

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

**PLAN COMMISSION MEETING
MONDAY DECEMBER 17, 2018 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

Agenda

1. Meeting called to order by Tom Hartz.
2. Roll Call.
3. Approve Minutes of the November 19th 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 Oakfire Properties LLC, for the Oakfire Restaurant, a request to install vinyl screening & window on the second floor exterior dining area, located at 831 Wrigley Dr., in the Business Central (BC) zoning district, Tax Key No. ZOP00340.
7. Conceptual review which is step 2 of a Planned Development process, filed by Patrick & Rachel Lynch, 30715 Cedar Dr., Burlington, WI 53105, requesting to reduce the current lake shore setback in the Estate Residential -1 (ER-1) land use zoning district, at 940 Maytag Rd., Lake Geneva, WI, 53147, Tax Key No. ZCE00005.
8. Conceptual review which is step 2 of a Planned Development process filed by Terence Pisano, 201 Broad St, Lake Geneva, for the possible relocation of the existing Brick & Mortar building currently located at 832 Geneva St., to the property at 333 Center St., with exceptions to the request which is to reduce the current setbacks in the Neighborhood Office (NO) zoning district, Tax Key No. ZOP00139.
9. Continuation of the Public Hearing and Recommendation on an application for the General Development Plan (GDP) filed by House Around the Corner LLC., 3389 South Shore Dr., Delavan, WI 53115, requesting a Planned Development to construct a 5600 square foot commercial building at 832 Geneva Street, Lake Geneva, WI 53147, located in Central Business (CB) zoning district, Tax Key No. ZOP00252.

10. Public Hearing and Recommendation on an application for the Conditional Use Permit (CUP) filed by House Around the Corner LLC., 3389 South Shore Dr., Delavan, WI 53115, requesting a CUP to Raze or Remove the existing building located at 832 Geneva Street, Lake Geneva, WI 53147, located in Central Business (CB) zoning district, Tax Key No. ZOP00252.
11. Public Hearing and Recommendation on an application for a Conditional Use Permit (CUP) filed by Michelle Lundquist., 7929-48th Ave, Kenosha, WI 53142, requesting a CUP to continue the existing Commercial Animal Boarding land use at the building located at 846 Madison St., Lake Geneva, WI 53147, located in General Industrial (GI) zoning district, Tax Key Nos. ZYUP00033 & ZYUP00033A.
12. Public Hearing and Recommendation on an General Development Plan (GDP) for the Summerhaven Subdivision Phases II & III filed by McMurr II, LLC., 351 Hubbard, Suite 610, Chicago, IL 60054, for the properties located in the Summerhaven Subdivision on Lake Geneva Blvd., Lake Geneva, WI 53147, located in Planned Development (PD) zoning district, Tax Key Nos. ZSUM00001 thru ZSUM00247.
13. Continuation of the Public Hearing and Recommendation on an application for the General Development Plan (GDP) filed by Omega Homes, 201 O'Connor Dr. Suite 101, Elkhorn, WI 53121, requesting a Planned Development of 58 Single Family Homes at the property on LaSalle Street, also known as the Vistas of Lake Geneva (formerly Regent Hills subdivision), located in the Multi-Family – 8 (MR-8) zoning district, Tax Key No. ZA424700001.
14. Public Hearing and Recommendation for proposed changes to amend the existing Ordinance 18-09 for Tourist Rooming House guidelines. Applicant: City of Lake Geneva.
15. Potential Code Amendment Discussion to allow set-back averaging from ordinary mean hi-water line from the lake front.
16. 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 12/13/2018

**PLAN COMMISSION MEETING
MONDAY, NOVEMBER 19, 2018 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

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

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

Approve Minutes of the October 15th Plan Commission meeting as distributed.

Horne/Skates 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.

Acknowledgement of Correspondence.

Correspondence was received from Barbara Schuld, of Lake Geneva, opposing the GDP Application for 832 Geneva Street. Correspondence was also received from Charlene Klein, 817 Wisconsin Street, opposing the GDP Application for 832 Geneva Street. All correspondence has been distributed to the Plan Commission and the City Council.

Downtown Design Review

6.a. Application filed by Stephanie Horne, for a request to install a 3 square foot projection sign and awnings on the exterior of the business, at 875 W. Main Street, located in the Business Central (BC) zoning district, Tax Key No. ZOP00253.

Stephanie Horne, 12414 N Madero Drive, Mequon, WI, presented her request. Zoning Administrator Walling stated the sign meets all standards of the Downtown Design Overlay.

Hill/Krajovic motion to approve the sign and awning and include all staff recommendations and fact finding.

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

7. Public Hearing and Recommendation of a Conditional Use Permit (CUP) filed by Randall Shaf, 2064 Tennyson, Highland Park, IL 60035, to install a 90’ pier at 932 Mariane Terrace, Lake Geneva, located in the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZSY00012.

Larry Quist, W6489 N Walworth Road, representing Randall Shaf, presented the request. Mayor Hartz asked for clarification of the request.

Speaker #1: Donald Pike, 924 Mariane Terrace, neighbor, shared his concerns for the site which he stated is out of compliance per the DNR. He also stated that the DNR was short staffed and enforcement was suspended. Pike also stated 7 pieces of equipment were placed on the water which moved into the neighboring properties on either side. Pike said the owner rents out to many different people throughout the year with different boats.

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

Walling stated the DNR approval letter in this application is good through November 11, 2019. Commissioner Gibbs asked how infractions would be handled. Attorney Draper said the Conditional Use can be revoked.

Hartz/Skates motion to approve the Conditional Use Permit with the additional condition to allow only 2 boats and 2 jet skis on the pier and include all staff recommendations and fact finding.

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

8. Public Hearing and Recommendation on an application for the General Development Plan (GDP) filed by Daniel E. Schuld, 281 Yerkes Ave, Hampshire, IL 60140, requesting the change of use for the building at 727 Geneva St, for a Brewery, Tap Room, & Gift Shop, to include a building addition, and renovations to the existing exterior deck and patio, located in the Planned Development (PD) zoning district, Tax Key No. ZOP00157.

Ken Etten, 400 Broad Street, representing Daniel Schuld, presented the request. Daniel Schuld, 281 Yerkes Avenue, Hampshire, IL 60140, stated he plans to make much needed updates to the building and open a brewery and a few unique stores in this space. In addition to the brewery, the plan includes a tasting room and retail store for sales of promotional items such as clothing and packaged goods. A discussion of the Plan Commission followed.

Speaker #1: Mary Jo Fesenmaier, 1085 S Lakeshore Drive, asked if the applicant has contacted the church across the street. The owner has not contacted the church but plans to do so. Hartz stated the licensing for this establishment will be discussed in the Finance, License & Regulation Committee.

Speaker #2: Beverly Leonard, 1504 Dodge Street, shared her support for this proposal.

Speaker #3: Ted Harig, owner of 821 Geneva Street, shared his support for this proposal.

Speaker #4: Bridget Leech, N3202 Highland Drive, and executive director of the Business Improvement District, shared her support for this proposal.

Speaker #5: Dick Malmin, N1991 S Lakeshore Drive, shared his support of fixing up the building but stated there is a restriction on a location near a church or school which could be waived by the governing body if needed.

Speaker #6: Thomas George, 3389 S Shore Drive, Delavan, share his support for this proposal.

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

Hill/Horne motion to approve the General Development Plan and include all staff recommendations and fact finding and to include a request for the City Council to waive the 300' rule if needed.

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

9. Public Hearing and Recommendation on an application for the General Development Plan (GDP) filed by Omega Homes, 201 O'Connor Dr. Suite 101, Elkhorn, WI 53121, requesting a Planned Development of 58 Single Family Homes at the property on LaSalle Street, also known as the Vistas of Lake Geneva (formerly Regent Hills subdivision), located in the Multi-Family – 8 (MR-8) zoning district, Tax Key No. ZA424700001.

Chad Pollard, 900 S Lake Shore Drive, representing John Giampoli, Omega Homes, presented the request. Also present Ryan Cardinal and Paul Van Henkelum of Cardinal Engineering. Cardinal said improvements would be needed on the current storm water management and the water tower, and laterals. Planner Slavney stated the requested exemption under the architectural section of this application shall be changed to allow a garage to be a maximum of 50% of façade width. Commissioner Hill asked about sidewalks in this development. Slavney said the applicant is proposing a trail system instead of sidewalks. Commissioner Esarco asked if there is a park area in the development. Walling said there is no access to a park area. Slavney stated the area is very steep and cannot be readily reached. Staff asked for the impact fee instead of dedicating an area for a park.

Speaker #1: Rob Lambert, 1230 Edgewood Drive, asked where the construction traffic would enter the site. Cardinal said traffic would be restricted to LaSalle Street.

Hill and Skates shared concerns regarding the utilities. Slavney stated the GDP process creates the vested rights of land use and maybe the Plan Commission needs to wait until a solution for funding the utilities is reached since this project presents some unique challenges.

Hartz/Hill motion to continue the Public Hearing until the Utility Commission reaches an agreement with Omega Homes regarding the supply of all utilities and would be on the agenda for the next Plan Commission Meeting. Motion carried unanimously.

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

Commissioner Hill abstained from this agenda item & discussion.

Scott Lowell, 602 Trevino Drive, representing Thomas George, presented the request with an option to construct a new building under the Downtown Design Overlay requirements.

Speaker #1: Ken Etten, 1109 Wisconsin Street, shared concerns for existing building.

Speaker #2: Gary Dunham, 614 Sage Street, shared ideas to move the existing building.

Speaker #3: Grace Hanny, 311 Oakwood Lane, commended Thomas George & Scott Lowell for their efforts and suggested finding ways to market the existing building.

Speaker #4: Trish Schaefer, 403 Center Street, voiced her confusion and asked for a clear explanation of this request.

Slavney explained 3 options which could move a proposed building forward in the process.

Speaker #5: Thomas George, 3389 S Shore Drive, Delavan, asked for answers regarding his permit request and referenced a parallel option.

Speaker #6: Charlene Klein, 817 Wisconsin Street, shared her objection to the Planned Development zoning changes.

Speaker #7: Ted Hartig, owner of Building at 821 Geneva Street, asked for clarification of the Public Notice sent out for this application. Draper explained the notice and the agenda item.

Speaker #8: Beverly Leonard, 1504 Dodge Street, owner of Delaney Street Mercantile, shared her support for the zoning change to Plan Development.

Speaker #9: Brian Yunker, 311 Cook Street, shared his support to save the existing building and urged the Plan Commission to carefully consider the development on this parcel.

Thomas George asked for clarification of the Plan Commission feedback on the proposed building. Hartz asked Slavney to describe an appropriate replacement building if the present house was no longer there. Slavney shared pictures of various residential styles described in the Downtown Overlay District Ordinance and are found in the Maple Park Neighborhood. Slavney said it is possible that a commercial building of this size can be designed to look like one of the architectural styles. The current proposal can be improved by designing a building which looks similar to one of the mentioned designs. A discussion of the Plan Commission followed.

Skates/Esarco motion to continue the Public Hearing to the next Plan Commission meeting. Motion carried unanimously.

11. Discussion by the Plan Commission for the proposed Tourist Rooming House (TRH) ordinance amendments.

Walling explained the proposed amendments to the ordinance. A discussion of the Plan Commission followed.

Skates/Gibbs motion to make the Tourist Rooming House ordinance changes and set a Public Hearing. Motion carried unanimously.

12. Adjournment. Gibbs/Hill motion to adjourn at 9:21 p.m. Motion carried unanimously.

/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE PLAN COMMISSION

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: December 17, 2018

Agenda Item: 6a

Applicant:

David Scotney
1551 Orchard Ln.
Lake Geneva, WI, 53147

Request:

831 Wrigley Dr.
Downtown Design Review for Exterior Façade
changes Tax Key No. ZOP00340

Description:

The applicant is submitting an application for Downtown Design Review for the request to install on the second floor dining area retractable windows and enclosures for the dining area. In addition the pergola covering request is to change to a “Tuftex Product”, currently the fabric covering is not conducive to the snow loads the request is for the property located at 831 Wrigley Dr., Tax Key No. ZOP00340.

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

Staff Recommendations:

The proposed changes have been reviewed and comply with the Lake Geneva Fire Departments position that the proposed finishes are temporary in nature and do not required additional review by the Fire Department.

Staff recommends *approval* of the new temporary porch enclosure and pergola coverings as submitted.



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

831 Wrigley Drive
Lake Geneva WI 53147

Name & Address of Current Building Owner:

David Scotney
1551 Orchard Lane
Lake Geneva WI 53147

Telephone Number of Current Building Owner: 312-451-1494

Email Address: david.oakfire@gmail.com

Name & Address of Applicant:

David Scotney
Same as above

Telephone Number of Applicant: Same

Email Address: Same

Proposed Design Change:

Temporary Use as Needed Vinyl Fall Downs
And Tuffex hard top roof for second story
deck

Zoning District:

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

Pete Tuergeus

Description of Project:

Temporary use as needed vinyl fall downs
And Tuffex hardtop roof for second story
balcony/deck

Date:

11/30/18

Signature of Applicant:

OAKFIRE

OAKFIRE

1.50 1.40

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: December 17, 2018

Agenda Item: 7

Applicant:

Patrick & Rachel Lynch
30715 Cedar Dr., Burlington, WI
53104

Request:

Step 2 Conceptual Review of a Planned
Development
Estate Residential – 1 (ER-1) shoreland
setback 940 Maytag Rd.
Tax Key No. ZCE00005

Description:

The applicant is submitting a proposal for a Conceptual review of the Planned Development request which is the step 2 of the process.

The applicants of the single family home are requesting the review and possibility to utilize the Planned Development process to infringe on the 100' lakeshore setback. This property as shown in the submitted materials is substantially recessed from the lakeshore as compared to the existing neighboring properties.

They are not looking to move closer to the lake than either abutting property adjacent to this parcel. The applicants have provided possible foundation locations with proposed elevations to all properties that maybe directly affected by the construction of a new single family residence at this location.

The applicants have met with staff to identify the current zoning obstacles in which the City Planner suggests the Planned Development process is the only request as a viable option for this property and its unique placement of the existing home as compared to the neighboring properties.

APPLICATION TO INITIATE PLANNED DEVELOPMENT PROCESS

Name of Applicant: Lake Geneva Architects, Jason R. Bernard

Address of Applicant: 201 Broad Street, Lake Geneva, WI 53147

Telephone No. (262) 248-1400

Fax and/or email: () Jason@lakegenevaarchitects.com

Name of Owner: Patrick J. Lynch and Rachel E. Lynch

Address of Owner: 30715 Cedar Drive Burlington, WI 53104

Telephone No. ()

Fax and/or email: ()

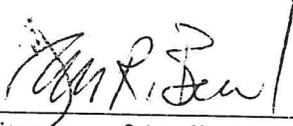
Subject property address and/or complete legal description (use attached sheet if necessary):

940 Maytag Road, Lake Geneva, WI

Parcel #ZCE 00005

Current Zoning District: ER-1, Estate Residential-1

11-26-2018
Date


Signature of Applicant



LAKE GENEVA
Architects

STUDIO OF JASON R. BERNARD

November 26th, 2018

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

Re: 940 Maytag Road (Ceylon Court)
Lakeshore setback

Cover Letter to initiate Planned Development Process

Dear City Plan Commission members:

Lake Geneva Architects is currently working with Mr. and Mrs. Patrick Lynch to design a new primary residence at 940 Maytag Road (Ceylon Ct.) The property is currently zoned ER-1 and we will be seeking a condition use permit for the SR-4 setbacks. Along with the SR-4 setbacks, we would like to discuss the appropriateness and possibility of using an average shore-yard setback.

Please find attached a site plan review packet. It contains information regarding 940 Maytag Road and the neighboring properties. We have also included a written justification and a conceptual model to help visualize our targeted outcome.

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

Respectfully,

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

Existing

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

940 Maytag Rd.



940 Maytag Rd.

Justification / request:

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

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

For reference:

Sec. 98-404 Yard Setback Adjustments:

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

Neighboring setbacks:



Site plan:

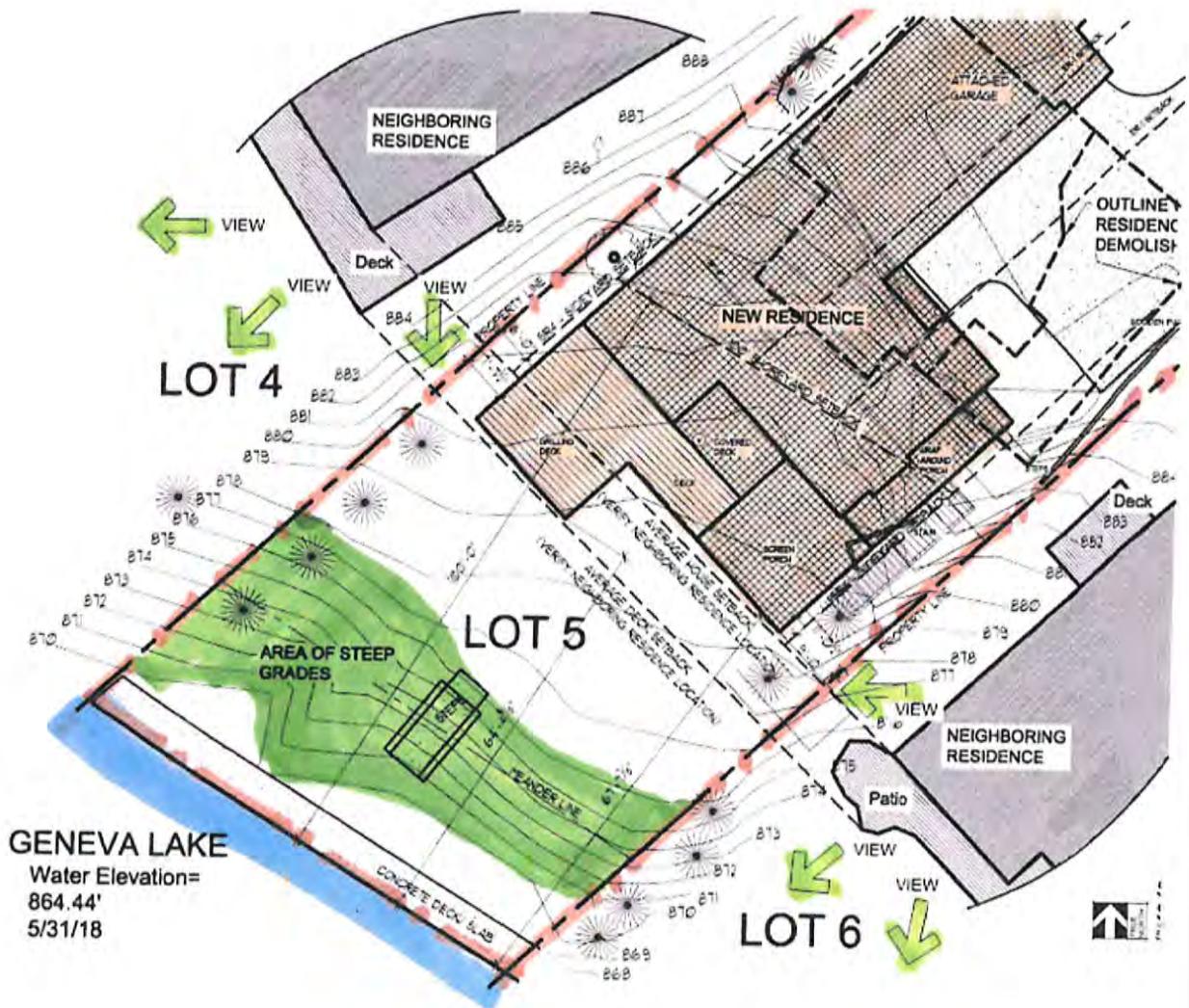
Below is a portion of the proposed site plan. Please note that there are two "average" setback lines. One average setback for the house (anything under roof) and, One average setback for decks and patios. The face of the screened porch is at the proposed "average house" setback line and, The deck extends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

Please also note that:

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

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

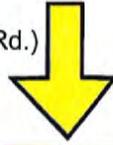
C) The house is designed to provide a greater distance to the side property lines than the side setbacks require.



Existing views from 940 Maytag Road (Ceylon Court)

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

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

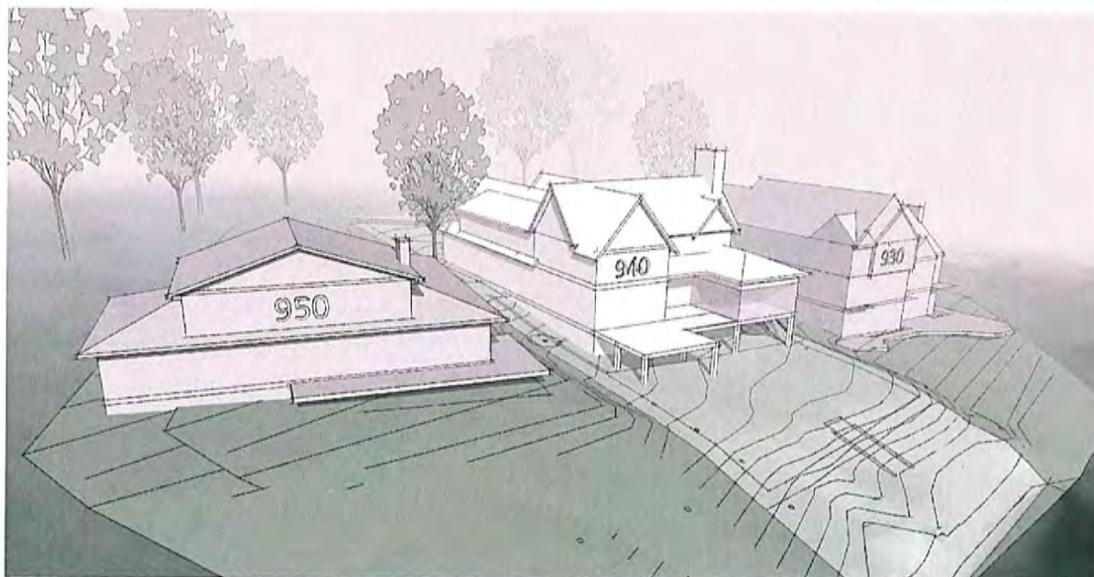
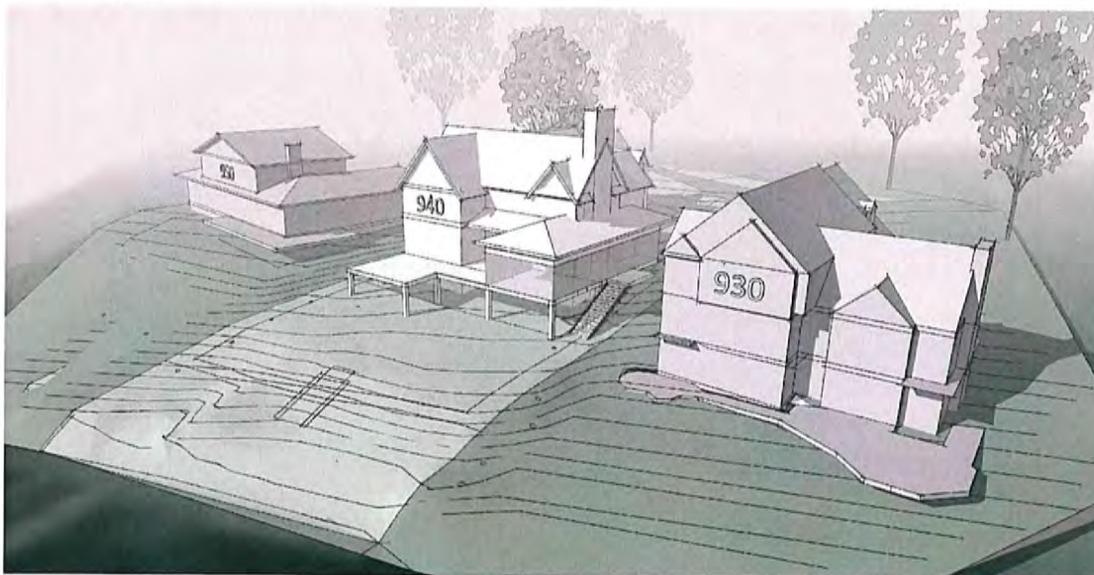


940 Maytag Rd. Looking EAST towards neighbor. (930 Maytag Rd.)



Proposed concept:

The images below show the conceptual design. Design focus is on the exterior spaces on the lakeside. Utilizing the (2) differing "average" setback lines allow us to incorporate the idea of stepping the building in height. This keeps the bulk of the house further back on the property. The bulk of the house is "stepped" back and gives it a less commanding presence. This assists in creating a more "human scale" in regards to the massing of the home.



In conclusion:

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

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

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

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

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

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

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

Respectfully,

Jason R. Bernard

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: December 17, 2018

Agenda Item: 8

Applicant:

Terence Pisano
201 Broad Street
Lake Geneva, WI, 53147

Request:

Step 2 Conceptual Review of a Planned
Development
Neighborhood Office (NO)
Tax Key No. ZOP00139

Description:

The applicant is submitting a proposal for a Conceptual review of the Planned Development request which is the step 2 of the process.

The applicant of the property located at 333 Center St is looking at the viability to receive the current Brick & Mortar building located at 832 Geneva St. with this request the applicant will need acceptations to the setbacks for this location Tax Key No. ZOP00139.

The applicant has met with staff to identify the current zoning obstacles in which the City Planner suggests the Planned Development process is the only practical option for this property and trying to utilize the unique placement of the proposed position as compared to the neighboring properties located in the Neighborhood Office (NO) zoning classification.

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

Name of Applicant: Terence Pisanu

Address of Applicant: 333 Center Street
Lake Geneva, WI 53147

Telephone No. (262) 729-6537

Fax and/or email: () Terence@LoosenupLtd.com

Name of Owner: Terence Pisanu

Address of Owner: 201 Broad St
Lake Geneva, WI 53147

Telephone No. (262) 729-6537

Fax and/or email: ()

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

Building Move from 832 Geneva Street
to 333 Center Street

Current Zoning District: Neighborhood office

Fee of \$750.00 payable upon filing application.

