

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

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

**Agenda**

1. Meeting called to order by Tom Hartz.
2. Roll Call.
3. Approve Minutes of the February 18, 2019 Plan Commission meeting as distributed.
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes.
5. Acknowledgment of Correspondence.
6. Review and Recommendation of an Extraterritorial Jurisdiction (ETJ) CSM for the applicant, Chestnut Acres LLC, Mark Larkin, 500 Stone Ridge Drive, Lake Geneva, WI 53147, for the property Tax Key No. JG2500004 to create 3 buildable lots. The property is located at the north end of Williams Street and Hickory Lane in the Town of Geneva as identified on the certified survey map dated 7/6/2018 with revisions dated 1/25/19 for Tax Key No. JG2500004.
7. Review and Recommendation of a Certified Survey Map (CSM) for Fairwyn SB, Inc., 875 Townline Road, Unit 103, Lake Geneva, WI 53147, for the duplex lot separation in the Planned Development zoning classification to create individual lots for units 101 & 103 Cadence Circle as identified on the certified survey dated 1/17/19 for Tax Key No. ZB00509-1 & ZB00509-2.
8. Public Hearing and Recommendation on an application for a Conditional Use Permit (CUP) filed by Geneva Properties, LLC, 612 Wells Street, Suite F, Lake Geneva, WI 53147, requesting to allow the addition of a mechanical room to the exterior of the multi-family structure located at 695 S. Lake Shore Drive, located in Two-Family Residential – 6 (TR-6) zoning district, Tax Key No. ZA134700001.
9. Public Hearing and Recommendation on an application for a Conditional Use Permit filed by CDS Investments, LLC, for the property located at 1550 Lake Shore Drive, to utilize the Single Family – 4 (SR-4) zoning in the Estate Residential – 1 (ER-1) zoning, to raze and rebuild a portion of the Single Family Residence, and small addition to the front entry Tax Key No. ZLM00048.

10. Continuation of the Public Hearing and Recommendation on an application for the Conditional Use Permit (CUP) filed by House Around the Corner LLC., 3389 South Shore Dr., Delavan, WI 53115, requesting a (CUP) to Raze or Remove the existing building located at 832 Geneva Street, Lake Geneva, WI 53147, located in Central Business (CB) zoning district, Tax Key No. ZOP00252.
11. Continuation of the Public Hearing and Recommendation on an application for the General Development Plan (GDP) filed by House Around the Corner LLC., 3389 South Shore Dr., Delavan, WI 53115, requesting a Planned Development to construct a 5600 square foot commercial building at 832 Geneva Street, Lake Geneva, WI 53147, located in Central Business (CB) zoning district, Tax Key No. ZOP00252.
12. 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 3/13/2019*

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

Mayor Hartz called the meeting to order at 6:05 p.m.

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

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

Skates/Esarco motion to approve. Motion carried unanimously.

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

**Acknowledgement of Correspondence.**

Correspondence was received on January 25<sup>th</sup> opposing the razing of the building at 832 Geneva St: Cindy Forster-Fueredi, 1010 Geneva Street, Mark Immer, 821 Wisconsin Street, Maureen Marks, 834 Dodge Street, however Ms. Marks is in favor of moving the building. Correspondence was received on January 25<sup>th</sup> opposing razing the building or reconstructing a new building at 832 Geneva St: Belinda Bauer, Fontana, Barbara Schuld. Correspondence was also received on January 26<sup>th</sup> from Charlene Klein, 817 Wisconsin St, opposing the razing or moving the existing building at 832 Geneva St or reconstructing a new building at this location. Correspondence was received today by Richard Torhorst representing the Lake Shore Village Condominium with concerns about the alleged discharge of water from Summerhaven onto Lake Shore Village Condominiums property. All correspondence has been distributed to the Plan Commission.

**Downtown Design Review**

**Application by Kathy George, 3389 South Shore Dr, Delavan, WI 53115, for the request to install a sign to an already approved awning to the exterior of the property, located at 741 W. Main St., in the Business Central (BC) zoning district, Tax Key No. ZOP00272.**

Linda Stevens, 728 Aweogon Road, Fontana, representing Kathy George, presented the request. Zoning Administrator Walling suggested the Plan Commission should address the need to maintain the band board on the front façade of property. Commissioner Hill added the whole front façade could be addressed.

Hill/Esarco motion to approve the installation of a sign to the approved existing awning contingent on repairing the front façade as noted and include all staff recommendations.

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

**Application by Angie Rinn, 3641 Berry Ct, Crystal Lake, IL, 60012 for the request to install an on building sign to the exterior of the property, located at 239 Cook St., in the Business Central (BC) zoning district, Tax Key No. ZOP0253.**

Angie, Rinn, 3641 Berry Court, Crystal Lake, IL 60012, presented her request. Walling clarified the sign above the awning will be 13’ long instead of 16’ long. Alderman Skates suggested a projecting sign to identify her store which has been discussed in past meetings for all businesses in the future. A projecting sign allows individuals to see the business choices at a glance.

Esarco/Skates motion to approve the on-building sign with the revised length of 13’ and include all staff recommendations.

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

**Review and Recommendation of an Extraterritorial Jurisdiction (ETJ) CSM for Applicant John & Jelka Leedle, N891 Hwy 120, Lake Geneva, WI 53147, for the Joseph Leedle N879 State Road 120, Lake Geneva, WI 53147 property for the separation of farm structures from the farmland as identified on the certified survey dated 12/27/2018 located in the Town of Linn. Tax Key No. IL2600001.**

Walling presented the request for the applicant and stated the city engineer found some clerical errors on the CSM which will be communicated to the applicant for a smooth transition in the approval.

Esarco/Krajovic motion to approve the (ETJ) CSM with the addition of the comments from the city engineer and include all staff recommendations.

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

**Review and Recommendation of an Extraterritorial Jurisdiction (ETJ) CSM for Applicant Purnell Enterprise LLC., N1886 Hwy 120, Lake Geneva, WI 53147, for the lot line adjustment to include the approximate 10’ strip of land that is currently enclosed by a fence as identified on the certified survey dated July 27, 2018, Tax Key No. MA403300001.**

Thomas Santorelli, 1108 56<sup>th</sup> Street, Kenosha, representing the applicant, presented the request. Discussion followed to revise the CSM signature page to show City Council instead of City Board.

Krajovic/Hill motion to approve the (ETJ) CSM and include all staff recommendations.

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

**Review and Recommendation of a Land Division filed by Anagnos Properties, Inc., P.O. Box 1117, Lake Geneva, WI 53147, to create a 3 lot Certified Survey Map (CSM) for the property located at 811 Wrigley Dr. to generate three individual lots for the property in the Central Business (CB) zoning district, Tax Key No. ZOP00341-ZOP00345.**

Jim Howe, attorney at, Elkhorn, representing Anagnos Properties, Inc, presented the request. Hill asked for clarification on the lots and the minimum requirements for the Central Business zoning district. Walling stated the minimum lot width shall be 25’ with 0 setbacks or 0 parking requirements. Walling also referenced the city engineer report for the CSM, and revised it to read “City Council approval.”

Hill/ Skates motion to approve the CSM and include all staff recommendations.

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

**Public Hearing and Recommendation on an application for the Precise Implementation Plan (PIP) filed by Daniel E. Schuld, 281 Keyes Ave, Hampshire, IL 60140, requesting the change of use for the building at 727 Geneva St, for a Brewery, Tap Room, & Gift Shop, 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 St, representing Dan Schuld, presented the request and shared additional information such as the outside beer garden, hours of operation and signage. Mayor Hartz stated Mr. Schuld has given the additional information needed for a complete packet. Dan Schuld, 281 Keyes Avenue, Hampshire IL, owner, answered all questions regarding his project. Commissioners Gibbs and Hill thanked the owner for adjusting his plan and providing the information requested by the Plan Commission. Planner Slavney reminded the Plan Commission the motion should explicitly identify compliance with the memo of the Utility Director.

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

Esarco/Hill motion to approve the PIP for the change of use for the existing building, requiring compliance with the city Utility Director’s memo and memo attachments and include all staff recommendations and fact finding in the affirmative.

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

**Public Hearing and Recommendation on an application for a Conditional Use Permit filed by Tom Koenig, 5802 Arlington Dr., Palatine, IL 60067, for the property located at 715 LaGrange Dr. to utilize the Single Family – 4 (SR-4) zoning in the Estate Residential – 1 (ER-1) zoning, to raze and rebuild a new Single Family Residence. Tax Key No. ZLE00016.**

Tom Koenig, 715 LaGrange Drive, owner, presented his request. Koenig said they will work with the city engineer to create a drainage swale to address the drainage issues. Slavney stated the proposed house is well within the maximum building envelope.

Speaker #1: Edward Cox, 735 LaGrange Drive, in favor of this project but has some concerns regarding the drainage.

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

Skates stated the MH depth should be confirmed and compared to the basement floor elevations of the house for sewer service, new meters are required with the existing meter pit to be abandoned and referenced the city engineer discussion on run-off.

Skates/Gibbs motion to approve the CUP and include all staff recommendations and fact finding in the affirmative.

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

**Public Hearing and Recommendation on an application for the Precise Implementation Plan (PIP) filed by McMurr II, LLC, 351 Hubbard, Suite 610, Chicago, IL. 60654, requesting a Planned Development for the property located on Lake Geneva Blvd. in the Summerhaven Condominium Subdivision to allow for the Precise Implementation Plan to continue the development of Phase II, located in Planned Development (PD) zoning district, Tax Key Nos. ZSUM00001 thru ZSUM0000247.**

Jim Howe, attorney at Godfrey Law Firm, Elkhorn, representing McMurr II, presented request. Howe responded to the request for a children’s playground, suggesting the Tot Lot would be located by the pool house which is a common element of the property. Hartz asked who maintains the retention pond and Howe said it is a common element so the Condominium Association is responsible but the developer will clean out the ponds since construction work is being done at this time. The Association will maintain the ponds going forward based on the Developers Agreement.

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

Slavney did a site visit today and noticed the existing buffering which is adequate. Slavney said the city would not be involved due to the almost identical land uses. Hartz said the storm water run-off must abide by rules & regulations of water leaving a site. Commissioner Krajovic asked if the developer would be asked to leave as many trees as possible. Slavney replied, “yes.”

Skates/Esarco motion to approve the PIP to continue the development of Phase II and include all staff recommendations and fact finding in the affirmative.

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

**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.**

Applicant has requested to continue the Public Hearing until the 2019 June Plan Commission Meeting.

Skates/Hill motion to continue the Public Hearing to the 2019 June 17<sup>th</sup> Plan Commission meeting. Motion carried unanimously.

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

Applicant has requested to continue the Public Hearing.

Skates/Hill motion to continue the Public Hearing to the March 18<sup>th</sup> Plan Commission meeting. Motion carried unanimously.

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

Applicant has requested to continue the Public Hearing.

Skates/Krajovic motion to continue the Public Hearing to the March 18<sup>th</sup> Plan Commission meeting. Motion carried unanimously.

**Adjournment.** Hill/Gibbs motion to adjourn at 7:35 p.m. Motion carried unanimously.

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/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

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

STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: March 18, 2019

Agenda Item: 6

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

Request: ETZ Extraterritorial Zoning CSM  
review for the Town of Geneva creating 3  
buildable lots  
Tax Key No. JG2500004

Description:

This request is to approve an Extraterritorial Zoning Plat review for the Certified Survey Map CSM creating 3 buildable lots located in the Town of Geneva at Tax Key No. JG2500005.

This request is to approve the proposed Certified Survey Map dated 1/25/2019 for the property located at the north end of Williams St. and Hickory Ln. The land separation will create 3 lots with this request.

- Lot 1 = 3.1 AC.
- Lot 2 = 3.1 AC.
- Lot 3 = 5.9 AC.

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

Action by the Plan Commission:

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

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

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

Staff Recommendation on the proposed

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

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

CERTIFIED SURVEY MAP or  SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

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

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

EMAIL ADDRESS: **mlarkin@keeferealestate.com**

PROJECT ADDRESS **None Assigned** TAX KEY NUMBER: **JG 2500004**

NAME AND ADDRESS OF APPLICANT:

**Same as owner**

TELEPHONE NUMBER OF APPLICANT: **( ) Same**

EMAIL ADDRESS: **Same**

NAME AND ADDRESS OF SURVEYOR:

**Paul VanHenkelum, PLS PE**

**Cardinal Engineering LLC**

**201 Broad Street Suite B Lake Geneva, WI 53147**

TELEPHONE NUMBER OF SURVEYOR: **(262) 757-8776**

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

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

**Project has been reviewed and approved by Town of Geneva Planning Commission and Town Board. CSM includes 4 lots for residential purposes.**

SUBMITTAL CHECKLIST

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

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

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

2-15-19  
DATE

  
SIGNATURE OF APPLICANT

Cost Recovery # \_\_\_\_\_

Petitioner Name \_\_\_\_\_

Project Address \_\_\_\_\_

OFFICE USE ONLY

Description of Request \_\_\_\_\_

**Agreement for Services**

REIMBURSABLE BY THE PETITIONER / APPLICANT. The city may retain the services of the professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposals coming before the Plan commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any financing charges that may accrue. The City applies the charges for these services to the Petitioner. The City Administrator at any time may require an applicant to submit an advance deposit of \$500 to \$5,000 depending on the complexity and anticipated involvement of the City's consultants or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). **An advanced deposit shall be required for the application related to Extraterritorial matters.** Surplus deposits shall be returned to the Applicant at the conclusion of the project.

Mark Larkin, as applicant/petitioner for

Project: Chestnut Acres LLC 4 Lot CSM

Project Address: None Assigned - Tax Key JG 2500004

Parcel No. ↓

Name: Mark Larkin

Address: 500 Stone Ridge Dr  
Lake Geneva, WI 53147

Cell Phone: (262) - 853 - 5575 Phone: ( ) Same

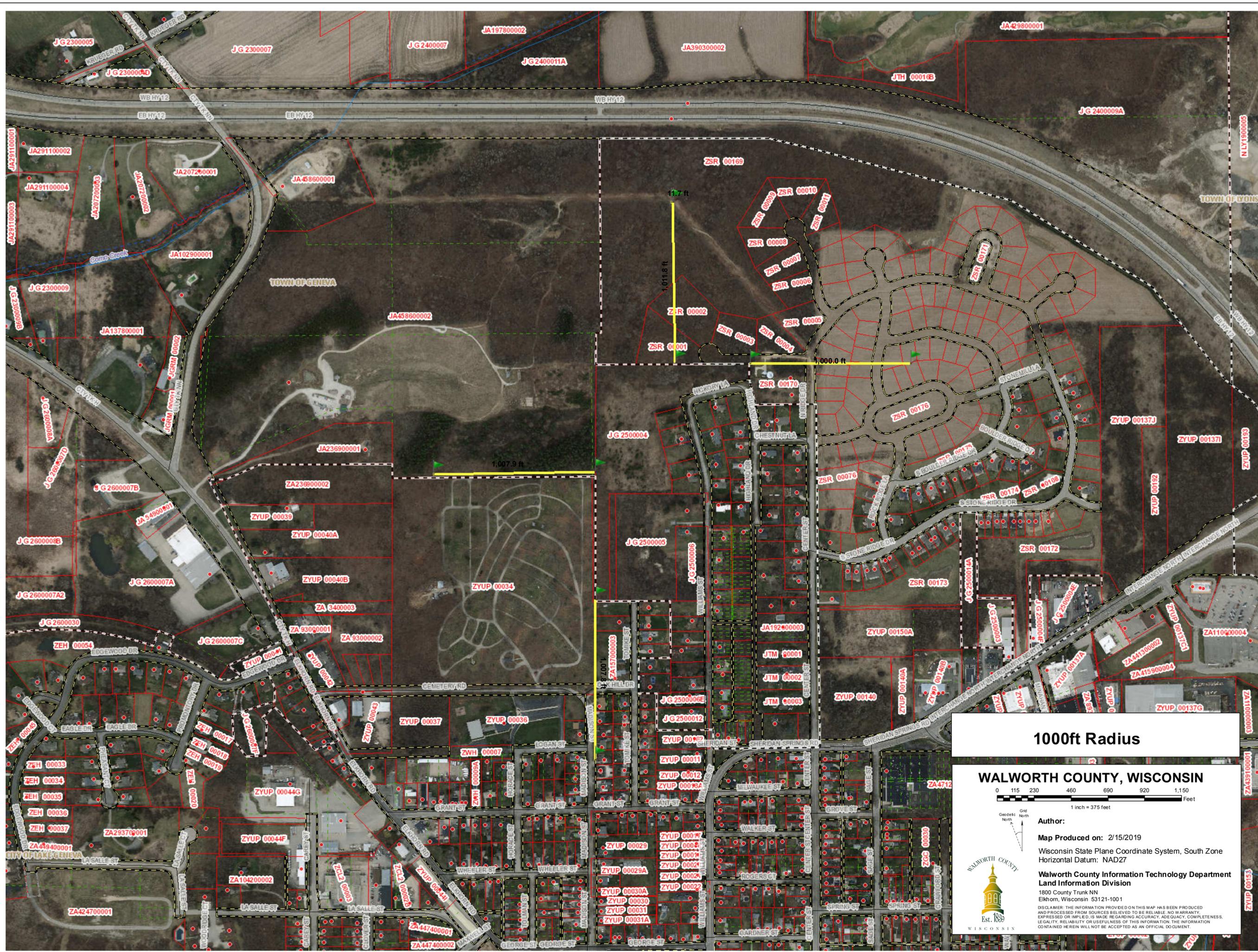
Email: mlarkin@keefe realestate.com

Dated this 15<sup>th</sup> Day of February, 2019

Mark Larkin

Printed Name of Applicant / Petitioner  
MLC

Signature of Applicant/Petitioner



**1000ft Radius**

**WALWORTH COUNTY, WISCONSIN**

0 115 230 460 690 920 1,150  
Feet

1 inch = 375 feet

Geodetic North  
Grid North

**Author:**  
**Map Produced on:** 2/15/2019  
 Wisconsin State Plane Coordinate System, South Zone  
 Horizontal Datum: NAD27

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

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





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

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

**SURVEYOR'S CERTIFICATE:**

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

Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 25, Town 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin more completely described as follows: Commencing at the NW corner of said NW 1/4; thence with the North line of said NW 1/4, N89°32'55"E, a distance of 1267.50' to a point on the west line of Outlot 1 of Stone Ridge Subdivision; thence S0°16'47"E, a distance of 200.10' to the point of beginning; thence N89°42'34"E, 954.53' to a point; thence S00°29'16"E, 97.07' to a point; thence S75°55'02"W, 443.80' to a point; thence S14°06'30"E, 66.00' to a point; thence S75°55'52"W, 179.87' to a point; thence S14°05'30"E, 440.88' to a point; thence S0°14'17"E, 72.67' to a point; thence S89°47'28"W, 350.98' to a point; thence S0°09'58"E, 660.48' to a point; thence S89°15'39"W, 130.68' to a point; thence N0°20'06"E, 791.45' to a point; thence N89°51'17"E, 4.34' to a point; thence N0°16'49"W, 700.22' to the point of beginning. Said parcel contains 12.05 acres more or less.

