

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: November 20, 2017

17.a.

Agenda Item 6

Applicant:

Mark Larkin
500 Stone Ridge Dr.
Lake Geneva, WI 53147

Request:

Certified Survey Map (CSM) to divide parcel
of land located at ZYUP 00053 on Dodge
Street

Description:

This request is to approve a Certified Survey Map (CSM) to divide approximately 6 acres into four (4) buildable single family lots. This property is currently zoned Single-family Residential – 4 (SR-4) and will remain SR-4 zoning upon the approved division.

The four new parcels sizes included in this CSM request are:

- Lot 1 40,860 square foot .94 acres
- Lot 2 40,867 square foot .94 acres
- Lot 3 40,816 square foot .94 acres
- Lot 4 123,447 square foot 2.83 acres

The result of this CSM will be four (4) new single family parcels that will be able to accommodate single family home construction. The proposed parcel complies with the lot requirements of the City, and with all of the minimum standards of the Single-family Residential -4 (SR-4) zoning.

Project Details from CSM Submittal dated 8-28, 2017:

The proposed CSM drawing is provided on one page. Sheet 1 of 3 depicts the proposed parcels after the lots creation. It depicts the four parcels as proposed.

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):

1. Staff recommends that the Plan Commission recommend *approval* of the CSM as submitted, subject to approval of the proposed zoning map amendment for both parcels to remain zoned as Single-family Residential-4 (RS-4); and subject to compliance with detailed technical review comments provided by the City's consulting engineer.

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

CERTIFIED SURVEY MAP or SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Mark Larkin

500 Stone Ridge Dr.

Lake Geneva, WI 53147

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

NAME AND ADDRESS OF APPLICANT:

Same as owner.

TELEPHONE NUMBER OF APPLICANT: ()

NAME AND ADDRESS OF SURVEYOR:

Paul H. Van Henkelum

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:

Division of land for single family home construction and resale.

Currently zoned SR-4 with minimum lot sizes per code of 9,000 square feet. Minimum lot size proposed of 40,816.

SUBMITTAL CHECKLIST

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

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

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

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

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.

DATE

SIGNATURE OF APPLICANT

CERTIFIED SURVEY MAP NO. _____

Part of the NW 1/4 of the NE 1/4 of Section 35, Town 2 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin.

LOCATION MAP



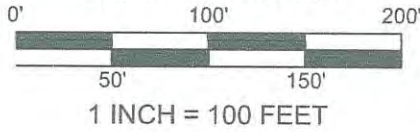
NE 1/4 Sec. 35-2-17

SCALE: 1" = 2,000'

GENERAL NOTES:

1. SOIL DELINEATION AND CONTOURS TAKEN FROM WALWORTH COUNTY G.I.S. MAPPING.
2. THERE IS NO FLOODPLAIN ON THIS PROPERTY PER FEMA MAP 55127C0125D.
3. THESE LOTS ARE SERVED BY SANITARY SEWER PROVIDED BY THE CITY OF LAKE GENEVA.

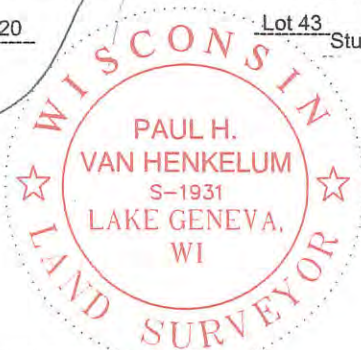
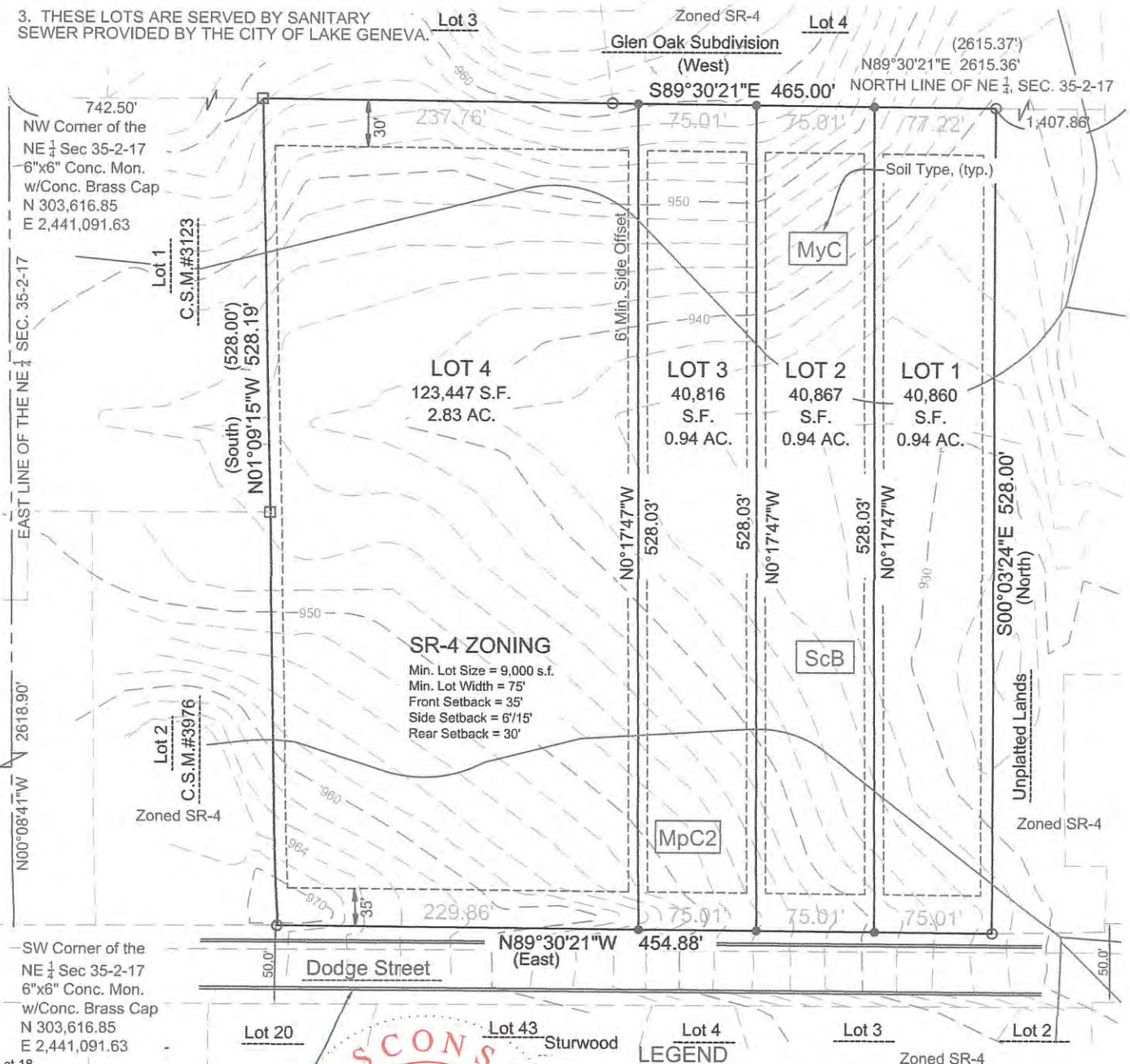
GRAPHIC SCALE



Owners/Subdividers:
 Mark Larkin
 500 Stone Ridge Dr.
 Lake Geneva, WI 53147

Surveyor:
 Paul H. Van Henkelum
 201 Broad Street, Ste B
 Lake Geneva, WI 53147
 414-406-3248

All Bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone. The North line of the Northeast 1/4 of Section 35 bears S89°30'21"E. (N.A.D. 1927).



Existing 32' Asphalt Pavement with curb and gutter

CERTIFIED SURVEY MAP NO. _____

Part of the NW 1/4 of the NE 1/4 of Section 35, Town 2 North, Range 17 East, City of Lake 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:

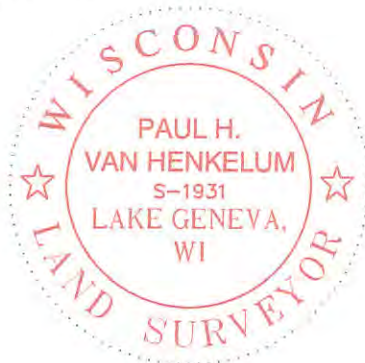
Part of the NW 1/4 of the NE 1/4 of Section 35, Town 2 North, Range 17 East, City of Lake Geneva, Walworth County, Wisconsin more completely described as follows: Commencing at the NW corner of said NE 1/4; thence with the North line of said NE 1/4, S89°30'21"E, 767.41' to the NW corner of Certified Survey Map No. 3123, said point also being the point of beginning; thence continuing with said North line, S89°30'21"E, 465.00' to a point; thence leaving said North line, S00°03'24"E, 528.00' to a point on the Northerly line of Dodge Street; thence with said Northerly line, S89°30'21"W, 465.00' to a point, said point being the SW corner of Certified Survey Map No. 3967; thence N00°03'24"W, 528.00' to the point of beginning. Said parcel contains 5.64 acres more or less.

I FURTHER CERTIFY THAT I HAVE MADE SAID MAP BY THE DIRECTION OF MARK LARKIN, 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 CITY OF LAKE GENEVA AND WALWORTH COUNTY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 28h DAY OF AUGUST, 2017.

PAUL H. VAN HENKELUM,
PROFESSIONAL LAND SURVEYOR #1931



OWNER'S CERTIFICATE

AS OWNER, MARK LARKIN HEREBY CERTIFIES THAT HE 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 _____, 2017.

