

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

**PLAN COMMISSION MEETING
MONDAY, AUGUST 20, 2018 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

Agenda

1. Meeting called to order by Tom Hartz.
2. Roll Call.
3. Approve Minutes of the July 16th 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 filed by Thomas George, for a request to install an awning on the building, located in the Central Business (CB) zoning district at 741 W. Main Street, Tax Key No. ZOP00272.
 - b. Application filed by Venture Investment Partners LLP, 751 Lake Geneva Pkwy, Lake Geneva, WI 53147, for a request to install an awning on the building, located in the Central Business (CB) zoning district at 201 Broad Street, Tax Key No. ZOP00267.
 - c. Application filed by Carrie Casper, 483 W. South Street, Lake Geneva, WI 53147, for a request to install on building signage, located in the Central Business (CB) zoning district at 647 W. Main Street, Tax Key No. ZOP00287.
 - d. Application filed by Mellisa Todd W1385 Oakwood Rd Genoa City WI 53128, for a request to install an on building sign, located in the Central Business (CB) zoning district at 253 Center Street Suite #700 for the Geneva Hair Lounge, Tax Key No. ZOP00282.
7. Public Hearing and Recommendation of a Conditional Use Permit filed by Lake Geneva 50120 LLC, 3000 Dundee Rd #408, Northbrook, IL 60062, for the proposed Indoor Commercial Entertainment Land Use that would allow for the Mod Pizza to be located at

281 Edwards Blvd, Unit C, in the Planned Development (PD) zoning district Tax Key No. ZA297300001.

8. Comprehensive Plan Application & Amendment Process:
 - a. 120 Properties LLC, request to change the Future Land Use Map (Maps 5a Full Planning Area View and 5b Central City View) to designate Tax Key No. ZYUP00198 from the Rural Holding Land Use category, to the Planned Mixed Use Land Use category which can be found in the 2011 Lake Geneva Comprehensive Plan; for the property located on the north side of Town Line Road, west of Edwards Boulevard.
 - b. Plan Commission Recommends Setting Public Hearing by Council.
9. Conceptual Plan request for the property located at Tax Key No. ZYUP00198 for 120 Properties LLC & Roger Wolff to improve approximately 12 acres of Tax Key No. ZYUP00198, for Copper Circle Apartment Homes that would allow the installation of 15 6-unit dwellings. The conceptual plan review that has been submitted is the preliminary site plan for a future request.
10. Conceptual Plan request for the property located at Tax Key No. ZSUM0001 & ZSUM0002. The conceptual plan request is for the Summerhaven Development of Phases II & III. This would allow for the construction and buildout of the remaining new Single Family dwelling units for the property located in the Planned Development (PD) zoning district, located on Lake Geneva Boulevard. The conceptual plan review is the step 2 of the Planned Development Process.
11. 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 8/15/2018

**PLAN COMMISSION MEETING
MONDAY, JULY 16, 2018 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

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

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

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

Esarco/Krajovic 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 to be limited to 5 minutes.

Speaker #1: Jeremy Kinsey, clarified his address, 928 Clover Street, for agenda item #8.

Acknowledgement of Correspondence.

Correspondence was received from Jeffrey and Beverly Leonard, Delaney Street Mercantile, 905 W Main St, Lake Geneva, in favor of the Public Library Conditional Use Permit for a monument sign with LED messaging display. Correspondence has been distributed to the Plan Commission and the City Council.

Downtown Design Review

6.a. Application filed by Crown Dominion Properties LLC, for a request to install siding on the exterior of the newly renovated business, at 623 W. Main Street, located in the Business Central (BC) zoning district, Tax Key No. ZOP00290.

Pete Juergens, N2689 Sunset Blvd, representing Crown Dominion, presented the request and brought samples for the Plan Commission's review.

Skates/Horne motion to approve the installation of siding and include all staff recommendations and fact finding.

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

6.b. Application filed by Mohammad Kaid, 313 W. Summerhill Pl., Oak Creek, WI 53154, requests the sign installations for a Fro Zone business at 270 Broad St, located in the Central Business (CB) zoning district, Tax Key No. ZOP00244.

Mohammad Kaid, 313 W Summerhill Place, Oak Creek, presented his request. Zoning Administrator Walling said the sign is designed with corporate colors which are exempt from the Downtown Historic colors and the sign meets all standards of the City.

Hill/Horne motion to approve sign installations, contingent on the approval of item #9 and include all staff recommendations and fact finding.

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

7. Review and Recommendation of a Site Plan Review filed by Jim and Lynette Heimann, 2429 Ridgewood Ct., Aurora, IL 60502, to renovate an existing lakeshore landscaped area in conjunction with the newly constructed home at 620 S. Lake Shore Dr., located in the Estate Residential (ER-1) zoning district, Tax Key No. ZA315600001.

Joe Valentine, 342 Dean St, Woodstock, IL, on behalf of Midwest Arbor Corp, landscaping company, presented the request. Skates asked if there would be an impact on people using the lakeshore path. Mayor Hartz asked if low or no phosphorous fertilizers could be used in regards to the water quality.

Skates/Horne motion to approve the Site Plan Review and include all staff recommendations and fact finding.

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

8. **Review and Recommendation of a Land Division filed by Jeremy Kinsey, 928 Clover St., Lake Geneva, WI 53147, to create a Certified Survey Map (CSM) for the property located at 401 Host Dr. and to generate two individual lots for the property in the Planned Business (PB) zoning district, Tax Key No. ZA163000003.**
Jeremy Kinsey, 928 Clover St, presented his request for the property at 401 Host Dr.

Gibbs/Hill motion to approve the CSM Land Division and include all staff recommendations and fact finding.
Roll Call: Hartz, Skates, Gibbs, Hill, Horne, Esarco, Krajovic voting “yes.” Motion carried unanimously.

9. **Public Hearing and Recommendation of a Conditional Use Permit filed by Mohammad Kaid, 313 W. Summerhill Pl., Oak Creek, WI 53154, to utilize the property as Indoor Commercial Entertainment, for a Fro Zone business at 270 Broad St, located in the Central Business (CB) zoning district Tax Key No. ZOP00244.**
Mohammad Kaid, 313 W Summerhill Pl, Oak Creek, presented his request. Aldermen Skates asked how product would be delivered. Kaid stated deliveries would be to the front door.

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

Hill/Gibbs motion to approve the Conditional Use Permit and include all staff recommendations and fact finding.
Roll Call: Hartz, Skates, Gibbs, Hill, Horne, Esarco, Krajovic voting “yes.” Motion carried unanimously.

10. **Continuation of a Public Hearing and Recommendation of a Conditional Use Permit filed by Robert D. Larson Trust, 2403 Comstock Ct., Naperville, IL 60564, for the demolition and new construction of a single family residence and requests to utilize the Single Family-4 (SR-4) zoning, at 905 Bayview Dr., which is located within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZGB00005.**
Anthony Osnotch, 340 Frost Dr, Williams Bay & Troy Wise, 938 George St, South Shore Custom Homes, on behalf of Robert Larson, presented the request. Wise stated the aggregate side setbacks are slightly reduced and the 2nd driveway will be eliminated from their proposed plan. Planner Slavney stated the red line on the plan represents the 100’ setback requirement from the lake and all improvements will be done outside of the 100’ setback. Walling said the elevation height of 34’ is within the guidelines for this property.

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

Krajovic/Esarco motion to approve the Conditional Use Permit and include all staff recommendations and fact finding.
Roll Call: Hartz, Skates, Gibbs, Hill, Horne, Esarco, Krajovic voting “yes.” Motion carried unanimously.

11. **Continuation of a Public Hearing and Recommendation of a Conditional Use Permit filed by Robert D. Larson Trust, 2403 Comstock Ct., Naperville, IL 60564, for the installation and addition of a 100’ pier located at 905 Bayview Dr. Property, located within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZGB00005.**
Michele Batz, Reed’s Construction, 2080 Ridge Dr, on behalf of Robert Larson, presented the request. Walling said their DNR approval has already be received.

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

Esarco/Krajovic motion to approve the Conditional Use Permit and include all staff recommendations and fact finding.
Roll Call: Hartz, Skates, Gibbs, Hill, Horne, Esarco, Krajovic voting “yes.” Motion carried unanimously.

12. **Public Hearing and Recommendation of a Conditional Use Permit filed by Lawrence & Pamela Frankel, 1240 Dolphin Bay Apt. 402, Sarasota, FL. 34242, for the demolition and new construction of a single family residence, and requests to utilize the Single Family-4 (SR-4) zoning, at 75 Hillside Dr., located within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZYUP00094E.**
Jeff Leeson, 2831 Ware Road, Rockford, IL, representing the Lawrence & Pamela Frankel, presented the request. Walling stated this property is not part of the Manor Association and does not fall under the architectural review

guidelines of the Association. Slavney verified the roof height and said the proposed home fits the height requirements of the City.

Speaker #1: Cully Pillman, N1445 State Hwy 120, Lake Geneva, said the neighbor views will be impacted and asked how the ER-1 zoning can be changed so easily to SR-4 zoning. Slavney stated prior to the late 1990's, all lake front properties were zoned for a minimum lot size of 9000 square ft. and SR-4 setbacks. In the late 1990's, all lake front lots were zoned as 1 acre lots but allowed rezoning back to the previous setbacks and heights with a Conditional Use Permit.

Speaker #2: Walter Goes, 1504 W Main St, directly north of the Frankel's home, shared his opposition of the Conditional Use and zoning change to SR-4 setbacks.

Speaker #3: Dr. Donald Adams, 1506 W Main St, shared his opposition of the Conditional Use Permit & height of 35'. Slavney stated the 35' requirement is the maximum height in all single family districts so the proposed Conditional Use does not affect the 35' height which is being proposed. Walling said the 35' height is measured to the mean elevation and not the ridge of the house as shown on the plans, which is lower than what is permitted. Attorney Draper stated the Ordinance authorizes the use of SR-4 zoning for ER-1 districts. There is no need to show hardship.

Speaker #4: Mary Farwell-Goes, 1504 W Main, shared her opposition of the Conditional Use Permit and asked if the house could be moved 15' towards the street.

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

Skates recommended the neighbors should communicate with each other. Walling had concerns about the request to move the new house back 15'. Draper shared the new State mandate, stating if an applicant complies with conditions for the Conditional Use and there is no substantial evidence against the particular application, the city is required to approve it.

Esarco/Skates motion to approve the Conditional Use Permit and include all staff recommendations and fact finding.

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

13. Public Hearing and Recommendation of a Conditional Use Permit filed by Lake Geneva Public Library, 918 W. Main St., to install a new Community Information Sign for the property located in the Estate Residential - 1 (ER-1) zoning district, Tax Key No. ZOP00348.

Emily Kornak, Library Director of the Lake Geneva Public Library, presented the request. Walling stated a Conditional Use Permit is needed for a changeable sign in the central business zoning district. Walling said the sign falls within the guidelines and will be a great informational sign for the community.

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

Gibbs/Skates motion to approve the Conditional Use Permit and include all staff recommendations and fact finding.

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

14. Annual Comprehensive Plan schedule and review of applications requesting amendments to the Comprehensive Plan.

Slavney explained the annual Comprehensive Plan process and time frame. Slavney said the Future Land Use Map shows the possibilities for future development. Applicants seeking Zoning Map Amendments have to be consistent with the Future Land Use Map.

- a. **120 Properties LLC, request to change the Future Land Use Map (Maps 5a Full Planning Area View and 5b Central City View) to designate a portion of Tax Key No. ZYUP00198 from the Planned Neighborhood land Use category to the Multi-Family Residential land use category; for property located on the north side of Town Line Road, west of Edwards Boulevard.**

Slavney stated this parcel is currently zoned for Planned Neighborhood Land Use which requires a minimum of 60% of units to be Single-Family, a maximum of 25% of units to be Multi-Family and a maximum of 15% of units to be Two-Family. The request is to designate a portion of the parcel to be Multi-Family Residential Land Use.

The Plan Commission will continue to discuss this project at the August and September Plan Commission meetings.

- b. **Plan Commission recommends approval of the Public Participation Plan process.**

Draper discussed the Public Participation Plan process and suggested having a workshop with the public and the developer to discuss the application before the Public Hearing. Slavney suggested using this particular request to understand how the residential balance policy is designed to work in detail and if there is a desire to adjust the residential balance policy, it could be a focus point for the 10 year Plan Update, giving the city a year to consider amendments or significant changes to the policy.

Skates/Hill motion to approve the Public Participation Plan process, including a direction for the City Planner to adopt a Resolution for the City Council which includes the elements from the 2014 Public Participation Plan memo and to include at least one Public Participation Workshop.

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

15. Adjournment. Hill/Horne motion to adjourn at 8:06 pm. 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: August 20, 2018

Agenda Item #6A

Applicant:

Thomas George
3389 South Shore Dr
Delavan, WI 53115

Request:

741 W. Main Street
Downtown Design Review for Awning
installation
Tax Key No. ZOP00272

Description:

The applicant is submitting an application for Downtown Design Review for the request to install an Awning to the exterior of the building above the public right of way at 741 W. Main Street Tax Key No. ZOP00272.

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 Sherwin Williams color palette.

Staff recommends *approval* of the Awning 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.:

741 W. MAIN STREET

Name & Address of Current Building Owner:

Roger Wolff

Telephone Number of Current Building Owner:

Email Address: roger@rogerwolff.com

Name & Address of Applicant:

THOMAS GEORGE

3389 SOUTH SHORE DRIVE

DELAWAN, WI 53115

Telephone Number of Applicant: 805-453-8691

Email Address: thomas@estreetdenim.com

Proposed Design Change:

Replacement of Awning

Zoning District:

Business

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

Trend Setters

LINDA Cell 262-949-2707

Description of Project:

Replacement of Awning

2 SIDE WINDOW Stripe: WHITE / Puritan Grey HC-164

1 SOLID Between WINDOWS: Puritan Grey HC-164

Date: 7-30-18

Signature of Applicant:



(THIS IS FOR AWNING ONLY)

2 SIDE AWNINGS STRIPE : WHITE/PURITAN GREY HC-164
MIDDLE SOLID : PURITAN GREY HC-164

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: August 20, 2018

Agenda Item #6B

Applicant:

Venture Investment Partners LLP
751 Lake Geneva Parkway
Lake Geneva WI 53147

Request:

201 Broad Street
Downtown Design Review for Awning &
Window Shutter installation
Tax Key No. ZOP00267

Description:

The applicant is submitting an application for Downtown Design Review for the request to install Shutters & Awnings to the exterior of the building above the public right of way at 201 Broad Street Tax Key No. ZOP00267.

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 Sherwin Williams color palette.

Staff recommends *approval* of the Shutter & Awning 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.:

201 BROAD ST.
TAX KEY: ZOP00267

Name & Address of Current Building Owner:

VENTURE INVESTMENT PARTNERS, LLP
751 GENEVA PARKWAY
LAKE GENEVA, WI 53147

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

Email Address: ROGER@ROGERWOLFF.COM

Name & Address of Applicant:

SAME AS ABOVE

Telephone Number of Applicant: SAME

Email Address: SAME

Proposed Design Change:

PHOTOS ATTACHED

Zoning District: CBD

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

KEN ETTEL
McCORMACK + ETTEL
400 BROAD ST
LAKE GENEVA, WI 53147

Description of Project:

EXTERIOR REMODEL

Date: 8-1-18

Signature of Applicant: 



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





McCormack + Ett
400 Broad Street
Ph (262) 248-8391
contact@mccormackettenc



Oil Shops

JAYNE

Sale

JAYNE

INDOOR
WINTER GEAR

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: August 20, 2018

Agenda Item #6C

Applicant:

Carrie Casper
483 W. South Street
Lake Geneva, WI 53147

Request:

647 W. Main Street
Downtown Design Review for Signage
installation
Tax Key No. ZOP00287

Description:

The applicant is submitting an application for Downtown Design Review for the request to install two on building signs to the exterior of the building above the public right of way at 647 W. Main Street, Tax Key No. ZOP00287.

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 sizes & colors correspond within the permitted downtown guidelines.

Staff Recommendations:

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

Staff recommends *approval* of the installation of the two sign requests as submitted.



ZOP00287
60

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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

647 Main St. Unit 200A

Name & Address of Current Building Owner:

Mike Kocourek

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

Email Address: MKocourek@

Name & Address of Applicant:

Carrie Casper
483 W South St.

Lake Geneva WI 53147

Telephone Number of Applicant: 414-232-7037

Email Address: CarrieCasper@41Grealty.com

Proposed Design Change:

New signage for new lease

Zoning District: CB

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

NONE - TBD

Description of Project:

New signs - none existing

Date: 8/8/18

Signature of Applicant:

4LG Realty Business Signage Proposal

647 Main Street, 200A

CB, Historic

Style: Façade and projection

Façade

- Front, facing Main Street
- 2.5'H x 5.5'W x 2-4" Thick
- Accessories: Gooseneck lights (2)
 - Historic sign colors: Harvest gold/classical gold/ Renwood heather (lilac)/white/black.
(alternate historic colors: Rookwood jade (dk)/Sage(It)/sage green light)

Projection

- Front, facing Main Street
- Black bracket (extending 3.5')
- 1.5'W x 2'H x 1-2" Thick; 7' from ground
 - Historic sign colors: Harvest gold/classical gold/ Renwood heather (lilac)/white/black
(alternate historic colors: Rookwood jade (dk)/Sage(It)/sage green light)



13.83'

2.5'

5.5'

7' from ground

1.5'

2'

• Drawing NOT TO SCALE



For
RENT
247.525.0060

NO
PARKING
ANY
TIME

atinum
Contracts

Lina Christina Design

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: August 20, 2018

Agenda Item #6D

Applicant:

Melissa Todd
W1385 Oakwood Rd
Genoa City, WI 53128

Request:

253 Center Street Suite #700
Downtown Design Review for Signage
installation
Tax Key No. ZOP00282

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 at 253 Center Street, Suite #700 Tax Key No. ZOP00282.

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 sizes & colors correspond within the permitted downtown guidelines.