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

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
PAUL H. VAN HENKELUM,  
PROFESSIONAL LAND SURVEYOR #1931



**OWNER'S CERTIFICATE**

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

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

- 1.) THE CITY OF LAKE GENEVA

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

\_\_\_\_\_  
MARK LARKIN,  
MANAGING MEMBER OF CHESTNUT ACRES, LLC

**STATE OF \_\_\_\_\_ ) ss**  
**COUNTY OF \_\_\_\_\_ )**

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

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

\_\_\_\_\_  
NOTARY PUBLIC

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

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

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

**CERTIFICATE OF PLAN COMMISSION APPROVAL:**

APPROVED BY THE PLAN COMMISSION OF THE TOWN OF LAKE GENEVA  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
JOSEPH F. KOPECKY  
CHAIRMAN

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

**CERTIFICATE OF TOWN BOARD APPROVAL:**

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

\_\_\_\_\_  
JOSEPH F. KOPECKY  
CHAIRMAN

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

**CERTIFICATE OF CITY COUNCIL RESOLUTION:**

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

\_\_\_\_\_  
BOB KORDUS,  
CHAIRMAN

\_\_\_\_\_  
LANA KROPF,  
CITY CLERK

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

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

\_\_\_\_\_  
MICHAEL P. COTTER,  
DIRECTOR

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

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

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



STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: March 18, 2019

Agenda Item: 7

Applicant:

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

Request:

Create a 2 lot Certified Survey Map (CSM)  
101 & 103 Cadence Circle  
Tax Key No. ZB00509-1 & ZB00509-2

Description:

This request is to approve a proposed Certified Survey Map (CSM) to create a 2 lot CSM for a duplex structure in the Symphony Bay subdivision.

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

This request is to approve the proposed Certified Survey Map dated 1/25/2019 for the property located 101 & 103 Cadence Circle in the Symphony Bay subdivision.

Lot 1 = .207 AC.

Lot 2 = .184 AC.

Staff Review Comments:

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

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Certified Survey Map (CSM):

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

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

Staff Recommendation on the proposed Certified Survey Map (CSM):

Staff recommends that the Plan Commission recommend *approval* of the CSM as submitted.

City of Lake Geneva

**APPLICATION FOR LAND DIVISION REVIEW**

CERTIFIED SURVEY MAP or

SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

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

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

EMAIL ADDRESS: RICILZIRK@GMAIL.COM

PROJECT ADDRESS 1019103 GORDON CIRCLE TAX KEY NUMBER: 20800509

NAME AND ADDRESS OF APPLICANT:

SAME AS OWNER

TELEPHONE NUMBER OF APPLICANT: ( )

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

NAME AND ADDRESS OF SURVEYOR:

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

TELEPHONE NUMBER OF SURVEYOR: (815) 337-8310

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

CREATE INDIVIDUAL LOTS AND TAX KEY NUMBERS  
FOR EACH UNIT ON A DUPLEX LOT

SUBMITTAL CHECKLIST

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

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

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

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

X PROVIDE AN ELECTRONIC COPY OF THE FULL APPLICATION PACKET TO THE LAKE GENEVA BUILDING AND ZONING DEPARTMENT AT [BZADMIN@CITYOFLAKEGENEVA.COM](mailto:BZADMIN@CITYOFLAKEGENEVA.COM) OR [BZCLERK@CITYOFLAKEGENEVA.COM](mailto:BZCLERK@CITYOFLAKEGENEVA.COM)

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

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

2-18-19

DATE



SIGNATURE OF APPLICANT

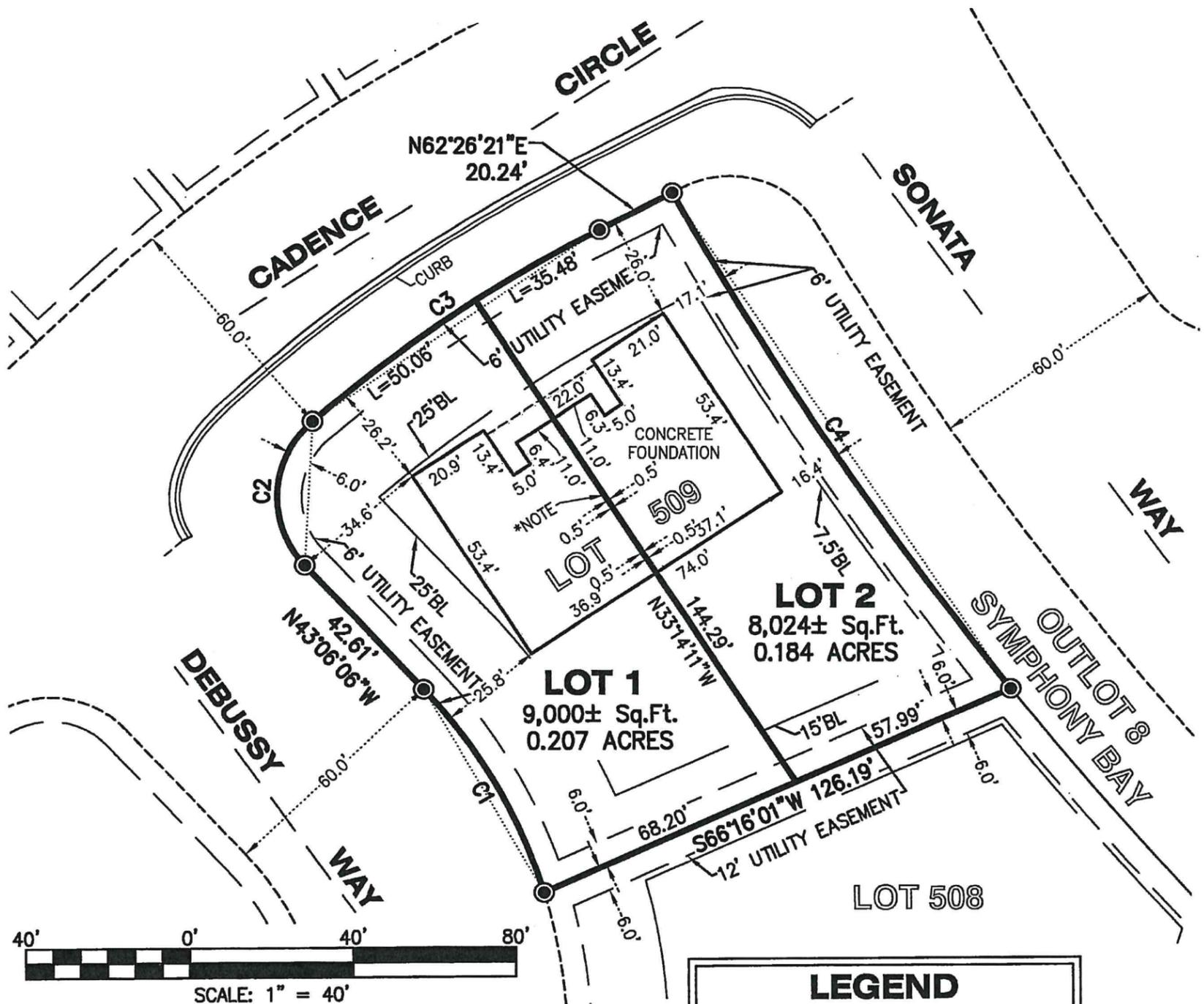
# CERTIFIED SURVEY

## MAP NO. \_\_\_\_\_

Lot 509 in Symphony Bay Duplex, being a Redivision of Lots 259 thru 297 of Symphony Bay Subdivision, located in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 6, and the Northwest Quarter of the Northwest Quarter of Section 5, all in Township 1 North, Range 18, East, according to the Plat thereof recorded June 26, 2018 as Document No. 970193, in the City of Lake Geneva, Walworth County, State of Wisconsin.

*William J. Vanderstappen*

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



LEGEND	
○	FOUND IRON PIPE
⊠	FOUND 4" DISC IN CONCRETE MONUMENT
●	SET 24"x 5/8" IRON BAR (2.09lbs)
(D)	DEED
(R)	RECORD
(M)	MEASURE



\*NOTE: CENTER OF CONCRETE WALL

CLIENT: FAIRWYN DEVELOPMENT  
 DRAWN BY: SES CHECKED BY: WJV  
 SCALE: 1"=40 SEC. 6 T. 1 R. 18 E.  
 BASIS OF BEARING: PER SYMPHONY BAY DUPLEX  
 P.I.N.: ZSB 00509  
 JOB NO.: 180845.509-C I.D. CSM  
 FIELDWORK COMP.: 1/8/19 BK. PG.  
 ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF:

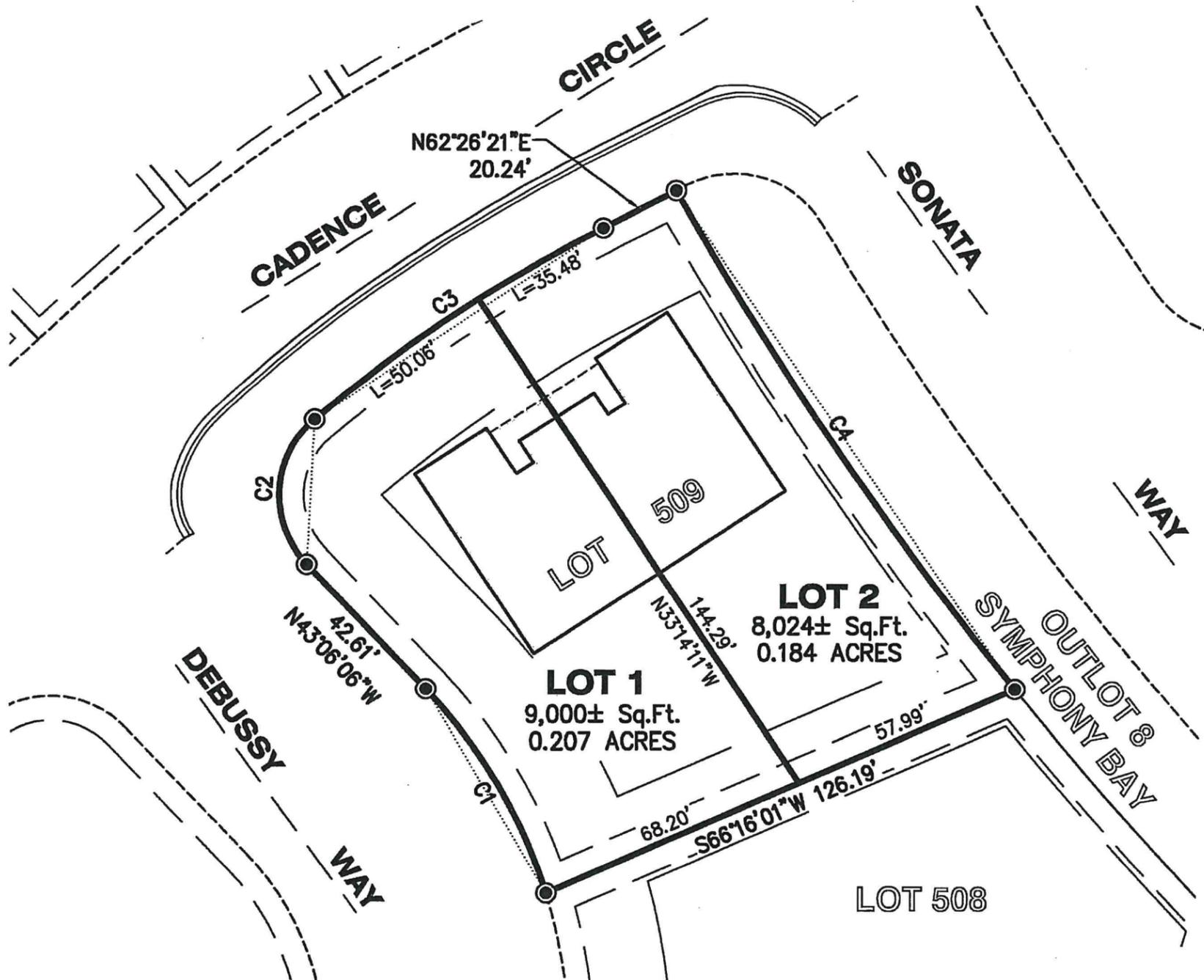
# CERTIFIED SURVEY

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*William B. Vanderstappen*

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



### CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	130.00'	26°09'51"	59.36'	58.85	N30°01'11"W	N16°56'15"W	N43°06'06"W
2	25.00'	92°17'41"	40.27'	36.06'	N03°02'44"E	N43°06'06"W	N49°11'35"E
3	370.00'	13°14'46"	85.54'	85.35'	N55°48'58"E	N49°11'35"E	N62°26'21"E
4	957.00'	08°59'36"	150.21'	150.06'	S33°51'37"E	S29°21'49"E	S38°21'25"E

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

Lot 509 in Symphony Bay Duplex, being a Redivision of Lots 259 thru 297 of Symphony Bay Subdivision, located in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 6, and the Northwest Quarter of the Northwest Quarter of Section 5, all in Township 1 North, Range 18, East, according to the Plat thereof recorded June 26, 2018 as Document No. 970193, in the City of Lake Geneva, Walworth County, State of Wisconsin.

**OWNERS CERTIFICATE**

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

\_\_\_\_\_  
Owner

Date: \_\_\_\_\_

**CITY APPROVAL**

Approved by the City of Lake Geneva this \_\_\_\_ day of

\_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Clerk

\_\_\_\_\_  
Mayor

**SURVEYOR'S CERTIFICATE**

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

Lot 509 in Symphony Bay Duplex, being a redivision of Lots 259 thru 297 of Symphony Bay Subdivision, located in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 6, and the Northwest Quarter of the Northwest Quarter of Section 5, all in Township 1 North, Range 18 East, according to the Plat thereof recorded June 26, 2018 as Document No. 970193, in the City of Lake Geneva, Walworth County, Wisconsin.

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

3/7/19 - REVISED PER CITY REVIEW - SES  
2/18/19 - REVISED CITY APPROVAL CERTIFICATE - SES

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

1/18/2019  
Date

180845.509  
Job Number

PREPARED BY:  
VANDERSTAPPEN LAND SURVEYING, INC.  
1316 N MADISON ST. WOODSTOCK, IL, 60098  
January 17, 2019

STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: March 18, 2019

Agenda Item: 8

Applicant:

Geneva Properties, LLC  
612 Wells St. Suite F  
Lake Geneva, WI 53147

Request: Conditional Use Permit (CUP)

Allow for the Mechanical Room addition to the  
Multi-Family Dwelling – 695 S. Lake Shore Dr.  
Tax Key No. ZA134700001

Description:

The applicant is submitting a request for a Conditional Use Permit (CUP) that would allow for the addition of a mechanical room to the multi-family structure located in the Two-Family – 6 (TR-6) zoning classification.

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.

2A134700001

**APPLICATION FOR CONDITIONAL USE**

City of Lake Geneva

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

695 Lakeshore Drive

See attached Property Report

NAME AND ADDRESS OF CURRENT OWNER:

Common Properties, LLC

612 Wills St, Suite F Lake Geneva, WI 53147

TELEPHONE NUMBER & EMAIL OF CURRENT OWNER:

262-745-6603 matt@keystoneRES.net

NAME AND ADDRESS OF APPLICANT:

Same as above

TELEPHONE NUMBER & EMAIL OF APPLICANT:

PROPOSED CONDITIONAL USE:

Retain current use as a 7-unit residential building

ZONING DISTRICT IN WHICH LAND IS LOCATED:

TR-6 / Applying for MR-F

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

Contractor Jim Streib  
417 Sandhurst Ct  
Milton, WI 53563

Architect Pete Wiseman  
1001 Madison Ave  
Fort Atkinson, WI 53538

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Renovate Apartments

Seeking to add boiler room

Upgrade Exterior

on the side of the building

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

DATE

SIGNATURE OF APPLICANT

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

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

**I. RECORDATION OF ADMINISTRATIVE PROCEDURES**

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

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

**II. APPLICATION SUBMITTAL PACKET REQUIREMENTS**

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

*Initial Packet (5 Copies to Zoning Administrator)*

Date: \_\_\_\_\_ by: \_\_\_\_\_

↓  
Draft Final Packet (1 Copy to Zoning Administrator)

Date: \_\_\_\_\_ by: \_\_\_\_\_

↓

\_\_\_ (a) A map of the proposed conditional use:

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

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



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

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

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

*The building has been a seven unit for many years.  
The zoning change will be more consistent with current use.*

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?

*See No. 1 above*

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. There will not be a significant change from the current use*

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?

*See No. 1 above*

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

*Yes*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

*Yes See No. 1 above*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**IV. FINAL APPLICATION PACKET INFORMATION**

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

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

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

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

\_\_\_\_ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_\_ Class 2 Legal Notice published on \_\_\_\_\_ and \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_\_ Conditional Use recorded with the County Register of Deeds Office: Date: \_\_\_\_\_ by: \_\_\_\_\_

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

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

**I. RECORDATION OF ADMINISTRATIVE PROCEDURES**

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

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

**II. APPLICATION SUBMITTAL PACKET REQUIREMENTS**

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

*Initial Packet (5 Copies to Zoning Administrator)*

Date: \_\_\_\_\_ by: \_\_\_\_\_

↓  
Draft Final Packet (1 Copy to Zoning Administrator)

Date: \_\_\_\_\_ by: \_\_\_\_\_

↓

\_\_\_ (a) A written description of the intended use describing in reasonable detail the:

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

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

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

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

- \_\_\_ A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;
- \_\_\_ The date of the original plan and the latest date of revision to the plan;
- \_\_\_ A north arrow and a graphic scale (not smaller than one inch equals 100 feet);
- \_\_\_ A reduction of the drawing at 11" x 17";
- \_\_\_ A legal description of the subject property;
- \_\_\_ All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;
- \_\_\_ All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;
- \_\_\_ All required building setback lines;
- \_\_\_ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;
- \_\_\_ The location and dimension (cross-section and entry throat) of all access points onto public streets;
- \_\_\_ The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;
- \_\_\_ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;
- \_\_\_ The location of all outdoor storage areas and the design of all screening devices;
- \_\_\_ The location, type, height, size and lighting of all signage on the subject property to include a photometric plan;
- \_\_\_ The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property -- including the clear demonstration of compliance with Section 98-707;
- \_\_\_ All engineering requirements for utilities, site designs, etc;
- \_\_\_ The location and type of any permanently protected green space areas;
- \_\_\_ The location of existing and proposed drainage facilities for storm water;

\_\_\_ In the legend, data for the subject property on:

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

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

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

\_\_\_ \_\_\_ (e) **A Grading and Erosion Control Plan:**

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

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

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

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

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

### III.FINAL APPLICATION PACKET INFORMATION

\_\_\_ Receipt of 5 full scale copies in blueline or blackline 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: \_\_\_\_\_

**NARRATIVE**  
**CONDITIONAL USE PERMIT APPLICATION**  
**695 LAKESHORE DRIVE**

This property is a seven unit building that has always been used as a multifamily, likely going back before the current zoning map and master plan were adopted. It is currently zoned TR-6 (duplex). The property is grandfathered in as a multifamily and is a legal non-conforming use.

