterior boundaries and the division of the land surveyed, and that this land is located within the Northeast Quarter of Section 6, in Township 1 North, Range 18 East, in the City of Lake Geneva described as follows:

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William J. Vanderstappen, S-1777
Wisconsin Registered Land Surveyor

This survey and map are in accordance with the Land Division Ordinance of the City of Lake Geneva.

3/12/2019
Date

180845.501
Job Number

PREPARED BY:
VANDERSTAPPEN LAND SURVEYING, INC.
1316 N MADISON ST. WOODSTOCK, IL, 60098
MARCH 12, 2019

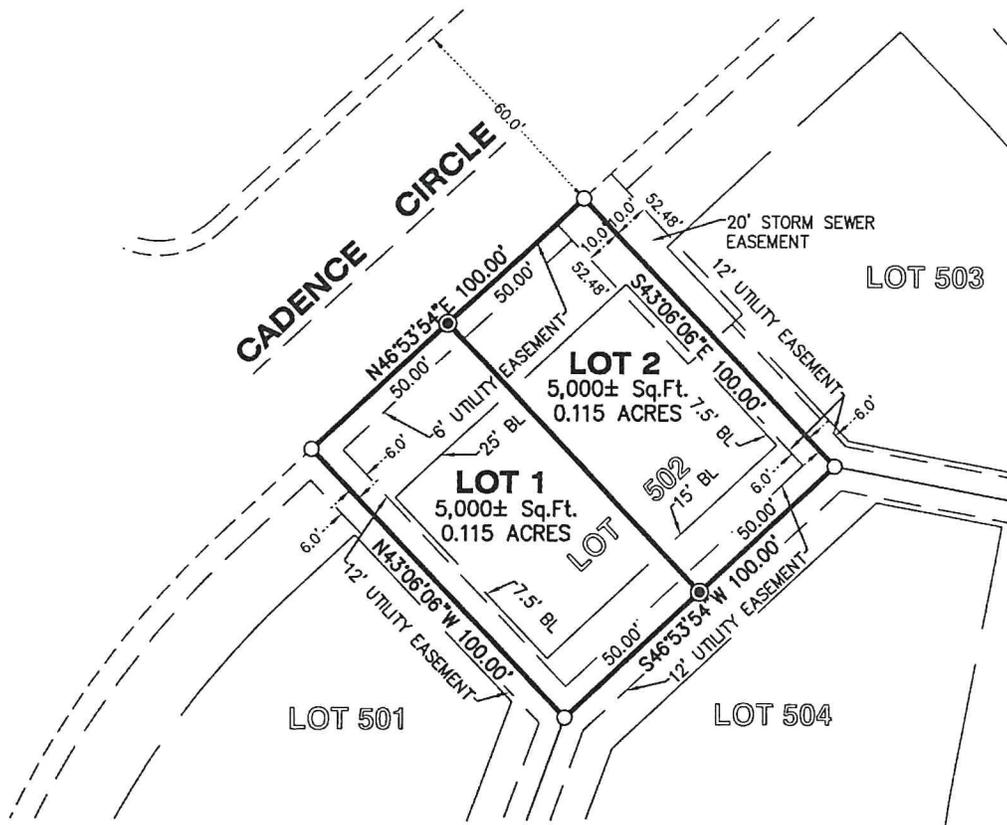
SHEET 2 OF 2

CERTIFIED SURVEY

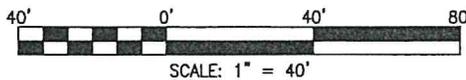
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William J. Vanderstappen
 William J. Vanderstappen
 Wisconsin Registered Land Surveyor, No. S-1777



CLIENT: FAIRWYN DEVELOPMENT
 DRAWN BY: SES CHECKED BY: WJV
 SCALE: 1"=40 SEC. 6 T. 1 R. 18 E.
 BASIS OF BEARING: PER SYMPHONY BAY DUPLEX
 P.I.N.: ZSB 00502
 JOB NO.: 180845.502-C I.D. CSM
 FIELDWORK COMP.: N/A BK. PG.
 ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: _____



LEGEND	
●	SET 24" x 8" IRON BAR (2.09lbs)
○	FOUND IRON PIPE



CERTIFIED SURVEY
MAP NO. _____

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_____, 20____.

Clerk

Mayor

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William J. Vanderstappen, S-1777
Wisconsin Registered Land Surveyor

This survey and map are in accordance with the Land Division Ordinance of the City of Lake Geneva.

3/12/2019
Date

180845.502
Job Number

PREPARED BY:
VANDERSTAPPEN LAND SURVEYING, INC.
1316 N MADISON ST. WOODSTOCK, IL, 60098
MARCH 12, 2019

SHEET 2 OF 2

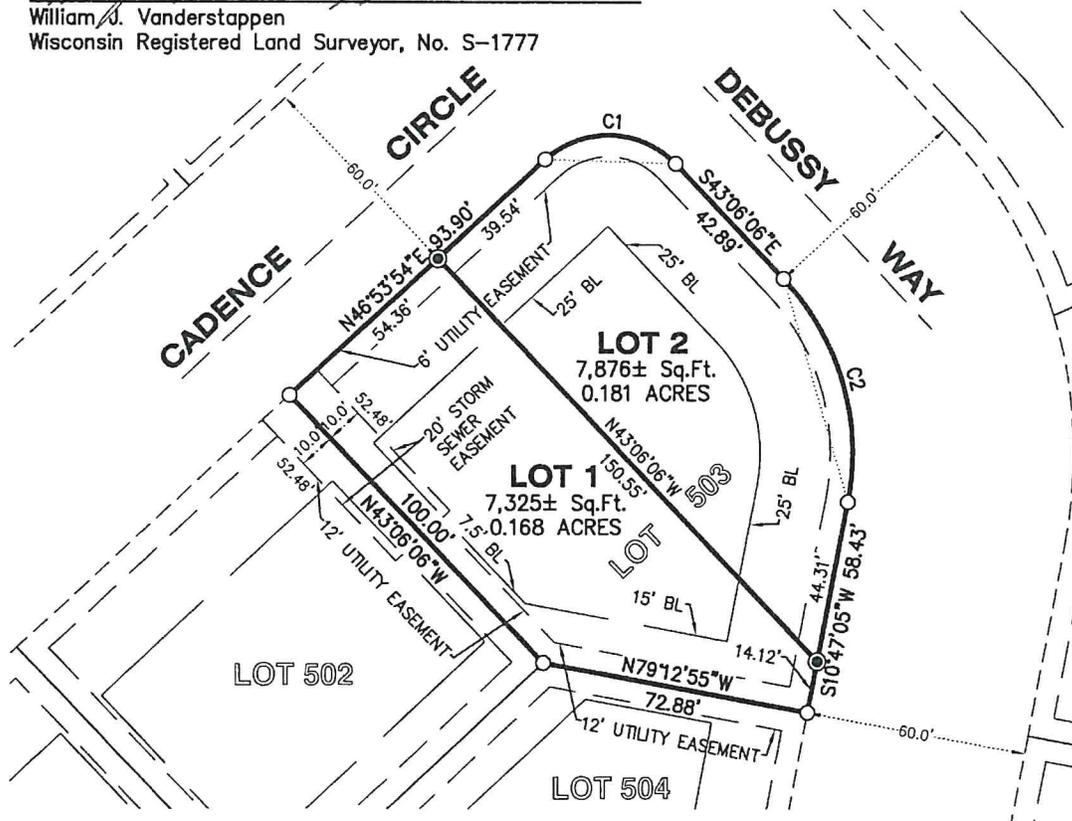
CERTIFIED SURVEY

MAP NO. _____

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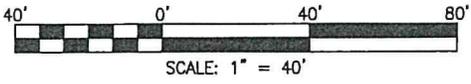
William J. Vanderstappen

William J. Vanderstappen
Wisconsin Registered Land Surveyor, No. S-1777



CURVE TABLE							
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	25.00'	90°00'00"	39.27'	35.36'	S88°06'06"E	N46°53'54"E	S43°06'06"E
2	70.00'	53°53'11"	65.83'	63.44'	S16°09'31"E	S43°06'06"E	S10°47'05"W

CLIENT: FAIRWYN DEVELOPMENT
 DRAWN BY: SES CHECKED BY: WJV
 SCALE: 1"=40 SEC. 6 T. 1 R. 18 E.
 BASIS OF BEARING: PER SYMPHONY BAY DUPLEX
 P.I.N.: ZSB 00503
 JOB NO.: 180845.503-C I.D. CSM
 FIELDWORK COMP.: N/A BK. PG.
 ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF:



LEGEND	
⊙	SET 24" x 8" IRON BAR (2.09lbs)
○	FOUND IRON PIPE



CERTIFIED SURVEY
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Clerk

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William J. Vanderstappen, S-1777
Wisconsin Registered Land Surveyor

This survey and map are in accordance with the Land Division Ordinance of the City of Lake Geneva.