Staff Recommendations:

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

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

20P00282
GD



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 St Ste 700
Lake Geneva, WI 53147

Name & Address of Current Building Owner:

Pabcor Management
1414 S. Milwaukee Rd
Prospect Heights, IL 60070

Telephone Number of Current Building Owner: 847-520-4200

Email Address: gkotsiris@pabcormanagement.com

Name & Address of Applicant:

Melissa Todd
W1385 Oakwood Rd
Genoa City, WI 53128

Telephone Number of Applicant: 262-949-6922

Email Address: Hair by Melissa@gmail.com

Proposed Design Change:

New Sign for business (salon)

Zoning District: _____

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

Mark Nutting
Home 1539 Church St Lyons, WI 53148
mail po. Box 303 Lyons, WI 53148

Description of Project:

Date: 8-8-18

Signature of Applicant: Melissa Todd



120"x18"x3mm

Aluminum composite panel

Black panel with

Copy and boarder in Metallic Silver

Geneva Hair Lounge

GENEVA HAIR LOUNGE

GENEVA HAIR LOUNGE

14"x10'



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: August 20, 2018

Agenda Item: 7

Applicant:
Lake Geneva 50120 LLC
3000 Dundee Rd #408
Northbrook, IL 60062

Request: Mod Pizza Conditional Use Permit
Indoor Commercial Entertainment
281 Edwards Blvd, Unit C
Lake Geneva, WI 53147
Tax Key No. ZA297300001

Description of Proposed Conditional Uses:

The applicant is submitting a Conditional Use Permit (CUP) to allow for the request to conduct a Mod Pizza facility at 281 Edwards Blvd, Unit C, which is an Indoor Commercial Entertainment land use.

The City reviews all Conditional Use Permits for this land use. The applicants have also submitted a request for the downtown review of the signage earlier on the agenda for this property.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Conditional Use Permit (CUP):

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

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

Staff Review:

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

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

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

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:
1. In general, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 2. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

3. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
4. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
5. The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be one or more of the following:

1. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
2. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
3. The proposed conditional use in its proposed location, and as depicted on the required site plan does result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
4. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
5. The proposed conditional use is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation:

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

Z A297300001

APPLICATION FOR CONDITIONAL USE
City of Lake Geneva

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

281 N. Edwards Boulevard -

NAME AND ADDRESS OF CURRENT OWNER:

GNI of Eleventh, LLC - at 2554 Charles Street, Rockford, IL 61108

TELEPHONE NUMBER & EMAIL OF CURRENT OWNER:

(815) 398-1900 / n.petro@ericksonrockford.com

NAME AND ADDRESS OF APPLICANT:

Lake Geneva 50120, LLC at 3000 Dundee Road #408, Northbrook, IL 60062

TELEPHONE NUMBER & EMAIL OF APPLICANT:

(312) 607-6418 / asg@gmtrc.com

PROPOSED CONDITIONAL USE:

Mod Pizza as a proposed restaurant use in ± 2,400 SF of space which would finish the project leasing

ZONING DISTRICT IN WHICH LAND IS LOCATED:

Planned Business Commercial

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

JTS Architects - 450 E. Higgins Rd. #202, Elk Grove, IL 60007

BTM Engineering - 650 E. Algonquin Rd. #250, Schaumburg, IL 60173

ICSI General Contractor - 21675 Gateway Drive, Brookfield, WI 53045

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Existing Starbucks and AT+T opened Summer/Fall, 2017. Second bldg. is under construction to open Fall, 2018 to include Arpa Dental, GameStop and Mod Pizza.

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

6/26/2018

DATE

Andrew S. Goodman

SIGNATURE OF APPLICANT

Manager, Lake Geneva 50120, LLC

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

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

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

Date: _____ by: _____

↓

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

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

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



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

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

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

⊛ III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

The proposed conditional use is consistent with the Planned Business Commercial Zoning District allowed uses and is in harmony with the City of Lake Geneva Comprehensive Plan, adding new restaurant planned use to the regional shopping district.

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

The proposed conditional use facilitates a new restaurant business which fits in nicely with the Planned Business Commercial Zoning District and adds another family-friendly food option for the customers at the Shoppes at Lake Geneva.

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

Mod Pizzeria would create a positive impact on the character of the Shoppes at Lake Geneva and would add a consistent lunch and dinner customer in off-peak times to the morning traffic generated by Starbucks.

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?

Mod Pizzeria is a consistent land use with impact(s) similar to that of Starbucks at the subject development/shopping center. Both restaurants are consistent traffic generators similar to those in other shopping centers around the country with morning and afternoon traffic generators.

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?

There is adequate site infrastructure and utility capacity at the Shopper at Lake Geneva to serve the proposed restaurant use, which will not impose an undue burden on the existing infrastructure and utility capacity.

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?

Public benefits include a new national fast-casual restaurant chain that is considered "first-in-class" in the fast-casual pizza chain category. Mod Pizza is a community-minded and "customer first" corporate citizen. Accordingly, the potential public benefits outweigh all potential adverse impacts, of which none are known at this time.

IV. FINAL APPLICATION PACKET INFORMATION

____ Receipt of 5 full scale copies in blue/line or black/line of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

____ Receipt of 20 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

____ A digital copy of Final Application Packet shall be emailed to the Building and Zoning Department upon submittal deadline. 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: _____

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 20 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

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

Date: _____ by: _____

⇓

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

- ___ Existing zoning district(s) (and proposed zoning district(s) if different);
- ___ Land use plan map designation(s);
- ___ Current land uses present on the subject property;
- ___ Proposed land uses for the subject property (per Section 98-206);
- ___ Projected number of residents, employees, and daily customers;
- ___ Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;
- ___ Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

- ___ Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 98-701-98-721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials;
- ___ If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII.";
- ___ Exterior building and fencing materials (Sections 98-718 and 98-720);
- ___ Possible future expansion and related implications for points above;
- ___ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

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

___ (c) **A Property Site Plan drawing which includes:**

- ___ A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;
- ___ The date of the original plan and the latest date of revision to the plan;
- ___ A north arrow and a graphic scale (not smaller than one inch equals 100 feet);
- ___ A reduction of the drawing at 11" x 17";
- ___ A legal description of the subject property;
- ___ All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;
- ___ All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;
- ___ All required building setback lines;
- ___ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;
- ___ The location and dimension (cross-section and entry throat) of all access points onto public streets;
- ___ The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;
- ___ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;
- ___ The location of all outdoor storage areas and the design of all screening devices;
- ___ The location, type, height, size and lighting of all signage on the subject property to include a photometric plan;
- ___ 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;
- ___ All engineering requirements for utilities, site designs, etc;
- ___ The location and type of any permanently protected green space areas;
- ___ The location of existing and proposed drainage facilities for storm water;

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

- ___ Lot Area;
- ___ Floor Area;
- ___ Floor Area Ratio (b/a);
- ___ Impervious Surface Area;
- ___ Impervious Surface Ratio (d/a);
- ___ Building Height.

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

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

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

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

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

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

___ Receipt of 5 full scale copies in blueline or blackline
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___ Receipt of 20 reduced (8.5" by 11" text and 11" x 17" graphics)
copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

___ A digital copy of Final Application Packet shall be emailed to the
Building and Zoning Department upon submittal deadline. Date: _____ by: _____

TO: Mike Slavney, Vandewalle & Associates

CC: Mike Colombo, JTS Architects
Scott Shust, JTS Architects
Scott DiGilio, RTM Engineering
Kevin Mottlowitz, GMXRE

FROM: Andrew Goodman, GMXRE

RE: PROPOSED MOD PIZZA @ THE SHOPS AT LAKE GENEVA PROJECT
SEC ROUTE 50 & EDWARDS BOULEVARD
GENERAL PROJECT DESCRIPTION OF PROPOSED CONDITIONAL USE

DATE: June 27, 2018

Mike, thank you for the opportunity to present our proposed project to you, which sits at a “main-on-main” intersection at the southeast corner of Route 50 and Edwards Boulevard in front of the Wal-Mart Supercenter (see attached **Market Trade Area Aerials**). The subject site sits in the middle of the Lake Geneva regional retail corridor. In addition to the Wal-Mart Supercenter, Lake Geneva also has the premiere retail mix within Walworth County. National anchor retailers and grocery chains at the subject intersection of the subject site also include Home Goods, Aldi, Petco, Office Max, Home Depot, Target, TJ Maxx, Jo Ann, and Best Buy. There are also several national junior retailers, restaurants and convenience providers at the subject intersection, including Maurice’s, Rue 21, Kay Jewelers, Sally Beauty, DaVita Dialysis, Sherwin Williams, Walgreens, Chase Bank, Mobil, Subway, Taco Bell, BP Amoco, CVS/pharmacy (located inside of the Target store), Qdoba Mexican Grill and Noodles & Company.

The **Shoppes at Lake Geneva** encompasses two buildings separated by open space for five tenants in the project (see attached **Shoppes at Lake Geneva Site Plan**). We opened **Building “A”** inclusive of Starbucks and AT&T and the requisite sitework in the Summer/Fall, 2017. We are under construction on **Building “B”** which will include Aspen Dental, GameStop and Mod Pizza to open Fall, 2018 through Spring/Summer, 2019. **Building A** is situated at the hard corner of the intersection on the westerly portion of the site and encompasses +/- 4,200 sf of retail and restaurant space with a drive-through lane. **Building B** is situated on the easterly portion of the site and will encompass +/- 7,400 sf of retail, restaurant and dental space. All building and site approvals and permits have been obtained from the City of Lake Geneva and the State of Wisconsin, including the right to expand **Building B’s** footprint by +/- 500 sf to accommodate the +/- 2,400 sf Mod Pizza footprint (see attached **Conceptual Project Building Elevations**). There are +/- 43 parking stalls on the subject site to serve the customers and employees of the center. There is also an agreement with Wal-Mart governing the adjoining parking lot adjacent to the subject site that allows overflow access and parking to another +/- 83 parking stalls.

The subject site sits in the Planned Business (“PB”) Commercial Zoning District that is intended to permit large and small scale commercial development which is compatible with the desired overall community character of the area in general. A wide range of office, retail, restaurant and lodging land uses are permitted within this district and this district is intended to provide the principal zoning district for commercial development. The project already received all required General Development Plan and Precise Implementation Plan approvals; however, the Conditional Use approval for our proposed project anchor of Building B, Mod Pizza, has not yet been received.

The proposed Mod Pizza would be located in +/- 2,400 sf in the western portion of **Building B** and would be serviced with an in-store "fast-casual" restaurant that proposes to serve beer and wine (pending necessary approvals and licenses) as well as an outdoor seating area that will not have beer and wine served. The proposed restaurant would contain +/- 60 in-store seats and +/- 8-16 exterior patio seats depending on the season of the year (see attached **Prototypical Mod Pizza Floor Plan**). Approximately 75% of the interior space will be used for customer dining areas, while the remaining approximate 25% of the interior space will be used for cooking, refrigeration, product handling and storage, etc.

Founded by Scott and Ally Svenson, Mod Pizza pioneered the "superfast" pizza concept when they opened their first location in downtown Seattle in 2008. Mod is run by a professional team with a track record of successful building retail and restaurant brands, including Starbucks, Seattle Coffee, Panera Bread, Jamba Juice, T-Mobile, JP Morgan Chase and Sur La Table to name a few. Mod facilitates a culture centered on its team, brand and operational excellence as well as its long-term investment in its people, the community and their guests. The way that Mod articulates who they are is summarized by the following statement: "We are not a pizza place, we make pizza so that we can serve our people."

Today, Mod has over 300 restaurants open and operating nationwide with growth plans for over 100 more restaurants in the coming year. The 2017 company revenues of \$219 million (growth of +/- 68% over 2016) and 2017 system-wide sales of over \$275 million (growth of +/- 81% over 2016). As a point of reference, Mod Pizza was just voted the fastest growing restaurant chain again for 2018 by *Nation's Restaurant News*.

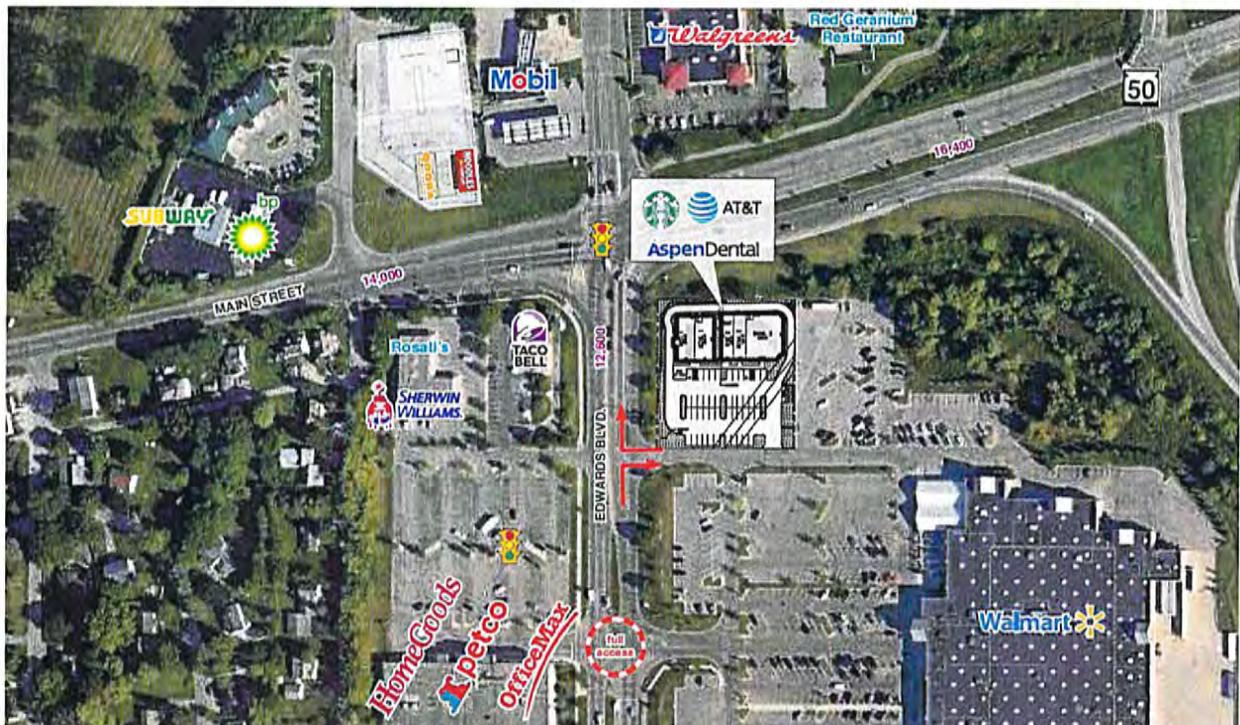
Mod Pizza sells a variety of food and beverage items including but not limited to its made-to-order artisan-style pizzas, classic signature salads, hand-spun milkshakes, house-made lemonades and iced teas, local draft beers, wines and retail merchandise. Food items are made in only 7 to 8 minutes (hence the moniker "superfast"). Specifics regarding the company including its menu items can be found at www.modpizza.com (see **Mod Pizza Company Background Information** which is a separate attachment). Restaurants are open for lunch and dinner typically from 10:30 am to 10:00 pm during the week and sometimes later on weekends. Each facility typically employs 10 – 15 employees, depending on peak operating periods, restaurant unit sales volumes and customer needs/demands.

In summary, we believe that Mod Pizza would bring another welcomed addition of a "fast casual" restaurant to the Lake Geneva community. We also believe that the addition of Mod Pizza would provide an additional strong anchor for the subject center. We look forward to continuing to work with you and your staff at bringing this excitement project to fruition. And thank you for your consideration regarding this matter.