MARK LARKIN,
OWNER

STATE OF _____) ss
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2017

THE ABOVE NAMED MARK LARKIN, OWNER, 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 NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Town 2 North, Range 17 East, City of Lake Geneva,
Walworth County, Wisconsin.

CERTIFICATE OF PLAN COMMISSION APPROVAL:

APPROVED BY THE PLAN COMMISSION OF THE CITY OF LAKE GENEVA
ON THIS _____ DAY OF _____, 2017.

ALAN KUPSİK,
CHAIRMAN

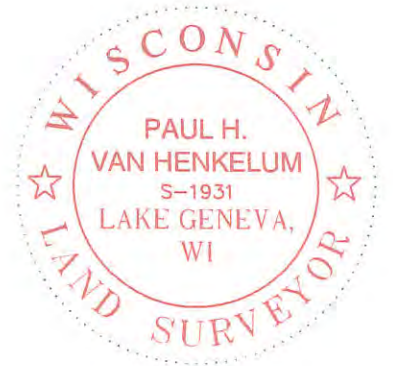
SABRINA WASWO,
SECRETARY

CERTIFICATE OF CITY COUNCIL RESOLUTION:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP, IN THE CITY OF LAKE GENEVA, WISCONSIN, OWNER BE AND THE SAME,
IS HEREBY APPROVED BY THE CITY COUNCIL ON THIS _____ DAY OF _____, 2017.

BOB KORDUS,
CHAIRMAN

SABRINA WASWO,
CITY CLERK



STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: November 20, 2017

17. b.

Agenda Item: 7

Applicant:

Geneva Lakes Christian Church
W2906 Willow Rd.
Lake Geneva, WI 53147

Request:

Geneva Lakes Christian Church
Certified Survey Map (CSM) to combine two adjacent parcels of land located at 610 Harmony Dr. Parcels ZSF00231 & ZSF00232
Lake Geneva, WI 53147

Description:

This request is to approve a Certified Survey Map (CSM) to combine two adjacent lots. These lots are both proposed for the Planned Development as part of the proposed development for the Geneva Lakes Christian Church.

The two parcels included in this CSM request are:

- Parcel ZSF 00231
- Parcel ZSF 00232
-

The result of this CSM will be a single parcel of 310,038 S.F. (7.12 acre) that will be able to accommodate the proposed future site of the Geneva Lakes Christian Church. The proposed parcel complies with the lot requirements of the City, and with all of the minimum standards.

Project Details from CSM Submittal dated 9-5-2017:

The proposed CSM drawing is provided on Sheet 1 of 4 Job # 17-0014 depicts the proposed parcel after the lot combination.

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):

1. Staff recommends that the Plan Commission recommend *approval* of the CSM as submitted, subject to approval of the proposed zoning map amendment for both parcels, and subject to compliance with detailed technical review comments provided by the City's consulting engineer.

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

CERTIFIED SURVEY MAP or

SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Geneva Lakes Christian Church

W2906 Willow Road

Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: (262) 248-6411

NAME AND ADDRESS OF APPLICANT:

Same as owner.

TELEPHONE NUMBER OF APPLICANT: ()

NAME AND ADDRESS OF SURVEYOR:

Paul H. Van Henkelum

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:

Previously recorded Subdivision Plat, combining two lots into one parcel as shown on CSM instrument.

SUBMITTAL CHECKLIST

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

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

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

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

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.

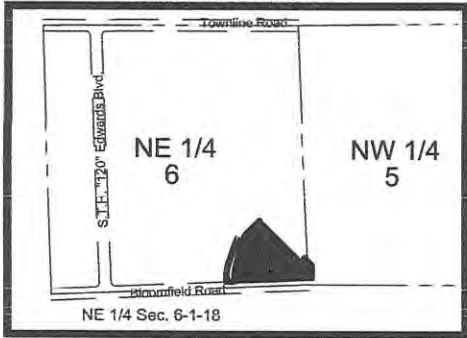
DATE

SIGNATURE OF APPLICANT

CERTIFIED SURVEY MAP NO. _____

Lots 231 and 232 of Southland Farms, A subdivision as recorded in Cabinet D, Slide 139, being part of the NE 1/4 of Section 6, and the NW 1/4 of Section 5, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

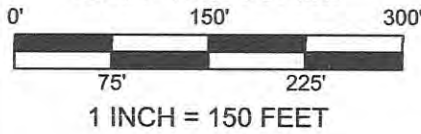
LOCATION MAP



SCALE: 1" = 2,000'

- NOTE:**
- SEE SHEET 2 FOR GENERAL NOTES.
 - SEE SHEET 4 FOR UTILITY EASEMENT PROVISIONS AND CURVE TABLE

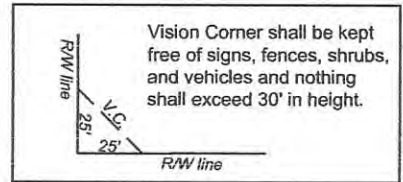
GRAPHIC SCALE



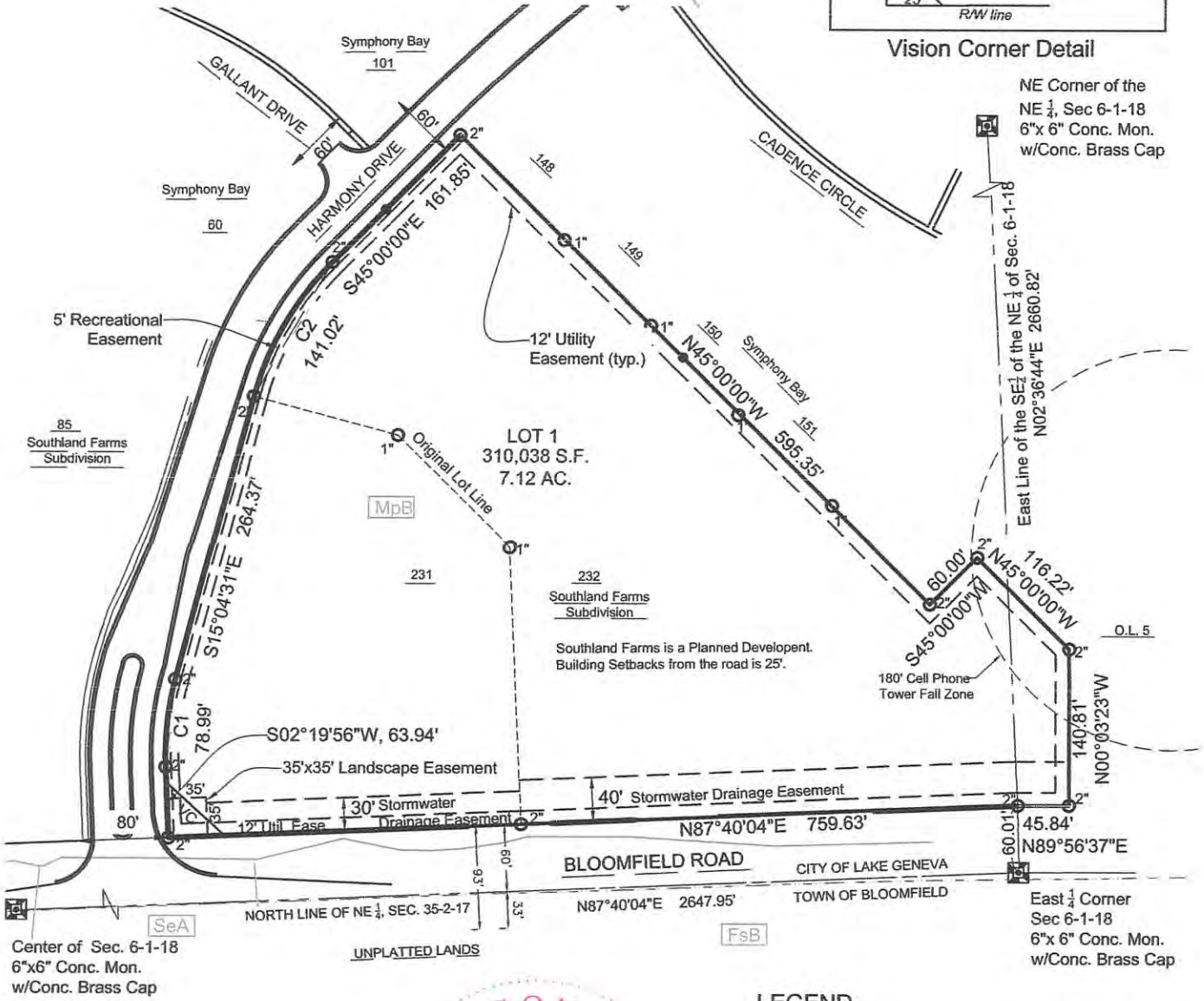
Owners/Subdividers:
 Lake Geneva Christian Church
 P. O. Box 307
 Lake Geneva, WI 53147

Surveyor:
 Paul H. Van Henkelum
 201 Broad Street, Ste B
 Lake Geneva, WI 53147
 414-406-3248

All Bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone. The South line of the Northeast 1/4 of Section 6-1-18 bears S87°40'04"W. (N.A.D. 1927).