12/5/2018
Date

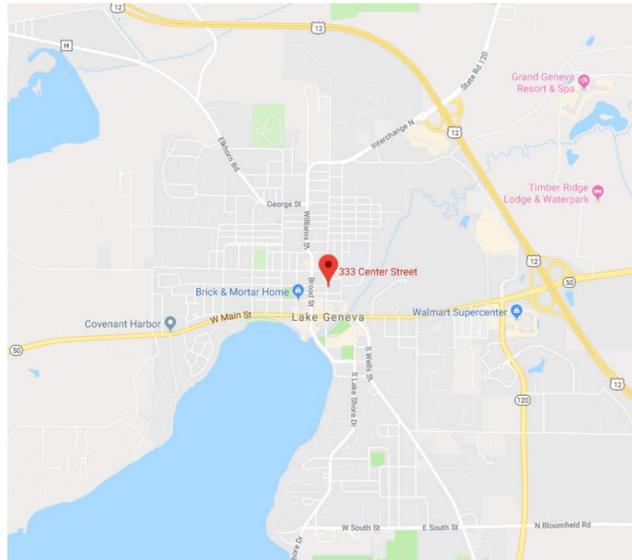

Signature of Applicant

RELOCATION OF FRANK JOHNSON RESIDENCE (BM) TO 333 CENTER ST.

333 CENTER ST. LAKE GENEVA, WI 53147

SUBMITTAL DATE 12/07/2018

2401
INCORPORATED
ARCHITECTURE . CONSTRUCTION MANAGEMENT . CONSULTING



Location Map



Owner:

Terence Pisano
333 Center St.
Lake Geneva, WI 53147
T. (262)729-6537

Architect:

2401
INCORPORATED
ARCHITECTURE . CONSTRUCTION MANAGEMENT . CONSULTING

2401 Inc. of Illinois
300 N. State St. - Suite 3812
Chicago, IL 60654
T 312.661.0140
F 312.661.0270

The Frank Johnson Residence - Built in 1902

The Frank Johnson house is a brick-constructed example of the Queen Anne style. The entire building is constructed of cream bricks on a fieldstone foundation. The house has a two-story irregular plan with projecting two-story side bays and a projecting front gable. The bays and gable give the steeply-pitched hip roof a complex hip and gable form. The gable peaks are decorated with rusticated brick corbeling that suggests wood shingling and rusticated belt courses that suggest applied stickwork. The gables have central rectangular window openings.

Rusticated brick corbeling is also used at the comers to suggest stone quoins and more rusticated bricks were used to construct the tabbed surrounds and large flat lintels that decorate the windows. The windows are largely similar-sized and filled with single-light sashes. Heavy, wood brackets are attached to the upper corners of the side walls' two-story bays. The entrances to the house are obscured behind a large veranda that is enclosed with large glass panels. Modern awnings have been attached to the original hipped porch roof. Two modern steel doors are the current entrances into the building: But, behind the glass enclosed porch, the original entrances and porch construction details are extant, including the columns supporting the roof. A lattice-panel base sits under the veranda.

This house was built in 1902 for Frank Johnson. Johnson had a long-time grocery store on Main Street where he catered to families that wanted high quality and specialty groceries. In Lake Geneva, with its wealthy summer residents, this strategy was successful and is reflected in this large house. The house was threatened with demolition in the late 1990's, but with the help of the local Historic Preservation Commission and preservationists, it was saved.

SHEET LIST

Sheet Number	Sheet Name
COVER	COVER SHEET
AS.0	LOCATION MAP
AS.1	EXISTING SITE PLAN
AS.2	PROPOSED SITE PLAN
AS.3	LANDSCAPE PLAN
A.0	NEW BSMT & FOUNDATION PLAN
A.1	NEW 1ST & 2ND FLOOR PLAN
A.3	EXTERIOR ELEVATIONS
A.4	EXTERIOR ELEVATIONS
A.5	BUILDING SECTION
P.1	NEW BSMT PLUMBING PLAN

Narrative of the Frank Johnson PD Preservation Project:

Today, the Frank Johnson residence is again facing demolition as new development continues to change the landscape of the downtown Lake Geneva district. With the help of public officials, members of the LG community, the Lake Geneva Building and Planning Commission, The LG Historical Society and its associates, Local Contractors, the current owner Thomas George and local resident Terence Pisano the building can be saved again. By building a new foundation and moving the building just three blocks away to 333 Center St., the beautiful structure will be preserved for generations to come all the while keeping it in the commercial district of downtown Lake Geneva. It should be noted that NO trees, other than those on the PD site, will be affected by this move and the trees that are affected on the proposed PD will be preserved or replaced with equivalents.

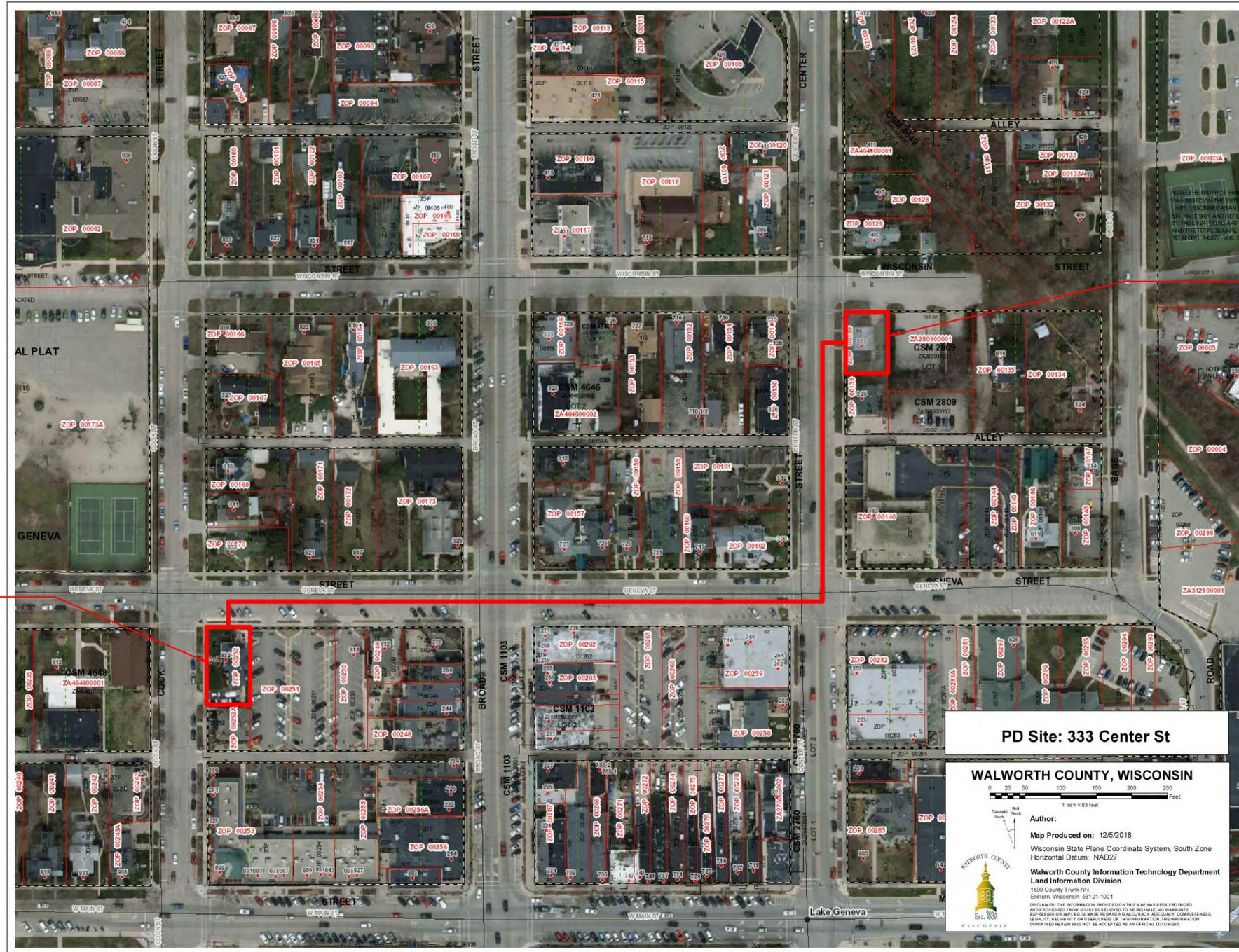
The intent of this project is to create a Planned Development to successfully address the numerous variances required to facilitate a project of this nature. By Design the PD(Planned Development) for this project will maximize future use of the space(Neighborhood Office Zoning for mixed Commercial/Residential space) all the while making minimal changes to the structure and it's aesthetic in order to preserve its historic look, feel and layout. The grade of the new site in addition of the new foundation enhances the buildings opportunity for commercial use. The existing porch will also be preserved an enhanced as it will now rest on the new extended basement foundational footprint.

The objective timeline of this project from start to completion is "Late January/Early February 2019" to "June/July 2019"

Terence Pisano will obtain the Financing for this PD project and the following outlines the high level steps required to complete this project: PIP Designed, Plan Development Review, City Council Approval, 2-3 Weeks On Site Preparation for Structural Move, Demolition of 333 Center St Structure, Excavation, New Foundation and Footings, Structural Move of Building(Involves City Traffic Control Coordination and Utility Coordination), Masonry work to connect New Foundation to Structure(30-60 days), Utility Re-Connects, Sewer/Drainage Build, Driveway/Basement/Landscape Concrete Pour, Exterior Deck/Stairs Build, Landscaping, Remedy unforeseen Issues and 2nd Fl. Renovations for bathroom and kitchen.

Owner
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E. terence@loosenuptd.com

Architect
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P. 312 661 0140
E. 2401architects@gmail.com



832 COOK ST.(BRICK & MORTAR)
- EXISTING BLDG TO BE RELOCATED TO SUBJECT PROPERTY

333 CENTER ST.(SUBJECT PROPERTY)
- ZONED NO (NEIGHBORHOOD OFFICE)
- 60' x 86' PROPERTY LOT SIZE (5,160 SF)

LOCATION MAP

RELOCATION OF FRANK JOHNSON
RESIDENCE (BM) TO 333 CENTER ST.

333 CENTER ST. LAKE GENEVA, WI 53147

REVISIONS

Mark	Date	Description

DATE ISSUED

12/07/2018

PROJECT STATUS

SUBMITTAL DATE
12/07/2018

SHEET TITLE

LOCATION MAP

SHEET NO.

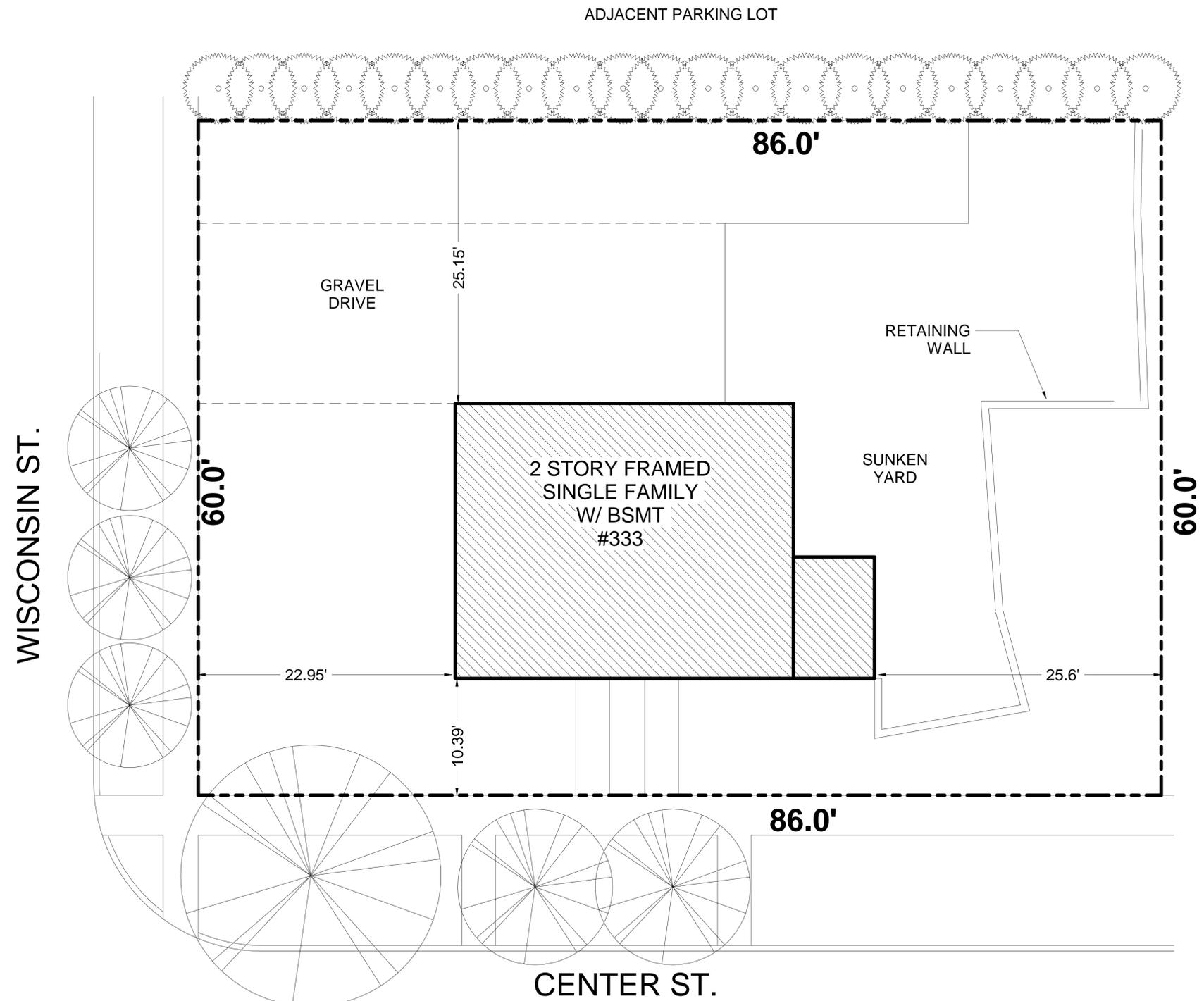
AS.0

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RELOCATION OF FRANK JOHNSON
RESIDENCE (BM) TO 333 CENTER ST.

333 CENTER ST. LAKE GENEVA, WI 53147



REVISIONS

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12/07/2018

SHEET TITLE

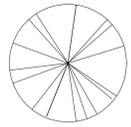
EXISTING SITE
PLAN

SHEET NO.

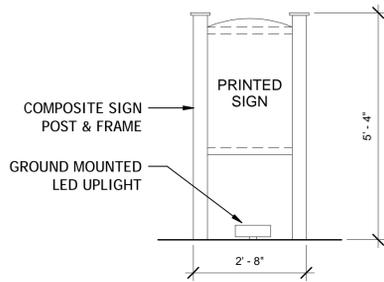
AS.1

1 AS.1 3/16" = 1'-0" EXISTING SITE PLAN

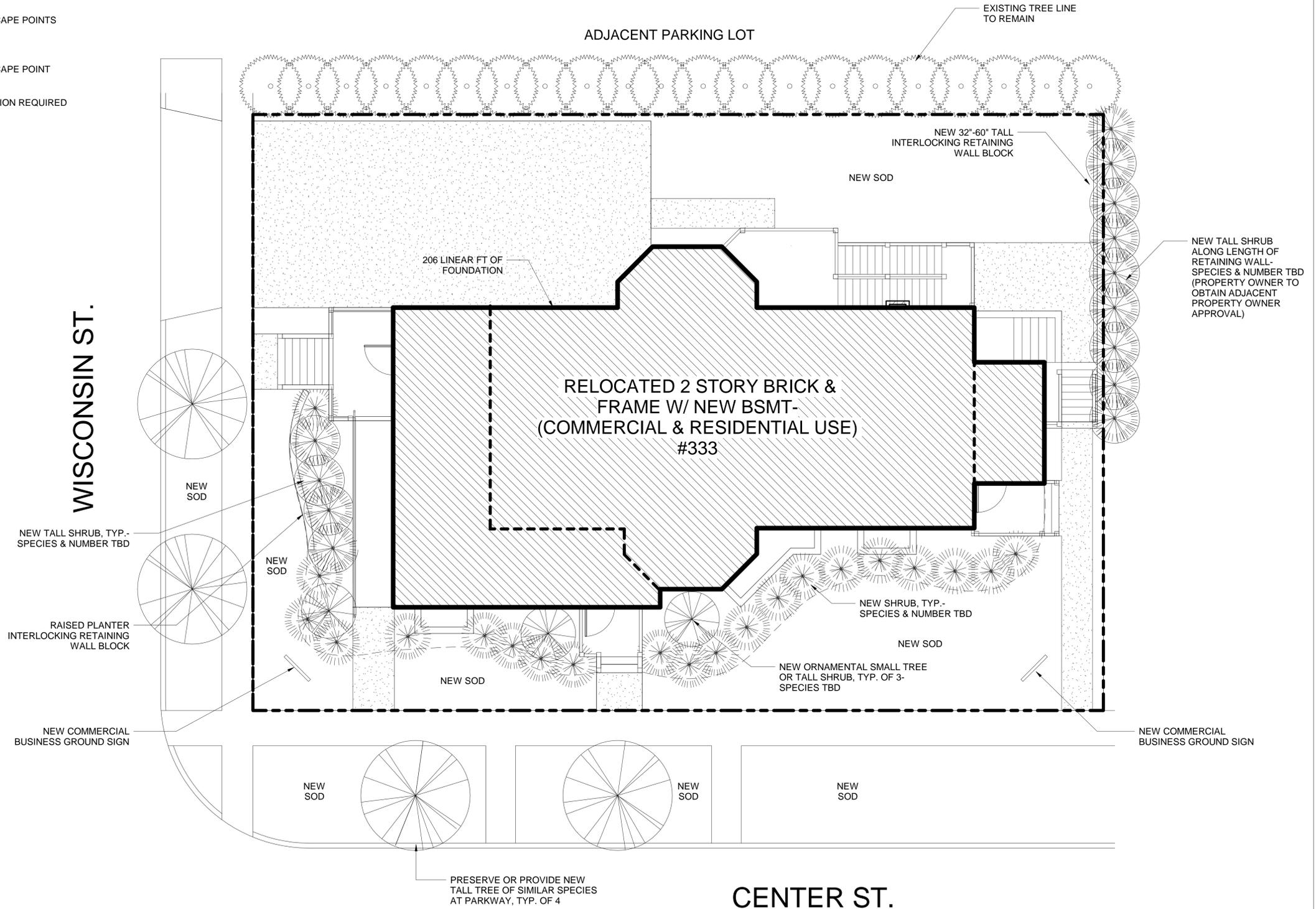
PLANT SCHEDULE

-  TALL SHADE TREE 30 LANDSCAPE POINTS
-  ORNAMENTAL SMALL TREE 10 LANDSCAPE POINTS
-  TALL SHRUB 5 LANDSCAPE POINTS
-  SMALL SHRUB 1 LANDSCAPE POINT

NOTE: 45 MIN. LANDSCAPE POINTS PER 100 FEET OF BUILDING FOUNDATION REQUIRED FOR COMMERCIAL LAND USE ON 'NO' ZONING DISTRICT



2 NEW TYP. GROUND SIGN ELEVATION
AS.3 1/2" = 1'-0"



1 PROPOSED LANDSCAPE PLAN
AS.3 3/16" = 1'-0"

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RELOCATION OF FRANK JOHNSON
RESIDENCE (BM) TO 333 CENTER ST.

333 CENTER ST. LAKE GENEVA, WI 53147

REVISIONS

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12/07/2018

SHEET TITLE

PROPOSED
LANDSCAPE PLAN

SHEET NO.

AS.3

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**RELOCATION OF FRANK JOHNSON
RESIDENCE (BM) TO 333 CENTER ST.**

333 CENTER ST. LAKE GENEVA, WI 53147

REVISIONS

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DATE ISSUED

12/07/2018

PROJECT STATUS

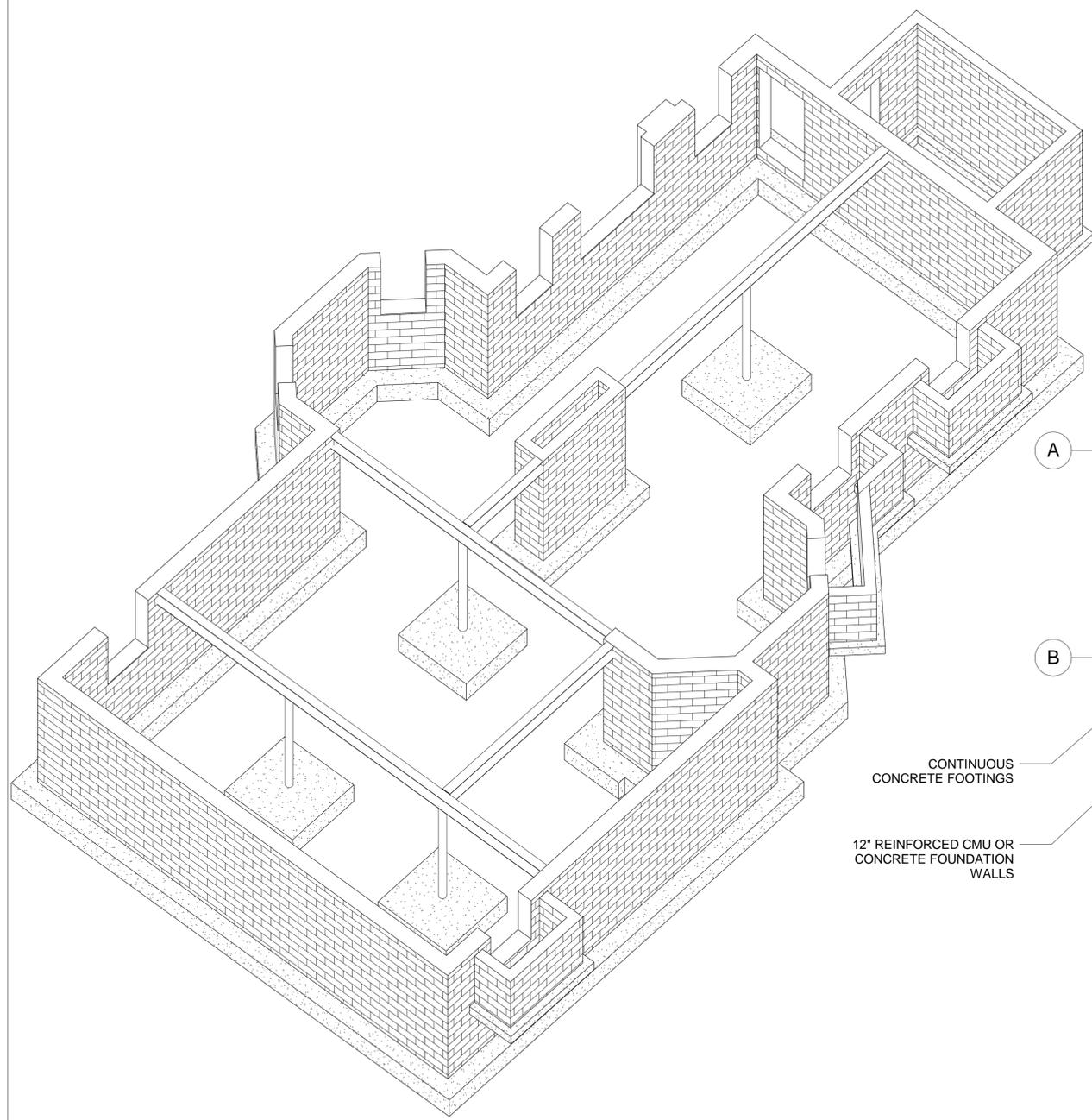
SUBMITTAL DATE
12/07/2018

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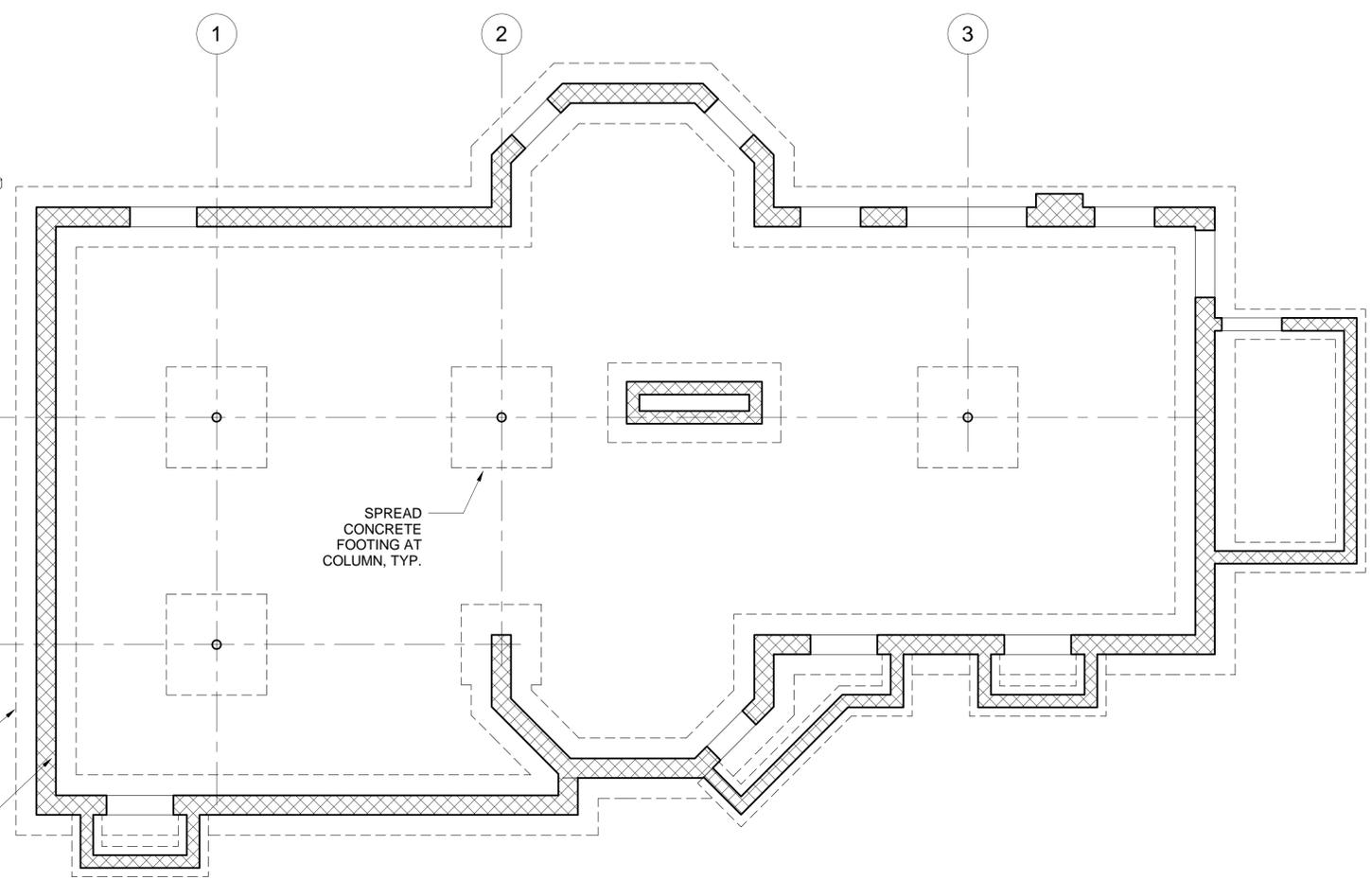
**NEW BSMT &
FOUNDATION
PLAN**

SHEET NO.