We are planning to complete a major renovation to upgrade the interior and exterior of the building, while retaining the current use of the property as a seven unit multifamily. As part of the renovation, we would like to add a new boiler/utility room on the outside of the property, which create a small change to the footprint of the building. The current boiler is located in a closet in the building that will need to be removed as part of the renovation plans. The building has a crawl space that would be very difficult to access to install a boiler. The other option would be the attic, which for safety and structural reasons, we do not view as a practical location for the boiler. After meeting with designers and engineers, the consensus was that the most practical location for the boiler would be add the new boiler room on the south side of the building.

This Conditional Use Permit Application is seeking approval to alter the footprint of the building to allow the boiler room to be included in the renovation plans.



**Walworth County, WI  
Land Information Division**

**Property Details**

Municipality: CITY OF LAKE GENEVA  
 Parcel Number: ZA134700001  
 School District: 2884-LAKE GENEVA-GENOA CITY U  
 Zoning District:

**Owner Information**

Owner Name: GENEVA PROPERTIES LLC  
 Owner Name 2:  
 Mailing Address: 503 CENTER ST  
 LAKE GENEVA WI, 53147

**2018 Valuation Information**

Land: \$50,900.00  
 Improvements: \$344,100.00  
 Total: \$395,000.00  
 Acres: 0.4600  
 Fair Market Value: \$403,600.00  
 Assessment Ratio: 0.9787828660  
 Mill Rate: 0.0197785430

**Tax Information**

First Dollar Credit: \$79.18  
 Special Assessment: \$0.00  
 Delinquent Utility Charge: \$0.00  
 Managed Forest Land Taxes: \$0.00  
 Total Billed: \$7,733.34  
 Net Tax \$7,733.34  
 School Credit: \$866.50  
 Lottery Credit: \$0.00  
 Special Charges: \$0.00  
 Private Forest Crop Taxes: \$0.00  
 Woodland Tax Law Taxes: \$0.00

**Tax Jurisdictions**

LAKE GENEVA-GENOA CITY UHS \$1405.79  
 LAKE GENEVA J1 SCHOOL DIST \$2302.96  
 WALWORTH COUNTY \$1582.88  
 STATE OF WISCONSIN \$0.00  
 GATEWAY TECHNICAL \$325.35  
 CITY OF LAKE GENEVA \$2195.54

**Elected Officials / Voting Districts**

Supervisory District: Nancy Russell (D11)  
 State Representative: Tyler August(R) (32nd District)  
 State Senator: Stephen Nass(R) (11th District)  
 US Representative: Paul Ryan(R) (1st District)  
 US Senator: Ron Johnson (R) & Tammy Baldwin (D)

**Special Assessments / Charges**

**Soil Classification**

<u>Soil Type</u>	<u>Soil Name</u>	<u>Acres</u>
ScA	ST. CHARLES SILT LOAM, 0 TO 2 PERCENT SLOPES	0.4644

**Property Address**

695 S LAKE SHORE DR LAKE GENEVA

**Legal Description**

LOT 1 CERT. SURVEY NO. 1347 RECORDED IN VOL 6 C.S PG 179 WCR. SW 1/4 SE 1/4 SEC 36 T2N R17E. CITY OF LAKE GENEVA OMITTS ZOP-411

**Disclaimer**

The information provided in this property information page is not official information. All official tax information is recorded in the Walworth County Treasurer's Office. To verify tax payment/payoff status, contact the Walworth County Treasurer's Office at 262-741-4251.

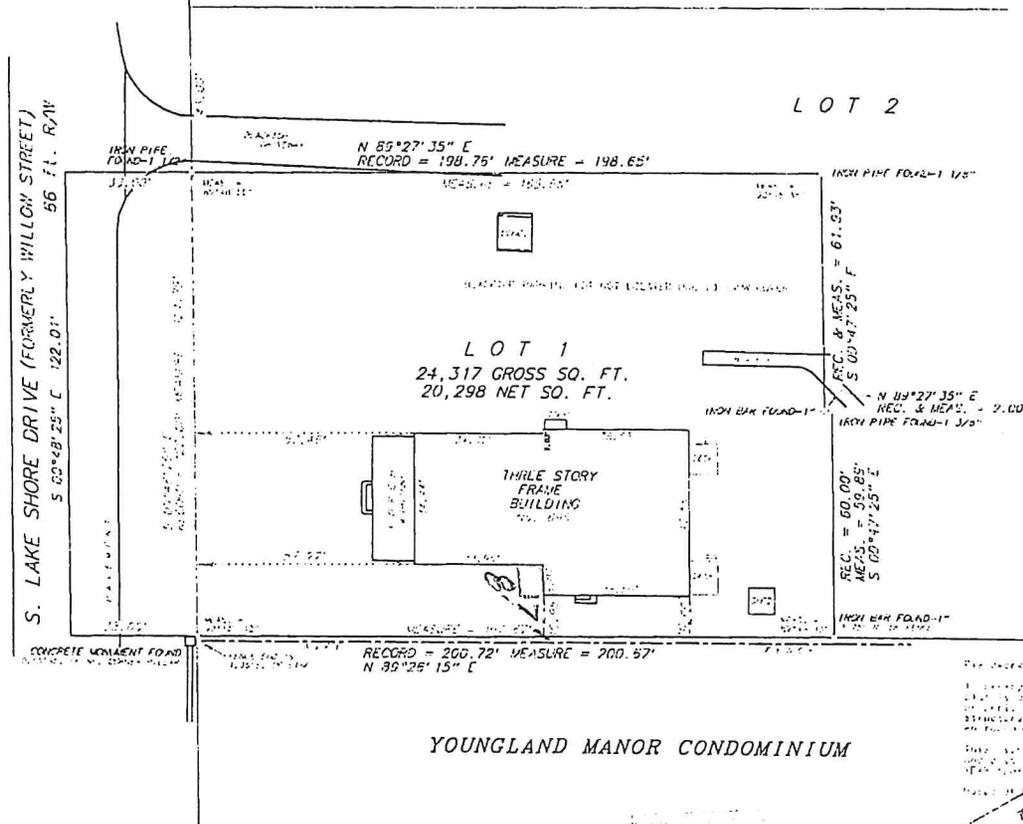
AMBIT LAND SURVEYING  
 8120-312th Avenue  
 Waukegan, WI 53105-8914  
 Licensed Professionals in  
 both Illinois & Wisconsin

# PLAT OF SURVEY OF

Lot 1 of WALWORTH COUNTY CERTIFIED SURVEY MAP NO. 1347, located in the Southeast Quarter of Section 36, Township 2 North, Range 17 East of the 4th Principal Meridian, City of Lake Geneva, Walworth County, Wisconsin and recorded on March 12, 1984 in Volume 6 of Certified Survey Maps, page 179, as Document 100384 in the office of the Walworth County Register of Deeds.

PHONE: 262-537-4874  
 FAX: 262-537-4221  
 EMAIL: ambit@tds.net

Parcel Identification Number: ZA 13470001



OFFICE COPY

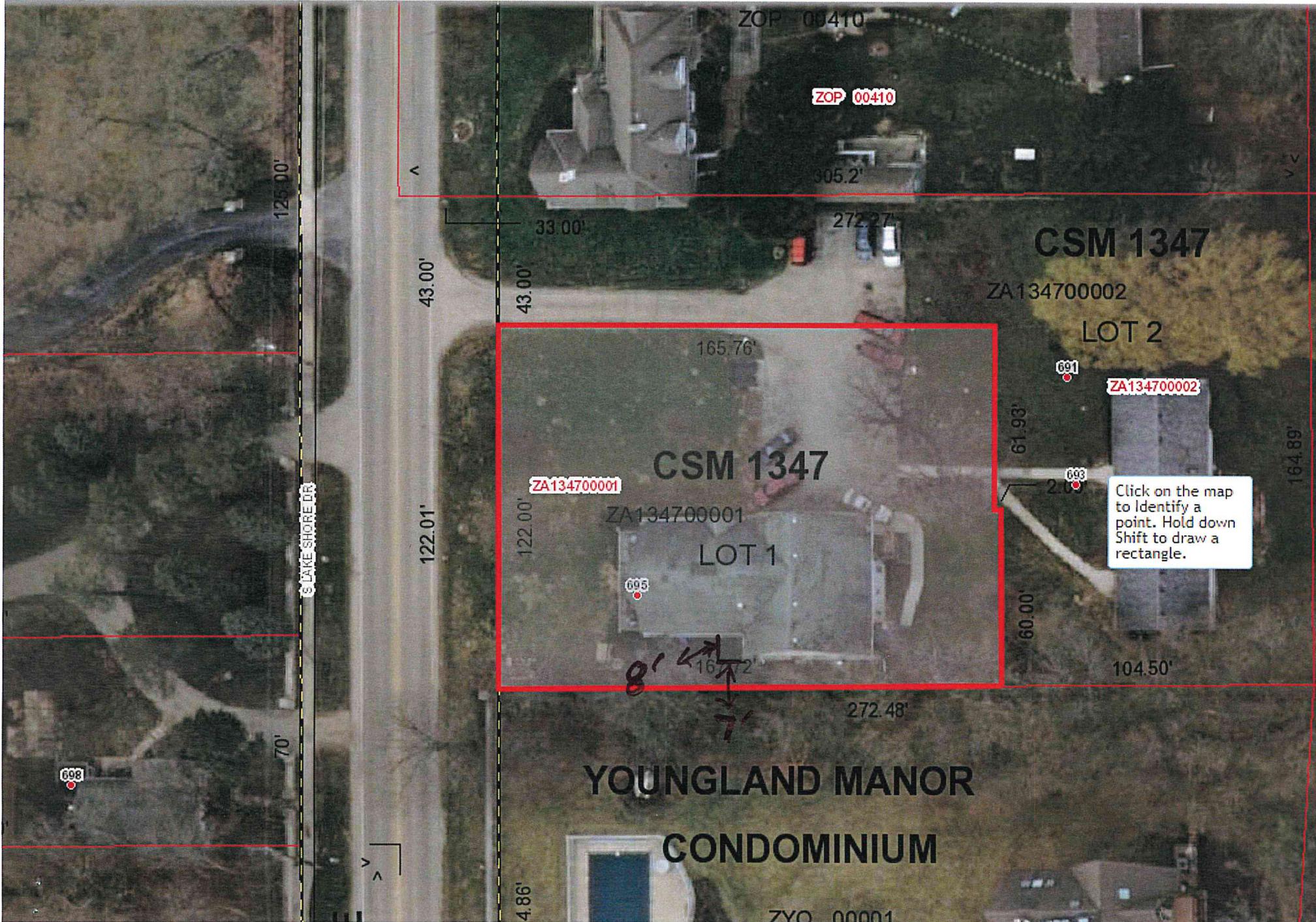
APR 27 2018

Mark A. Bolender  
 Wisconsin Professional Land Surveyor - 1784

SCALE: 1 inch = 30 feet  
 ORDERED BY: K. Lewis / Lewis & Associates  
 JOB NO.: 17276

ZA1347-1

007-3467



**CSM 1347**

ZA134700002

LOT 2

ZA134700002

**CSM 1347**

ZA134700001

ZA134700001

LOT 1

**YOUNGLAND MANOR  
CONDOMINIUM**

Click on the map  
to identify a  
point. Hold down  
Shift to draw a  
rectangle.

S LAKE SHORE DR

ZOP 00410

ZOP 00410

165.76'

43.00'

43.00'

125.00'

122.01'

122.00'

61.93'

60.00'

164.89'

104.50'

272.48'

272.27'

305.2'

33.00'

698

70'

4.86'

ZYO 00001

PRELIMINARY ONLY - NOT FOR CONSTRUCTION



FRONT ELEVATION



LEFT ELEVATION



REVISIONS:  
12-11-16 Preliminary  
12-29-16 Added City m

ADDITION/REMODEL FOR:  
699 LAKESHORE LAKE GENEVA, WI  
KENTONE GROUP

SCALE: 3/16"=1'-0"  
SHEET TITLE:  
DRAIN BY: STEFANIE STEB  
SHEET NUMBER:  
1 of 4  
DATE:  
12/20/16

REVISIONS:  
 10-26-17: Preliminary  
 12-20-18: Added UPW/IM



REAR ELEVATION

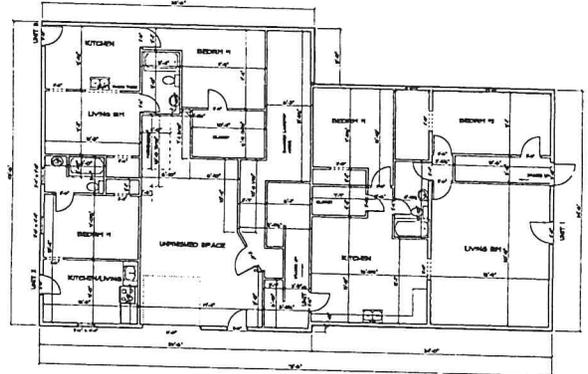
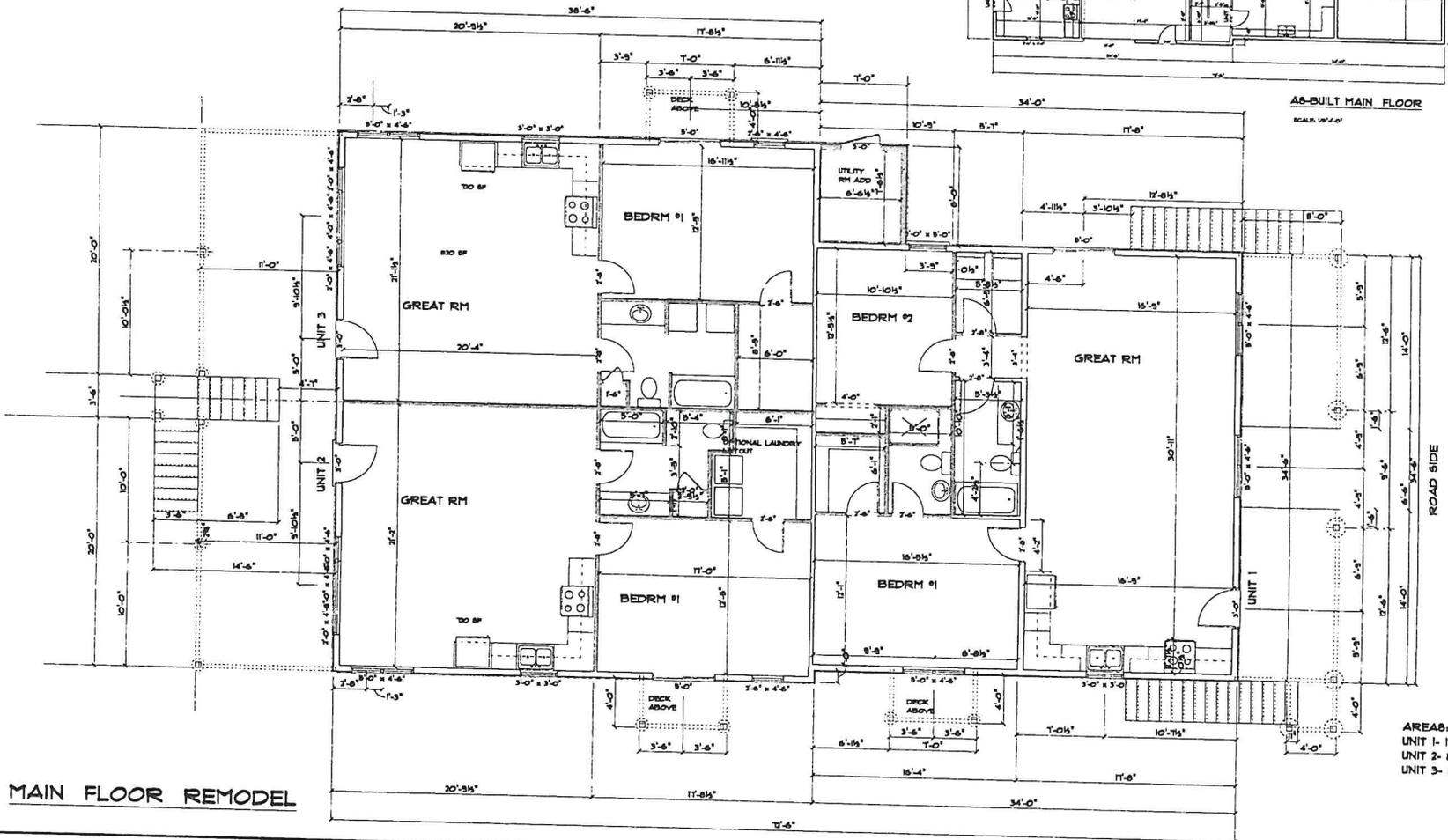


