

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

**PLAN COMMISSION MEETING  
MONDAY DECEMBER 16, 2019 - 6:00 PM  
COUNCIL CHAMBERS, CITY HALL**

**Agenda**

1. Meeting called to order by Tom Hartz.
2. Roll Call.
3. Approve Minutes of the November 18, 2019 Plan Commission meeting and the November 26, 2019 Special Plan Commission meeting as distributed.
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes.
5. Acknowledgment of Correspondence.
6. Downtown Design Review:
  - a. Application by Dennis Dahl - DBA Parcor LLC, 664 N. Milwaukee Ave., Prospect Heights, IL, 60070, request to install a blade sign to the exterior of the property located at 253 Center St. unit 203, in the Business Central (BC) zoning district, Tax Key No. ZOP00283.
7. Review and a Recommendation for a request on Extraterritorial Zoning (ETZ) land division application for a Certified Survey Map (CSM) submitted by Martin Arenson, 23442 N. Wildwood Ln. Deerfield, IL 60015. Located at W3549 Longwood Dr., Lake Geneva, in the Town of Geneva, the request is to consolidate 4 existing lots into a single lot CSM for Tax Key Nos. JA478700001, JA478700002, JA478700003 & JA478700004.
8. Public Hearing and Recommendation for a Conditional Use Permit filed by Nicholas Pinnt, 1155 LaSalle Ct., for the request to allow for an Indoor Commercial Entertainment land use (24 hour fitness gym) for the property located at 901 Maxwell St. in the Planned Development (PD) zoning district, Tax Key No. ZCL200015.
9. Public Hearing and Recommendation for a Conditional Use Permit filed by Samantha Strenger, 615 Center St. for a Commercial Indoor Lodging land use for the property located at 715 Williams St. located in the General Business (GB) zoning district, Tax Key No. ZF00042.

10. Public Hearing and Recommendation to amend a Conditional Use Permit filed by Robert and Judy Jurewicz, 1201 Townline Rd., for an Indoor Maintenance Service land use for the property located at 1201 Townline Rd. located in the Rural Holding (RH) zoning district, Tax Key No. ZA19740001.
11. Public Hearing and Recommendation to amend a Conditional Use Permit filed by Michael Hanley & John Engerman, - DBA Clear Sky LLC. 302 Townline Rd., for a Personal Storage Facility land use at the property located at 302 Townline Rd. located in the Planned Industrial (PI) zoning district, Tax Key No. ZYUP00144.
12. Continuation until **February** of the Public Hearing and Recommendation for a request to amend an existing Conditional Use Permit filed by Daniel Schuld, 281 Keyes Ave. Hampshire IL, 60140 to renovate the exterior of the property located at 727 Geneva Street, in the Central Business (CB) zoning district, Tax Key No. ZOP00157
13. Adjournment.

**QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT**

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

*Accommodations.*

*Posted 12/11/2019*

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

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

**Roll Call.** Present: Mayor Hartz, Alderman Doug Skates, John Gibbs, Brett Stanczak, Ann Esarco, Michael Krajovic. Absent (Excused) William Catlin. Also Present: City Planner Slavney, City Attorney Draper, City Administrator Nord, Building and Zoning Administrator Walling, Building & Zoning Administrative Assistant Follensbee.

**Approve Minutes of the October 21<sup>st</sup>, 2019 Plan Commission meeting as distributed.**

Gibbs/Esarco motion to approve. Motion carried unanimously.

**Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes.**

None.

**Acknowledgement of Correspondence.**

Correspondence was received from Gerald Somers, 930 Maytag Road, opposing the amendment of the Precise Implementation Plan at 940 Maytag Road. Correspondence was received from Ruth Hackman, 538 Fremont Avenue, opposing any changes to Hillmoor and to keep everything the same. Correspondence was received from Hank & Mary Sibbing, urging the land use designation to remain the same for the Hillmoor property. Correspondence was received from Jim Good, Golfview, opposing any zoning change for Hillmoor. All correspondence has been distributed to the Plan Commission and the City Council.

**Public Hearing and Recommendation of a Conditional Use Permit filed by Bohdan & Patricia Kachur 968 S. Lake Shore Dr., for a request to allow the renovations to the exterior of the property located in the Estate Residential (ER-1) zoning district and to utilize the Single Family – 4 (SR-4) setbacks, Tax Key No. ZYUP00106A.**

Patricia Kachur, 968 S Lake Shore Drive, presented her request. Zoning Administrator Walling said this project meets our SR-4 setbacks with no substantial expansion to the home.

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

Skates/Esarco motion to recommend the Conditional Use Permit to allow the renovations to the exterior of the property and utilize the SR-4 setbacks and include all staff recommendations and fact finding in the affirmative.

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

**Public Hearing and Recommendation to amend an existing Conditional Use Permit filed by Patrick & Rachel Lynch 940 Maytag Rd., for a request to allow the reduction to the lake shore setback of the property located in the Estate Residential (ER-1) zoning district, Tax Key No. ZCE00005.**

Tim Lynch, Lynch & Associates, clarified the location of the foundation as seen by Lynch & Associates Engineering, which differs from the drawing provided by the architect and confirmed the previously approved PIP. Walling said the PIP approval was based on the original submittal, with the General Development Plan showing a line from the corner of the two neighboring homes in which the proposed structure could not go past. Planner Slavney stated the Plan Commission did not approve of a distance from the shoreline, but did approve of the line created from the corner of each neighboring home. Slavney referenced the importance of the lake view to all owners and suggested adhering to the line approved in the original submittal. Mayor Hartz read the correspondence from the neighbor at 930 Maytag Road. Commissioner Stanczak asked if any other structures are past this line. Walling said no, the stairs come up to the lower level terrace. Commissioner Gibbs asked for clarification of the line which was approved. Discussion followed.

Speaker #1: Dick Malmin, N1991 S Lake Shore Drive, agreed with Planner Slavney and shared his thoughts on this project.

Speaker #2: Frank Guido, 5625 Cranberry Road, Burlington, builder for the Lynch family, shared his thoughts on the house placement and believes the house is in compliance with the lake front setback and numerical dimension.

Speaker #3: Theresa Giese, 528 Sage Street, shared her opposition to this PIP amendment and would like the excess to be torn down.

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

Hartz addressed a clerical error on the agenda. 940 Maytag Road received a GDP and PIP earlier this year, not a Conditional Use so the applicant is asking for an amendment to a Precise Implementation Plan. Hartz said it was an honest mistake but we have to adhere to the standards and build what is approved.

Hartz/Skates motion to denial to amend the existing GDP & PIP to allow the reduction to the lake shore setback of the property.

Slavney stated the principal of staying behind the line was the guiding force to establish approval for the GDP & PIP and there was a misinterpretation of what the approval was. Slavney said because of the mistake, it is a violation, and the Plan Commission should not approve the amendment and stick to the rule as it was approved.

Voting clarification: yes = deny, no = not approving the motion

Roll Call: Hartz, Skates, Stanczak, Esarco, Krajovic voting "yes." Gibbs voting "no." Motion carried 5-1.

**Continuation of the Public Hearing and Recommendation for a request to amend an existing Conditional Use Permit filed by Daniel Schuld, 281 Keyes Ave. Hampshire IL, 60140 to renovate the exterior of the property located at 727 Geneva Street, in the Central Business (CB) zoning district, Tax Key No. ZOP00157.**

Applicant has requested to continue the Public Hearing.

Hartz/Skates motion to continue the Public Hearing to the next Plan Commission meeting at the request of the owner. Motion carried unanimously.

**Public Hearing and Recommendation for an amendment of the Zoning Ordinance section 98-704 restricting off street parking to paved surfaces only.**

Walling said not-for-profit organizations have requested permission for off-street parking for events in the City Lake Geneva for years. The request to amend the Ordinance would enable these organizations to continue their service to the community. Slavney explained this request would allow off-street parking for organizations with legal registration as a not-for-profit with the State. Hartz asked for clarification on length of the permit and what constitutes an event. Walling explained the temporary use permit and the time frame. Attorney Draper said standards and clarifications can be added to the Ordinance.

Hartz/Skates motion to continue the Public Hearing and Recommendations for an amendment of the Zoning Ordinance section 98-704 and direct staff to clarify what constitutes not-for-profit organization and length of time for event permit. Roll Call: Hartz, Skates, Gibbs, Stanczak, Esarco, Krajovic "yes." Motion carried unanimously.

**Public Hearing and Recommendation to amend the existing wording of the Tourist Rooming House ordinance to identify to Short Term Rental ordinance.**

Attorney Draper said the proposed word changes were requested to differentiate the City's Tourist Rooming House from the Tourist Rooming House regulated by the State. Draper is also working with staff to address concerns from citizens regarding our Tourist Rooming House Inspections, the Guest Log, the Knox Boxes and the License Fees. Draper will create report after the research and present to the Plan Commission. More changes may occur.

Speaker #1: Theresa Giese, 528 Sage Street, asked for an explanation of Bed & Breakfast, Short Term Rental & Tourist Rooming House.

Draper discussed the differences between the three categories. Slavney said the State has different laws for each category and the City needs to be consistent to minimize confusion. Krajovic asked for further clarification between TRH & STR.

Slavney stated Tourist Rooming House is a full time commercial use which can be rented out for any length of time; Short Term Rental is an accessory use in which the State allows any property owner to rent out their home. Hartz said the home must be rented for a minimum of 6 days and only in a period of 180 continuous days.

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

Skates/Gibbs motion to approve the amendment to the existing wording of the Tourist Rooming House Ordinance to identify as Short Term Rental Ordinance.

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

Skates/Stanczak motion to direct the staff, including attorney Draper, to review the current structure for Short Term Rentals, review with the plaintiffs attorneys and report back with results to the Plan Commission.

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

**Adjournment.** Gibbs/Skates motion to adjourn at 7:09 p.m. Motion carried unanimously.

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/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

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

**PLAN COMMISSION MEETING**  
**MONDAY, NOVEMBER 26, 2019 – 5:00 PM**  
**COUNCIL CHAMBERS, CITY HALL**

Mayor Hartz called the meeting to order 5:00 p.m.

**Roll Call.** Present: Mayor Hartz, Alderman Doug Skates, John Gibbs, Brett Stanczak, Ann Esarco. Absent (Excused) Michael Krajovic, William Catlin. Also Present: City Planner Brian Munson, City Attorney Draper, City Administrator Nord, Building and Zoning Administrator Walling, Building & Zoning Administrative Assistant Follensbee.

**Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes.**

Speaker #1: Dimitri Anagnos, 148 Cass Street, shared history, statistics, and suggestions and asked the City to take time to make decisions regarding the Hillmoor property.

Speaker #2: Tom Reed, 100 E Main Street, shared his suggestions for the Hillmoor property and asked the city officials to work with the citizens when making decisions for this property.

Speaker #3: Rick Steinberg, 1032 Williams Street, shared his thoughts in favor of leaving the property as is and let the developer come up with a proposal.

Speaker #4: David Frost, 1556 Orchard Lane, suggested the map does not need to change and shared his thoughts in favor of keeping the small town atmosphere, lake focused, with a vibrant downtown.

Speaker #5: Don Ogden, 108 Evelyn Lane, asked why a Hillmoor concept needs to be created.

Speaker #6: Spyro Condos, 1760 Hillcrest Drive, opposes the city creating a plan for the developer, the possibility of changing the master plan and asked the Plan Commission to do nothing and adjourn this meeting.

Speaker #7: Hank Sibbing, 1725 Hillcrest Drive, requested an immediate adjournment due to the following: a meeting notice was not given to the newspaper to notify the public of this meeting; it is prior to the open house discussion on the same concepts next week; and one plan commissioner is absent.

Speaker #8: Jim Strauss, N1517 Meadow Ridge Circle, shared his concerns regarding this meeting and past decisions made by the city.

Speaker #9: Jackie Getzen, 15 Lakeview Drive, asked if the city considered creating Hillmoor as a conservancy like Kishwauketo in Williams Bay.

Speaker #10: Pete Peterson, 1601 Evergreen Lane, addressed the Plan Commission as appointed representatives, to listen to the community when making decisions, suggested adjourning the meeting.

Speaker #11: Maureen Marks, 834 Dodge Street, shared her opposition to any changes and asked for this meeting to be adjourned.

Commissioner Catlin arrived at 5:45 pm.

Speaker #12: Charlene Klein, 817 Wisconsin Street, shared her concerns regarding the development of the Hillmoor property, improper procedure, and statistics of the growth in Lake Geneva and also asked the Plan Commission not to vote.

Speaker #13: Ted Harig, owner of 821 Geneva Street, shared his concerns for additional resources needed to service additional development on the Hillmoor property, urged the Plan Commission to walk cautiously in decision-making and asked for adjournment of this meeting due to improper notice.

Speaker #14: Karen Yancey, Geneva Lake Conservancy, shared her concerns regarding this meeting and the short notice which didn't allow the Conservancy time to study these comments or prepare a statement.

Speaker #15: Mary Jo Fesenmaier, 1085 S Lake Shore Drive, shared her concerns about how decisions are made in the city and asked for the meeting to be adjourned.

Speaker #16: Sarah Hill, 1024 George Street, shared her thoughts in favor of responsible development for the Hillmoor property and believes it is time to make a decision.

Speaker #17: Scott Woodley, 302 Country Club Drive, shared his thoughts on the Hillmoor property and asked the city to pause and consider the best use for this property.

Speaker #18: Sherri Ames, 603 Center Street, shared her thoughts in favor of leaving the property as is and asked for the meeting to be adjourned.

Speaker #19: Robert Valkanet, 1208 Madison Street, shared his opposition to allow development of the Hillmoor property.

Speaker #20: Mark Immer, 821 Madison Street, shared his thoughts in favor of preserving the Hillmoor property.

Speaker #21: Grace Hanny, 311 Oakwood Lane, thanked the Plan Commission and City Council, spoke about the history of Lake Geneva and asked city officials to listen to the citizens as decisions are made for the future.

Speaker #22: Dick Malmin, N1991 S Lake Shore Drive, shared his thoughts on the lawsuit and his opposition to contract zoning.

Speaker #23: Marcie Hollmann, 1566 Orchard Lane, shared her experience of a summer vision workshop and asked the mayor and Plan Commission to listen to the people.

Speaker #24: Terry O'Neill, 954 George Street, reflected on his experience with a past lawsuit as an alderman and asked the Plan Commission not to vote for any changes.

#### **Acknowledgement of Correspondence.**

Correspondence was received opposing a map change, land use change, rezoning or unreasonable development to the Hillmoor property from:

Thomas J. Anthony, 482 Country Club Drive

Patrick Myers

Penni and Dave Jones, 1321 Dodge Street

Lou Kagan

Sonette Tippens, N1524 Wildwood Road

Georgianna & Jay Kleiman, 1551 Lake Shore Drive

Grace Hanny, 311 Oakwood Lane

Jeff Bauer, 402 Country Club Drive

Correspondence was received from Hal Cook, opposing high density housing and commercial property development. Charlene Klein shared her dismay at the timing of this special meeting.

All correspondence has been distributed to the Plan Commission and the City Council.

**Adjournment.** Hartz/Skates motion to adjourn at 6:15 p.m. Motion carried unanimously.

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/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: December 16, 2019

Agenda Item #6a

Applicant:

Dennis Dahl  
322 N. Cincinnati St.  
Spring Green, WI 53588

Request:

253 Center St. Unit 203  
Downtown Design Review for Exterior  
Signage  
Tax Key No. ZOP00283

Description:

The applicant is submitting an application for Downtown Design Review on the request to install a blade sign located at 253 Center St Unit 203, Tax Key No. ZOP00283 located in the Central Business (CB) zoning district.

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.

Staff Recommendations:

Staff recommends *approval* of the Alteration and installation request as submitted.