A.0



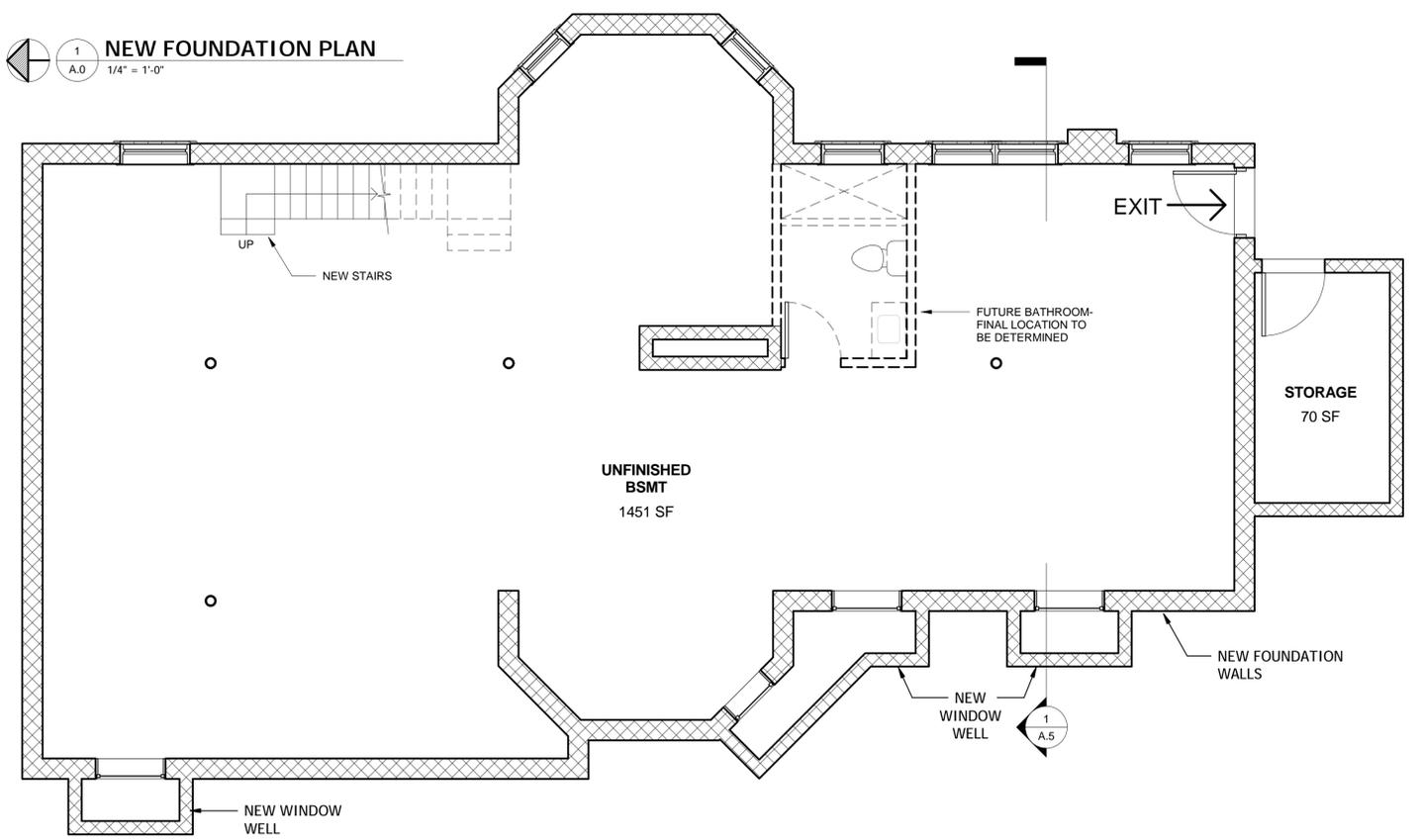
2
A.0
NEW FOUNDATION 3D VIEW



CONTINUOUS
CONCRETE FOOTINGS

12" REINFORCED CMU OR
CONCRETE FOUNDATION
WALLS

1
A.0
NEW FOUNDATION PLAN
1/4" = 1'-0"



3
A.0
NEW BSMT PLAN
1/4" = 1'-0"

BSMT FLOOR AREA= 1,647 GSF

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RELOCATION OF FRANK JOHNSON
RESIDENCE (BM) TO 333 CENTER ST.

333 CENTER ST. LAKE GENEVA, WI 53147

REVISIONS

Mark	Date	Description

DATE ISSUED

12/07/2018

PROJECT STATUS

SUBMITTAL DATE
12/07/2018

SHEET TITLE

NEW EXTERIOR
ELEVATIONS

SHEET NO.

A.3



NOTE: ONLY NEW MODIFICATIONS
NOTED ON ELEVATION

2 NEW WEST ELEVATION

A.3 1/4" = 1'-0"



NOTE: ONLY NEW MODIFICATIONS
NOTED ON ELEVATION

4 NEW EAST ELEVATION

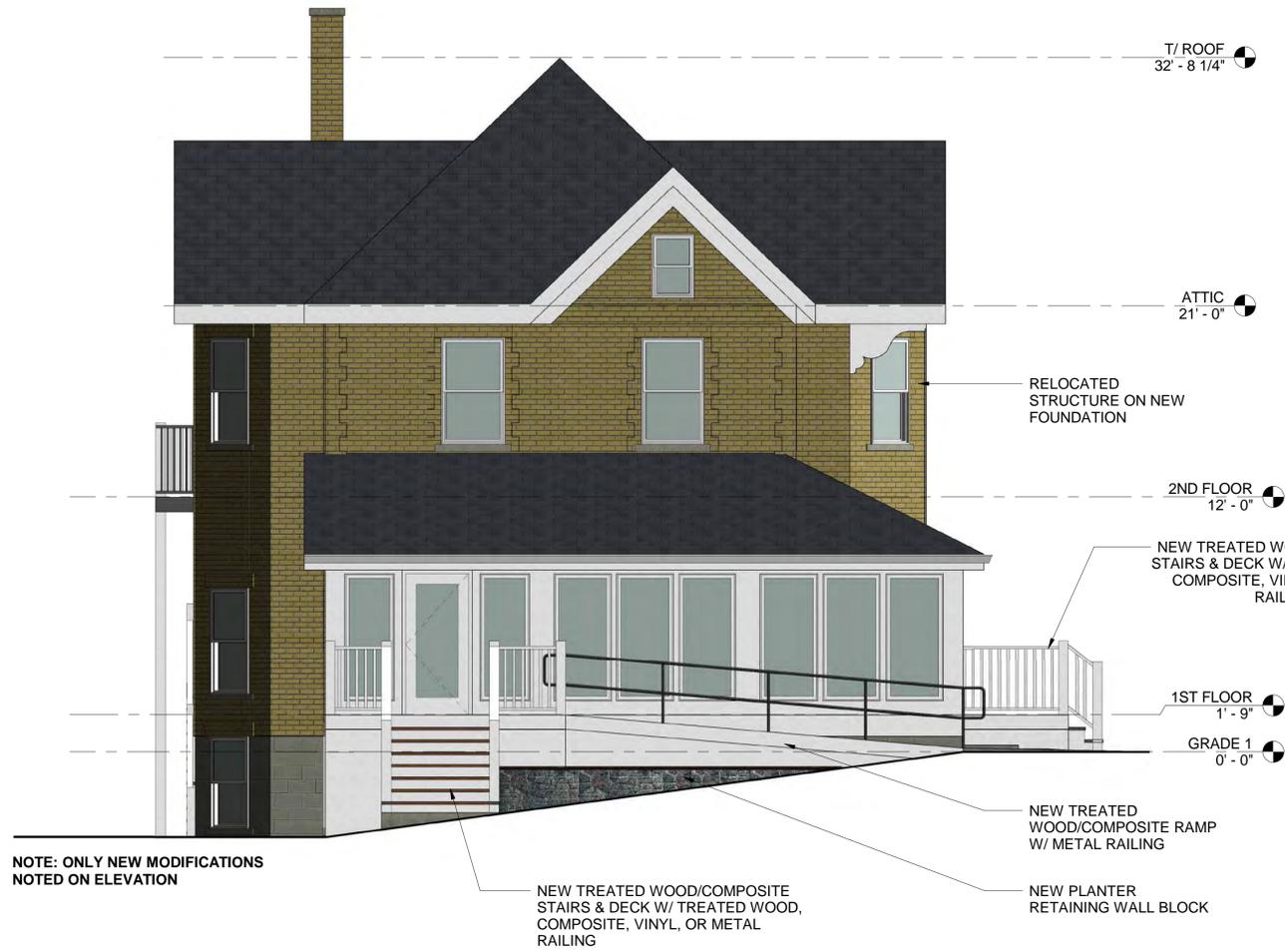
A.3 1/4" = 1'-0"

Owner
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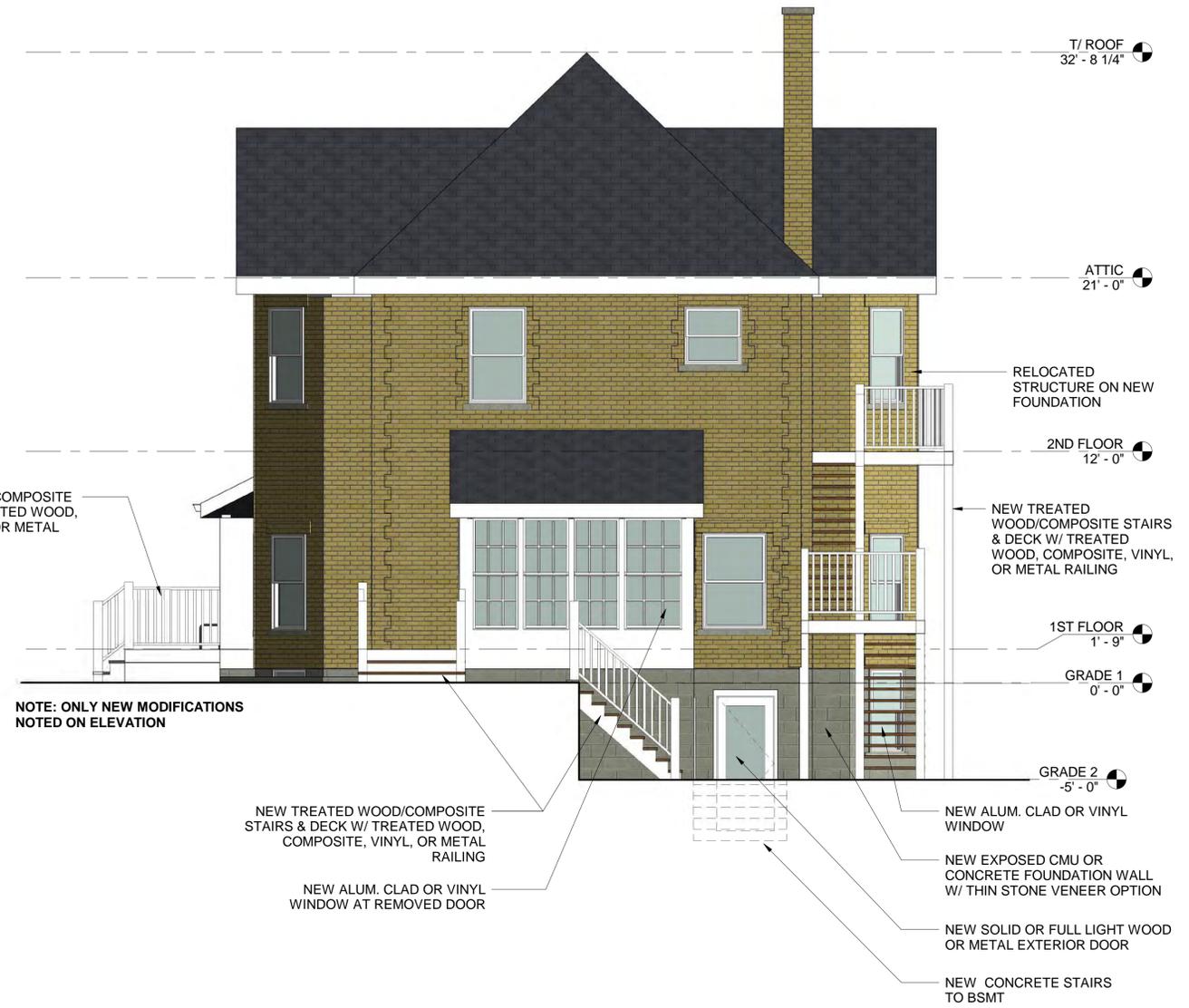
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RELOCATION OF FRANK JOHNSON
RESIDENCE (BM) TO 333 CENTER ST.

333 CENTER ST. LAKE GENEVA, WI 53147



NOTE: ONLY NEW MODIFICATIONS NOTED ON ELEVATION



NOTE: ONLY NEW MODIFICATIONS NOTED ON ELEVATION

REVISIONS

Mark	Date	Description

DATE ISSUED

12/07/2018

PROJECT STATUS

SUBMITTAL DATE
12/07/2018

SHEET TITLE

NEW EXTERIOR
ELEVATIONS

SHEET NO.

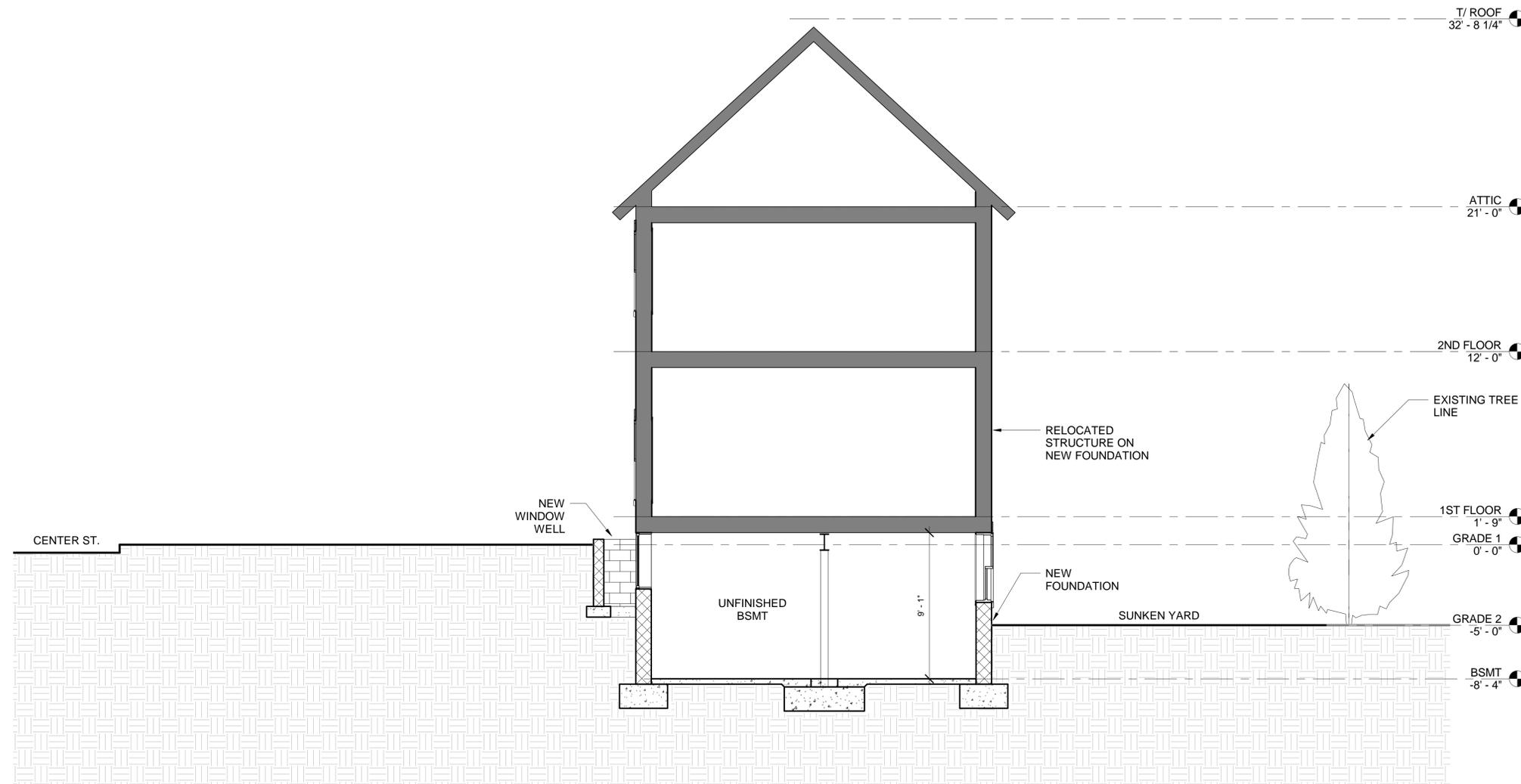
A.4

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RELOCATION OF FRANK JOHNSON
RESIDENCE (BM) TO 333 CENTER ST.

333 CENTER ST. LAKE GENEVA, WI 53147



1
A.5 NEW BUILDING SECTION
1/4" = 1'-0"

REVISIONS

Mark	Date	Description

DATE ISSUED

12/07/2018

PROJECT STATUS

SUBMITTAL DATE
12/07/2018

SHEET TITLE

NEW BUILDING
SECTION

SHEET NO.

A.5

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RELOCATION OF FRANK JOHNSON
RESIDENCE (BM) TO 333 CENTER ST.

333 CENTER ST. LAKE GENEVA, WI 53147

REVISIONS

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DATE ISSUED

12/07/2018

PROJECT STATUS

SUBMITTAL DATE
12/07/2018

SHEET TITLE

PROJECT IMAGES

SHEET NO.

P.5



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**RELOCATION OF FRANK JOHNSON
RESIDENCE (BM) TO 333 CENTER ST.**

333 CENTER ST. LAKE GENEVA, WI 53147

REVISIONS

Mark	Date	Description

DATE ISSUED

12/07/2018

PROJECT STATUS

SUBMITTAL DATE
12/07/2018

SHEET TITLE

**PROJECT
IMAGES**

SHEET NO.

P.5

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RELOCATION OF FRANK JOHNSON
RESIDENCE (BM) TO 333 CENTER ST.

333 CENTER ST. LAKE GENEVA, WI 53147

REVISIONS

Mark	Date	Description

DATE ISSUED

12/07/2018

PROJECT STATUS

SUBMITTAL DATE
12/07/2018

SHEET TITLE

**PROJECT
IMAGES**

SHEET NO.

P.5

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: December 17, 2018

Agenda Item: 9

Applicant:

House Around the Corner
3389 South Lake Shore Dr.
Delavan, WI 53115

Request: Continuation of the public hearing

General Development Plan (GDP)
New 5600 sq. ft. Commercial Building
832 Geneva Street
Tax Key No. ZOP00252

Description:

The applicant is submitting a request for a General Development Plan (GDP) that would allow for the development of a new commercial building to be erected and located at 832 Geneva Street.

The applicant is requesting to construct a new 5600 square foot commercial building at 832 Geneva Street which will have retail area & coffee shop. The proposed site design allows for added green space for outdoor seating.

The property is located in the Central Business (CB) zoning district, onsite parking is not required in the Central Business district.

Action by the Plan Commission:

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

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

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

Staff Review Comments:

No impacts to neighboring properties are anticipated.

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

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

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

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

4. The proposed General Development Plan (GDP) does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
5. The proposed General Development Plan (GDP) is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed General Development Plan (GDP) do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

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

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

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: December 17, 2018

Agenda Item: 10

Applicant:

House Around the Corner
3389 South Lake Shore Dr.
Delavan, WI 53115

Request: Conditional Use Permit (CUP)
Raze or Remove the Existing Commercial
Building - 832 Geneva Street
Tax Key No. ZOP00252

Description:

The applicant is submitting a request for a Conditional Use Permit (CUP) that would allow for the candidate to raze or remove the structure in accordance with the zoning requirements found in Section 98-913(5)(c) in the Downtown Design Overlay District, the existing building that is located at 832 Geneva Street.

The applicant is requesting to construct a new 5600 square foot commercial building at 832 Geneva Street which will have retail area & coffee shop, in order to construct this proposed building a Conditional Use Permit must be approved to “Raze or Remove” the existing structure

The property is located in the Central Business (CB) zoning district, onsite parking is not required in the Central Business district.

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:

No impacts to neighboring properties are anticipated.

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

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

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

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

4. The proposed Conditional Use Permit (CUP) does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
5. The proposed Conditional Use Permit (CUP) is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed Conditional Use Permit (CUP) 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 (CUP):

1. Staff recommends that the Plan Commission recommend *approval* of the proposed Conditional Use Permit (CUP) as submitted, with the findings under A.1-6., above. If they are in agreement with the above finding.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.



November 9, 2018

Fred Walling
Building Inspector & Zoning Administrator
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147

RE: 832 GENEVA STREET, LAKE GENEVA, WI 53147

Fred,

Attached please find our Application for Conditional Use to raze the current building at 832 Geneva Street.

If not successful in our current efforts for a Planned Development on the site, we will work under current zoning and architectural standards in place for this parcel.

Thank you and please call if you have any questions.

A handwritten signature in black ink, which appears to read "Scott Lowell". The signature is fluid and cursive, with the first name "Scott" being more prominent than the last name "Lowell".

Scott Lowell

Enclosures

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

- ___ **Pre-submittal staff meeting scheduled:**
- Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____
- ___ **Follow-up pre-submittal staff meetings scheduled for:**
- Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____
- Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____
- Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____
- Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____
- ___ **Application form filed with Zoning Administrator:** Date: _____ by: _____
- ___ **Application fee of \$ _____ received by Zoning Administrator:** Date: _____ by: _____
- ___ **Reimbursement of professional consultant costs agreement executed:** Date: _____ by: _____

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

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

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

_____ (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 parcel is presently used for retail purposes with commercial designation in the Lake Geneva Comprehensive Zoning Plan. The proposed usage would not change.

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?

Conditional Use required to raze building.

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 negative impacts of new building. Will follow all current zoning and architectural requirements.

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 negative impacts of new building. Will follow all current zoning and architectural requirements.

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?

No burden to any current utilities, improvements, etc.

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?

This will be a new building up to all ADA requirements and meeting all current zoning and architectural requirements. Note: Final building plans meeting all current zoning and architectural standards will be provided at a later date.

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 25 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk: Date: _____ by: _____
- ____ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____
- ____ Class 2 Legal Notice published on _____ and _____ by: _____
- ____ Conditional Use recorded with the County Register of Deeds Office: Date: _____ by: _____

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

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

Date: _____ by: _____

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

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

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

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

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

___ Possible future expansion and related implications for points above;

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

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

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

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

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

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

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

___ A legal description of the subject property;

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

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

___ All required building setback lines;

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

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

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

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

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

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

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

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

___ The location of existing and proposed drainage facilities;

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

___ Lot Area;

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

- ___ (d) **A Detailed Landscaping Plan of the subject property:**
 - ___ Scale same as main plan (> or equal to 1" equals 100')
 - ___ Map reduction at 11" x 17"
 - ___ Showing the location of all required bufferyard and landscaping areas
 - ___ Showing existing and proposed Landscape Point fencing
 - ___ Showing berm options for meeting said requirements
 - ___ Demonstrating complete compliance with the requirements of Article VI
 - ___ Providing individual plant locations and species, fencing types and heights, and berm heights;
- ___ (e) **A Grading and Erosion Control Plan:**
 - ___ Same scale as the main plan (> or equal to 1" equals 100')
 - ___ Map reduction at 11" x 17"
 - ___ Showing existing and proposed grades including retention walls and related devices, and erosion control measures.
- ___ (f) **Elevation Drawings of proposed buildings or remodeling of existing buildings:**
 - ___ Showing finished exterior treatment;
 - ___ With adequate labels provided to clearly depict exterior materials, texture, color and overall appearance;
 - ___ Perspective renderings of the proposed project and/or photos of similar structure may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.