RIGHT ELEVATION

ADDITION/REMODEL FOR:  
 593 LAKESHORE, LAKE GENEVA, WI  
 KENTONE GROUP

SCALE: 1/4"=1'-0"  
 SHEET TITLE:  
 DRAWN BY: STEFANIE STIBBS  
 SHEET NUMBER  
 2 of 4  
 DATE  
 12/20/18

**MAIN FLOOR REMODEL**

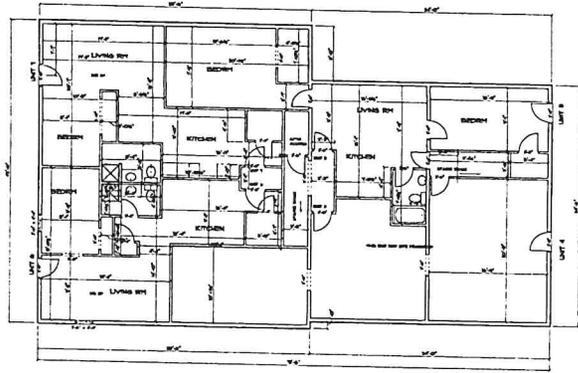


**AS-BUILT MAIN FLOOR**  
SCALE: 1/4" = 1'-0"

**AREAS:**  
UNIT 1- 1171 SF  
UNIT 2- 830 SF  
UNIT 3- 830 SF

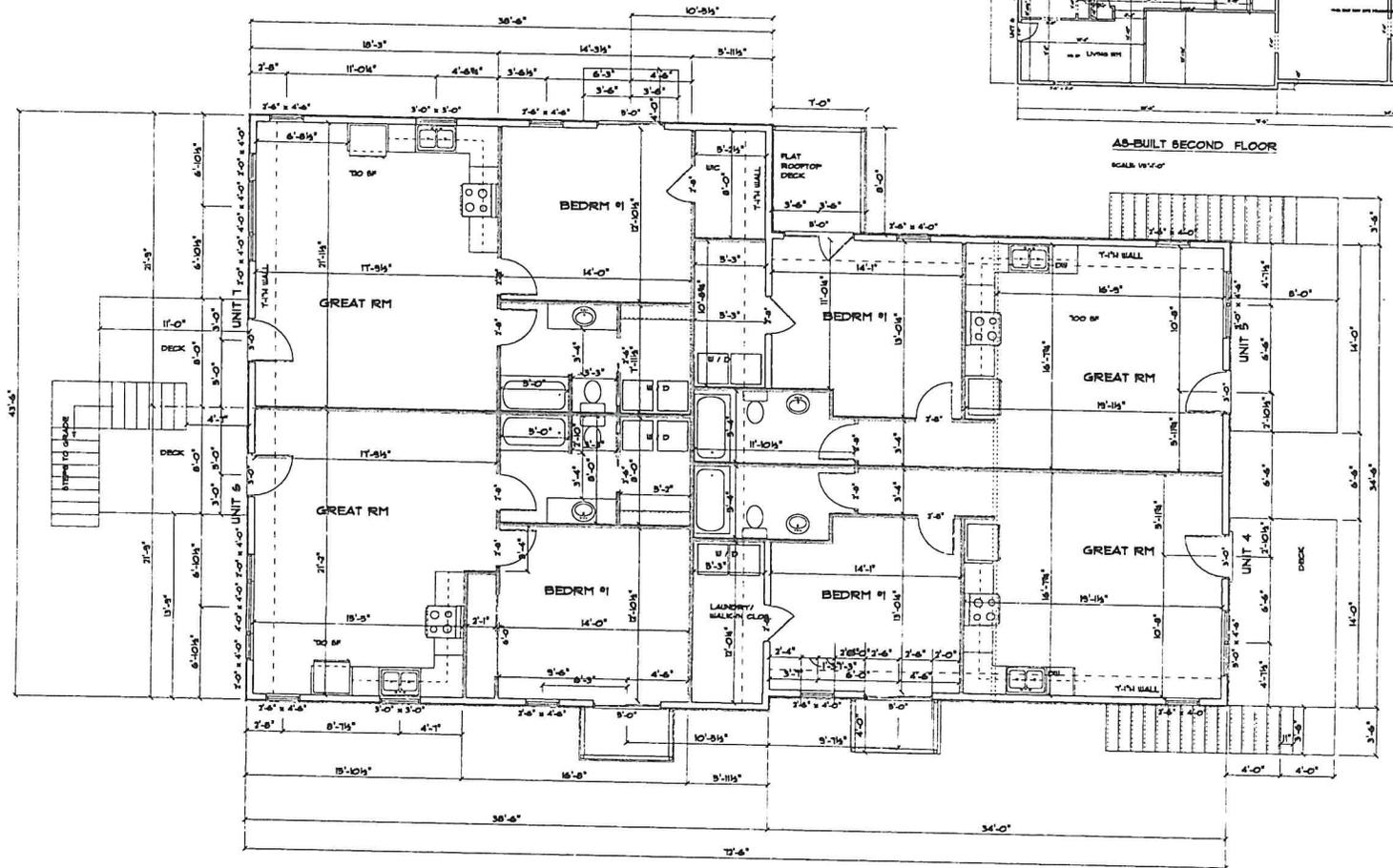
ADDITION/REMODEL FOR:  
**688 LAKESHORE LAKE GENEVA, WI**  
CENTRO GROUP

SCALE: 1/4" = 1'-0"	DRAWN BY: STEFANIE STIBBS
SHEET TITLE:	DATE: 12/20/10
MEET NUMBER:	
<b>3</b> of <b>4</b>	



AS-BUILT SECOND FLOOR

SCALE: 1/4"=1'-0"



SECOND FLOOR REMODEL

AREAS:  
UNIT 4 - 684 SF  
UNIT 5 - 680 SF  
UNIT 6 - 710 SF  
UNIT 7 - 753 SF

FRONT-ROAD SIDE

ROAD SIDE

STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: March 18, 2019

Agenda Item: 9

Applicant:

CDS Investments, LLC  
1840 International Parkway,  
Woodridge, IL 60517

Request:

1550 Lake Shore Dr.  
Conditional Use Permit  
SR-4 Setbacks in ER-1 Zoning District  
Tax Key No. ZLM00048

Description:

The applicant is submitting a proposal for a Conditional Use Permit (CUP) for a remodel to the existing lake side footprint of the dwelling and an addition to street side of the residence. The project would begin with a complete removal of the existing greenhouse of the residence and rebuilding on the exact foundation of the existing greenhouse.

The roof height & design will not be altered; the only expansion of the existing dwelling will be the construction of a front entry which will be located street side and behind the existing garage street setback.

Project Details from CUP Submittal

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

Action by the Plan Commission:

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

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

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

Staff Review Comments:

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

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

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

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

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

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

Staff Recommendation on the proposed Conditional Use Permit:

1. Staff recommends that the Plan Commission recommend approval of the proposed conditional use as submitted, with the findings under A.1-6., above.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above, noting that the proposal is a fully consistent with the setback requirements of the SR-4 zoning district, and results in compliance to the setbacks on all four sides of the building over the current home.

**APPLICATION FOR CONDITIONAL USE**

*City of Lake Geneva*

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

1550 Lake Shore Dr, Lake Geneva, WI 53147; Parcel No. ZLM 00048;  
LOT 3 BLK 19 LAKE GENEVA MANOR (TRACT #17) CITY OF LAKE GENEVA

Name and Address of Current Owner:

CDS Investments, LLC  
1840 International Parkway, Woodridge, IL 60517

Telephone No. with area code & Email of Current Owner: (630) 755-4232

tom@champakinc.com

Name and Address of Applicant:

Lowell Custom Homes  
401 Geneva National Avenue S, Lake Geneva, WI 53147

Telephone No. with area code & Email of Applicant: (262) 245-9030

tcauffman@lowellcustomhomes.com

Proposed Conditional Use: SR-4 use in ER-1 Zoning District

Zoning District in which land is located: ER-1

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

Lowell Custom Homes, 401 Geneva Nat'l Ave S, Lake Geneva, WI 53147  
Todd Cauffman, Architect

Short statement describing activities to take place on site:

Addition & renovation to existing home. Main home structure to  
remain. New main floor entry porch & foyer. Expand out over  
footprint of existing sun space on LL for additional main floor  
space. Add/modify details/materials on existing home.

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

2/8/2019

Date

  
Signature of Applicant

Lowell Custom Homes 1550 Lake Shore Drive Cost Recovery #

Petitioner Name Project Address

OFFICE USE ONLY Description of Request

Agreement for Services

REIMBURSABLE BY THE PETITIONER / APPLICANT. The city may retain the services of the professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City’s review of a proposals coming before the Plan commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any financing charges that may accrue. The City applies the charges for these services to the Petitioner. The City Administrator at any time may require an applicant to submit an advance deposit of \$500 to \$5,000 depending on the complexity and anticipated involvement of the City’s consultants or continuing advance deposits against future billings by the City for recovery of costs provide by this ordinance 98-935(4). An advanced deposit shall be required for the application related to Extraterritorial matters. Surplus deposits shall be returned to the Applicant at the conclusion of the project.

Lowell Custom Homes, as applicant/petitioner for

Project: Remodel of Single Family Residence

Project Address: 1550 Lake Shore Drive

Parcel No. ZLM 00048

Name: CDS Investments, LLC

Address: 1840 International Parkway
Woodridge, IL 60517

Cell Phone: ( ) - - Phone: (630) - 755 - 4232

Email: tom@champakinc.com

Dated this 8th Day of February, 20 19

Rich Kinter (Agent/Lowell Custom Homes)

Printed Name of Applicant / Petitioner

[Handwritten Signature]

Signature of Applicant/Petitioner

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

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

**I. RECORDATION OF ADMINISTRATIVE PROCEDURES**

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

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

**Follow-up pre-submittal staff meetings scheduled for:**

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

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

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

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

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

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

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

**II. APPLICATION SUBMITTAL PACKET REQUIREMENTS**

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

*Initial Packet (5 Copies to Zoning Administrator)*

*Date:* \_\_\_\_\_ *by:* \_\_\_\_\_

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

*Date:* \_\_\_\_\_ *by:* \_\_\_\_\_



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

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

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

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

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

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

The proposed structure is non-conforming in the ER-1 Zoning District but conforms more closely to SR-4 Zoning under the Lake Geneva Zoning Ordinance, with Lot: 7,868 SF (Req'd: 9,000 SF); Landscape Ratio: 61:05% (Req'd: 50%); Side Setbacks: 7.5' & 7.5' (Req'd: 15' combined)

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

The proposed structure more closely conforms to SR-4 Zoning under the Lake Geneva Zoning Ordinance.

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 renovation/addition. Will follow current zoning & architectural requirements. No change in lot size, lakeside setback, public property, or rights-of-way.

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?

Lot size is currently non-conforming for ER-1 Zoning District. Lot: 7,868 SF (Req'd for ER-1: 40,000 SF). Per policies & standards of the City of Lake Geneva Comprehensive Plan, proposed structure more closely conforms as an SR-4 Zoning Lot: 7,868 SF (Req'd for SR-4: 9,000 SF); Side Setbacks: 7.5' & 7.5' (Req'd for SR-4: 15' combined).

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?

The improvements, facilities, utilities and services provided by public agencies serving the subject property will remain unchanged. The renovation and addition of the subject property will result in a similar footprint to the existing single-family residence.

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?

The proposed structure is an improvement on the current structure and thus improves the look of the neighborhood. There are no known adverse impacts of the proposed conditional use.

#### IV. FINAL APPLICATION PACKET INFORMATION

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

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

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

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

\_\_\_\_ Class 2 Legal Notice sent to official newspaper by City Clerk:      Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_\_ Class 2 Legal Notice published on \_\_\_\_\_ and \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_\_ Conditional Use recorded with the County Register of Deeds Office:      Date: \_\_\_\_\_ by: \_\_\_\_\_

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

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

**I. RECORDATION OF ADMINISTRATIVE PROCEDURES**

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

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

**II. APPLICATION SUBMITTAL PACKET REQUIREMENTS**

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

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

↓ *Draft Final Packet (1 Copy to Zoning Administrator)* Date: \_\_\_\_\_ by: \_\_\_\_\_



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

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

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

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

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

- \_\_\_ A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;
- \_\_\_ The date of the original plan and the latest date of revision to the plan;
- \_\_\_ A north arrow and a graphic scale (not smaller than one inch equals 100 feet);
- \_\_\_ A reduction of the drawing at 11" x 17";
- \_\_\_ A legal description of the subject property;
- \_\_\_ All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;
- \_\_\_ All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;
- \_\_\_ All required building setback lines;
- \_\_\_ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;
- \_\_\_ The location and dimension (cross-section and entry throat) of all access points onto public streets;
- \_\_\_ The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;
- \_\_\_ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;
- \_\_\_ The location of all outdoor storage areas and the design of all screening devices;
- \_\_\_ The location, type, height, size and lighting of all signage on the subject property to include a photometric plan;
- \_\_\_ The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property -- including the clear demonstration of compliance with Section 98-707;
- \_\_\_ All engineering requirements for utilities, site designs, etc;
- \_\_\_ The location and type of any permanently protected green space areas;
- \_\_\_ The location of existing and proposed drainage facilities for storm water;

\_\_\_ In the legend, data for the subject property on:

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

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

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

\_\_\_ \_\_\_ (e) **A Grading and Erosion Control Plan:**

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

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

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

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

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

### III.FINAL APPLICATION PACKET INFORMATION

\_\_\_ **Receipt of 5 full scale copies in blueline or blackline 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: \_\_\_\_\_

**1550 Lake Shore Drive –**

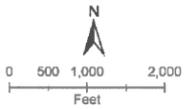
**Surrounding Neighbors within 300' of the Subject Property –**

ZA134100001	Summer Wind VII LLC c/o Tom Ryan 763 N Mayflower Rd Lake Forest, IL 60045-2311
ZLM 00025	Michael G Culhane Sally A Culhane 166 Liberty Pl Princeton, NJ 08540
ZLM 00026	Thomas W Schwartz Katherine G Schwartz 1550 Evergreen Ln Lake Geneva, WI 53147
ZLM 00027	Joseph F Piscioti Cheryl A Piscioti 6554 W Archer Ave Chicago, IL 60638
ZLM 00028	Jacquelyn E Getzen Trust 15 Lakeview Dr Lake Geneva, WI 53147
ZLM 00029	JLB Maintenance LLC 14040 Boxwood Lane Orland Park, IL 60462
ZLM 00030	Reuter Family Trust 1002 Ingraham Ave #3 Delray Beach, FL 33483
ZLM 00031	Jay H Kleiman Georgianna M Kleiman 60 E Monroe St #3101 Chicago, IL 60603
ZLM 00032	James M Wojcik Sharon L Wojcik 12 Debbie Ln Streamwood, IL 60107
ZLM 00033	Bruce Gold Sarah Gold 2901 Kingston Dr Buffalo Grove, IL 60089
ZLM 00046	Roy Kaiser 51 Warwick Rd Winnetka, IL 60093
ZLM 00047	Douglas Powell Trust 1014 W Altgeld St Chicago, IL 60614

ZLM 00049	1554 Lake Shore LLC 6006 Hazelwood Dr Crystal Lake, IL 60012
ZLM 00050	Megan McNerney Richard M Longnecker 1562 Lake Shore Dr Lake Geneva, WI 53147
ZLM 00051	Gregory M Licht 3517 Majestic Oaks Dr St Charles, IL 60174
ZLM 00087	Lake Geneva Manor Association c/o Catherine Green 1615 Lakeshore Dr Lake Geneva, WI 53147
ZLM 00088	Paul N Sepe Susan Y Sepe 16 Lakeview Dr Lake Geneva, WI 53147
ZLM 00089	Marya F Gibbons Trust 211 S Sunnyside Elmhurst, IL 60126
ZLM 00089A	Catherine T Green 1615 Lake Shore Dr Lake Geneva, WI 53147
ZYUP 00094J	James W Owens Jr Trust 497 S Arlington Ave Elmhurst, IL 60126

# City of Lake Geneva Zoning Map

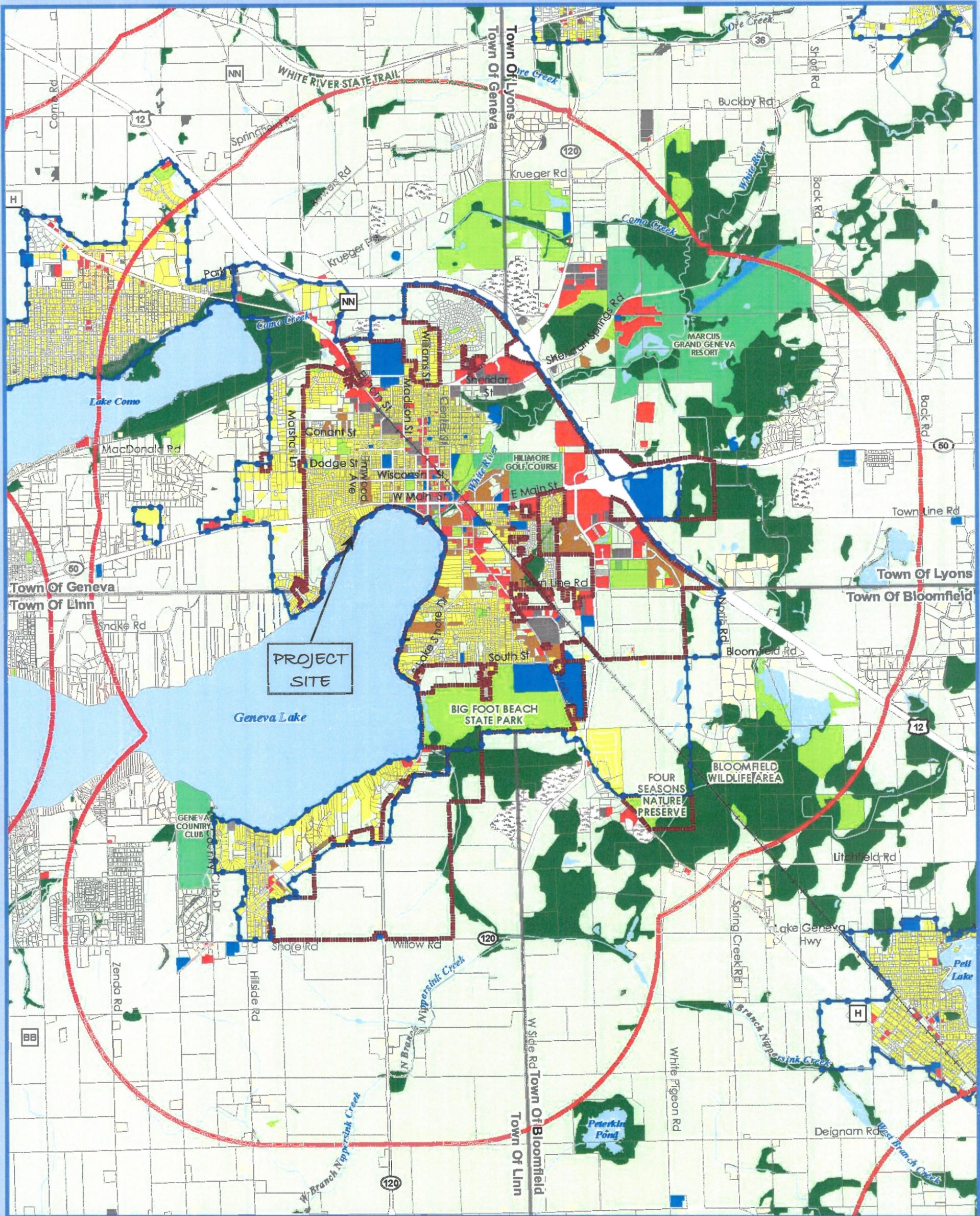
December 10, 2008



**CRISPELL-SNYDER, INC.**  
PROFESSIONAL CONSULTANTS

PROJECT SITE  
ER-1 ZONING

- RH** Rural Housing  
Areas for agricultural uses, agricultural support businesses, schools, parks, churches or very low-density single-family residential at a density of less than one dwelling unit per 35 acres.
  - CR-5** Country Club Residential - 50%  
Areas for very low density single-family development at maximum densities of one dwelling unit for every five gross acres, and support institutional uses such as schools, parks, and churches.
  - ER-1** Estate Residential - 5  
Areas for low density single-family development at maximum densities of one dwelling unit per acre, and support institutional uses such as schools, parks, and churches.
  - SR-3** Single-Family Residential-3  
Areas for moderate density single-family development at maximum densities of three dwelling units per acre, and support institutional uses such as schools, parks, and churches.
  - SR-4** Single-Family Residential-4  
Areas for moderate density single-family development at maximum densities of four dwelling units per acre, and support institutional uses such as schools, parks, and churches.
  - PD** Planned Development  
Areas approved for planned development zoning unique to the subject property.
  - TR-6** Two-Family Residential-6  
Areas for single-family detached and two-family residential development at densities up to six dwelling units per acre, and support institutional uses such as schools, parks, and churches.
  - MR-8** Two-Family Residential-8  
Areas for mixed single-family detached and two-family residential development at densities up to eight dwelling units per acre and support institutional uses.
  - C-2** Resource Conservation  
Areas for fishing, boater overflow and storage, pedestrian trail, preservation of scenic, historic and scientific areas, soil and water conservation, stream bank and shoreline protection, water retention ponds, and wildlife areas.
  - NO** Neighborhood Office  
Areas for high-quality office and office-support commercial uses in older, transitioning residential areas of the community. Residential qualities set an sensitive, high quality character.
  - PO** Planned Office  
Areas for office and office-support commercial and service uses. Generous landscaping and limited signage set an attractive, high quality character.
  - NB** Neighborhood Business  
Areas for small scale, neighborhood-oriented service and retail uses, which will not spread into adjacent residential areas. (Generous landscaping and limited signage)
  - PB** Planned Business  
Newly developing areas for a full complement of commercial, office, and restaurant uses. (Generous landscaping and limited signage)
  - GB** General Business  
Existing areas for a full complement of commercial, office, and institutional uses. (Moderate amounts of landscaping and signage)
  - CB** Central Business  
Areas for a full complement of downtown and high density neighborhood character commercial, office, and institutional uses. (Moderate - limited landscaping and signage)
  - PI** Planned Industrial  
Areas for a full complement of light office, manufacturing, assembly and storage uses. Generous landscaping and limited signage set an attractive, high-quality character.
  - GI** General Industrial  
Areas for a full complement of light and heavy industrial land uses, and carefully controlled outdoor storage uses. Moderate amounts of landscaping and signage set an attractive character.
  - HI** Heavy Industrial  
Areas for primarily outdoor and/or heavy industrial production, storage, extraction and disposal uses.
  - PBP** Planned Business Park  
Areas approved for planned development zoning unique to the subject property.
- 
- Primary Environmental Corridor
  - Woodlands Overlay
  - Lakeshore Overlay
  - City Boundary
  - Downtown Design Review
  - Drainage Way
  - Slopes (12% or greater)
  - Shorelines, Ponds and Streams