3/12/2019
Date

180845.503
Job Number

PREPARED BY:
VANDERSTAPPEN LAND SURVEYING, INC.
1316 N MADISON ST. WOODSTOCK, IL, 60098
MARCH 12, 2019

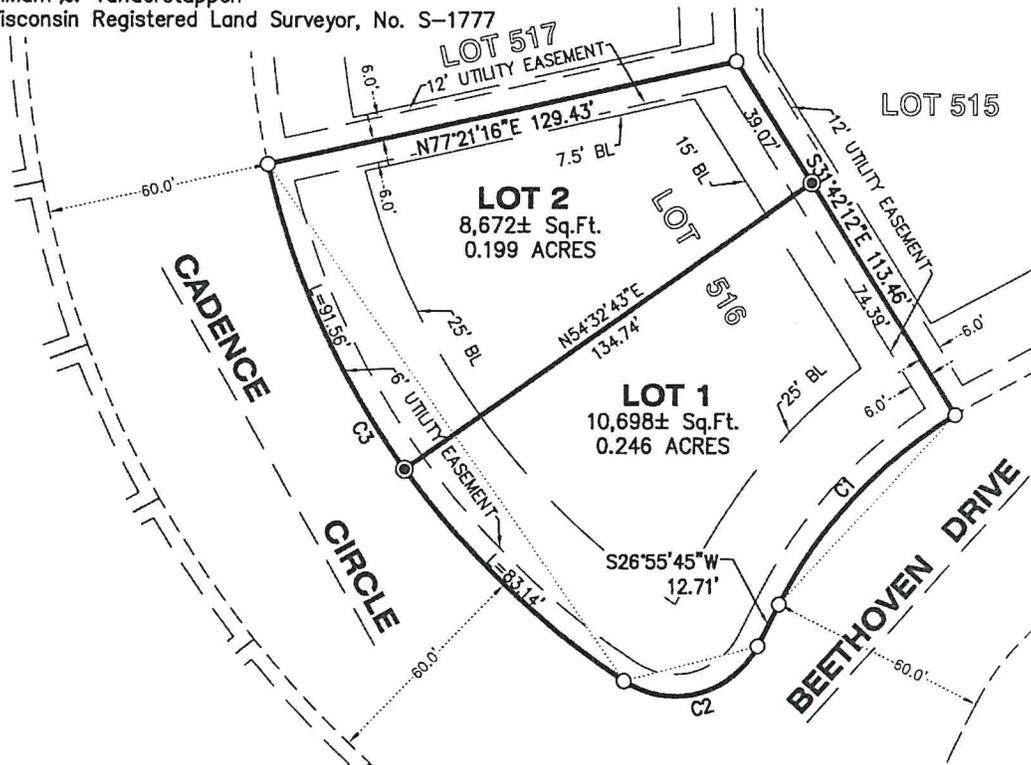
SHEET 2 OF 2

CERTIFIED SURVEY

MAP NO. _____

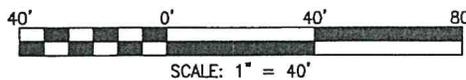
Lot 516 in Symphony Bay Duplex, being a Redivision of Lots 259 thru 297 of Symphony Bay Subdivision, located in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 6, and the Northwest Quarter of the Northwest Quarter of Section 5, all in Township 1 North, Range 18, East, according to the Plat thereof recorded June 26, 2018 as Document No. 970193, in the City of Lake Geneva, Walworth County, State of Wisconsin.

William A. Vanderstappen
 William A. Vanderstappen
 Wisconsin Registered Land Surveyor, No. S-1777



CURVE TABLE							
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	130.00'	31°22'03"	71.17'	70.28'	S42°36'47"W	S58°17'48"W	S26°55'45"W
2	25.00'	96°54'16"	42.28'	37.42'	S75°22'53"W	S26°55'45"W	N56°09'59"W
3	230.00'	43°31'15"	174.70'	170.53'	N34°24'22"W	N56°09'59"W	N12°38'44"W

CLIENT: FAIRWYN DEVELOPMENT
 DRAWN BY: SES CHECKED BY: WJV
 SCALE: 1"=40 SEC. 6 T. 1 R. 18 E.
 BASIS OF BEARING: PER SYMPHONY BAY DUPLEX
 P.I.N.: ZSB 00516
 JOB NO.: 180845.516-C I.D. CSM
 FIELDWORK COMP.: N/A BK. PG.



LEGEND	
⊙	SET 24" x 8" IRON BAR (2.09lbs)
○	FOUND IRON PIPE



ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: _____

CERTIFIED SURVEY
MAP NO. _____

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William J. Vanderstappen, S-1777
Wisconsin Registered Land Surveyor

This survey and map are in accordance with the Land Division Ordinance of the City of Lake Geneva.

3/12/2019
Date

180845.516
Job Number

PREPARED BY:
VANDERSTAPPEN LAND SURVEYING, INC.
1316 N MADISON ST. WOODSTOCK, IL, 60098
MARCH 12, 2019

SHEET 2 OF 2

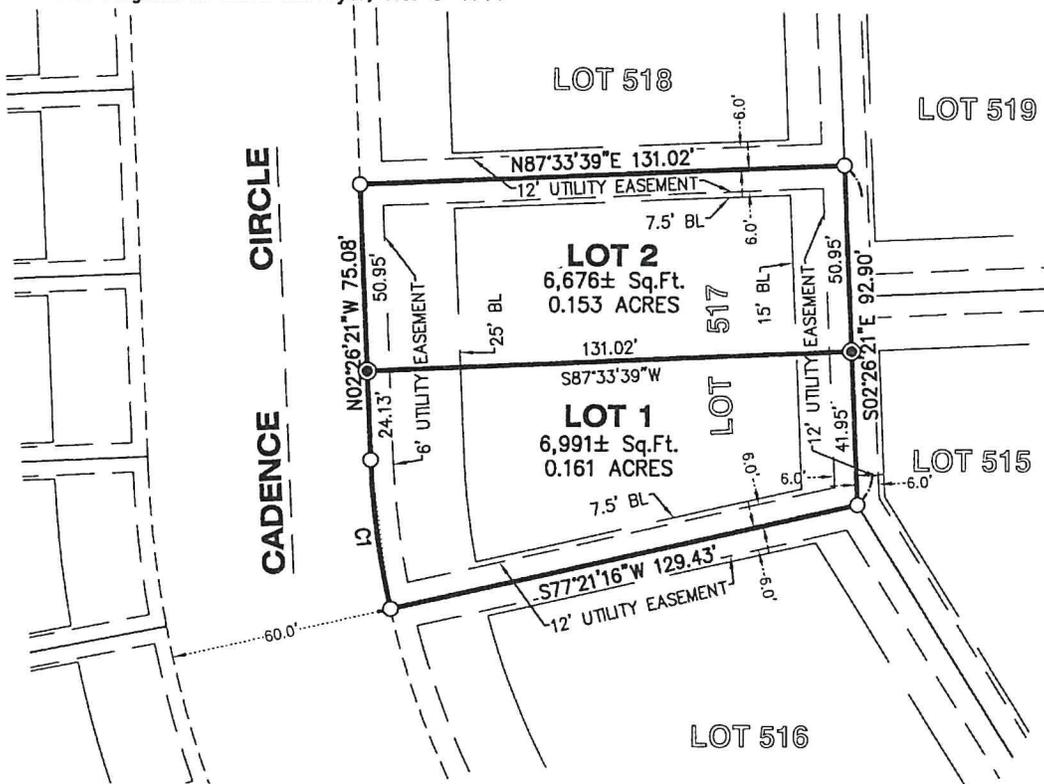
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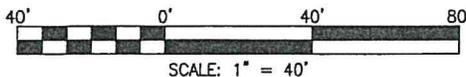
William J. Vanderstappen

William J. Vanderstappen
Wisconsin Registered Land Surveyor, No. S-1777



CURVE TABLE							
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1	230.00'	10°12'23"	40.97'	40.92'	N07°32'32"W	N12°38'44"W	N02°26'21"W

CLIENT: FAIRWYN DEVELOPMENT
 DRAWN BY: SES CHECKED BY: WJV
 SCALE: 1"=40 SEC. 6 T. 1 R. 18 E.
 BASIS OF BEARING: PER SYMPHONY BAY DUPLEX
 P.I.N.: ZSB 00517
 JOB NO.: 180845.517-C I.D. CSM
 FIELDWORK COMP.: N/A BK. PG.
 ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF:



LEGEND	
●	SET 24"x 5/8" IRON BAR (2.09lbs)
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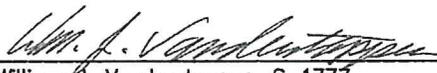
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Wisconsin Registered Land Surveyor

This survey and map are in accordance with the Land Division Ordinance of the City of Lake Geneva.

3/12/2019
Date

180845.517
Job Number

PREPARED BY:
VANDERSTAPPEN LAND SURVEYING, INC.
1316 N MADISON ST. WOODSTOCK, IL, 60098
MARCH 12, 2019

SHEET 2 OF 2

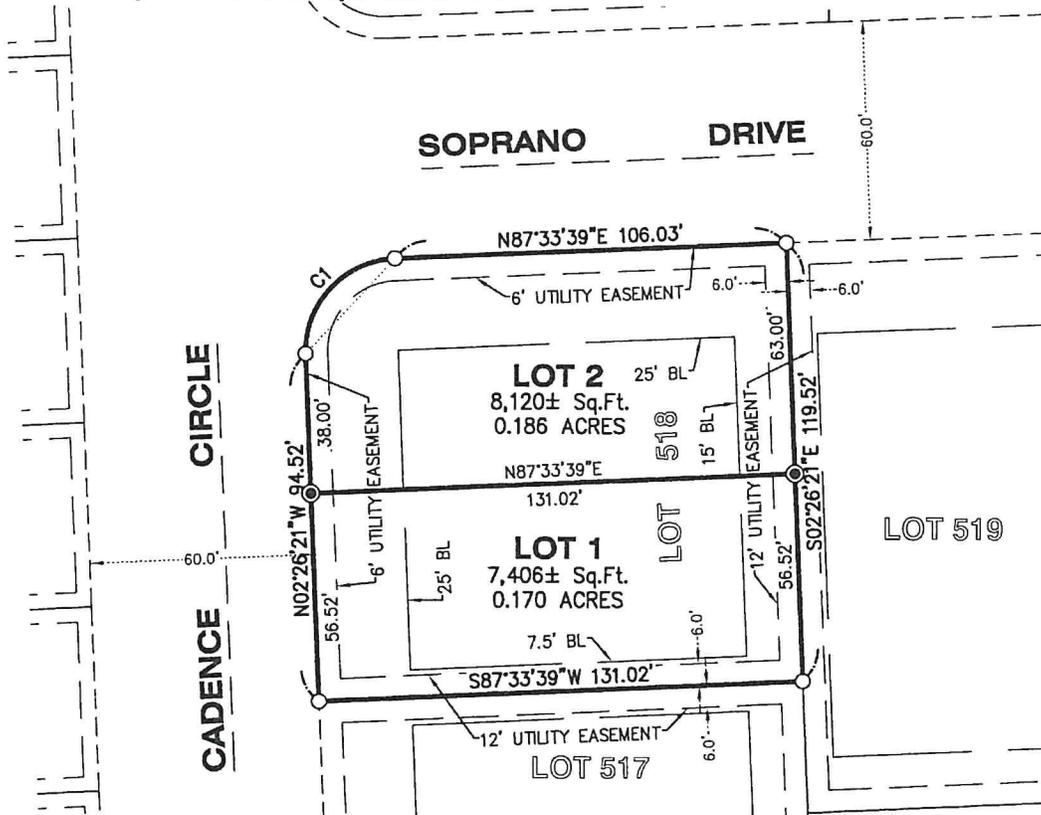
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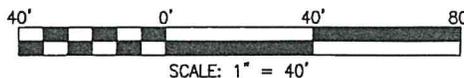
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CLIENT: FAIRWYN DEVELOPMENT
 DRAWN BY: SES CHECKED BY: WJV
 SCALE: 1"=40 SEC. 6 T. 1 R. 18 E.
 BASIS OF BEARING: PER SYMPHONY BAY DUPLEX
 P.I.N.: ZSB 00518
 JOB NO.: 180845.518-C I.D. CSM
 FIELDWORK COMP.: N/A BK. PG.
 ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: _____