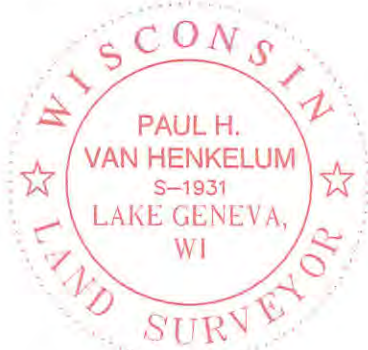
Vision Corner Detail



Center of Sec. 6-1-18
 6"x6" Conc. Mon.
 w/Conc. Brass Cap

NE Corner of the
 NE 1/4, Sec 6-1-18
 6"x6" Conc. Mon.
 w/Conc. Brass Cap

East 1/4 Corner
 Sec 6-1-18
 6"x6" Conc. Mon.
 w/Conc. Brass Cap



LEGEND

- 3/4" Iron Rod - Found
- Iron Pipe Found as stated
- FsB Soil Types

CERTIFIED SURVEY MAP NO. _____

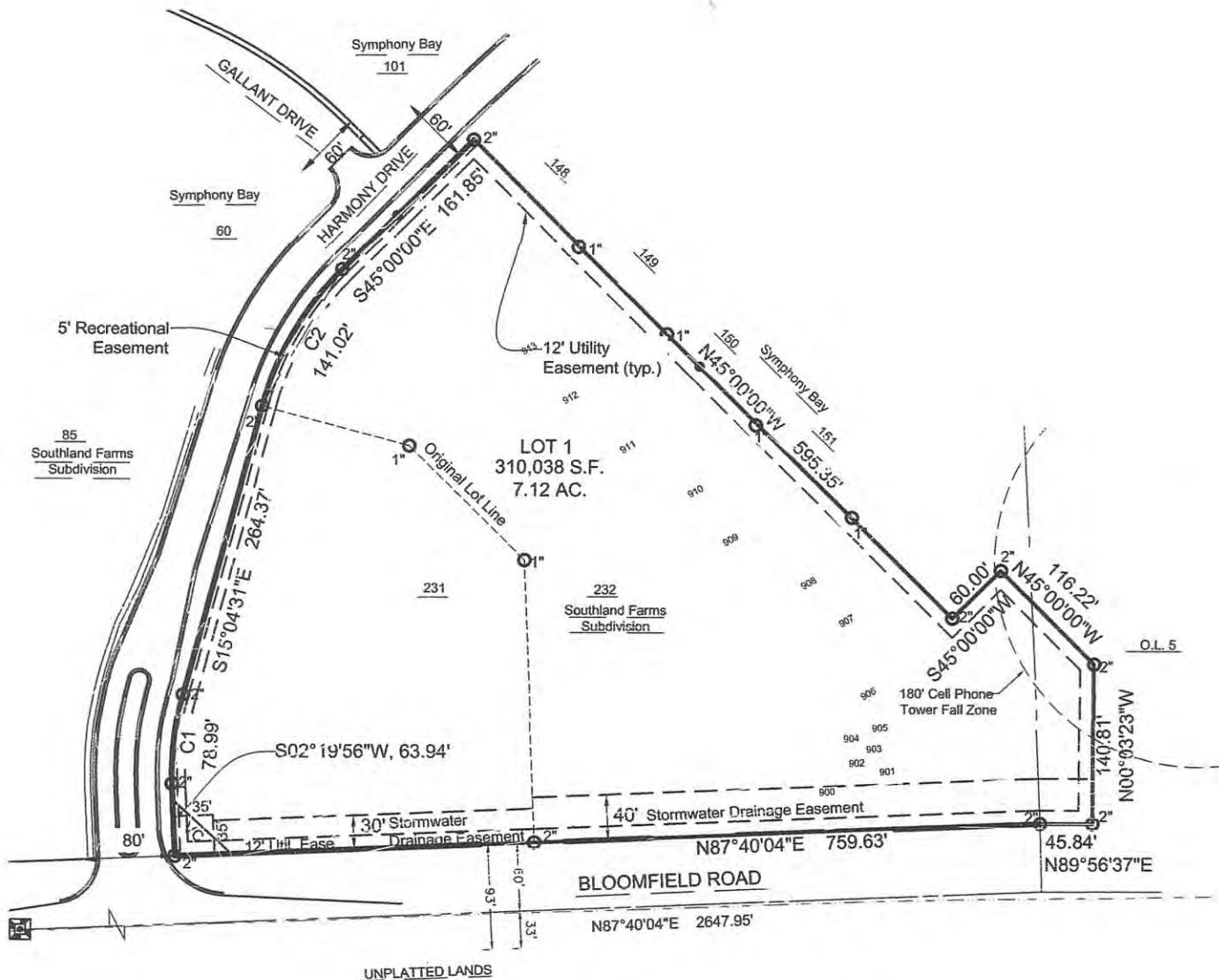
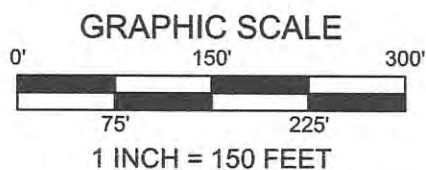
Lots 231 and 232 of Southland Farms, A subdivision as recorded in Cabinet D, Slide 139, being part of the NE 1/4 of Section 6, and the NW 1/4 of Section 5, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

GENERAL NOTES:

1. SOIL DELINEATION TAKEN FROM U.S.D.A. NRCS SOIL SURVEY.

2. THERE IS NO FLOODPLAIN ON THIS PROPERTY PER FEMA MAP 55127C0333D AND 55127C0334D, EFFECTIVE DATE OCTOBER 2, 2009.

3. THESE LOTS ARE SERVED BY THE CITY OF LAKE GENEVA FOR SANITARY SEWER AND WATER SUPPLY.



LEGEND

- 3/4" Iron Rod - Found
- Iron Pipe Found as stated
- Existing Contours

CERTIFIED SURVEY MAP NO. _____

Lots 231 and 232 of Southland Farms, A subdivision as recorded in Cabinet D, Slide 139, being part of the NE 1/4 of Section 6, and the NW 1/4 of Section 5, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

SURVEYOR'S CERTIFICATE:

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

Lots 231 and 232 of Southland Farms, A subdivision as recorded in Cabinet D, Slide 139, being part of the NE 1/4 of Section 6 and the NW 1/4 of Section 5, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin. Said parcel contains 7.12 acres more or less.

I FURTHER CERTIFY THAT I HAVE MADE SAID MAP BY THE DIRECTION OF LAKE GENEVA CHRISTIAN CHURCH, 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 CITY OF LAKE GENEVA AND WALWORTH COUNTY IN SURVEYING, COMBINING AND MAPPING THE SAME.

DATED THIS 5h DAY OF SEPTEMBER, 2017.

PAUL H. VAN HENKELUM,
PROFESSIONAL LAND SURVEYOR #1931



OWNER'S CERTIFICATE

AS OWNER, LAKE GENEVA CHRISTIAN CHURCH, HEREBY CERTIFIES THAT HE HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, COMBINED, 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 _____, 2017.

_____, REPRESENTATIVE
LAKE GENEVA CHRISTIAN CHURCH,
OWNER

STATE OF _____) ss
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2017

THE ABOVE NAMED _____, REPRESENTING LAKE GENEVA CHRISTIAN CHURCH, OWNER, 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. _____

Lots 231 and 232 of Southland Farms, A subdivision as recorded in Cabinet D, Slide 139, being part of the NE 1/4 of Section 6, and the NW 1/4 of Section 5, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

CERTIFICATE OF PLAN COMMISSION APPROVAL:

APPROVED BY THE PLAN COMMISSION OF THE CITY OF LAKE GENEVA
ON THIS _____ DAY OF _____, 2017.

ALAN KUPSİK,
CHAIRMAN

SABRINA WASWO,
SECRETARY

CERTIFICATE OF CITY COUNCIL RESOLUTION:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP, IN THE CITY OF LAKE GENEVA, WISCONSIN, OWNER BE AND THE SAME,
IS HEREBY APPROVED BY THE CITY COUNCIL ON THIS _____ DAY OF _____, 2017.

BOB KORDUS,
CHAIRMAN

SABRINA WASWO,
CITY CLERK



CURVE TABLE

NO.	ARC	RADIUS	DELTA	CHD. BRG.	DISTANCE	BRG. IN	BRG. OUT
C1	78.99'	260.00'	17°24'27"	S06°22'18"W	78.69'	S15°04'31"W	S02°19'56"E
C2	141.02'	270.00'	29°55'29"	S30°12'16"W	139.42'	S45°00'00"W	S15°04'31"W

UTILITY EASEMENT PROVISIONS:

An easement for electric and communication has been granted by GY 11 LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY, A WISCONSIN CORPORATION doing business as WE ENERGIES, Grantee

ALLIANT ENERGY, Grantee

CITY OF LAKE GENEVA UTILITY COMMISSION, Grantee

WISCONSIN BELL INC. d/b/a AT&T WISCONSIN, A WISCONSIN CORPORATION, Grantee, and TIME WARNER ENTERTAINMENT COMPANY, L.P., Grantor

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in conjunction with overhead and underground transmission and distribution of electricity and electrical energy, gas, telephone, and cable TV facilities for such purposes as the same is now or may hereinafter be used, all in, over, under, across, along and upon the property shown within those areas on this plat designated as "Utility Easement" and the property designated on this plat for streets, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property of all such purposes. the Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electrical facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantee's facilities or in, upon, or over the property within the lines marked "Utility Easement" without prior written consent by the Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four (4) inches without written consent of Grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: November 20, 2017

Agenda Item 8

17. c.

Applicant:

Rich Austin
875 Townline Rd Unit 3
Lake Geneva, WI 53147

Request: Golden Years

Certified Survey Map (CSM) to combine two adjacent parcels of land located at 611 Harmony Dr. Parcels ZSF00074 & ZSF00085
Lake Geneva, WI 53147

Description:

This request is to approve a Certified Survey Map (CSM) to combine two adjacent lots. These lots are both proposed for the Planned Development as part of the proposed development for the Golden Years development.