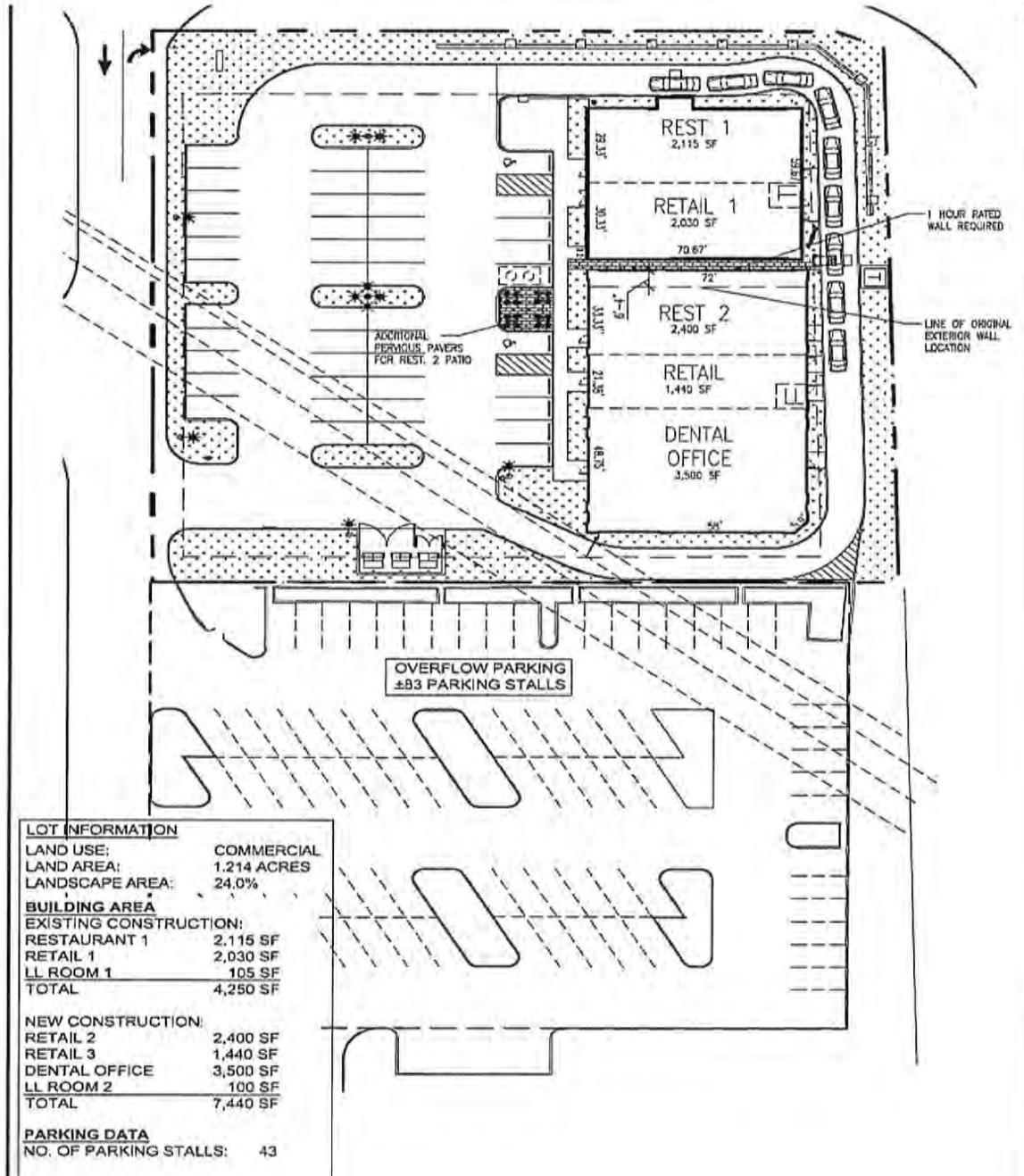
Attachments:

- Market Trade Area Aerials
- Shoppes at Lake Geneva Site Plan
- Conceptual Project Building Elevations
- Prototypical Mod Pizza Floor Plans
- Mod Pizza Company Background Information (separate file attachment)

Market Trade Area Aerials



Shoppes at Lake Geneva Site Plan

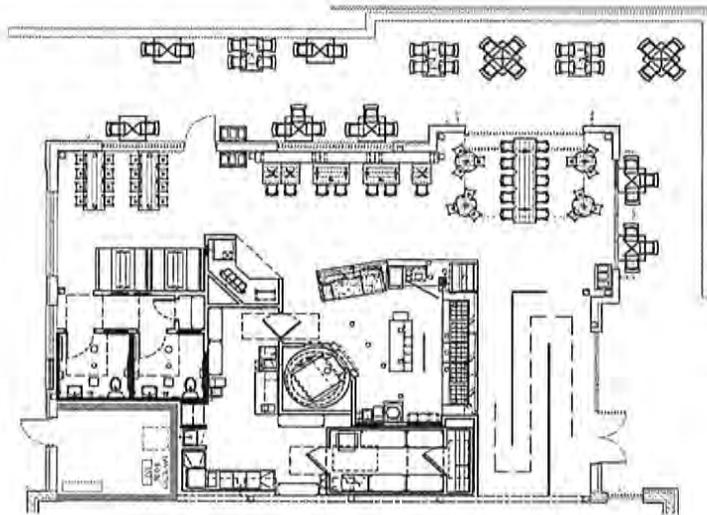


LOT INFORMATION	
LAND USE:	COMMERCIAL
LAND AREA:	1.214 ACRES
LANDSCAPE AREA:	24.0%
BUILDING AREA	
EXISTING CONSTRUCTION:	
RESTAURANT 1	2,115 SF
RETAIL 1	2,030 SF
LL ROOM 1	105 SF
TOTAL	4,250 SF
NEW CONSTRUCTION:	
RETAIL 2	2,400 SF
RETAIL 3	1,440 SF
DENTAL OFFICE	3,500 SF
LL ROOM 2	100 SF
TOTAL	7,440 SF
PARKING DATA	
NO. OF PARKING STALLS:	43

Conceptual Project Building Elevations



Prototypical Mod Pizza Floor Plans



STORE INFO

STORE TYPE	COMM
TOTAL SQ. FT.	2,897 SQ. FT.

BUDGET INFO

BUDGET	POSITIVE BUDGET
ALL APPROVED	POSITIVE BUDGET
TOTAL BUDGET	100
NO BUDGET	100

SEATING COUNT

INDOOR	48
OUTDOOR	0
TOTAL SEATS	48

STORE PLANNING
 REVIEW OPTION # 3

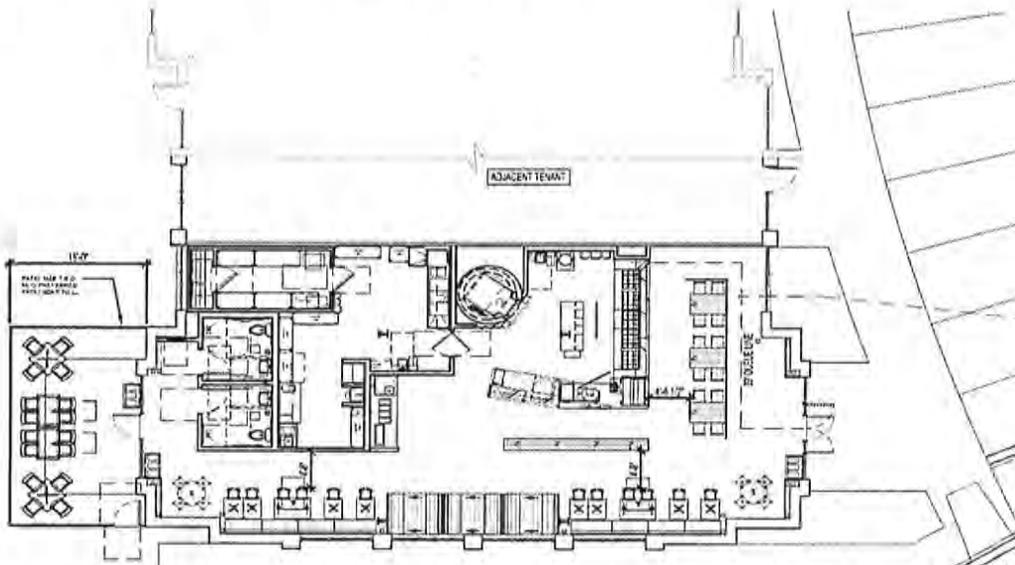


MOD PLEASANT PRAIRIE
 91st & HW 50
 Pleasant Prairie, WI 53158

GENERAL NOTE:
 THESE DRAWINGS ARE PROVIDED AS AN ATTACHMENT TO THE LEASE IN THE NEGOTIATION BETWEEN THE LANDLORD AND MOD SUPERFAST PIZZA. ALL DRAWINGS ARE PRELIMINARY AND REFLECT THE INTENT OF THE DESIGN FOR THE DEMAND SPACES AND EXTERIOR AREAS. SHOULD THERE BE ANY CONCERNS, QUESTIONS, AND/OR POTENTIAL CONFLICTS WITH THE INFORMATION REFLECTED IN THESE DOCUMENTS THE LANDLORD SHOULD CONTACT MOD PIZZA WITH CLARIFICATIONS AND/OR PROPOSED REVISIONS.

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

SHEET NO: 1 OF 1
 DATE: 04/05/2016
 DRAWN BY: mh



STORE INFO

STORE TYPE	COMM
SQ. FT.	2,897 SQ. FT.

SEATING COUNT

INDOOR	48
OUTDOOR	0
TOTAL SEATS	48

STORE PLANNING
 REVIEW OPTION APPROVED



OCONOMOWOC
 1676 OLD SCHOOLHOUSE RD
 OCONOMOWOC, WI 53081

GENERAL NOTE:
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SCALE: 1/8" = 1'-0"
 NORTH

SHEET NO: X OF X
 DATE: 01/24/2016
 DRAWN BY: KP

NBU No.: 21800137
Local No.: WA-11083
Issued: 01/25/18

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

All of Lot 1 of Certified Survey Map No. 2973, being a part of the Northeast 1/4 and Northwest 1/4 of Section 31, in Township 2 North, Range 18 East, in the City of Lake Geneva, Walworth County, Wisconsin, recorded on April 21, 1998 in the Office of the Register of Deeds for Walworth County, Wisconsin in Volume 15 of Certified Survey Maps, Pages 293-295, inclusive, as Document No. 379822.

Excepting those lands conveyed in a Warranty Deed recorded on March 21, 2002 as Document No. 504491.

Tax Key No. ZA297300001

Parcel 2:

Perpetual non-exclusive easements for access, ingress and egress, and utility facilities as established by the Agreement recorded in Volume 346, Page 325, and the Amendment thereto recorded as Document No. 564997 and re-recorded as Document No. 570620.

Said land being in the City of Lake Geneva, County of Walworth and State of Wisconsin.



MEMORANDUM

To: City of Lake Geneva
From: Mike Slavney, FAICP, City Planner
Date: August 15, 2018
Re: An Introduction to the Requested 2018 Amendments to the City of Lake Geneva Comprehensive Plan

Introduction

Every year, the City of Lake Geneva holds a Comprehensive Plan amendment period between May and October/November. The Annual Plan Amendment Cycle allows the months of May and June for Plan amendments to be proposed. This year, the City has received one proposal to amend the Plan.

The annual Cycle allows for informal Plan Commission discussion of Plan amendment proposals during the months of July and August, before starting the formal public hearing process in September. During the July and August Plan Commission meetings, an agenda item is created to introduce the proposed amendments, allow Plan amendment advocates to explain their proposals to the Commission, and for the Commission to discuss the proposals with one-another, and with the advocates. Other members of the public are also invited to weigh-in on the proposals.

During the May through June proposal process, one Comprehensive Plan amendment has been requested for formal review. It involves one change to the Future Land Use Map (and associated descriptive text in the body of the Land Use chapter of the Plan).

The attached Future Land Use Map depicts the proposed areas of change. The current Future Land Use Category is the color depicted on the maps. The proposed Future Land Use Category is described in the text box and outlined with the solid red line.

Proposed 2018 Amendments to the Comprehensive Plan:

Proposed Amendments to the Future Land Use Maps

(See attached Map 5b Central City Area Coverage):

1. **Parcel Number ZYUP00198:** Approximately 39 acres. Located at the northwest quadrant of the intersection of Edwards Boulevard and Town Line Road. (See attached Future Land Use Map for the City.)

From the **Neighborhood Mixed Use** land use category to the **Planned Mixed Use** land use category.

This requested amendment to the Planned Mixed Use land use category would enable larger-scale buildings and development than the current Neighborhood Mixed Use land use category.

Specifically, the **Neighborhood Mixed Use** land use category is intended to result in a typical edge development neighborhood dominated by single-family detached homes, with some two-family and multi-family units. The Comprehensive Plan's description of this land use category is found on attached pages 61-62.

Under the Plan's **Housing and Neighborhood Development Goals, Objectives, and Policies**, (found on attached pages 104-105), a minimum of 60% of all dwelling units must be single-family detached, while a maximum of 15% of the dwelling units could be two-family dwellings, and a maximum of 25% of the dwelling units could be in multi-family buildings. Small-scale institutional land uses (such as houses of worship or elementary schools), parks, and small-scale office and commercial buildings (in house-sized buildings using residential exterior materials) are also potentially allowed. The City controls the location and mix of land uses through the zoning map process.

In contrast, the requested **Planned Mixed Use** land use category potentially allows for large-scale multi-family, office, retail, light industrial, and institutional development, as well as parks. The Comprehensive Plan's description of this land use category is found on attached pages 62-63.

The design and exterior materials of these buildings are *not* required to match those typical in single-family residences. Unlike the Planned Neighborhood land use category, there is no formula in the Plan that the mix of land uses must adhere to. The City controls the location and mix of land uses through the zoning map process.

I encourage the Plan Commission to discuss this proposal at the September Plan Commission meeting, including the possibility for public comments during the consideration of this item by proposing parties, as well as the general public.

The Plan Commission makes a recommendation on this request, with the Common Council making the final decision.

This proposed amendment should be scheduled for a public hearing in late October or November.

City of Lake Geneva
 Amendment to the Comprehensive Plan
APPLICATION FORM

PETITION: I, 120 PROPERTIES LLC hereby petition the City of Lake Geneva consider the following request for amendment to the Lake Geneva Comprehensive Plan:

Please check those that apply:

- Future Land Use Map (Map 5)
- Other Maps (Transportation Facilities Map, etc.)
- Text Amendment (policies, programs, etc.)
- Other

Name of Applicant: Person(s) or Firm	120 PROPERTIES
Address:	PO Box 935, LAKE GENEVA, WI 53147
Daytime Telephone:	847-778-9101
Email or Fax:	REB1250@GMAIL.COM
Property Owner Name and Address: If different from applicant	
Description of Property, Parcel Number, or Street Address: If request is related to a particular property	PART OF ZYU P00198 - ATTACHED
Summary of the Proposed Amendment Request: Please describe here (or on a separate sheet) your specific request for a Comprehensive Plan amendment. Provide any necessary maps or supporting data as needed, including conceptual development plans, if applicable.	ZONING CHANGE TO ACCOMMODATE APARTMENT PROJECT
Present Zoning: If applicable	RH
Future Proposed Use: Attach additional pages and/or concept plan as appropriate.	Planned Mixed Use

The Lake Geneva Plan Commission will consider the following criteria when making recommendations regarding amendments to the Comprehensive Plan. Please respond to the following questions:

If additional space is needed for your response, please attach additional sheets to this form.

1. How will the proposed amendment to the Comprehensive Plan benefit the public, City, and/or surrounding neighbors or neighborhoods?	PROVIDE NEW HOUSING OPPORTUNITIES
2. How does the request advance the goals, objectives and policies of the Comprehensive Plan?	UTILIZATION OF INFILL VACANT LAND
3. As it affects the amendment request, what circumstances have changed or what new information is now available since the 2011 adoption of the City's Comprehensive Plan, or in the case of a previously requested amendment, what circumstances have changed since the last amendment request?	NEW DEMAND FOR TOWNHOME DESIGNED APARTMENTS
4. Is there any additional information that the City of Lake Geneva should consider in its evaluation of this request?	IN PROGRESS

The deadline for requests to amend the Comprehensive Plan is Friday, June 29, 2018 at 4:00 p.m. Requests shall be submitted to City Hall or via email to bzclerk@cityoflakegeneva.com.

DocuSigned by:

 Signature of Applicant

6/19/2018, 2018
 Date

3. Delay rezoning any area designated for Planned Business development until the provision of public sanitary sewer and water service is ensured and the City has approved an overall conceptual development plan and covenants.
4. Require that all commercial projects submit and have approved detailed building elevations and site plans, showing the proposed locations of the building(s), parking, storage, loading, signage, landscaping, and lighting prior to development approval.
5. Prohibit the unscreened outdoor storage of equipment or materials, except for automobiles and other passenger vehicles.
6. Consider the relationship between development in the Planned Business areas and existing and future development behind these sites. Avoid inhibiting future access to sites behind commercial properties and creating an unattractive appearance, which will inhibit future development of these sites.
7. Encourage uses that are most appropriate for the City's downtown area to develop or remain in the downtown, rather than in locations designated as Planned Business.

Neighborhood Mixed Use

Description

This future land use category is intended to stabilize the land uses and character of existing neighborhoods that are not characterized by a homogenous land use pattern, but rather possess a homogeneous *character* established by single family homes and former single-family homes now converted to two-flats and small-scale office businesses. This future land use category has generally been mapped in established neighborhoods surrounding the Downtown, along Main Street to the south of Hillmoor Golf Course, and along Wells Street and Elkhorn Street which are characterized by a mix of housing-unit types as well as small public, institutional, and commercial uses such as parks, schools, churches, corner stores, services, and offices to facilitate infill and redevelopment.



Neighborhood Mixed Use in Lake Geneva

Recommended Zoning

The best option for future zoning of the lands mapped under this future land use category is often a Planned Development zoning district. However, combinations of residential districts and NO and NB zoning may also be appropriate.

Policies and Programs

1. Support redevelopment and revitalization of Neighborhood Mixed Use areas over the planning period through public-private initiatives. Chapter Nine: Economic Development includes a description of the desired implementation process.
2. Develop conceptual plans for Neighborhood Mixed Use areas as a starting point for individual redevelopment plans and actual redevelopment for each these areas.
3. Encourage neighborhood-oriented retail and service businesses in areas that will conveniently serve City neighborhoods.
4. Require that all proposed commercial and office projects submit a detailed site plan, building elevations, lighting plan, grading/stormwater management plan, and signage plan prior to development approval.

5. Require the use of high-quality building materials and designs that are compatible with residential areas, including residential roof materials such as shingles; generous window placements; and exterior materials such as wood, cement board, vinyl siding, brick, decorative block, stone, and other approved materials.
6. Require calm, low-key, and attractive lighting and signage that are compatible with residential areas.
7. Grant development approvals only after submittal, public review, and approval of site, landscaping, building, signage, lighting, stormwater, erosion control, and utility plans.
8. Encourage environmentally sustainable site and building design, including stormwater best management practices, the use of passive solar energy, and the integration of alternative transportation networks and green spaces.
9. Generally, adhere to the design guidelines listed below when reviewing proposals for Neighborhood Mixed Use developments.
 - Small-scale multi-story buildings, generally with building footprints less than 5,000 square feet and more active uses on first floor
 - Residential architectural features and materials
 - Relationship to near-by buildings and uses
 - Minimal front setbacks
 - Buildings and sites designed for pedestrians not automobiles
 - Parking located on streets, to rear of buildings, and/or in structures
 - Building entrances oriented to street

Planned Mixed Use

Description

This future land use category is intended to facilitate a carefully controlled mix of commercial and residential uses on public sewer, public water, and other urban services and infrastructure. Planned Mixed Use areas are intended as vibrant urban places that should function as community gathering spots. This category advises a carefully designed blend of Mixed Residential, Planned Office, Planned Business, Planned Industrial, and Institutional and Community Services land uses. As depicted on Map 5a, Planned Mixed Use areas are planned for the northeast and northwest quadrants of the STH 120/USH 12 interchange, adjacent to the railroad, along Sheridan Street west of USH 12, and along STH 120 south of the City.

Recommended Zoning

The best option for future zoning of the lands mapped under the Planned Mixed-Use future land use category is often a Planned Development zoning district. This district allows the desired mix in uses and provides flexibility in layout, in exchange for superior design. The zoning is tied to City approval of a specific plan for the project. Alternatively, a mix of the City's MR, PB, PO, and PI zoning districts are also appropriate for areas within this future land use category.