LEGEND	
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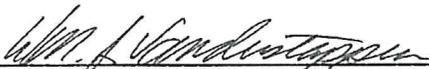
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William J. Vanderstappen, S-1777
Wisconsin Registered Land Surveyor

This survey and map are in accordance with the Land Division Ordinance of the City of Lake Geneva.

3/12/2019
Date

180845.518
Job Number

PREPARED BY:
VANDERSTAPPEN LAND SURVEYING, INC.
1316 N MADISON ST. WOODSTOCK, IL, 60098
MARCH 12, 2019

SHEET 2 OF 2

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: April 15, 2019

Agenda Item: 9

Applicant:
Patrick & Rachel Lynch
30715 Cedar Dr.
Burlington, WI 53105

Request:
General Development Plan (GDP)
Raze the Single Family Home and rebuild closer
to the lakeshore at 940 Maytag Rd.
Tax Key No. ZCE00005

Description:

The applicant is submitting a request for a General Development Plan (GDP) that would allow for the applicant to raze the existing Single Family Residence (SFR) and rebuild the home closer to the lake to be in-line with the neighboring properties utilizing setbacks for the Single Family – 4 (SR-4) in the Estate Residential – 1 (ER-1) zoning, located at 940 Maytag Rd. Tax Key No. ZCE00005

Action by the Plan Commission:

Recommendation to the Common Council on the proposed General Development Plan (GDP):

As part of the consideration of the requested GDP, the Plan Commission is required to:

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

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

A proposed GDP must be reviewed by the standards, below:

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:
1. In general, the proposed General Development Plan (GDP) 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 General Development Plan (GDP) 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 General Development Plan (GDP) in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
 4. The proposed General Development Plan (GDP) 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 General Development Plan (GDP) is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.
 6. The potential public benefits of the proposed General Development Plan (GDP) outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.
- B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be one or more of the following:
1. In general, the proposed General Development Plan (GDP) 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 General Development Plan (GDP) 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 General Development Plan (GDP) in its proposed location, and as depicted on the required site plan does result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
 4. The proposed General Development Plan (GDP) 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 General Development Plan (GDP) is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
 6. The potential public benefits of the proposed General Development Plan (GDP) do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the

Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the Proposed General Development Plan (GDP):

If the Plan Commission members feel the submittal is acceptable -

1. Staff recommends that the Plan Commission recommend *approval* of the proposed General Development Plan (GDP) as submitted, with the findings under A.1-6., above.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.

APPLICATION FOR GENERAL DEVELOPMENT PLAN OR AMENDMENT

City of Lake Geneva

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

940 Maytag Rd.
(see attached survey for full legal description.)

Name and Address of Current Owner:

Patrick and Rachel Lynch
30715 cedar drive. Burlington, WI. 53105

Telephone No. with area code & Email of Current Owner: _____

Name and Address of Applicant:

Jason R. Bernard. Lake Geneva Architects.
201 Broad St. Lake Geneva, WI. 53147

Telephone No. with area code & Email of Applicant: Jason@lakegenevaarchitects.com

262. 248. 1400 x11

Proposed Use: Single family residence.

Zoning District in which land is located: ER1

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

Lake Geneva Architects.

Short statement describing activities to take place on site:

Raze existing house. construct new house using SR4
sideyard setbacks and averaging lake shore setback.

GDP fee \$400.00, payable upon filing application

3/8/19
Date

Jason R. Bernard
Signature of Applicant



LAKE GENEVA
Architects

STUDIO OF JASON R. BERNARD

March 8th, 2019

City of Lake Geneva
Building and Community Development Department
626 Geneva Street
Lake Geneva, WI 53147
November 9th, 2018

Re: 940 Maytag Road (Ceylon Court)
Lakeshore setback

Cover Letter
GDP General Development Plan

Dear City Plan Commission members:

Lake Geneva Architects is currently working with Mr. and Mrs. Patrick Lynch to design a new primary residence at 940 Maytag Road (Ceylon Ct.) The property is currently zoned ER-1 and we will be seeking a GDP to use SR-4 side-yard setbacks along with the average shore-yard setbacks.

Please find attached The application General Development Plan (GDP) and review packet containing:

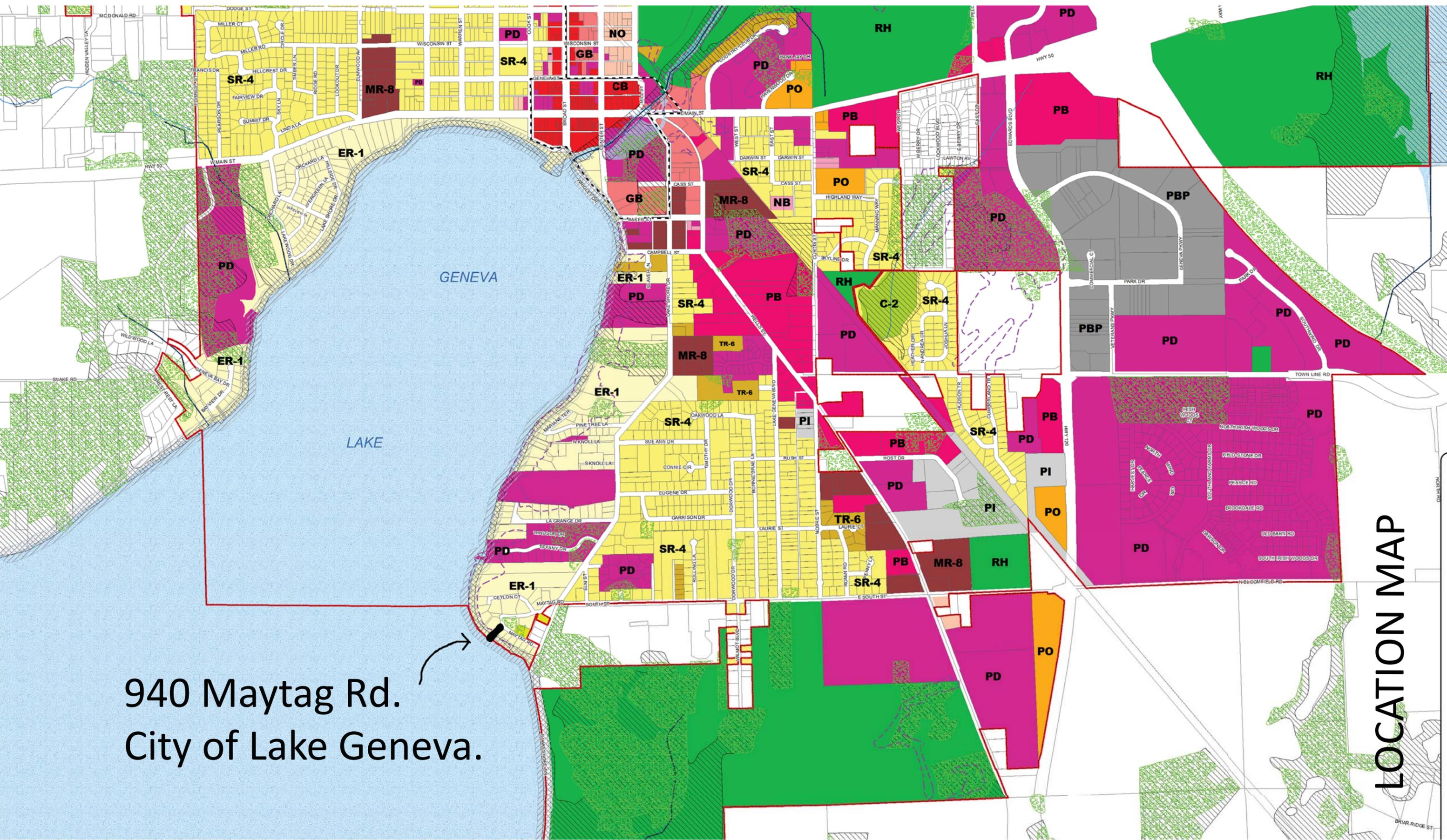
1. Location map. (11x17 Land Use Map.)
2. Map of property. (11x17 GIS.)
3. Written justification. (Project description from LGA.)
4. GDP plan drawing. (11x17 Site plan.)
5. Conceptual landscape. (11x17 Site plan.)
6. Signage plan. (No signage requested.)
7. Written justification. (Project description from LGA.)

- x. Plans and preliminary elevations.
For clarity, we have also included (4) elevations of the proposed residence.

If you have any questions prior to our meeting, please feel free to call or email.