The two parcels included in this CSM request are:

- Parcel ZSF 00074
- Parcel ZSF 00085
-

The result of this CSM will be a single parcel of 500,828 S.F. (11.50 acre) that will be able to accommodate the proposed site of the Golden Years. The proposed parcel complies with the lot requirements of the City, and with all of the minimum standards.

Project Details from CSM Submittal dated 9-5-2017:

The proposed CSM drawing is provided on Sheet 1 of 4 job # 17-0015 depicts the proposed parcel after the lot combination.

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):

1. Staff recommends that the Plan Commission recommend *approval* of the CSM as submitted, subject to approval of the proposed zoning map amendment for both parcels, and subject to compliance with detailed technical review comments provided by the City's consulting engineer.

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

CERTIFIED SURVEY MAP or

SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Rich Austin
875 Townline Road, Unit 3
Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: (262) 275-6103

NAME AND ADDRESS OF APPLICANT:

Same as owner.

TELEPHONE NUMBER OF APPLICANT: ()

NAME AND ADDRESS OF SURVEYOR:

Paul H. Van Henkelum
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:

Previously recorded Subdivision Plat, combining two lots into one
parcel as shown on CSM instrument.

SUBMITTAL CHECKLIST

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

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

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

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

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.

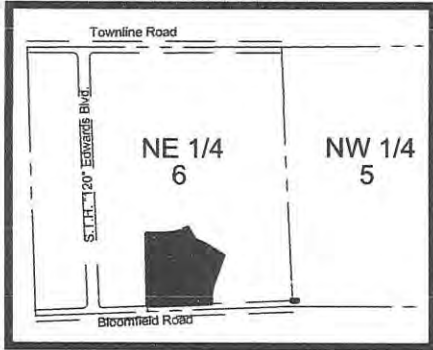
DATE

SIGNATURE OF APPLICANT

CERTIFIED SURVEY MAP NO. _____

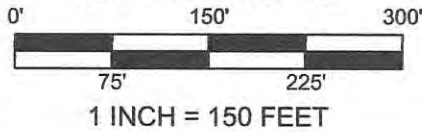
Lots 74 and 85 of Southland Farms, A subdivision as recorded in Cabinet D, Slide 139 in the Walworth County Registry, being part of the NE 1/4 of Section 6, and the NW 1/4 of Section 5, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

LOCATION MAP



NE 1/4 Sec. 6-1-18
SCALE: 1" = 2,000'

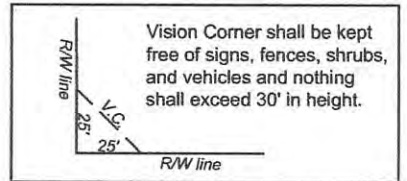
GRAPHIC SCALE



Owners/Subdividers:
GY 11 LLC
875 Townline Road, Unit 3
Lake Geneva, WI 53147

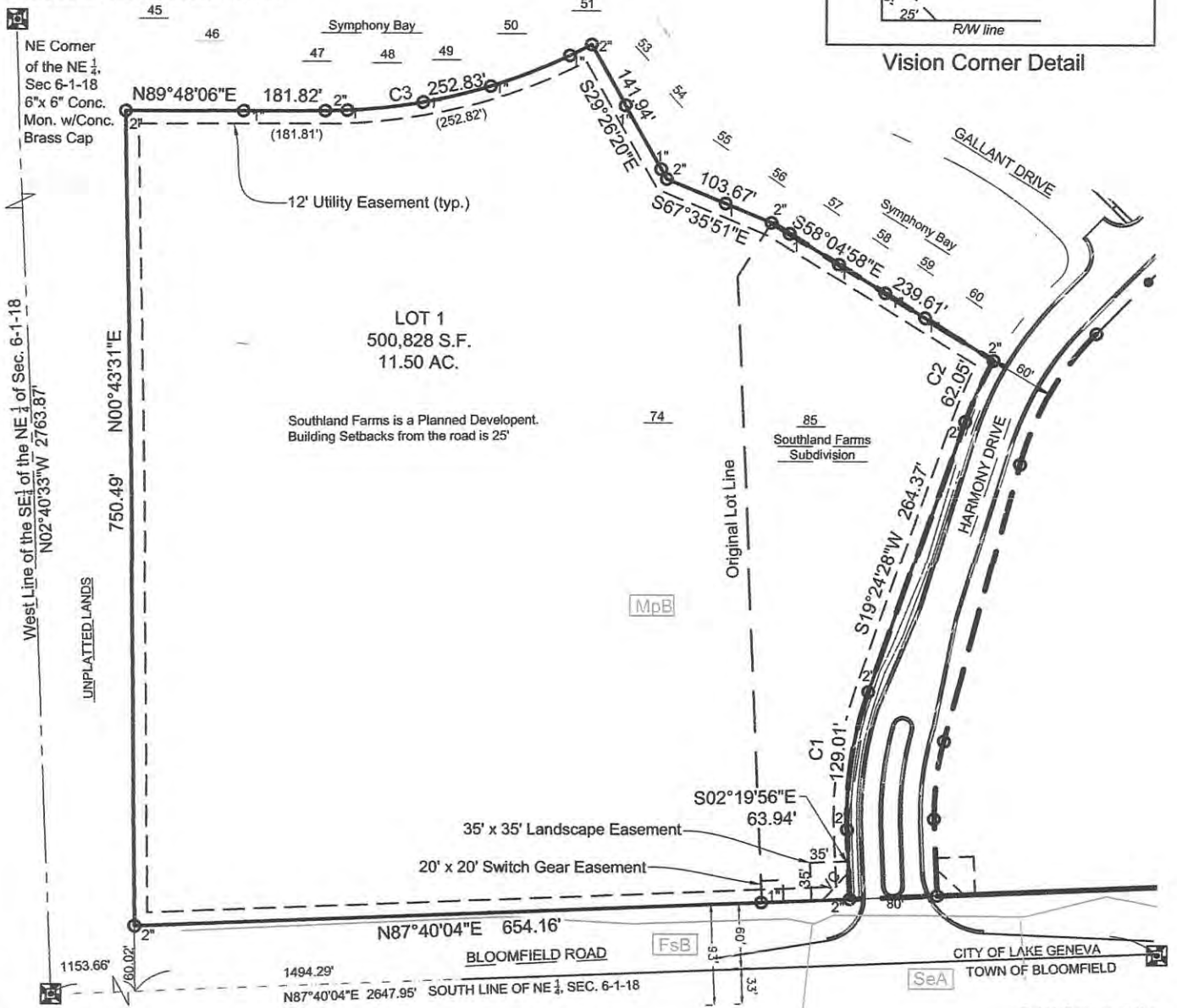
Surveyor:
Paul H. Van Henkelum
201 Broad Street, Ste B
Lake Geneva, WI 53147
414-406-3248

All Bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone. The South line of the Northeast 1/4 of Section 5 bears S87°40'04"W. (N.A.D. 1927).



Vision Corner Detail

- NOTES:**
1. SEE SHEET 2 FOR GENERAL NOTES.
2. SEE SHEET 4 FOR UTILITY EASEMENT PROVISIONS AND CURVE TABLE.



Center of the NE 1/4
Sec 6-1-18
6"x6" Conc. Mon.
w/Conc. Brass Cap

E 1/4 Corner of the
NE 1/4 Sec 6-1-18
6"x6" Conc. Mon.
w/Conc. Brass Cap

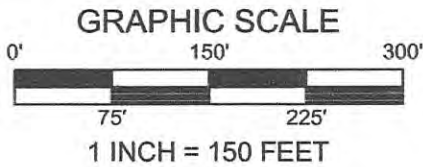
LEGEND

- 3/4" Iron Rod - Found
- 1" or 2" Iron Pipe Found as stated
- (xxx) "Recorded As" data
- [FsB] Soil Types



CERTIFIED SURVEY MAP NO. _____

Lots 74 and 85 of Southland Farms, A subdivision as recorded in Cabinet D, Slide 139 in the Walworth County Registry, being part of the NE 1/4 of Section 6, and the NW 1/4 of Section 5, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