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

Permit Number \_\_\_\_\_  
 City use only

Downtown Design Application  
**ZONING PERMIT APPLICATION**

**Property located at:**

Address: 253 CENTER ST #203  
 Tenant Space 203

Tax ID / Parcel Number(s): 456-1030385619-04

Owner PARCOR LLC  
 Address: 604 N MILWAUKEE Ave.  
PROSPECT HEIGHTS, IL  
 Phone: 847-520-4400 60070  
 Email: TRUD@pabcormanagement.com

Applicant DENNIS DAHL  
 Address: 222 N CINCINNATI ST.  
SPRING GREEN, WI 53588  
 Phone: 608-460-4567  
 Email: opalstga@theopalman.com

TO THE ZONING ADMINISTRATOR: The undersigned hereby applies for a permit to do work herein described and located as shown on this application. The undersigned agrees that all work done will be in accordance with the zoning ordinance and all other ordinances of the **City of Lake Geneva** and with all laws of the State of Wisconsin, applicable to said premises. I expressly grant the zoning administrator, or the zoning administrator's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

Signed Dennis Dahl Agent/ Owner

Work consists of: (check)

- |  |  |                                       |  |  |
|--|--|---------------------------------------|--|--|
| <input type="checkbox"/> New Building        | <input type="checkbox"/> Addition      | <input type="checkbox"/> Alteration   | <input type="checkbox"/> Deck            | <input type="checkbox"/> Driveway        |
| <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Fence        | <input checked="" type="checkbox"/> Sign | <input type="checkbox"/> Home Occupation |
| <input type="checkbox"/> Erosion Control     | <input type="checkbox"/> Temporary Use | <input type="checkbox"/> Tree Cutting | <input type="checkbox"/> Other _____     |  |

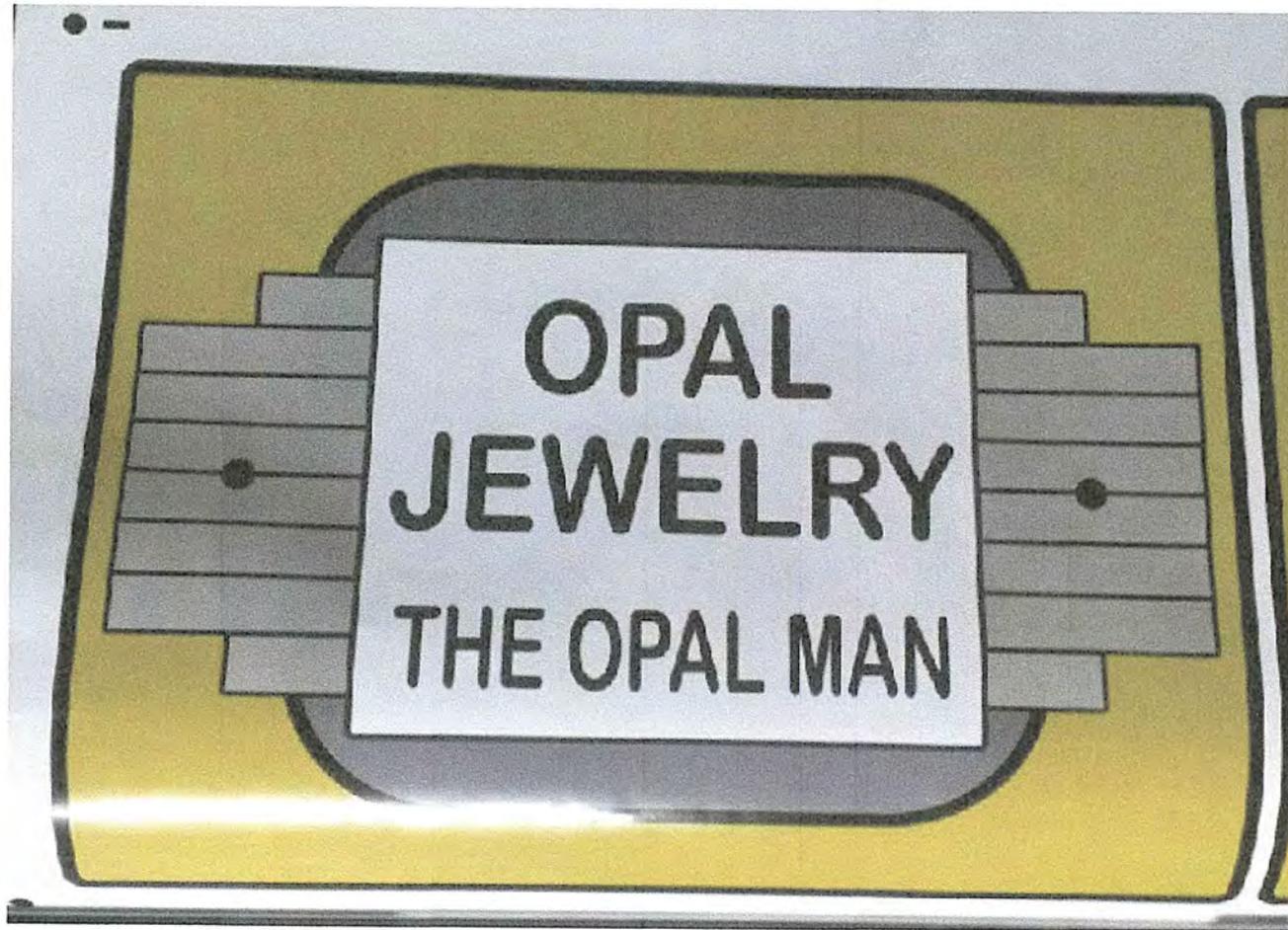
**Site Development Plan:** The site development plan shall be submitted as a part of the permit application and should contain the following information drawn to scale:

- Provide survey showing dimensions and area of the lot,
- Location of all existing and proposed structures with distances measured from the lot lines,
- Location of the ordinary high watermark or any abutting navigable waterways, boundaries of all wetlands, floodplains and floodways,
- Existing and proposed topographic and drainage features and vegetative cover,
- Location of existing or future access roads or driveways,
- Description of the type of structure; existing and proposed operation or use of the structure or site

Adding a blade sign to store front

Estimated Cost of Proposed Site Improvements \$ 725.00

Building Inspector Approval: \_\_\_\_\_ Date: \_\_\_\_\_ Fees: \_\_\_\_\_





Vegas Gold



Ornate Silver



Black Onyx



Simply White

**Dimensions:**

18" H x 24" W = 3sq. ft.

**Colors:**

1. Vegas Gold
2. Ornate Argent
3. Dark Onyx



LOCATION

USING SAME DESIGN  
AND BRACKET AS  
YOGEEZE'S TO  
BE CONSISTANT



LOCATION  
&  
7' CLEAR  
FROM BOTTOM  
OF SIGN  
TO THE  
GROUND

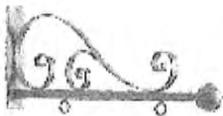
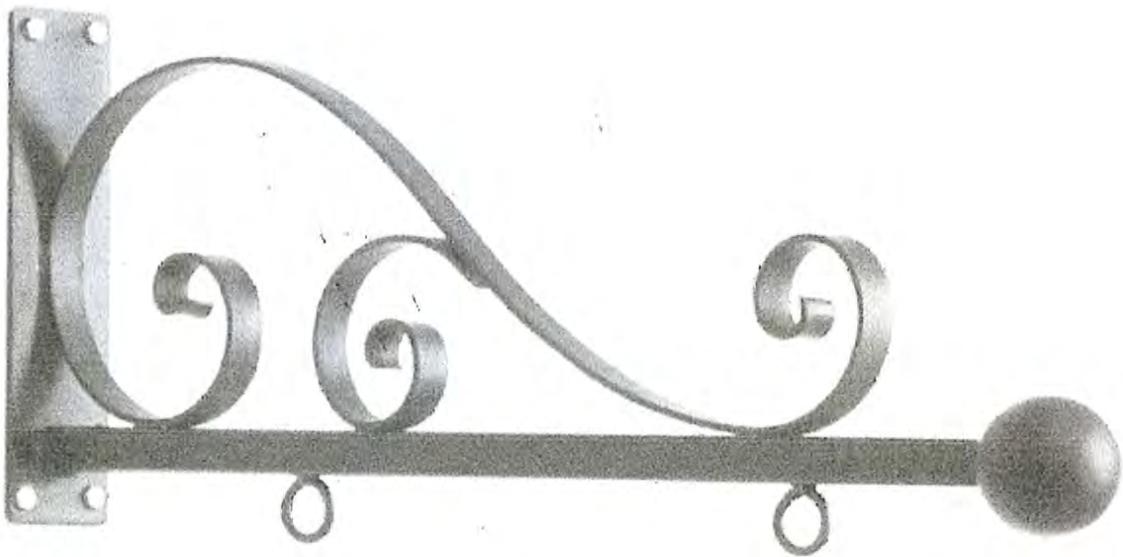
## State Line Sign

150 Elizabeth Lane Unit #A

Genoa City, WI 53128

262-745-0097

\* BRUCE



30" Torino Elite Hanging Blade Sign Bracket

SKU

370B-30-KSP

Ships In

1-2 Business Days

\* SIGN BRACKET STORE

STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: September 16, 2019

Agenda Item: 7

Applicant:

Martin Arenson  
23442 N. Wildwood Ln.  
Deerfield, IL 60015

Request: ETZ Town of Geneva

Extraterritorial Zoning Plat review CSM to Tax  
Key Nos. JA47870001 thru JA47870004

Description:

This request is to approve an Extraterritorial Zoning Plat review for the request to combine 4 parcels into a single tax parcel Tax Key No. JA478700001, JA478700002, JA478700003 & JA478700004 located in the Town of Geneva.

This request is to approve the proposed Certified Survey Map dated October 8, 2019 prepared Brian Carlson project no. 7192.15 for the property located at W3549 Longwood Dr.

The newly created parcel will be 8.64 acres.

Action by the Plan Commission:

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

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

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

Staff Recommendation on the proposed

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

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW



CERTIFIED SURVEY MAP or



SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

MARTIN ARENSON  
23442 N. WILDWOOD LANE  
DEERFIELD, IL. 60015

TELEPHONE NUMBER OF CURRENT OWNER: ( )

EMAIL ADDRESS: \_\_\_\_\_

PROJECT ADDRESS CSM 4787 TAX KEY NUMBER: JA 478700001

NAME AND ADDRESS OF APPLICANT: SAME AS ABOVE

JA 478700002  
JA 478700003  
JA 478700004

TELEPHONE NUMBER OF APPLICANT: ( )

EMAIL ADDRESS: \_\_\_\_\_

NAME AND ADDRESS OF SURVEYOR:

BRIAN M CARLSON  
7 RIDGWAY CT.  
ELKHORN, WI 53121

TELEPHONE NUMBER OF SURVEYOR: (262) 723-2098

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

CONSOLIDATE THE INDIVIDUAL LOTS OF  
CSM 4787 INTO 1 LOT

SUBMITTAL CHECKLIST

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

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

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

11/13/2019  
DATE

  
SIGNATURE OF APPLICANT

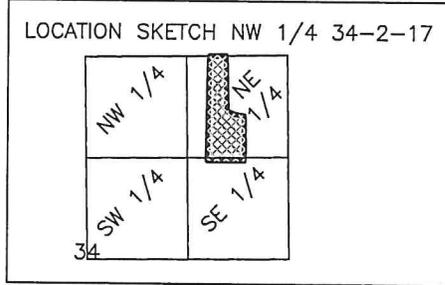
**FARRIS, HANSEN & ASSOC. INC.**

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

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

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

ZONING: R-1



A PARCEL CONSOLIDATION CERTIFIED SURVEY MAP, LOCATED IN PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN

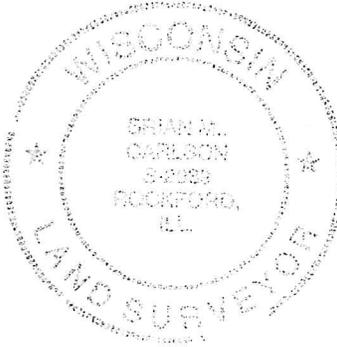
**SURVEY CERTIFICATE**

I HEREBY CERTIFY THAT AT THE DIRECTION OF MARTIN A. & JENNIFER ARENSON, OWNERS, AND IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 236.34 OF WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE, WALWORTH COUNTY, WISCONSIN, I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING DESCRIBED LANDS AND THAT THIS MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND OF THE DIVISION THEREOF TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF:

LOTS 1, 2, 3 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4787 RECORDED IN VOLUME 32 OF CERTIFIED SURVEYS ON PAGE 24 AS DOCUMENT NO. 968719 AND LOCATED IN PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN. CONTAINING 376,470 SQUARE FEET (8.64 ACRES) OF LAND, MORE OR LESS.

DATED:           OCTOBER 8          , 2019

  
 BRIAN M. CARLSON      PLS 2039



LINE	BEARING	DISTANCE
L1	S 88°38'12" W	61.30'
L2	N 46°21'51" W	45.25
L3	S 88°38'14" W	60.00'
L4	S 01°21'49" E	102.71'
L5	S 00°16'20" W	117.90'
L6	S 01°21'49" E	111.45'
L7	N 84°46'10" E	177.59'
L8	N 01°21'49" W	111.45'
L9	S 66°46'41" E	136.28'
L10	S 81°44'51" E	115.56'
L11	S 25°54'30" W	56.93'
L12	S 15°37'50" W	147.58'

AREAS SHOWN AS "PROTECTED AREA AROUND WETLAND" SHALL BE KEPT FREE OF IMPERVIOUS SURFACES. THE PROTECTED AREAS MUST BE MAINTAINED IN SELF-SUSTAINING VEGETATION, SUFFICIENT TO FILTER POLLUTANTS.

CURVE	RADIUS	CHORD BRG	CHORD	ARC	CENT. ANG.	TANGENT IN	TANGENT OUT
C1	1967.00'	S 00°32'45" E	56.15'	56.15'	01°38'08"		
C2	2033.00'	S 00°32'45" E	58.03'	58.03'	01°38'08"		
C3-1	2033.00'	S 03°20'59" E	139.68'	139.71'	03°56'14"		
C3-2	2033.00'	S 06°23'42" E	79.77'	79.77'	02°14'53"		
C4	60.00'	N 11°31'24" E	39.21'	39.95'	38°08'42"	S 07°32'57" E	S 30°35'45" W
C5-1	60.00'	S 19°11'50" E	91.65'	104.29'	99°35'10"		
C5-2	60.00'	N 31°37'13" E	117.95'	166.27'	158°46'30"		
C6	60.00'	S 27°36'30" E	41.36'	42.22'	40°19'15"	N 47°46'08" W	N 07°26'53" W
C7	1967.00'	S 04°24'21" E	208.78'	208.88'	06°05'04"		
C8	1967.00'	S 01°06'22" E	17.68'	17.68'	00°30'54"	N 01°21'49" W	N 00°50'55" W



A PARCEL CONSOLIDATION C.S.M., LOCATED IN PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

OWNER'S CERTIFICATE

AS OWNERS, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED. WE ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL.

WALWORTH COUNTY ZONING AGENCY  
TOWN OF GENEVA  
CITY OF LAKE GENEVA (EXTRATERRITORIAL ZONING)

\_\_\_\_\_  
MARTIN A. ARENSON DATED \_\_\_\_\_

\_\_\_\_\_  
JENNIFER ARENSON DATED \_\_\_\_\_

STATE OF WISCONSIN)  
SS  
COUNTY OF \_\_\_\_\_)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, THE ABOVE NAMED MARTIN A. AND JENNIFER ARENSON, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC, \_\_\_\_\_, WISCONSIN

WALWORTH COUNTY APPROVAL

APPROVED BY RESOLUTION OF THE WALWORTH COUNTY ZONING AGENCY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
TIM BRELLENTHIN, CHAIRPERSON

TOWN OF GENEVA APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 BY THE TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN.

\_\_\_\_\_  
DEBRA L. KIRCH, TOWN CLERK

\_\_\_\_\_  
JOSEPH F. KOPECKY TOWN BOARD CHAIRMAN

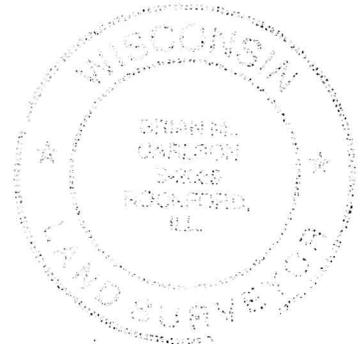
CITY OF LAKE GENEVA EXTRATERRITORIAL PLAT APPROVAL

RESOLVED THAT THIS CERTIFIED SURVEY MAP, LOCATED IN THE EXTRATERRITORIAL PLAT JURISDICTION FOR THE CITY OF LAKE GENEVA, IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
DEBRA KIRCH, CITY CLERK

\_\_\_\_\_  
ALAN KUPIK MAYOR

THIS INSTRUMENT DRAFTED  
BY BRIAN M. CARLSON  
PROJECT NO. 7192.15  
DATE: 10/08/2019  
SHEET 3 OF 3 SHEETS



STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: December 16, 2019

Agenda Item: 8

Applicant:

Nicholas Pinnt  
1155 LaSalle Ct  
Lake Geneva

Request:

901 Maxwell St  
Conditional Use Permit  
Indoor Commercial Entertainment  
(Fitness Gym) Tax Key No. ZCL200015

Description:

The applicant is submitting a proposal for a Conditional Use Permit (CUP) for an Indoor Commercial Entertainment land use at the property located at 901 Maxwell St. that will utilize a portion of the existing commercial building located in the Planned Development (PD) zoning district.