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

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

III.FINAL APPLICATION PACKET INFORMATION

- ___ Receipt of 5 full scale copies in blue/line or black/line of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ___ Receipt of 25 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: December 17, 2018

Agenda Item: 11

Applicant:
Michelle Lundquist
7929-48th Ave
Kenosha, WI, 53142

Request: **LIMITED** Conditional Use Permit
(CUP)
Continue Existing Commercial Animal Boarding
846 Madison St
Tax Key Nos. ZYUP00033 & ZYUP00033A

Description:

The applicant is submitting a request for a Conditional Use Permit (CUP) that would allow for the continuation of the existing Limited CUP that was issued to the previous business owner for the building that is located at 846 Madison Street.

The applicant is requesting to increase the amount of animals to 40 dogs per day as proposed in the summary they have provided.

The property is located in the General Industrial (GI) zoning district, onsite parking is only 1 stall per 1000 sq. ft. of floor area, these 2 buildings are less than 5,000 sq. ft. in total, in which they are required to have 5 stalls onsite.

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:

No impacts to neighboring properties are anticipated.

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

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

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

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

4. The proposed Conditional Use Permit (CUP) does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
5. The proposed Conditional Use Permit (CUP) is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed Conditional Use Permit (CUP) 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 (CUP):

1. Staff recommends that the Plan Commission recommend *approval* of the proposed Conditional Use Permit (CUP) as submitted, with the findings under A.1-6., above. If they are in agreement with the above finding.
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):

846 Madison Street Lake Geneva, WI 53147. Parcel ZYUP00033, ZYUP00033A, ZCL00001 Located in the Southeast 1/4 section 25, T 2 N, R 17 E, City of Lake Geneva, Walworth County, Wisconsin.

NAME AND ADDRESS OF CURRENT OWNER:

Lydia Estes 846 Madison Street, Lake Geneva, WI 53147

TELEPHONE NUMBER & EMAIL OF CURRENT OWNER: (262)729-2030 or (262)248-390, lydiaestes@yahoo.com

NAME AND ADDRESS OF APPLICANT:

Michelle Lundquist 7929-48th Ave, Kenosha, WI 53142

TELEPHONE NUMBER & EMAIL OF APPLICANT: (262)515-5681, K9cmdr@gmail.com

PROPOSED CONDITIONAL USE:

See Attachment 1.

ZONING DISTRICT IN WHICH LAND IS LOCATED: G1, General Industrial

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

NA

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

We will provide a clean, safe, high quality dog day care, and boarding facility that provides dog training, dog and cat grooming and retail pet supplies.

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

11/9/2018

DATE


SIGNATURE OF APPLICANT

Conditional Use Proposal

We are proposing that Geneva K9 be allowed to house up to 40 dogs per day for dog daycare, boarding, training and grooming services. Dogs will be housed in the main building on the north side of the property. Grooming services will operate out of the building on the north side of the property. Training will be serviced out of the building on the south side of the property. There are, and will continue to be, off-street parking with 6 general parking spaces and 1 handicap parking space. Hours of operation will be Monday through Saturday, 7am to 7pm, after 5:30 pm only training and retail activities will be conducted. Sundays will be open by appointment only for pick-up.

Short Statement describing activities to be carried on at site:

Geneva K9 will be a convenient, clean, full-service, family-run facility that will provide the community with all services needed for dog ownership provided by friendly and knowledgeable owners and staff. Services include: a safe and sanitary place to day-board or overnight-board dogs, a place to bring dogs for a full range of training including puppy pre-school through advanced obedience and even specialty training, and also grooming services for dogs and cats.

III. Justification of the Proposed Conditional Use

1) Geneva K9 will be a convenient, clean, full-service, family-run facility that will provide the community with all services needed for dog ownership provided by friendly and knowledgeable owners and staff. Services include: a safe and sanitary place to day-board or overnight-board dogs, a place to bring dogs for a full range of training including puppy pre-school through advanced obedience and even specialty training, and also grooming services for dogs and cats.

2) Geneva K9, in it's specific location at 846 Madison St., will be particularly good for the community, as it is close enough to the bustle of town that it is convenient for residents and visitors alike to bring their pets for services needed on a daily basis, but positioned so that there are very few immediate residential neighbors.



Michelle M. Lundquist

Certified Dog Trainer
Certified Humane Officer
Professional Animal Handler

Michelle Lundquist has been a professional animal; handler, trainer, breeder, and caretaker for over 20 years. Her passion and realization of this natural ability started at the age of 14. She specializes in canine behavior, canine training, handling of native wildlife for the purpose of removal and for public safety, Wisconsin state animal law, and general domestic animal husbandry.

Michelle is a certified master dog trainer through National K9 Learning Center in Columbus, OH, specializing in Puppy Pre-School, Basic Obedience, Advanced Obedience, Utility, Scent Detection, Police K9, Tracking, Breed Identification, and Service Dog. She has continuing education hours through K9 Cop Magazine's Working Dog Conference, held annually. Michelle is a WI state certified Humane Officer through the Department of Agriculture, Trade and Consumer Protection (DATCP). She is also certified through DATCP in Rabies Control and has numerous continuing education hours in Animal Cruelty Investigation training through the American Society for the Prevention of Cruelty to Animals (ASPCA). She also holds a WI Trapper's license.

Michelle has bred, raised and trained numerous dogs for service work. Those include: Diabetes Alert Dogs, Mobility Dogs, Autism Service Dogs, Search and Rescue Dogs, Single and Dual Purpose Police K9s. Michelle has worked diligently as a humane officer for a local municipality enforcing animal ordinances pertaining to: rabies control, number of animals permitted, nuisance domestic and wild animals, injured wild animals, sanitation, animal cruelty/neglect, animal at large, and regulating the trapping of nuisance wild animals. Michelle has also trained dogs for, and tested dogs for a Canine Good Citizen certification through the American Kennel Club (AKC). Michelle's personal dog, a German Shepherd she bred and trained, was used to successfully track and find 2 prized show dogs that escaped a local boarding facility. She and her dog were also called on to assist in locating missing persons for a local police department.

**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?

See Attachment

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?

See Attachment

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?

Not applicable

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?

Property will be used essentially in the same manor as it has been used since 2006.

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, there will be no needed increase of public services beyond that of existing buisness.

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, there is a public need for such a buisness in the community that services all aspects of

Dog ownership. Currently the next closest full service buisness is 26 miles away.

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: _____

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: December 17, 2018

Agenda Item: 12

Applicant:

McMurr I LLC.
351 W. Hubbard Suite 610
Chicago IL 60654

Request: General Development Plan (GDP)

Summerhaven Phases II & III
Tax Parcel Nos. ZSUM00001 – ZSUM00247

Description:

The applicant is submitting a General Development Plan (GDP) to amend an existing Planned Development that would allow Phases of II & III for the condominium development located at Tax Parcel Nos. ZSUM00001 – ZSUM00247 which is in the vicinity of Lake Geneva Blvd. and Wells St.

This site is zoned as a Planned Development, and the continuation for Phases II & III initiates the review and approval of a General Development Plan (GDP) amendment.

The GDP focuses primarily on the detailed physical characteristics of the site such as the precise locations of all development, landscaping, parking, and building materials. It also allows for flexibilities from the zoning ordinance relating to site plan components. This report focuses on these issues.

Relation to Base Zoning Standards:

All Planned Developments must explicitly identify any flexibilities being requested from base zoning standards in the most comparable regular zoning district. In this instance, the Planned Development (PD) zoning district, a prevalent zoning district in the surrounding area, provides that comparison zoning district.

Action by the Plan Commission:

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

As part of the consideration of the requested Planned Development / General Development Plan (GDP), the Plan Commission is required to:

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

Staff Review Comments:

Staff believes that this is a suitable request for an amendment to the land use due to the surrounding commercial land uses and residential zoning. The site is planned for *Planned Neighborhood* in the Comprehensive Plan.

All engineering for the utilities have been reviewed by our city engineers and approved for installation.

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

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

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be for all of the following:
1. In general, the proposed GDP is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 2. Specific to this site, the proposed GDP is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 3. The proposed GDP in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
 4. The proposed GDP maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
 5. The proposed GDP is 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.
 6. The potential public benefits of the proposed GDP outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

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

1. Staff recommends that the Plan Commission recommends *approval* of the GDP as submitted per the Fire Department and City Engineering review.
2. Staff recommends the *affirmative set of findings* provided above, noting that the proposal is consistent with the Comprehensive Plan's Future Land Use Map which proposes that the only change is the reduction of units per acre to existing development intensity and bulk characteristics; and will be complementary to surrounding land uses.

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

**PLANNED DEVELOPMENT –
GENERAL DEVELOPMENT PLAN
Applicant: McMurr II, LLC,
an Illinois limited liability company**

November 9, 2018

**SUMMERHAVEN – PHASES II & III
GENERAL DEVELOPMENT PLAN
NARRATIVE**

GENERAL DEVELOPMENT PLAN INTRODUCTION:

McMurr II, LLC, an Illinois limited liability company (“McMurr II”), is the Successor Declarant of the Summerhaven development (“Summerhaven”), and the owner of all the lands composing the second (“Phase II”) and third (“Phase III”) phases of Summerhaven (collectively, “Phases II and III;” sometimes, “Site”). McMurr II has cleared Summerhaven of the piles of broken asphalt resulting from the demolition of a parking lot by an earlier developer, has cleaned out the storm water management ponds to restore their capacity, has altered the storm water drainage to avoid flooding neighboring property on the north boundary of Summerhaven, has extended and paved a portion of Summerhaven Drive to Lake Geneva Boulevard for emergency vehicles, and has sold all of its units in Phase I of Summerhaven (“Phase I”), resulting in considerable new single-family home construction there.

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

The public infrastructure (e.g., municipal water and sanitary sewer mains) and the private infrastructure (e.g., storm water management system, private streets, and public utilities) have been designed and almost fully installed with sufficient capacity to accommodate not only the 37 units originally approved for Phase I, now reduced to 28 units, but also to accommodate an additional 47 units originally approved for Phases II and III.

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

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

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

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

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

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

GENERAL DEVELOPMENT PLAN REQUIREMENTS:

1. Location Map: *See the Location Map, showing the location of Phases II and III on the City's Land Use Plan Map, attached as Exhibit C and incorporated herein.*

2. Map of Site with Zoning and Names and Addresses of Owners within 300 feet of the Site: *See Group Exhibit D incorporated herein.*

3. General written description of the proposed PD:

a. General project themes and images: *A Site Plan of Phases II and III is attached as Exhibit E and incorporated herein. Sample elevations and floor plans for one-story residences for Phases II and III are attached as Group Exhibit F and incorporated herein. Two-story residences are planned, as well, for Phases II and III. The landscaping, signage, lighting, organizational structure, and consistency of the GDP and the PIP for Phases II and III will be substantially similar to those of Phase I, to make an integrated community.*

b. General mix of dwelling unit types and/or land uses: *Only single-family residences are proposed for Phases II and III.*

c. Approximate residential densities: (i) Dwelling units per gross acre: Phase II, less than 2.3 units/acre; Phase III, approximately 4.7 units/acre; Phases II and III combined, approximately 4.1 units per acre; (ii) floor area ratio: 25%; (iii) impervious surface area ratio: 40%.

d. General treatment of natural features: Phase II and Phase III include detention ponds that will serve not only their improvements, but the Phase I improvements, as well. Open space in Phases II and III will be treated much as open space is treated in Phase I.

e. General relationship to nearby properties and public streets: Access to Phases II and III will be through the existing Summerhaven Drive from Lake Geneva Boulevard. A second access between Summerhaven and Lake Geneva Boulevard will be created by upgrading to a private subdivision street the drive reserved for emergency vehicles over a portion of Phase III and an access easement sixty-six (66) feet wide and one hundred eighty (180) feet long shared in part by Phase III and adjacent lots. Phase III residences will front on a portion of such street and a westward extension of it. The single-family residences of Phases II and III will relate well to the Phase I development and the single-family development to the south, which is zoned for lots a minimum of 9,000 square feet.

f. General relationship of project to Master Plan: The proposed single-family dwellings in a Planned Development with a base district of TR-6, Two-family Zoning District, fit the Master Plan's Two-family/Townhouse planned use for Phases II and III, with lower density.

g. Statement of Rationale - why PD zoning proposed: McMurr II requests PD zoning to obtain flexibilities from land use and bulk regulations for Phases II and III, the most significant of which have been granted in Phase I, to promote uniformity of development with Phase I, and to accommodate the number of single-family units sufficient to support the private infrastructure of Summerhaven, which has been planned for more multi-family units under the original PD. Despite the flexibilities sought under the requested PD zoning, permitted density in the Site's existing zoning of Two-Family Residential District (TR-6) is up to six dwelling units per acre, while Phases II and III total only up to 4.1 dwelling units per acre.

h. Complete list of zoning standards not met by proposed PD and location(s) in which they apply, and complete list of zoning standards more than met by the proposed PD and location(s) in which they apply:

McMurr II requests the following flexibilities from land use and bulk regulations for Phases II and III:

- i. Easements for the private streets of 50 feet in width (Ordinance: minimum 66-foot width);
- ii. Cul-de-sac length of 720 feet (Ordinance maximum: 400 feet);
- iii. Minimum front and rear eave width of six inches for side of gables (Ordinance: eighteen inches);
- iv. Side of front porch to side of adjacent front porch of twelve feet, minimum side yard of six feet (Ordinance: minimum dwelling unit separation of fifteen feet, minimum side yard of six feet);
- v. Units in Phases II and III will range in size from approximately 5,200 square feet to approximately 9,065 square feet, to accommodate single-family dwellings in place of the duplex structures permitted under the TR-6, Two-family Zoning District. By comparison, some units in Phase I are below 7,000 square feet in size. (Ordinance: 9,000 square foot minimum);
- vi. Minimum Landscape Surface Ratio (LSR): 45% (Ordinance: 50%);
- vii. Maximum Building Coverage: 45% (Ordinance: 40%);

- viii. *Minimum Lot Width: 50 feet (Ordinance: 75 feet);*
- ix. *Total of Both Sides, Lot Lines to House/Garage: Twelve feet (Ordinance: fifteen feet; and*
- x. *Rear Lot Line to House or Garage: fifteen feet (Ordinance: 30 feet).*

Phases II and III will meet the following allowable land uses and bulk regulations:

- i. **Land Uses Permitted by Right:** (per Section 98-202(2))
 Single-Family - 9,000 sf lot - *Units in Phases II and III will range in size from approximately 5,200 square feet to about 9,065 square feet, to accommodate single-family dwellings in place of the duplex structures permitted under the TR-6, Two-family Zoning District. By comparison, some units in Phase I are below 7,000 square feet in size.*
 Selective Cutting (per Section 98-206(2)(f))
 Public Services and Utilities (per Section 98-206(3)(e))
- ii. **Land Uses Permitted as Conditional Use:** (per Section 98-202(4))
 Clear Cutting (per Section 98-206(2)(g))
- iii. **Land Uses Permitted as Accessory Uses:** (per Section 98-202(5))
 - 1. Land Uses Permitted by Right:
 Private Residential Garage or Shed (per Section 98-206(8)(c))
 Home Occupation (per Section 98-206(8)(j))
 Drainage Structure (per Section 98-206(8)(r))
 Filling (per Section 98-206(8)(s))
 Lawn Care (per Section 98-206(8)(t))
 Exterior Communication Devices (per Section 98-206(8)(v))
 - 2. Land Uses Permitted as Conditional Use:
 None.
- iv. **Land Uses Permitted as Temporary Uses:** (per Section 98-202(6))
 Contractor's Project Office (per Section 98-206(9)(c))
 Contractor's On-Site Equipment Storage (per Section 98-206(9)(d))
 On-Site Real Estate Sales Office (per Section 98-206(9)(f))
- v. **Regulations Applicable to Residential Uses:**
 - 1. Residential Density and Intensity Requirements:
 Conventional Development
 Minimum Zoning District Area: 9,000 square feet - *Units in Phases II and III will range in size from approximately 5,200 square feet to about 9,065 square feet, to accommodate single-family dwellings in place of the duplex structures permitted under the TR-6, Two-family Zoning District. By comparison, some units in Phase I are below 7,000 square feet in size.*
 Maximum Gross Density (MGD): Six du/acre - *Phases II and III total only 4.1 dwelling units per acre.*
 Maximum Accessory Building Coverage: 10%
 - 2. Residential Bulk Requirements:
 Minimum Street Frontage: 50 feet
 Minimum Setbacks:
 Front or Street Lot Line to House: 25 feet
 Front or Street Lot Line to Garage: 25 feet

Side Lot Line to House or Garage: six feet
Side Lot Line to Accessory Structure: three feet from property line
Rear Lot Line to Accessory Structure: three feet from property line
Minimum Paved Surface Setback: five feet from side or rear; ten feet from street
Minimum Dwelling Unit Separation: twelve feet
Maximum Height of Dwelling Unit: 35 feet
Maximum Height of Accessory Structure: fifteen feet
Minimum Number of Off-Street Parking Spaces Required on the Lot (Includes garage, drives, & all designated parking surfaces): three
Minimum Dwelling Core Dimensions: 24 feet by 40 feet
Minimum Roof Pitch: 3 : 12

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

i. Potentially requested exemption from the requirements of the underlying zoning district, in the following order:

- i. Land Use Exemptions: *None*.
- ii. Density and Intensity Exemptions: *See 3(h), above*.
- iii. Bulk Exemptions: *See 3(h), above*.
- iv. Landscaping Exceptions: *None applicable; residential only*.
- v. Parking and Loading Requirements Exceptions: *None applicable; residential only*.

4. General Development Plan drawing showing at least the following information:

- a. **Conceptual Plan Drawing** of the general land use layout and the general location of major public streets and/or private drives. *See attached Exhibit G incorporated herein*.
- b. **Location of public recreational and open space areas and facilities.** *None. All amenities, including the pool and pool house in Phase I, are intended for the use of Summerhaven residents and their guests.*
- c. **Statistical data** on minimum lot sizes in the development, the approximate areas of large development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the City. *See 3(h), above*.
- d. **Notations** relating (7)(a)3.a.-f., above to specific area. *See Exhibit G*.

5. General Conceptual Landscaping Plan, noting approximate locations of foundation, street, yard and paving, landscaping, and compliance with landscaping requirements, and the use of extra landscaping and bufferyards. *There are no residential landscaping requirements for single-family residences in the base district TR-6, Two-family Zoning District. Each owner in Phases II and III will landscape his or her yard as he or she sees fit.*

6. General Signage Plan, including all project identification signs and concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles) which vary from City standards or common practices. *Signage and light fixtures and poles for Phases II and III shall be substantially similar in appearance and location to the signage and*

light fixtures and poles for Phase I, to preserve continuity with Phase I. Only directional and street signage is planned for Phases II and III; no project identification signage is needed.

7. Justification for Planned Development.

a. The Planned Development in general is in harmony with the Comprehensive Master Plan and the Zoning Ordinance: *The Comprehensive Master Plan has designated certain areas of the City as “Two-Family/Townhouse Residential,” for which the TR-6, Two-family Zoning District is recommended. The TR-6, Two-family Zoning District, is the base district for this Planned Development.*

b. The Planned Development in its specific location is in harmony with the Comprehensive Master Plan and the Zoning Ordinance: *The Site is planned as a “Two-Family/Townhouse Residential,” for which the TR-6, Two-family Zoning District, is recommended. No amendment of the Comprehensive Master Plan is required, because McMurr II asks to use the TR-6, Two-family Zoning District, as the base zoning district of this GDP.*

c. The Planned Development 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 now exist or in the future: *Phases II and III will be developed in uniformity with Phase I and with the Comprehensive Plan, adding up to 23 single-family units to support the private infrastructure of Summerhaven, which was planned for up to 84 units under the original PD. The permitted density in the Site’s existing zoning of TR-6, Two-Family Residential District, is up to six dwelling units per acre, while Phases II and III total only up to 4.1 dwelling units per acre. The properties surrounding Phases II and III are zoned PB, Planned Business Zoning District, to the north and east, principally along Wells Street; MR-8, Multi-family Residential-8 Zoning District, and SR-4, Single-family Residential-4 Zoning District, to the south. The single-family use and the proposed density of Phases II and III will relate well to the neighboring properties.*

d. The Planned Development maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the Site and its surroundings: *See 7 c., above.*

e. The Planned Development is 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 Site. *The Site will be served by two accesses to Lake Geneva Boulevard and a large cul de sac at the end of Murray Drive through which emergency vehicles and Site traffic will be able to enter and exit. Storm water will be managed on the Site. Summerhaven will total approximately 51 dwelling units, lower than the 84 dwelling units approved under the original PD. Summerhaven is a residential development neighboring PB, Planned Business Zoning District, to the north and east, principally along Wells Street; MR-8, Multi-family Residential-8 Zoning District, and ER-1, Estate Residential District, to the west, and SR-4, Single-family Residential-4 Zoning District, to the south.*

f. The potential public benefits of the Planned Development outweigh all potential adverse impacts of the Planned Development. *The extensive private infrastructure and amenities of Summerhaven were planned and built to accommodate up to 84 dwelling units. Phase I is 28 units, not the 37 planned under the original PD. Phases II and III, at up to 23 units instead of the 47 units approved under the original PD, will not unduly burden such infrastructure and amenities, but will help to support their use and maintenance, and complete Summerhaven as an excellent infill development for the City.*

Applicant respectfully requests that the City grant the GDP, pursuant to this Application, subject to such reasonable conditions as the City may impose.

EXHIBIT A
SUMMERHAVEN – PHASES II & III
GENERAL DEVELOPMENT PLAN

LEGAL DESCRIPTION OF PHASE II

PARCEL 1: THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

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

Property Index Number: ZSUM 00001

EXHIBIT B
SUMMERHAVEN – PHASES II & III
GENERAL DEVELOPMENT PLAN

LEGAL DESCRIPTION OF PHASE III

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

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

E, 30.01 FEET TO THE POINT OF BEGINNING. CONTAINING 201,115 SQUARE FEET (4.62 ACRES) OF LAND, MORE OR LESS (end of legal description).

Property Index Number: ZSUM 00002

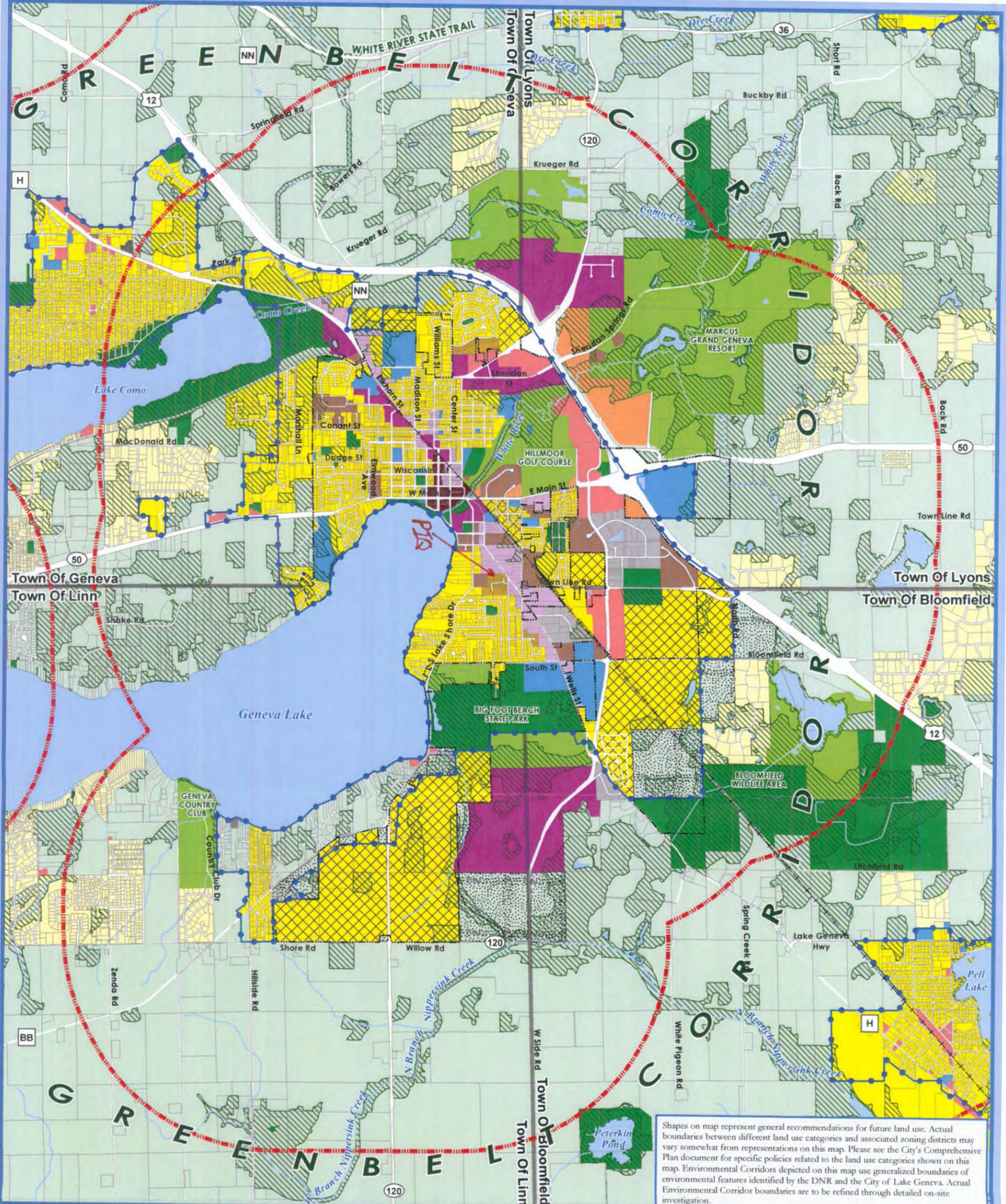
AND

LOT 1 OF CERTIFIED SURVEY MAP NO. 754, SAID SURVEY BEING A PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 1, T1N, R17E, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, AND RECORDED IN VOL. 3 OF CERTIFIED SURVEYS AT PAGE 275 AS DOCUMENT NO. 28944 WALWORTH COUNTY RECORDS (end of legal description).