Policies and Programs

1. Grant development approvals only after submittal, public review, and approval of site, landscaping, building, signage, lighting, stormwater, erosion control, and utility plans.
2. Delay rezoning any area designated for Planned Mixed Use development until the provision of public sanitary sewer and water service is ensured and the City has approved an overall conceptual development plan and covenants.
3. Encourage environmentally sustainable site and building design, including stormwater best management practices, the use of passive solar energy, and the integration of alternative transportation networks and green spaces.

4. Develop conceptual plans for Planned Mixed Use areas as a starting point for individual redevelopment plans and actual redevelopment for each these areas.
5. Generally, adhere to the design guidelines listed below when reviewing proposals for Planned Mixed Use developments.
 - Walking relationship between uses
 - Street activity from morning through evening
 - Multi-story buildings, generally with more active uses on first floor
 - Minimal front setbacks
 - Buildings and sites designed for pedestrians not automobiles
 - Parking located on streets, to rear of buildings, and/or in structures
 - Transit service potential
 - Building entrances oriented to street

Central Business District

Description

Downtown Lake Geneva is intended to remain the civic, social, and commercial hub of the community. The Central Business District future land use category is mapped over the historic downtown area. This category is intended for a mix of retail, commercial service, office, institutional, and residential (mainly upper stories) uses arranged in a pedestrian-oriented environment with on-street parking; minimal building setbacks; and building designs, materials, placement, and scale that are compatible with the character of existing development.



Downtown Lake Geneva

Recommended Zoning

The City's CB zoning district is most appropriate for areas in this future land use category.

Policies and Programs

1. Consider preparing a detailed downtown redevelopment and revitalization plan to ensure the continued success of Downtown in collaboration with area property owners, City residents, the Chamber of Commerce, and other stakeholders.
2. Preserve the architectural and historic character of the core downtown historic buildings. Require that new development, expansions, and exterior renovations comply with general design standards in Chapter Nine: Economic Development and more detailed design guidelines adopted by the City.
3. Encourage commercial developments that are most appropriate for the historic downtown to locate or remain there, rather than in other commercial districts in the City.
4. Promote the expansion, retention, and upgrading of specialty retail, restaurants, financial services, offices, professional services, and community uses through marketing, investment and incentive strategies.

Community Action, Incorporated

Community Action Inc. of Rock and Walworth Counties acts as the Program Administrator for the various City, State, and Federal programs described above. The corporation's mission is to optimize the economic and social potential of the community by directing public and private resources to promote the economic self-sufficiency of individuals and families. The organization works to provide people with the knowledge and skills to be self-sufficient, eliminate social and economic barriers which inhibit people from becoming self-sufficient; and secure a minimum standard for living for all low-income and disadvantaged individuals. The organization is located in Delevan at 1545 Hobbs Drive.

Walworth County Habitat for Humanity

Habitat for Humanity of Walworth County (HFHWC) was formed in October 1998 as an affiliate of Habitat for Humanity International. Habitat for Humanity is an ecumenical, non-profit, Christian housing ministry that seeks to eliminate substandard housing worldwide and make decent shelter a matter of conscience and action. HFHWC works in partnership with people from all walks of life to develop in Walworth County decent homes and communities in which people can live and grow. Habitat builds new relationships and a sense of community as well as new housing.

Wisconsin Housing and Economic Development Authority

The Wisconsin Housing and Economic Development Authority (WHEDA) also manages several housing programs including home mortgage and improvement loans and home repair grants for the elderly from the U.S. Department of Agriculture. The HOME Investment Partnerships Program funds down payment assistance for homebuyers, rental rehabilitation, weatherization-related repairs, accessibility improvements, and rental housing development. The Housing Cost Reduction Initiative (HCRI) funds activities such as emergency rental aid, homeless prevention efforts, and related housing initiatives. Further information on these programs can be obtained by contacting WHEDA.

D. Housing and Neighborhood Development Goals, Objectives, and Policies

Goals:

- a. Support a variety of housing types and quality neighborhoods to promote a desirable living environment for all residents.

Objectives:

- a. Support a range of housing options to accommodate various household types, income levels, and age groups.
- b. Promote high quality housing and safe living environments that enhance existing neighborhoods, maintaining reasonable densities and promoting a sustainable owner-renter ratio.
- c. Require City neighborhoods to be served by a full range of urban services close to key destinations for residents.
- d. Promote residential infill in currently developed areas of the City.
- e. Encourage well-designed neighborhoods, with a mix of housing types oriented towards pedestrians and well served by sidewalks and bicycle routes.
- f. Encourage "green" technologies in new housing developments such as energy efficiency and solar energy.
- g. Promote traditional residential development principles including compactness, a range of housing types, and mixed land uses.

Policies:

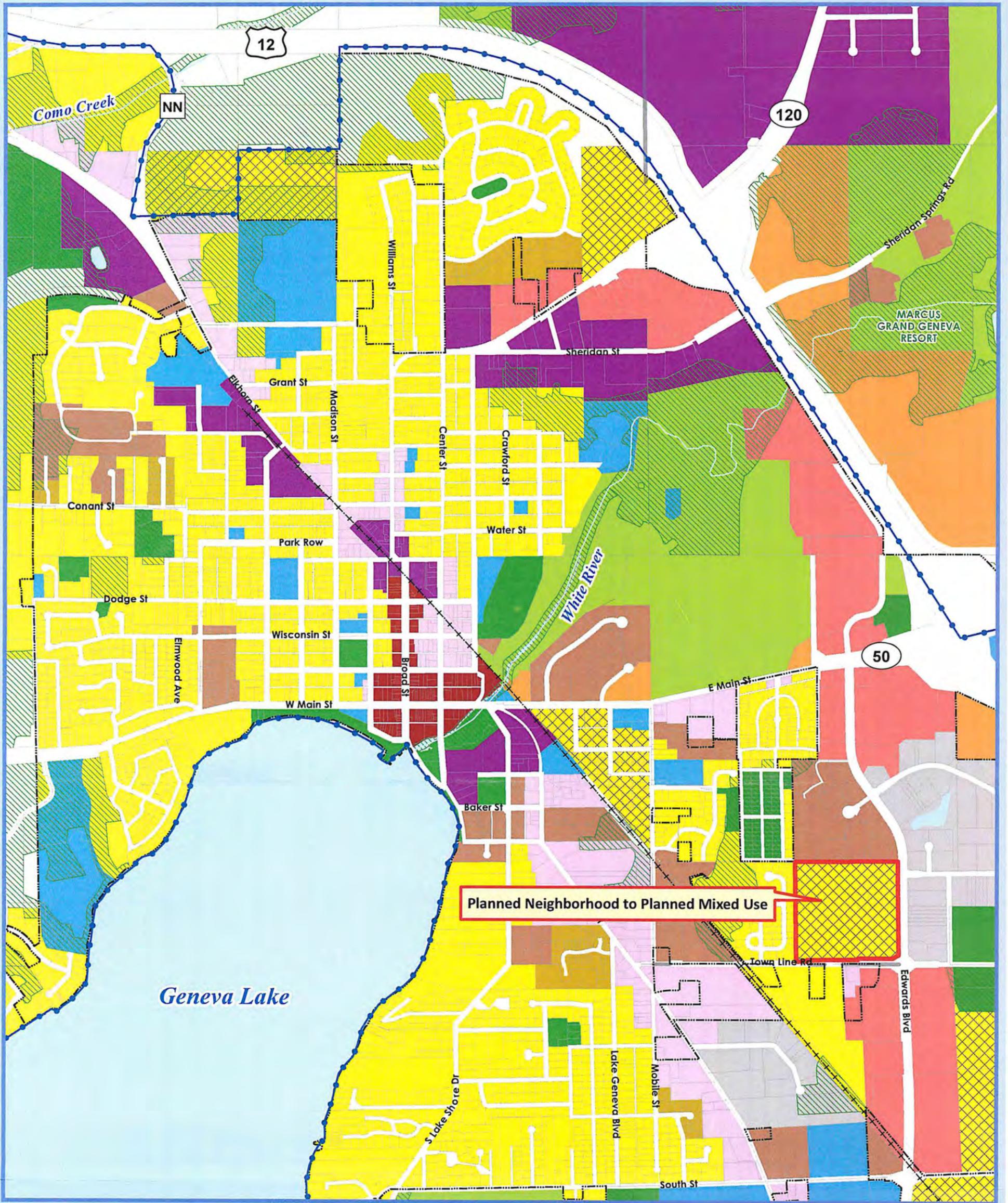
- a. Prioritize development of planned/approved dwelling units before additional future residential areas and pursue residential infill opportunities where feasible.

- b. Guide new housing and neighborhoods to areas with convenient access to commercial and recreational facilities, transportation systems, schools, shopping, services, and jobs.
- c. Encourage a housing tenure mix in all neighborhoods that focuses on owner-occupied housing yet provides opportunities for rental housing.
- d. Require that the development of new neighborhoods comply with the City's historic housing mix, in order to maintain the character of the community while allowing for housing choice. Within each continuous area designated as a "Planned Neighborhood" on Map 5a: Future Land Use, seek a housing mix where not less than 60% of all housing units are in single family detached residences, with desired a maximum of 15% of units in two-family dwellings and 25% of units in multiple family dwellings (3+ units per building, regardless of occupancy). For two-family and multiple-family units, seek to maximize the percentage of such units that will be available for owner-occupancy. For single family units, seek a mix of lot sizes.
- e. Limit housing development in rural areas at and beyond the City's fringe. Do not approve development of unsewered residential subdivisions, with the exception of areas designated on the Future Land Use map as "Single Family (Unsewered)."
- f. Promote urban living and workforce housing infill opportunities in the Downtown area.
- g. Plan for multiple-family developments in parts of the City where streets and sidewalks can handle increased volumes of traffic; there are adequate parks, open space, and shopping facilities existing or planned; and utility systems and schools in the area have sufficient capacity. Disperse such developments throughout the City, rather than planning for large multiple family housing developments in isolated areas.
- h. Support ongoing maintenance and reinvestment in residential areas, particularly historic neighborhoods surrounding Downtown.
- i. Design neighborhoods to protect environmental resources, encourage resident interaction, promote "walkability", and create a sense of place, following the "Planned Neighborhood" design guidelines presented in Chapter Five: Land Use.
- j. Require residential developers and builders to complete development and provide infrastructure improvements, including parks and streets, in partially developed existing subdivisions prior to platting new development areas or additions.
- k. Require developers to help fund safe and efficient pedestrian and bicycle access between residential neighborhoods and nearby community facilities (e.g. bus routes, parks, and schools).
- l. Require sensitive design of infill residential development in existing neighborhoods to complement the surrounding neighborhood, with particular attention to setbacks, height and massing, patterns, and materials.
- m. Establish multi-family design standards to promote quality design for market rate and affordable housing projects

E. Housing and Neighborhood Development Programs and Recommendations

Support Provision of Quality New Housing at all Levels

Housing is not simply part of the framework of the City; it also contributes to its economic vitality. In order for the Lake Geneva area to grow economically, housing is needed to meet diverse job opportunities. Businesses need access to workers, and workers need quality housing they can afford. A range of housing types, from workforce housing to executive housing, is an asset to the City. It promotes attachment to the community by providing housing for all stages of life and lends richness to community life through variety and balance. To this end, the City should continue to promote a range of housing choices in new neighborhoods, consistent with the policies laid out earlier in this Chapter.



Map 5b: Future Land Use - City of Lake Geneva Comprehensive Plan

Land Use Categories

DRAFT

- Agricultural & Rural
- Single Family Residential - Exurban
- Single Family Residential - Urban
- Two-Family/Townhouse Residential
- Multi-Family Residential
- Planned Neighborhood

*Each "Planned Neighborhood" may include a mix of:
 1. Single Family - Urban (predominate land use)
 2. Two-Family/Townhouse
 3. Multi-Family Residential
 4. Institutional & Community Services
 5. Neighborhood Mixed Use
 6. Public Park & Recreation



- Neighborhood Mixed Use
- Planned Office
- Planned Business

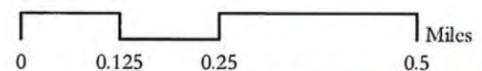
- Central Business District
- Planned Mixed Use

*Each "Planned Mixed Use Area" may include mix of:
 1. Planned Office
 2. Multi-Family Residential
 3. Institutional & Community Services
 4. Planned Business



- Planned Industrial
- General Industrial
- Institutional & Community Services
- Private Recreation Facilities
- Public Park & Recreation
- Environmental Corridor
- Long Range Exurban Growth Area

- City of Lake Geneva
- Township Boundary
- Urban Service Area Boundary
- Extraterritorial Jurisdiction Boundary
- Parcels
- Surface Water
- Abandoned Railroad



DRAFT: August 15, 2018
 Adopted: December 14, 2009
 Amended: November 13, 2017
 Source: SEWRPC, WIDNR, Walworth County LIO, V&A

City of Lake Geneva

2018 Annual Comprehensive Plan Amendment Process

Activity	May	June	July	August	Sept.	Oct.
Plan Commission Announces the Opening of the Plan Amendment Process, and Reviews the Draft Public Participation Plan	May 21					
City Clerk Accepts Plan Amendment Applications	May 22 - June 29					
Plan Commission Recommends Adoption of the Public Participation Plan		June 18				
Council Adopts Public Participation Plan		June 25				
Plan Commission Reviews Plan Amendment Applications (Requests & Staff Analysis included in Plan Comm. Packet.)			July 16	Aug. 20		
Plan Commission Recommends Setting Public Hearing by Council				Aug. 20		
Council Sets Public Hearing (applications frozen)				Aug. 27		
City Clerk Distributes Requested Plan Amendments to Surrounding and Overlapping Jurisdictions				Aug. 29		
Public Review Period (Newspaper published Wed.)					Sept. 5 - Oct. 14	
Joint City Council and Plan Commission Meeting 1. Council Holds Public Hearing 2. Plan Commission Adopts Resolution Recommending Plan Amendments						Oct. 15
Council Adopts Ordinance on Recommended Plan Amendments						Oct. 22
City Clerk Distributes Amended Plan to Surrounding and Overlapping Jurisdictions						After Adoption

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: August 20, 2018

Agenda Item #9

Applicant:

Roger Wolff
751 Lake Geneva Pkwy
Lake Geneva, WI 53115

Request: Preliminary Conceptual Review

Copper Circle 15 - 6-unit Development
Tax Key No. ZYUP00198

Description:

The applicant is submitting the conceptual renditions for a proposed development for the south western portion of Tax Key No. ZYUP00198. This parcel is located on the north side of Townline Rd and west of Edwards Blvd.

The project would utilize approximately 12 acres to include the construction of 15 6-unit buildings and amenities for storm water, clubhouse with pool, and easements to allow for bike/pedestrian trails along the entire west property line and a proposed east connection to the undeveloped remainder of land. The development is being proposed entirely as a private road for this project.

The applicant have met with staff for an initial review in which staff identified items of concerns for ingress and egress due to the topography which may require a right in right out only as what was required on the south of the Townline Rd for Cumberland Tr.

Staff Recommendations:

Staff does not have recommendations at this time; this is a conceptual review submittal by the applicant.

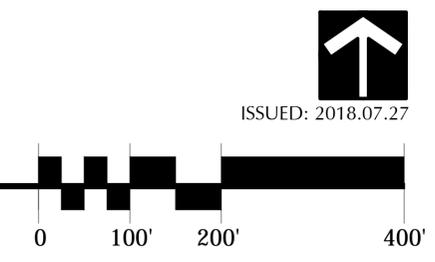


SITE SUMMARY

- +/- 12.24 TOTAL ACRES
- 15, 6 UNIT BUILDINGS
- 90 APARTMENT UNITS TOTAL
- 1 GARAGE SPACE PER UNIT
- 1 PARKING SPACE IN DRIVEWAY APRON PER UNIT
- 2+ PARKING SPACES/UNIT
- +/- 40 GUEST PARKING SPACES

- CONCEPTUAL SITE PLAN -
COPPER CIRCLE APARTMENT HOMES

Townline Rd. & Edwards Blvd./ Hwy 120 Lake Geneva, WI



ISSUED: 2018.07.27

WOLFF
 REAL
 ESTATE
 262-903-3222



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: August 20, 2018

Agenda Item #10

Applicant:

McMurr II, LLC
351 W. Hubbard, Suite 610
Chicago, WI 53115

Request: Planned Development

Step 2 Conceptual Review
Summerhaven Phase II & III Development
Tax Key No. ZSUM0001 & ZSUM0002

Description:

The applicant is submitting the conceptual renditions for a proposed development for the remainder of the property for Phases II & III of Tax Key No. ZSUM0001 & ZSUM0002. This parcel is located on the west side of Lake Geneva Blvd.

The project would finish the proposed development and the construction of single family homes and amenities for storm water, pool house with pool, and easements to allow utility connections. The development is being proposed entirely as a private road for this project.

The applicant have met with staff for an initial review in which staff identified items of concerns for easements and connections to also address abandonment of existing extra water connections.

Staff Recommendations:

Staff does not have recommendations at this time; this is a conceptual review submittal by the applicant.

**APPLICATION FOR ZONING MAP AMENDMENT FOR PLANNED DEVELOPMENT
ZONING INCLUDING GENEVRAL DEVELOPMENT PLAN APPROVAL (PD/GDP) AND
ONE PRECISE IMPLEMENTATION PLAN APPROVAL (PD/PIP)**

Name of Applicant: McMurr II, LLC

Address of Applicant: 351 W. Hubbard

Suite 610

Chicago, IL 60654

Telephone No. (312) 527-3600

Fax and/or email: () mperetz@spectrumchicago.com

Name of Owner: Same as Applicant

Address of Owner: _____

Telephone No. () _____

Fax and/or email: () _____

Subject property address and/or complete legal description (use attached sheet if necessary):

See attached Exhibit A incorporated herein.