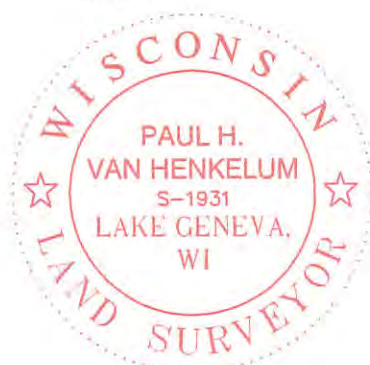
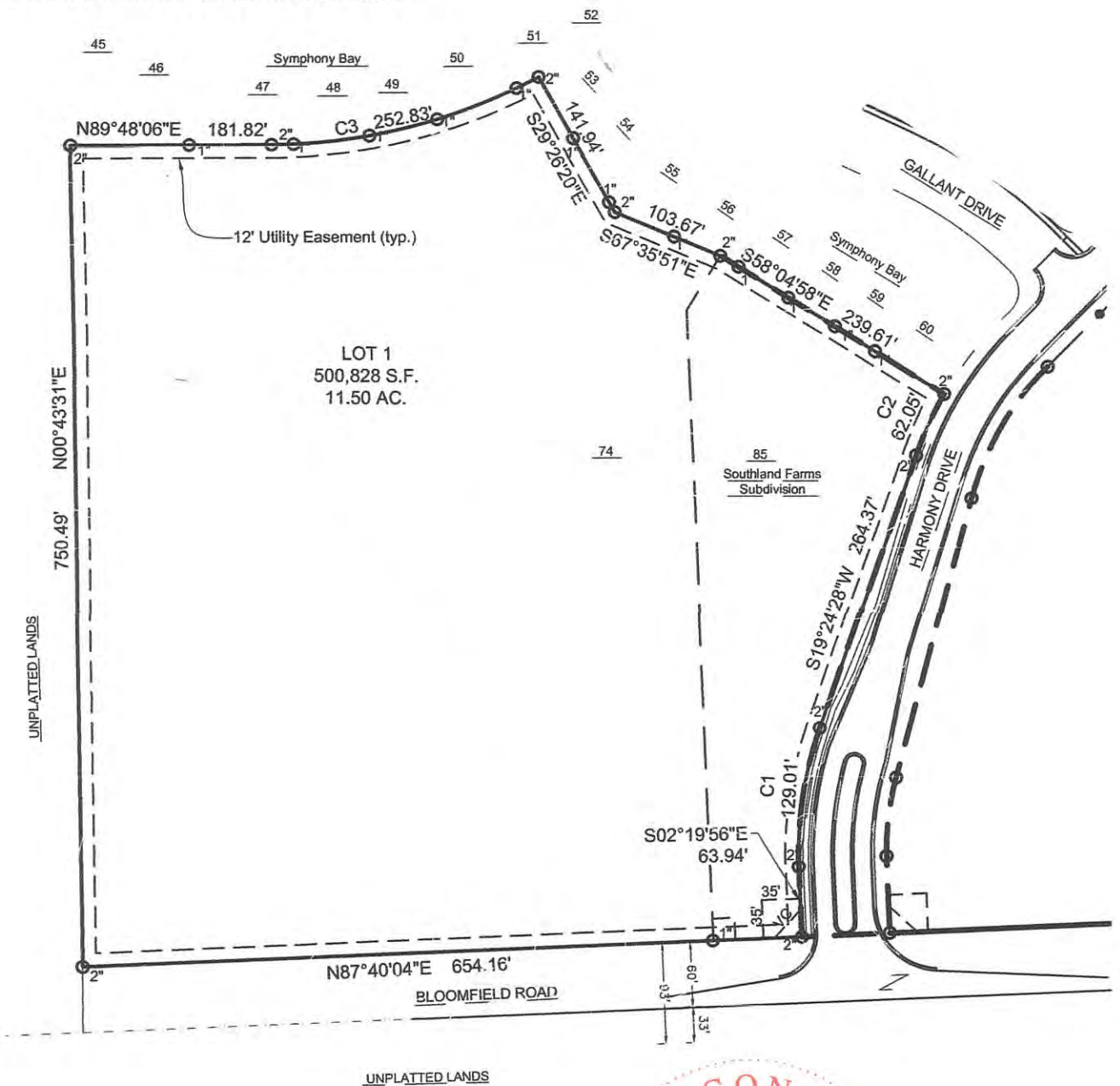


LEGEND

- 3/8" Iron Rod - Found
- Iron Pipe Found as stated
- Existing Contours

GENERAL NOTES:

1. SOIL DELINEATION TAKEN FROM U.S.D.A. NRCS SOIL SURVEY.
2. CONTOURS TAKEN FROM WALWORTH COUNTY G.I.S. MAPPING (MODIFIED).
3. THERE IS NO FLOODPLAIN ON THIS PROPERTY PER FEMA MAP 55127C0133D AND 55127C0134D, EFFECTIVE DATE OCTOBER 2, 2009.
4. THE CITY OF LAKE GENEVA IS PROVIDING THESE LOTS WITH SANITARY SEWER AND WATER MAIN SERVICES.



REV.
DATE 9-5-2017
SHEET 2 OF 4
JOB#17-0015

CERTIFIED SURVEY MAP NO. _____

Lots 74 and 85 of Southland Farms, A subdivision as recorded in Cabinet D, Slide 139 in the Walworth County Registry, being part of the NE 1/4 of Section 6, and the NW 1/4 of Section 5, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

SURVEYOR'S CERTIFICATE:

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

Lots 74 and 85 of Southland Farms, A subdivision as recorded in Cabinet D, Slide 139 in the Walworth County Registry, being part of the NE 1/4 of Section 6 and the NW 1/4 of Section 5, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin. Said parcel contains 11.50 acres more or less.

I FURTHER CERTIFY THAT I HAVE MADE SAID MAP BY THE DIRECTION OF GY 11 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 CITY OF LAKE GENEVA AND WALWORTH COUNTY IN SURVEYING, COMBINING AND MAPPING THE SAME.

DATED THIS 5h DAY OF SEPTEMBER, 2017.

PAUL H. VAN HENKELUM,
PROFESSIONAL LAND SURVEYOR #1931



OWNER'S CERTIFICATE

AS OWNER, GY 11 LLC, HEREBY CERTIFIES THAT HE HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, COMBINED, 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 _____, 2017.

_____, MEMBER
GY 11 LLC, OWNER

STATE OF _____) ss
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2017

THE ABOVE NAMED _____, MEMBER OF GY 11 LLC, OWNER, 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. _____

Lots 74 and 85 of Southland Farms, A subdivision as recorded in Cabinet D, Slide 139 in the Walworth County Registry, being part of the NE 1/4 of Section 6, and the NW 1/4 of Section 5, Town 1 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin.

CERTIFICATE OF PLAN COMMISSION APPROVAL:

APPROVED BY THE PLAN COMMISSION OF THE CITY OF LAKE GENEVA
ON THIS _____ DAY OF _____, 2017.

ALAN KUPSİK,
CHAIRMAN

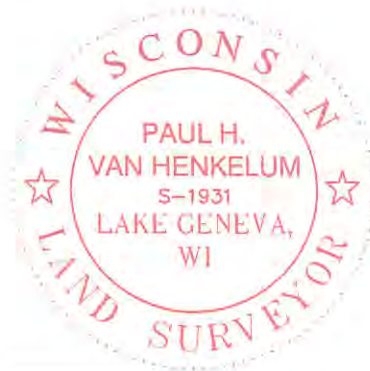
SABRINA WASWO,
SECRETARY

CERTIFICATE OF CITY COUNCIL RESOLUTION:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP, IN THE CITY OF LAKE GENEVA, WISCONSIN, OWNER BE AND THE SAME,
IS HEREBY APPROVED BY THE CITY COUNCIL ON THIS _____ DAY OF _____, 2017.

BOB KORDUS,
COUNCIL PRESIDENT

SABRINA WASWO,
CITY CLERK



CURVE TABLE

NO.	ARC	RADIUS	DELTA	CHD. BRG.	DISTANCE	BRG. IN	BRG. OUT
C1	129.01'	340.00'	21°44'24"	N08°32'16"E	128.24'	N02°19'56"W	N19°24'28"E
C2	62.05'	350.00'	10°46'22"	N24°47'39"E	61.96'	N19°24'28"E	N30°10'51"E (S30°10'50"W)
C3	252.83' (252.82')	515.00'	28°07'40"	N75°44'16"E	250.29'	N89°48'06"E	N61°40'26"E

UTILITY EASEMENT PROVISIONS:

An easement for electric and communication has been granted by GY 11 LLC, Grantor, to
WISCONSIN ELECTRIC POWER COMPANY, A WISCONSIN CORPORATION doing business as WE ENERGIES, Grantee
ALLIANT ENERGY, Grantee
CITY OF LAKE GENEVA UTILITY COMMISSION, Grantee
WISCONSIN BELL INC. d/b/a AT&T WISCONSIN, A WISCONSIN CORPORATION, Grantee, and TIME WARNER ENTERTAINMENT COMPANY, L.P., Grantor

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in conjunction with overhead and underground transmission and distribution of electricity and electrical energy, gas, telephone, and cable TV facilities for such purposes as the same is now or may hereinafter be used, all in, over, under, across, along and upon the property shown within those areas on this plat designated as "Utility Easement" and the property designated on this plat for streets, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property of all such purposes. the Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electrical facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantee's facilities or in, upon, or over the property within the lines marked "Utility Easement" without prior written consent by the Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four (4) inches without written consent of Grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

REV.
DATE 9-5-2017
SHEET 4 OF 4
JOB#17-0015

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: November 20, 2017

Agenda Item: 9

17. d.

Applicant:

Millard Properties LLC – Bob
Cook
W6362 Dunham School Road
Elkhorn, WI 53121

Request: ETZ Town of Geneva

Exterritorial Zoning request (ETZ) to create a
CSM for a 5 acre parcel located at W2970
Springfield Rd. from parcel JP1400001
Lake Geneva, WI 53147

Description:

This request is to approve a Certified Survey Map (CSM) to create a 5 acre parcel with buildings as per density requirements of Walworth County Zoning and land division located in the Town of Geneva.

The parcels included in this CSM request are:

- Parcel JP1400001
- Future Parcel of 5 acres with buildings

The result of this CSM will be a single parcel of 5 acres that will be in accordance with Walworth County Land Use and Zoning and standards.