Property Index Number: ZA 75400001

EXHIBIT C
SUMMERHAVEN – PHASES II & III
GENERAL DEVELOPMENT PLAN
LOCATION MAP

See attached.



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

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

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

0 0.25 0.5 1 Miles

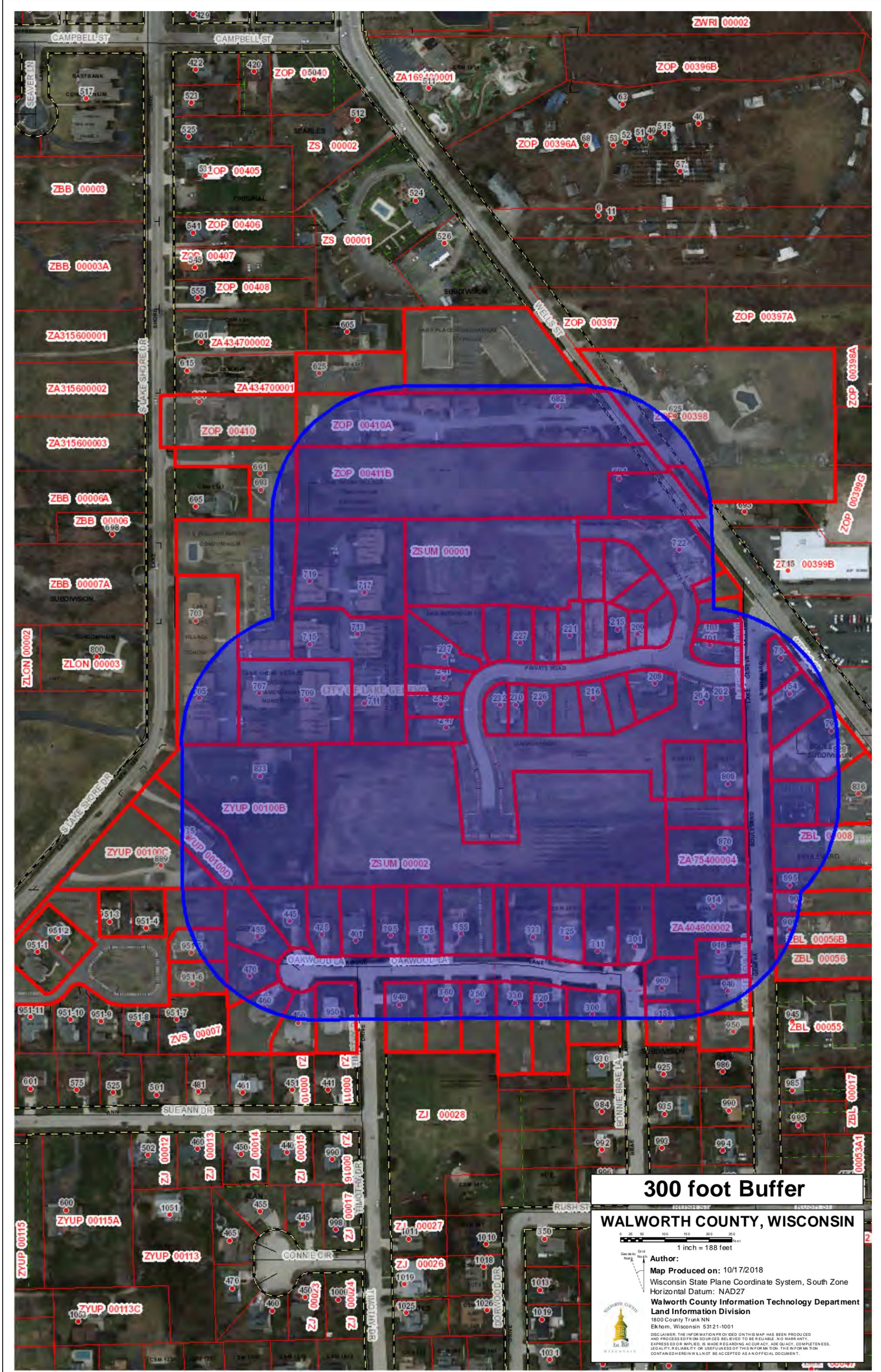
Adopted: October 24, 2014

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

**GROUP EXHIBIT D
SUMMERHAVEN – PHASES II & III
GENERAL DEVELOPMENT PLAN**

MAP OF SITE AND LIST OF OWNERS WITHIN 300 FEET

See attached.



300 foot Buffer

WALWORTH COUNTY, WISCONSIN

0 25 50 100 150 200 250
1 inch = 188 feet

Author:
 Map Produced on: 10/17/2018
 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.

TaxKey	Owner1	Owner2	Address1	Address2	City	State	Zip
ZA 1200001	MARILYN J MCLAUGHLIN		PO BOX 1334		LAKE GENEVA	WI	531470000
ZA 1200002	LINDA L FRAME		940 LAKE GENEVA BLVD		LAKE GENEVA	WI	531470000
ZA 1200003	ELMER HANSEN		950 LAKE GENEVA BLVD		LAKE GENVA	WI	531470000
ZA 75400001	MCMURR II LLC		414 N ORLEANS ST, STE 610		CHICAGO	IL	60610
ZA 75400002	JOHN P BILLINGS		808 LAKE GENEVA BLVD		LAKE GENEVA	WI	531470000
ZA 75400004	BRUCE N JALOSZYNSKI	JOYCE A JALOSZYNSKI	914 LAKE GENEVA BLVD		LAKE GENEVA	WI	531470000
ZA134700002	LESZEK SYNOWIEC		1539 E. MARCUS CT		PARK RIDGE	IL	600680000
ZA282000001	JEFFERSON KILLIAN	MADELINE KILLIAN	333 OAKWOOD DR		LAKE GENEVA	WI	531470000
ZA282000002	MARK R MOLLER-GUNDERSON TRU	MARY ANN MOLLER-GUNDERSON TRUS	325 OAKWOOD LA		LAKE GENEVA	WI	53147
ZA282000003	JAMES P HANNY	GRACE L HANNY	311 OAKWOOD LA		LAKE GENEVA	WI	53147
ZA404900001	ANDREW WISNIEWSKI	CHRISTINE WISNIEWSKI	301 OAKWOOD LN		LAKE GENEVA	WI	531470000
ZA404900002	BRUCE N JALOSZYNSKI	JOYCE A JALOSZYNSKI	914 LAKE GENEVA BLVD		LAKE GENEVA	WI	531470000
ZA434700004	BARBARA M BROWN	SCOTT CARLTON BROWN	625 S LAKE SHORE DR		LAKE GENEVA	WI	531470000
ZBL 00003	MOLLY M FINE	FREDERICK MICHAELIS	204 LOOKOUT DR		LAKE GENEVA	WI	53147
ZBL 00004	JOHN MANNA TRUST	ROSA MANNA TRUST	61 ARLINGTON HEIGHTS RD		ELK GROVE VILLAGE	IL	600070000
ZBL 00005	DAVID HEIDENREICH	PATRICIA L HEIDENREICH	794 S WELLS ST		LAKE GENEVA	WI	531470000
ZBL 00006	BOWMAN FARMS INC		2934 FISH HATCHERY RD,, STE 222		FITCHBURG	WI	53713
ZBL 00006A	RITA M POPELKA		1075 LAKE GENEVA BLVD		LAKE GENEVA	WI	531470000
ZBL 00008	BOWMAN FARMS INC		2934 FISH HATCHERY RD		MADISON	WI	53713
ZBL 00056	JEAN-PAUL MEYER		2319 S. HIDDEN TRAIL BLVD		SPRING GROVE	IL	600810000
ZBL 00056B	CHRISTOPHER J WINTERS	HEATHER N WINTERS	909 LAKE GENEVA BLVD		LAKE GENEVA	WI	531470000
ZBL 00057	CHRISTOPHER J KLOCKAU	KAREN A KLOCKAU	4310 83RD AVE CT		MILAN	IL	612640000
ZBL 00058	BOWMAN FARMS INC		2934 FISH HATCHERY RD		MADISON	WI	53713
ZGW 00001	DALIA RUZGA		350 OAKWOOD LA		LAKE GENEVA	WI	53147
ZGW 00002	RANDALL W SIMS	DEBORAH K SIMS	360 OAKWOOD LN		LAKE GENEVA	WI	531470000
ZGW 00003	MICHAEL A WOODS	RUTH A WOODS	949 TIMOTHY DR		LAKE GENEVA	WI	531470000
ZGW 00004	JANE I TULLY		950 TIMOTHY DR		LAKE GENEVA	WI	531470000
ZGW 00005	JOHN E BALDWIN		450 OAKWOOD LN		LAKE GENEVA	WI	531470000
ZGW 00006	MICHAEL D KRAMP	JENNIFER S KRAMP	460 OAKWOOD LN		LAKE GENEVA	WI	531470000
ZGW 00007	GABRIEL J HAMMERSTROM		470 OAKWOOD LN		LAKE GENEVA	WI	531470000
ZGW 00008	ROBERT ROBINSON	LORI ROBINSON	455 OAKWOOD LN		LAKE GENEVA	WI	53147
ZGW 00009	DAVID V HETTIGER	GEORGETTE P HETTIGER	445 OAKWOOD LN		LAKE GENEVA	WI	531470000
ZGW 00010	ARVANITAKIS TRUST		425 OAKWOOD LN		LAKE GENEVA	WI	531470000

ZGW 00011	MARION ROSIAK	LILIJA E ROSIAK	401 OAKWOOD LN		LAKE GENEVA	WI	531472348
ZGW 00012	DUSTIN A DEAN	MARIA J DEAN	395 OAKWOOD LN		LAKE GENEVA	WI	53147
ZGW 00013	RAJ HANDA	KULWINDER HANDA	375 OAKWOOD LN		LAKE GENEVA	WI	531470000
ZGW 00014	JEFFREY M ZUKOWSKI		355 OAKWOOD LN		LAKE GENEVA	WI	531470000
ZLSV 00001A	MARK S JOHNSON	REBECCA L JOHNSON	285 WILLOWBROOK DR		OSWEGO	IL	605430000
ZLSV 00001B	JOHN J MALCOLM TRUST	DENISE R MALCOLM TRUST	6 LANCELOT LA		HAWTHORN WOODS	IL	60047
ZLSV 00001C	JOSEPH D ORI	ELIZABETH A ORI	317 W KATHLEEN DR		PARK RIDGE	IL	60068
ZLSV 00001D	IRVING SEGAL		8787 E MOUNTAIN VIEW RD. #1066		SCOTTSDALE	AZ	85258
ZLSV 00001E	MARISA SERRATO		750 N NOBLE ST APT D		CHICAGO	IL	60642
ZLSV 00001F	PATRICIA L WOLTER		703 S LAKESHORE DR	UNIT 1F	LAKE GENEVA	WI	531470000
ZLSV 00001G	DONNA JEAN SIMON	BRYAN W SIMON	453 RAIN TREE CT #1F		GLEN ELLYN	IL	601370000
ZLSV 00001H	TRACI MARNUL		703 S LAKE SHORE DR		LAKE GENEVA	WI	53147
ZLSV 00002A	DONNA G TABROSKY TRUST		705 S LAKE DR	UNIT 2A	LAKE GENEVA	WI	53147
ZLSV 00002B	MARY LYNN BRENNAN		705 S LAKE SHORE DR	UNIT B	LAKE GENEVA	WI	531470000
ZLSV 00002C	DEBORAH R HAWKINS		122 E VALLETTE ST		ELMHURST	IL	60126
ZLSV 00002D	CONRAD ROHATSCH	ROBERTA ROHATSCH	170 NORTHWEST HWY		PARK RIDGE	IL	60068
ZLSV 00002E	JOHN KOLAKOWSKI		8029 W CATHERINE AVE		CHICAGO	IL	60656
ZLSV 00002F	WILLIAM B ITTNER		705 S LAKE SHORE DR, #2F		LAKE GENEVA	WI	531470000
ZLSV 00002G	RICHARD F CORN	PATRICIA J CORN	2217 CREEK RIDGE DR		CARROLLTON	TX	750070000
ZLSV 00002H	BARBARA A HARTKE TRUST		705 S LAKE SHORE DR, 2H		LAKE GENEVA	WI	53147
ZLSV1 00003A	DIANA L WILSON		909 S DUNDEE AVE		BARRINGTON	IL	600100000
ZLSV1 00003B	JOAN A FAHERTY		707 S LAKE SHORE DR UNIT 3B		LAKE GENEVA	WI	53147
ZLSV1 00003E	VALENTINA GURAN TRUST		6161 N HOYNE		CHICAGO	IL	60659
ZLSV1 00003F	MARIE L KRUTWIG		707 S LAKE SHORE DRIVE UT 3F		LAKE GENEVA	WI	53147
ZLSV1 00004A	MARILYN I ELLMAN		709 S LAKE SHORE DR #4A		LAKE GENEVA	WI	53147
ZLSV1 00004B	MARILYN I ELLMAN		709 S LAKE SHORE DR #4A		LAKE GENEVA	WI	53147
ZLSV1 00004C	RICHARD J FREIBERG TRUST	KERRY J FREIBERG TRUST	11980 W PALLOTTINE DR		GREENFIELD	WI	53228
ZLSV1 00004D	KENNETH F MILICI		5919 48TH AVE SW		SEATTLE	WA	98136
ZLSV1 00004E	WAYNE JAMES TOBIASZ		709 S LAKE SHORE DR #4E		LAKE GENEVA	WI	53147
ZLSV1 00004F	LOUISE E ZAPFE		709 LAKE SHORE DR	UNIT #4-F	LAKE GENEVA	WI	531470000
ZLSV1 00004G	HELEN M RADLOFF		709 S LAKESHORE DRIVE, 4G		LAKE GENEVA	WI	53147
ZLSV1 00004H	BERNADINE F PELETZ FOX		709 SOUTH LAKE SHORE DR UT H		LAKE GENVA	WI	53147
ZLSV2 00005A	LEIGH A CROWLEY TRUST		0N413 TAYLOR DR		GENEVA	IL	60134
ZLSV2 00005B	GREGORY D HOWSE	KAREN C HOWSE	18655 FOREST VIEW LA		LANSING	IL	604380000

ZLSV2 00005E	JILL D GREEN TRUST		711 SOUTH LAKE SHORE DR, UT 5E	LAKE GENEVA	WI	53147
ZLSV2 00005F	JAMES J POLEK	VICKIE POLEK	4901 DRENDAL RD	DOWNERS GROVE	IL	60515
ZLSV2 00006A	MARGARITA P SANDOVAL		739 WILLOW ST	SAN JOSE	CA	95125
ZLSV2 00006B	MARK BUTITTA	MARY BUTITTA	2429 S ALPINE RD	ROCKFORD	IL	611080000
ZLSV2 00006E	JOHN S RITCHIE JR		728 N BRIAR HILL LA, UT 2	ADDISON	IL	60101
ZLSV2 00006F	LOUIS M LOBIANCO	TERRI L LOBIANCO	821 FOREST VIEW	PARK RIDGE	IL	600680000
ZLSV2 00007A	JOHN T PYTEL	JACQUELINE M PYTEL	908 JEREMY LN	LIBERTYVILLE	IL	600480000
ZLSV2 00007B	NARDA F AGUILERA LAND TRUST		1125 STARWOOD PASS	LAKE IN THE HILLS	IL	60156
ZLSV2 00007E	SHARON M DVORAK		715 S LAKE SHORE DR UT 7E	LAKE GENEVA	WI	53147
ZLSV2 00007F	ELLEN M LIEBNER TRUST	MARY ANN TANQUARY TRUST	411 ASHLAND AVE	RIVER FOREST	IL	603050000
ZLSV3 00008A	SCHILLACI FAMILY TRUST		17811 BERNARD DR	ORLAND PARK	IL	604670000
ZLSV3 00008B	ALAN KUPSİK	CHRISTINE KUPSİK	717 S LAKE SHORE DR - #8B	LAKE GENEVA	WI	531470000
ZLSV3 00008E	LINDA ISER TRUST		7912 TRINITY CIR 4SE	TINLEY PARK	IL	604770000
ZLSV3 00008F	CAROL T WILCOX TRUST	CHRISTOPHER P BEARDSLEY TRUST	717 S LAKESHORE DR	LAKE GENEVA	WI	53147
ZLSV3 00009A	BRUCE R NELSON	JOAN M NELSON	11775 BANCHARY RD	BELVIDERE	IL	61008
ZLSV3 00009B	RUSSELL D SABAC		719 S LAKE SHORE DR UT B	LAKE GENEVA	WI	53147
ZLSV3 00009E	VICTORIA D KUK TRUST		8340 W BERWYN AVE APT 1	CHICAGO	IL	606561980
ZLSV3 00009F	JOHN W WHITTINGTON	CHARLOTTE A WHITTINGTON	452 WINSOR DR	ANTIOCH	IL	600020000
ZLSV3 00010A	LAWRENCE B WIELAND TRUST	DEANNA L WIELAND TRUST	PO BOX 5905	SUN CITY WEST	AZ	85376
ZLSV3 00010B	KENNETH A WIESS		W3276 HUNT RIDGE DR	ELKHORN	WI	531210000
ZLSV3 00010E	SUZETTE TOIA		PO BOX 1193	LAKE GENEVA	WI	53147
ZLSV3 00010F	GARY S PIPER	JADWIGA PIPER	12 OXFORD DR	LINCOLNSHIRE	IL	600690000
ZMERR 00001	DOROTHY M PHILIP		909 BONNIE BRAE LN	LAKE GENEVA	WI	531470000
ZMERR 00002	JEFFREY D LEVATO	ERICA R LEVATO	915 BONNIE BRAE LN	LAKE GENEVA	WI	531472325
ZMERR 00005	JOSEPH ESPOSITO		300 OAKWOOD LN	LAKE GENEVA	WI	531470000
ZMERR 00006	JAMES R CONNORS	LYNN Y CONNORS	320 OAKWOOD LA	LAKE GENEVA	WI	531470000
ZMERR 00007	RICHARD J ANCHONDO	CHRISTINA K ANCHONDO	330 OAKWOOD LA	LAKE GENEVA	WI	53147
ZOP 00398	625 WELLS STREET LLC		625 WELLS ST	LAKE GENEVA	WI	531470000
ZOP 00410	FREDERICK A GAHL	STACEY A BRESNAHAN	661 S LAKE SHORE DR	LAKE GENEVA	WI	531470000
ZOP 00410A	LILYPOTS LLC		682 S WELLS ST	LAKE GENEVA	WI	53147
ZOP 00411A	MCCULLOUGH WALWORTH PROPERTIES		694 WELLS ST	LAKE GENEVA	WI	531470000
ZOP 00411B	LESTER SYNOWIEC		1539 E MARCUS CT	PARK RIDGE	IL	600680000
ZPAR 00001	TALMAE LLC		N3189 CENTER ST	LAKE GENEVA	WI	531470000
ZPAR 00002	JEFFREY G BUNTROCK	ROGER D HULSEBUS	612 WELLS ST, STE C	LAKE GENEVA	WI	531470000

ZPAR 00003	JEFFREY G BUNTROCK	ROGER D HULSEBUS	612 WELLS ST, STE C		LAKE GENEVA	WI	531470000
ZPAR 00004	JEFFREY G BUNTROCK	ROGER D HULSEBUS	612 WELLS ST, STE C		LAKE GENEVA	WI	531470000
ZPAR 00005	WILLIAM L TAUBER		415 WELLS ST	UT 107	LAKE GENEVA	WI	531470000
ZPAR 00006	LLC GALLOWS		N1173 WALWORTH RD		GENOA CITY	WI	53128
ZPAR 00007	JAMES PAUL- NORBERT KRAMER TR	KAREN ANN KRAMER TRUST	906 PLATT AVE		LAKE GENEVA	WI	53147
ZPAR 00008	TAYLOR-KLEWER ENTERPRISES LLC		PO BOX 384		LAKE GENEVA	WI	531470000
ZSUM 00001	MCMURR II LLC		414 N ORLEANS ST, STE 610		CHICAGO	IL	60610
ZSUM 00002	MCMURR II LLC		414 N ORLEANS ST, STE 610		CHICAGO	IL	60610
ZSUM 00101	DEMETRA C CONDOS		101 SUMMERHAVEN LN		LAKE GENEVA	WI	531470000
ZSUM 00103	JAMES B LARSON	JULIE SCHAUER LARSON	103 SUMMERHAVEN LN		LAKE GENEVA	WI	53147
ZSUM 00107	MCMURR II LLC		414 N ORLEANS ST, STE 610		CHICAGO	IL	60610
ZSUM 00109	MCMURR II LLC		414 N ORLEANS ST, STE 610		CHICAGO	IL	60610
ZSUM 00112	MCMURR II LLC		414 N ORLEANS ST, STE 610		CHICAGO	IL	60610
ZSUM 00116	MCMURR II LLC		414 N ORLEANS ST, STE 610		CHICAGO	IL	60610
ZSUM 00126	MCMURR II LLC		414 N ORLEANS ST, STE 610		CHICAGO	IL	60610
ZSUM 00202	JOSEPH R FUSINATO		202 SUMMERHAVEN LN		LAKE GENEVA	WI	531470000
ZSUM 00204	IRMA GRONAU TRUST		204 SUMMERHAVEN LA		LAKE GENEVA	WI	53147
ZSUM 00207	MCMURR II LLC		414 N ORLEANS ST, STE 610		CHICAGO	IL	60610
ZSUM 00208	LAURA M MCGOUGH	GABRIEL A DIFRANCO	5030 N MOZART ST		CHICAGO	IL	60625
ZSUM 00209	MARK PINNER	DONNA PINNER	2917 BRIDLEPATH CT		LAKE GENEVA	WI	53147
ZSUM 00210	ROBERT HECHT TRUST	SHELLY HECHT TRUST	500 S EDWARDS BLVD		LAKE GENEVA	WI	53147
ZSUM 00215	MARK PINNER	DONNA PINNER	215 SUMMERHAVEN LA		LAKE GENEVA	WI	53147
ZSUM 00216	CATHY A POMARANSKI		640 SOUTHWIND DR UT 104		LAKE GENEVA	WI	53147
ZSUM 00217	SUSAN SPANBAUER		116 N WHITE ST		ROUND TOP	TX	78954
ZSUM 00221	PETER STEIN	KAREN STEIN	221 SUMMERHAVEN LA		LAKE GENEVA	WI	53147
ZSUM 00223	BASSO BUILDERS INC		405 SKYLINE DR		LAKE GENEVA	WI	53147
ZSUM 00224	BASSO BUILDERS INC		405 SKYLINE DR		LAKE GENEVA	WI	53147
ZSUM 00226	HENRICKSON TRUST		16220 MERIEL WAY		HUNTLEY	IL	60142
ZSUM 00227	BASSO BUILDERS INC		405 SKYLINE DR		LAKE GENEVA	WI	53147
ZSUM 00229	EDMUND J JUNG	ELIZABETH A JUNG	1222 PRAIRIE ORCHID LA		GRAYSLAKE	IL	60030
ZSUM 00230	JASON DZUREC		230 SUMMERHAVEN LN		LAKE GENEVA	WI	531470000
ZSUM 00232	OHANNES J ARAKELIAN	DIRUHI ARAKELIAN	999 SHERMER RD		NORTHBROOK	IL	600620000
ZSUM 00237	ALBERT E DURKIN	KATHLEEN DURKIN	237 SUMMERHAVEN LA		LAKE GENEVA	WI	53147
ZSUM 00239	CORBOY FAMILY TRUST		239 SUMMERHAVEN LN		LAKE GENEVA	WI	531470000