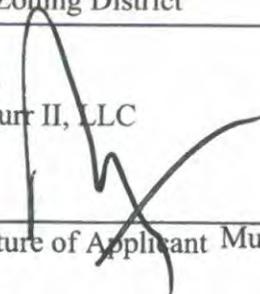
Current Zoning District: TR-6, Two-Family Zoning District

Fee of \$750.00 payable upon filing application.

McMurr II, LLC

July 29, 2018

Date _____

By: 
Signature of Applicant Murray S. Peretz, Manager

**CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR:
PLANNED DEVELOPMENT REVIEW AND APPROVAL (Per Section 98-914)**

This form should be used by the Applicant as a guide to submitting a complete application for a planned development and by the City to process said application. Parts II, III, V, and VII should be used by the Applicant to submit a complete application; Parts I - VIII 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
PD PROCESS STEP 1: PRE-APPLICATION**

Step 1 does not require the submittal of an application packet; however, Steps 2-4 do require submittal of all draft and final application packets to the Zoning Administrator prior to Plan Commission review.

_____ **A. Contact the Zoning Administrator** to place an informal discussion item for the PD on the Plan Commission agenda. No details beyond the name of the Applicant and the identification of the discussion item as a PD is required to be given in the agenda.

_____ **B. Engage in an informal discussion with the Plan Commission** regarding the potential PD. Appropriate topics may include: location, project themes and images, general mix of dwelling unit types and/or land uses being considered, approximate residential densities, and non-residential intensities, general treatment of natural features, general relationship to nearby properties and public streets, and relationship to the Comprehensive Plan.

NOTE: Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the Applicant or the City, but should be considered as the informal, non-binding basis for proceeding to the next step.

**APPLICATION SUBMITTAL PACKET REQUIREMENTS
PD PROCESS STEP 2: CONCEPT PLAN**

Prior to submitting the 20 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. Provide Zoning Administrator with draft PD Concept Plan Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for Concept Plan review. The submittal packet shall contain all of the following items:

_____ (1) **A location map of the subject property** and its vicinity at 11" x 17", as depicted on a copy of the City of Lake Geneva Land Use Plan Map;

_____ (2) **A general written description of proposed PD** including:

- _____ General project themes and images;
- _____ The general mix of dwelling unit types and/or land uses;
- _____ Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
- _____ The general treatment of natural features;
- _____ The general relationship to nearby properties and public streets;
- _____ The general relationship of the project to the Master Plan;
- _____ An initial draft list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and, a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility; and,

_____ (3) **A written description of potentially requested exemption** from the requirements of the underlying zoning district, in the following order:

1. Land Use Exemptions;
2. Density and Intensity Exemptions;
3. Bulk Exemptions;
4. Landscaping Exceptions;
5. Parking and Loading Requirements Exceptions;

_____ (4) **A conceptual plan drawing** (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives. The Applicant may submit copies of a larger version of the plan in addition to the 11" x 17" reduction.

**FINAL APPLICATION PACKET INFORMATION
PD PROCESS STEP 2: CONCEPT PLAN**

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

- _____ Receipt of 20 reduced (8.5" by 11" text and 11" x 17" graphics)
copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

- _____ A digital copy of Final Application Packet shall be emailed to the
Building and Zoning Department upon submittal deadline. Date: _____ by: _____

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

**APPLICATION SUBMITTAL REQUIREMENTS
PD STEP 3: GENERAL DEVELOPMENT PLAN (GDP)**

Prior to submitting the 20 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. Provide Zoning Administrator with a draft GDP Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for GDP review. The submittal packet shall contain all of the following items:

_____ (1) **A location map of the subject property** and its vicinity at 11" x 17", as depicted on a copy of the City of Lake Geneva Land Use Plan Map;

_____ (2) **A map of the subject property** for which the PD is proposed:

_____ Showing all lands within 300 feet of the boundaries of the subject property;

_____ Referenced to a list of the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);

_____ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;

_____ Map and all its parts clearly reproducible with a photocopier;

_____ Map size of 11" x 17" and map scale not less than one inch equals 800 feet;

_____ All lot dimensions of the subject property provided;

_____ Graphic scale and north arrow provided.

_____ (3) **A general written description** of proposed PD including:

_____ General project themes and images;

_____ The general mix of dwelling unit types and/or land uses;

_____ Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;

_____ The general treatment of natural features;

_____ The general relationship to nearby properties and public streets;

_____ The general relationship of the project to the Master Plan,

_____ A statement of Rationale as to why PD zoning is proposed. This shall identify barriers that the Applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the Applicant suggests are available through the proposed PD zoning.

- _____ A complete list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
- _____ A written description of potentially requested exemption from the requirements of the underlying zoning district, in the following order:
 1. Land Use Exemptions;
 2. Density and Intensity Exemptions;
 3. Bulk Exemptions;
 4. Landscaping Exceptions;
 5. Parking and Loading Requirements Exceptions.
- _____ (4) **A General Development Plan Drawing** at a minimum scale of 1"=100' (11" x 17" reduction shall also be provided by Applicant) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:
 - _____ A conceptual plan drawing (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives. The Applicant may submit copies of a larger version of the plan in addition to the 11" x 17" reduction;
 - _____ Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use;
 - _____ Statistical data on minimum lot sizes in the development, the approximate areas of large development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or City Council; and
 - _____ Notations relating the written information provided in (3), above to specific areas on the GDP Drawing.
- _____ (5) **General conceptual landscaping plan** for subject property, noting approximate locations of foundation, street, yard and paving, landscaping, and the compliance of development with all landscaping requirements of this Ordinance (except as noted in the listing of exceptions) and the use of extra landscaping and bufferyards;
- _____ (6) **A general signage plan** for the project, including all:
 - _____ Project identification signs;
 - _____ Concepts for public fixtures and signs (street light fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from City standards or common practices;

_____ (7) **Written justification** for the proposed Planned Development. (*See Section 98-905 for requirements of the conditional use procedure.*)

FINAL APPLICATION PACKET INFORMATION
PD STEP 3: GENERAL DEVELOPMENT PLAN (GDP)

The process for review and approval of the PD shall be identical to that for conditional use permits per Section 98-905 of the Zoning Ordinance and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code. All portions of an approved PD/GDP not fully developed within five years of final City Council approval shall expire, and no additional PD-based development shall be permitted. The City Council may extend this five years period by up to five additional years via a majority vote following a public hearing.

- _____ **Receipt of 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____
- _____ **Receipt of 20 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____
- _____ **A digital copy of Final Application Packet shall be emailed to the Building and Zoning Department upon submittal deadline.** **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:** _____

APPLICATION SUBMITTAL REQUIREMENTS
PD STEP 4: PRECISE IMPLEMENTATION PLAN (PIP)

Prior to submitting the 20 complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (5 Copies to Zoning Administrator) *Date:* _____ *by:* _____
 ↓ *Draft Final Packet (1 Copy to Zoning Administrator)* *Date:* _____ *by:* _____
 ↓

- _____ A. After the effective date of the rezoning to PD/GDP, the Applicant may file an application for the proposed PIP with the Plan Commission. This submittal packet shall contain the following items, prior to its acceptance by the Zoning Administrator and placing the item on the Plan Commission agenda for PIP review.
 - _____ (1) **A location map** of the subject property and its vicinity at 11" x 17", as depicted on a copy of the City of Lake Geneva Land Use Plan Map;

- _____ (2) **A map of the subject property** for which the PD is proposed:
 - _____ Showing all lands within 300 feet of the boundaries of the subject property;
 - _____ Referenced to a list of the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);
 - _____ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
 - _____ Map and all its parts clearly reproducible with a photocopier;
 - _____ Map size of 11" by 17" and map scale not less than one inch equals 800 feet;
 - _____ All lot dimensions of the subject property provided;
 - _____ Graphic scale and north arrow provided.

- _____ (3) **A general written description** of proposed PIP including:
 - _____ Specific project themes and images;
 - _____ The specific mix of dwelling unit types and/or land uses;
 - _____ Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
 - _____ The specific treatment of natural features;
 - _____ The specific relationship to nearby properties and public streets.
 - _____ A Statement of Rationale as to why PD zoning is proposed identifying perceived barriers in the form of requirements of standard zoning districts and opportunities for community betterment through the proposed PD zoning.
 - _____ A complete list of zoning standards which will not be met by the proposed PIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PIP and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.

- _____ (4) **A Precise Implementation Plan Drawing** at a minimum scale of 1"=100' (and reduced to 11" x 17") of the proposed project showing at least the following information in sufficient detail: *(See following page)*
 - _____ A PIP site plan conforming to all requirements of Section 98-908(3). If the proposed PD is a group development (per Section 98-208) also provide a proposed preliminary plat or conceptual plat;
 - _____ Location of recreational and open space areas and facilities specifically describing those that are to be reserved or dedicated for public acquisition and use;
 - _____ Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio

and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or City Council; and

____ Notations relating the written information (3), above to specific areas on the GDP Drawing.

____ (5) **A Property Site Plan drawing which includes:**

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

____ The date of the original plan and the latest date of revision to the plan;

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

____ A reduction of the drawing at 11" x 17";

____ A legal description of the subject property;

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

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

____ All required building setback lines;

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

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

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

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

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

____ The location, type, height, size and lighting of all signage on the subject property to include a photometric plan;

____ 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;

____ All engineering requirements for utilities, site designs, etc;

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

____ The location of existing and proposed drainage facilities for storm water;

_____ 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.

- _____ (6) **A landscaping plan for subject property**, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.
- _____ (7) **A series of building elevations** for the entire exterior of all buildings in the PD, including detailed notes as to the materials and colors proposed.
- _____ (8) **A general signage plan** including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and group development signage themes which are proposed to vary from City standards or common practices.
- _____ (9) **A general outline of the intended organizational structure** for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.
- _____ (10) **A written description** which demonstrates the full consistency of the proposed PIP with the approved GDP.
- _____ (11) **A written description** of any and all variations between the requirements of the applicable PD/GDP zoning district and the proposed PIP development; and,
- _____ (12) **Proof of financing capability** pertaining to construction and maintenance and operation of public works elements of the proposed development.

FINAL APPLICATION PACKET INFORMATION
PD STEP 4: PRECISE IMPLEMENTATION PLAN (PIP)

The process for review and approval of the PD shall be identical to that for conditional use permits per Section 98-905 of the Zoning Ordinance and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code. All portions of an approved PD/PIP not fully developed within five years of final City Council approval shall expire, and no additional PD-based development shall be permitted. The City Council may extend this five years period by up to five additional years via a majority vote following a public hearing.

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

_____ **Receipt of 20 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____

- _____ A digital copy of Final Application Packet shall be emailed to the Building and Zoning Department upon submittal deadline. 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: _____

EXHIBIT A
SUMMERHAVEN – PHASES II & III CONCEPT PLAN
LEGAL DESCRIPTION OF PHASE II

PARCEL 1: THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 754, RECORDED AS DOCUMENT NO. 28944 OF WALWORTH COUNTY CERTIFIED SURVEYS, SAID POINT LOCATED S 89DEG 31MIN 36SEC W, 733.28 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 36 (T2N, R17E); THENCE N 89DEG 38MIN 40SEC E, 89.98 FEET; THENCE N 89DEG 37MIN 23SEC E, 90.50 FEET TO THE WEST LINE OF LAKE GENEVA BOULEVARD; THENCE N 01DEG 34MIN 47SEC W, 348.82 FEET ALONG SAID BOULEVARD TO THE SOUTHWEST LINE OF WELLS STREET; THENCE N 37DEG 55MIN 32SEC W, ALONG SAID STREET, 202.94 FEET; THENCE S 89DEG 18MIN 48SEC W, 239.56 FEET TO THE POINT OF BEGINNING; THENCE S 00DEG 41MIN 12SEC E, 50.00 FEET; THENCE S 01DEG 55MIN 11SEC E, 134.92 FEET; THENCE S 89DEG 31MIN 07SEC W, 24.01 FEET; THENCE S 01DEG 12MIN 03SEC E, 16.91 FEET; THENCE S 88DEG 41MIN 15SEC W, 42.80 FEET; THENCE N 86DEG 27MIN 48SEC W, 126.62 FEET; THENCE S 88DEG 58MIN 07SEC W, 199.39 FEET TO THE EAST LINE OF LAKE SHORE VILLAGE CONDOMINIUM; THENCE ALONG SAID CONDOMINIUM, N 00DEG 11MIN 05SEC W, 6.62 FEET; THENCE CONTINUE, N 00DEG 47MIN 32SEC W, 187.44 FEET; THENCE N 89DEG 18MIN 48SEC E, 389.70 FEET TO THE POINT OF BEGINNING. CONTAINING 76,247 SQUARE FEET (1.75 ACRES) OF LAND, MORE OR LESS (end of legal description).

Property Index Number: ZSUM 00001

EXHIBIT B
SUMMERHAVEN – PHASES II & III CONCEPT PLAN
LEGAL DESCRIPTION OF PHASE III

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 754, RECORDED AS DOCUMENT NO. 28944 OF WALWORTH COUNTY CERTIFIED SURVEYS, SAID POINT LOCATED S 89DEG 31MIN 36SEC W, 733.28 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 36 (T2N, R17E); THENCE S 01DEG 33MIN 07SEC E, ALONG THE WEST LINE OF SAID LOT 1 CSM 754, 129.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING; THENCE S 01DEG 35MIN 49SEC E, 66.14 FEET ALONG SAID CSM 754 TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF LOT 3 OF SAID CSM 754; THENCE S 01DEG 31MIN 43SEC E, TO AN IRON PIPE STAKE FOUND AT THE SOUTHWEST CORNER OF SAID CSM 754, 128.13 FEET, SAID POINT BEING ON THE NORTH LINE OF CERTIFIED SURVEY MAP NUMBER 4098; THENCE ALONG THE NORTH LINE OF SAID CSM 4098, N 89DEG 51MIN 07SEC W, 113.85 FEET TO AN IRON PIPE STAKE AT THE NORTHWEST CORNER OF SAID CSM 4098 AND THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 2820; THENCE ALONG THE NORTH LINE OF SAID CSM 2820, N 89DEG 57MIN 18SEC W, 282.16 FEET TO THE NORTHWEST CORNER OF SAID CSM 2820 AND THE NORTHEAST CORNER OF LOT 14 OF GENEVA WOODS SUBDIVISION; THENCE ALONG THE NORTH LINE OF GENEVA WOODS SUBDIVISION, S 89DEG 26MIN 58SEC W, 345.08 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF LOT 11 OF SAID GENEVA WOODS SUBDIVISION; THENCE ALONG THE NORTH LINE OF GENEVA WOODS SUBDIVISION, S 89DEG 00MIN 57SEC W, 50.64 FEET TO A FOUND IRON REBAR STAKE; THENCE N 00DEG 46MIN 30SEC W, 323.66 FEET TO A FOUND IRON REBAR STAKE ON THE SOUTH LINE OF LAKE SHORE VILLAGE CONDOMINIUM; THENCE N 89DEG 53MIN 53SEC E, 207.84 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHEAST CORNER OF SAID LAKE SHORE VILLAGE CONDOMINIUM; THENCE N 89DEG 55MIN 25SEC E, 103.47 FEET; THENCE S 06DEG 43MIN 55SEC E, 226.04 FEET; THENCE S 89DEG 41MIN 51SEC E, 124.31 FEET; THENCE N 04DEG 56MIN 22SEC W, 161.61 FEET; THENCE N89DEG 38MIN 02SEC E, 310.88 FEET; THENCE S 01DEG 33MIN 07SEC E, 64.31 FEET; THENCE N 89DEG 40MIN 56SEC E, 30.01 FEET TO THE POINT OF BEGINNING. CONTAINING 201,115 SQUARE FEET (4.62 ACRES) OF LAND, MORE OR LESS (end of legal description).

Property Index Number: ZSUM 00002

AND

LOT 1 OF CERTIFIED SURVEY MAP NO. 754, SAID SURVEY BEING A PART OF THE NORTHEAST ¼ OF SECTION 1, T1N, R17E, CITY OF LAKE GENEVA, WALWORTH

COUNTY, WISCONSIN, AND RECORDED IN VOL. 3 OF CERTIFIED SURVEYS AT PAGE 275 AS DOCUMENT NO. 28944 WALWORTH COUNTY RECORDS (end of legal description).

Property Index Number: ZA 75400001



**SUMMERHAVEN
OF
LAKE GENEVA PHASES II & III**

PLANNED DEVELOPMENT - CONCEPT PLAN

**Applicant: McMurr II, LLC,
an Illinois limited liability company**

July 13, 2018

EXHIBIT A
SUMMERHAVEN – PHASES II & III CONCEPT PLAN
NARRATIVE

INTRODUCTION:

McMurr II, LLC, an Illinois limited liability company (“McMurr II”), is the Successor Declarant of the Summerhaven development (“Summerhaven”), the owner of ten (10) of the units in Phase I thereof (“Phase I”), and all the lands composing Summerhaven’s second and third phases. McMurr II has cleared Summerhaven of the piles of broken asphalt resulting from the demolition of a parking lot by an earlier developer, has cleaned out the storm water management ponds to restore their capacity, has altered the storm water drainage to avoid flooding neighboring property on the north boundary of Summerhaven, and has extended Summerhaven Drive to Lake Geneva Boulevard, paving the access for emergency vehicles to Summerhaven.

Phase I, approximately 8.04 acres, is zoned by the City of Lake Geneva (“City”) as PD, Planned Development Zoning District, under a Precise Implementation Plan that has been amended in 2014, 2017, and 2018 by McMurr II. Phase I is under condominium ownership, subject to the Declaration of Condominium and the Plat of Condominium of Summerhaven of Lake Geneva Condominium, as amended by recorded amendments and addenda thereto (collectively, “Summerhaven of Lake Geneva Condominium”). In Phase I, ten (10) duplex dwellings in five (5) buildings have been constructed, as well as three (3) single-family dwellings, with additional single-family units under construction. Under the 2017 amendment to the PD for Phase I, McMurr II has committed to install the incomplete public and private infrastructure for the balance of Phase I, to construct the pool promised by the original developer of Summerhaven, as well as a pool house, and to install the final lift of asphalt for the Phase I private roads.