The applicant is proposing utilizing approximately 4,000 square feet of the existing building for a 24 hour fitness facility.

Project Details from CUP Submittal

The proposed project submittal meets or exceeds all requirements of the Zoning Ordinance.

Action by the Plan Commission:

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

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

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

Staff Review Comments:

The proposed conditional use includes modest increases in the setbacks provided on all four sides of the proposed home.

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:
- a. 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.
  - b. 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.
  - c. 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.
  - d. 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.
  - e. 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.
  - f. 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:
- a. 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.
  - b. 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.
  - c. 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.

- d. 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.
- e. 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.
- f. The potential public benefits of the proposed conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the proposed Conditional Use Permit:

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

**APPLICATION FOR CONDITIONAL USE**

City of Lake Geneva

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

PARCEL NUMBER - ZCLZ 00015  
901 MAXWELL ST. LAKE GENEVA WI 53147

Name and Address of Current Owner:

LAKE GENEVA SELF STORAGE, LLC 11518 N FORT WASHINGTON RD MEQUON  
WI 53092-3464 262-333-8369 LAKEGENEVASELFSTORAGE@GMAIL.COM

Telephone No. with area code & Email of Current Owner: KURT HINTZ 262-248-2400

MACSMOVINGANDSTORAGE@GMAIL.COM JOE DEVORKIN 414-803-3112  
JOE@DEVOFFICES.COM

Name and Address of Applicant:

NICHOLAS PINNT 1155 LA SALLE CT, LAKE GENEVA WI 53147

Telephone No. with area code & Email of Applicant: ~~262-248-2400~~ 224-938-0116

PROJECTVETERANMUSCLE@GMAIL.COM

Proposed Conditional Use: SET-UP AND OPERATION OF PUBLIC  
GYM/FITNESS FACILITY.

Zoning District in which land is located: PLANNED DEVELOPMENT

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

NO BUILDOUT

Short statement describing activities to take place on site:

MOVE IN OF EQUIPMENT, PAINT INTERIOR, INSTALL OF  
24 HR GYM ENTRY EQUIPMENT. DAY TO DAY OPERATION  
OF A PUBLIC FITNESS FACILITY WITH A PRIMARY FOCUS  
ON HELPING VETERANS WITH PTSD OR DISABLED.

Conditional Use Fee payable upon filing application: \$400.00 [\$100.00 for Application Under Sec. 98-407(3)]

10/28/19  
Date

  
Signature of Applicant

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

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

**I. RECORDATION OF ADMINISTRATIVE PROCEDURES**

\_\_\_ Pre-submittal staff meeting scheduled:

Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_

Follow-up pre-submittal staff meetings scheduled for:

\_\_\_ Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_ Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_ Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_ Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_ Application form filed with Zoning Administrator: Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_ Application fee of \$ \_\_\_ received by Zoning Administrator: Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_ Reimbursement of professional consultant costs agreement executed: Date: \_\_\_\_\_ by: \_\_\_\_\_

**II. APPLICATION SUBMITTAL PACKET REQUIREMENTS**

Prior to submitting the 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:
  - \_\_\_\_\_ 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 NEW BUSINESS WILL KEEP IN HARMONY WITH THE CURRENT DISTRICT THE BUILDING IS LOCATED. OPERATION AND EXTERIOR WILL NOT DISRUPT SURROUNDING COMMUNITY.

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 NEW BUSINESS WILL KEEP IN HARMONY WITH THE CURRENT DISTRICT THE BUILDING IS LOCATED. OPERATION AND EXTERIOR WILL NOT DISRUPT SURROUNDING COMMUNITY

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?

OUR PROPOSED CONDITIONAL USE PERMIT WILL NOT RESULT IN ANY ADVERSE IMPACT TO NEARBY PROPERTY. MAJORITY OF MEMBERS WILL BE US MILITARY VETERANS AND WILL SHOW THE UTMOST RESPECT TO PROPERTY AND PERSONS.

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?

THE PROPOSED CONDITIONAL USE WILL NOT DISRUPT THE LAND OR ITS SURROUNDINGS. WE WILL MAINTAIN THE PROPERTY WE ARE RESPONSIBLE FOR AND MAKE IMPROVEMENTS AS THE CITY OF LAKE GENEVA SEES FIT.

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?

WE WILL BE MOVING INTO A VACANT PORTION OF THE PROPERTY AND USING PARKING AREAS NO LONGER USED FOR ~~OUR~~ THE PREVIOUS BUSINESS. OPERATION OF THE BUSINESS WILL NOT EFFECT OR BURDEN ANY PUBLIC AGENCIES IN THE AREA.

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?

OUR PROPOSED CONDITIONAL USE PUBLIC BENEFITS FAR OUTWEIGH THE POTENTIAL ADVERSE IMPACTS. IT OCCUPIES A VACANT SECTION OF A BUILDING AND PARKING LOT ALONG WITH PROVIDING OUR VETERANS A ~~CONVENIENT~~ OUTLET FOR PTSD AND DISABILITIES

#### 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: \_\_\_\_\_

## Development Review Committee (DRC) Application

Complete as much detailed information as possible to allow for a comprehensive departmental review prior to a Development Review Committee meeting. This application must be returned to the Building Inspector, with all conceptual plans, designs and other information prior to the scheduling a DRC meeting.

### Applicant Information

Property Address 901 MAXWELL ST, LAKE GENEVA WI 53147

Applicant name NICHOLAS R PINNT

Applicant email PROJECTVETERANMUSCLE@GMAIL.COM Phone Number 224-938-0116

Architect/Contractor/Designer Name N/A

Architect/Contractor/Designer Email N/A Phone Number N/A

Type of Construction: New N/A Addition N/A Remodel N/A NO CONSTRUCTION

Type of Development: Single-family \_\_\_\_\_ Multi-family \_\_\_\_\_ Commercial ✓ Industrial \_\_\_\_\_

Type of Business FITNESS/GYM FACILITY

### Engineering

Site Plans should include the following: Project title and owner's/developer's name and address noted, architect's and/or engineer's name and address noted, property boundaries and dimensions, abutting property zoning classifications, general description of building materials, façade and roof detail, setback lines indicated, easements for access, if any, 100-year floodplain identification, existing and proposed topography shown at a contour interval of one foot, indicating proposed grade and location of improvements, signage and outdoor lighting, number of parking spaces provided, type, size and location of all structures with all building dimensions shown, location of existing and general location of proposed sanitary sewers, storm sewers, water-mains, and any proposed stormwater management facilities, location, extent and type of proposed landscaping and landscaping plantings and buffers to adjacent property, including fencing or other screening, location of pedestrian sidewalks and walkways, graphic outline of any development staging that is planned, driveway locations and sizes, handicap accessibility, environmental concerns (odor, smoke, noise, graphic scale and north arrow.

- Storm water management provisions provided? YES / NO
  - As-built/certification notification
- Erosion control plan provided? YES / NO
- Wetlands, floodplains, environmental corridors, groundwater Identified. YES / NO
- Utility Plans Provided
  - Watermain
  - Sanitary Sewer
  - Storm Water
- Is a Land Division required? YES / NO
- Access points and dimensions shown? YES / NO
  - WISDOT Right-of-way?
  - County Right-of-way?
- Estimated Traffic impacts NONE
  - Traffic Study Required YES / NO
  - Traffic Control Plan Required YES / NO
  - Will construction affect street parking or intersections? YES / NO

- Paving Materials, Typical Sections? YES /  NO
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES /  NO
- Watermain extension required? YES /  NO
- Sanitary sewer extension required? YES /  NO
- SEWRPC Service Area Amendment needed? YES /  NO
- Is a Chapter 30 Permit (wetland/waterway) required? YES /  NO
- Proposed building/expansion dimensions N/A
- Will there be signage?  YES /  NO type (mounted, freestanding) MOUNTED ON BUILDING
- Exterior lighting plans? YES /  NO
- What kind of noise or level of noise will the business have? MINIMAL
- Detailed property Site Plan? YES /  NO Date of Plan: \_\_\_\_\_
- Green Space Calculations (Existing vs. Proposed) YES /  NO
- Are landscape plans provided? YES /  NO
- Is a Land Division required? YES /  NO

**Water/Sewer Utilities**

---

If an existing structure please circle the following:

- Will existing sewer & water connections be used?  YES /  NO
- Will your project require the installation of a grease interceptor? YES /  NO

If the development is Commercial or Industrial, please provide the following:

- Water service size requirement \_\_\_\_\_
- Estimated daily water usage in gallons per day \_\_\_\_\_
- Estimated maximum water flow in gallons per minute \_\_\_\_\_
- Number of bathrooms 2 \_\_\_\_\_
- Brief description of process (if Industrial) \_\_\_\_\_

If the development is a multi-family dwelling, please provide the following:

- Number of units \_\_\_\_\_
- Number of bedrooms in each unit \_\_\_\_\_
- Water service size requirement \_\_\_\_\_

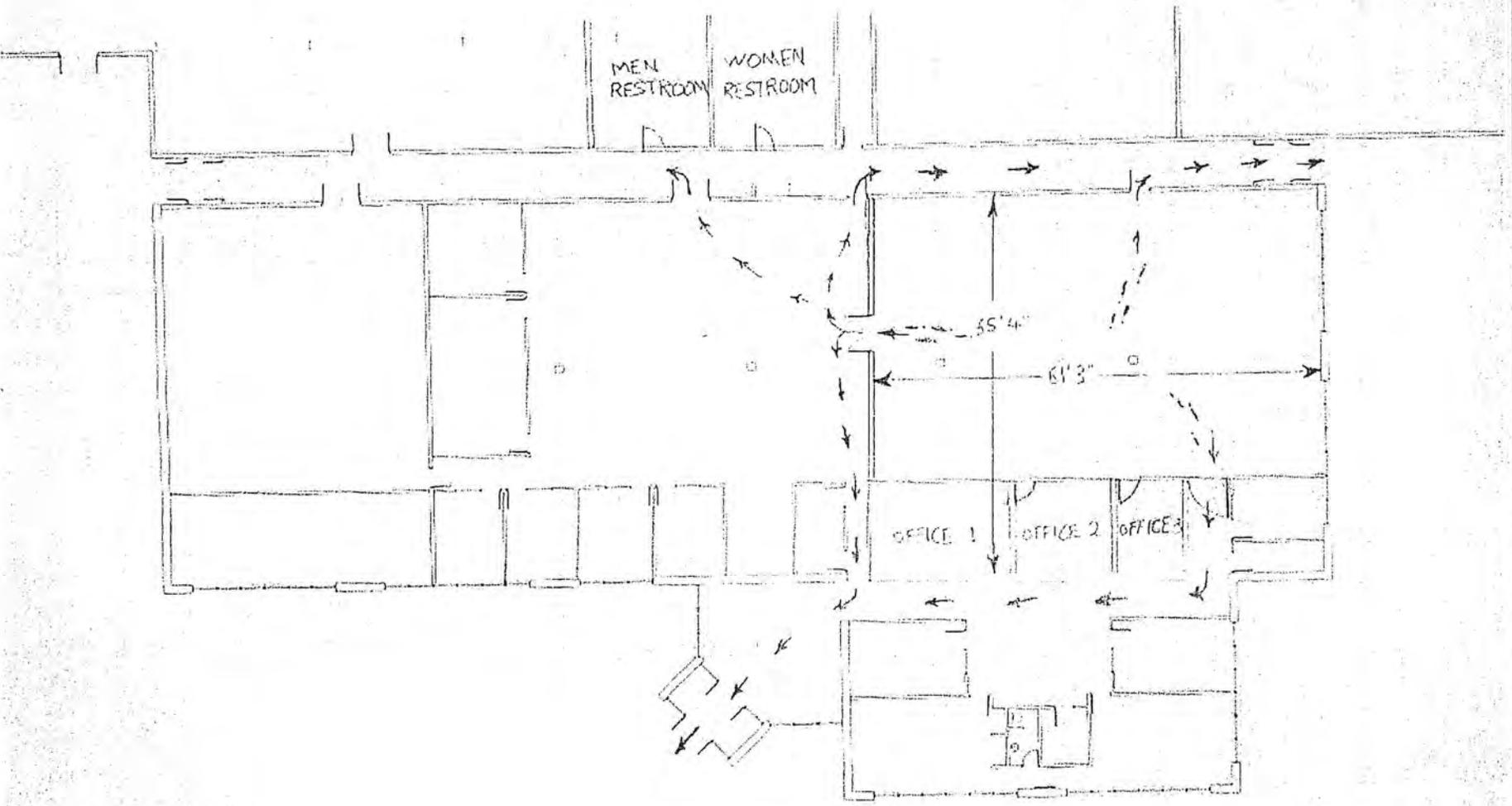




EXISTING CONDITIONS FOR,  
**901 MAXWELL ST.**  
LAKE GENEVA, WISCONSIN

DATE	_____
ARCH	_____
D. BY	_____
JOB	_____
REV	_____

**A**  
1.0



**FLOOR PLAN**  
SCALE 1/8" = 1'-0" 

STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: December 16, 2019

Agenda Item: 9

Applicant:

Samantha Strenger  
615 Center St.  
Lake Geneva

Request:

715 Williams St  
Conditional Use Permit  
Commercial Indoor Lodging  
Tax Key No. ZF00042

Description:

The applicant is submitting a proposal for a Conditional Use Permit (CUP) for a Commercial Indoor Lodging land use at the property located at 715 Williams St. identified as Quick Trip Get Away located in the General Business (GB).

Project Details from CUP Submittal

The proposed project submittal meets or exceeds all requirements of the Zoning Ordinance.

Action by the Plan Commission:

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

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

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

Staff Review Comments:

The proposed conditional use includes modest increases in the setbacks provided on all four sides of the proposed home.

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:
  - a. 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.

- b. 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.
  - c. 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.
  - d. 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.
  - e. 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.
  - f. 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:
- a. 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.
  - b. 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.
  - c. 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.

- d. 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.
- e. 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.
- f. The potential public benefits of the proposed conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the proposed Conditional Use Permit:

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

## Quick Trip Get Away

715 Williams Street, Lake Geneva WI

Dear planning commission members,

I am applying for a conditional use permit for commercial indoor lodging at 715 Williams Street ZF 00042. Attached please find all applicable information about this property including zoning, parking, and floorplans of the home.

As I've demonstrated with other commercial properties in Lake Geneva, my plan is to improve the overall aesthetic of the building and provide a nice fit with the neighborhood.

I am experienced with short term lodging in Lake Geneva and will operate this property with the utmost attention and care. I understand my duty to pay both state and city taxes. I reside just blocks away and will always be available during guest's stays.

Thank you,

Samantha Strenger

Current Exterior  
Interior



APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

715 Williams Street ZFO0042

Name and Address of Current Owner:

Samantha Strenger  
615 Center Street

Telephone No. with area code & Email of Current Owner: (262) 994-8554

Brquest721@gmail.com

Name and Address of Applicant:

Samantha Strenger  
615 Center Street

Telephone No. with area code & Email of Applicant: (262) 994-8554

Proposed Conditional Use: Commercial Indoor Lodging

Zoning District in which land is located: General Business

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

Short statement describing activities to take place on site:

Two bedroom bungalow - commercial indoor lodging

Conditional Use Fee payable upon filing application: \$400.00 [\$100.00 for Application Under Sec. 98-407(3)]

11/6/19  
Date

Samantha Strenger  
Signature of Applicant

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

**III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE**

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

Promote tourism by providing additional downtown lodging. Stimulate Lake Geneva economy + generate income for local businesses.
2. How is the proposed conditional use, in its specific location, in harmony with the purposed, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?
 

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

No adverse impact on nearby Commercial property.
4. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
 

No adverse affect on land use. No major changes to the property.

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

There will not be any burden on facilities, improvements, utilities or services.

6. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 98-905(4)(b)1.-5.), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?

yes, this will support tourism, provide lodging + parking for those visiting our beautiful city.