Respectfully,

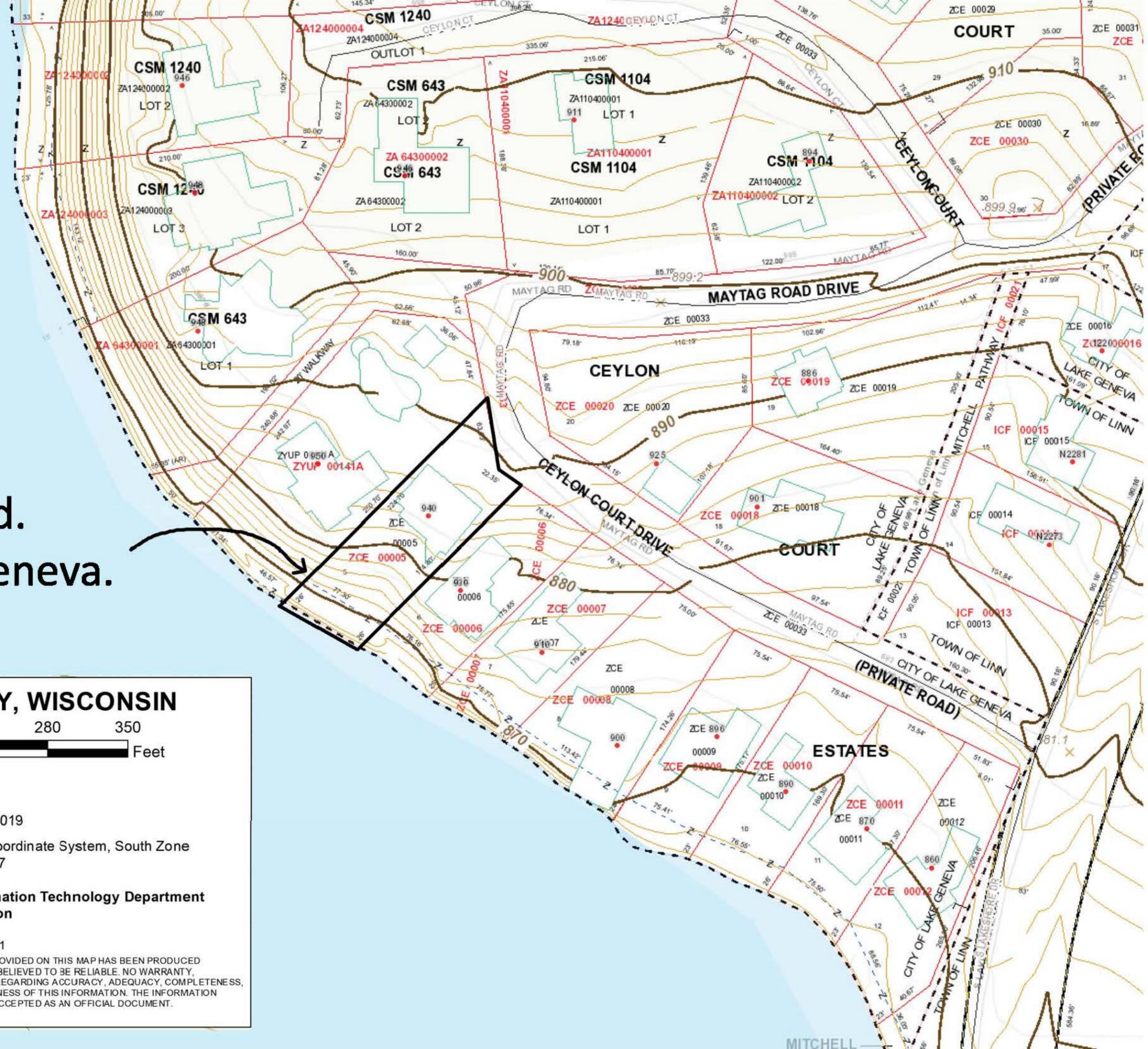
Jason R. Bernard
Lake Geneva Architects
Jason@LakeGenevaArchitects.com
262.248.1400 x11



940 Maytag Rd.
City of Lake Geneva.

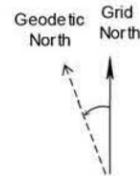
LOCATION MAP

940 Maytag Rd.
City of Lake Geneva.



MAP OF SUBJECT PROPERTY

WALWORTH COUNTY, WISCONSIN



Author:

Map Produced on: 3/9/2019

Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD27

**Walworth County Information Technology Department
Land Information Division**

1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001

DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, RELIABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN WILL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.



GENERAL DESCRIPTION

Existing

As shown in the attached aerial photos, the neighborhood residences along this stretch of the lake do not meet the 100' shore-yard setback. When compared to the adjoining properties, 940 Maytag Rd. is set much farther back from the lake.

940 Maytag Rd.



940 Maytag Rd.

Justification / request:

The Lake Geneva Zoning Ordinance does not specifically allow the averaging of shore-yard setbacks like many other communities around the lake. However, it does allow the averaging of neighborhood front yard setbacks. The intent was to help establish a cohesive neighborhood block.

We are requesting to use an average shore-yard setback for this particular property. It would accomplish the same cohesive "lakefront neighborhood" that is in the spirit of the Lake Geneva zoning ordinance. We believe that it would be appropriate and create a more consistent lakefront from this very visible location on the lake. It would also continue a historical pattern of development and further maintain the quality and character of the Lake Geneva community.

For reference:

Sec. 98-404 Yard Setback Adjustments:

(1) b Averaging of the front yard setbacks is allowed if greater than 50% of the adjacent principal structures on the same block or street face do not follow the required front setback. In a similar spirit to this rule, as the existing neighboring properties do not meet the 100 foot setback allowing setback averaging between the adjacent properties would allow a larger front setback and would help unify the appearance of the buildings along the lake at this area.

Neighboring setbacks:



Site plan:

Below is a portion of the proposed site plan. Please note that there are two “average” setback lines. One average setback for the house (anything under roof) and, One average setback for decks and patios. The face of the screened porch is at the proposed “average house” setback line and, The deck extends up to the “average deck / patio” setback line.

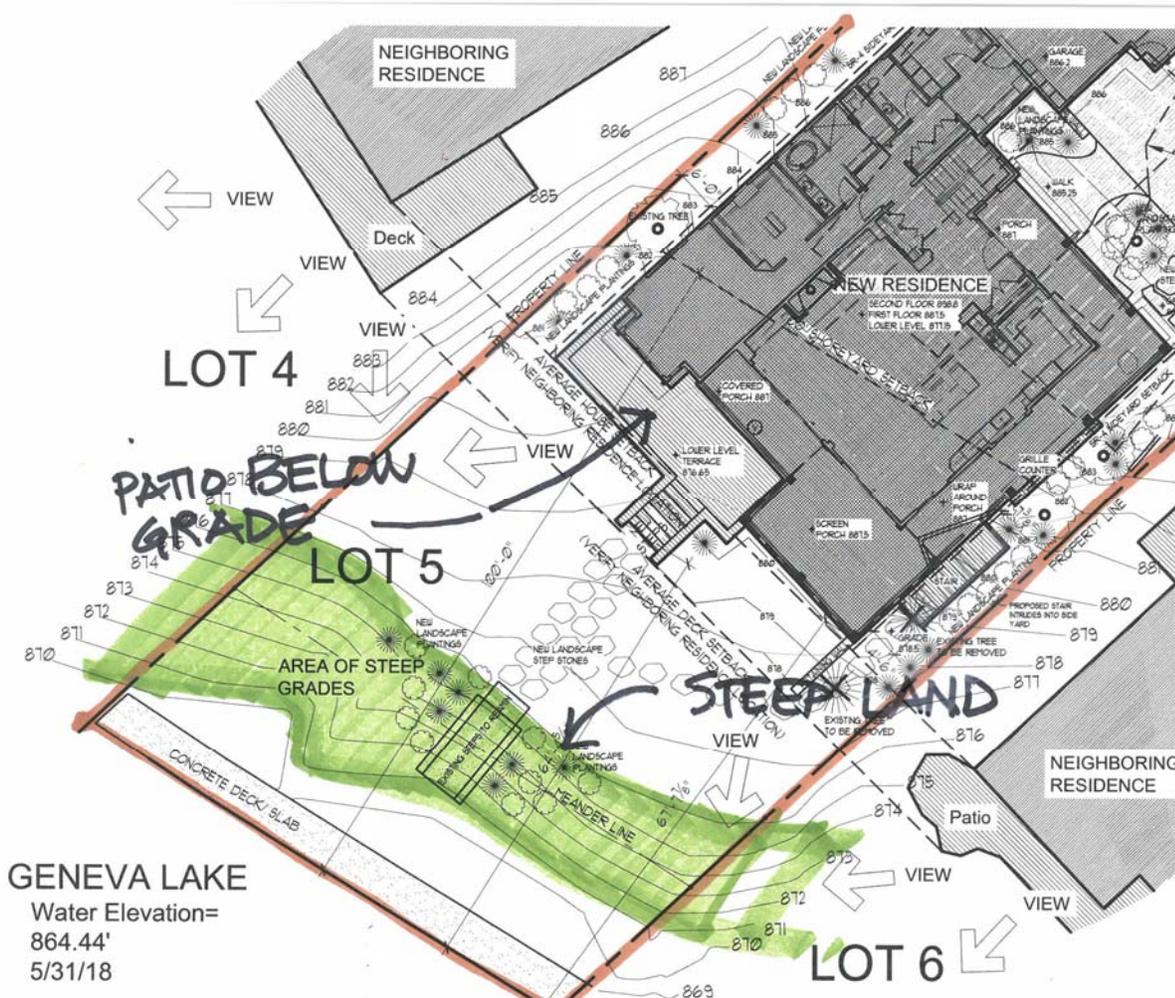
Please also note that:

A) The new residence is not being built in an area of steep grade (12% or greater). Steep grades are shown by the **green** area on the site plan below.

B) The views from the adjacent houses will also not be reduced by the new house at the averaged lakefront setback.

C) The house is designed to provide a greater distance to the side property lines than the side setbacks require.

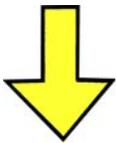
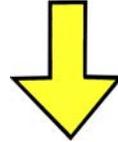
D) There will be a wooden access deck stair that extends beyond the setback line on the SouthEast end (adjoining the neighbors.) This was developed to keep the foot traffic off the landscaping area and within the covered porch.