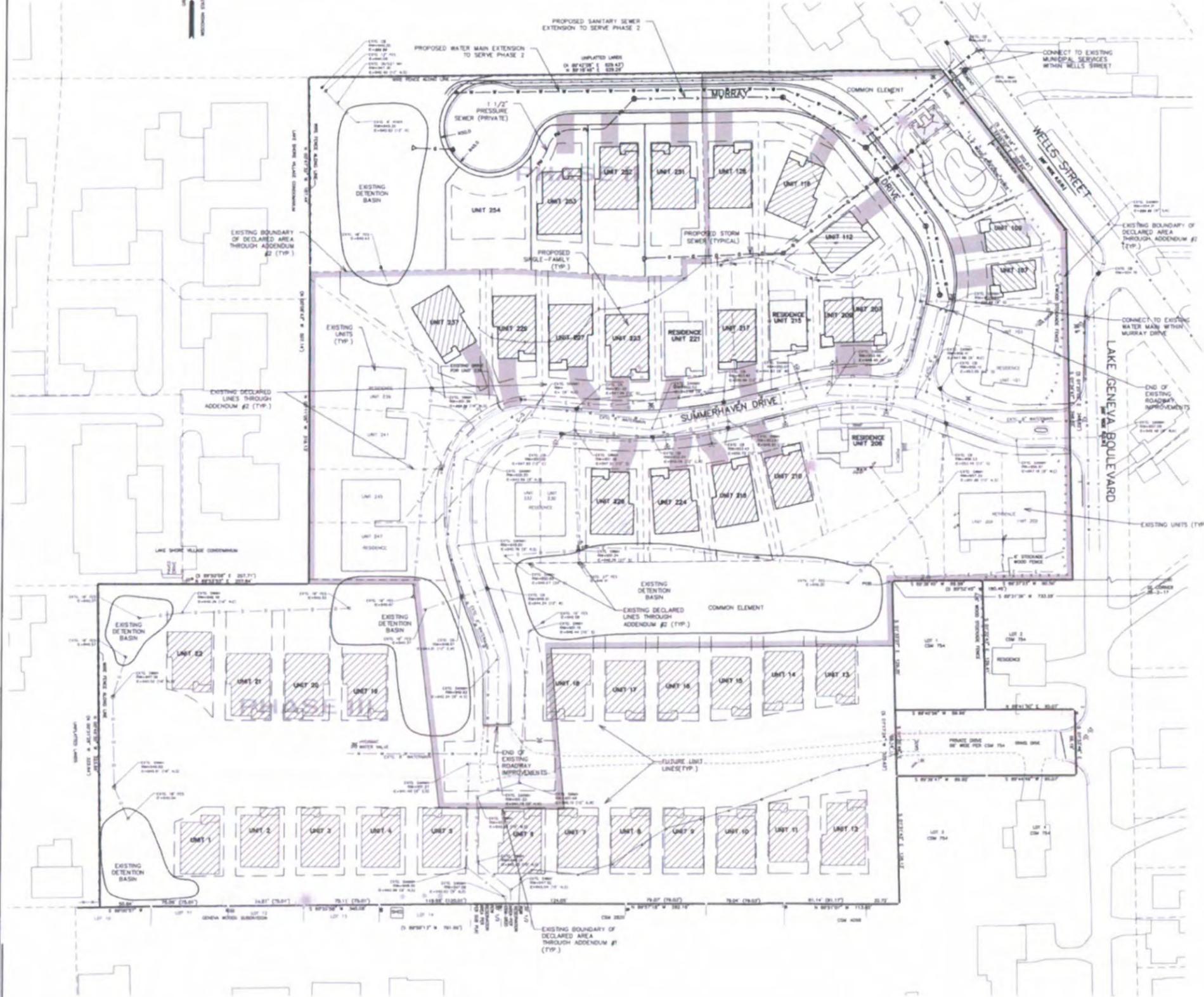
ZSUM 00241	KENNETH F LOCHOWICZ	JANE D LOCHOWICZ	241 SUMMERHAVEN LN		LAKE GENEVA	WI	531470000
ZSUM 00245	DAVID A WALL	LARA LAIDLEY WALL	245 SUMMERHAVEN LN		LAKE GENEVA	WI	531470000
ZSUM 00247	LYNN M MILLER TRUST		9136 WINDSOR DR		ORLAND PARK	IL	60462
ZVS 00001	PENELOPE ROEHRER		951 S LAKE SHORE DR UT 1		LAKE GENEVA	WI	531470000
ZVS 00002	ALICIA M LANZITO		951 S LAKE SHORE DR, UT 2		LAKE GENEVA	WI	53147
ZVS 00003	FRANK R SERRECCHIA	JULIE A SERRECCHIA	1423 VINEYARD LN		LIBERTYVILLE	IL	600480000
ZVS 00004	4SQUARE LLC		951-4 S LAKESHORE DR		LAKE GENEVA	WI	531470000
ZVS 00005	LAURA L SELBY		195 N HARBOR DR, UT 2705		CHICAGO	IL	60601
ZVS 00006	RAYMOND ALOIS RING	PAMELA ANN RING	951 S LAKESHORE DR UT 6		LAKE GENEVA	WI	531470000
ZVS 00007	GARRETT C SCHULTZ		951 S LAKE SHORE DR UT 7		LAKE GENEVA	WI	53147
ZVS 00008	TIMOTHY J GOBAT	CHRISTINE SCHMAUS	1331 N RIDGE AVE		ARLINGTON HEIGHTS	IL	60004
ZVS 00009	IRWIN ABRAMS	LISA ABRAMS	101 WESTMORELAND DR		WILMETTE	IL	600910000
ZVS 00010	BRIAN L O'BYRN	GAIL M O'BYRN	3 JENNIFER CT		BARRINGTON HILLS	IL	600100000
ZVS 00011	ELAINE VLAHAKIS	DAVID LOOMOS	222 N WASHINGTON		PARK RIDGE	IL	600680000
ZVS 00012	JOE PORTER MCLEAN	LINDA S MCLEAN	951 S LAKE SHORE DR	UT 12	LAKE GENEVA	WI	531470000
ZYO 00001	MARY KRAL		5132 WOODLAND AVE		WESTERN SPRINGS	IL	60558
ZYO 00002	MARTIN A HAEGER TRUST	PEGGY A HAEGER TRUST	1209 BEAVER CREEK RD		CHESTERFIELD	MT	63017
ZYO 00003	THERESE M BOYLE		10356 S SAWYER AVE		CHICAGO	IL	60655
ZYO 00004	MARTIN K LAPOINTE	PATRICIA A LAPOINTE	305 ANNE CT		PROSPECT HEIGHTS	IL	60070
ZYO 00005	DANIEL T O'CARROLL	GAIL A O'CARROLL	75 SUNSET AVE		GLEN ELLYN	IL	601370000
ZYO 00006	MARK L WASHACK	KAREN A WASHACK	11030 S KEELER		OAK LAWN	IL	604530000
ZYO 00007	MYRA P ZENKE TRUST		130 COMMONS DR		PALOS PARK	IL	60464
ZYO 00008	ANNE M SAMYN TRUST		612 N HIGHLAND AV		ARLINGTON HTS	IL	600040000
ZYO 00009	NANCY C NEWBOURNE		701 S LAKESHORE DR	2B	LAKE GENEVA	WI	53147
ZYO 00010	KERRY TRUNKETT	CAMILLE TRUNKETT	3936 BORDEAUX DR		NORTHBROOK	IL	60062
ZYO 00011	KRISTIAN KIELHOFNER		701 S LAKE SHORE DR #2D		LAKE GENEVA	WI	531470000
ZYO 00012	SCOTT GERAMI	SANDY GERAMI	104 SETTLERS DR		NAPERVILLE	IL	605650000
ZYO 00013	JEFFREY A NEWMAN	EDITH F NEWMAN	2180 OAK HILL DR		LISLE	IL	60532
ZYO 00014	ANTHONY J RUCCI TRUST		7800 TILLINGHAST DR		DUBLIN	OH	430170000
ZYO 00015	RICHARD G SCHMIDT	NANCY E SCHMIDT	1205 MONTGOMERY AVE		ROSEMONT	PA	19010
ZYO 00016	JILL RODRIGUEZ TRUST		701 S LAKESHORE DR 3C		LAKE GENEVA	WI	53147
ZYUP 00100B	EVANGELIA TRAVLOS		6335 N LAWNDALE		CHICAGO	IL	606450000
ZYUP 00100C	ALBERT J HINTON TRUST	GERALDINE L HINTON TRUST	5701 LONGVIEW DR		COUNTRYWIDE	IL	605253553
ZYUP 00100D	ALBERT J HINTON TRUST	GERALDINE L HINTON TRUST	5701 LONGVIEW DR		COUNTRYSIDE	IL	605250000

EXHIBIT E
SUMMERHAVEN – PHASES II & III
GENERAL DEVELOPMENT PLAN
SITE PLAN

See attached.

OVERALL SITE PLAN SUMMERHAVEN

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

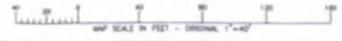


MINIMUM RESIDENTIAL BUILDING SEPARATION IS 12 FEET

LEGEND

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

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



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

OVERALL SITE PLAN

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RENOVA COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE (262) 733-2088 FAX (262) 733-5886

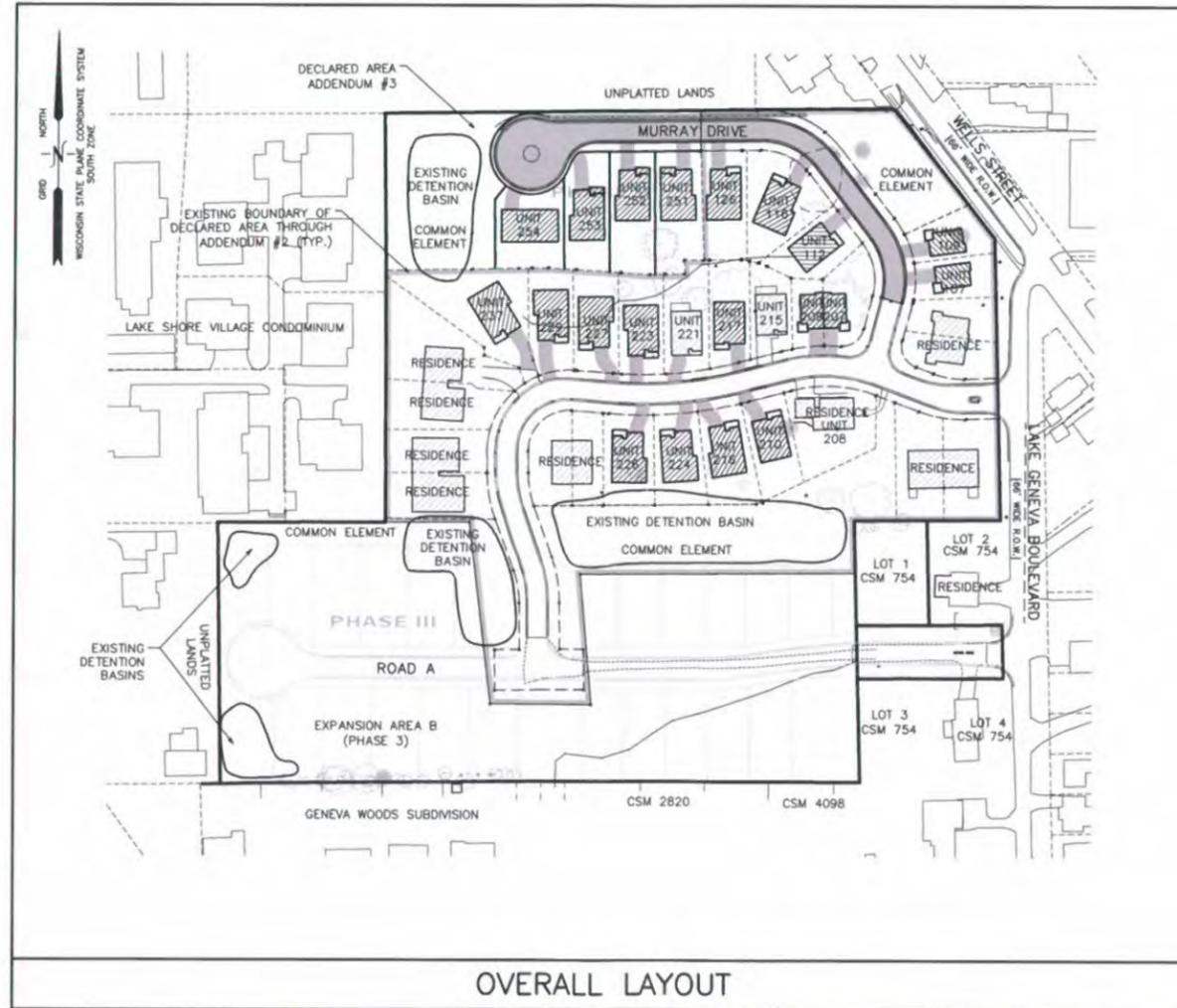
PROJECT NO.
8868
DATE
04/05/2018
SHEET NO.
1 OF 1

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

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



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



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

INDEX OF SHEETS

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

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

PHASING SUMMARY

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

DIGGERS HOTLINE

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

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

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

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



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

COVER SHEET

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

REVISIONS
05/01/2018 - DSR
PER CITY COMMENTS

PROJECT NO.
8868

DATE
10/19/2016

SHEET NO.
1 OF 10



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

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

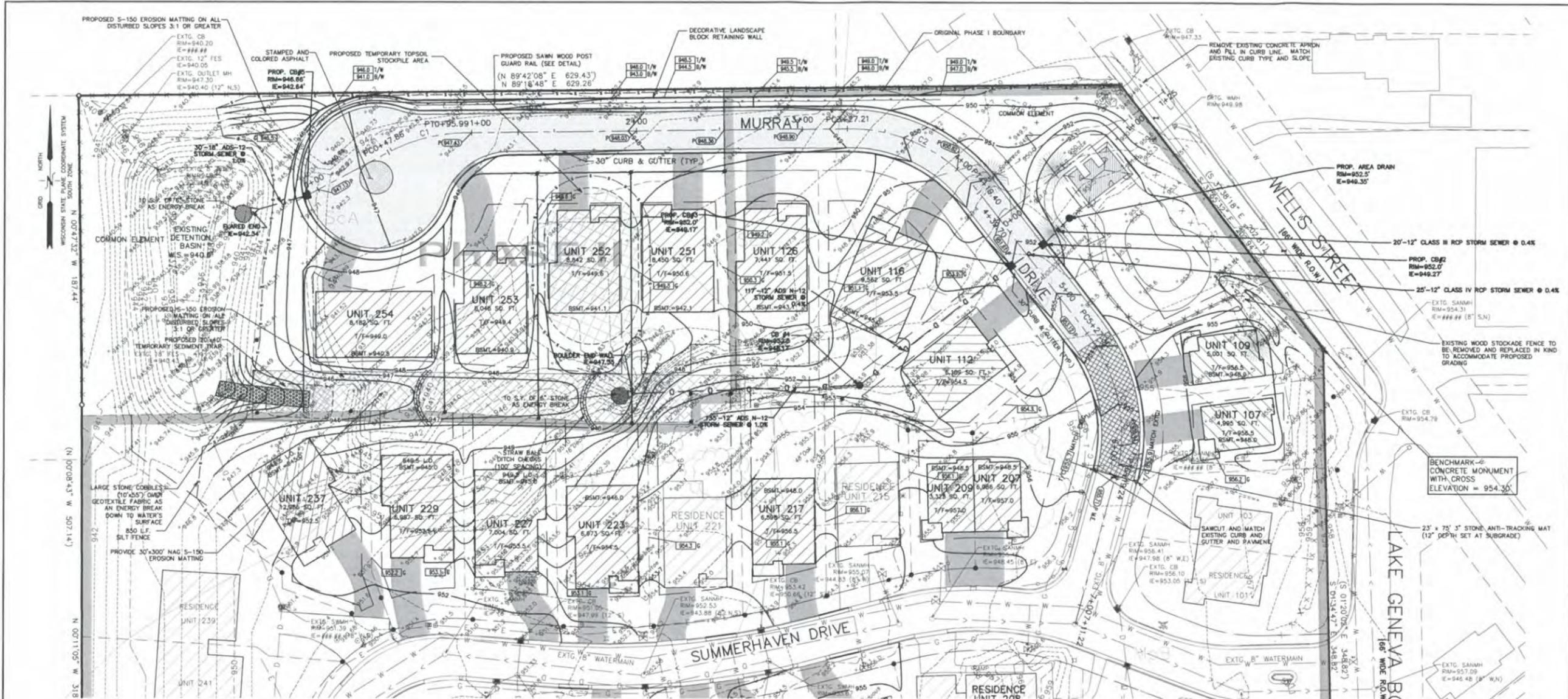
FARRIS, HANSEN & ASSOCIATES, INC.
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REVISIONS
05/01/2018 - PER
PER CITY COMMENTS

PROJECT NO.
8868

DATE
10/19/2016

SHEET NO.
2 OF 10



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

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

ROAD CENTERLINE CURVE DATA

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

- PUD ZONING BUILDING SETBACK REQUIREMENTS**
- STREET YARD - 18.5' ALONG PRIVATE ROADWAYS
- 25' ALONG PUBLIC ROADWAYS
 - SIDE YARD - 6' FOR DETACHED SINGLE-FAMILY UNITS
 - REAR YARD - 30' ALONG EXTERIOR BOUNDARIES

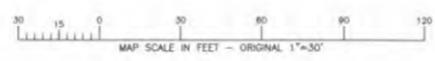
- LEGEND**
- - - EXISTING CONTOURS
 - - - EXISTING SPOT ELEVATION
 - - - PROPOSED CONTOURS
 - T/F = TOP OF FOUNDATION
 - BSMT. = BASEMENT FLOOR ELEVATION
 - G = FINISHED GROUND
 - P = FINISHED PAVEMENT
 - - - PROPOSED CL ROAD GRADE
 - - - PROPOSED SPOT GRADE
 - - - SILT FENCE
 - - - EASEMENT LINE
 - - - PROPOSED PAVEMENT
 - - - EROSION MAT OR EQUIVALENT
 - - - PROPOSED BUILDING BOX HOME SITE
 - - - PROPOSED DRIVE LOCATIONS

- SITE SUMMARY**
- EXISTING ZONING - PUD
 - OVERALL AREA (Phases 1 & 2) - 10.06 ACRES
 - PROPOSED RIGHT OF WAY - 2.07 ACRES
 - NET DEVELOPMENT AREA - 7.99 ACRES
 - EXISTING DUPLEX UNITS - 10 UNITS
 - PROPOSED SINGLE-FAMILY - 23 UNITS
 - DENSITY - 4.13 UNITS PER ACRE
- NOTE: COMMON ELEMENT TO BE PRESERVED AS PRIVATE ROADWAY OR OPEN SPACE.

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

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

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



GROUP EXHIBIT F
SUMMERHAVEN – PHASES II & III
GENERAL DEVELOPMENT PLAN
SAMPLE ELEVATIONS & FLOOR PLANS

See attached.



Bombay

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



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



Cottage

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



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



Glendale

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

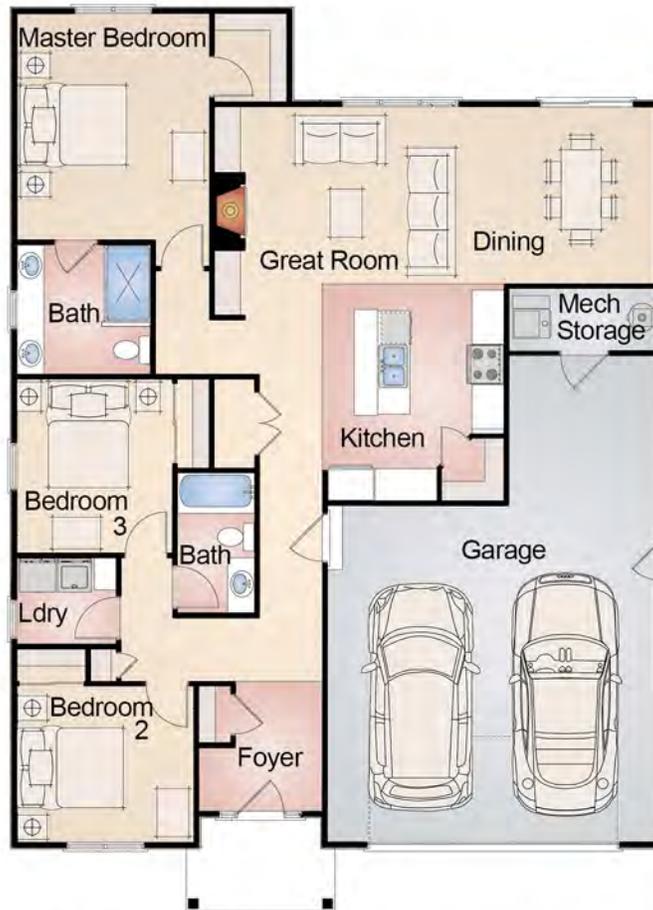


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Email: info@bassobuilders.com
www.bassobuilders.com



Haven

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



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



Pine Ridge

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

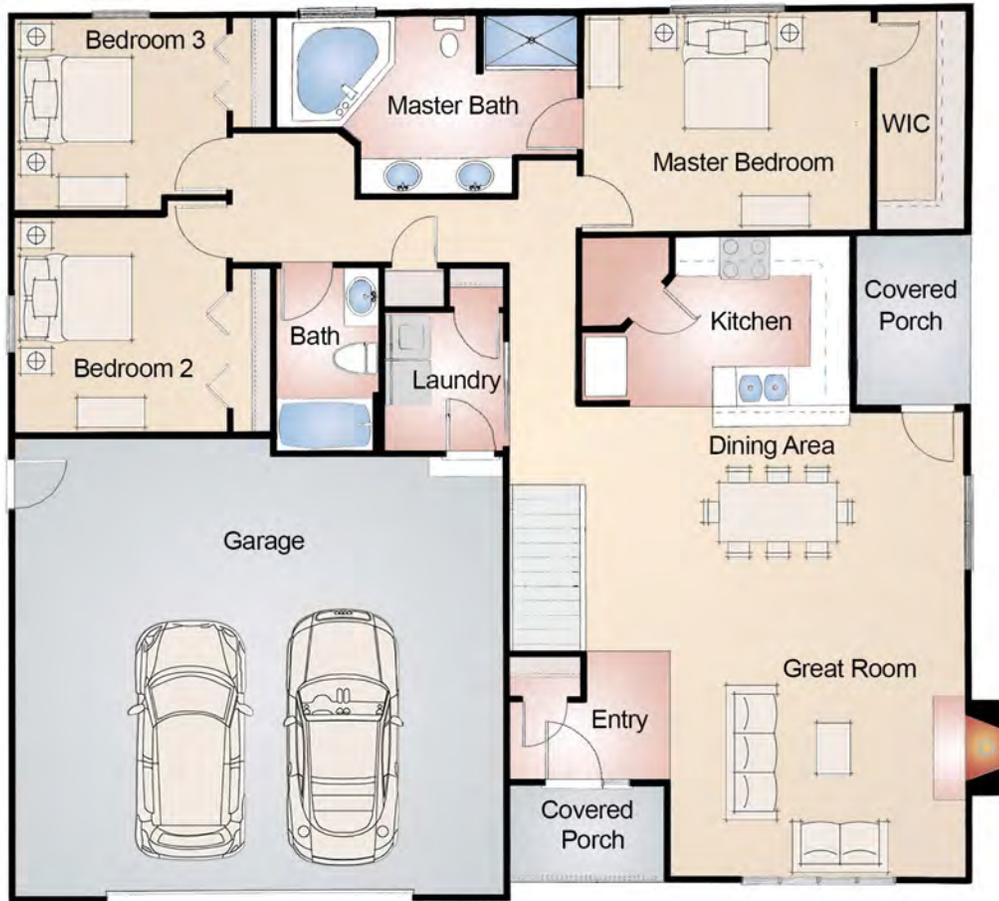


405 Skyline Drive - Lake Geneva, WI 53147
Phone: (262) 248-3378 - Fax: (262) 248-3899
Email: info@bassobuilders.com
www.bassobuilders.com



Teton

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



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

EXHIBIT G
SUMMERHAVEN – PHASES II & III
GENERAL DEVELOPMENT PLAN
GENERAL DEVELOPMENT PLAN DRAWING

See attached.

GENERAL DEVELOPEMENT PLAN SUMMERHAVEN - PHASES 2 & 3

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



LEGAL DESCRIPTION - OVERALL SUMMERHAVEN LANDS

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 754, RECORDED AS DOCUMENT NO. 28944 OF WALWORTH COUNTY CERTIFIED SURVEYS, SAID POINT LOCATED 5.8902 11MIN 36SEC W, 733.25 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 36 (729.41 FT), THENCE S 81DEG 13MIN 07SEC E, ALONG THE WEST LINE OF SAID LOT 1, CSM 754, 129.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S 89DEG 40MIN 34SEC W, 30.04 FEET; THENCE N 01DEG 33MIN 07SEC W, 64.71 FEET; THENCE S 89DEG 35MIN 02SEC W, 316.89 FEET; THENCE S 84DEG 54MIN 22SEC E, 161.61 FEET; THENCE N 89DEG 41MIN 15SEC E, 124.31 FEET; THENCE N 04DEG 41MIN 35SEC W, 224.04 FEET; THENCE S 90DEG 55MIN 25SEC W, 181.47 FEET; THENCE N 89DEG 11MIN 05SEC W, 311.31 FEET; THENCE N 89DEG 14MIN 07SEC E, 199.39 FEET; THENCE S 84DEG 17MIN 48SEC E, 126.42 FEET; THENCE N 89DEG 41MIN 15SEC E, 42.80 FEET; THENCE N 01DEG 13MIN 05SEC W, 16.91 FEET; THENCE N 89DEG 31MIN 07SEC E, 24.01 FEET; THENCE N 01DEG 55MIN 11SEC W, 134.92 FEET; THENCE N 89DEG 41MIN 12SEC W, 58.09 FEET; THENCE N 89DEG 14MIN 05SEC E, 239.56 FEET TO THE SOUTHWEST LINE OF WELLS STREET; THENCE S 73DEG 55MIN 32SEC E, ALONG WELLS STREET, 262.94 FEET TO THE WEST LINE OF LAKE GENEVA BOULEVARD; THENCE S 91DEG 34MIN 47SEC E, ALONG SAID BOULEVARD, 548.42 FEET TO THE NORTH LINE OF SAID CSM 754; THENCE S 89DEG 17MIN 23SEC W, 86.28 FEET; THENCE CONTINUING ALONG SAID CSM 5, 89DEG 34MIN 48SEC W, 89.98 FEET TO THE POINT OF BEGINNING, CONTAINING 358,257 SQUARE FEET (8.04 ACRES) OF LAND, MORE OR LESS.

TOGETHER WITH SAID LOT 1 OF CERTIFIED SURVEY MAP NO. 754, RECORDED AS DOCUMENT NO. 28944 OF WALWORTH COUNTY CERTIFIED SURVEYS, CONTAINING 11,638 SQUARE FEET (0.27 ACRES) OF LAND, MORE OR LESS.

TOTAL AREA: 361,895 SQUARE FEET (8.31 ACRES) OF LAND, MORE OR LESS.

SEE EXHIBITS A & B OF THE GENERAL DEVELOPEMENT PLAN APPLICATION NARRATIVE FOR LEGAL DESCRIPTIONS OF PHASES II & III.

NOTE A: EXISTING DUPLEX UNITS TO BECOME SINGLE FAMILY RESIDENCE UNITS BY AMENDMENT OF CONDOMINIUM DECLARATION.

- MINIMUM LOT (UNIT) SIZE - 5,200 SQ. FT.
- AVERAGE FLOOR AREA - 1,800 SQ. FT. (35% OF UNIT)
- AVERAGE IMPERVIOUS SURFACE AREA - 2,900 SQ. FT. (56% OF UNIT)
- AVERAGE LANDSCAPE SURFACE AREA - 2,300 SQ. FT. (44% OF UNIT)

MINIMUM RESIDENTIAL BUILDING SEPARATION IS 12 FEET.