#### 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: \_\_\_\_\_

# Quick Trip Get Away

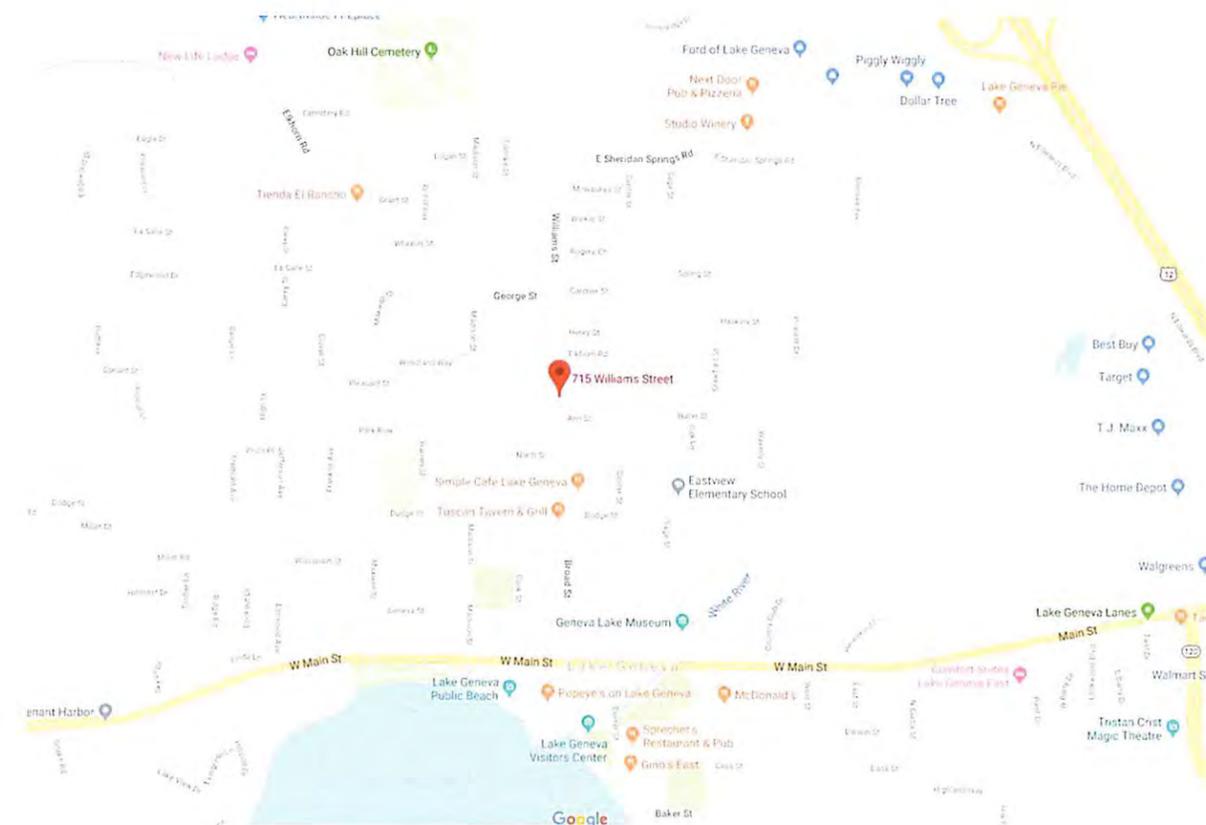
715 Williams Street

Lake Geneva, Wisconsin 53147

## Sheet Index

- T1 Title Sheet
- G1 Information Sheet
- S1 Site Location Plan
- S2 Site Plan
- S3 Site Parking Plan
- A1 Floor Plan

## Location Map



**T1**

11-7-2019

## Zoning

### Classification:

General Business (GB) District is intended to permit both large and small scale commercial development at intensities which provide significant incentives for infill development and the continued economic viability of existing development.

### Adjacent Properties Zoning:

General Business (GB) District

### Permitted Use:

Permitted as Conditional Use

### Structures:

House (1-Story w/ Basement)

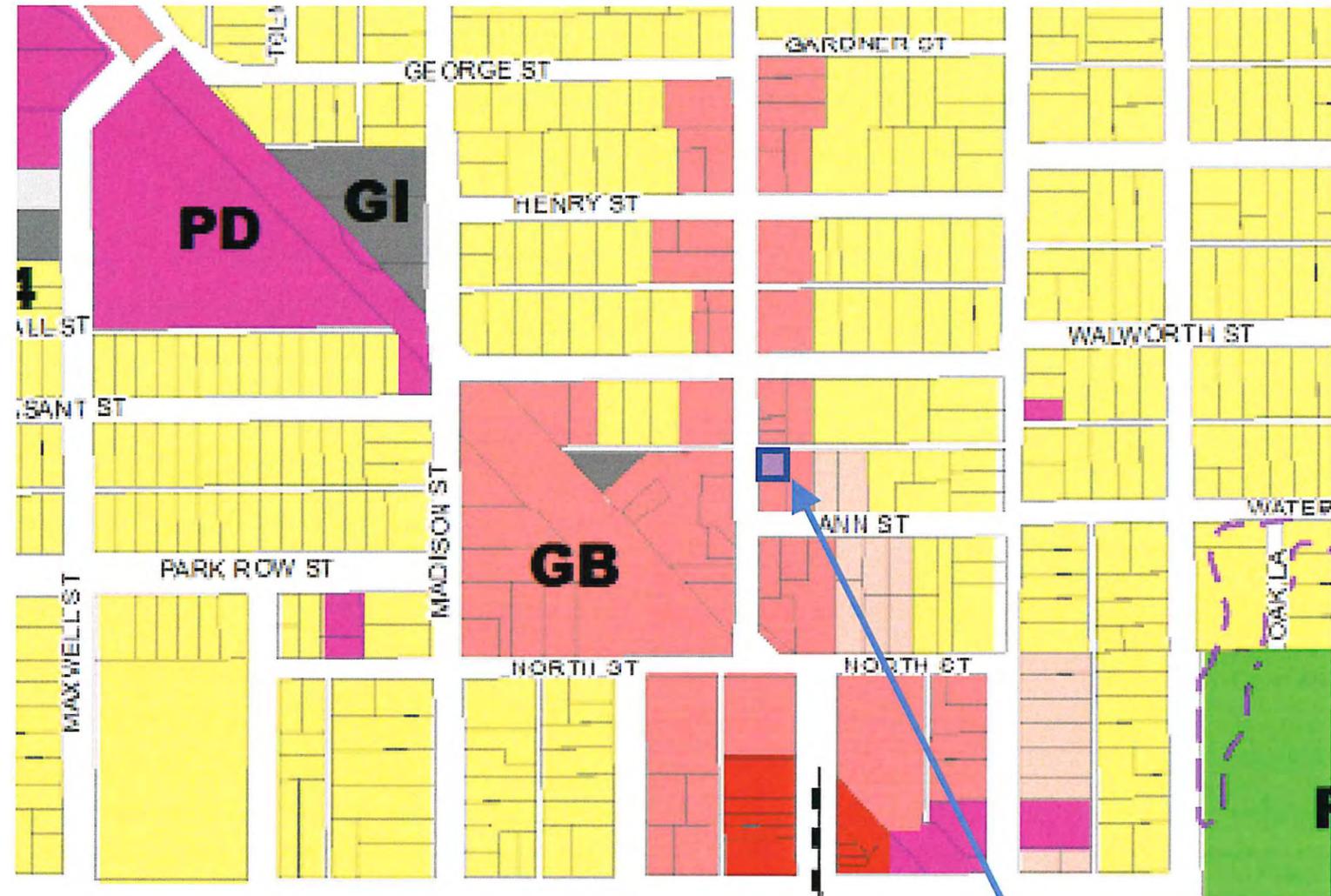
Detached one-car garage

### Parking:

2 - Parking spaces

1 - In garage

Total: 3



Zoning Map and Location

Property Location:  
715 Williams Street

# G1

11-7-2019



# S1 - Site Location Map

**WALWORTH COUNTY, WISCONSIN**

0 90 180 360 540 720 900 Feet

1 inch = 375 feet

Grid North  
Geographic North

**Author:**  
Map Produced on: 11/5/2019

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

**Walworth County Information Technology Department  
Land Information Division**  
1800 County Trunk NN  
Elkhorn, Wisconsin 53121-1001

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



**S2 - Site Plan**

**WALWORTH COUNTY, WISCONSIN**

0 10 20 40 60 80 100 Feet  
1 inch = 42 feet

Author:  
Map Produced on: 11/5/2019  
Wisconsin State Plane Coordinate System, South Zone  
Horizontal Datum: NAD27  
Walworth County Information Technology Department  
Land Information Division  
1800 County Trunk NN  
Ekhor, Wisconsin 53121-1001

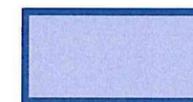
DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY, EXPRESS OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, RELIABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN WILL NOT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



Parking Plan

1" = 20' +/-

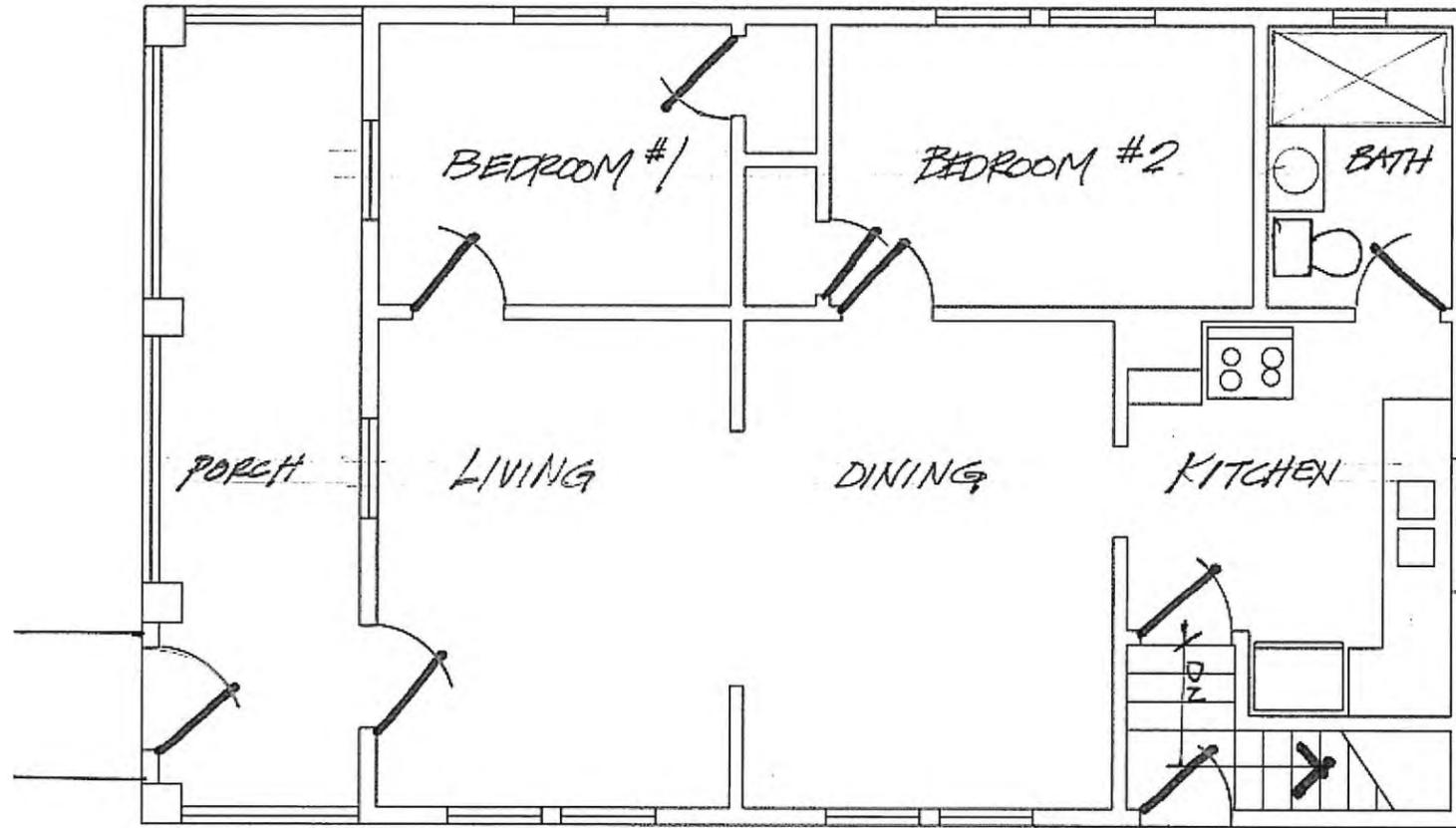
North ↑



Parking Space (Typical)

**S3**

11-7-2019



First Floor Plan

North ↑

3/16" = 1' - 0"

**A1**

11-7-2019

STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: December 16, 2019

Agenda Item: 10

Applicant:

Robert & Judy Jurewicz  
1201 Townline Rd.  
Lake Geneva

Request:

Amend Existing Conditional Use Permit  
Indoor Maintenance Service  
Tax Key No. ZA197400001

Description:

The applicant is submitting a proposal for a request to amend the existing Conditional Use Permit (CUP) for Indoor Maintenance Services land use at the property located at 1201 Townline Rd. in the Rural Holding (RH) zoning classification.

The current site plan depicts the proposed operations and storage of exterior materials. The property owners have been working with staff to remove several items from the street side of the property in addition the applicants will be minimizing the machinery and items located in the rear of the property that is fenced in, starting in the spring of 2020.

Project Details from CUP Submittal

The proposed project submittal meets or exceeds all requirements of the Zoning Ordinance.

Action by the Plan Commission:

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

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

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

Staff Review Comments:

The proposed conditional use includes modest increases in the setbacks provided on all four sides of the proposed home.

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:
- a. 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.
  - b. 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.
  - c. 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.
  - d. 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.
  - e. 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.
  - f. 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:
- a. 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.
  - b. 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.
  - c. 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.

- d. 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.
- e. 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.
- f. The potential public benefits of the proposed conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the proposed Conditional Use Permit:

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

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

1201 Townline Rd ZA197400001

Name and Address of Current Owner:

Robert and Judy Jurewicz  
1201 Townline Rd Lake Geneva WI 53147

Telephone No. with area code & Email of Current Owner: 262-903-1353

Name and Address of Applicant:

Robert and Judy Jurewicz  
1201 Townline Rd Lake Geneva WI 53147

Telephone No. with area code & Email of Applicant: \_\_\_\_\_

Proposed Conditional Use: Outdoors Maintenance Service

Zoning District in which land is located: RH

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

N/A

Short statement describing activities to take place on site:

Amend Conditional use to Allow for  
Outdoors Maintenance Service

Conditional Use Fee payable upon filing application: \$400.00 [\$100.00 for Application Under Sec. 98-407(3)]

10-31-19  
Date

Robert Jurewicz  
Signature of Applicant



11/17/2019

Paragraph for Zoning.html

The activities that will be taking place on the site are the service and repair of outdoor power equipment, small farm equipment, and landscaping equipment. The items being serviced and repaired would include such items as: riding lawnmowers, push lawnmowers, string trimmers, leaf blowers and vacuums, mulchers, chain saws, log splitters, lawn mower blades, chain saw chains, power washers, generators, air compressors, brush clippers, snow blowers, gator atvs, golf carts, and trailers.

STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: December 16, 2019

Agenda Item: 11

Applicant:

Michael Hanley & John Engerman  
302 Townline Rd.  
Lake Geneva

Request:

Conditional Use Permit  
Personal Storage Facility  
Tax Key No. ZYUP00144

Description:

The applicant is submitting a proposal for a request of a Conditional Use Permit (CUP) that would allow for the granting of a Personal Storage Facility land use at the property located at 302 Townline Rd. in the Planned Industrial (PI) zoning classification.

Project Details from CUP Submittal

The proposed project submittal meets or exceeds all requirements of the Zoning Ordinance.

Action by the Plan Commission:

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

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

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

Staff Review Comments:

The proposed conditional use includes modest increases in the setbacks provided on all four sides of the proposed home.

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:
  - a. 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.

- b. 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.
  - c. 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.
  - d. 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.
  - e. 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.
  - f. 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:
- a. 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.
  - b. 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.
  - c. 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.

- d. 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.
- e. 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.
- f. The potential public benefits of the proposed conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the proposed Conditional Use Permit:

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

October 10, 2019

Explanation for Conditional Use Application  
Submitted 10/11/19

To be scheduled for 11/18/19 Plan Commission agenda Review of a proposed development at 302  
project name: Storage Docs by Clear Sky LLC  
302 Townline Rd Lake Geneva, Wisconsin 53147.  
Property Owner: Clear Sky LLC  
Developers: Michael Hanley & John Engerman (Engerman Contracting)

Overall plan:

Develop a 'mini warehouse' self storage facility. There would be as many as 230 units in different size configurations. Units would be rented either short or long term for a monthly fee. Some units would be mobile and could be rented for delivery to a customer's location.

These would be units within a conventional pre-fabricated self storage building. They would be constructed of steel. Each unit would feature a lockable door on one end.

The facility will feature a 20' wide asphalt driveway in the middle of the site. Each unit would open only on the driveway side. Units that are adjacent to the pedestrian path will have a lattice panel with live crawling vines making these units more visually appealing from the pedestrian path (see image below).