Project Details from CSM Submittal dated 9-11-17:

The proposed CSM drawing is provided on Sheet 4 of 4 - job # 2016.128 depicts the proposed parcel after the lot separation.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Exterritorial Zoning request (ETZ) and review of 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):

1. Staff recommends that the Plan Commission recommend *approval* of the Exterritorial Zoning request (ETZ) and review of the proposed Certified Survey Map (CSM): as submitted, subject to approval for both parcels, and 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:

MILLARD PROPERTIES, LLC - BOB COOK
6362 DUNHAM SCHOOL ROAD
ELKHART, WI. 53121

TELEPHONE NUMBER OF CURRENT OWNER: (262) 215-2158

NAME AND ADDRESS OF APPLICANT:

SAME AS ABOVE BELOW

TELEPHONE NUMBER OF APPLICANT: ()

NAME AND ADDRESS OF SURVEYOR:

OLSON LAND SURVEYING, LLC DOUGLAS G. OLSON
45 S. WISCONSIN STREET P.O. Box 322
ELKHART, WI. 53121

TELEPHONE NUMBER OF SURVEYOR: (262) 723-3434

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

CSM IS SEPARATING THE EXISTING BUILDINGS FROM THE FARM LAND. AS ALLOWED BY WAUKESHA COUNTY ZONING, ADJACENT LAND IS RESTRICTED AS SHOWN ON SHEET 4 TO MAINTAIN DENSITY REQUIREMENTS OF COUNTY ZONING. WITH 5 ACRES

SUBMITTAL CHECKLIST

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

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


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

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

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

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

11-10-17
DATE


SIGNATURE OF APPLICANT

AGREEMENT FOR SERVICES

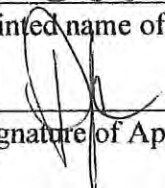
REIMBURSABLE BY THE PETITIONER / APPLICANT. The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission 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 finance charges that may accrue. The City may apply the charges for these services to the Petitioner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner and which are not paid, may be assigned by the City as a special assessment to the subject property. Petitioner hereby expressly waives any notice and hearing requirements provided in Wis. Stats. § 66.0701 or any additions or amendments to this section. Petitioner further authorizes the City Treasurer or City Clerk to levy and collect review fees and additional fees upon the affidavit of the City Administrator or the Zoning Administrator stating that such fees are reasonable and that payment is overdue. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the development application:

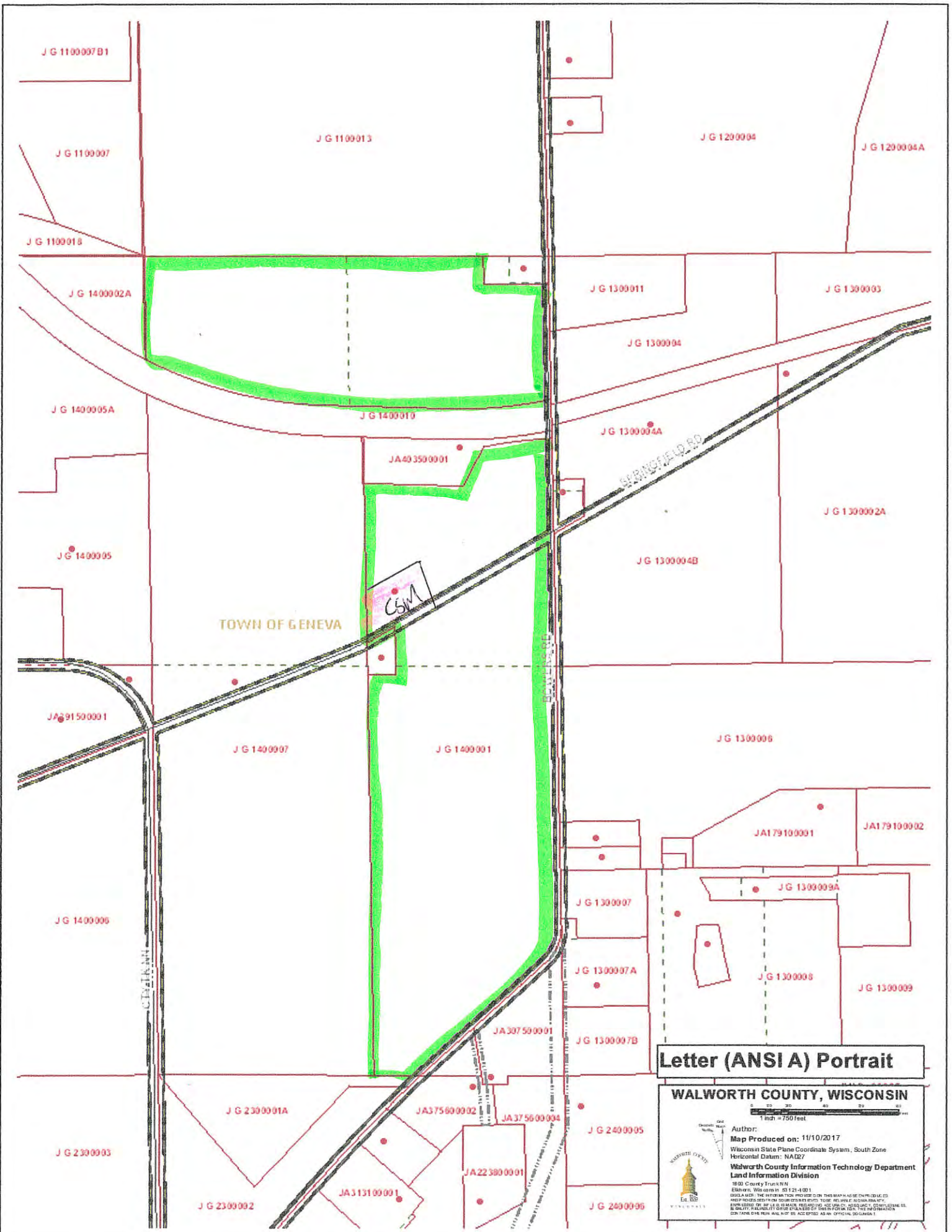
Douglas G. Olson, as applicant/petitioner for:
Name: MILLARD PROPERTIES LLC, BUR COOK
Address: W6362 DUNHAM SCHOOL ROAD
EVANSTON, WI. 53121
Phone: 762-215-2158

Agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof.

Dated this 10 day of NOVEMBER, 2017.

DOUGLAS G. OLSON
Printed name of Applicant/Petitioner


Signature of Applicant/Petitioner



TOWN OF GENEVA

SPRINGFIELD RD

Letter (ANSI A) Portrait

WALWORTH COUNTY, WISCONSIN

0 20 40 60 80
1 inch = 750 feet

Author:
Map Produced on: 11/10/2017
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83
Walworth County Information Technology Department
Land Information Division
1600 County Trunk Rd
Elsenhorn, Wisconsin, 53121-4001

WALWORTH COUNTY
EST. 1836

NOTICE: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. WALWORTH COUNTY DOES NOT WARRANT THE ACCURACY, COMPLETENESS, OR FITNESS FOR ANY PARTICULAR PURPOSE OF THIS INFORMATION. THE INFORMATION IS PROVIDED AS IS AND IS NOT TO BE USED AS AN OFFICIAL DOCUMENT.

CERTIFIED SURVEY MAP No.

Located in the Southeast 1/4 of the Northeast 1/4 of Section 14, Town 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin.

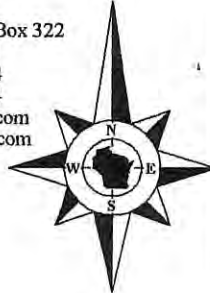
Owner: **Millard Properties, LLC**
 W6362 Dunham School Road
 Elkhorn, Wisconsin. 53121

OLSON

LAND SURVEYING, LLC

Rural | Residential | Commercial

45 South Wisconsin Street | P.O. Box 322
 Elkhorn, Wisconsin. 53121
 Telephone: (262) 723-3434
 Facsimile: (262) 723-8044
 Email: doug@olsonsurveying.com
 Website: www.olsonsurveying.com



Reserved for Walworth County Register of Deeds

Scale in Feet. 1"=100'



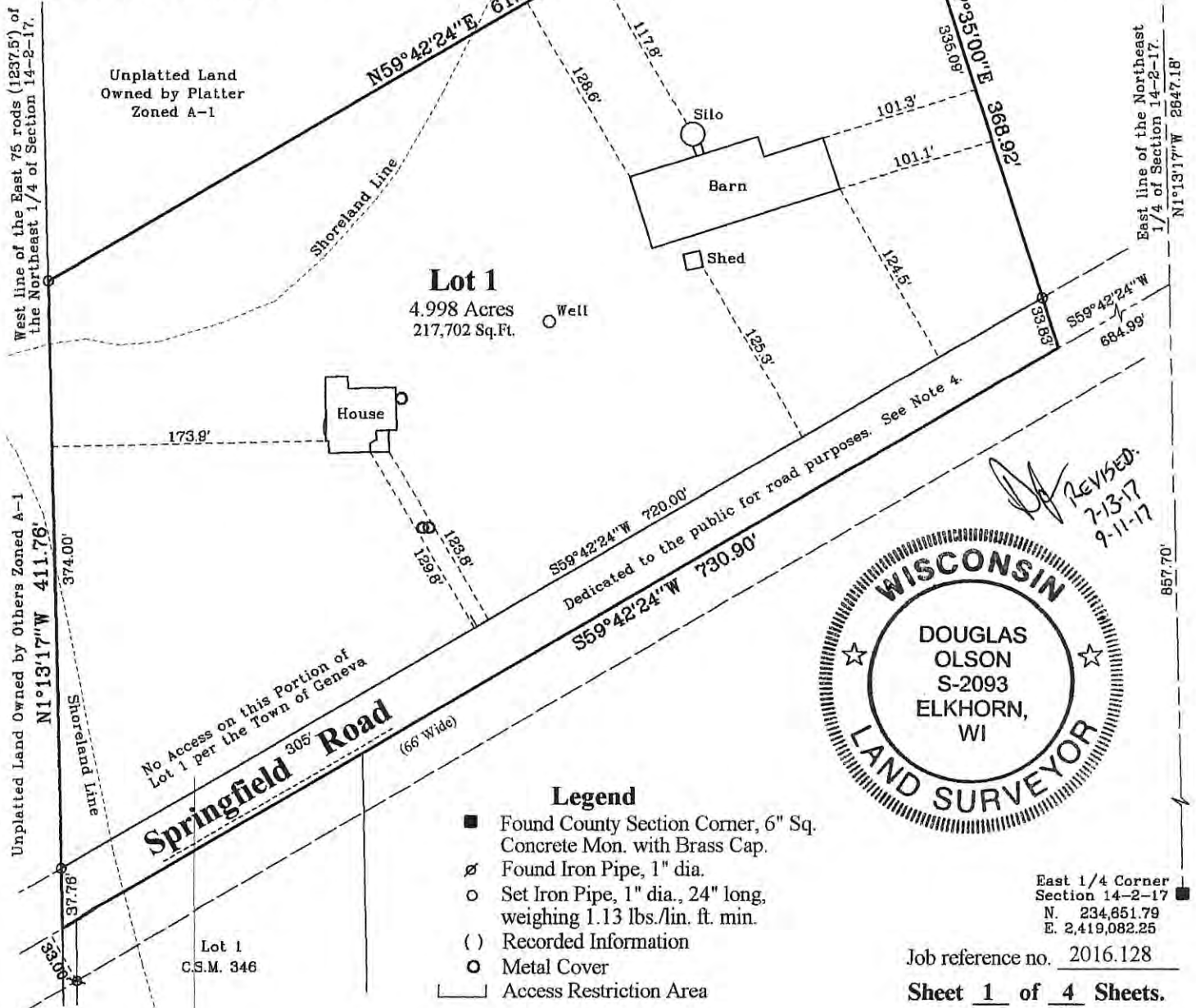
Mapping date: March 6, 2017.