Existing views from 940 Maytag Road (Ceylon Court)

From the shore-yard of 940, it becomes very apparent that the home is set back an uncomfortable distance. It is set 35-45' further back than its neighbors.

940 Maytag Rd. Looking WEST towards neighbor. (Looking at 950 Maytag Rd.)



940 Maytag Rd. Looking EAST towards neighbor. (Looking at 930 Maytag Rd.)



In conclusion:

The use of an average shore-yard setback for this particular property would achieve the same cohesive “lakefront neighborhood” that is in the spirit of the Lake Geneva zoning ordinance. It would also continue a historical pattern of development and further maintain the quality and character of the Lake Geneva community.

The existing neighborhood residences along this stretch of the lake do not meet the 100’ shore-yard setback. When compared to the adjoining properties, 940 Maytag Rd. is set much farther back from the lake.

The new residence is not being built in an area of steep grade (12% or greater).

The views from the adjacent houses will not be reduced by the new house being located at the averaged lakefront setback.

The house is designed to provide a greater distance to the side property lines than the side setbacks require.

Utilizing the (2) differing “average” setback lines will allow us to incorporate the idea of stepping the building in height. The bulk of the building’s massing would be “stepped” back to give it a less dominant presence. This assists in creating a more “human scale” in regards to the massing of the home.

We appreciate your willingness to review this proposal. If you have any questions or need further information, please feel free to call or email.

Respectfully,

Jason R. Bernard

REAR OR SIDE-YARD INTRUSIONS

SECTION 98-409:

B) PERMITTED INTRUSIONS INTO REQUIRED REAR OR SIDE YARDS:

- SILLS, PILASTERS, LINTELS, ORNAMENTAL FEATURES, CORNICES, EAVES, AND GUTTERS FOR RESIDENTIAL BUILDINGS PROVIDED THEY DO NOT EXTEND MORE THAN TWO AND ONE-HALF FEET INTO THE REQUIRED YARD.
- FENCES MAY LOCATE ON PROPERTY LINE. PERMITTED FENCE TYPES SHALL COMPLY WITH THE PROVISIONS OF SECTION 98-120.
- FIRE ESCAPES (ON RESIDENTIAL BUILDINGS) WHICH DO NOT EXTEND MORE THAN THREE FEET INTO THE REQUIRED YARD.

ZONING RESEARCH

CURRENT ZONING: ER-1 (LAKESHORE OVERLAY) IN WALLWORTH COUNTY, CITY OF LAKE GENEVA. THIS PROPERTY IS NON-CONFORMING DUE TO LOT WIDTH.

AREA / HEIGHT / YARD REQUIREMENTS

LOT AREA: MIN. 40,000 SF. (16,534 SF. ACTUAL)
 LOT WIDTH: MIN. 15'-0" / (15'-0" AVERAGE)
 HEIGHT (DUELLING): 35'-0"
 HEIGHT (ACCESSORY): 15'-0"
 MAX. BUILDING COVERAGE: 30%

SETBACKS

STREET: 25'-0"
 SIDE: 30'-0" / OR 60'-0" TOTAL
 REAR: 30'-0"
 PAVEMENT: 5'-0"

THIS PROPERTY MEETS REQUIREMENTS SET FORTH IN SEC. 98-409 FOR EXISTING NON-CONFORMING LOTS

CONDITIONAL USE:
 PER SEC. 98-401 SUBSTANDARD LOT REGULATIONS

ZONING: SR-4 (LAKESHORE OVERLAY) IN WALLWORTH COUNTY, CITY OF LAKE GENEVA.

AREA / HEIGHT / YARD REQUIREMENTS

LOT WIDTH: MIN. 15'-0" / (15'-0" AVERAGE ACTUAL)
 HEIGHT (DUELLING): 35'-0"
 HEIGHT (ACCESSORY): 15'-0"
 MIN. ZONING DISTRICT AREA: 9,000 SF.
 MIN. LOT AREA: 9,000 SF.
 MAX. BUILDING COVERAGE: 40%
 MAX. ACCESSORY BUILDING COVERAGE: 10%
 MIN. LANDSCAPE SURFACE RATIO (LSR): 50%
 MIN. STREET FRONTAGE: 50 FEET
 MIN. # OF OFF STREET PARKING SPACES: 3 (GARAGE)

SETBACKS

STREET YARD: 25'-0"
 SIDE YARD: 6'-0" LEAST SIDE (15'-0" SUM OF BOTH)
 LAKE FRONT: 100'-0"
 PAVEMENT: 5'-0" FROM SIDE OR REAR, 10 FT. FROM STREET
 ACCESSORY:
 REAR: 3'-0"
 SIDE: 5'-0"

ER-1 TO SR-4 ZONING

SECTION 98-401:

(3) EXISTING LEGAL LOTS OF RECORD THAT ARE NOW SUBSTANDARD IN ANY WAY, AND THAT ARE ZONED ER-1 SHALL BE CONSIDERED AS LEGAL SUBSTANDARD LOTS. FOR NEW DUELLINGS OR BUILDING ADDITIONS ON SUCH LOTS A CONDITIONAL USE PERMIT MAY BE SOUGHT TO ENABLE THE GRANTING OF PERMISSION TO USE THE LOT WIDTH LOT FRONTAGE, LOT AREA AND SETBACK REQUIREMENTS OF THE SR-4 DISTRICT. (SECTION 98-905 FOR CONDITIONAL USE PROCEDURES). FOR THIS PARTICULAR TYPE OF CONDITIONAL USE PERMIT REQUEST, A FEE OF 1000.00 SHALL BE IMPOSED. (ORD. NO. 98-12/9/98)

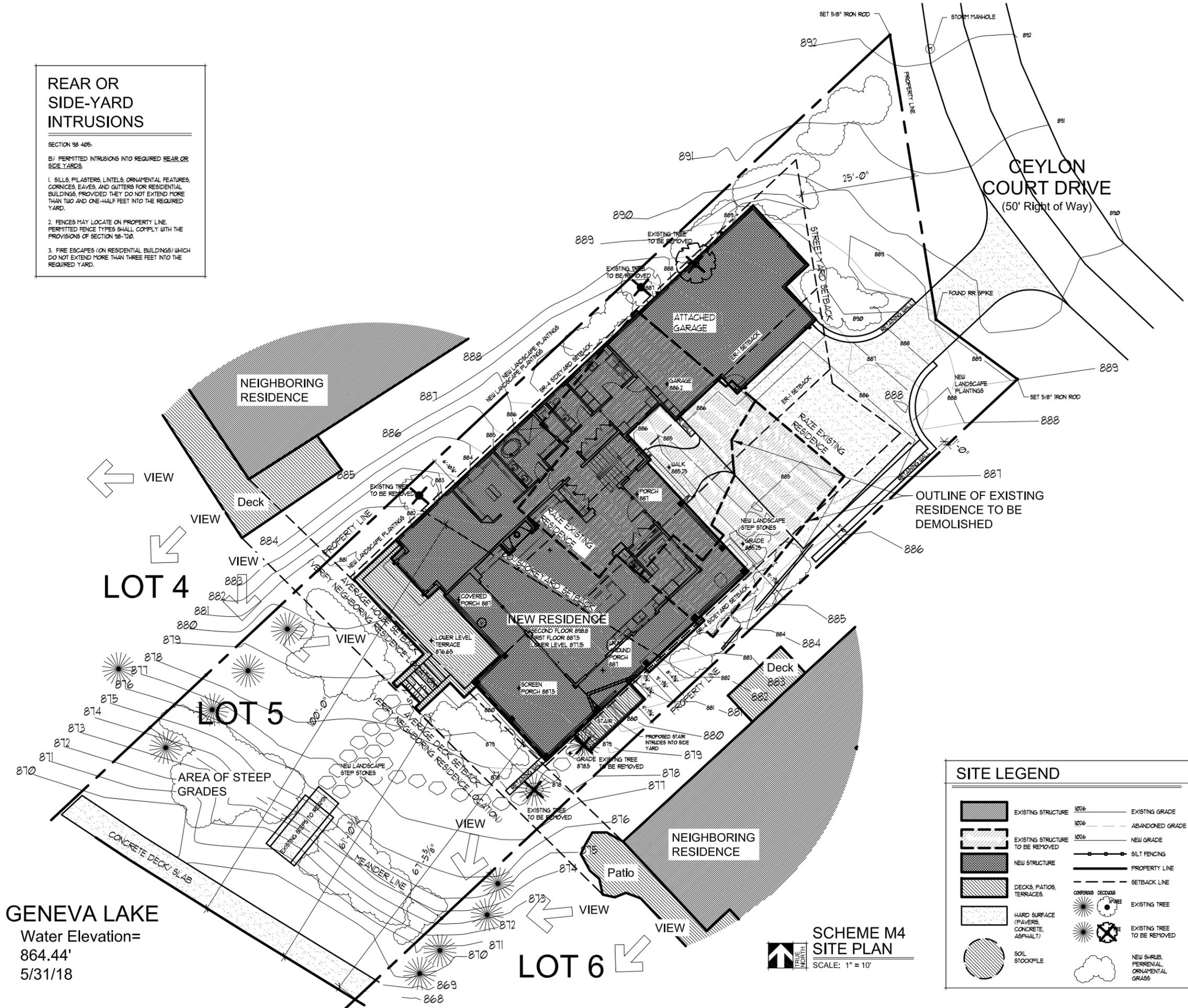
IMPERVIOUS CALCULATIONS

TOTAL LOT AREA: 16,534 SF.