The facility will be gated at the entrance on Townline Road. A code will need to be used to gain access. There will be an office with public restroom available to customers.

There will be a large water retention area at the Townline Road entrance as depicted on the attached site plan.

There will be security lighting, but no electric or water/sewer to the units themselves.

The property is currently zoned Planned Industrial, self storage is a conditional use in that zoning. The property was granted a conditional use for this activity in 2008, but a zipline was built instead. The property is currently zoned PI (Planned Industrial).

We will incorporate an adequate turn around as per the fire department's concern as depicted on the site plan.

This facility would be welcome, we believe, due to the large number of new homes and apartments that are being built in the area. It is a great use for this long and narrow site.  
We look forward to your feedback. Thank you.



**APPLICATION FOR CONDITIONAL USE**

*City of Lake Geneva*

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

**302 Townline Road Lake Geneva Wisconsin 53147**

*2000144 2Y000144*

Name and Address of Current Owner:

**Clear Sky LLC**

Telephone No. with area code & Email of Current Owner: **262/475-9842**

**aerialad12@gmail.com**

Name and Address of Applicant:

**302 Townline Rd Lake Geneva Wisconsin 53147**

Telephone No. with area code & Email of Applicant: **262/475-9842**

**aerialad12@gmail.com**

Proposed Conditional Use: **Self Storage**

Zoning District in which land is located: **PI**

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

**Ryan Cardinal Cardinal Engineering 201 Broad St Lake Geneva Wisconsin 53147**

Short statement describing activities to take place on site:

**Short term and long term leasing of individual self storage units.**

Conditional Use Fee payable upon filing application: \$400.00 [\$100.00 for Application



**10/8/2019**

Date

Signature of Applicant

*Mike Hanley*

**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: \_\_\_\_\_

↓  
~~X~~

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

- ~~X~~ Showing all lands for which the conditional use is proposed;
- ~~X~~ Showing all other lands within 300 feet of the boundaries of the subject property;
- ~~X~~ 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);
- ~~X~~ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
- ~~X~~ Map and all its parts are clearly reproducible with a photocopier;
- ~~X~~ Map size of 11" by 17" and map scale not less than one inch equals 800 ft;
- ~~X~~ All lot dimensions of the subject property provided;
- ~~X~~ Graphic scale and north arrow provided.

~~X~~

(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:**
  - \_\_\_\_\_ 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?

**Self Storage is a conditional use in Planned Industrial Zoning**

---



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2. How is the proposed conditional use, in its specific location, in harmony with the proposed, 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?

**Self Storage is a conditional use in Planned Industrial Zoning**

---



---

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

**No**

---



---

4. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

**This is currently vacant land and a challenged piece of property due to its dimensions. Other than Self Storage, no other use seems teneable.**

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

**Yes**

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---

6. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 98-905(4)(b)1.-5.), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?

**Yes**

---

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**IV. FINAL APPLICATION PACKET INFORMATION**

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

\_\_\_\_ **Receipt of 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: \_\_\_\_\_

\_\_\_ 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: \_\_\_\_\_

↓  
X

(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;
- N/A The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;
- N/A 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 blue line 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: \_\_\_\_\_

## Development Review Committee (DRC) Application

Complete as much detailed information as possible to allow for a comprehensive departmental review prior to a Development Review Committee meeting. This application must be returned to the Building Inspector, with all conceptual plans, designs and other information prior to the scheduling a DRC meeting.

### Applicant Information

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Property Address 302 Townline Rd Lake Geneva Wisconsin 53147  
Applicant name Mike Hanley dba Clear Sky LLC  
Applicant email aerialad12@gmail.com Phone Number 262/475-9842

Architect/Contractor/Designer Name Engerman Contracting  
Architect/Contractor/Designer Email jengerman@engermancontracting.com Phone Number 262/248-9210

Type of Construction: New  Addition  Remodel   
Type of Development: Single-family  Multi-family  Commercial  Industrial   
Type of Business Self Storage

### Engineering

---

Site Plans should include the following: Project title and owner's/developer's name and address noted, architect's and/or engineer's name and address noted, property boundaries and dimensions, abutting property zoning classifications, general description of building materials, façade and roof detail, setback lines indicated, easements for access, if any, 100-year floodplain identification, existing and proposed topography shown at a contour interval of one foot, indicating proposed grade and location of improvements, signage and outdoor lighting, number of parking spaces provided, type, size and location of all structures with all building dimensions shown, location of existing and general location of proposed sanitary sewers, storm sewers, water-mains, and any proposed stormwater management facilities, location, extent and type of proposed landscaping and landscaping plantings and buffers to adjacent property, including fencing or other screening, location of pedestrian sidewalks and walkways, graphic outline of any development staging that is planned, driveway locations and sizes, handicap accessibility, environmental concerns (odor, smoke, noise, graphic scale and north arrow.

- Storm water management provisions provided? YES / NO
  - As-built/certification notification
- Erosion control plan provided? YES / NO
- Wetlands, floodplains, environmental corridors, groundwater Identified. YES / NO
- Utility Plans Provided
  - Watermain
  - Sanitary Sewer
  - Storm Water
- Is a Land Division required? YES / NO
- Access points and dimensions shown? YES / NO
  - WISDOT Right-of-way?
  - County Right-of-way?
- Estimated Traffic impacts \_\_\_\_\_
  - Traffic Study Required YES/~~NO~~
  - Traffic Control Plan Required YES/NO
  - Will construction affect street parking or intersections? YES / NO

- Paving Materials, Typical Sections? YES / NO **Asphalt Driveway**
- WDNR Notice of Intent required? (Land disturbance more than 1 acre)? YES / NO
- Watermain extension required? YES / NO
- Sanitary sewer extension required? YES / NO
- SEWRPC Service Area Amendment needed? YES / NO
- Is a Chapter 30 Permit (wetland/waterway) required? YES / NO
- Proposed building/expansion dimensions 8'x20' self contained storage units
- Will there be signage? YES / NO type (mounted, freestanding) Freestanding
- Exterior lighting plans? YES / NO
- What kind of noise or level of noise will the business have? None
- Detailed property Site Plan? YES / NO Date of Plan: 10/10/19
- Green Space Calculations (Existing vs. Proposed) YES / NO **Proposed**
- Are landscape plans provided? YES / NO
- Is a Land Division required? YES / NO

### Water/Sewer Utilities

If an existing structure please circle the following:

- Will existing sewer & water connections be used? YES / NO
- Will your project require the installation of a grease interceptor? YES / NO

If the development is Commercial or Industrial, please provide the following:

- Water service size requirement Existing
- Estimated daily water usage in gallons per day Minimal
- Estimated maximum water flow in gallons per minute \_\_\_\_\_
- Number of bathrooms 1
- Brief description of process (if Industrial) \_\_\_\_\_

If the development is a multi-family dwelling, please provide the following:

- Number of units \_\_\_\_\_
- Number of bedrooms in each unit \_\_\_\_\_
- Water service size requirement \_\_\_\_\_





# Walworth County, WI - OneView

Help

Resources

Employee Login

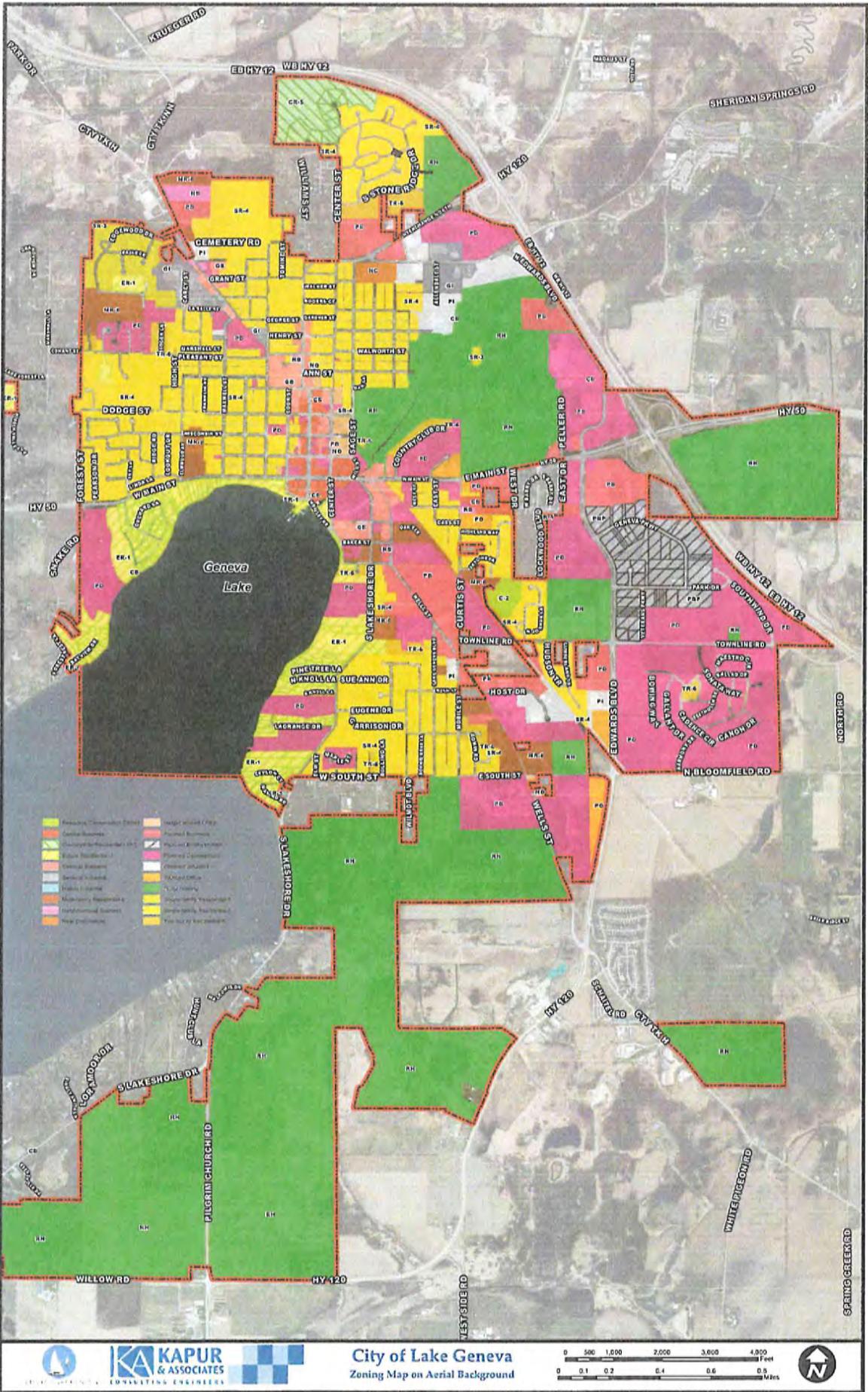
Search for a Parcel or Address



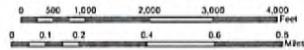
Expand for full view

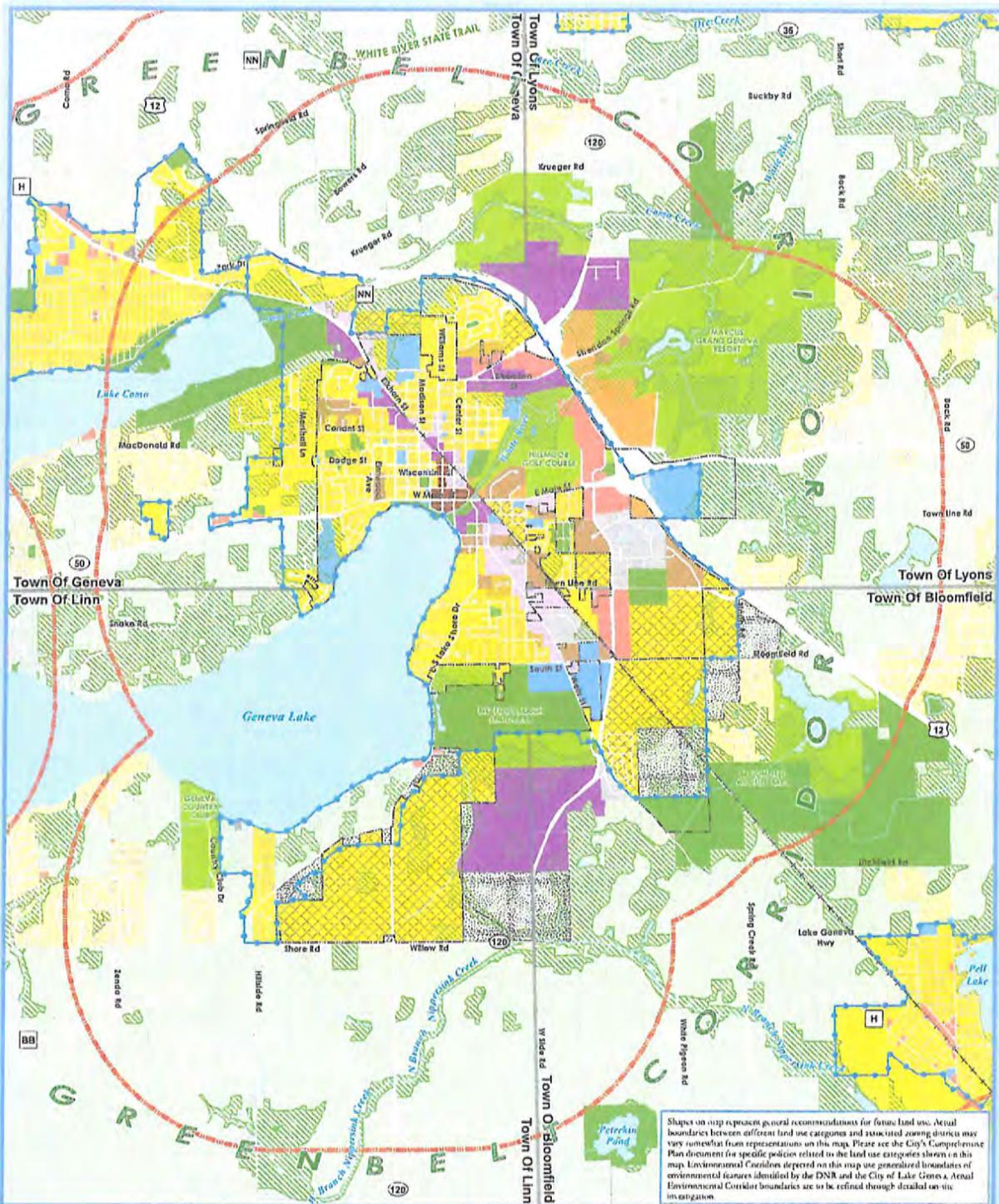
Tax Parcels

X ZYUP 00144



City of Lake Geneva  
Zoning Map on Aerial Background





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

**Land Use Categories**

- 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 (predominant 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