Soils: FsB & MyB.

Zoning: A-1

Notes:

- Bearings referenced to the East line of the Northeast 1/4 of Section 14-2-17, recorded as N1°13'17"W in the Wisconsin State Plane Coordinate System, South Zone, (NAD-27).
- Existing sanitary system on Lot 1 appears to be functioning. No evaluation as to meeting the requirements for replacement system under "SPS 383" of the Wisconsin Administrative Code.
- Lot 1 is a separation of farm structures from farm land.
- Dedicated to the public for road purposes 0.549 Acre, 23,940 Sq.Ft.



East 1/4 Corner
 Section 14-2-17
 N. 234,651.79
 E. 2,419,082.25

Job reference no. 2016.128

Sheet 1 of 4 Sheets.

CERTIFIED SURVEY MAP No. _____ **Vol.** _____ **Page** _____

Located in the Southeast 1/4 of the Northeast 1/4 of Section 14, Town 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin.

Legal Description

A parcel of land located in the Southeast 1/4 of the Northeast 1/4 of Section 14, Town 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin, described as follows: Commence at the East 1/4 corner of said Section 14; thence North 1°13'17" West, along the East line of said Northeast 1/4 and the centerline of Bowers Road, 857.70 feet to a point on the centerline of Springfield Road; thence South 59°42'24" West, along said centerline of Springfield Road, 684.99 feet to the Point of Beginning; thence continue South 59°42'24" West, along said centerline, 730.90 feet to a point on the West line of the East 75 rods (1237.5') of said Northeast 1/4 of Section 14; thence North 1°13'17" West, along said West line, 411.76 feet; thence North 59°42'24" East 612.00 feet; thence South 17°35'00" East 368.92 feet to the Point of Beginning.

Said parcel contains 5.547 acres (241,642 sq.ft.) of land, more or less.

Said parcel contains 4.998 acres (217,702 sq.ft.) of land, more or less, exclusive of the right of way of Springfield Road.

Surveyor's Certificate

I, Douglas G. Olson, Wisconsin Professional Land Surveyor, do hereby certify that the property hereon described has been surveyed under my direction and that the plat shown hereon is a correct representation of all lot lines and that I have fully complied with the owner's/agent's instructions, Section 236.34 of the Wisconsin Statutes, the Subdivision Control Ordinance, Walworth County, Wisconsin, Town of Geneva, Walworth County, Wisconsin, and Section 66 of the City of Lake Geneva Municipal Code, City of Lake Geneva, Walworth County, Wisconsin.

Date: MARCH 3, 2017

Revised: JULY 13, 2017



[Signature]
Douglas G. Olson, P.L.S. 2093

Walworth County Approval

Approved this 18th day of September, 2017 by the Walworth County Zoning Agency.

[Signature]
Tim Brellenthin, Chairperson

Town Board Approval

Approved this 8th day of May, 2017 by the Town Board of the Town of Geneva.

[Signature]
Joseph F. Kopecky, Chairperson

CERTIFIED SURVEY MAP No. _____ Vol. ____ Page _____

Located in the Southeast 1/4 of the Northeast 1/4 of Section 14, Town 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin.

Extraterritorial Approval

Resolved that this Certified Survey Map is hereby approved by the Common Council of the City of Lake Geneva, Wisconsin.

Alan Kupsik, Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Lake Geneva, Wisconsin, this _____ day of _____, 2017.

Sabrina Waswo, City Clerk

Owner's Certificate

As owner I hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, mapped and dedicated as represented on this map, and I hereby declare the restrictions shown on this map to be a covenant running with the land, binding on all future owners thereof. I also certify that this map is required to be submitted to the following for approval: Walworth County, Town of Geneva & City of Lake Geneva.

Robert J. Cook
Millard Properties, LLC

STATE OF WISCONSIN)
) SS
COUNTY OF WALWORTH)

Personally came before me this _____ day of _____, 2017, the above named Robert J. Cook, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, Wisconsin.

My commission expires _____.



[Handwritten signature]
03-06-17
Rev. 07-13-17

Located in the Southeast 1/4 of the Northeast 1/4 of Section 14, Town 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin.

Legal Description of lands restricted by farm separation See note below.

That part of Tax Parcel JG 1400001 (described as the East 75 rods (1237.5') of the Northeast 1/4 of Section 14, Town 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin), described as follows: All of the lands that are South of Certified Survey Map No. 4035 and North of the centerline of Springfield Road that are not part of this Certified Survey Map.

Said parcel contains approximately 16.7 acres of land, more or less. This parcel has not been surveyed, the above description is approximate based upon existing records.

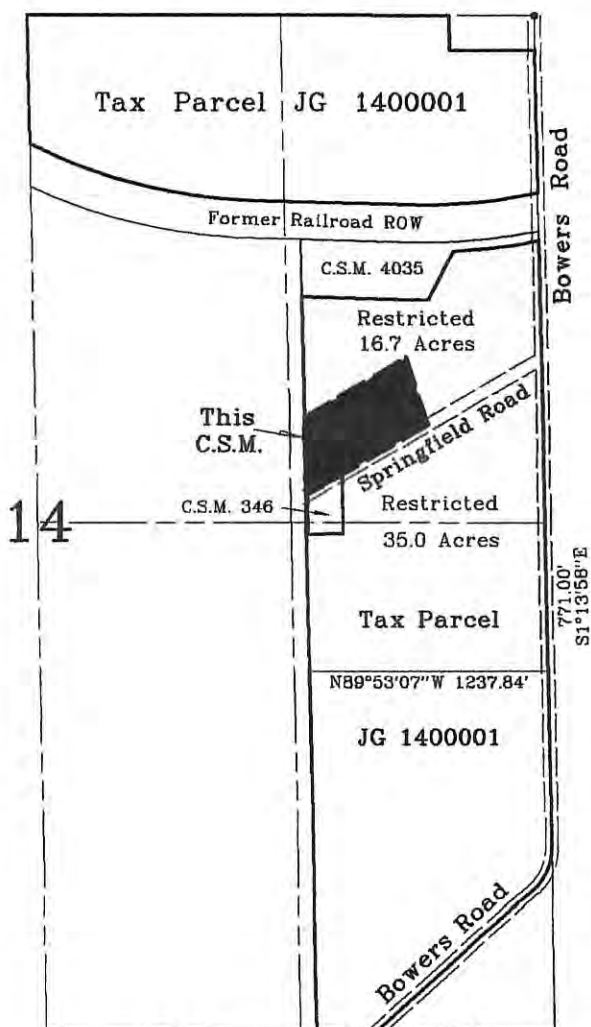
ALSO

That part of Tax Parcel JG 1400001 (described as the East 75 rods (1237.5') of the Northeast 1/4 of Section 14 and the East 75 rods (1237.5') of the Southeast 1/4 of Section 14, Town 2 North, Range 17 East, Town of Geneva, Walworth County, Wisconsin), described as follows: All of the lands that are South of the centerline of Springfield Road and North of a line described as follows: Commence at the East 1/4 corner of said Section 14; thence South 1°13'58" East, along the East line of said Southeast 1/4 and the centerline of Bowers Road, 771.00 feet to the Point of Beginning; thence North 89°53'07" West 1237.84 feet to the Point of Termination on the West line of said Tax Parcel JG 1400001.

Said parcel contains approximately 35.0 acres of land, more or less. This parcel has not been surveyed, the above description is approximate based upon existing records.

Note: This land is restricted by Sec. 74-51.(1)v. of the Zoning Ordinance, Walworth County, Wisconsin, relating to the separation of farm structures from farm land, in that no structures shall be placed thereon without a conditional use approval from the Walworth County Zoning Agency.

Note: For exhibit and information only. The map and legal description on this sheet are not intended to be used for conveyance purposes.