**Map 4: Existing Land Use - City of Lake Geneva Comprehensive Plan**

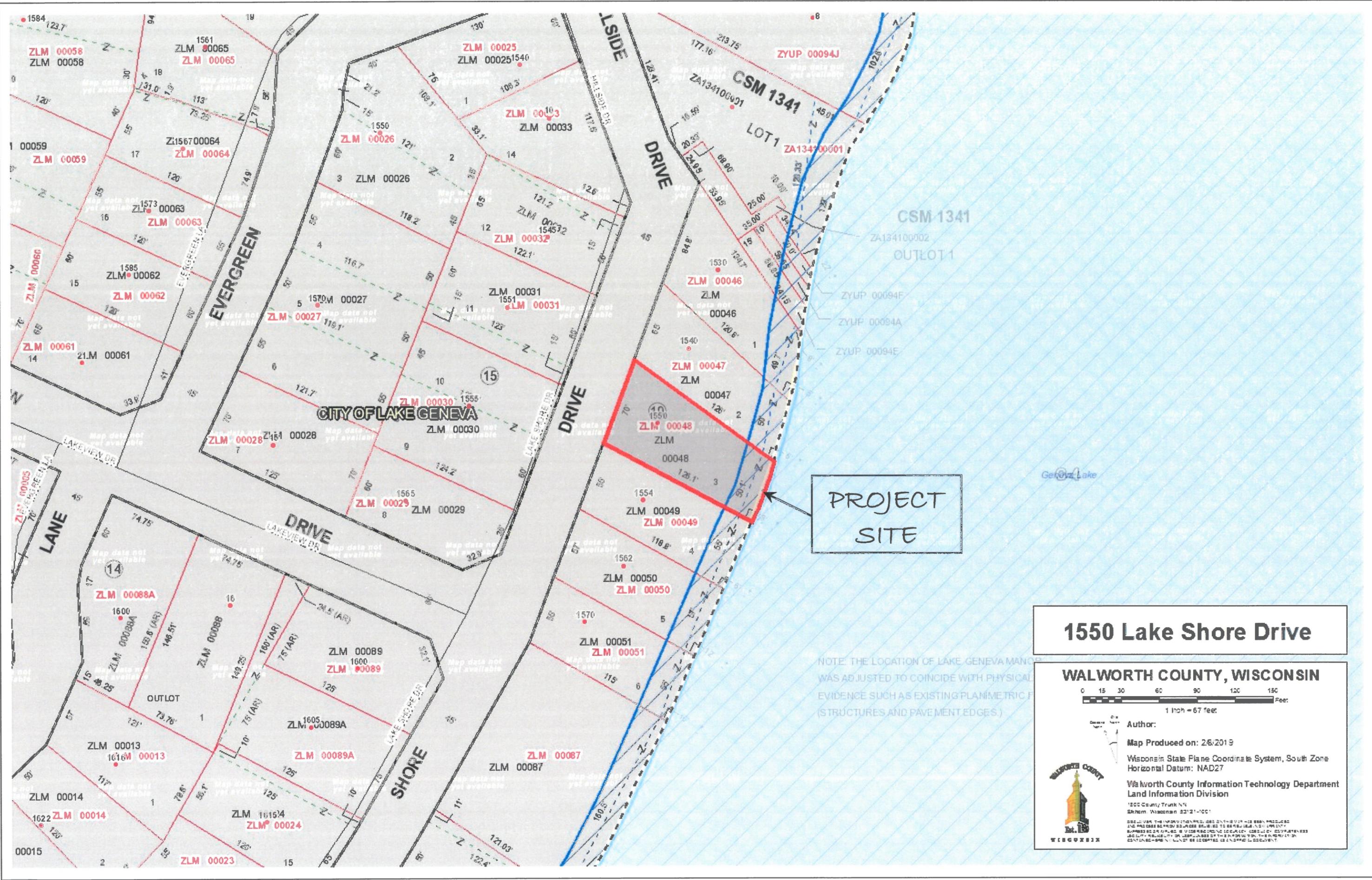
<ul style="list-style-type: none"> <li> City of Lake Geneva</li> <li> Township Boundary</li> <li> Urban Service Area Boundary</li> <li> Extraterritorial Jurisdiction Boundary</li> <li> Parcels</li> <li> Surface Water</li> <li> Abandoned Railroads</li> </ul>	<p><b>Land Use Categories</b></p> <ul style="list-style-type: none"> <li> Agricultural, Open Lands, &amp; Vacant</li> <li> Single Family Residential (Unsewered)</li> <li> Single Family Residential (Sewered)</li> <li> Two-Family/Townhouse Residential</li> <li> Multi-Family Residential</li> <li> Commercial</li> <li> Government &amp; Institutional</li> <li> Airport</li> </ul>	<ul style="list-style-type: none"> <li> Private Recreation Facilities</li> <li> Public Park &amp; Open Space</li> <li> Industrial</li> <li> Extraction</li> <li> Wetland</li> <li> Right of Way</li> </ul>
---	---	--

0 0.25 0.5 1 Miles



**VANDEWALLE & ASSOCIATES INC.**  
Shaping places, shaping change

Date: December 14, 2009  
Source: SEWRPC, WIDNR, Walworth County LIO, V&A



PROJECT SITE

# 1550 Lake Shore Drive

**WALWORTH COUNTY, WISCONSIN**

0 15 30 60 90 120 150 Feet  
1 inch = 67 feet

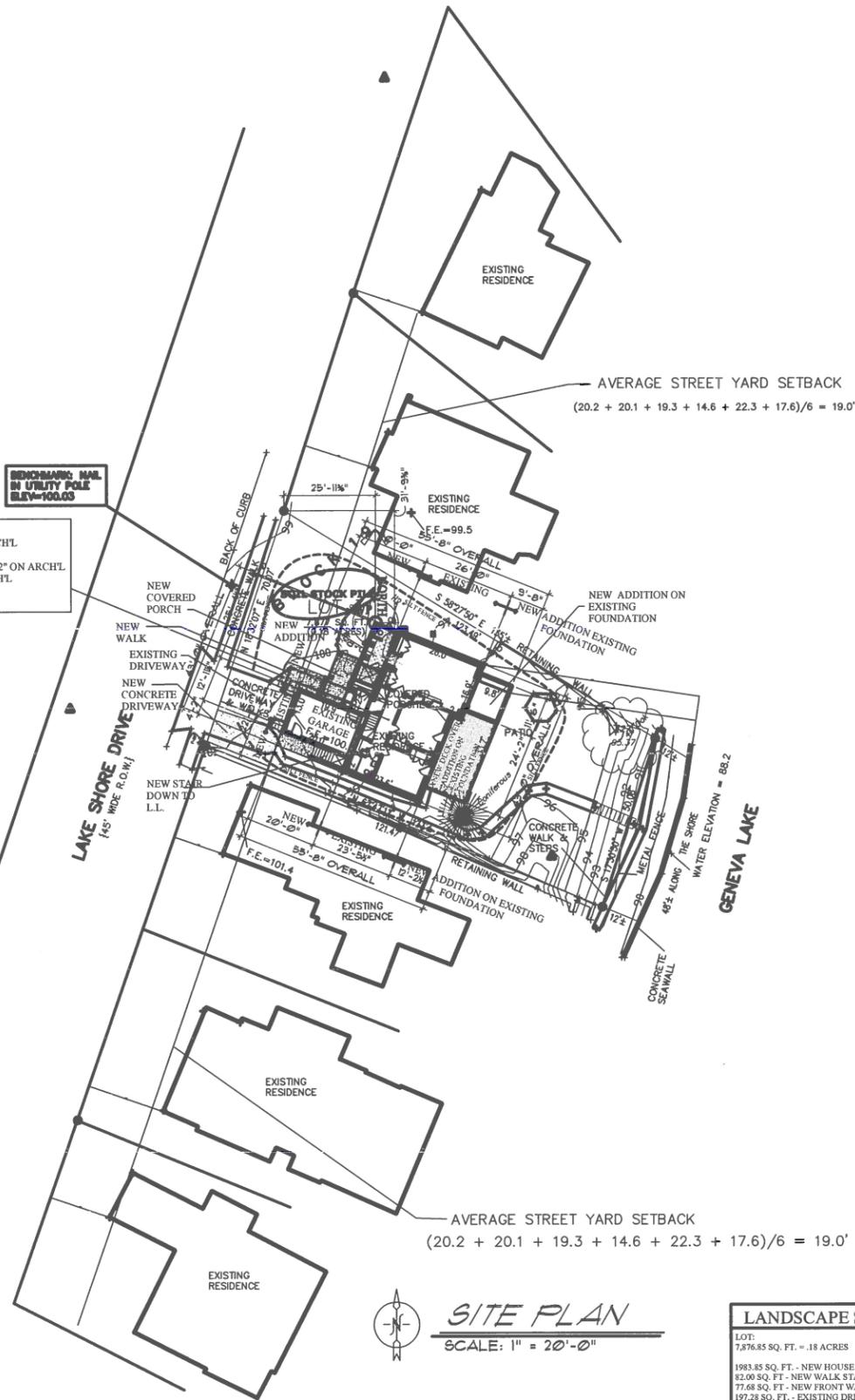
Author:  
Map Produced on: 2/6/2019  
Wisconsin State Plane Coordinate System, South Zone  
Horizontal Datum: NAD27  
Walworth County Information Technology Department  
Land Information Division  
1500 County Trunk N N  
Skaneateles, Wisconsin 53151-1001

DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROVIDED AS PROVIDED AND SHOULD BE USED AS A GENERAL REFERENCE ONLY. WALWORTH COUNTY DOES NOT WARRANT THE ACCURACY, COMPLETENESS, OR RELIABILITY OF THE INFORMATION. THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS INFORMATION.

NOTE: THE LOCATION OF LAKE GENEVA MANOR WAS ADJUSTED TO COINCIDE WITH PHYSICAL EVIDENCE SUCH AS EXISTING PLANIMETRIC (STRUCTURES AND PAVEMENT EDGES.)

**PROPOSED FLOOR LEVELS:**  
 EXISTING FIRST FLOOR: 105.175' = 100'-0" ON ARCH'L  
 T/ FOUNDATION @ : 103.821' = 98'-7 3/4"  
 EXISTING GARAGE FLOOR @ DR: 100.3' = 95'-1 1/2" ON ARCH'L  
 EXISTING LOWER LEVEL: 95.175' = 90'-0" ON ARCH'L  
 NEW FRONT PORCH: 104.595' = 99'-5"  
 NEW REAR DECK: 105.008' = 99'-10"

**BENCHMARKS MARK IN UTILITY POLE**  
 ELEV = 100.03



- LEGEND**
- FOUND IRON REBAR STAKE
  - ⊗ FOUND CONCRETE COUNTY MONUMENT W/IRREG CAP
  - ⊕ LOCATED HP. GA8
  - ⊕ 12" X 3/4" SOLID STEEL PIN SET
  - RECORDED AS
  - HYD = PROPOSED HYDRANT W/6" AUX. VALVE & BOX
  - G.V. = PROPOSED 8" GATE VALVE & BOX
  - C.V. = PROPOSED CURB VALVE
  - C.A. = PROPOSED CLEAN OUT WITH FROST BLEEVE
  - FF. = PROPOSED FIRST FLOOR ELEVATION
  - GE. = PROPOSED GARAGE ENTRY ELEVATION
  - W.O. = PROPOSED WALK OUT ELEVATION
  - EXISTING CONTOURS
  - - - PROPOSED CONTOURS
  - ⊗ EXISTING TREE TO BE REMOVED
  - \* PROPOSED POST LIGHT

NOTE: ALL EARTHWORK SHALL BE IN GENERAL ACCORDANCE WITH THE STATE OF WI. STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND SITE

NOTE: ALL SANITARY SEWER, STORM SEWER AND WATERMAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.

NOTE: UNLESS OTHERWISE NOTED ON THE PLAN, ALL SANITARY SEWER, STORM SEWER, WATER MAINS, ELECTRIC SERVICES, MANHOLES, CATCH BASINS, ETC. REPRESENT PROPOSED CONSTRUCTION.

NOTE: A DOUBLE RING OF 81T FENCE SHALL BE INSTALLED AROUND ALL MANHOLES AND CATCH BASIN INLETS.

NOTE: ALL STORM SEWER TO BE ADS N-12 GASKETED PIPE, ALL WATER MAIN TO BE C-900 PVC, AND SANITARY SEWER TO BE 80R-38 PVC. ALL WATER SERVICES SHALL BE 1/2" TYPE 'K' COPPER, 4/16" SANITARY SEWER LATERALS AS NOTED (TYP.)

NOTE: ALL PAVED SURFACES SHALL CONSIST OF 8" COMPACTED CRUSHED AGGREGATE BASE MATERIAL IN TWO LIFTS, WITH 3" OF BITUMINOUS CONCRETE PAVEMENT PLACED IN TWO LIFTS 1 3/4" BINDER, 1 1/4" SURFACE.

NOTE: TOPSOIL STOCK PILES WILL BE DETERMINED BY THE ENGINEER AT TIME OF CONSTRUCTION.

TOP CURB = 4" THAN CL

**GENERAL NOTES:**

- DO NOT SCALE PLANS.
- CONTRACTORS AND TRADES SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS ON THE JOB AS THEY RELATE TO INFORMATION SHOWN ON THE DRAWINGS, AND SHALL IMMEDIATELY NOTIFY G.C. OF ANY ERRORS OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR SHALL BE RESPONSIBLE FOR SAME.
- ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE BUILDING CODES AND ORDINANCES AND REGULATIONS.
- EXTERIOR DIMENSIONS SHOWN ON PLANS ARE REFERENCED TO THE EXTERIOR FACE OF FOUNDATIONS, EXTERIOR FACE OF MASONRY, AND EXTERIOR FACE OF STUDS AT THE FRAME WALLS. NOTE THAT WALL SHEATHING AT FRAME WALLS WILL EXTEND BEYOND THE EXTERIOR FACE OF FOUNDATION. REFER TO WALL SECTIONS.

THE PROJECT IS BEING BUILT WITHIN AN ESTABLISHED NEIGHBORHOOD, WITH NEIGHBORS LIVING ON ONE OR MORE ADJACENT SIDES. AS SUCH THE FOLLOWING REQUIREMENTS MUST BE ADHERED TO BY THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.

- NO DRIVING THROUGH ROADWAY DITCH ALLOWED.
- NO PARKING OR STORAGE OF MATERIALS ON NEIGHBORS PROPERTY
- NO ON-STREET PARKING IN FRONT OF NEIGHBORS HOMES ALLOWED
- JOB SITE MUST BE KEPT CLEAN
- ALL TRASH AND DEBRIS MUST BE CONTAINED IN DUMPSTERS
- NO USE OF NEIGHBORS WATER OR ELECTRICITY ALLOWED

THE SITE PLAN CONTAINED IN THIS SET OF DRAWINGS SHALL BE CONSIDERED SCHEMATIC ONLY, AND WILL IN FACT BE USED TO COMMENCE THE ARCHITECTURAL APPROVAL AND SITE ENGINEERING PHASES OF THE WORK ONLY.

REFER TO THE SITE ENGINEERING DRAWING AS PREPARED FOR THE OWNER BY A LICENSED ENGINEER FOR MORE EXACT INFORMATION CONCERNING:

- PRECISE BUILDING LOCATION
- TOP OF FOUNDATION ELEVATIONS AND BENCHMARKS
- NORMAL AND HIGH WATER LEVELS
- FINISH GRADING AND CONTOURS
- EROSION CONTROL PROVISIONS
- SEWER AND WATER CONNECTIONS

THE SITE ENGINEERING DRAWING SHALL CONSTITUTE THE OFFICIAL SITE PLAN FOR THIS PROJECT IN THE EYES OF THE MUNICIPALITY HAVING JURISDICTION AND SHALL CONTROL ALL CONDITIONS LISTED ABOVE.

**UTILITY NOTE:**  
 THE CONTRACTOR SHALL NOTIFY THE LOCAL UTILITY NOTIFICATION LOCATING SERVICE (DIGGERS HOT-LINE) AT LEAST 48 HOURS BEFORE COMMENCING ANY DIGGING WORK IN AREAS WITH UNDERGROUND UTILITY FACILITIES SO THAT ALL NECESSARY ON-SITE STAKING OR MARKINGS CAN BE ACCOMPLISHED.