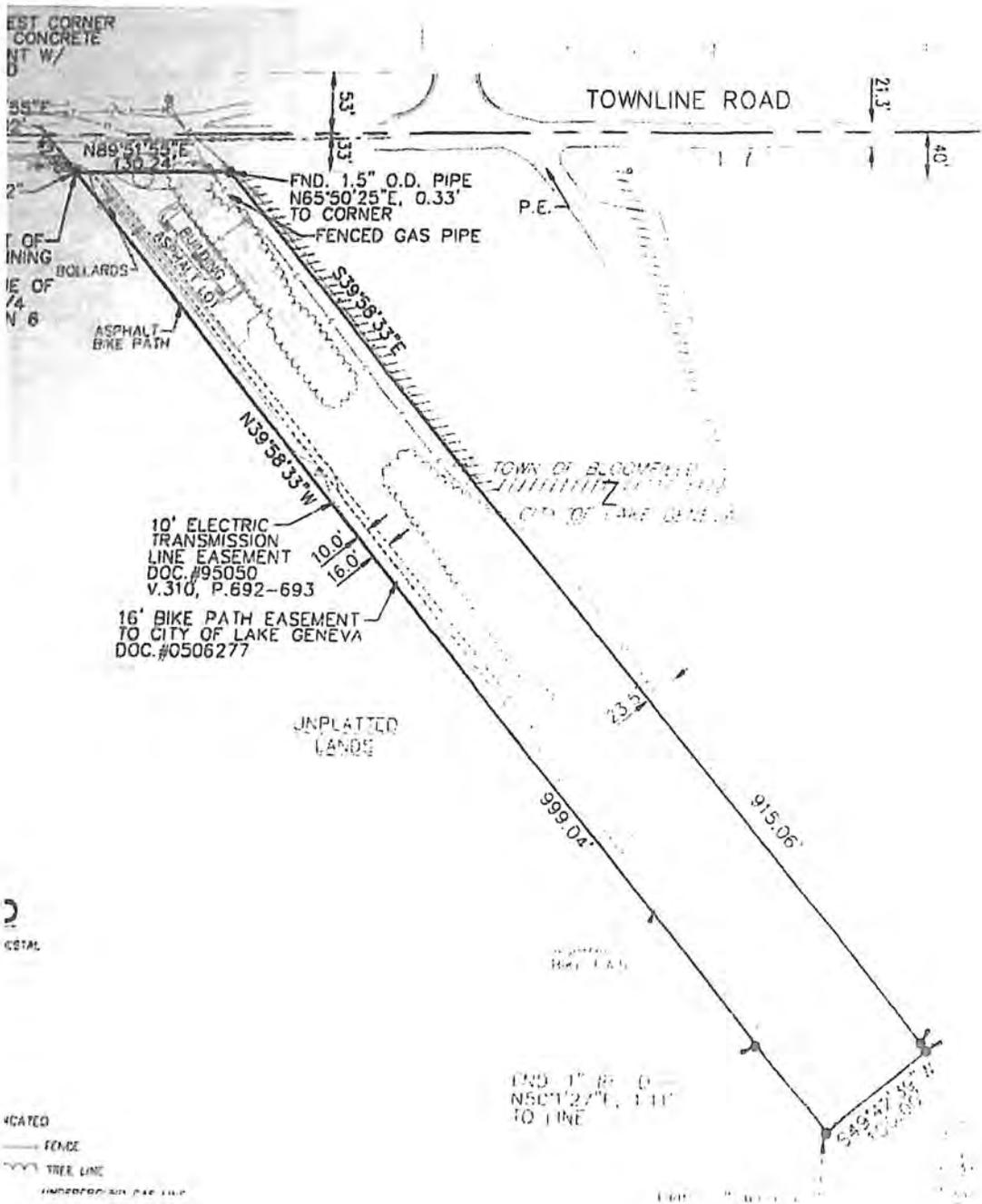
- Central Business District
- Planned Mixed Use
- \*Each "Planned Mixed Use Area" may include mix of:
  - 1. Planned Office
  - 2. Multi-Family Residential
  - 3. Institutional & Community Services
  - 4. Planned Business
- Planned Industrial
- General Industrial
- Institutional & Community Services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



Adopted: October 24, 2014

Source: SEWRPC, WIDNR, Walworth County L.I.O, V&A



Project Name: Storage Docs by Clear Sky LLC

ADJACENT PROPERTY OWNERS:

<u>Parcel #</u>	<u>Owner</u>	<u>Address.</u>
Ma68100001	Eleazar Aguilar Carpe Diem	W4047 Lincoln Dr LG 53147
Za68100001	Eleazar Aguilar Carpe Diem	W4047 Lincoln Dr LG 53147
Mb600005	Jessie Ivie	3196 Wildwood LG 53147
Mb600011a	Edward Cox III	479 Lakeshore Dr Fontana 53125
Za288600001	Michael Romenesko	PO Box 508 LG 53147
Za288600002	Michael Romenesko	PO Box 508 LG 53147
Zxrr00009	City of LG w/ easement to Windstream KDL LLC	
Za445600001	Ralph Morocco	980 Hudson Trail LG 53147
Ztt00014	Noel Karow c/o Foley Shannon Rusch SC 5605 Washington Ste 5 Racine 53406	
Ztt00012	Lawrence Jaros	968 Hudson Trail LG 53147
Ztt00010	Jessie Adams	968 Hudson Trail LG 53147
Ztt00009	Kyle Koenig	952 Hudson Trail LG 53147
Ztt00008	Robert Kagel	944 Hudson Trail LG 53147

Project Name: Storage Docs Self Storage by Clear Sky LLC

LANDSCAPE PERCENTAGES;

Zoning requirement = 25%

Total lot square footage = 80,000

Total landscape area needed = 20,000 square feet

BREAKDOWN;

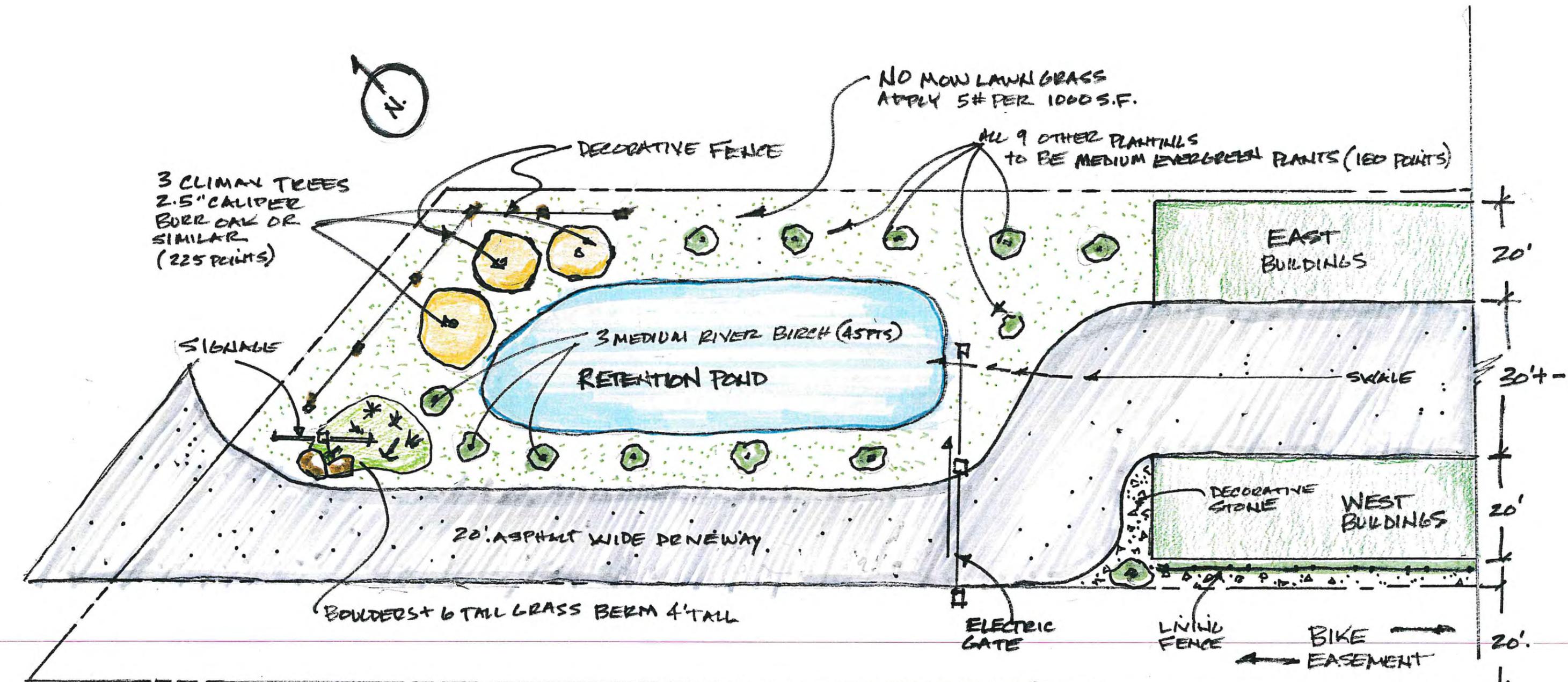
5' x 1000' side yard( east side) = 5,000 square feet

7.5' x 550' either side of driveway = 4,125 square feet

80' x 90' turnaround = 7,200 square feet

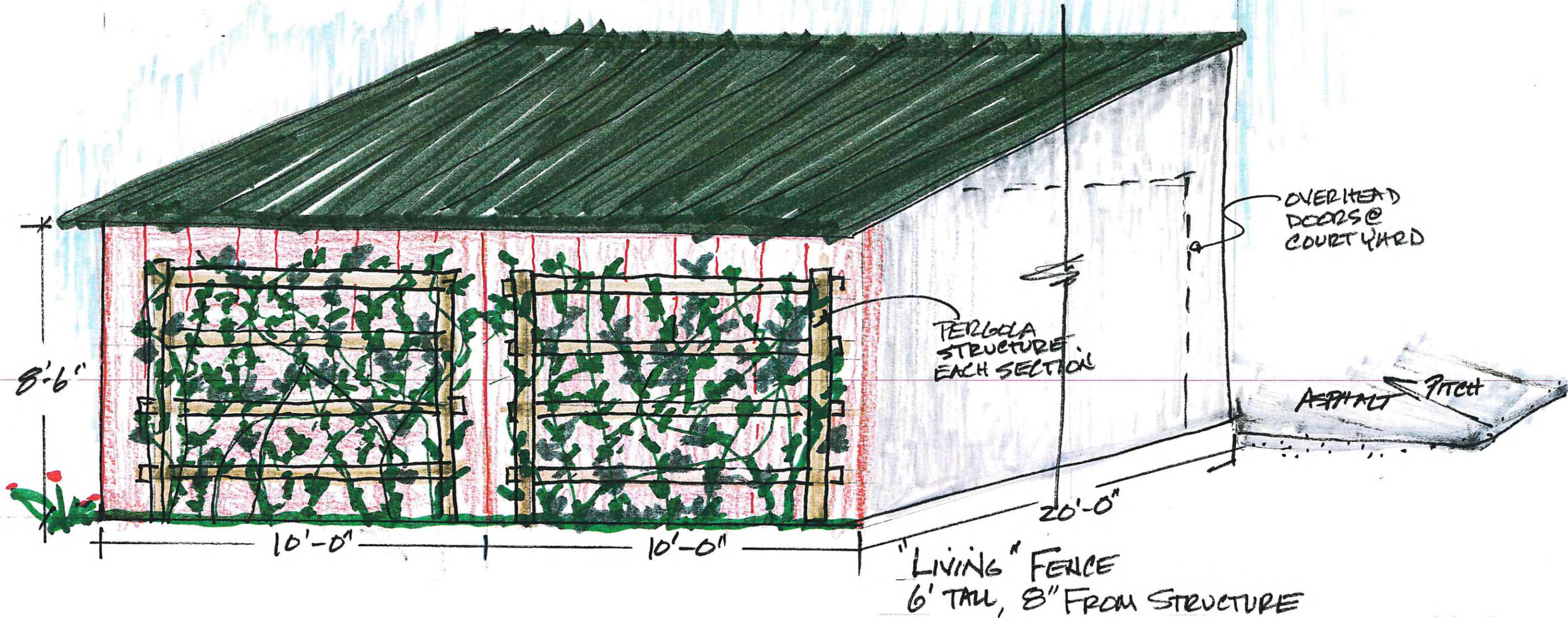
280' x 80' undeveloped area at South end of site = 22,400 square feet

Total = 38,725 square feet of landscape area



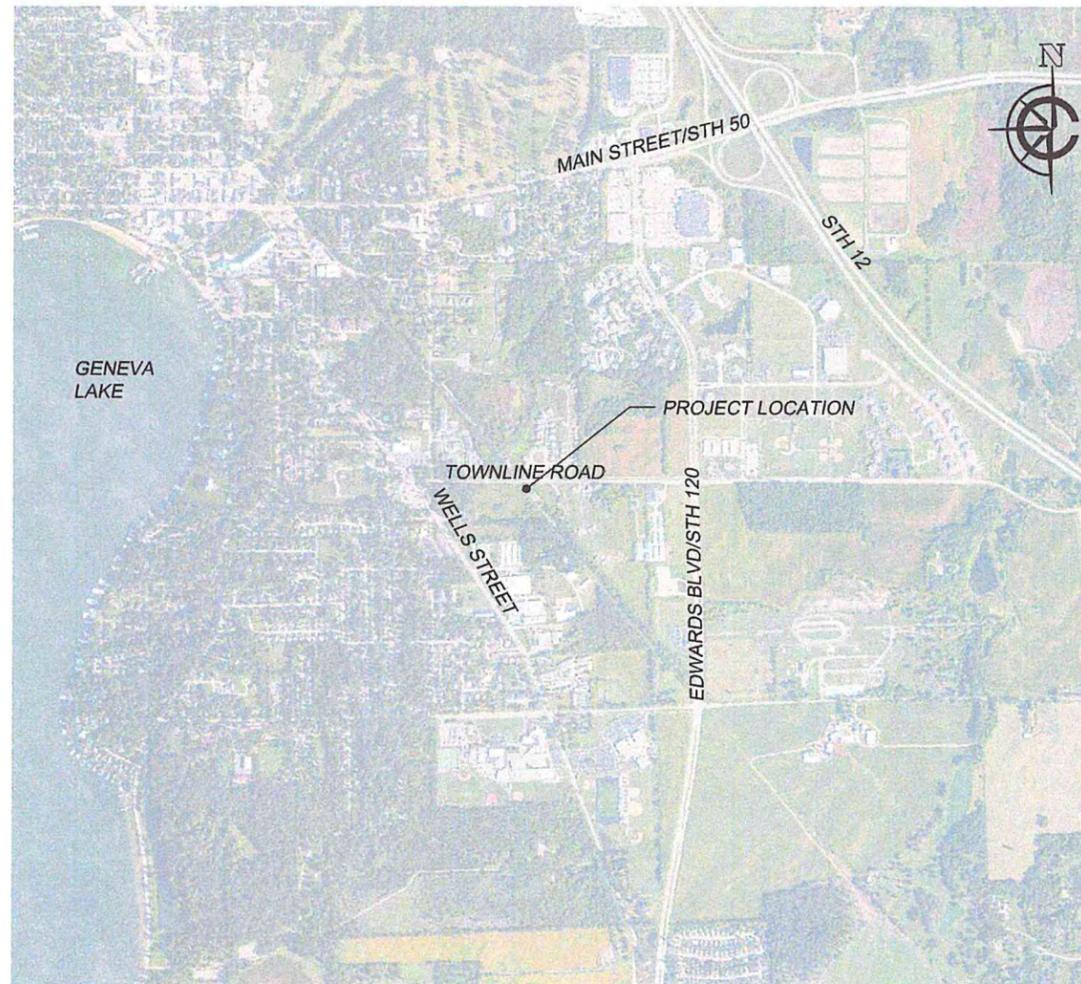
PROPOSED STORAGE FACILITY CITY OF LAKE GEORGE  
 2.72 ACRE SITE.

WEST ELEVATION @ BIKE PATH  
TYPICAL STORAGE UNITS



# TOWNLINE ROAD STORAGE

SITE IMPROVEMENT PLANS FOR  
CONDITIONAL USE SUBMITTAL  
NOVEMBER 10, 2019



PART OF NW ¼ OF SECTION 6, TOWN 1 NORTH, RANGE 18 EAST

CIVIL DRAWING INDEX

1	TITLE SHEET
2	EXISTING CONDITIONS AND DEMO PLAN
3	OVERALL SITE PLAN
4	OVERALL GRADING PLAN
5	CONSTRUCTION DETAILS

ALL SPECIFICATIONS ARE REFERENCED TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION.  
DETAILS UNDER CARDINAL ENGINEERING LLC TITLE BLOCK TAKE PRECEDENCE.  
ALL SPECIFICATIONS FOR STANDARD SEWER AND WATER CONSTRUCTION IN WISCONSIN SHALL ALSO BE FOLLOWED, IF NOT DIRECTLY REFERENCED UNDER THIS TITLE BLOCK.

CLIENT

PROPOSED STORAGE FACILITY  
CITY OF LAKE GENEVA, WISCONSIN  
SUBMITTAL SHEET NAME



CARDINAL ENGINEERING LLC  
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B  
LAKE GENEVA, WI 53147  
262-797-8778  
CARDINALENGINEERINGWI.COM



NO.	REVISION DESCRIPTION	REV DATE

SCALE 1 IN=1000 FT

PROJECT NUMBER 1901400

DATE 11/10/19

PROJECT MGR RYAN CARDINAL, PE

DRAWN BY JNL

DESIGNED BY JNL

SHEET NUMBER

1 OF 5

**DIGGERS HOTLINE**

Dial 811 or (800)242-8511

www.DiggersHotline.com

CARDINAL ENGINEERING LLC ASSUMES NO  
RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS  
RESULTING FROM CHANGES OR ALTERATIONS MADE  
TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN  
CONSENT OF CARDINAL ENGINEERING LLC.