LEGEND

SYMBOL	DESCRIPTION
○	FOUND IRON PIPE STAKE
●	FOUND IRON REBAR STAKE
□	FOUND CONCRETE COUNTY MONUMENT
(000)	RECORDED AS
○	SET IRON REBAR STAKE
○	SANITARY MANHOLE
○	DRAINAGE MANHOLE
○	CATCH BASIN
○	WATER VALVE IN BOX
○	FIRE HYDRANT
○	UTILITY POLE
○	LIGHT POLE
○	DECIDUOUS TREE
○	CONIFEROUS TREE
---	TREELINE
---	WOOD STOCKPILE FENCE
---	WIRE FENCE
---	STORM SEWER
---	SANITARY SEWER
---	WATER MAIN
---	GAS MAIN
---	OVERHEAD WIRES
---	UNDERGROUND WIRES
---	TELEPHONE LINE
---	1' CONTOURS
---	PAVEMENT
---	BUILDING BOX

OWNER/DEVELOPER
McMURR II, LLC
351 WEST HUBBARD, SUITE 610
CHICAGO, IL 60654

NOTE: THERE WILL BE NO SPECIAL LANDSCAPING AROUND STORM WATER BASINS BUT SOME MAY BE ADDED IN THE FUTURE.

STREET LIGHTING WILL MATCH THAT WHICH WAS INSTALLED FOR PHASE I ALONG SUMMERHAVEN DRIVE.



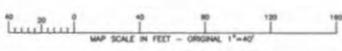
SUMMERHAVEN OF LAKE GENEVA
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

GENERAL DEVELOPEMENT PLAN

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

REVISIONS

PROJECT NO.
8868
DATE
10/19/2018
SHEET NO.
1 OF 1



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: December 17, 2018

Agenda Item: 13

Applicant:

Omega Homes
201 O'Connor Dr. suite 101
Elkhorn, WI 53121

Request: Continuation of the public hearing

General Development Plan (GDP)
Vistas of Lake Geneva located on LaSalle St.
58 Single Family Dwelling Development
Tax Key No. ZA424700001

Description:

The applicant is submitting a request for a General Development Plan (GDP) that would allow for the development of a new Single Family Development to be located at the former Regent Hill subdivision on LaSalle Street.

The applicant is requesting to construct 58 new single family dwellings, with the Planned Development request that would allow for the reduction in lot sizes, private Cul-de-Sac's road ways.

The property is located in the Multi-Family Residential – 8 (MR-8) zoning district.

Action by the Plan Commission:

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

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

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

Staff Review Comments:

No impacts to neighboring properties are anticipated.

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

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

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

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

4. The proposed General Development Plan (GDP) does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
5. The proposed General Development Plan (GDP) is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed General Development Plan (GDP) do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

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

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

THE VISTAS OF LAKE GENEVA

GENERAL DEVELOPMENT PLAN NARRATIVE

OMEGA  HOMES



Location:

The project is a redevelopment of the remaining lands which were once planned for an upscale condo project (142 Units). The site is 17.26 acres located in the Northwestern section of the City. It is bordered on the north by LaSalle Street, on the west by the Hillcrest Condominium, the south by The Cottages of Lake Geneva Condominium, Lake Geneva Hills subdivision, and the Lake Geneva Woodlands condominium, and on the east, by Whispering Hills Condominium. It also includes former lots in Oakdale Estates, including the vacated Right of Way of Oakdale Street.

Existing Conditions:

Currently the property is the remains of the Hillcrest Condominium project. All the Sewer and Water was designed by, constructed under the supervision of, and is currently being maintained by the Utility Company. Several meetings have been held with the Utility Company and there is currently a need to upgrade their system to provide adequate water pressure for this area of the City, as the central area of the development is above an elevation where water pressure is adequate for the City's operational standards of the water tower servicing these elevations. This project will be able to use most of the existing utilities. This project will be able to add paying customers to help defray the cost of operation, maintenance, and sinking cost of these facilities. The project is expecting to utilize some of the existing storm sewer system, with upgrades and piping modifications installed as needed. Cul-de-sacs, stormwater, and common spaces are proposed to be constructed on an outlots, owned and maintained by a Homeowner's Association.

Proposed improvements:

- Construction in phases of 58 single family lots and dwelling units.
- Removal of existing water and sewer service laterals.
- Constructing additional roadway system. Proposed Hilltop Street to be Public Right of Way with remaining cul-de-sac drives on land to be owned and maintained by the homeowners.
- In lieu of street sidewalks, constructing a walkway through the project and the open areas.
- Designing and constructing a Storm Sewer system to meet current City's standards.
- Retain approximately 10 acres of ground in common area for open space and private roadway.
- The existing La Salle Street will remain. Curb and gutter will be added to the south side of the pavement, and the roadside ditch will be removed.
- Existing Landscaping will be updated.
- Existing land surface will be modified to accommodate the proposed housing units but will not be drastically changed.
- Stormwater Management facilities will be completed.
- Landscaping added to existing public Right-of-Way and proposed private roads.
- Landscape package will be included in each home package.
- Homes will be predesigned, built and sold by developer.
- The Developer intends to build homes on all lots prior to sale.
- Two models will be constructed to market homes and will be sold upon project completion.

Benefits of PUD:

- Infill development, does not require converting existing natural areas to housing.
- Takes advantage of existing "in place" utilities.
- Fills a need for housing for current City's full-time residents and Lake Geneva workers seeking to relocate to the City.

- Provides additional passive recreational open space for residents
- Provides additional income to Utility Company without adding additional infrastructure.
- Increases the tax base of the City.
- Does not add to the transportation cost for the School District.

Requested Exemptions:

- Minimum Frontage on a Public Road.
- Minimum lots sizes
- Side and rear yard setbacks.
- Private Cul-De-Sacs
- **Architectural**
 - Allow garage to be minimum 40% façade width
 - Allow garage plane to be a minimum two feet behind the porch rather than the main plane of the home
- Time Considerations
 - Given the size of this development plan, the GDP approval must provide ample time for Developer to develop the project in phases based on market demand. As part of our GDP application, we are requesting that certain process and approval requirements set forth in Section 98-905 of the Zoning Ordinance and for preliminary and final plats be waived. Specifically, we request that Section 98-905(7), (9), (10) concerning conditional use permits be waived, as the scope of this project does not align with the time restrictions contained therein. Further we request that the time restrictions contained in Section 98-908(7) shall be waived. Further we request that the time restrictions in Section 914(7)(a)(9)(a) and those stated on the GDP application be waived. In addition to the waivers requested herein, we generally requested that similar time restrictions not specifically referenced be waived to allow the develop the project to be completed in reasonable phases based on market demand.
- Early start permits and the like to begin the improvements such as mass grading, detention, and utilities
- Occupancy on Phase 1, regardless of the completion of water pressure resolution
- Ability to install any improvement in any phase, at any time, even prior to platting of that phase

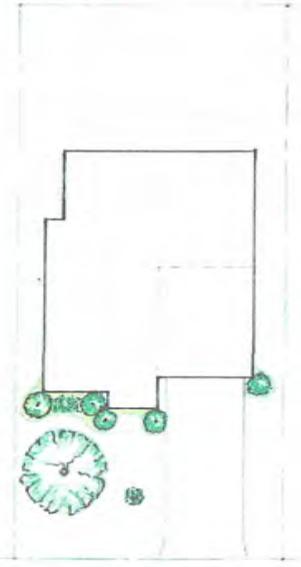
General Conceptual Landscape Plan and Signage Plan Enclosed

Proposed Phasing

Depending on the timing of the water pressure improvements, the site is proposed in multiple phasing, approached in two different fashions. In the enclosed plans, you will find an Exhibit A and Exhibit B for phasing. It is our desire to approach this project under Exhibit A. However, should the timing of the water pressure resolution not coordinate well with the scheduled development, the timing of phases would shift towards Exhibit B, allowing the lowest elevations to be constructed first, and move towards the higher elevations in the future.

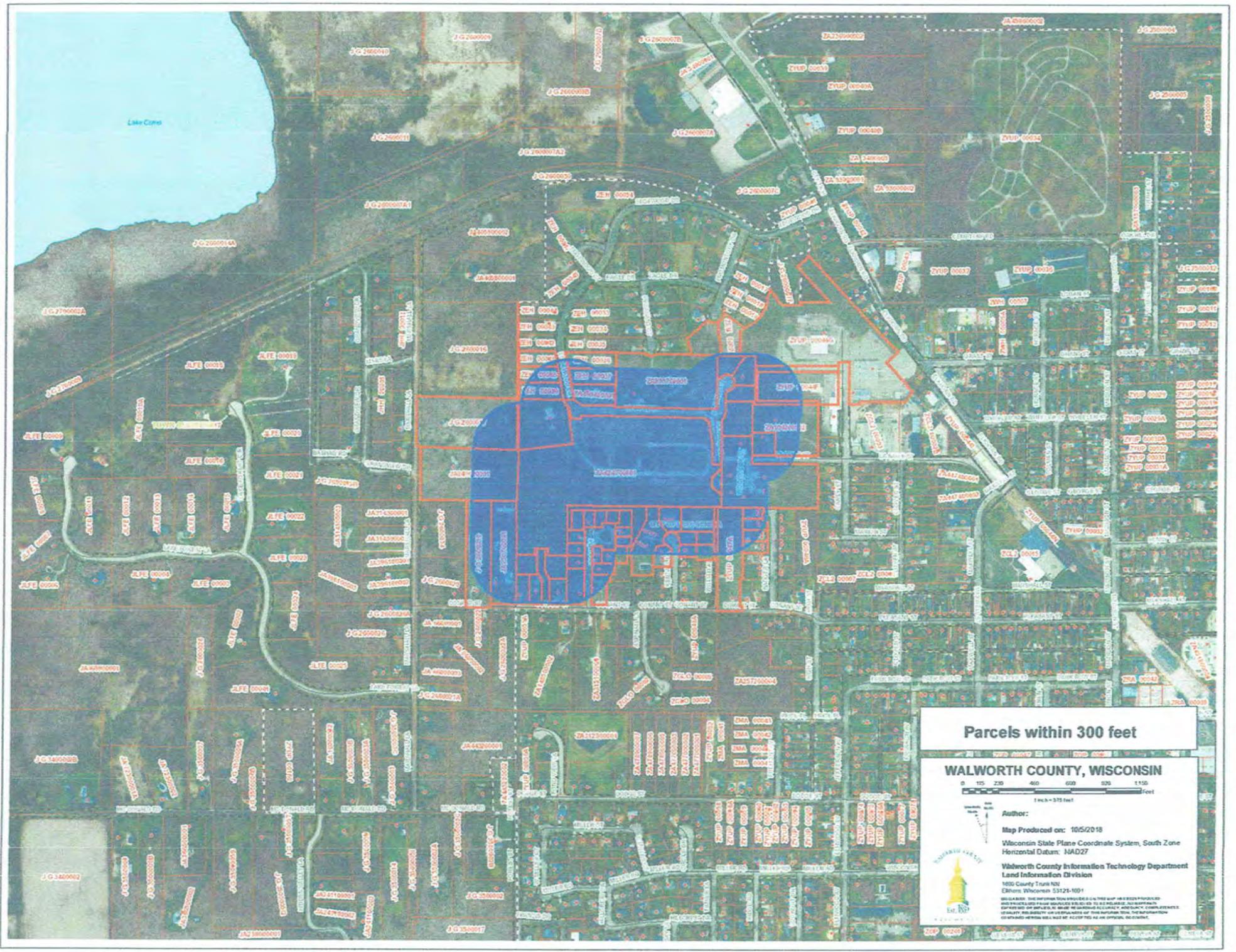
- Exhibit A allows for a natural build out that highlights the subdivision and encourages continued construction.
- Majority of mass grading and stormwater facilities will be constructed under Phase 1, in both alternatives.
- Exhibit A allows for infrastructure and roadwork to be completed along with the homes and eliminates dead ends that need temporary turn arounds while waiting for future phases
- Exhibit B would require a temporary “T” turnaround on the interior road since the highest elevations are in the middle of the site.

OMEGA HOMES



Vistas of Lake Geneva
Architectural Requirements

- 1) The plane of the Garage must be a minimum of 2 feet behind the largest plane of living area.
- 2) Garage width has to be less than 50% of width of front of home. (Outside Walls of Garage). If our garage is 21ft and house is 22ft, we are good.
- 3) The City encourages front porches.
 - They can be built within the 25' front setback.
 - They count when applying 1) above.



Parcels within 300 feet

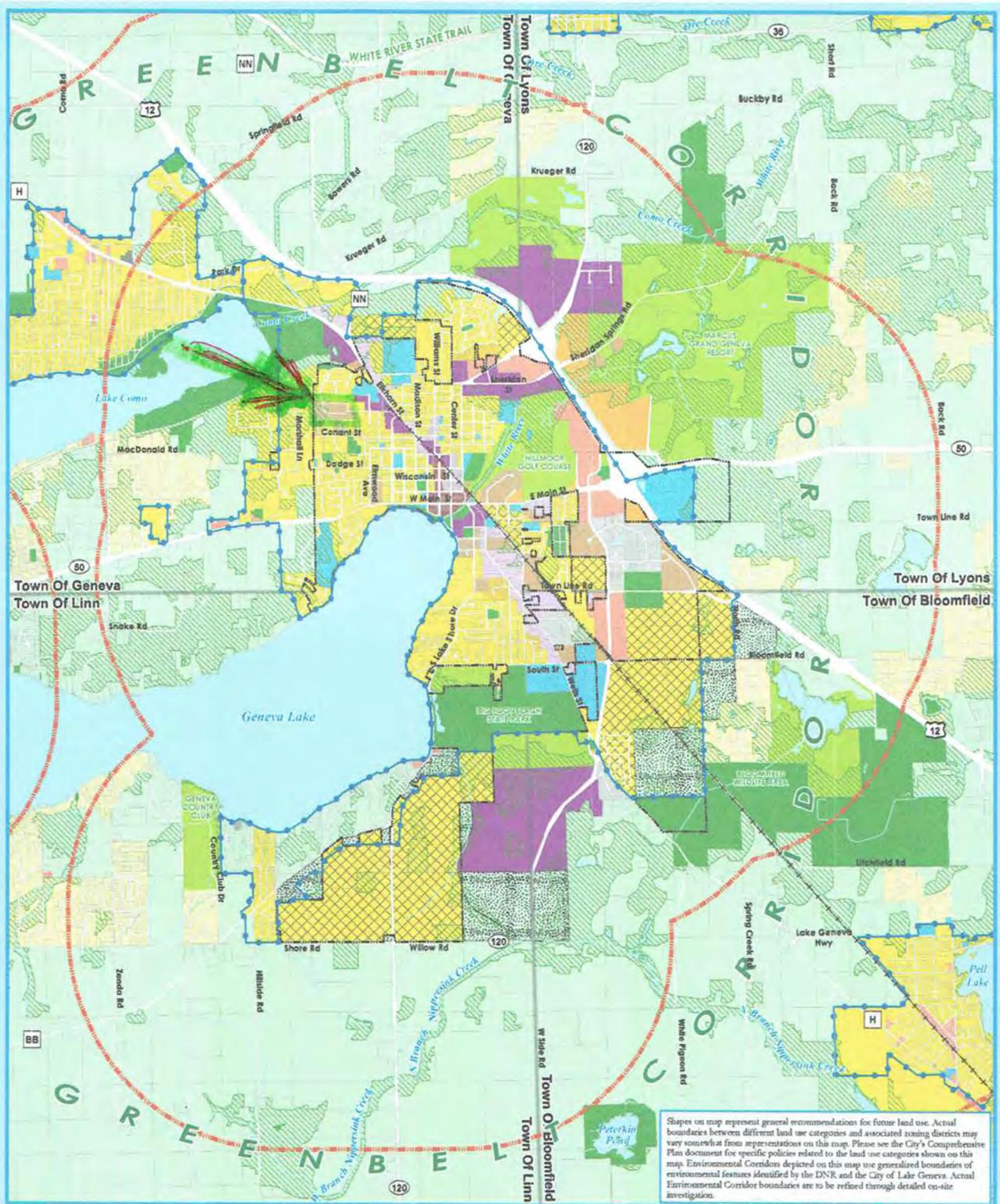
WALWORTH COUNTY, WISCONSIN



Author:
 Map Produced on: 10/5/2018
 Wisconsin State Plane Coordinate System, South Zone
 Horizontal Datum: NAD27
 Walworth County Information Technology Department
 Land Information Division
 1000 County Trunk Rd
 Elkhorn, Wisconsin 53121-1001

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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 (predominate land use)
2. Two-Family/Townhouse
3. Multi-Family Residential
4. Institutional & Community Services
5. Neighborhood Mixed Use
6. Public Park & Recreation

- Neighborhood Mixed Use
- Planned Office
- Planned Business

- Central Business District
- Planned Mixed Use

*Each "Planned Mixed Use Area" may include mix of:

1. Planned Office
2. Multi-Family Residential
3. Institutional & Community Services
4. Planned Business

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

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



Adopted: October 24, 2014

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

VISTAS OF LAKE GENEVA

GENERAL DEVELOPMENT PLAN
OCTOBER 5, 2018



CIVIL DRAWING INDEX

T-1	TITLE SHEET
C-1	SITE PLAN
C-2	GRADING PLAN
C-3	UTILITY PLAN
C-4	PHASING EXHIBIT A
C-5	PHASING EXHIBIT B



ALL SPECIFICATIONS ARE REFERENCED TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION. DETAILS UNDER CARDINAL ENGINEERING LLC TITLE BLOCK TAKE PRECEDENCE

WISDOT STANDARD DETAILS TO BE FOLLOWED INCLUDE, BUT NOT LIMITED TO THOSE PROVIDED AT THE END OF THIS PLAN SET. ONLY SPECIFICATIONS OR DETAILS PROVIDED UNDER THIS PROJECT TITLE BLOCK SUPERCEDE THE REFERENCED WISDOT SPECIFICATIONS.

CLIENT



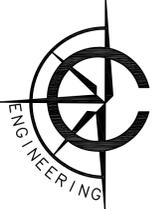
PROJECT

VISTA OF LAKE GENEVA

CITY OF LAKE GENEVA
WALWORTH COUNTY
WISCONSIN

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE
DIRECTIONS

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



PROJECT NUMBER	1701345
DATE	10/5/18
DESIGNED BY	JNL

NO.	REVISION DESC.	DATE

RELEASE

GDP

DRAWING TITLE

TITLE SHEET

DRAWING

T-1

SHEET NUMBER

1 OF 6



CLIENT
OMEGA HOMES
 PART OF LOT CSM#4248

PROJECT
 VISTA OF LAKE GENEVA
 CITY OF LAKE GENEVA
 WALWORTH COUNTY
 WISCONSIN

CARDINAL ENGINEERING LLC
 DESIGNING IN TRUE DIRECTIONS
 201 BROAD STREET, SUITE B
 LAKE GENEVA, WI 53147
 262-757-8776
 CARDINALENGINEERINGWI.COM



SCALE 1" = 50'
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 PROJECT NUMBER 1701345
 DATE 10/5/18
 DESIGNED BY JNL

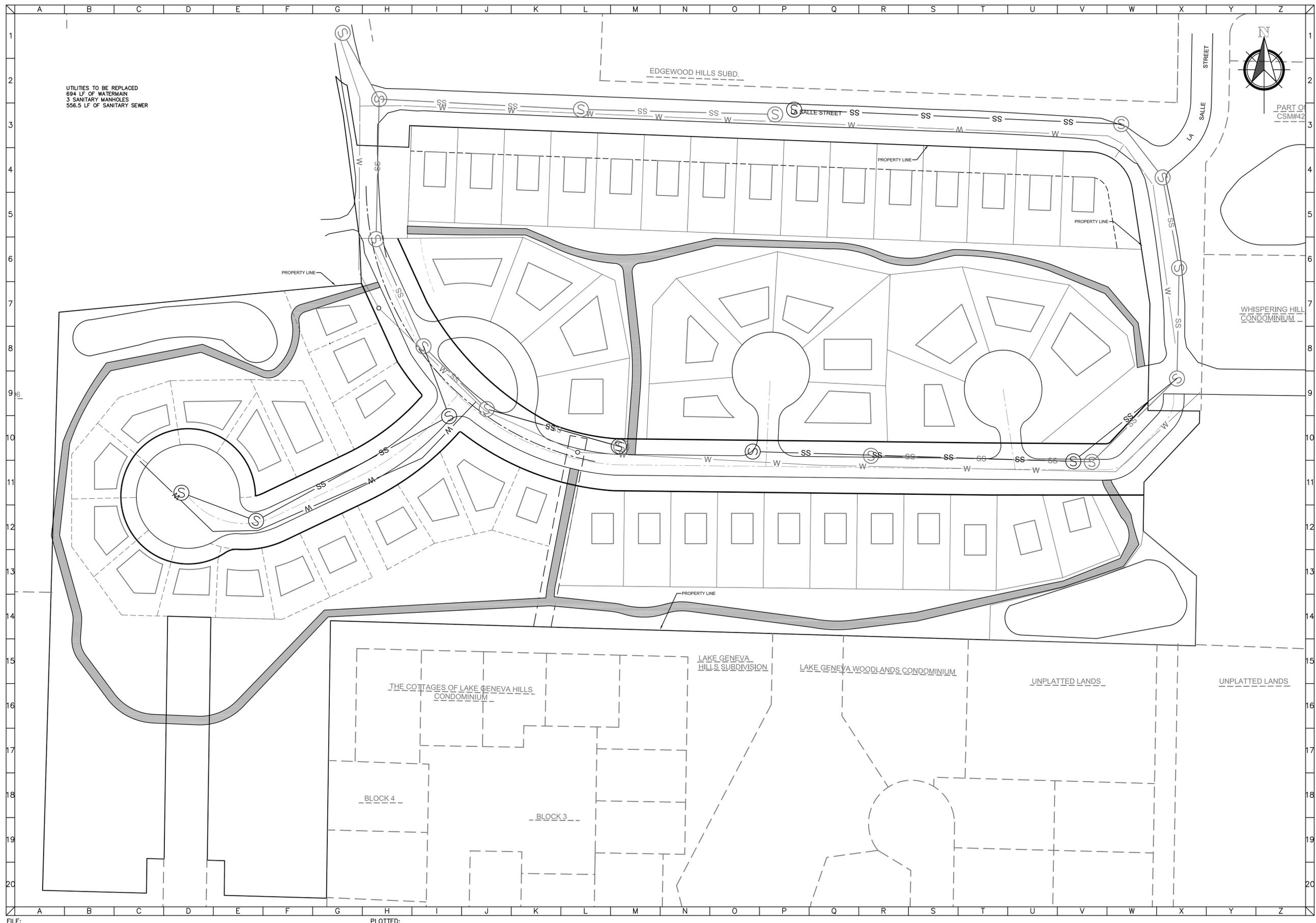
NO.	REVISION DESC.	DATE

RELEASE
 GDP

DRAWING TITLE
 SITE PLAN

DRAWING
 C-1

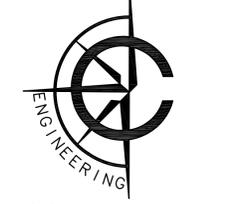
SHEET NUMBER
 2 OF 6



CLIENT
OMEGA HOMES

PROJECT
 VISTA OF LAKE GENEVA
 CITY OF LAKE GENEVA
 WALWORTH COUNTY
 WISCONSIN

CARDINAL ENGINEERING LLC
 DESIGNING IN TRUE DIRECTIONS
 201 BROAD STREET, SUITE B
 LAKE GENEVA, WI 53147
 262-757-8776
 CARDINALENGINEERINGWI.COM



SCALE 1" = 50'
 0 25 50 Feet

PROJECT NUMBER 1701345
 DATE 10/3/18
 DESIGNED BY JNL

NO.	REVISION DESC.	DATE

RELEASE
 GDP

DRAWING TITLE
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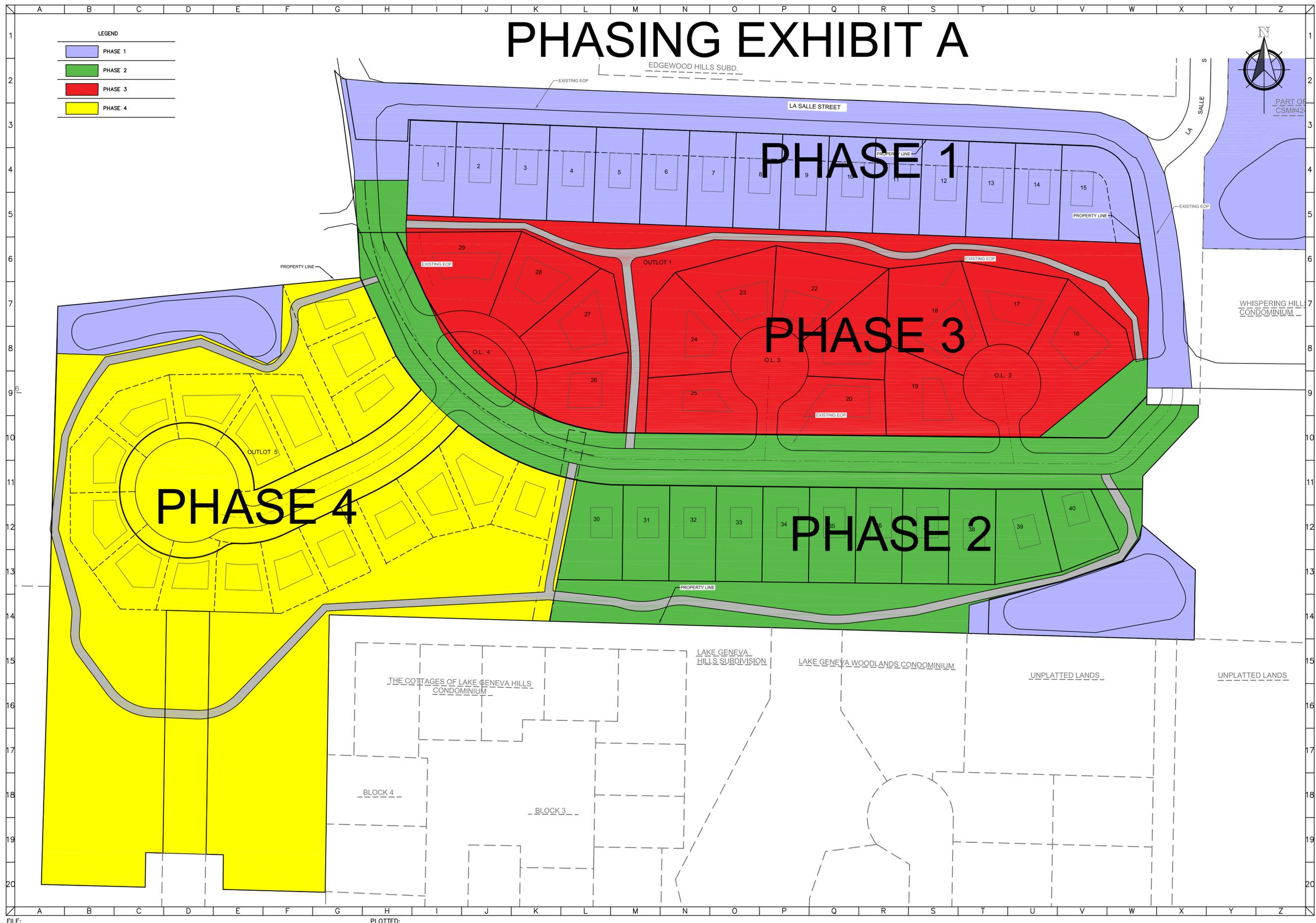
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 C-3