**SITE PLAN INFORMATION:**  
 THE SITE PLAN PRESENTS A COMBINATION OF INFORMATION WITH ALL SITE RELATED INFORMATION COMING FROM THE SITE AND GRADING PLAN PREPARED BY FABRIS, HANSEN AND ASSOCIATES, INC. AND DATED 11-25-18 WITH ALL HOUSE RELATED INFORMATION BEING SUPERIMPOSED UPON IT BY LOWELL MANAGEMENT.

COMPARE ALL SURVEY POINTS WITH ONE ANOTHER BEFORE CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY.

DISTANCES SHOWN HEREIN ARE IN FEET AND DECIMAL PARTS THEREOF AND NO DISTANCES OR ANGLES SHOWN HEREIN MAY BE ASSUMED BY SCALING.

INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM THE OWNER OF THE PROPERTY OR FROM OTHER SOURCES THAT WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT.

**SITE NOTES:**

- ALL TREES AND SHRUBBERY OUTSIDE OF 10' (TEN) PERIMETER OF THE BUILDING STRUCTURE SHALL REMAIN AND SHALL BE PROTECTED FROM DAMAGE AT ALL TIMES, UNLESS OTHERWISE DIRECTED. WITHIN THE CROWN LINE OF ANY TREES TO REMAIN, DO NOT STORE ANY MATERIALS, STOCKPILE SOIL, PARK OR DRIVE VEHICLES OR EQUIPMENT, CHANGE EXISTING GRADE, WATER LEVEL OR DRAINAGE PATTERNS, UNLESS SPECIFICALLY PERMITTED TO DO SO BY LOWELL MANAGEMENT. DAMAGED TREES SHALL BE REPLACED BY NEGLIGENT PARTY WITH STOCK OF EQUAL SIZE OR VALUE.
- PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE IN ALL DIRECTIONS. VERIFY GRADES AND RELATIVE FLOOR LEVELS IN FIELD PRIOR TO EXCAVATION AND MAKE ADJUSTMENTS AS REQUIRED TO ENSURE PROPER DRAINAGE.

**SURVEY INFORMATION:**  
 AFTER THE FOUNDATION HAS BEEN POURED THE LOCATION TO BE LOCATED AND DRAWN BY A LICENSED WISCONSIN LAND SURVEYOR

**SHEET INDEX**

NO.	DESCRIPTION
0-1	OVERALL SITE PLAN BUILDING SITE/ NOTES & LEGENDS
AB-1	AS-BUILT PLANS
AB-2	AS-BUILT ELEVATIONS
AB-3	AS-BUILT ELECTRICAL PLANS
D-1	DEMOS PLANS
A-1	FOUNDATION PLAN/ NOTES
A-2	LOWER LEVEL PLAN/ NOTES/ 1ST FLOOR FRAMING/ FIRST FLOOR PLAN/ CEILING & 2ND FLOOR FRAMING/ NOTES/ LEGENDS
A-3	SECOND FLOOR PLAN/ NOTES/ LEGENDS
A-4	ROOF PLAN/ FRAMING/ 1800 BRACING PLAN/ NOTES/ LEGENDS
A-5	ELEVATION
A-6	WALL DETAILS
ME-1	LOWER LEVEL, FIRST & SECOND FLOOR ELECTRICAL PLAN/ ELEC. & PLUMBING NOTES & LEGENDS

**LANDSCAPE SURFACE RATIO**

LOT:	7,876.85 SQ. FT. = .18 ACRES
1983.85 SQ. FT. - NEW HOUSE WITH GARAGE, REAR DECK, FRONT PORCH	
82.00 SQ. FT. - NEW WALK STAIR BY GARAGE	
77.68 SQ. FT. - NEW FRONT WALKWAY	
197.23 SQ. FT. - EXISTING DRIVEWAY	
228.88 SQ. FT. - NEW DRIVEWAY	
345.88 SQ. FT. - WALK AND STAIR TO LAKE	
52.21 SQ. FT. - PATIO	
100.5 SQ. FT. - EXISTING SHORELINE PATH	
TOTAL RATIO 3068.28 / 7,876.85 = .3895	
MINIMUM LANDSCAPE SURFACE RATIO (LSR) BEYOND 50%	
PROPOSED LANDSCAPE RATIO (LSR) 61.05% (GREENSPACE)	

**LOWELL MANAGEMENT SERVICES, INC.**  
 OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE THE PROPERTY OF LOWELL MANAGEMENT SERVICES, INC. AND MAY NOT BE USED IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN THE DESIGN AND CONSTRUCTION OF A STRUCTURE(S) BY LOWELL MANAGEMENT SERVICES, INC. THE EXPRESS WRITTEN AUTHORIZATION OF LOWELL MANAGEMENT SERVICES, INC. IS REQUIRED FOR ANY OTHER USE.

(If this note is not RED this is an unauthorized reproduction)

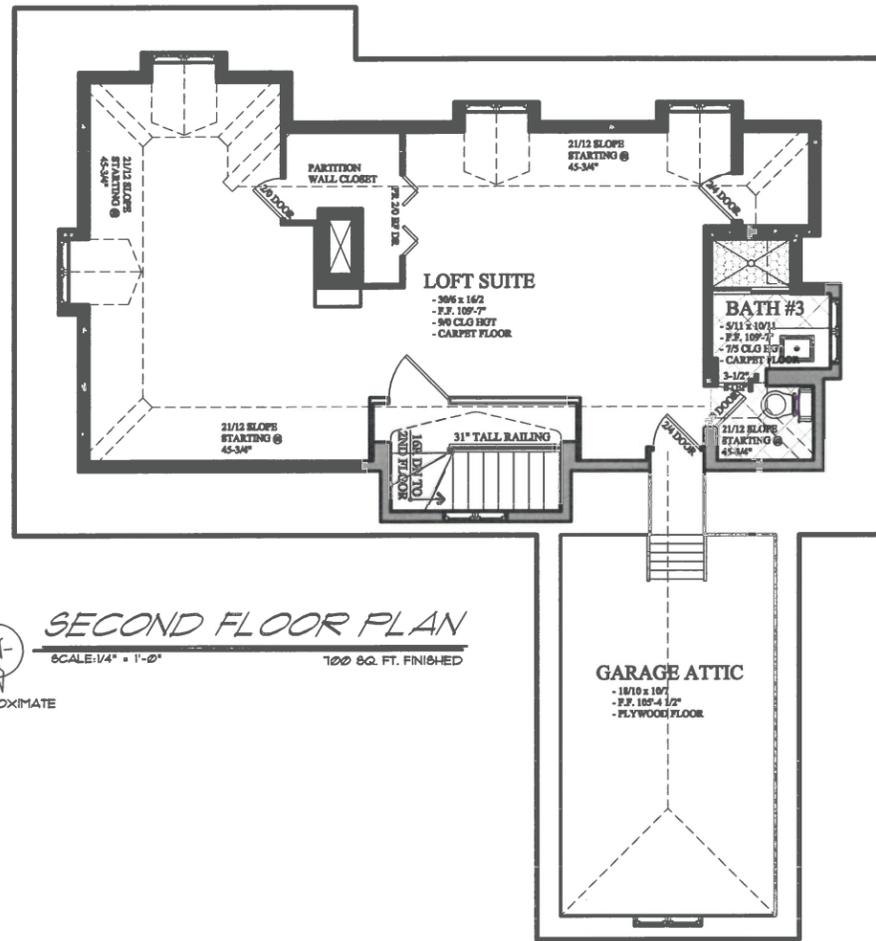
**SITE PLAN**  
 SCALE: 1" = 20'-0"

**LOWELL MANAGEMENT, INC.**  
 CUSTOM HOMES - ARCHITECTURAL SERVICES - LAND DEVELOPMENT  
 P.O. BOX 926 LAKE GENEVA, WI 53147  
 PH - (262) 245-9030 FAX - (262) 245-0868  
 WWW.LOWELLMANAGEMENT.COM

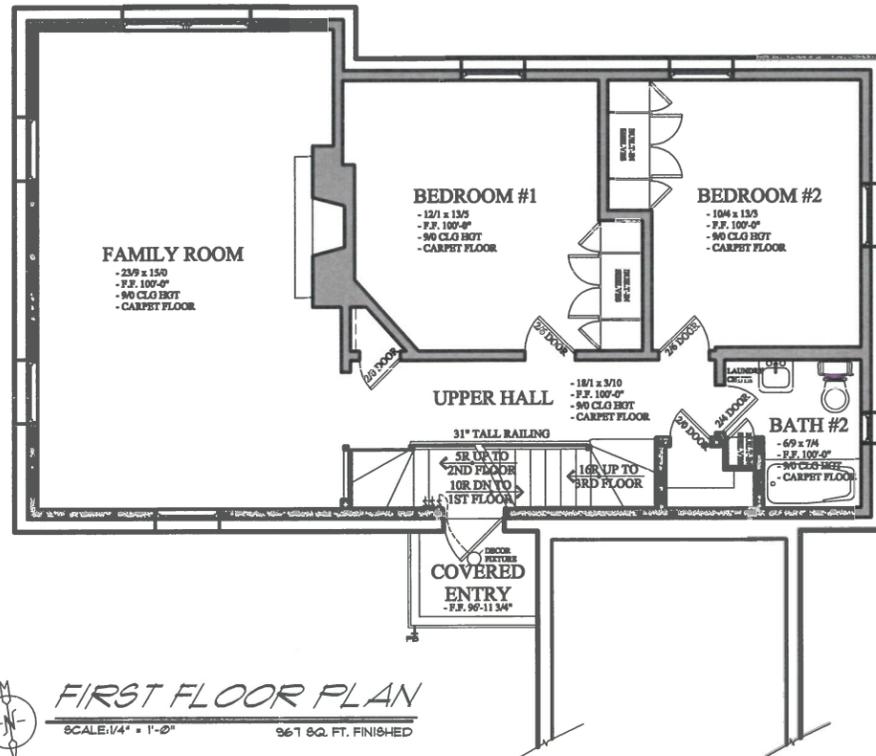


**the PECORA RESIDENCE**  
 1550 LAKE SHORE DRIVE  
 GENEVA MANOR LAKE GENEVA, WI 53147

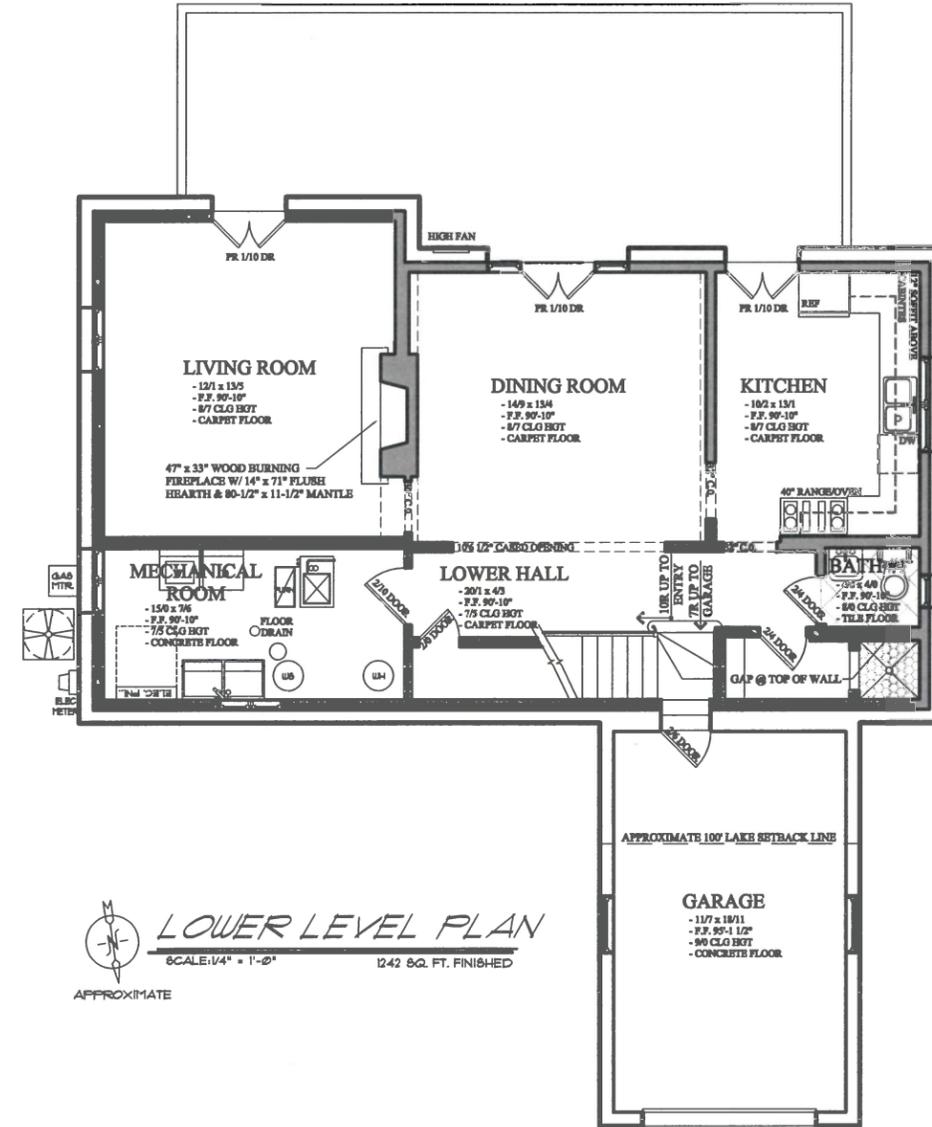
APPROVAL SET	02-08-19
PROJECT NUMBER	0000
DATE	02-08-19
<b>S-1</b>	



**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
100 SQ. FT. FINISHED  
APPROXIMATE



**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
961 SQ. FT. FINISHED  
APPROXIMATE



**LOWER LEVEL PLAN**  
SCALE: 1/4" = 1'-0"  
1242 SQ. FT. FINISHED  
APPROXIMATE

**SQUARE FOOTAGE NOTE:**  
1512 SQUARE FEET OF BUILDING BETWEEN THE 100' LAKE SETBACK LINE TO THE LINE OF THE EXISTING HOUSE, LAKESIDE

**SQUARE FOOTAGE TABULATION**

LOWER LEVEL:	1241 SF
FIRST FLOOR:	967 SF
SECOND FLOOR:	666 SF
<b>TOTAL:</b>	<b>2,874 SF</b>

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PH - (262) 245-9030 FAX - (262) 245-0856  
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**the PECORA RESIDENCE**  
1550 LAKE SHORE DRIVE  
GENEVA MANOR LAKE GENEVA, WI 53147

APPROVAL  
SET 02/06/19

PROJECT NUMBER  
0000

DATE  
02-08-19

**AB-1**

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<b>AB-2</b>





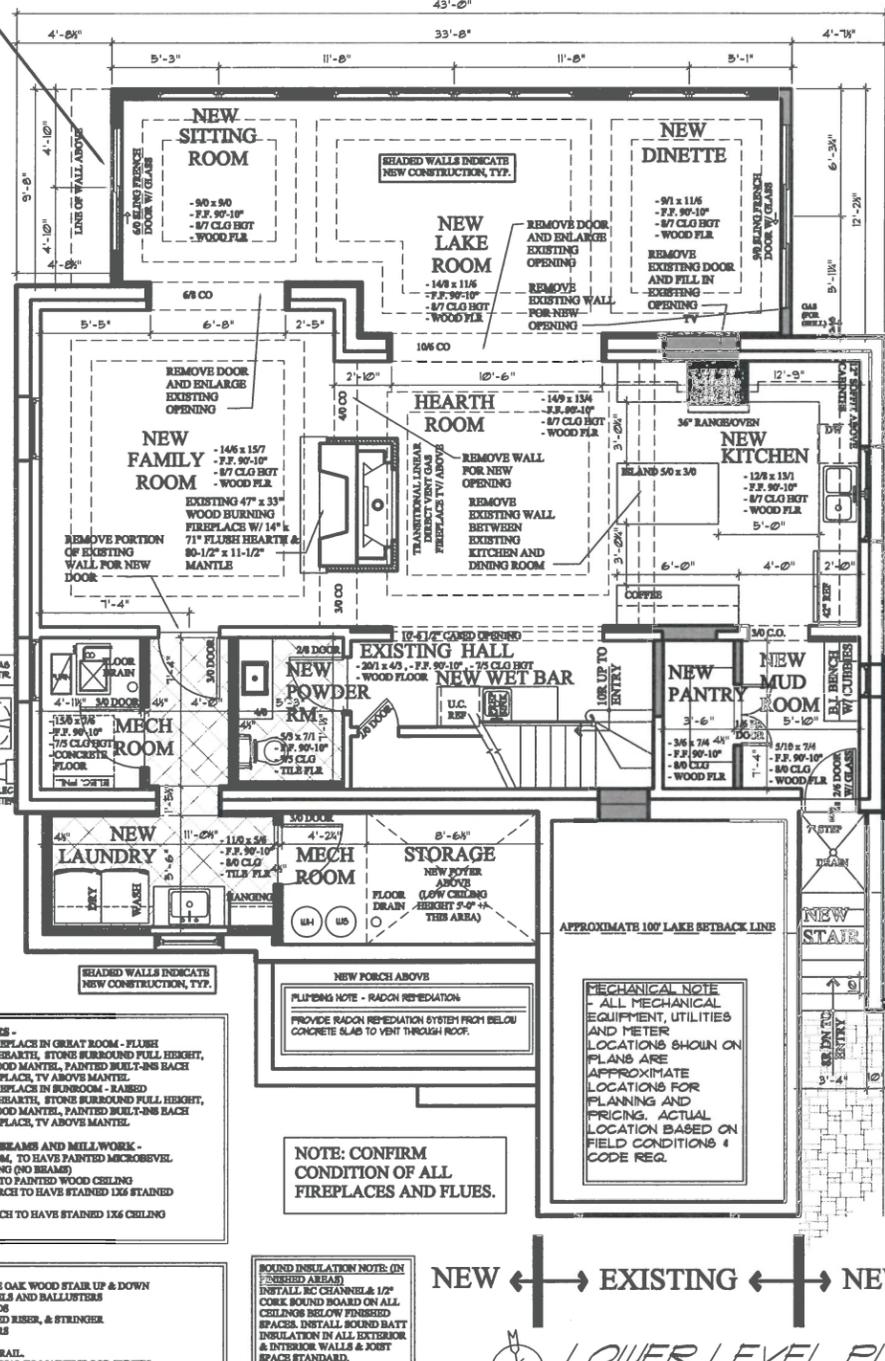
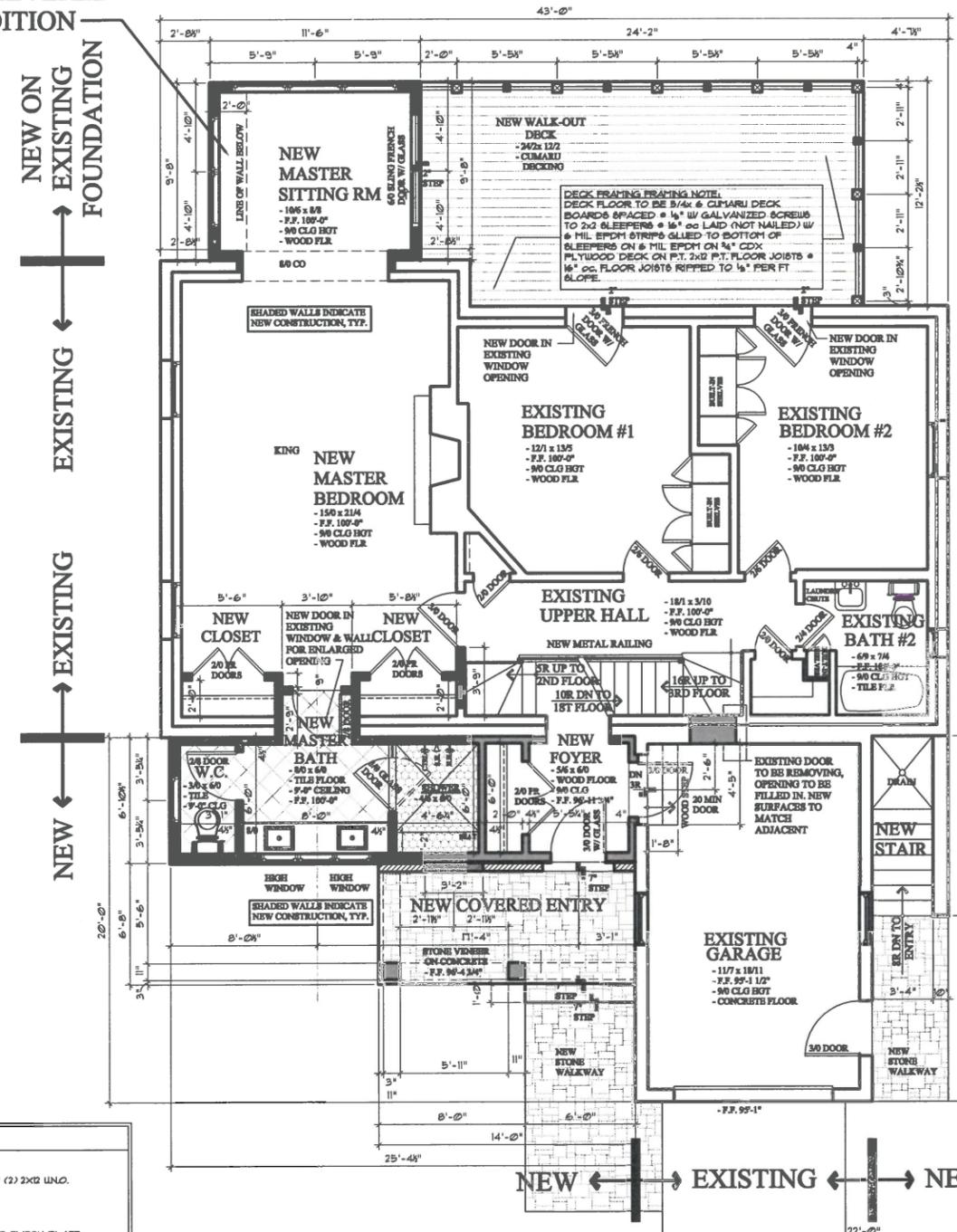
NEW 2'-0"  
CANTILEVERED  
ADDITION