The public infrastructure (e.g., municipal water and sanitary sewer mains) and the private infrastructure (e.g., storm water management system, private streets, and public utilities) have been designed and almost fully installed with sufficient capacity to accommodate not only the thirty-seven (37) units originally approved for Phase I, now reduced to twenty-eight (28) units, but also to accommodate an additional forty-seven (47) units originally approved for the second and third phases of Summerhaven.

The PD, Planned Development Zoning District, zoning for Phases II and III of Summerhaven has expired, and the City has rezoned the phases to TR-6, Two-family Zoning District, which allows single-family dwellings as a permitted use. Under the City’s Comprehensive Master Plan, the phases are planned as Two-Family/Townhouse Residential, for which the TR-6, Two-family Zoning District is recommended.

The ten (10) year period during which Phases II and III could be added to the Summerhaven of Lake Geneva Condominium as expansion units under the Wisconsin Condominium Ownership Act has expired.

To restore the original vision for Summerhaven, to broaden the base of financial support for Summerhaven's extensive private infrastructure, including, without limitation, the roads, the storm water management facilities, the pool and the pool house, and to provide quality infill development, McMurr II proposes to rezone Phase II of Summerhaven, more particularly described in the attached Exhibit B incorporated herein ("Phase II"), and Phase III of Summerhaven, more particularly described in the attached Exhibit C incorporated herein ("Phase III"), from TR-6, Two-family Zoning District, to PD, Planned Development Zoning District, using the TR-6, Two-family Zoning District as the base district under the Planned Development for both phases.

Phase II will be under condominium ownership, pursuant to a Declaration of Condominium and Plat of Condominium of Summerhaven of Lake Geneva II, consisting of four (4) single-family site condominium units, with Phase III designated as Expansion Area for up to twenty-three (23) additional single-family units ("Condominium of Summerhaven of Lake Geneva II").

McMurr II proposes a cross-easement agreement between the condominium associations of the Condominium of Summerhaven of Lake Geneva and the Condominium of Summerhaven of Lake Geneva II, to share, maintain, repair and replace the private roads, the storm water management facilities, the pool and pool house, and other common amenities and private infrastructure used by all.

The properties surrounding Phases II and III are zoned PB, Planned Business Zoning District, to the north and east, principally along Wells Street; MR-8, Multi-family Residential-8 Zoning District, and SR-4, Single-family Residential-4 Zoning District, to the south. The single-family use and the proposed density should fit well within the neighboring properties.

CONCEPT PLAN REQUIREMENTS:

1. Location map: A Location Map, showing the location of Phases II and III on the City's Land Use Plan Map, is attached as Exhibit D and incorporated herein.
2. General description of proposed PD:
 - a. General project themes and images: A Site Plan of Phases II and III is attached as Group Exhibit E and incorporated herein. Sample elevations and floor plans for one-story residences for Phases II and III are attached as Group Exhibit F and incorporated herein. Two-story residences are planned, as well for Phases II and III. The landscaping, signage, lighting, organizational structure, and the consistency of the GDP and the PIP for Phases II and III will not materially differ from those for Phase I, to make an integrated community.
 - b. General mix of dwelling unit types and/or land uses: Only single-family residences are proposed for Phases II and III.

- c. Approximate residential densities: (i) Dwelling units per gross acre: Phase II, less than 2.3 units/acre; Phase III, approximately 4.7 units/acre; Phases II and III combined, approximately 4.1 units per acre; (ii) floor area ratio: 25%; (iii) impervious surface area ratio: 40%.
- d. General treatment of natural features: Phase II and Phase III include detention ponds that will serve not only their improvements, but the Phase I improvements, as well. Open space in Phase II and Phase III will be treated much as open space is treated in Phase I.
- e. General relationship to nearby properties and public streets: Access to Phase II and Phase III will be through the existing entrance to Phase I from Lake Geneva Boulevard. Access may also be had through the current emergency vehicles exit/entrance also on Wells Street, which McMurr II proposes to construct and convert to a street in Summerhaven, and on which the Phase III residences will front. The single-family residences of Phases II and III will relate well to the Phase I development, as well as the single-family development to the south, which has lots of nine thousand (9,000) square feet.
- f. General relationship of the project to the Master Plan: The proposed single-family dwellings in a Planned Development with a TR-6, Two-family Zoning District, base, fits the Master Plan's Two-family/Townhouse planned use for Phases II and III, with lower density.
- g. Initial draft list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and, a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply, to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility:

McMurr II requests the following flexibilities from land use and bulk regulations for Phases II and III, the most significant of which have been granted in Phase I, to promote uniformity of development with Phase I, and to accommodate the number of single-family units sufficient to support the private infrastructure of Summerhaven:

- a. Maximum gross density of up to 5.45 dwelling units per acre;
- b. Fifty (50) foot-wide easements for the private streets (*Ordinance: minimum 66-foot width*);
- c. Cul-de-sac length of seven hundred twenty (720) feet (*Ordinance maximum: 400 feet*);
- d. Minimum front and rear eave width of six (6) inches for side of gables (*Ordinance: 18 inches*);
- e. Side of front porch to side of adjacent front porch of twelve (12) feet, minimum side yard of six (6) feet (*Ordinance: minimum dwelling unit separation of 12 feet, minimum side yard of 6 feet*);
- f. Units in Phase II and Phase III will range in size from approximately five thousand two hundred (5,200) square feet to approximately nine thousand sixty-five (9,065) square feet, to accommodate single-family dwellings in place of the duplex structures permitted under the TR-6, Two-family Zoning District. By comparison, some units in Phase I are below seven thousand (7,000) square feet in size. (*Ordinance: 9,000 square foot minimum*);
- g. Minimum Landscape Surface Ratio (LSR): 45% (*Ordinance: 50%*);
- h. Maximum Building Coverage: 45% (*Ordinance: 40%*);
- i. Minimum Lot Width: fifty (50) feet (*Ordinance: 75 feet*);

- j. Total of Both Sides, Lot Lines to House/Garage: twelve (12) feet (*Ordinance: 15 feet or 0 ft. along common wall*); and
- k. Rear Lot Line to House or Garage: fifteen (15) feet (*Ordinance: 30 feet*).

3. A written description of potentially requested exemption from the requirements of the underlying zoning district, in the following order:

- a. Land Use Exemptions: *None*.
- b. Density and Intensity Exemptions: *See 2(g), above*.
- c. Bulk Exemptions: *See 2(g), above*.
- d. Landscaping Exceptions: *None applicable; residential only*.
- e. Parking and Loading Requirements Exceptions: *None applicable; residential only*.

4. Conceptual plan drawing: *See Group Exhibit E*.

If Phases II and III are zoned PD with a TR-6 Two-family base district, Phases II and III will need the following TR-6 Two-family Zoning District uses thereunder and will meet the following TR-6 Two-family Zoning District standards:

a. **Land Uses Permitted by Right:** (per Section 98-202(2))

Single-Family - 9,000 sf lot: *Only single-family units are planned, with units in Phase II and Phase III ranging in size from approximately five thousand two hundred (5,200) square feet to approximately nine thousand sixty-five (9,065) square feet.*

Selective Cutting (per Section 98-206(2)(f))

Passive Outdoor Public Recreation (per Section 98-206(3)(a))

Active Outdoor Public Recreation (per Section 98-206(3)(b))

Public Services and Utilities (per Section 98-206(3)(e))

b. **Land Uses Permitted as Conditional Use:** (per Section 98-202(4))

Clear Cutting (per Section 98-206(2)(g))

c. **Land Uses Permitted as Accessory Uses:** (per Section 98-202(5))

1) Land Uses Permitted by Right:

Private Residential Garage or Shed (per Section 98-206(8)(c))

Home Occupation (per Section 98-206(8)(j))

Family Day Care Home (per Section 98-206(8)(k))

Private Residential Recreational Facility (per Section 98-206(8)(o))

Drainage Structure (per Section 98-206(8)(r))

Filling (per Section 98-206(8)(s))

Lawn Care (per Section 98-206(8)(t))

Exterior Communication Devices (per Section 98-206(8)(v))

2) **Land Uses Permitted as Conditional Use:** *None are requested.*

d. **Land Uses Permitted as Temporary Uses:** (per Section 98-202(6))

Contractor's Project Office (per Section 98-206(9)(c))

Contractor's On-Site Equipment Storage (per Section 98-206(9)(d))

On-Site Real Estate Sales Office (per Section 98-206(9)(f))

3. **Regulations Applicable to Residential Uses:**

a. **Residential Density and Intensity Requirements:**

1) Conventional Development

Minimum Zoning District Area: 9,000 square feet: *Units in Phase II and Phase III will range in size from approximately five thousand two hundred (5,200) square feet to approximately nine thousand sixty-five (9,065) square feet, to accommodate single-family dwellings in place of the duplex structures permitted under the TR-6, Two-family Zoning District. By comparison, some units in Phase I are below seven thousand (7,000) square feet in size.*

Maximum Gross Density (MGD): 6.00 du/acre

Minimum Landscape Surface Ratio (LSR): 50% 45%

Maximum Building Coverage: 40% 45%

Maximum Accessory Building Coverage: 10%

b. Residential Bulk Requirements:

A: Minimum Lot Area: 9,000 square feet (except for twin homes at 6,000 sq ft): *Units in Phase II and Phase III will range in size from approximately five thousand two hundred (5,200) square feet to approximately nine thousand sixty-five (9,065) square feet, to accommodate single-family dwellings in place of the duplex structures permitted under the TR-6, Two-family Zoning District. By comparison, some units in Phase I are below seven thousand (7,000) square feet in size.*

B: Minimum Lot Width: 75 feet *Fifty (50) feet*

C: Minimum Street Frontage: 50 feet

Minimum Setbacks: (Note **L:** below, along zoning district boundaries.)

E: Front or Street Lot Line to House: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet

F: Front or Street Lot Line to Garage: 25 feet, 40 feet for a lot adjacent to a street with an Officially Mapped right-of-way equal to or exceeding 100 feet

G: Side Lot Line to House or Garage: 6 ft or 0 ft along common wall

H: Total of Both Sides, Lot Lines to House/Garage: 15 feet or 0 ft along common wall *Twelve (12) feet*

I: Rear Lot Line to House or Garage: 30 feet *Fifteen (15) feet*

J: Side Lot Line to Accessory Structure: 3 ft from property line, 5 ft from alley

K: Rear Lot Line to Accessory Structure: 3 ft from property line, 5 ft from alley

L: Peripheral Setback: See 98-610(4)(b) along zoning district boundary

M: Minimum Paved Surface Setback: 5 feet from side or rear; 10 feet from street

N: Minimum Dwelling Unit Separation: 12 feet or 0 feet along common wall

O: Maximum Height of Dwelling Unit: 35 feet

P: Maximum Height of Accessory Structure: 15 feet

Q: Minimum Number of Off-Street Parking Spaces Required on the Lot

(Includes garage, drives, & all designated parking surfaces): 3

R: Minimum Dwelling Core Dimensions: 24 feet by 40 feet

S: Minimum Roof Pitch: 3 : 12

T: Minimum Eave Width: 18 inches: *Minimum front and rear eave width of six (6) inches for side of gables*

c. Residential Landscaping Requirements: Not applicable for single-family.

See Nonresidential Landscaping Requirements for Multi-family Residential: *Not applicable – single family residential only.*

d. Residential Performance Standards: (See Article VII)

e. Residential Signage Regulations: (See Article VIII)

McMurr II is preparing to submit the General Development Plan for Phases II and III and the Precise Implementation Plan for Phase II. McMurr is also preparing to submit an Application for Land Division and a Declaration of Condominium and Plat of Condominium for the Condominium of Summerhaven of Lake Geneva II, as outlined above.

The PIP for Phase III will require further engineering and planning, and will be submitted later.

McMurr II will provide proof of financing capability, in the form of a performance bond, letter of credit or other surety, for the construction of additional public improvements to complete the public infrastructure for the balance of Phase I and for Phase II, if Phase II and Phase III are rezoned and developed as a PD, Planned Development Zoning District, through the General Development Plan and the Precise Implementation Plan for Phase II, and a General Development Plan for Phase III.

McMurr II believes that the rezone of Phases II and III to Planned Development will make Summerhaven a more viable and improved in-fill development for the City.

EXHIBIT B
SUMMERHAVEN – PHASES II & III CONCEPT PLAN
LEGAL DESCRIPTION OF PHASE II

PARCEL 1: THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 754, RECORDED AS DOCUMENT NO. 28944 OF WALWORTH COUNTY CERTIFIED SURVEYS, SAID POINT LOCATED S 89DEG 31MIN 36SEC W, 733.28 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 36 (T2N, R17E); THENCE N 89DEG 38MIN 40SEC E, 89.98 FEET; THENCE N 89DEG 37MIN 23SEC E, 90.50 FEET TO THE WEST LINE OF LAKE GENEVA BOULEVARD; THENCE N 01DEG 34MIN 47SEC W, 348.82 FEET ALONG SAID BOULEVARD TO THE SOUTHWEST LINE OF WELLS STREET; THENCE N 37DEG 55MIN 32SEC W, ALONG SAID STREET, 202.94 FEET; THENCE S 89DEG 18MIN 48SEC W, 239.56 FEET TO THE POINT OF BEGINNING; THENCE S 00DEG 41MIN 12SEC E, 50.00 FEET; THENCE S 01DEG 55MIN 11SEC E, 134.92 FEET; THENCE S 89DEG 31MIN 07SEC W, 24.01 FEET; THENCE S 01DEG 12MIN 03SEC E, 16.91 FEET; THENCE S 88DEG 41MIN 15SEC W, 42.80 FEET; THENCE N 86DEG 27MIN 48SEC W, 126.62 FEET; THENCE S 88DEG 58MIN 07SEC W, 199.39 FEET TO THE EAST LINE OF LAKE SHORE VILLAGE CONDOMINIUM; THENCE ALONG SAID CONDOMINIUM, N 00DEG 11MIN 05SEC W, 6.62 FEET; THENCE CONTINUE, N 00DEG 47MIN 32SEC W, 187.44 FEET; THENCE N 89DEG 18MIN 48SEC E, 389.70 FEET TO THE POINT OF BEGINNING. CONTAINING 76,247 SQUARE FEET (1.75 ACRES) OF LAND, MORE OR LESS (end of legal description).

Property Index Number: ZSUM 00001

EXHIBIT C
SUMMERHAVEN – PHASES II & III CONCEPT PLAN
LEGAL DESCRIPTION OF PHASE III

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 754, RECORDED AS DOCUMENT NO. 28944 OF WALWORTH COUNTY CERTIFIED SURVEYS, SAID POINT LOCATED S 89DEG 31MIN 36SEC W, 733.28 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 36 (T2N, R17E); THENCE S 01DEG 33MIN 07SEC E, ALONG THE WEST LINE OF SAID LOT 1 CSM 754, 129.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING; THENCE S 01DEG 35MIN 49SEC E, 66.14 FEET ALONG SAID CSM 754 TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF LOT 3 OF SAID CSM 754; THENCE S 01DEG 31MIN 43SEC E, TO AN IRON PIPE STAKE FOUND AT THE SOUTHWEST CORNER OF SAID CSM 754, 128.13 FEET, SAID POINT BEING ON THE NORTH LINE OF CERTIFIED SURVEY MAP NUMBER 4098; THENCE ALONG THE NORTH LINE OF SAID CSM 4098, N 89DEG 51MIN 07SEC W, 113.85 FEET TO AN IRON PIPE STAKE AT THE NORTHWEST CORNER OF SAID CSM 4098 AND THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 2820; THENCE ALONG THE NORTH LINE OF SAID CSM 2820, N 89DEG 57MIN 18SEC W, 282.16 FEET TO THE NORTHWEST CORNER OF SAID CSM 2820 AND THE NORTHEAST CORNER OF LOT 14 OF GENEVA WOODS SUBDIVISION; THENCE ALONG THE NORTH LINE OF GENEVA WOODS SUBDIVISION, S 89DEG 26MIN 58SEC W, 345.08 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF LOT 11 OF SAID GENEVA WOODS SUBDIVISION; THENCE ALONG THE NORTH LINE OF GENEVA WOODS SUBDIVISION, S 89DEG 00MIN 57SEC W, 50.64 FEET TO A FOUND IRON REBAR STAKE; THENCE N 00DEG 46MIN 30SEC W, 323.66 FEET TO A FOUND IRON REBAR STAKE ON THE SOUTH LINE OF LAKE SHORE VILLAGE CONDOMINIUM; THENCE N 89DEG 53MIN 53SEC E, 207.84 FEET TO AN IRON PIPE STAKE FOUND MARKING THE SOUTHEAST CORNER OF SAID LAKE SHORE VILLAGE CONDOMINIUM; THENCE N 89DEG 55MIN 25SEC E, 103.47 FEET; THENCE S 06DEG 43MIN 55SEC E, 226.04 FEET; THENCE S 89DEG 41MIN 51SEC E, 124.31 FEET; THENCE N 04DEG 56MIN 22SEC W, 161.61 FEET; THENCE N89DEG 38MIN 02SEC E, 310.88 FEET; THENCE S 01DEG 33MIN 07SEC E, 64.31 FEET; THENCE N 89DEG 40MIN 56SEC E, 30.01 FEET TO THE POINT OF BEGINNING. CONTAINING 201,115 SQUARE FEET (4.62 ACRES) OF LAND, MORE OR LESS (end of legal description).