CLIENT

PROPOSED STORAGE FACILITY  
CITY OF LAKE GENEVA, WI

EXISTING CONDITIONS

SUBMITTAL



CARDINAL ENGINEERING LLC  
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B  
LAKE GENEVA, WI 53147  
262-757-8778  
CARDINALENGINEERINGWI.COM



NO. REVISION DESCRIPTION REV DATE

SCALE 1 IN=40 FT

PROJECT NUMBER 1901400

DATE 11/10/19

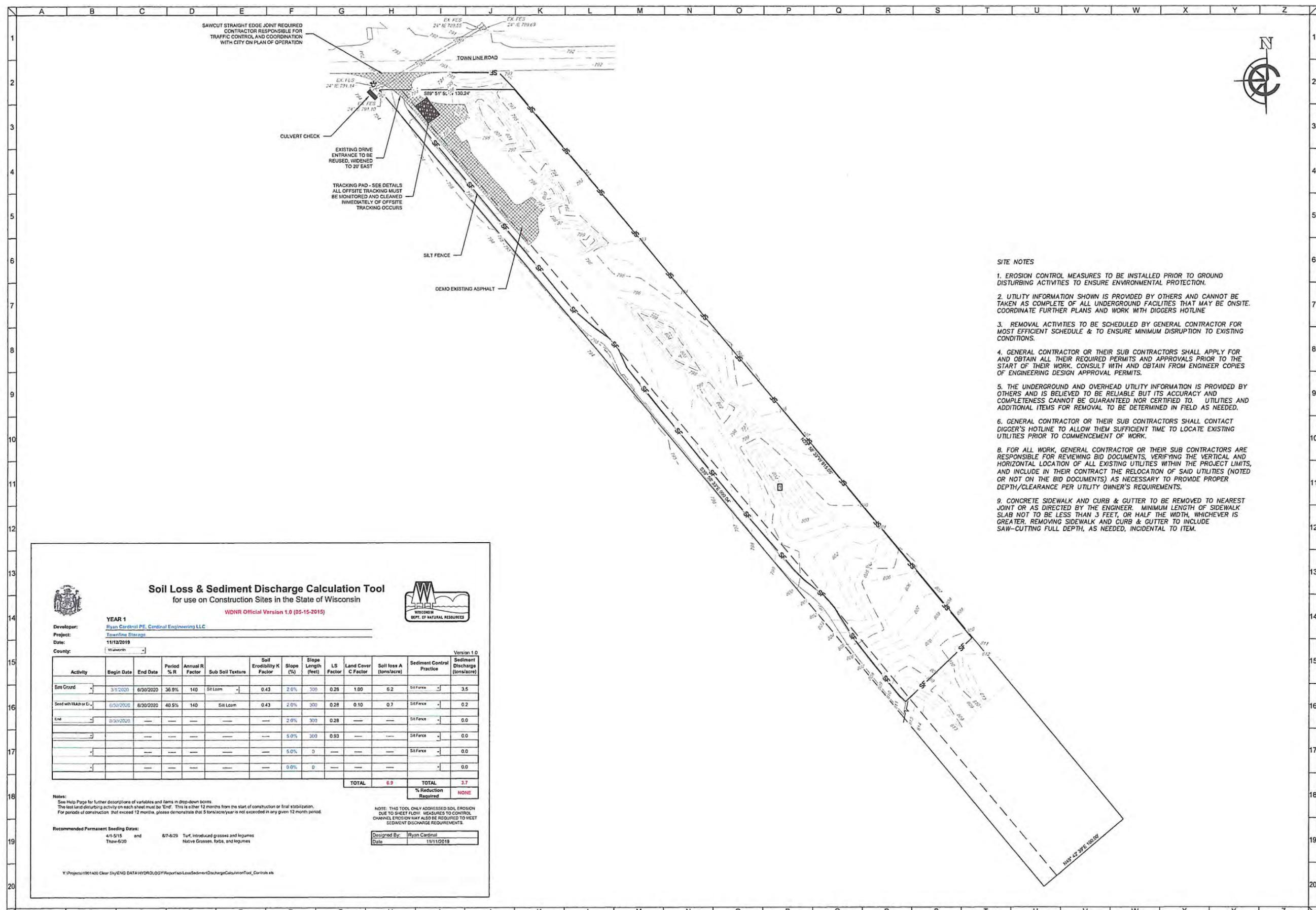
PROJECT MGR RYAN CARDINAL, PE

DRAWN BY JHL

DESIGNED BY JHL

SHEET NUMBER

2 OF 5



SITE NOTES

1. EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO GROUND DISTURBING ACTIVITIES TO ENSURE ENVIRONMENTAL PROTECTION.
2. UTILITY INFORMATION SHOWN IS PROVIDED BY OTHERS AND CANNOT BE TAKEN AS COMPLETE OF ALL UNDERGROUND FACILITIES THAT MAY BE ONSITE. COORDINATE FURTHER PLANS AND WORK WITH DIGGERS HOTLINE
3. REMOVAL ACTIVITIES TO BE SCHEDULED BY GENERAL CONTRACTOR FOR MOST EFFICIENT SCHEDULE & TO ENSURE MINIMUM DISRUPTION TO EXISTING CONDITIONS.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS.
5. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION IS PROVIDED BY OTHERS AND IS BELIEVED TO BE RELIABLE BUT ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. UTILITIES AND ADDITIONAL ITEMS FOR REMOVAL TO BE DETERMINED IN FIELD AS NEEDED.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.
8. CONCRETE SIDEWALK AND CURB & GUTTER TO BE REMOVED TO NEAREST JOINT OR AS DIRECTED BY THE ENGINEER. MINIMUM LENGTH OF SIDEWALK SLAB NOT TO BE LESS THAN 3 FEET, OR HALF THE WIDTH, WHICHEVER IS GREATER. REMOVING SIDEWALK AND CURB & GUTTER TO INCLUDE SAW-CUTTING FULL DEPTH, AS NEEDED, INCIDENTAL TO ITEM.

Soil Loss & Sediment Discharge Calculation Tool  
for use on Construction Sites in the State of Wisconsin

WDNR Official Version 1.0 (05-15-2015)

YEAR 1  
 Developer: Ryan Cardinal PE, Cardinal Engineering LLC  
 Project: Townline Storage  
 Date: 11/12/2019  
 County: Walworth

Activity	Begin Date	End Date	Period % R	Annual R	Sub Soil Texture	Soil Erodibility K Factor	Slope (%)	Slope Length (feet)	LS Factor	Land Cover C Factor	Soil loss A (tons/acre)	Sediment Control Practice	Sediment Discharge (tons/acre)	
Site Guard	3/1/2020	6/30/2020	36.9%	140	Silt Loam	0.43	2.0%	300	0.28	1.00	6.2	Silt Fence	3.5	
Seed with Native E.	6/30/2020	8/30/2020	40.5%	140	Silt Loam	0.43	2.0%	300	0.28	0.10	0.7	Silt Fence	0.2	
Site	8/30/2020						2.0%	300	0.28			Silt Fence	0.0	
							5.0%	300	0.93			Silt Fence	0.0	
							5.0%	0				Silt Fence	0.0	
							0.0%	0					0.0	
<b>TOTAL</b>												<b>6.9</b>	<b>TOTAL</b>	<b>3.7</b>
												<b>% Reduction Required</b>	<b>NONE</b>	

Notes:  
 See Help Page for further descriptions of variables and items in drop-down boxes.  
 The last land disturbing activity on each sheet must be "End". This is either 12 months from the start of construction or final stabilization.  
 For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

Recommended Permanent Seeding Dates:  
 4/1-5/15 and 8/7-8/29 Turf, introduced grasses and legumes  
 These dates and Native Grasses, forbs, and legumes

Designed By: Ryan Cardinal  
 Date: 11/11/2019

CLIENT

PROPOSED STORAGE FACILITY  
CITY OF LAKE GENEVA, WI  
SUBMITTAL SITE PLAN



CARDINAL ENGINEERING LLC  
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B  
LAKE GENEVA, WI 53147  
262-757-8776  
CARDINALENGINEERINGWI.COM



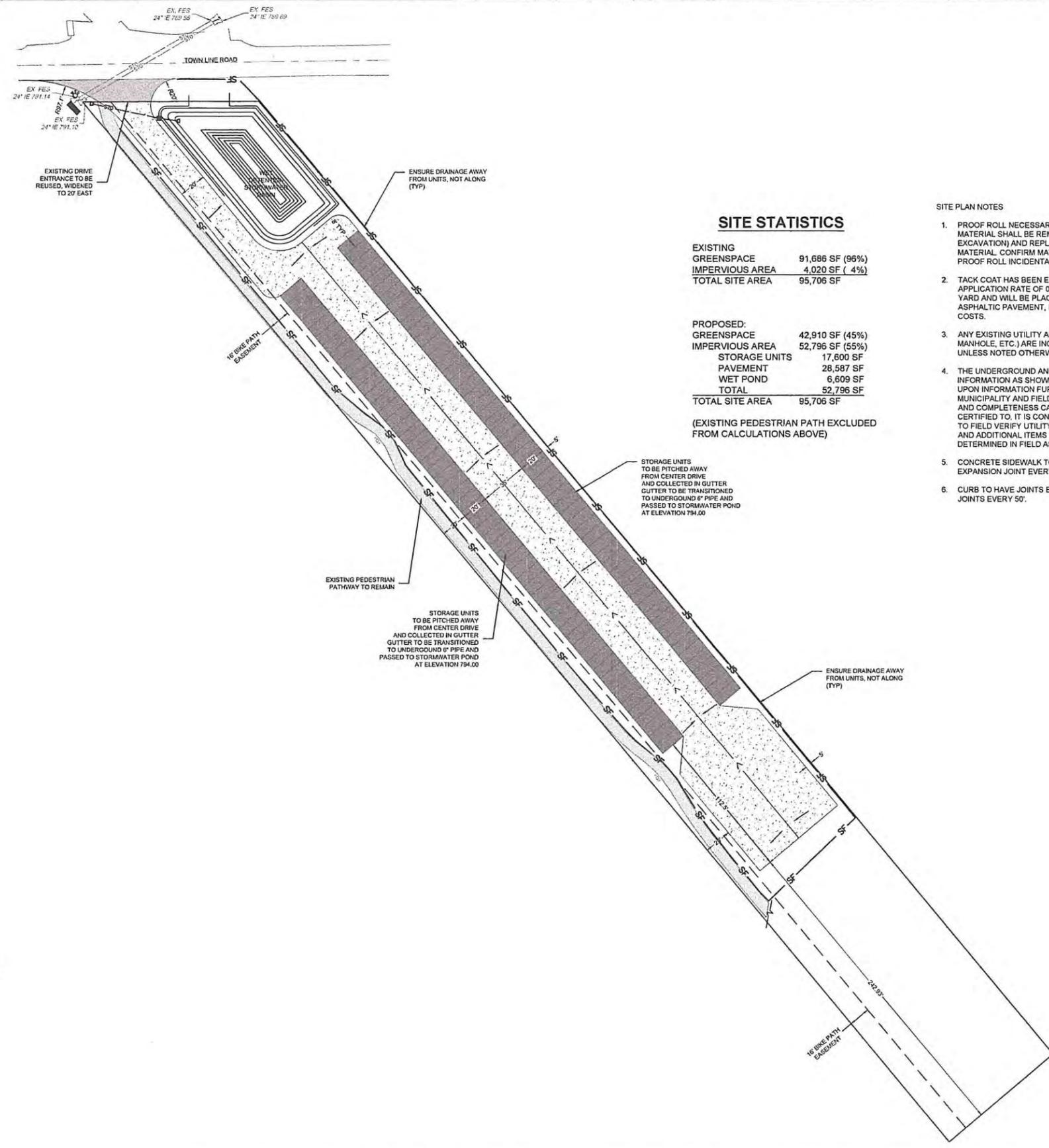
NO.	REVISION DESCRIPTION	REV DATE

SCALE 1 IN=40 FT  
 PROJECT NUMBER 1901400  
 DATE 11/10/19  
 PROJECT MGR JAMI H. LAPP, PE  
 DRAWN BY JNL  
 DESIGNED BY JNL

SHEET NUMBER  
3 OF 5

**LEGEND**

	PROPOSED (110) 8'X8.5'X20' BUILDINGS
	PROPOSED ASPHALT APRON
	PROPOSED ASPHALT PAVEMENT
	PROPOSED DRAINAGE SWALE



**SITE STATISTICS**

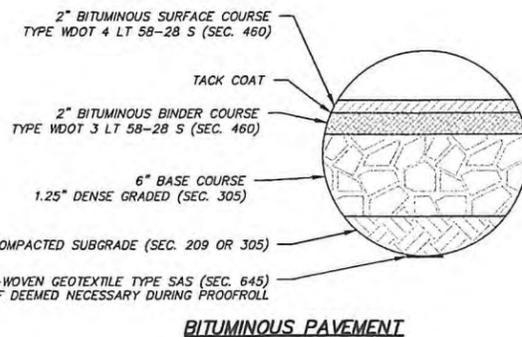
EXISTING GREENSPACE	91,686 SF (96%)
IMPERVIOUS AREA	4,020 SF ( 4%)
TOTAL SITE AREA	95,706 SF

PROPOSED GREENSPACE	42,910 SF (45%)
IMPERVIOUS AREA	52,796 SF (55%)
STORAGE UNITS	17,600 SF
PAVEMENT	28,587 SF
WET POND	6,609 SF
TOTAL	52,796 SF
TOTAL SITE AREA	95,706 SF

(EXISTING PEDESTRIAN PATH EXCLUDED FROM CALCULATIONS ABOVE)

**SITE PLAN NOTES**

- PROOF ROLL NECESSARY PRIOR TO PAVING. POOR MATERIAL SHALL BE REMOVED (COMMON EXCAVATION) AND REPLACED WITH SUITABLE MATERIAL. CONFIRM MATERIAL WITH ENGINEER. PROOF ROLL INCIDENTAL TO PAVING COSTS.
- TACK COAT HAS BEEN ESTIMATED AT AN APPLICATION RATE OF 0.025 GALLONS PER SQUARE YARD AND WILL BE PLACED BETWEEN LAYERS OF ASPHALTIC PAVEMENT, INCIDENTAL TO PAVING COSTS.
- ANY EXISTING UTILITY ADJUSTMENTS (WATER VALVE, MANHOLE, ETC.) ARE INCIDENTAL TO PAVING COSTS UNLESS NOTED OTHERWISE.
- THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY THE LOCAL MUNICIPALITY AND FIELD LOCATES. ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. IT IS CONTRACTORS RESPONSIBILITY TO FIELD VERIFY UTILITY INFORMATION. UTILITIES AND ADDITIONAL ITEMS FOR REMOVAL TO BE DETERMINED IN FIELD AS NEEDED.
- CONCRETE SIDEWALK TO HAVE 5' JOINTS WITH EXPANSION JOINT EVERY 50'.
- CURB TO HAVE JOINTS EVERY 10' WITH EXPANSION JOINTS EVERY 50'.