NEW 2'-0"  
CANTILEVERED  
ADDITION  
ABOVE

NEW ON EXISTING FOUNDATION  
 EXISTING FOUNDATION  
 NEW ON EXISTING FOUNDATION

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**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**LOWER LEVEL PLAN**  
 SCALE: 1/4" = 1'-0"

**FRAMING LEGEND**

**BEAMS**

ALL HEADERS TO BE A MIN. OF (2) 2X12 UNDO.

B-1 2 - 2x8  
 B-2 2 - 2x10  
 B-3 2 - 2x12  
 B-4 2 - 2x12 w/ 1/2" PLYWOOD FLITCH PLATE  
 B-5 2 - 2x12 w/ 1/2" STEEL FLITCH PLATE THRU-BOLTED 24" O.C. STAGGERED  
 B-6 3 - 2x12  
 M-1 2 - 1 3/4" x 5 1/2" MICROLAM LVL  
 M-2 3 - 1 3/4" x 5 1/2" MICROLAM LVL  
 M-3 2 - 1 3/4" x 11 7/8" MICROLAM LVL  
 M-4 3 - 1 3/4" x 11 7/8" MICROLAM LVL  
 M-5 2 - 1 3/4" x 14" MICROLAM LVL  
 M-6 3 - 1 3/4" x 14" MICROLAM LVL  
 M-7 4 - 1 3/4" x 14" MICROLAM LVL

**LINTELS**

ALL MASONRY LINTELS FOR SPANS UP TO 6'-0" SHALL CONSIST OF ONE 4"x14"x14" ANGLE BEARING A MIN. OF 6" ON ADJACENT MASONRY UNDO. SEE PLAN FOR SPAN OVER 6'-0", OR CONSULT ARCHITECT.

L-1 4x4x14" STEEL ANGLE LOOSE LINTEL  
 L-2 6x4x14" STEEL ANGLE LOOSE LINTEL (LLV)  
 L-3 6x4x36" STEEL ANGLE LOOSE LINTEL (LLV)

**COLUMNS / POINT LOADS**

■ 3 - 2x4 COLUMN UNLESS NOTED OTHERWISE  
 ■ 3 - 2x6 COLUMN UNDO, EXTERIOR WALL  
 □ POINT LOAD FROM ABOVE. SEE PLAN.  
 □ POINT LOAD FROM ABOVE. SEE PLAN.

**TYPICAL PLAN NOTE:**

- SEE SHEET 01 FOR GENERAL PLAN NOTES
- SEE SHEET ME-1 FOR ELECTRICAL LEGEND, ELECTRICAL SCHEDULE, AND NOTES.
- SEE SHEET A2 FOR FRAMING NOTES & LEGEND.
- TYPICAL INTERIOR PARTITION - 2x4 STUDS w/ 1/2" GYP BD EACH SIDE EXCEPT AT NEW BATHROOM WALLS WHERE 1/2" WATER RESISTANT GYP BD IS TO BE USED. OTHER STUD WALLS AS DIMENSIONED.
- TYPICAL EXTERIOR PARTITION - 2x6 STUDS w/ 1/2" GYP BD INTERIOR SIDE w/ 1/4" SHEATHING PER DETAILS. EXTERIOR FINISH PER ELEV'S & DETAILS.
- ALL DIMENSIONS ARE TO EXTERIOR FACE OF MASONRY, SHEATHING, OR CONC FDN WALL, UNDO.
- PROVIDE SOUND BATT INSULATION AT ALL FLOORS, WALLS AND CEILING OF LIVING SPACES.

**PLUMBING NOTE:**  
 PLUMBING FIXTURES TO BE POLISHED CHROME HIGH LEVEL KOHLER (TYPICAL)  
 POLISHED CHROME HARDWARE  
 POLISHED CHROME FIXTURES

**TOILETS:** TOTO, WHITE

**CABINETS AND COUNTERS NOTE -**  
 FINAL CABINETS, FINISHES AND COUNTERS PER GCC PLANS  
 - PAINTED CABINETS THROUGH-OUT  
 - KITCHEN CABINETS, PAINTED WHITE WITH INSET DOORS  
 - SOFT CLOSE HARDWARE  
 - FULL-OVER HOLDING DRAWERS  
 - POLISHED CHROME HARDWARE IN KITCHEN  
 - CROWN TO MATCH CABINETS  
 - TILE BACKSPLASH IN KITCHEN  
 - QUARTZ COUNTERTOPS THROUGH-OUT

**INTERIOR DOOR NOTE:**  
 - ALL INTERIOR DOORS 1 3/4" THICK DOORS, 2 PANEL PAINTED DOORS, ALL FLOORS  
 - 80 DOORS ON FIRST FLOOR  
 - 70 DOORS ON 2ND FLOOR, AND LOWER LEVEL  
 - ALL DOORS & CASED OPENINGS TO BE 80 ON FIRST FLOOR AND 70 ON 2ND FLOOR AND LL, PAINTED JAMBES  
 - MTSE HARDWARE, OGD ENDS

**SQUARE FOOTAGE TABULATION**

LOWER LEVEL:	1254 SF EXISTING	+ 150 SF = 1404 SF
FIRST FLOOR:	967 SF EXISTING	+ 297 SF = 1264 S.F.
SECOND FLOOR:	666 SF EXISTING	+ 42 SF = 708 ST
<b>TOTAL:</b>	<b>2,887 SF EXISTING</b>	<b>+ 489 SF = 3,376 TOTAL</b>

**FIREPLACES -**  
 - 42" MFG FIREPLACE IN GREAT ROOM - FLUKE LIMESTONE HEARTH, STONE SURROUND FULL HEIGHT, STAINED WOOD MANTLE, PAINTED BUILT-IN EACH SIDE OF FIREPLACE, TV ABOVE MANTLE.  
 - 42" MFG FIREPLACE IN BUNROOM - RAISED LIMESTONE HEARTH, STONE SURROUND FULL HEIGHT, STAINED WOOD MANTLE, PAINTED BUILT-IN EACH SIDE OF FIREPLACE, TV ABOVE MANTLE.

**CEILING, BEAMS AND MILL WORK -**  
 - GREAT ROOM, TO HAVE PAINTED MICROBEVEL WOOD CEILING (NO BEAMS)  
 - BUNROOM, TO PAINTED WOOD CEILING  
 - SCREEN PORCHES TO HAVE STAINED 1X6 STAINED CEILING  
 - ENTRY PORCH TO HAVE STAINED 1X6 CEILING

**STAIR NOTE:**  
 STAIRS - STAINED WHITE OAK WOOD STAIR UP & DOWN PAINTED NEWELS AND BALLUSTERS STAINED TREADS PAINTED CLOSED RISER, & STRINGER STAINED HANDRAIL STAINED MATERIAL TO MATCH FLOOR SPECIES.

**BOUND INSULATION NOTE: (ON FINISHED AREAS)**  
 - INSTALL R13 CEILING & 1/2" CORK SOUND BOARD ON ALL CEILING BELOW FINISHED SPACES. INSTALL SOUND BATT INSULATION IN ALL EXTERIOR & INTERIOR WALLS & JOIST SPACES STANDARD.

**APPLIANCE NOTE:**  
 KITCHEN: BUBBERLO / WOLF PACKAGE  
 36" RANGE BOOD  
 36" REFRIGERATOR DREWASER MICROWAVE  
 LAUNDRY: FULL SIZE W/D ON MAIN FLOOR

**MECHANICAL NOTE -**  
 ALL MECHANICAL EQUIPMENT, UTILITIES AND METER LOCATIONS SHOWN ON PLANS ARE APPROXIMATE LOCATIONS FOR PLANNING AND PRICING. ACTUAL LOCATION BASED ON FIELD CONDITIONS & CODE REQ.

**NOTE: CONFIRM CONDITION OF ALL FIREPLACES AND FLUES.**

**FLUING NOTE -** RADON REBEDIATION PROVIDE RADON REBEDIATION SYSTEM FROM BELOW CONCRETE SLAB TO VENT THROUGH ROOF.

**NEW PORCH ABOVE:**  
 PROVIDE RADON REBEDIATION SYSTEM FROM BELOW CONCRETE SLAB TO VENT THROUGH ROOF.

**SQUARE FOOTAGE NOTE:**  
 1512 SQUARE FEET OF BUILDING BETWEEN THE 100' LAKE SETBACK LINE TO THE LINE OF THE EXISTING HOUSE, LAKESIDE

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**FRAMING NOTES**

1. EXECUTION OF WOOD FRAMING SHALL CONFORM WITH THE LATEST EDITION OF THE MANUAL FOR HOUSE FRAMING, THE NATIONAL LUMBER ASSOC. AND LOCAL AUTHORITIES INDICATED OTHERWISE.

2. WIND LOADS AS DETERMINED FROM APPLICABLE BUILDING CODES V-20 PSI, UNLESS INDICATED OTHERWISE.

3. ALL STRUCTURAL FRAMING LUMBER FOR JOISTS, RAFTERS, BEAMS, AND HEADERS SHALL BE KILN DRIED, AND MAY BE DOUGLAS FIR - LARCH (NORTH 1/2), HEH-FIR (NORTH 1/2), OR SOUTHERN PINE 9 AS FOLLOWS.

**A. DOUGLAS FIR-LARCH**  
 SINGLE MEMBER USE Fd = 425 PSI, E = 1,600,000 PSI  
 REPETITIVE MEMBER USE Fd = 550, E = 1,600,000 PSI

**B. SOUTHERN PINE**  
 SINGLE MEMBER USE Fd = 575 PSI, E = 1,600,000 PSI  
 REPETITIVE MEMBER USE Fd = 720, E = 1,600,000 PSI

**C. SPRUCE - PINE - FIR**  
 SINGLE MEMBER USE Fd = 475 PSI, E = 1,600,000 PSI  
 REPETITIVE MEMBER USE Fd = 580, E = 1,600,000 PSI

**D. HEH - FIR**  
 SINGLE MEMBER USE Fd = 480 PSI, E = 1,600,000 PSI  
 REPETITIVE MEMBER USE Fd = 550, E = 1,600,000 PSI

4. STUDS

**A. EXTERIOR WALL OF RESIDENCE:**  
 1. IF 4" (NCH) STUDS ARE SHOWN:  
 A. BASEMENT - 2x4 AT 16" O.C. OR 2x4 AT 12" O.C. IF SUPPORTING TWO FLOORS AND A ROOF, 2x4 AT 16" O.C. IF SUPPORTING ONE FLOOR AND A ROOF. (SPRUCE - PINE - FIR)  
 B. FIRST FLOOR - 2x6 AT 16" O.C. (SPRUCE - PINE - FIR)  
 C. SECOND FLOOR - 2x6 AT 16" O.C. (STUD GRADE SPRUCE - PINE - FIR)

2. IF 6" (NCH) STUDS ARE SHOWN:  
 A. BASEMENT / FIRST FLOOR - 2x6 AT 16" O.C. (SPRUCE - PINE - FIR)  
 B. SECOND FLOOR - 2x6 AT 16" O.C. (STUD GRADE SPRUCE - PINE - FIR)

**B. EXTERIOR WALLS OF GARAGE:**  
 1. 2x4 OR 2x6 AS SHOWN AT 16" O.C. (SPRUCE - PINE - FIR)

**C. INTERIOR LOAD BEARING WALLS SHOWN:**  
 1. BASEMENT FLOOR F SUPPORTING TWO FLOORS AND A ROOF - 2x4 AT 16" O.C. OR 2x4 AT 12" O.C.  
 2. BASEMENT FLOOR F SUPPORTING ONE FLOOR AND A ROOF - 2x4 AT 16" O.C. (SPRUCE - PINE - FIR)  
 3. FIRST AND SECOND FLOOR - 2x4 AT 16" O.C. (SPRUCE - PINE - FIR)

**D. INTERIOR NON-LOADBEARING WALLS - 2x4 AT 16" O.C. (STUD GRADE - ALL WOODS, UNLESS NOTED OTHERWISE.)**

5. ALL BREAKS IN TOP PLATE MUST BE CENTERED OVER STUD BELOW, STAGGER 4"-0" MIN.

6. PROVIDE METAL JOIST HANGERS WHERE RAFTER OR JOISTS DO NOT BEAR ON PLATES.

7. PROVIDE ONE JAMB STUD PLUS STANDARD STUD FOR HEADER SPANS 6'-0" OR LESS.  
 2 JAMB STUDS PLUS 2 STUDS FOR SPANS OVER 6'-0".

8. ALL WOOD SILL PLATES BEARING ON CONCRETE SHALL BE PRESURE PRESERVATIVE TREATED FOR ROT AND TERMITTE PROTECTION.

9. FIBERGLASS OR FOAM SILL SEALER SHALL BE INSTALLED UNDER ALL EXTERIOR WALL PLATES, INCLUDING GARAGE WALLS AND AT WALLS BETWEEN GARAGE AND HOUSE.

10. PROVIDE BRIDGERS FOR ALL TRUSSES AND JOISTS AT 8'-0" O.C. MAX UNLESS REQ'D OTHERWISE BY GOVERNING AUTHORITIES OR TRUSS MANUF. DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOIST FLOOR SPAN. SPACE JOISTS AT 12" CENTERS UNDER ALL BATH TUBS AND LAUNDRY TRAYS UNDO. PROVIDE SOLID BRIDGING UNDER ALL PERPENDICULAR PARTITIONS.

11. PROVIDE 2" MINIMUM WOOD FIRE STOPPING TO CUT OFF ALL CONCEALED DRAFT OPENINGS BETWEEN FLOORS AND AT ATICO PER APPLICABLE CODES.

12. INTERIOR BEARING WALL IN BATH HEAT DUCTS OR PLUMBING MUST PASS THROUGH SHALL NOT HAVE TOP AND BOTTOM PLATE CUT ENTIRELY. FRAME WITH 2x6 STUDS WHERE DIRECTED.

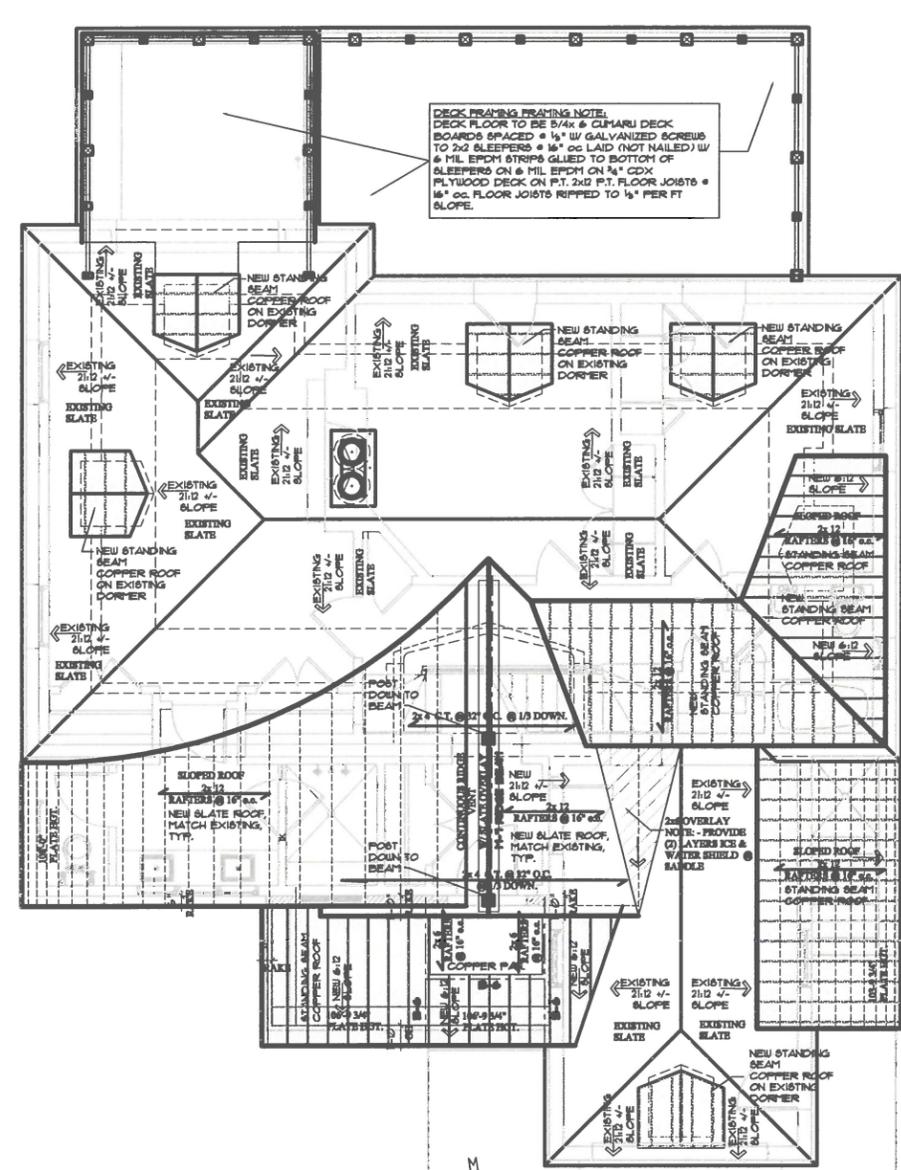
13. CORNER SHEAR BRACING SHALL CONSIST OF 1x6" OSB BOARD SHEATHING 4'-0" FROM EACH BUILDING CORNER, CONTINUOUS FROM SILL PLATES TO RAFTERS, UNDO. MATCH INSULATED SHEATHING THICKNESS AS APPLICABLE.