Property Index Number: ZSUM 00002

AND

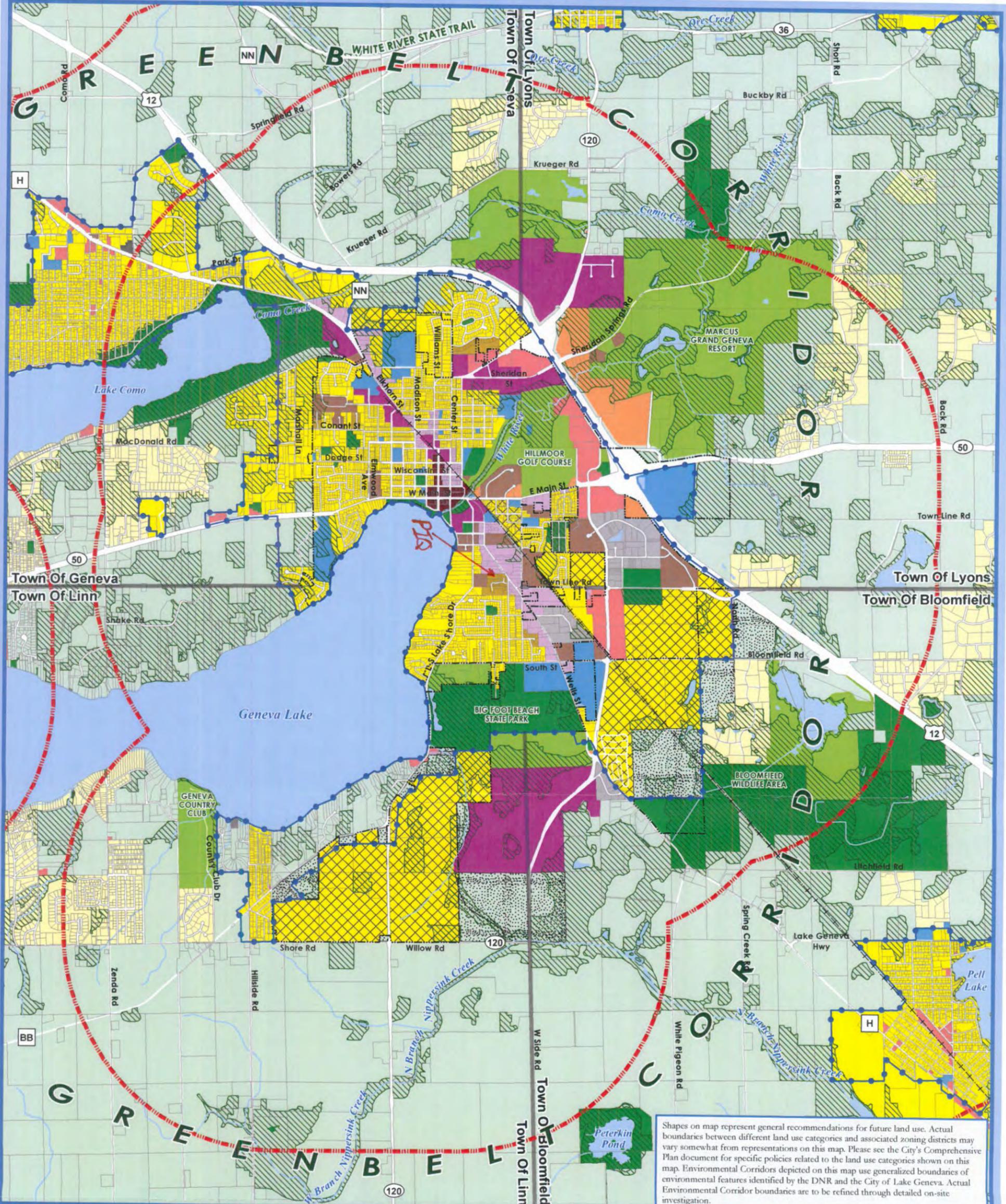
LOT 1 OF CERTIFIED SURVEY MAP NO. 754, SAID SURVEY BEING A PART OF THE NORTHEAST ¼ OF SECTION 1, T1N, R17E, CITY OF LAKE GENEVA, WALWORTH

COUNTY, WISCONSIN, AND RECORDED IN VOL. 3 OF CERTIFIED SURVEYS AT PAGE 275 AS DOCUMENT NO. 28944 WALWORTH COUNTY RECORDS (end of legal description).

Property Index Number: ZA 75400001

EXHIBIT D
SUMMERHAVEN – PHASES II & III CONCEPT PLAN
LOCATION MAP

See attached.



Shapes on map represent general recommendations for future land use. Actual boundaries between different land use categories and associated zoning districts may vary somewhat from representations on this map. Please see the City's Comprehensive Plan document for specific policies related to the land use categories shown on this map. Environmental Corridors depicted on this map use generalized boundaries of environmental features identified by the DNR and the City of Lake Geneva. Actual Environmental Corridor boundaries are to be refined through detailed on-site investigation.

Map 5a: Future Land Use - City of Lake Geneva Comprehensive Plan

Land Use Categories			
	Agricultural & Rural		Central Business District
	Single Family Residential - Exurban		Planned Mixed Use
	Single Family Residential - Urban		*Each "Planned Mixed Use Area" may include mix of: 1. Planned Office 2. Multi-Family Residential 3. Institutional & Community Services 4. Planned Business
	Two-Family/Townhouse Residential		Planned Industrial
	Multi-Family Residential		General Industrial
	Planned Neighborhood		Institutional & Community Services
	*Each "Planned Neighborhood" may include a mix of: 1. Single Family - Urban (predominate land use) 2. Two-Family/Townhouse 3. Multi-Family Residential 4. Institutional & Community Services 5. Neighborhood Mixed Use 6. Public Park & Recreation		Private Recreation Facilities
	Neighborhood Mixed Use		Public Park & Recreation
	Planned Office		Environmental Corridor
	Planned Business		Long Range Exurban Growth Area
			City of Lake Geneva
			Township Boundary
			Urban Service Area Boundary
			Extraterritorial Jurisdiction Boundary
			Parcels
			Surface Water
			Abandoned Railroad

0 0.25 0.5 1 Miles

Adopted: October 24, 2014

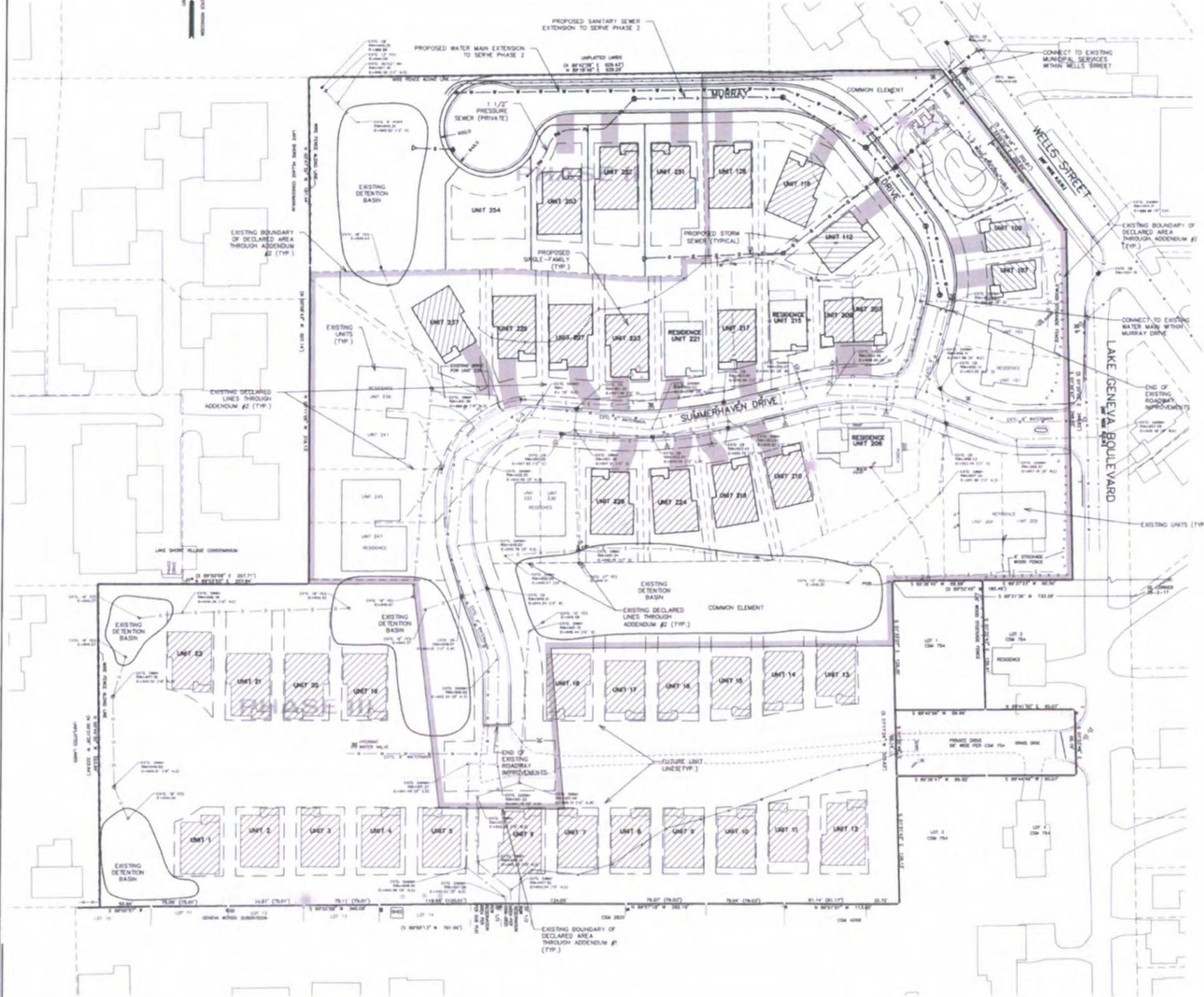
Source: SEWRPC, WIDNR, Walworth County LIO, V&A

**GROUP EXHIBIT E
SITE PLAN**

See attached.

OVERALL SITE PLAN SUMMERHAVEN

LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 36 TOWN 2 NORTH,
RANGE 17 EAST AND THE NE 1/4 OF THE NE 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST,
IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

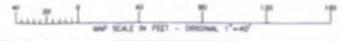


MINIMUM RESIDENTIAL BUILDING SEPARATION IS 12 FEET

LEGEND

PROPOSED	EXISTING
FOULD IRON PIPE STAKE	FOULD IRON PIPE STAKE
FOULD IRON REBAR STAKE	FOULD IRON REBAR STAKE
FOULD CONCRETE COUNTY MONUMENT	FOULD CONCRETE COUNTY MONUMENT
RECORDED AS	RECORDED AS
SET IRON REBAR STAKE	SET IRON REBAR STAKE
SANITARY MANHOLE	SANITARY MANHOLE
DRAINAGE MANHOLE	DRAINAGE MANHOLE
CATCH BASIN	CATCH BASIN
WATER VALVE IN BOX	WATER VALVE IN BOX
FIRE HYDRANT	FIRE HYDRANT
UTILITY POLE	UTILITY POLE
LIGHT POLE	LIGHT POLE
DECORATIVE TREE	DECORATIVE TREE
CONIFEROUS TREE	CONIFEROUS TREE
TREELINE	TREELINE
WOOD SHEDDING FENCE	WOOD SHEDDING FENCE
WIRE FENCE	WIRE FENCE
STORM SEWER	STORM SEWER
SANITARY SEWER	SANITARY SEWER
WATER MAIN	WATER MAIN
Gas MAIN	Gas MAIN
OVERHEAD WIRES	OVERHEAD WIRES
UNDERGROUND WIRES	UNDERGROUND WIRES
TELEPHONE LINE	TELEPHONE LINE
1' CONTOURS	1' CONTOURS
PAVEMENT	PAVEMENT
BUILDING FOOT	BUILDING FOOT

OWNER/DEVELOPER
SPECTRUM REAL ESTATE PROPERTIES
351 WEST HUBBARD, SUITE 610
CHICAGO, IL 60654



SUMMERHAVEN OF LAKE GENEVA
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

OVERALL SITE PLAN

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 ROOSEVELT COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE (262) 733-2098 FAX (262) 733-5886

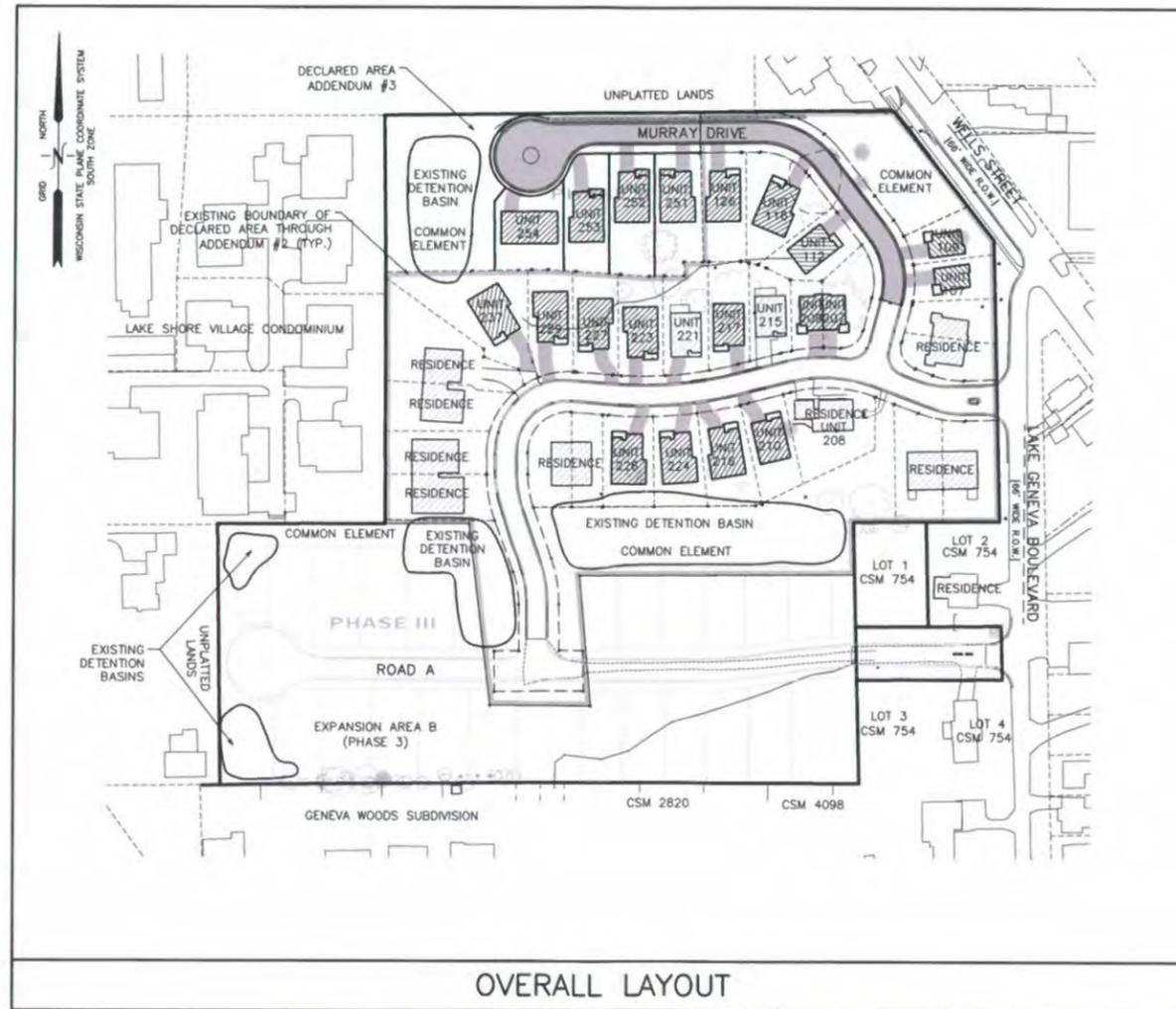
PROJECT NO.
8868
DATE
04/05/2018
SHEET NO.
1 OF 1

SUMMERHAVEN OF LAKE GENEVA – PHASE 1 BUILDOUT & PHASE 2 FINAL ENGINEERING PLANS

LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 36, TOWN 2 NORTH,
RANGE 17 EAST AND THE NE 1/4 OF THE NE 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST,
IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



- SEQUENCE OF CONSTRUCTION**
- OBTAIN REQUIRED NR 216 PERMIT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES BEFORE START OF ANY LAND DISTURBING ACTIVITY ON SITE.
 - HOLD PRE-CON TO ADDRESS ANY ISSUES WITH PLAN AND SEQUENCE.
 - INSTALL ALL APPROPRIATE EROSION CONTROL MEASURES ON SITE INCLUDING TEMPORARY SILT FENCE, STONE TRACKING PAD PER MNOR TECHNICAL STANDARDS.
 - CLEAR AND GRUB ON SITE (SEE SPECIFICATIONS).
 - STRIP TOPSOIL FROM ACCESS ROADS AND IN PLANNED WORK AREA OF TEMPORARY SEDIMENT TRAP AND STOCKPILE WHERE SHOWN ON PLAN. INSTALL TEMPORARY SILT FENCE AROUND ENTIRE PERIMETER OF STOCKPILE PER MNOR TECHNICAL STANDARDS. SOIL LEFT UNDISTURBED FOR 14 DAYS MUST BE SEEDED AND STABILIZED.
 - COMPLETE FINAL GRADING OF DRAINAGE SWALES. INSPECT SWALES TO MEET SPECIFICATIONS ON PLAN AND MNOR TECHNICAL STANDARDS INCLUDING IMPORT OF OFF-SITE FILL.
 - SEEDING AND EROSION MATTING AS SPECIFIED ON PLAN FOR TEMPORARY SEDIMENT TRAP & DRAINAGE SWALES SHALL BEGIN WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.
 - STABILIZE ALL OTHER EXPOSED SOIL AREAS WITH PROPER SEEDING AND EROSION MATTING PER MNOR TECHNICAL STANDARDS.
 - ROUGH GRADE PROPOSED ROAD.
 - INSTALL WATER, SANITARY AND STORM UTILITIES.
 - CONSTRUCT RETAINING WALLS.
 - FINE GRADE ROAD SUBGRADES.
 - INSTALL ROAD BASE COURSE.
 - COMPLETE CONSTRUCTION OF ALL ROADS BY INSTALLING BINDER PAVEMENT. SURFACE COURSE MAY BE DELAYED UP TO 12 MONTHS.
 - RESTORE ALL REMAINING DISTURBED AREAS.
 - IF SEDIMENT HAS ACCUMULATED WITHIN TEMPORARY SEDIMENT TRAPS DURING CONSTRUCTION IT SHALL BE REMOVED AND TRAPS SHALL BE RESTORED TO PROPOSED FINISHED GRADE.
 - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES UPON FINAL STABILIZATION.
- NOTE:** ANY CHANGES TO OR VARIANCE OF SITE PLAN AND/OR CONSTRUCTION SEQUENCE DUE TO CONSTRUCTION MEANS AND METHODS SHOULD BE APPROVED BY THE ENGINEER AND OWNER PRIOR TO IMPLEMENTATION. THE ENGINEER SHALL NOTIFY THE DEPARTMENT OF NATURAL RESOURCES OF ANY CHANGES TO THE PLANS AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION. IT IS ANTICIPATED THAT WORK WILL NOT START UNTIL EARLY SPRING 2017 AND EXTEND THROUGH SUMMER WITH ALL WORK DONE BY OCTOBER 1, 2017. ACTUAL TIME LINES FOR VARIOUS WORK MAY VARY DEPENDING ON OWNERS OPERATIONS BUT EROSION CONTROL IS TO BE CONTINUOUSLY MAINTAINED.