CLIENT

PROPOSED STORAGE FACILITY  
CITY OF LAKE GENEVA, WI  
SUBMITTAL GRADING PLAN



CARDINAL ENGINEERING LLC  
DESIGNING IN TRUE DIRECTIONS

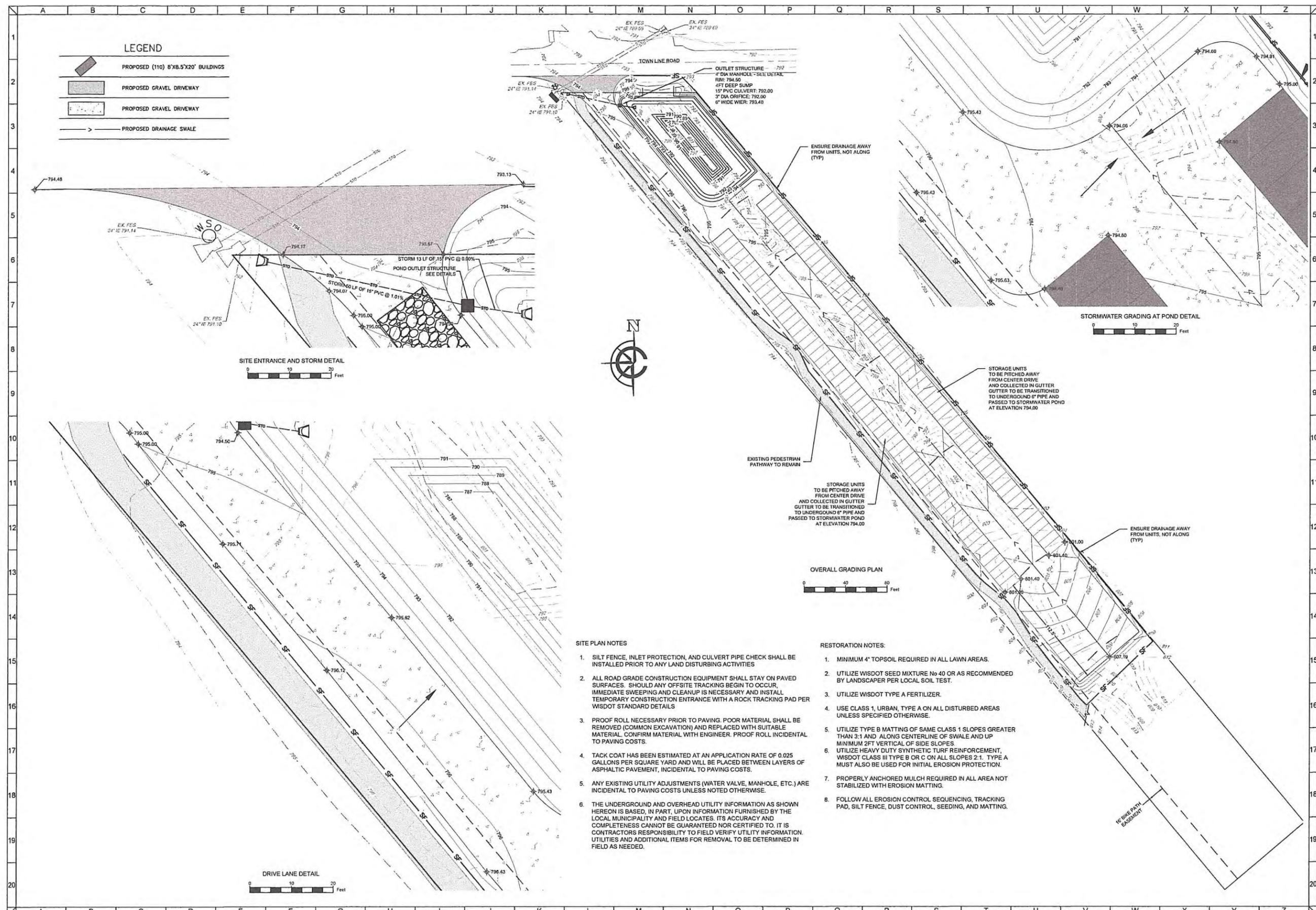
201 BROAD STREET, SUITE B  
LAKE GENEVA, WI 53147  
262-757-8776  
CARDINALENGINEERINGWV.COM



NO.	REVISION DESCRIPTION	REV DATE

SCALE 1 IN=40 FT  
 PROJECT NUMBER 1901400  
 DATE 11/10/19  
 PROJECT MGR RYAN CARDINAL, PE  
 DRAWN BY JNL  
 DESIGNED BY JNL

SHEET NUMBER  
4 OF 5



**LEGEND**

- PROPOSED (110) 8'X8.5'X20' BUILDINGS
- PROPOSED GRAVEL DRIVEWAY
- PROPOSED GRAVEL DRIVEWAY
- PROPOSED DRAINAGE SWALE

SITE ENTRANCE AND STORM DETAIL

OVERALL GRADING PLAN

DRIVE LANE DETAIL

SITE PLAN NOTES

- SILT FENCE, INLET PROTECTION, AND CULVERT PIPE CHECK SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES
- ALL ROAD GRADE CONSTRUCTION EQUIPMENT SHALL STAY ON PAVED SURFACES. SHOULD ANY OFFSITE TRACKING BEGIN TO OCCUR, IMMEDIATE SWEEPING AND CLEANUP IS NECESSARY AND INSTALL TEMPORARY CONSTRUCTION ENTRANCE WITH A ROCK TRACKING PAD PER WISDOT STANDARD DETAILS
- PROOF ROLL NECESSARY PRIOR TO PAVING. POOR MATERIAL SHALL BE REMOVED (COMMON EXCAVATION) AND REPLACED WITH SUITABLE MATERIAL. CONFIRM MATERIAL WITH ENGINEER. PROOF ROLL INCIDENTAL TO PAVING COSTS.
- TACK COAT HAS BEEN ESTIMATED AT AN APPLICATION RATE OF 0.025 GALLONS PER SQUARE YARD AND WILL BE PLACED BETWEEN LAYERS OF ASPHALTIC PAVEMENT, INCIDENTAL TO PAVING COSTS.
- ANY EXISTING UTILITY ADJUSTMENTS (WATER VALVE, MANHOLE, ETC.) ARE INCIDENTAL TO PAVING COSTS UNLESS NOTED OTHERWISE.
- THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY THE LOCAL MUNICIPALITY AND FIELD LOCATES. ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. IT IS CONTRACTORS RESPONSIBILITY TO FIELD VERIFY UTILITY INFORMATION, UTILITIES AND ADDITIONAL ITEMS FOR REMOVAL TO BE DETERMINED IN FIELD AS NEEDED.

RESTORATION NOTES:

- MINIMUM 4" TOPSOIL REQUIRED IN ALL LAWN AREAS.
- UTILIZE WISDOT SEED MIXTURE No 40 OR AS RECOMMENDED BY LANDSCAPER PER LOCAL SOIL TEST.
- UTILIZE WISDOT TYPE A FERTILIZER.
- USE CLASS 1, URBAN, TYPE A ON ALL DISTURBED AREAS UNLESS SPECIFIED OTHERWISE.
- UTILIZE TYPE B MATTING OF SAME CLASS 1 SLOPES GREATER THAN 3:1 AND ALONG CENTERLINE OF SWALE AND UP MINIMUM 2FT VERTICAL OF SIDE SLOPES.
- UTILIZE HEAVY DUTY SYNTHETIC TURF REINFORCEMENT, WISDOT CLASS III TYPE B OR C ON ALL SLOPES 2:1. TYPE A MUST ALSO BE USED FOR INITIAL EROSION PROTECTION.
- PROPERLY ANCHORED MULCH REQUIRED IN ALL AREA NOT STABILIZED WITH EROSION MATTING.
- FOLLOW ALL EROSION CONTROL SEQUENCING, TRACKING PAD, SILT FENCE, DUST CONTROL, SEEDING, AND MATTING.



CARDINAL ENGINEERING LLC  
DESIGNING IN TRUE DIRECTIONS

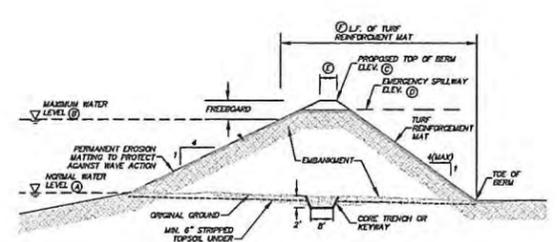
201 BROAD STREET, SUITE B  
LAKE GENEVA, WI 53147  
262-737-8778  
CARDINALENGINEERINGW.COM



NO.	REVISION DESCRIPTION	REV DATE

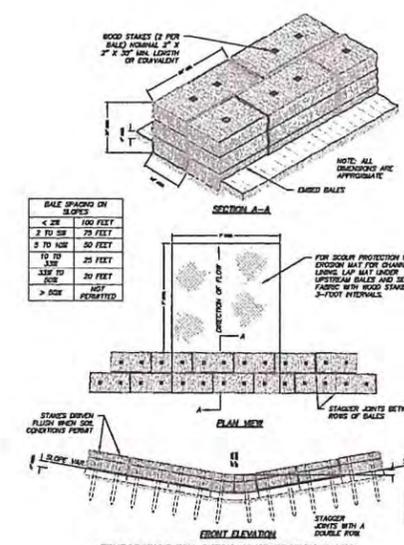
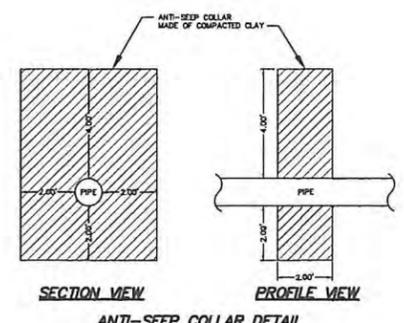
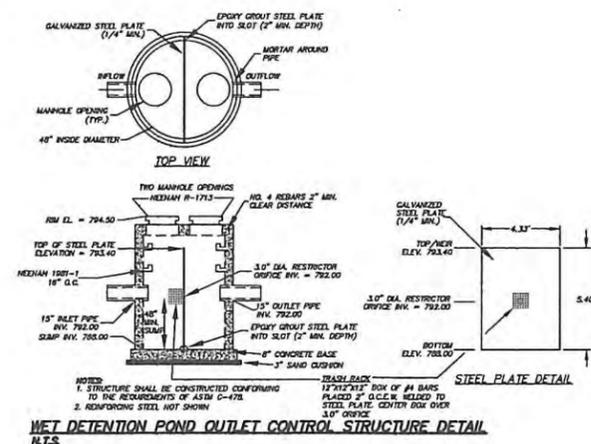
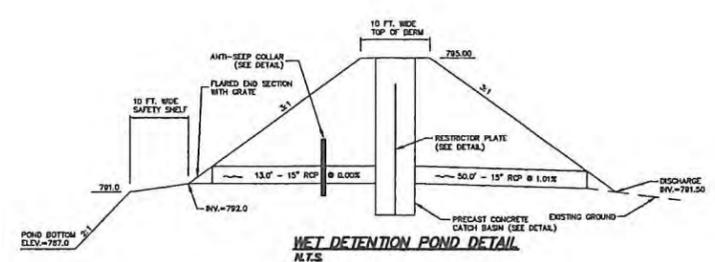
SCALE: NTS  
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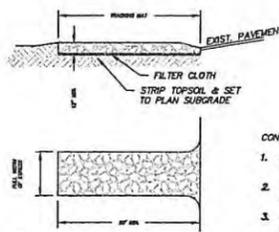


PROPOSED EMERGENCY SPILLWAY DIMENSIONS

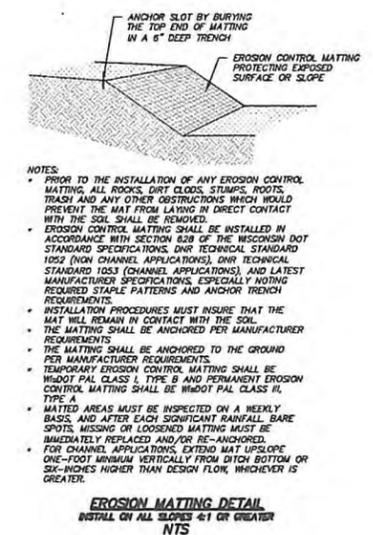
DEFLECTION	A	B	C	D	E	F	G
792.00	794.15	795.00	794.50	794.50	25'	30'	



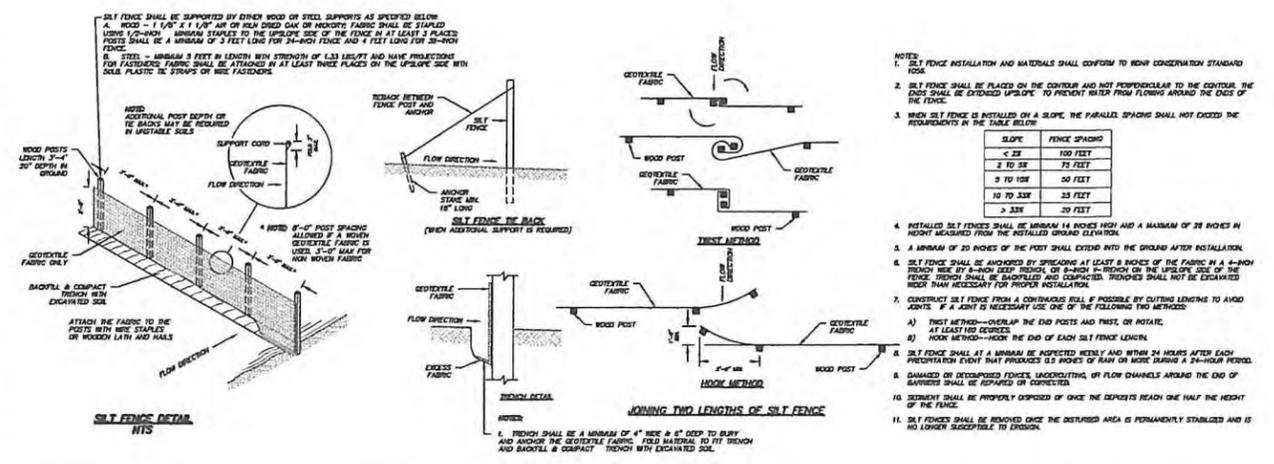
- NOTES:
- DETAILS OF CONSTRUCTION MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PORTLAND REQUIREMENTS OF THE MOST STRINGENT SPECIFICATIONS FOR WORKMANSHIP AND STRUCTURE CONSTRUCTION AND MEET TECHNICAL STANDARD 1057.
  - TEMPORARY DITCH CHECKS OF A SINGLE ROW OF EROSION BALES ARE NOT PERMITTED.
  - SEDIMENT BALE BARRIERS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
  - DAMAGED OR DECOMPOSED SEDIMENT BALE BARRIERS, AND UNDERCUTTING OR FLOW CHANNELS AROUND THE END OF THE SEDIMENT BALE BARRIERS SHALL BE REPAIRED.
  - SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE-HALF THE HEIGHT OF THE SEDIMENT BALE BARRIERS.
  - SEDIMENT BALE BARRIERS AND ANCHORING DEVICES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UP-SLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.
  - ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT BALE BARRIER IS NO LONGER REQUIRED SHALL BE GRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
  - EFFECTIVENESS OF BALES IS LESS THAN 3 MOVING.



- CONSIDERATIONS:
- VEHICLES TRAVELING ACROSS THE TRACKING PAD SHOULD MAINTAIN A SLOW, CONSTANT SPEED.
  - THE BEST APPROACH TO PREVENTING OFF-SITE TRACKING IS TO RESTRICT VEHICLES TO STABILIZED AREAS.
  - ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.



- NOTES:
- PRIOR TO THE INSTALLATION OF ANY EROSION CONTROL MATTING, ALL ROCKS, DIRT CLODS, STUMPS, POLES, TRASH AND ANY OTHER OBSTRUCTIONS WHICH WOULD PREVENT THE MAT FROM LAYING IN DIRECT CONTACT WITH THE SOIL SHALL BE REMOVED.
  - EROSION CONTROL MATTING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 628 OF THE WISCONSIN DOT STANDARD SPECIFICATIONS, DNR TECHNICAL STANDARD 1057 (NON CHANNEL APPLICATIONS), DNR TECHNICAL STANDARD 1053 (CHANNEL APPLICATIONS), AND LATEST MANUFACTURER SPECIFICATIONS, ESPECIALLY NOTING REQUIRED STAPLE PATTERNS AND ANCHOR TRENCH REQUIREMENTS.
  - INSTALLATION PROCEDURES MUST INSURE THAT THE MAT WILL REMAIN IN CONTACT WITH THE SOIL.
  - THE MATTING SHALL BE ANCHORED PER MANUFACTURER REQUIREMENTS.
  - TEMPORARY EROSION CONTROL MATTING SHALL BE WHOT PALS CLASS I, TYPE B AND PERMANENT EROSION CONTROL MATTING SHALL BE WHOT PALS CLASS II, TYPE A.
  - MATTED AREAS MUST BE INSPECTED ON A WEEKLY BASIS, AND AFTER EACH SIGNIFICANT RAINFALL, BARE SPOTS, MISSING OR LOOSEND MATTING MUST BE IMMEDIATELY REPLACED AND/OR RE-ANCHORED.
  - FOR CHANNEL APPLICATIONS, EXTENDED MAT LENGTHS ONE-FOOT MINIMUM VERTICALLY FROM DITCH BOTTOM OR SIX-INCHES HIGHER THAN DESIGN FLOW, WHICHEVER IS GREATER.



- NOTES:
- SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO NEHR CONSERVATION STANDARD 1057.
  - SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR, THE DITCH SHALL BE EXTENDED UP-SLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
  - WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW.
- | SLOPE     | FENCE SPACING |
|-----------|---------------|
| < 2%      | 100 FEET      |
| 2 TO 5%   | 75 FEET       |
| 5 TO 10%  | 50 FEET       |
| 10 TO 33% | 35 FEET       |
| > 33%     | 30 FEET       |
- INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED SPREAD ELEVATION.
  - A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
  - SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4-INCH TRENCH MADE BY 4-INCH DEEP TRENCH OR 8-INCH WIDE TRENCH ON THE UP-SLOPE SIDE OF THE FENCE. TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
  - CONNECT SILT FENCE FROM A CONTIGUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
    - TREST METHOD—OVERLAP THE END POSTS AND PRESS, OR ROTATE.
    - HOOK METHOD—HOOK THE END OF EACH SILT FENCE LENGTH.
  - SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
  - DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR SUBSTITUTED.
  - SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE-HALF THE HEIGHT OF THE FENCE.
  - SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.