14. FLOOR DECKING SHALL BE 3/4" TONGUE AND GROOVE ADVANTECH PLYWOOD, GLED AND NAILED TO JOISTS. UNDO IN DETAILS.

15. ROOF SHEATHING SHALL BE 5/8" OSB FOR STRUCTURAL MEMBERS AT 16" O.C. AND SHALL BE 3/4" THICKNESS FOR STRUCTURAL MEMBERS AT 24" O.C. PROVIDE PLYWOOD CLIPS AT 24" O.C. UNLESS TONGUE AND GROOVE DECKING IS USED.

16. EXTERIOR WOOD DECKING, FRAMING, AND COLUMNS SHALL BE PRESURE PRESERVATIVE TREATED SOUTHERN YELLOW PINE, UNDO. DECKING SHALL BE SPACED 16" TO 1/4" APART, UNDO.

17. ALL LAPINATED BEAMS SHALL HAVE A MIN. Fd = 2200 PSI AND E = 2,000,000 PSI UNDO.



**ROOF NOTE:**

1. ALL MAIN ROOF PITCHES AND DORMERS ARE 8:12 AND 12:12 UNLESS NOTED OTHERWISE. REFER TO PLANS.

2. ROOF OVERHANGS PER PLANS.

3. ALL ROOFS TO HAVE ASPHALT SHINGLE ROOF, TYPICAL METAL ROOF AS SHOWN.

4. ARROWS INDICATE DOWNWARD SLOPE, TYPICAL.

5. DASHED LINES INDICATE EXTERIOR WALL LINES BELOW, TYP.

6. SEE SHEET A2 FOR FRAMING NOTES AND LEGENDS.

**1. ROOF FRAMING AS SHOWN ON PLANS, IF ROOF TRUSSES ARE USED ROOF STRUCTURAL DESIGN AND ENGINEERING BY ROOF TRUSS SUPPLIER TO INCLUDE JOISTS, RAFTERS & NECESSARY BEAMS, LINTELS & COLUMNS TO SUPPORT SAME.**

**ICE & WATER SHIELD:**  
 - PROVIDE FULL ROOF COVERAGE "TITANIUM" ICE & WATER SHIELD - RUN ICE & WATER SHIELD TO 4" MIN. VERTICAL AT ROOF/WALL CONNECTIONS.  
 - FOLD BACK TYVEK & INSTALL ICE & WATER SHIELD DIRECTLY TO SHEATHING. LAY TYVEK BACK DOWN OVER ICE & WATER SHIELD.  
 - 2 LAYERS ICE & WATER SHIELD @ ALL SADDLES, ROOF SLOPE CHANGE INTERSECTIONS AND ALL POTENTIAL ICE DAM AREAS.  
 - ICE & WATER SHIELD TO REMAIN DRAINED OVER THE FINISHED FASCIA AS ROOFER INSTALLED.  
 - GUTTER APRON TO BE INSTALLED OVER ICE & WATER SHIELD NOT CUT BACK.

**ATTIC VENTILATION NOTE:**  
 RIDGE VENT - CONTINUOUS ROLL VENT MATERIAL (16 SQ. IN. PER LINEAL FOOT MIN. FREE VENTILATING AREA) TO BE COVERED WITH ROOFING MATERIALS AS SPECIFIED.  
 EAVE - 2" WIDE CONTINUOUS SCREENED STRIP VENT (5 SQ. IN. PER LINEAL FOOT) ALL AROUND.

**EXTERIOR NOTE:**  
 ALL EXTERIOR DETAIL, ROOF FITCH, OVERHANGS, SIDING, TRIM, FINISH MATERIAL, ETC. TO MATCH EXISTING HOUSE, UNDO.

**TYPICAL PLAN NOTE:**

- SEE SHEET 01 FOR GENERAL PLAN NOTES
- SEE SHEET ME-1 FOR ELECTRICAL LEGEND, ELECTRICAL SCHEDULE, AND NOTES.
- SEE SHEET A2 FOR FRAMING NOTES & LEGEND.
- TYPICAL INTERIOR PARTITION - 2x4 STUDS W/ 1/2" GYP BD EACH SIDE EXCEPT AT NEW BATHROOM WALLS WHERE 1/2" WATER RESISTANT GYP BD IS TO BE USED. OTHER STUD WALLS AS DIMENSIONED.
- TYPICAL EXTERIOR PARTITION - 2x6 STUDS W/ 1/2" GYP BD INTERIOR SIDE W/ 7/16" SHEATHING PER DETAILS, EXTERIOR FINISH PER ELEV & DETAILS.
- ALL DIMENSIONS ARE TO EXTERIOR FACE OF MASONRY, SHEATHING, OR CONC FDN WALL, UNDO.
- PROVIDE SOUND BATT INSULATION AT ALL FLOORS, WALLS AND CEILING OF LIVING SPACES.

**WALL AND CEILING FINISH NOTE:**

1. ALL INTERIOR WALL TO RECEIVE 1/2" STANDARD GYPSUM BOARD EACH SIDE, UNDO.

2. PROVIDE AND INSTALL MOISTURE RESISTANT GYPSUM BOARD AT ALL BATHROOM AND KITCHEN WALLS.

3. PROVIDE AND INSTALL "DUROCK" OR EQUAL PORTLAND CEMENT BOARD AT ALL SHOWER WALLS AND TUB DECKS TO RECEIVE TILE.

4. PROVIDE AND INSTALL 5/8" THICKNESS GYPSUM BOARD AT ALL CEILING AND WHERE INDICATED ON PLANS. PROVIDE AND INSTALL 5/8" TYPE "IX" FIRE RATED GYPSUM BOARD AT ALL COMMON HOUSE/ GARAGE WALLS AND CEILING.

**FRAMING LEGEND**

ALL HEADERS TO BE A MIN. OF (2) 2x12 UNDO.

B-1	2 - 2x8
B-2	2 - 2x8
B-3	2 - 2x12
B-4	2 - 2x12 W/ 1/2" PLYWOOD FLITCH PLATE
B-5	2 - 2x12 W/ 1/2" STEEL FLITCH PLATE THRU-BOLTED 24" O.C. STAGGERED
B-6	3 - 2x12
M-1	2 - 1 3/4" x 8 1/2" MICROLLAM LVL
M-2	3 - 1 3/4" x 9 1/2" MICROLLAM LVL
M-3	2 - 1 3/4" x 11 7/8" MICROLLAM LVL
M-4	3 - 1 3/4" x 11 7/8" MICROLLAM LVL
M-5	2 - 1 3/4" x 14" MICROLLAM LVL
M-6	3 - 1 3/4" x 14" MICROLLAM LVL
M-7	4 - 1 3/4" x 14" MICROLLAM LVL

**LINTELS**

ALL MASONRY LINTELS FOR SPANS UP TO 6'-0" SHALL CONSIST OF ONE 4"x4"x14" ANGLE BEARING A MIN. OF 6" ON ADJACENT MASONRY UNDO. SEE PLAN FOR SPAN OVER 6'-0", OR CONSULT ARCHITECT.

L-1	4x4x14" STEEL ANGLE LOOSE LINTEL
L-2	6x4x14" STEEL ANGLE LOOSE LINTEL (LLV)
L-3	6x4x14" STEEL ANGLE LOOSE LINTEL (LLV)

**COLUMNS / POINT LOADS**

- 3 - 2x4 COLUMN UNLESS NOTED OTHERWISE
- 3 - 2x6 COLUMN UNDO, EXTERIOR WALL
- POINT LOAD FROM ABOVE. SEE PLAN.
- POINT LOAD FROM ABOVE. SEE PLAN.



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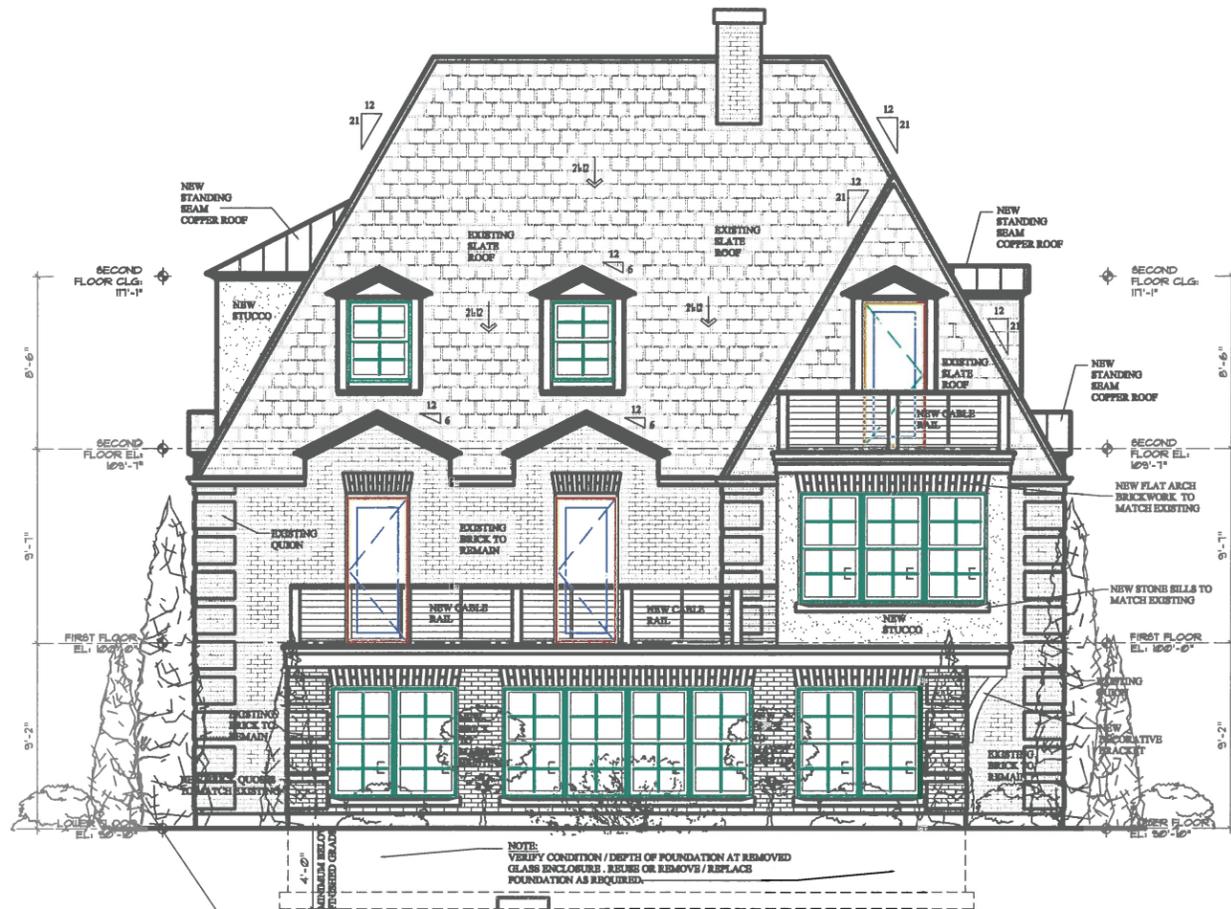
**EXTERIOR WINDOW & DOOR NOTE:**  
ALL WINDOWS AND FRENCH DOORS SHALL BE PELLA WINDOW AND DOOR COMPANY OR MARVIN INTEGRITY WOOD ULTREX CASSEMENT WINDOWS, AND SLIDING AND HINGED FRENCH DOORS TO BE ALUMINUM CLAD, 1/2" LOW E INSULATING GLASS, ARGON FILLED, 3/4" SNAP-IN GRILLES, PER PLAN. STANDARD HARDWARE & FINISH TO BE SELECTED BY OWNER, UNLESS OTHERWISE NOTED. SCREENS TO BE FULL SIZE BLACK VINYL COATED MESH FIBERGLASS CLOTH IN PAINTED ALUMINUM FRAMES. STANDARD COLOR TO BE SELECTED.

ALL GLAZING IN WINDOW AND DOOR UNITS SHALL COMPLY WITH CPSC 16 CFR 1201 "SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS", AND OTHER CODES AS APPLICABLE. PROVIDE TEMPERED GLASS WHERE SO REQUIRED.

**WINDOW FRAMING NOTE:**  
TOP OF WINDOW R.O. TO MATCH TOP OF EXTERIOR FRENCH DOOR R.O.  
- 6'-10 1/4" OR 8'-0 1/4"  
VERIFY W/ DOOR & WINDOW MANUFACTURER

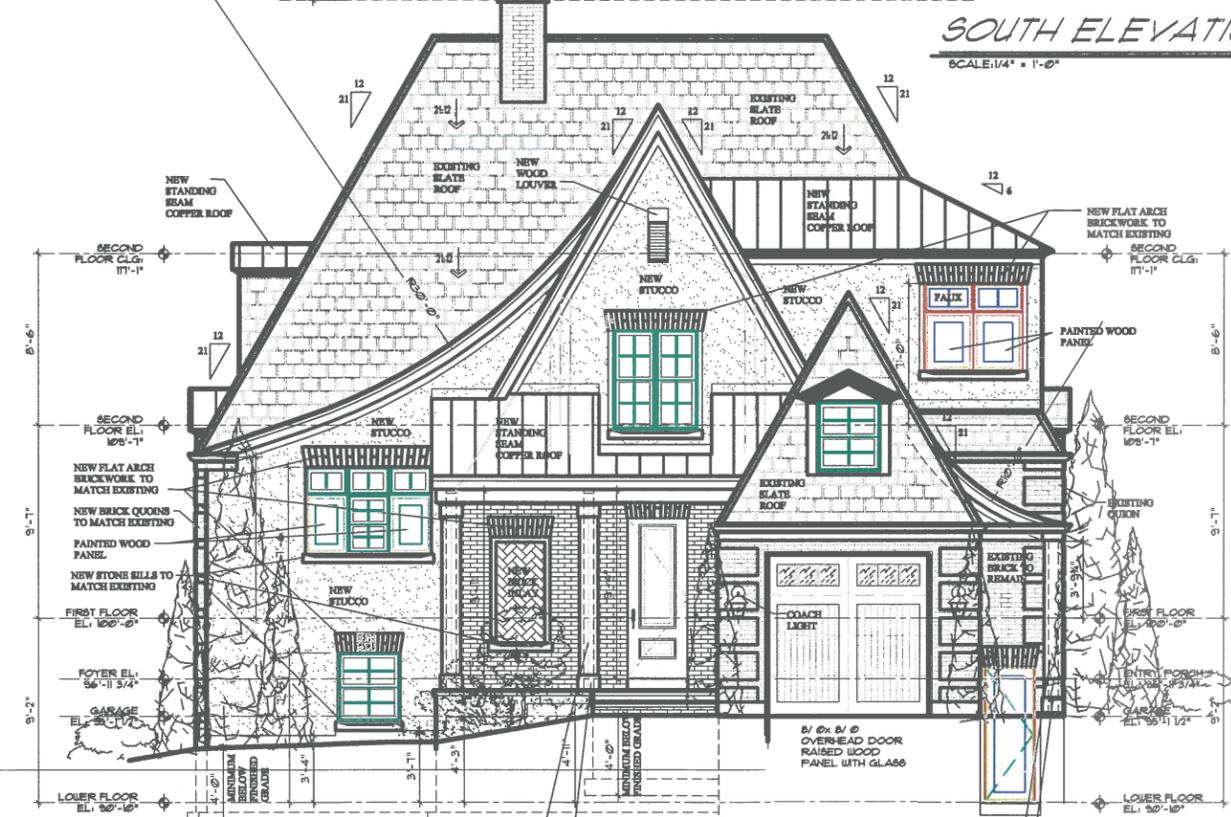
**EXTERIOR FINISH NOTE:**  
- WINDOWS & DOORS & SIDING  
- WINDOW CASING: BRICK TO MATCH EXISTING, BRICK LINTELS TO MATCH EXISTING.  
- STUCCO PER PLAN, W/ DECORATIVE BRICK BANDS PER PLAN  
- LIMESTONE SILLS & BRICK LINTELS, MATCH EXISTING  
- STAINED FRONT ENTRY DOOR  
- TRIM 5/4x6 WINDSORNE FRIEZE TRIM & GABLES, 5/4x6 WINDSORNE FRIEZE BOARD & TOP OF WALL UNDER BOFFIT, x 2 ON WINDSORNE FASCIA, 3/4" PLYWOOD BOFFIT W/ CONT. VENT  
- STAINED 6x6 TAG WOOD CEILING & FRONT ENTRY & REAR SCREENED PORCH  
- 1" WOOD WRAPPED POSTS  
- ROOF: SLATE ROOF MATCH EXISTING, PREFINISHED STANDING BEAM COPPER AS SHOWN ON PLANS.  
- GUTTERS: NEW COPPER GUTTERS AND DOWNSPOUTS TO MATCH EXISTING.

**EXTERIOR NOTE:**  
ALL EXTERIOR DETAIL, ROOF PITCH, OVERHANGS, SIDING, TRIM, FINISH MATERIAL, ETC. TO MATCH EXISTING HOUSE, U.N.O.



**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**

SCALE: 1/4" = 1'-0"

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