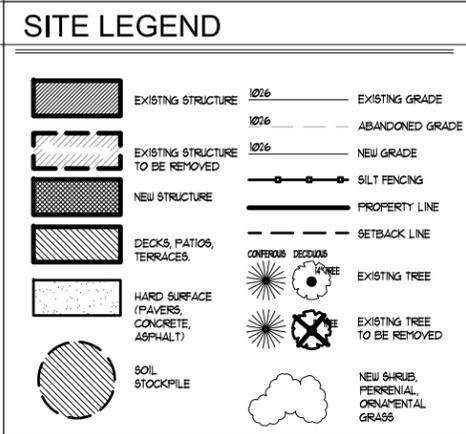
DRIVEWAY / WALKS: 1794 SF.
 RESIDENCE / COVERED PORCHES AND DECKS: 4664 SF.
 NEW TERRACES/PET. WALLS/PAVED STAIRS: 465 SF.
 EXISTING LAKESIDE STAIRS AND WALK: 129 + 465 = 594 SF.

TOTAL IMPERVIOUS: 7517 SF. (45.5%) OK, IS LESS THAN 50%
 PROPOSED LSR: 54.5% OK, PER SR4 IS GREATER THAN 50%.

BUILDING AREA UNDER ROOFS: 4664 SF.
 TOTAL BUILDING COVERAGE: 28.2% OK IS LESS THAN 40%

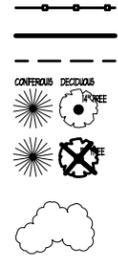
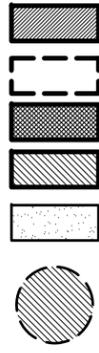
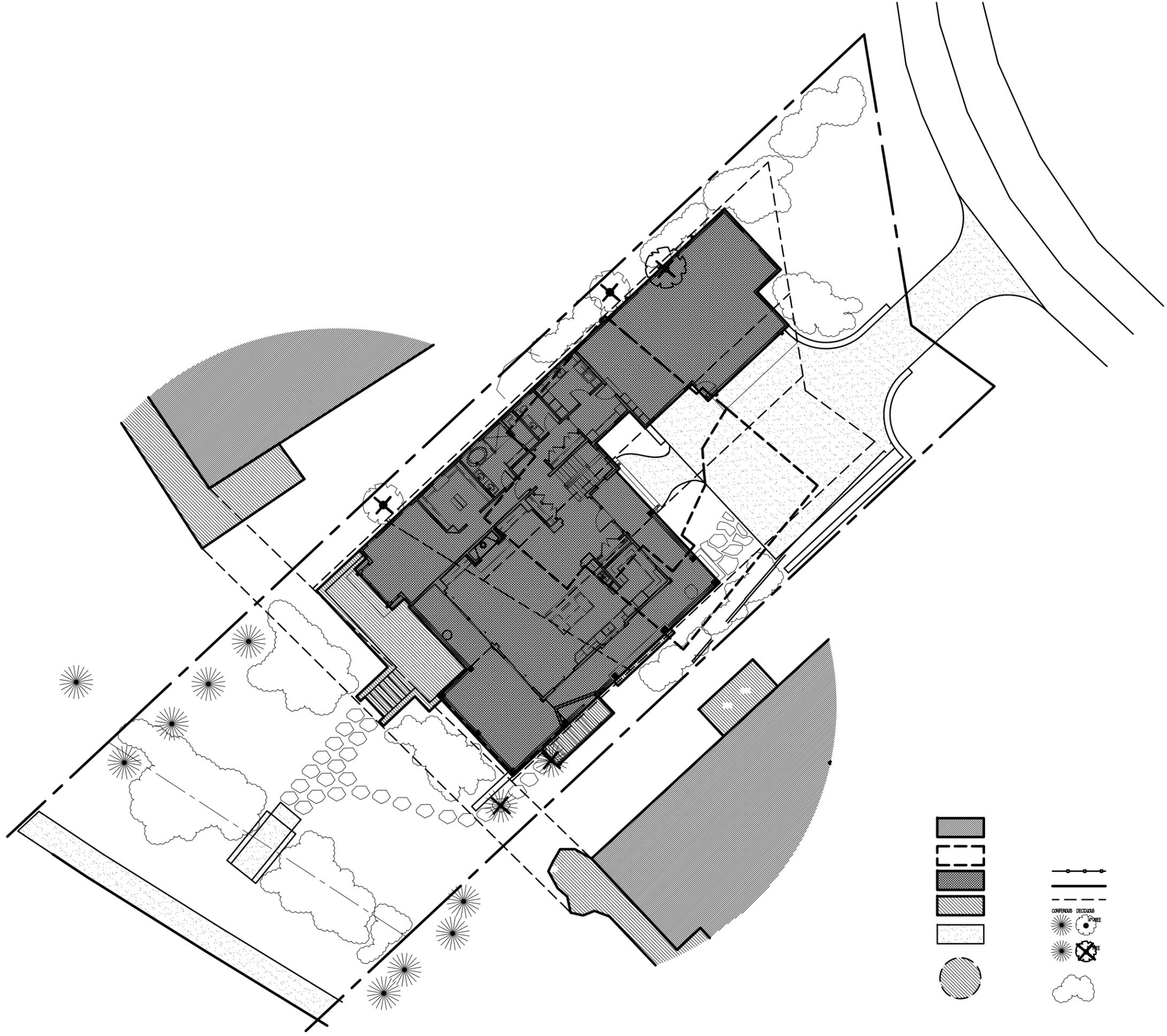


GENEVA LAKE
 Water Elevation=
 864.44'
 5/31/18



SURVEYOR

LYNCH & ASSOCIATES
 ENGINEERING CONSULTANTS, LLC
 5482 S. WESTRIDGE DR.
 NEW BERLIN, WI. 53151
 PHONE (262) 248-3697



GENERAL CONCEPTUAL LANDSCAPE PLAN

FRONT OR STREET-YARD INTRUSIONS

- SECTION 98-405:
- A) PERMITTED INTRUSIONS INTO REQUIRED FRONT OR STREET YARDS:
1. CHIMNEYS, FLUES, SILLS, PILASTERS, LINTELS, ORNAMENTAL FEATURES, CORNICES, EAVES, AND GUTTERS FOR RESIDENTIAL BUILDINGS, PROVIDED THEY DO NOT EXTEND MORE THAN TWO AND ONE-HALF FEET INTO THE REQUIRED YARD.
 2. YARD LIGHTS, ORNAMENTAL LIGHTS, AND NAMEPLATE SIGNS FOR RESIDENTIAL LOTS, PROVIDED THAT THEY COMPLY WITH THE ILLUMINATION REQUIREMENTS OF SECTION 98-101 AND PROVIDED THEY DO NOT LOCATE CLOSER THAN FIVE FEET FROM THE FRONT OR STREET PROPERTY LINE.
 3. TERRACES, STEPS UNCOVERED PORCHES, DECKS, STOOFS, OR SIMILAR APPURTENANCES TO RESIDENTIAL BUILDINGS WHICH DO NOT EXTEND ABOVE THE FLOOR LEVEL OF THE ADJACENT BUILDING ENTRANCE PROVIDED THEY DO NOT LOCATE CLOSER THAN 20 FEET FROM ANY STREET RIGHT-OF-WAY.
 4. FENCES ON RESIDENTIAL OR NONRESIDENTIAL LOTS WHICH DO NOT EXCEED FOUR FEET IN HEIGHT, PROVIDED THEY DO NOT LOCATE CLOSER THAN TWO FEET TO ANY STREET RIGHT-OF-WAY. PERMITTED FENCE TYPES SHALL COMPLY WITH PROVISIONS OF SECTION 98-102(3).

REAR OR SIDE-YARD INTRUSIONS

- SECTION 98-405:
- B) PERMITTED INTRUSIONS INTO REQUIRED REAR OR SIDE YARDS:
1. SILLS, PILASTERS, LINTELS, ORNAMENTAL FEATURES, CORNICES, EAVES, AND GUTTERS FOR RESIDENTIAL BUILDINGS, PROVIDED THEY DO NOT EXTEND MORE THAN TWO AND ONE-HALF FEET INTO THE REQUIRED YARD.
 2. FENCES MAY LOCATE ON PROPERTY LINE. PERMITTED FENCE TYPES SHALL COMPLY WITH THE PROVISIONS OF SECTION 98-102.
 3. FIRE ESCAPES (ON RESIDENTIAL BUILDINGS) WHICH DO NOT EXTEND MORE THAN THREE FEET INTO THE REQUIRED YARD.

REAR-YARD INTRUSIONS

- SECTION 98-405:
- C) PERMITTED INTRUSIONS INTO REQUIRED REAR YARDS:
1. TERRACES, STEPS, UNCOVERED PORCHES, DECKS, STOOFS, OR SIMILAR APPURTENANCES TO RESIDENTIAL BUILDINGS WHICH DO NOT EXTEND MORE THAN ONE FOOT ABOVE GRADE, PROVIDED THEY DO NOT LOCATE CLOSER THAN 20 FEET TO THE REAR LOT LINE.

ZONING RESEARCH

CURRENT ZONING: ER-1 (LAKESHORE OVERLAY) IN WALLWORTH COUNTY, CITY OF LAKE GENEVA. THIS PROPERTY IS NON-CONFORMING DUE TO LOT WIDTH.

AREA / HEIGHT / YARD REQUIREMENTS

LOT AREA: MIN. 40,000 SF. (16,534 SF. ACTUAL.)
 LOT WIDTH: MIN. 15'-0" (15'-0" AVERAGE)
 HEIGHT (DUELLING): 35'-0"
 HEIGHT (ACCESSORY): 15'-0"
 MAX. BUILDING COVERAGE: 30%

SETBACKS: 25'-0"
 STREET: 30'-0" OR 60'-0" TOTAL
 SIDE: 30'-0"
 REAR: 5'-0"
 PAVEMENT:

THIS PROPERTY MEETS REQUIREMENTS SET FORTH IN SEC. 98-405 FOR EXISTING NON-CONFORMING LOTS

CONDITIONAL USE: PER SEC. 98-401 SUBSTANDARD LOT REGULATIONS

ZONING: SR-4 (LAKESHORE OVERLAY) IN WALLWORTH COUNTY, CITY OF LAKE GENEVA.