SHEET NUMBER
 4 OF 6

PHASING EXHIBIT A

LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4



CLIENT
OMEGA HOMES

PROJECT
VISTA OF LAKE GENEVA
CITY OF LAKE GENEVA
WALWORTH COUNTY WISCONSIN

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS
201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM



SCALE 1" = 50'
0 25 50 Feet

PROJECT NUMBER 1701345
DATE 10/5/18
DESIGNED BY JNL

NO.	REVISION DESC.	DATE

RELEASE
GDP

DRAWING TITLE
PHASING EXHIBIT A

DRAWING
C-4

SHEET NUMBER
5 OF 6

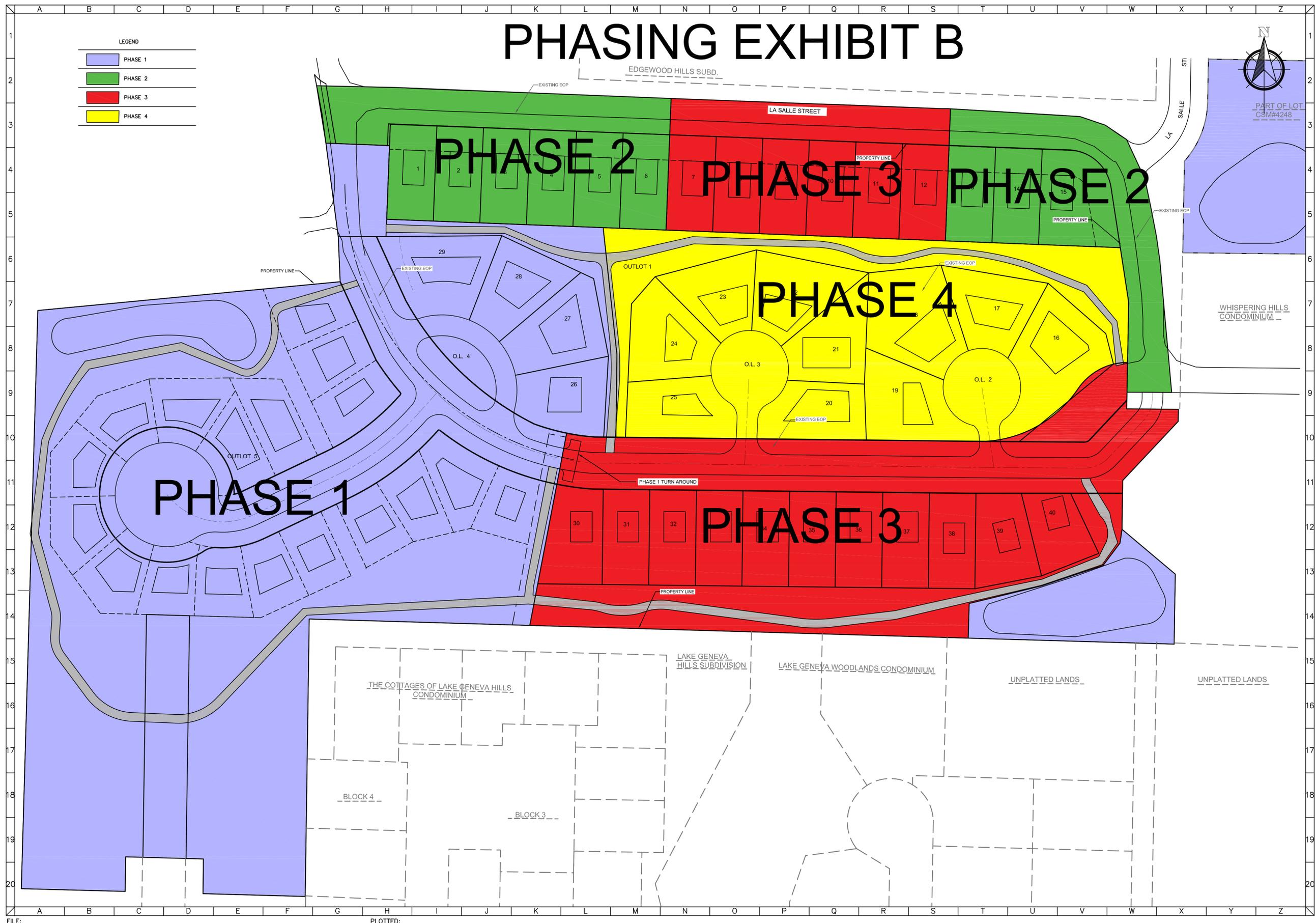
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PHASING EXHIBIT B

LEGEND

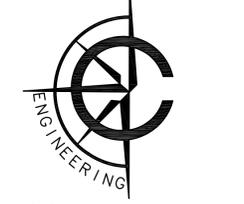
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4



CLIENT
OMEGA HOMES

PROJECT
VISTA OF LAKE GENEVA
CITY OF LAKE GENEVA
WALWORTH COUNTY
WISCONSIN

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE
DIRECTIONS
201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM



SCALE 1" = 50'
0 25 50 Feet
PROJECT NUMBER 1701345
DATE 10/5/18
DESIGNED BY JNL

NO.	REVISION DESC.	DATE

RELEASE
GDP

DRAWING TITLE
PHASING
EXHIBIT B

DRAWING
C-5

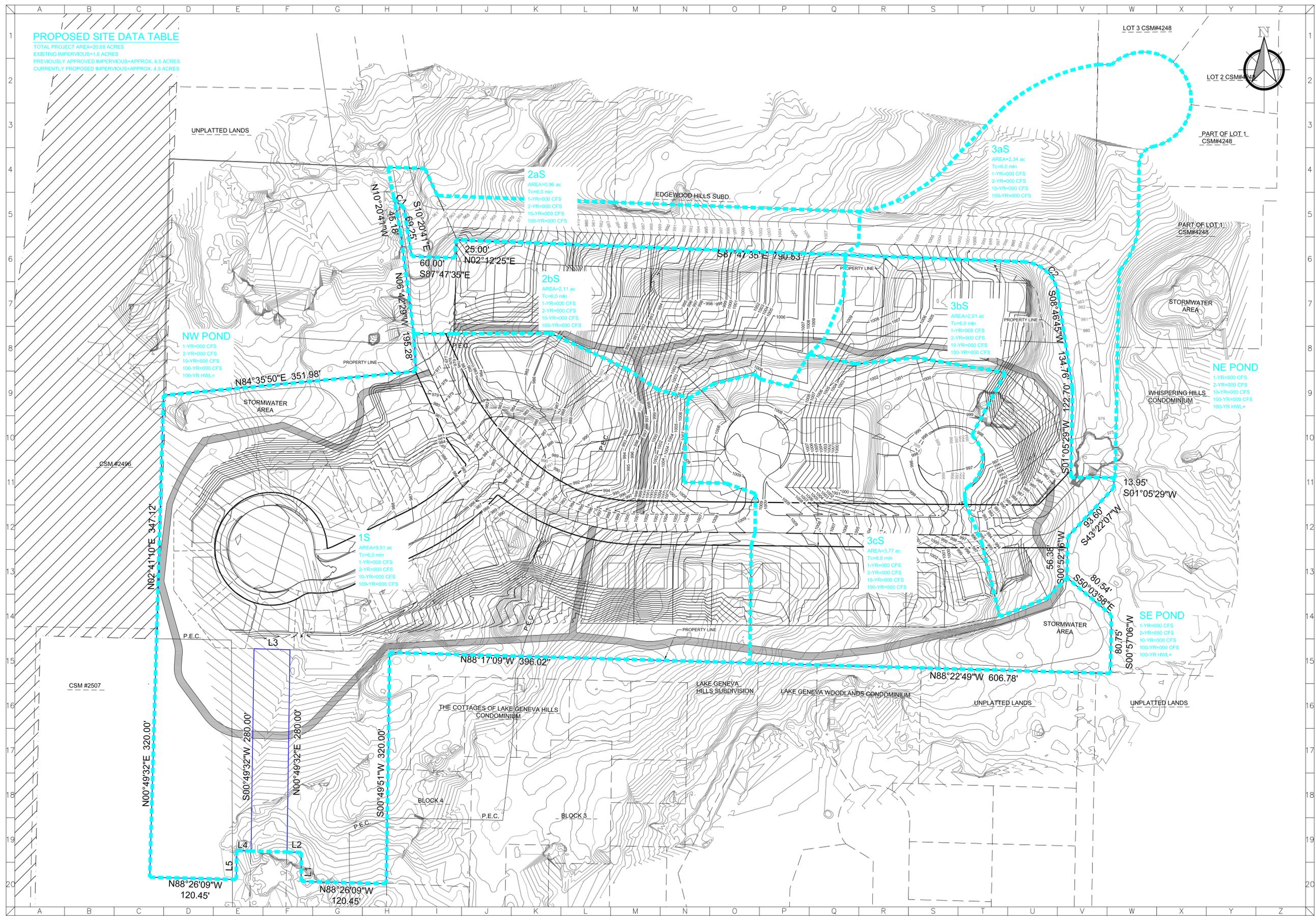
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6 OF 6

FILE:

PLOTTED:

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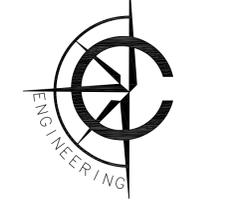
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 EXISTING IMPERVIOUS=1.6 ACRES
 PREVIOUSLY APPROVED IMPERVIOUS=APPROX. 6.5 ACRES
 CURRENTLY PROPOSED IMPERVIOUS=APPROX. 4.5 ACRES



CLIENT
OMEGA HOMES

PROJECT
 PHOENIX REGENT HILL
 CITY OF LAKE GENEVA
 WALWORTH COUNTY
 WISCONSIN

CARDINAL ENGINEERING LLC
 DESIGNING IN TRUE
 DIRECTIONS
 201 BROAD STREET, SUITE B
 LAKE GENEVA, WI 53147
 262-757-8776
 CARDINALENGINEERINGWI.COM



SCALE 1" = 60'

PROJECT NUMBER 1701345
 DATE 10/1/18
 DESIGNED BY JNL

NO.	REVISION DESC.	DATE

RELEASE
 PRELIMINARY

DRAWING TITLE
 PROPOSED
 HYDROLOGY
 PLAN

DRAWING
 HYD-2

SHEET NUMBER
 2 OF 2

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: December 17, 2018

Agenda Item: 14

Description:

Tourist Rooming House Ordinance – Staff’s Recommended Changes

Attached are the proposed changes to Section 98-206, Detailed Land Use Descriptions and Regulations, Subsection (y), Tourist Rooming House.

Upon staff’s review of the Tourist Rooming House provisions, it was determined that some revisions were needed to ensure a solid foundation for the Tourist Rooming House properties in Lake Geneva.

Our goal is to achieve the necessary approvals through the Plan Commission and Common Council in preparation for the 2019 tourist season. If a consensus is reached that changes should be made to the Tourist Rooming House provisions, the Planning Commission should set a public hearing to recommend those changes pursuant to Sec. 98-902(5) of the Zoning Code.

ORDINANCE 18-09

**AN ORDINANCE AMENDING SUB-SUBSECTION (Y) TOURIST ROOMING HOUSE,
OF SUBSECTION (8) ACCESSORY LAND USES, OF CHAPTER 98: ZONING
ORDINANCE OF THE CITY OF LAKE GENEVA ZONING ORDINANCE TO
CLARIFY PERIODS OF LICENSING AND OPERATION OF TOURIST ROOMING
HOUSES/~~SHORT TERM RENTALS~~**

FieldCode Changed

The Common Council of the City of Lake Geneva, Wisconsin, does hereby ordain as follows:

1. Sub-subsection (y) Tourist Rooming House, of Subsection (8) **Accessory Land Uses** of Section 98-206 Detailed Land Use Descriptions and Regulations of Chapter 98: Zoning Ordinance of the City of Lake Geneva Zoning Ordinance is amended to read as follows:

(y) Tourist Rooming House

Description: Includes all lodging places and tourist cabins and cottages, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists and transients. It does not include private boarding houses or rooming houses not accommodating tourists or transients, or bed and breakfast establishments regulated under ACTP 73.

1. Permitted by Right: All zoning districts.

- a. Land Use Requirement:

Tourist Rooming House shall only be located as an Accessory Land Use within a Single-Family Detached Dwelling Unit as defined in Section 18-55(a).

- b. Annual City License Required:

Each Tourist Rooming House shall operate only during the valid period of an Annual City of Lake Geneva Tourist Rooming House License for each ~~calendar year~~consecutive 365 day period. Operating a Tourist Rooming House without a current version of a valid license shall be considered a violation of this Zoning Ordinance, and subject to the penalties of Section ~~18-257~~98-936. The following information shall be provided on an annual basis, prior to issuance of said Annual City of Lake Geneva Tourist Rooming House License:

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- i. Completed City of Lake Geneva Tourist Rooming House Application, which includes the property owner name, address, and phone number; the designated operator's name, address, and phone number; the period of operation of up to 180 days in a ~~calendar year~~365 day period, which must be consecutive;

- ii. A current floor plan for the Tourist Rooming House at a minimum scale of one-inch equals 4 feet, and Site Plan of the property at a minimum scale of one-inch equals ten feet showing on-site parking spaces and trash storage areas;
- iii. General Building Code Inspection by City, and submittal of Official Building Code Inspection Report with no outstanding compliance orders remaining;
- iv. Fire Code Inspection by City, and submittal of Official Fire Code Inspection Report with no outstanding ~~compliance orders/~~violations remaining;
- v. Proof of valid property and liability insurance for the dwelling unit;
- vi. State of Wisconsin Tourist Rental House License;
- vii. Seller's Permit issued by the Wisconsin Department of Revenue;
- viii. City of Lake Geneva Tourist Rooming House/Room Tax Permit

and;

- ~~ix. City of Lake Geneva General Business License; and~~
- ~~ixxix. Payment of an Administrative Fee, set annually by the City Board resolution, to cover the costs of City issued licenses and permits and to the City of administering the above.~~

The City of Lake Geneva Tourist Rooming House/Room Tax Permit License shall be issued with the completion of the above requirements.

c. Property Management Requirements:

Each Tourist Rooming House shall be managed consistent with the following requirements:

- i. The total number of days of operation within any ~~calendar year~~ 365 day period shall not exceed 180 consecutive days, ~~which must be consecutive~~. This ~~P~~period of Tourist Rooming House Operation shall be specified by the property owner in the required ~~annual~~ Lake Geneva Tourist Rooming House Application.
- ii. The Minimum Rental Period shall ~~be a minimum of~~ not be less than seven consecutive days by anyone party.
- iii. The Maximum Rental Period within a 365 day period shall be no more than 180 consecutive days ~~by anyone party~~.

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- iv. Similar facilities in which single-family detached homes are available for less than seven days, more than 180 days, or throughout the year, are a different land use that falls within the Indoor Commercial Lodging land use category.
- v. The Maximum Number of Occupants shall not exceed the total number licensed by the State of Wisconsin or two per bedroom plus two additional occupants, whichever is less.
- vi. The Tourist Rooming House shall be operated by the property owner or by a property manager explicitly designated in the valid Lake Geneva Tourist Rooming House Application as the "Designated Operator".
- vii. The property owner's and the Designated Operator's names, addresses, and 24-hour phone numbers shall be provided in the City of Lake Geneva Tourist Rooming House Application and shall be updated within 24 hours upon any change in the property manager or the property manager contact information.
- viii. The Designated Operator must reside within, or have their business located within, 25 miles of the Tourist Rooming House parcel.
- ix. The Designated Operator must be available by phone 24 hours, seven days a week, during the period of operation designated in the Lake Geneva Tourist Rooming House Application.
- x. Each tourist rooming house shall provide and maintain a Guest Register and shall require all guests to register their true names and addresses before allowing occupancy. The Guest Register shall be kept intact and available by the Designated Operator for inspection by representatives of the City for at least one year from the day of the conclusion of the period of operation.
- xi. Each tourist rooming house shall maintain the following written Business Record for each rental of the tourist rooming house: the true names and addresses of any person renting the property, the dates of the rental period (which must be a minimum of seven consecutive days), and the monetary amount or consideration paid for the rental. The Business Record shall be kept intact and available by the Designated Operator for inspection by representatives of the

City for at least one year from the day of the conclusion of the period of operation.

~~xi-xii.~~ Tourist Rooming House/ Room Tax permit license- and emergency contact information must be posted in a conspicuous area within the property at all time.

d. Property Operational Requirements:

Each Tourist Rooming House shall be operated per the following requirements:

- i. The "Requirements for Tourist Rooming House Guests" form provided by the City of Lake Geneva to summarize City requirements for Tourist Rooming Houses, and the Site Plan for the subject property clearly depicting guest parking spaces and the rear yard, shall be posted on the inside of the front door of each tourist rooming house throughout its period of operation.
- ii. Parking Requirements:
 - [a] A minimum of two off-street parking spaces shall be provided on the subject property for each Tourist Rooming House. If the Tourist Rooming House provides three or more bedrooms, an additional on-site parking space is required for each additional bedroom over two. Plus one space for each employee on the largest shift.
 - [b] All guest parking for vehicles and trailers shall be within a parking space designated on the Site Plan, on an area paved with concrete or asphalt.
 - [c] All guest vehicles and trailers may only park on-site. Street parking for guests is not permitted.
 - [d] No parking is permitted on gravel, lawn, or planter bed areas.
- iii. Site Appearance Requirements:
 - [a] Aside from a changing mix of guests and their vehicles, there shall be no evidence of the property being used as a

Tourist Rooming House visible on the exterior of the subject property.

[b] No exterior signage related to the Tourist Rooming House is permitted, other than the property address.

[c] No outdoor storage related to the Tourist Rooming House land use is permitted, except for typical residential recreational equipment, seating, and outdoor cooking facilities which are permitted only within the rear yard.

[d] No recreational vehicle, camper, tent, or other temporary lodging arrangement shall be permitted to accommodate guests.

iv. Neighborhood Impact Requirements:

[a] No outdoor activity shall occur between the hours of 10:00 p.m. and 7:00 a.m.

[b] At all times, no noise, lighting, odor or other impacts from the subject property shall be detectable at the property line at levels exceeding the requirements of Article VII of the Lake Geneva Zoning Ordinance.

[c] No vehicular traffic shall be generated by the Tourist Rooming House at levels exceeding those typical for a detached single-family dwelling unit.

v. Tourist Rooming House Advertising:

[a] No outdoor advertising is allowed on the subject property.

[b] The Tourist Rooming House shall not be advertised for availability in any form of media unless the required City of Lake Geneva Tourist Rooming House License has been issued.

e. Access and Inspections

i. The City shall be authorized at all reasonable times to enter and examine any building, structure, or premises, where inspections are required for the purpose ensuring compliance with this ordinance. The owner, agent or occupant of any such premises who refuses to permit, or prevents or interferes with, any entry into or upon the premises by any such inspector shall be in violation of this chapter.

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ii. The City has adopted the Knox Box key box system requiring the installation of miniature vaults placed upon the exterior of buildings, gateposts or other applicable locations. Contained within the vault are the keys that will allow access the respective structure in a timely manner.

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iii. Knox boxes shall be placed on the building of which the City is required to perform an inspection. The City may require more boxes dependent on the size of the structure or facility.

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f. Penalties and License Revocation

i. Violations of the requirements for Tourist Rooming Houses, the provisions of the Tourist Rooming House License, and all other ~~the requirements~~ applicable laws and ordinances of the Zoning Ordinance are subject to separate daily fines per Section 98-936. ~~Fines Violationsshawill~~ be issued to, and will be the responsibility of, the property owner.

ii. Tourist Rooming House operators found non-compliant with the terms of this Chapter shall be considered in violation and shall be subject to all applicable penalties up to and including revocation of their Tourist Rooming House License.

2. That this ordinance shall take effect upon passage and publication, as provided by law.

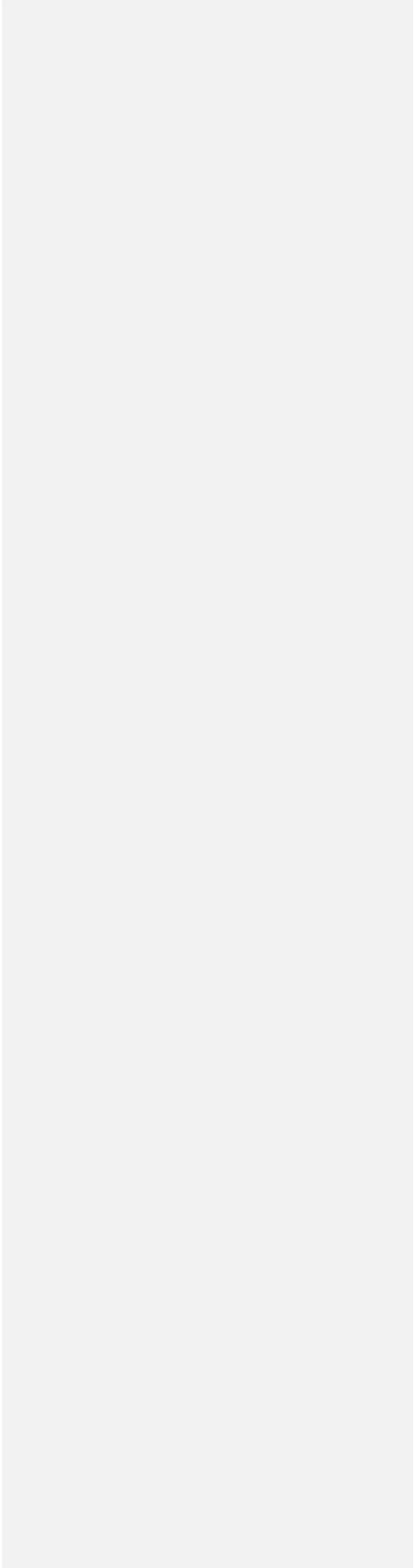
Adopted, passed, and approved by the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, this ____ day of, 2018.

TOM HARTZ, Mayor

Attest:

LANA KROPF, City Clerk

First Reading:
Second Reading:
Adoption:
Published:



MEMORANDUM

To: Planning Commission
From: Michael Slavney, FAICP, City Planning Consultant
Re: Conceptual Discussion about Lakeshore Setback Averaging
Date: December 11, 2018

Introduction

The City of Lake Geneva Zoning Ordinance has strong environmental protection regulations for development on lots with sensitive environmental features including the shoreline of Geneva Lake, as well as floodplains, wetlands, perennial and intermittent drainageways, steep slopes, and woodlands. These protections are applied through “Overlay Zoning Districts” that are mapped based on the presence of these resources, rather than based on lot lines and conventional zoning district boundaries.

The Lakeshore Overlay Zoning District is established by Section 98-505, and covers all areas located within 100 feet of the Ordinary High Water Mark (OHWM) of the lake. Within this area, no additional areas of land disturbance are allowed, including building coverage, pavement coverage, or site grading. Tree cutting is also strictly limited, except for dead, diseased, or dangerous trees. The result of these requirements is that any building or paved area located partially or entirely within the 100-foot lakeshore setback may not expand its footprint closer to the OHWM.

Lakeshore Setback Averaging

The City has been asked by a property owner on the lake to consider allowing lakeshore setback averaging to allow a building with a deep setback to move in-line with the nearest corners of the buildings on the lot on either side of subject property. The Zoning Ordinance currently allows setback averaging for front yards adjacent to streets, and many communities around the state allow setback averaging for lake setbacks as well. The Plan Commission and Common Council discussed this issue thoroughly when the Zoning Code was re-written in the late 1990s. As a result of these discussions, the new Code intentionally did not allow for setback averaging along the lakeshore.

The diagram on the following page depicts how this provision would work.

Many of the lots along the lakeshore would benefit from this provision, and as a result, building footprints and paved areas would migrate closer to the lake on many lots.

If the Plan Commission wishes to support this amendment, City Staff would prepare the formal text amendment. The Commission should also discuss how paved areas would be treated. As a starting point for that issue, I suggest that the new lakeshore setback averaging line would set the limit for both buildings and paved area.

Zoning Code amendments are subject to a Plan Commission recommendation following a public hearing, with final review and action by the Common Council.