SHEET 1	- COVER SHEET
SHEET 2	- SITE, GRADING, DRAINAGE EROSION CONTROL PLAN
SHEET 3	- HAUL ROAD FOR MAJOR FILL OPERATIONS
SHEET 4	- PAVING & STORM SEWER PLAN & PROFILE
SHEET 5	- PUBLIC SEWER & WATER PLAN & PROFILE
SHEET 6	- PUBLIC SEWER AND WATER SPECIFICATIONS
SHEET 7	- PUBLIC SEWER AND WATER SPECIFICATIONS
SHEET 8	- SITE SPECIFICATIONS
SHEET 9	- CONSTRUCTION DETAILS
SHEET 10	- CONSTRUCTION DETAILS

INDEX OF SHEETS

PHASE 1 BUILDOUT
UNITS 107, 109, 112, 116, 126, AND THE COMMUNITY POOL; MURRAY ROAD FROM STA. 6+19 TO STA. 2+53; REMAINING PUBLIC UTILITIES WITHIN THE BOUNDARY OF THE DECLARED AREA OF ADDENDUM #2.

PHASE 2
UNITS 251-254; THE REMAINDER OF MURRAY ROAD; REMAINING PUBLIC UTILITIES WITHIN THE BOUNDARY OF THE DECLARED AREA OF ADDENDUM #3.

PHASING SUMMARY

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT:

DIGGERS HOTLINE

Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

OWNER/DEVELOPER
SPECTRUM REAL ESTATE PROPERTIES
351 WEST HUBBARD, SUITE 610
CHICAGO, IL 60654

SOURCE BENCHMARK
R.B.M. AS SHOWN ON THE WALWORTH COUNTY SURVEYOR'S TIE SHEET, DATED 5-1-97
ELEVATION = 949.35'

FH

**SUMMERHAVEN OF LAKE GENEVA
PHASE 1 BUILDOUT & PHASE 2
FINAL ENGINEERING PLANS
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN**

COVER SHEET

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
05/01/2018 - DSR
PER CITY COMMENTS

PROJECT NO.
8868

DATE
10/19/2016

SHEET NO.
1 OF 10



**SUMMERHAVEN OF LAKE GENEVA
PHASE 1 BUILDOUT & PHASE 2
FINAL ENGINEERING PLANS**
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

**SITE, GRADING, DRAINAGE
&
EROSION CONTROL PLAN**

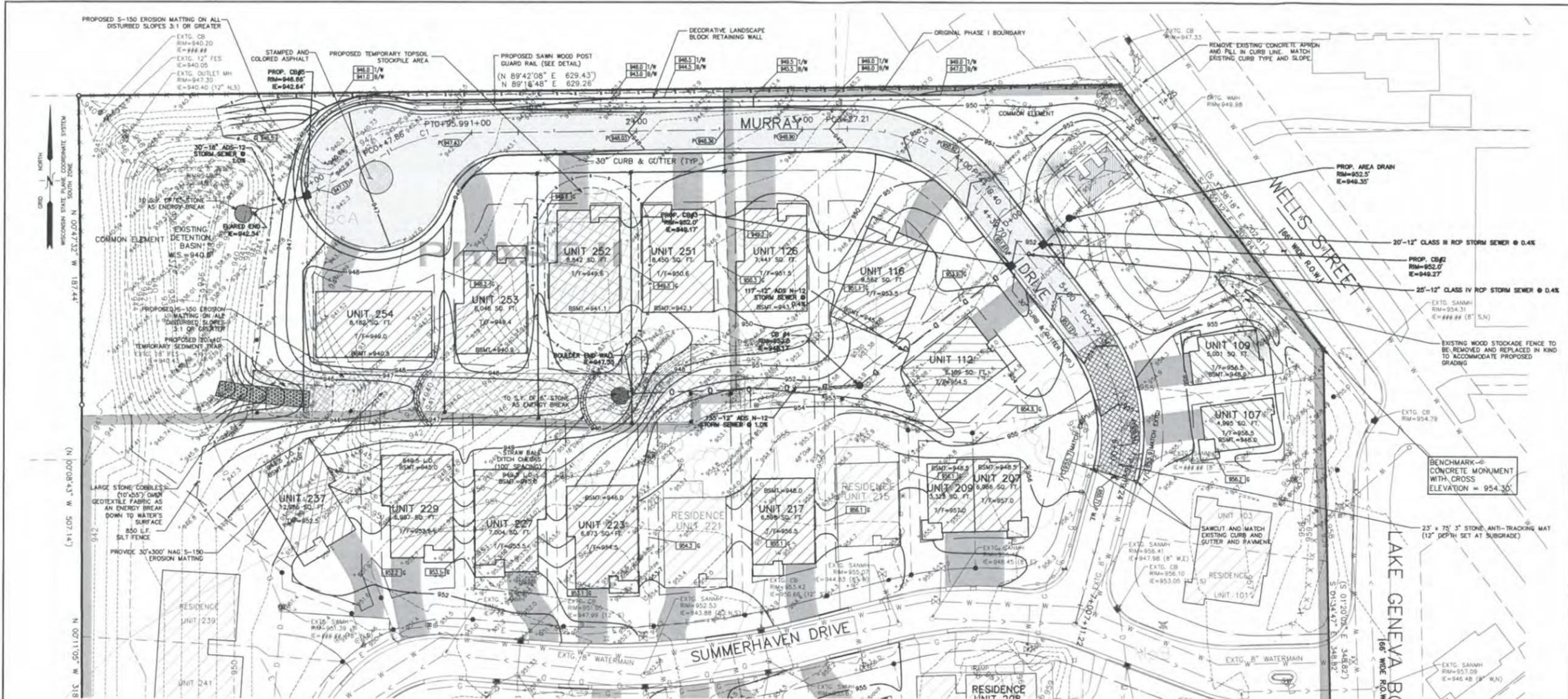
FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS
05/01/2018 - PER
PER CITY COMMENTS

PROJECT NO.
8868

DATE
10/19/2016

SHEET NO.
2 OF 10



EROSION CONTROL NOTES

1. INLET PROTECTION TO BE INSTALLED IN EXISTING CURB INLET STRUCTURES AND MAINTAINED THROUGHOUT DURATION OF CONSTRUCTION ACTIVITIES.
2. THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF LOCAL EROSION CONTROL PLANS AND/OR ORDINANCES.
3. INSPECT SWALES TO MEET SPECIFICATIONS ON PLAN AND WDNR TECHNICAL STANDARDS ON AN ON-GOING BASIS.
4. SEEDING AND EROSION CONTROL MATTING AS SPECIFIED ON PLAN FOR TEMPORARY SEDIMENT TRAP AND SWALES SHALL BEGIN WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.
5. SILT FENCE TO ACT AS A SEDIMENT BARRIER/TRAP AND SHALL BE CLEANED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
6. PROVIDE INLET PROTECTION AT ALL CATCH BASINS AS EACH IS INSTALLED. INLET PROTECTION TO INCLUDE FABRIC BARRIERS UNDER CASTINGS.
7. INSPECT EROSION CONTROL ON SITE AND DOCUMENT FINDINGS IN AN INSPECTION REPORT. MAINTAIN WEEKLY INSPECTION SCHEDULE AND INSPECT SITE 24 HOURS AFTER EVERY RAINFALL EVENT FOR RUNOFF MANAGEMENT.
8. ALL DISTURBED SLOPES 3:1 OR GREATER TO BE STABILIZED WITH NORTH AMERICAN GREEN S-150 EROSION CONTROL BLANKET.

GENERAL NOTES

1. ALL ELEVATIONS ARE IN RELATION TO NATIONAL GEODETIC VERTICAL DATUM OF 1929.
SOURCE BENCHMARK - R.B.M. AS SHOWN ON THE WALWORTH COUNTY SURVEYOR'S TIE SHEET, DATED 5-1-97, ELEVATION = 949.35'
2. PROPOSED PAVED ROADWAYS SHOWN ARE 27' WIDE BETWEEN FACE OF CURB WITH 30" CURB AND GUTTER AND SHALL BE BUILT TO CITY STANDARDS.
3. ALL UNITS ARE TO BE SERVED WITH PUBLIC SEWER AND WATER.
4. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION CONFERENCE MUST BE HELD AT THE CITY HALL. THE PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED AND MODERATED BY THE DESIGN ENGINEER OF RECORD.
5. TEMPORARY TOPSOIL STOCKPILES TO BE DETERMINED BY ENGINEER IN FIELD AFTER ALL CLEARING AND GRUBBING OPERATIONS ARE COMPLETED TO DETERMINE THE BEST SUITABLE SITE.
6. TOP OF FOUNDATION ELEVATIONS (T/F=) SHOWN ON THE PLAN ARE SUGGESTED GRADES ONLY FOR A TYPICAL HOME SITE LOCATED AT WHAT IS FELT TO BE THE BEST SITE LOCATION. OWNERS SHALL BE REQUIRED TO HAVE THE ENGINEER OF RECORD PREPARE A DETAILED SITE AND GRADING PLAN WITH EROSION CONTROL DETAILS FOR THE HOME SITES. THE PLAN IS TO BE USED FOR SUBMITTAL TO THE CITY FOR ZONING AND BUILDING PERMITS.

ROAD CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	48.13'	47.86'	N 75°31'33" E	27°34'30"
C2	100.00'	92.19'	88.96'	S 64°16'35" E	52°49'14"
C3	100.00'	91.93'	88.73'	S 11°31'49" E	52°40'18"

PUD ZONING BUILDING SETBACK REQUIREMENTS

STREET YARD - 18.5' ALONG PRIVATE ROADWAYS
- 25' ALONG PUBLIC ROADWAYS

SIDE YARD - 6' FOR DETACHED SINGLE-FAMILY UNITS

REAR YARD - 30' ALONG EXTERIOR BOUNDARIES



SITE SUMMARY

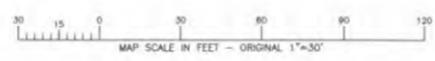
EXISTING ZONING - PUD
OVERALL AREA (Phases 1 & 2) - 10.06 ACRES
PROPOSED RIGHT OF WAY - 2.07 ACRES
NET DEVELOPMENT AREA - 7.99 ACRES
EXISTING DUPLEX UNITS - 10 UNITS
PROPOSED SINGLE-FAMILY - 23 UNITS
DENSITY - 4.13 UNITS PER ACRE

NOTE: COMMON ELEMENT TO BE PRESERVED AS PRIVATE ROADWAY OR OPEN SPACE.

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT:

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



GROUP EXHIBIT F
SAMPLE ELEVATIONS & FLOOR PLANS

See attached.



Bombay

Home Style: Ranch
1850 Square Feet
63'-8" Depth
43'-8" Width



405 Skyline Drive - Lake Geneva, WI 53147
Phone: (262) 248-3378 - Fax: (262) 248-3899
Email: info@bassobuilders.com
www.bassobuilders.com



Cottage

Home Style: Ranch
1730 Square Feet
60'-0" Depth
40'-0" Width



405 Skyline Drive - Lake Geneva, WI 53147
Phone: (262) 248-3378 - Fax: (262) 248-3899
Email: info@bassobuilders.com
www.bassobuilders.com



Glendale

Home Style: Ranch
1754 Square Feet
49'-6" Depth
51'-4" Width

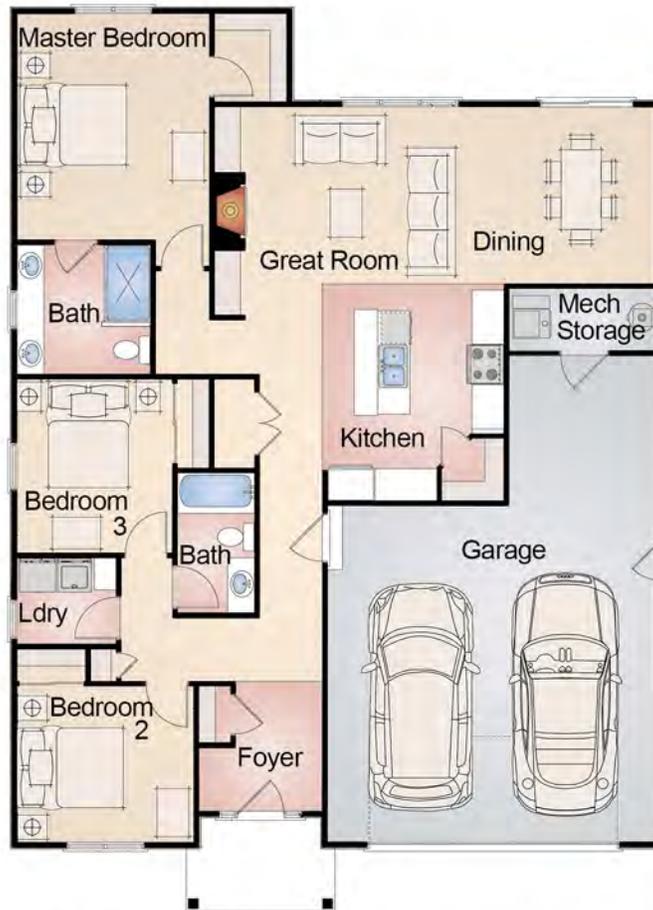


405 Skyline Drive - Lake Geneva, WI 53147
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Email: info@bassobuilders.com
www.bassobuilders.com



Haven

Home Style: Ranch
1534 Square Feet
58'-0" Depth
42'-0" Width



405 Skyline Drive - Lake Geneva, WI 53147
Phone: (262) 248-3378 - Fax: (262) 248-3899
Email: info@bassobuilders.com
www.bassobuilders.com



Pine Ridge

Home Style: Ranch
1542 Square Feet
58'-0" Depth
42'-0" Width

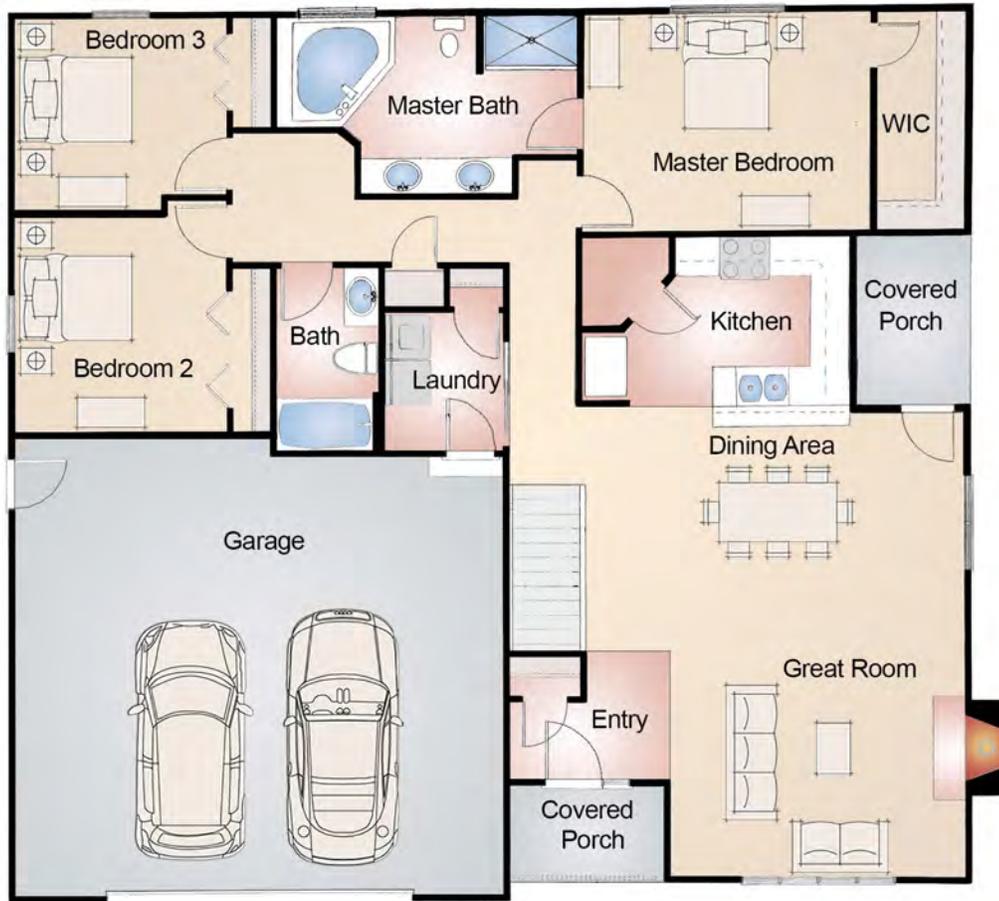


405 Skyline Drive - Lake Geneva, WI 53147
Phone: (262) 248-3378 - Fax: (262) 248-3899
Email: info@bassobuilders.com
www.bassobuilders.com



Teton

Home Style: Ranch
1586 Square Feet
46'-0" Depth
50'-0" Width



405 Skyline Drive - Lake Geneva, WI 53147
Phone: (262) 248-3378 - Fax: (262) 248-3899
Email: info@bassobuilders.com
www.bassobuilders.com