AREA / HEIGHT / YARD REQUIREMENTS

LOT WIDTH: MIN. 15'-0" (15'-0" AVERAGE ACTUAL.)
 HEIGHT (DUELLING): 35'-0"
 HEIGHT (ACCESSORY): 15'-0"
 MIN. ZONING DISTRICT AREA: 9,000 SF.
 MIN. LOT AREA: 9,000 SF.
 MAX. BUILDING COVERAGE: 40%
 MAX. ACCESSORY BUILDING COVERAGE: 10%
 MIN. LANDSCAPE SURFACE RATIO (LSR): 50%
 MIN. STREET FRONTAGE: 50 FEET
 MIN. # OF OFF-STREET PARKING SPACES: 3 (GARAGE)

SETBACKS: 25'-0"
 STREET YARD: 25'-0"
 SIDE YARD: 6'-0" LEAST SIDE (15'-0" SUM OF BOTH)
 LAKE FRONT: 100' ± 0"
 PAVEMENT: 5'-0" FROM SIDE OR REAR, 10 FT. FROM STREET
 ACCESSORY: REAR: 3'-0"
 SIDE: 5'-0"

ER-1 TO SR-4 ZONING

SECTION 98-401:

(3) EXISTING LEGAL LOTS OF RECORD THAT ARE NOW SUBSTANDARD IN ANY WAY, AND THAT ARE ZONED ER-1 SHALL BE CONSIDERED AS LEGAL SUBSTANDARD LOTS FOR NEW DUELLINGS OR BUILDING ADDITIONS ON SUCH LOTS. A CONDITIONAL USE PERMIT MAY BE SOUGHT TO ENABLE THE GRANTING OF PERMISSION TO USE THE LOT WIDTH, LOT FRONTAGE, LOT AREA AND SETBACK REQUIREMENTS OF THE SR-4 DISTRICT. (SECTION 98-309 FOR CONDITIONAL USE PROCEDURES). FOR THIS PARTICULAR TYPE OF CONDITIONAL USE PERMIT REQUEST, A FEE OF \$100,000 SHALL BE IMPOSED. (ORD. NO. 98-1 1/9/98)

IMPERVIOUS CALCULATIONS

TOTAL LOT AREA: 16,534 SF.

DRIVEWAY / WALKS: 1,794 SF.
 RESIDENCE / COVERED PORCHES AND DECKS: 4,664 SF.
 NEW TERRACES/RET. WALLS/PAVED WALKS: 465 SF.
 EXISTING LAKESIDE STAIRS AND STAIR: 129 + 465 = 594 SF.

TOTAL IMPERVIOUS: 7,511 SF. (45.5%) OK, IS LESS THAN 50%
 PROPOSED LSR: 54.5% OK, PER SR4 IS GREATER THAN 50%.

BUILDING AREA UNDER ROOFS: 4,664 SF.
 TOTAL BUILDING COVERAGE: 28.2% OK, IS LESS THAN 40%

SURVEYOR

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 NEW BERLIN, WI. 53151
 PHONE (262) 248-3697

GENEVA LAKE
 Water Elevation=
 864.44'
 5/31/18

SCHEME M4
 SITE PLAN
 SCALE: 1" = 10'

SITE LEGEND

	EXISTING STRUCTURE		EXISTING GRADE
	EXISTING STRUCTURE TO BE REMOVED		ABANDONED GRADE
	NEW STRUCTURE		NEW GRADE
	DECKS, PATIOS, TERRACES.		SILT FENCING
	HARD SURFACE (PAVERS, CONCRETE, ASPHALT)		PROPERTY LINE
	SOIL STOCKPILE		SETBACK LINE
			14" TREE
			EXISTING TREE
			5" TREE
			EXISTING TREE TO BE REMOVED
			NEW TREE
			NEW SHRUB, PERENNIAL, ORNAMENTAL GRASS

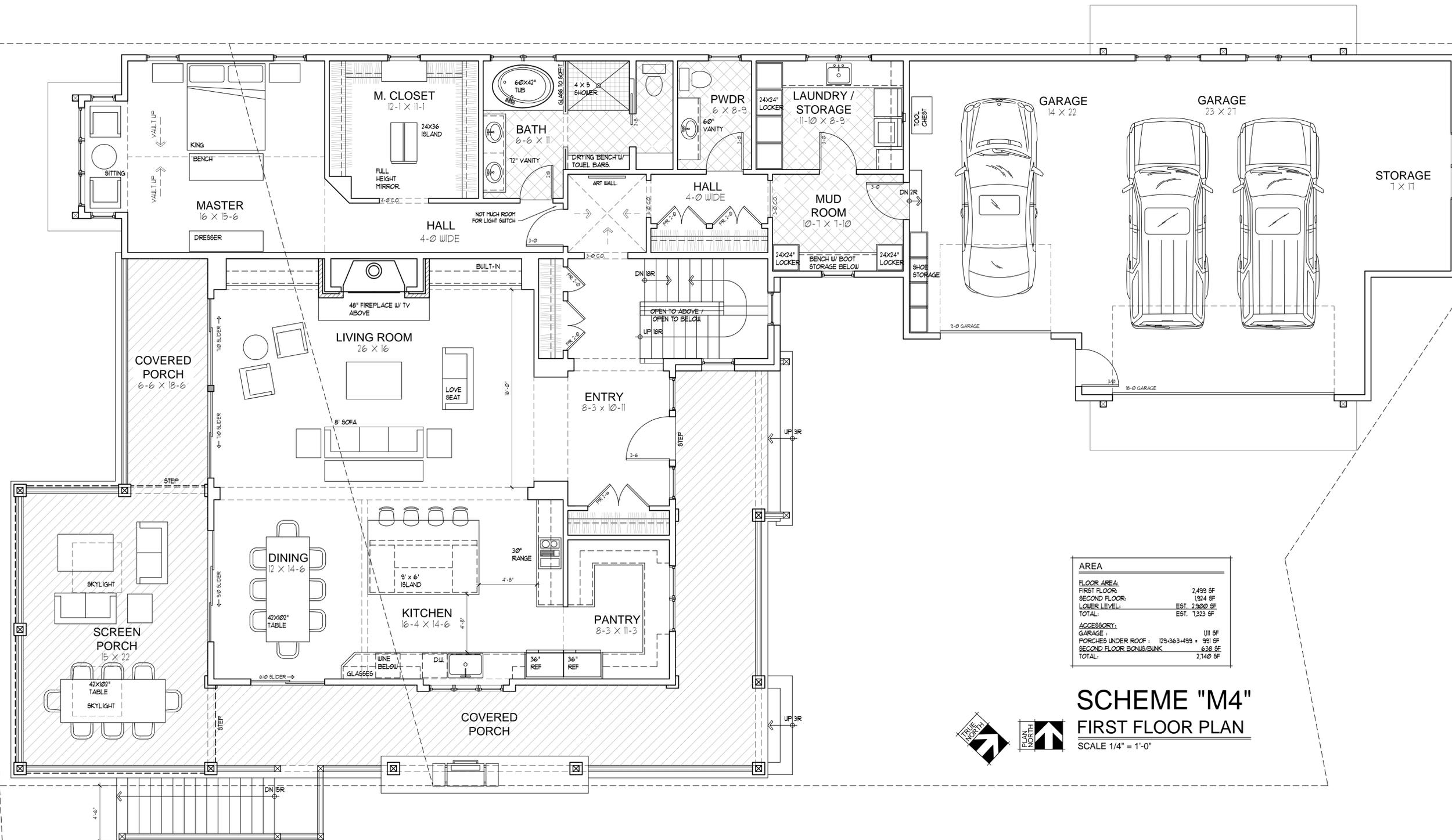


- DESIGN SET
- PERMIT SET
- CONSTRUCTION

REVISIONS:

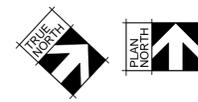
DATE: 3.8.18

A1



AREA	
FLOOR AREA:	
FIRST FLOOR:	2,499 SF
SECOND FLOOR:	1,924 SF
LOWER LEVEL:	EST. 2,300 SF
TOTAL:	EST. 1,323 SF
ACCESSORY:	
GARAGE:	1111 SF
PORCHES UNDER ROOF:	119-363+499 = 991 SF
SECOND FLOOR BONUS/BUNK:	638 SF
TOTAL:	2,140 SF

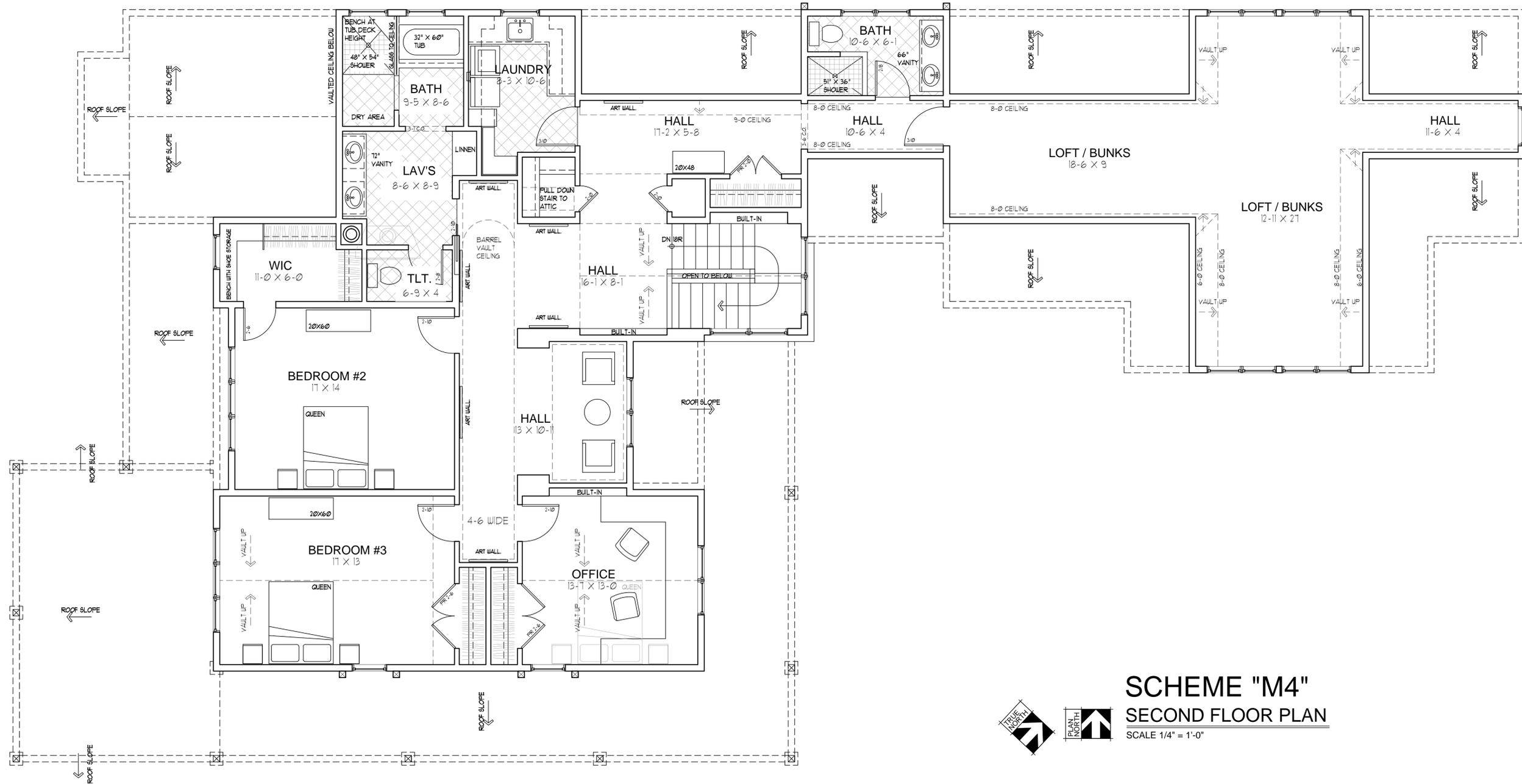
SCHEME "M4"
FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"



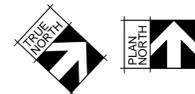
- DESIGN SET
- PERMIT SET
- CONSTRUCTION

REVISIONS:

DATE: 3.8.18



SCHEME "M4"
SECOND FLOOR PLAN
 SCALE 1/4" = 1'-0"



LAKE GENEVA
Architects
 STUDIO OF JASON R. BERNARD

LAKE GENEVA ARCHITECTS
 201 BROAD ST.
 LAKE GENEVA, WI 53147
 262.246.1400
 LakeGenevaArchitects.com

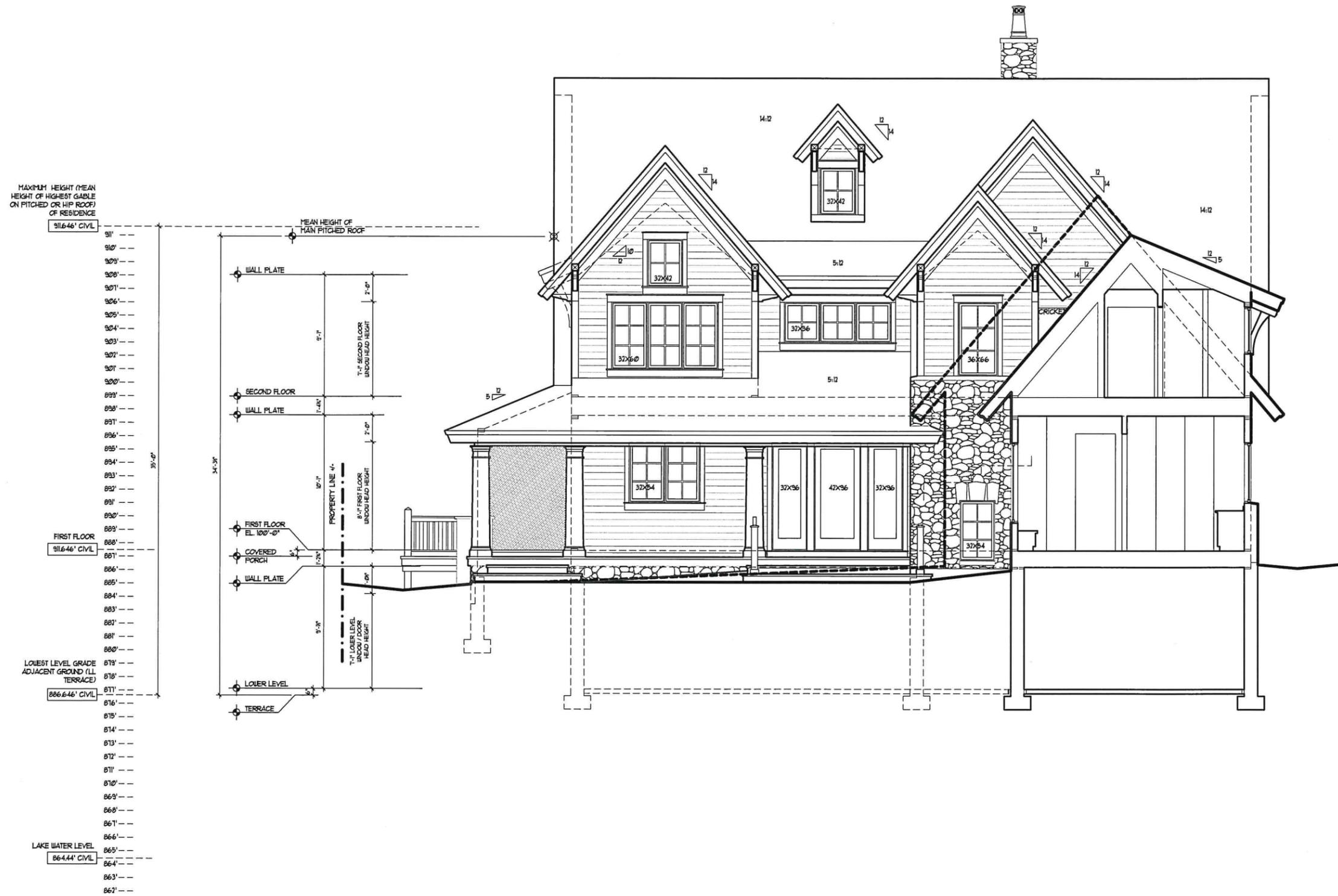
LYNCH RESIDENCE
 CEYLON COURT DRIVE
 LAKE GENEVA, WI

- DESIGN SET
- PERMIT SET
- CONSTRUCTION

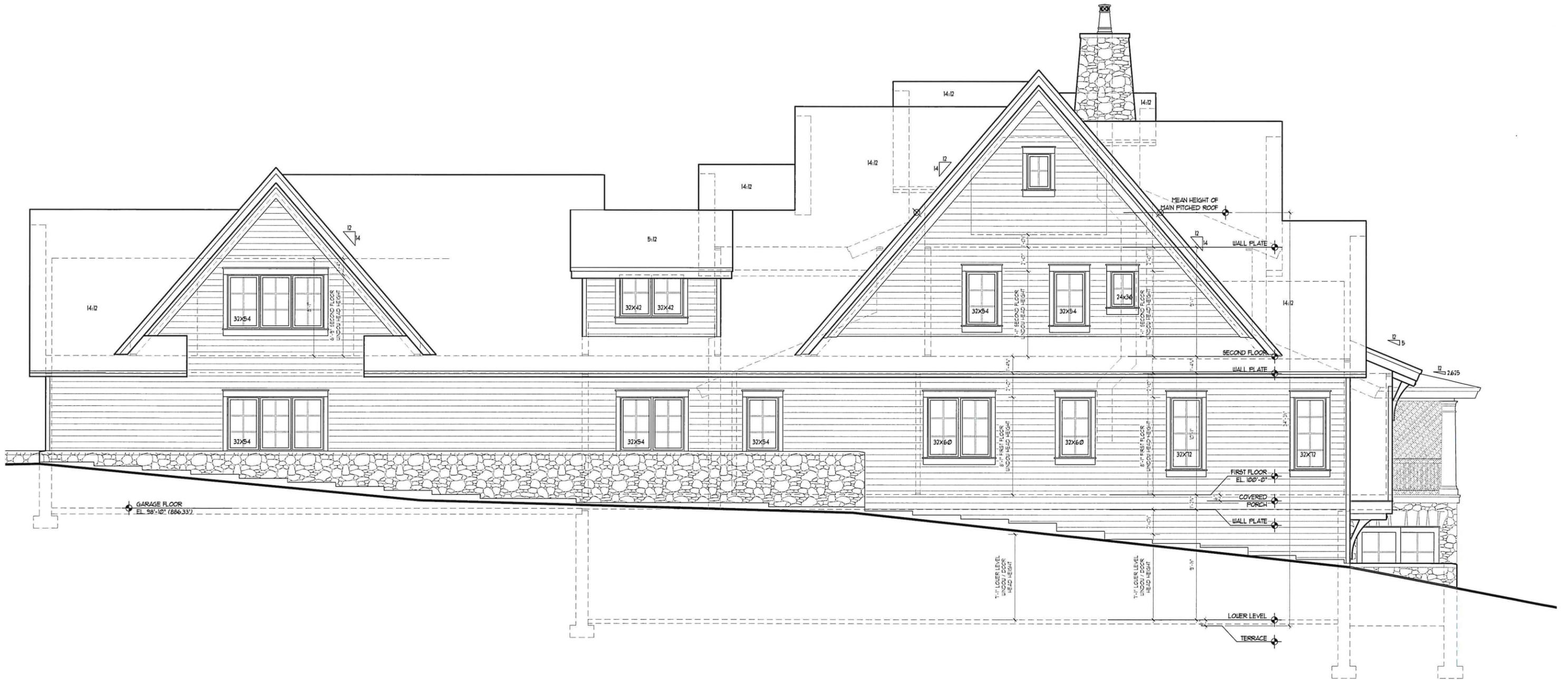
REVISIONS:

DATE: 3.8.18

M4.2



EAST
1/8" = 1'-0"



NORTH

1/8" = 1'-0"