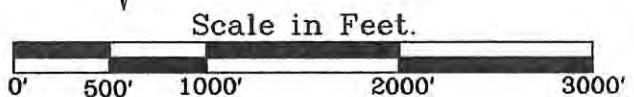


D/O 03-06-17



Location Sketch

The Northeast 1/4 and the Southeast 1/4 of Section 14 Town 2 North, Range 17 East



1st Area Restricted by Farm Separation

2nd Area Restricted by Farm Separation

CONDITIONAL USE RESOLUTION 17-R58

A resolution authorizing the issuance of an amended Conditional Use Permit for Alan & Kathi Bosworth, 23 Windsor Drive, Elmhurst, IL 60126 to allow for the approval to the Landscape plan for 1224 West Main Street the SR-4 zoning in the ER-1 Zoning District to construct a retaining wall adjacent to the east property line.

WHEREAS, the City Plan Commission has considered the application of Alan & Kathi Bosworth;

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on November 20, 2017.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit to and Alan & Kathi Bosworth, located at 1224 West Main Street, Lake Geneva WI 53147, to allow for the use of SR-4 zoning setbacks in the zoning district to construct a new retaining wall and landscape plan, located in the ER-1 zoning district, Tax Key No. ZYUP 00094A.

To include all affirmative findings of fact.

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

6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Granted by action of the Common Council of the City of Lake Geneva this 27th day of November 2017.

Alan Kupsik, Mayor

ATTEST:

Lana Kropf, City Clerk

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: November 20, 2017

Agenda Item: 10

Applicant:

Alan & Kathi Bosworth
1224 W. Main Street
Lake Geneva, WI 53147

Request:

Amend Existing Conditional Use Permit for
a site plan change to original request

Description:

The applicant is submitting a request to amend the existing Conditional Use Permit (CUP) to install a landscape retaining wall on the east property line adjacent to the Lake Geneva public lake access on the west side of Library Park.

The applicants original submittal did not identify the new needed retaining wall due to the elevation of the construction as approved.

This was most likely overlooked with the transition of staff nonetheless a request to amend is necessary due to the proximity of the site and elevations.

Action by the Plan Commission:

Recommendation to the Common Council on the amendment to 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 new installation of the 48” retaining wall will be located near the east property.

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

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

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

1. In general, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

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

Staff Recommendation on the Proposed Conditional Use Permit:

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

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

1224 WEST MAIN STREET, LAKE GENEVA, WI
* SEE ATTACHED LEGAL DESCRIPTION

NAME AND ADDRESS OF CURRENT OWNER:

ALAN + KATHI BOSWORTH 23 WINDSOR DRIVE
ELMHURST, IL 60126

TELEPHONE NUMBER OF CURRENT OWNER:

630.832.4481

NAME AND ADDRESS OF APPLICANT:

ORREN PICKELL DESIGN GROUP, CONTACT: JOHN FOREHAND
550 FRONTAGE ROAD, SUITE 3800, NORTHFIELD, IL 60093

TELEPHONE NUMBER OF APPLICANT:

847.572.5273

PROPOSED CONDITIONAL USE:

THE PURPOSE OF THIS APPLICATION IS TO AMEND EXISTING CONDITIONAL USE PERMIT (RESOLUTION 16.R43)* TO INCLUDE A RETAINING WALL ALONG THE EAST PROPERTY LINE AS ILLUSTRATED ON THE NEWLY SUBMITTED LANDSCAPE PLAN.

ZONING DISTRICT IN WHICH LAND IS LOCATED:

ER-1 ESTATE RESIDENTIAL

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

ARCHITECT: ORREN PICKELL DESIGN GROUP, JOHN FOREHAND, AIA
550 FRONTAGE ROAD, SUITE 3800
NORTHFIELD, IL 60093

CONTRACTOR: ORREN PICKELL BUILDING GROUP
550 FRONTAGE ROAD, SUITE 3800, NORTHFIELD, IL 60093

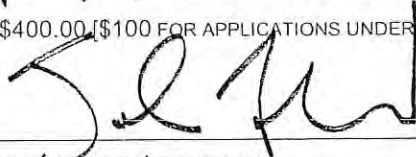
SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

PERMITTED HOME CURRENTLY UNDER CONSTRUCTION - APPLICATION REQUESTS PERMISSION TO ADD LANDSCAPE RETAINING WALL.

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

OCTOBER 25, 2017

DATE



SIGNATURE OF APPLICANT

* SEE ATTACHED

both entities to encourage cooperation. Mr. Kordus felt the compensation studies and pay scales do not adjust every year. Mr. Oborn stated that merit increases will be phase 2.

Discussion/Action on 2017 Budget Workshop Schedule

Mr. Kordus noted this went to Council with no recommendation. He felt it looked fine but questioned if it needs to be published. Mr. Oborn said the meetings will be listed on the city calendar if approved. Mayor Kupsik asked City Attorney Draper if there is anything legally that would keep them from allowing the public to participate in the budget process or attending meetings. Mr. Draper said it would depend on what sort of efficiencies you want to have in the meetings. Mr. Kordus noted people have sat in on the meetings in the past. Alderman Gelting would like to have public involvement as early as possible. He feels the special finance meetings are a good opportunity for people to come. He is a bit concerned on the times they are slotted for. He would rather see later times to allow for people to attend. Mr. Kordus said they don't stick to time schedules. A 2 hour meeting generally lasts quite a bit longer. Mr. Oborn said the 10:00am meetings could be moved but they will clash with other meetings that are already scheduled. Mr. Kordus encouraged all other aldermen who are not on the Finance, License and Regulation Committee to attend the meetings. They will be recognized as a participant.

Kordus/Horne motion to approve the schedule as presented.

Roll Call: Chappell, Kordus, Skates, Flower, Horne, Hedlund, Howell voting "yes" and Gelting voting "no." Motion carried 7 to 1.

Plan Commission Recommendations – Alderman Skates

Skates/Howell motion to approve the **Precise Implementation Plan Amendment Application filed by Ted and Terri Harig, 6597 Deerpath Rd., Lake Geneva to operate a Commercial Indoor Lodging facility at an existing Commercial Business in a Planned Development (PD) zoning district located at 821 Geneva St., Tax Key No. ZOP 00171, including two additional parking spaces provided at church next door; any onsite parking must be on paved surface, no outdoor storage, including Staff recommendations, and Findings of Fact (Plan Commission recommended on August 15, 2016).** Alderman Skates noted it is a transition from an antique store to commercial indoor lodging. The annual agreement with the church next door was for 2 parking spots that they needed.

Roll Call: Chappell, Kordus, Skates, Flower, Gelting, Horne, Hedlund, Howell voting "yes." Unanimously carried.

Skates/Kordus motion to approve **Resolution 16-R43, a Conditional Use Application to use the Single Family Residential (SR-4) zoning requirements in an Estate Residential (ER-1) zoning district for a new home filed by Orren Pickell Design Group, 550 Frontage Rd., Ste 3800, Northfield, IL 60093 on behalf of Alan and Kathi Bosworth, 267 E South St., Elmhurst, IL 60126 at 1224 W Main St., Lake Geneva, Tax Key No. ZYUP 00094P, including the Findings of Fact; Staff recommendations; terrace (covered porch) setback to be 50 feet from lake shore; sidewalk in the city right of way to be repaired to city standards; no access to the city driveway from residence; no construction access to the city driveway; no structures, trees, landscaping, or permanent fencing on the sanitary line or the right of way; Chapter 30 DNR permit required; Sanitary line to be shown on survey and landscaping plan; and 6 foot fence in height allowed to front property line (Plan Commission recommended on August 15, 2016).** Mr. Skates said this is the home next to the west end pier. There is a shared driveway. The sewer line runs right onto the corner. There was concern there, which staff will stay on top of. They are going to supply the location and make the adjustments for the house so it is not in that right of way. The city will not have to share the driveway anymore and the sidewalk out front will be upgraded as well.

Roll Call: Chappell, Kordus, Skates, Flower, Gelting, Horne, Hedlund, Howell voting "yes." Unanimously carried.

Skates/Horne motion to approve an **Application for Site Plan Review for a parking lot filed by Lake Geneva United Methodist Church, 912 Geneva St., Lake Geneva, Tax Key No. ZA464800001, including the city engineer and applicants engineer reach an agreement with the conditions of the engineers letter dated August 8, 2016, Staff recommendations and Findings of Fact (Plan Commission recommended on August 15, 2016).** Mr. Skates explained the lot was made into 1 piece to allow for a parking lot.

Roll Call: Chappell, Kordus, Skates, Flower, Gelting, Horne, Hedlund, Howell voting "yes." Unanimously carried.

Application for Conditional Use – Amendment to Approved Resolution 16-R43

1224 West Main, Lake Geneva, IL

Section II (c), (e) Response:

The intent of this application is to amend an existing Conditional Use permit (Resolution 16-R43) for the new single family home being constructed at 1224 West Main Street. A new landscape plan is being submitted which adds a masonry landscape retaining wall along a portion of the east property line. The east property line of 1224 West Main abuts the Elm Park Access Drive/ boat launch area. The proposed retaining wall will be approximately 4' tall at the high point and will taper down to approximately 2' as the wall approaches Main Street. The wall is necessary due to the grade elevation of the new home's driveway. The retaining wall along with the wood fence and the proposed evergreen planting will provide privacy screening for the residence as well as a nicely landscaped border for the access drive.



CALL DIGGERS HOTLINE
 811 or 1-800-242-8311
 WIS. STATUTE 182.01(4)(b)
 REQUIRES 2 WEEKS NOTICE BEFORE YOU EXCAVATE



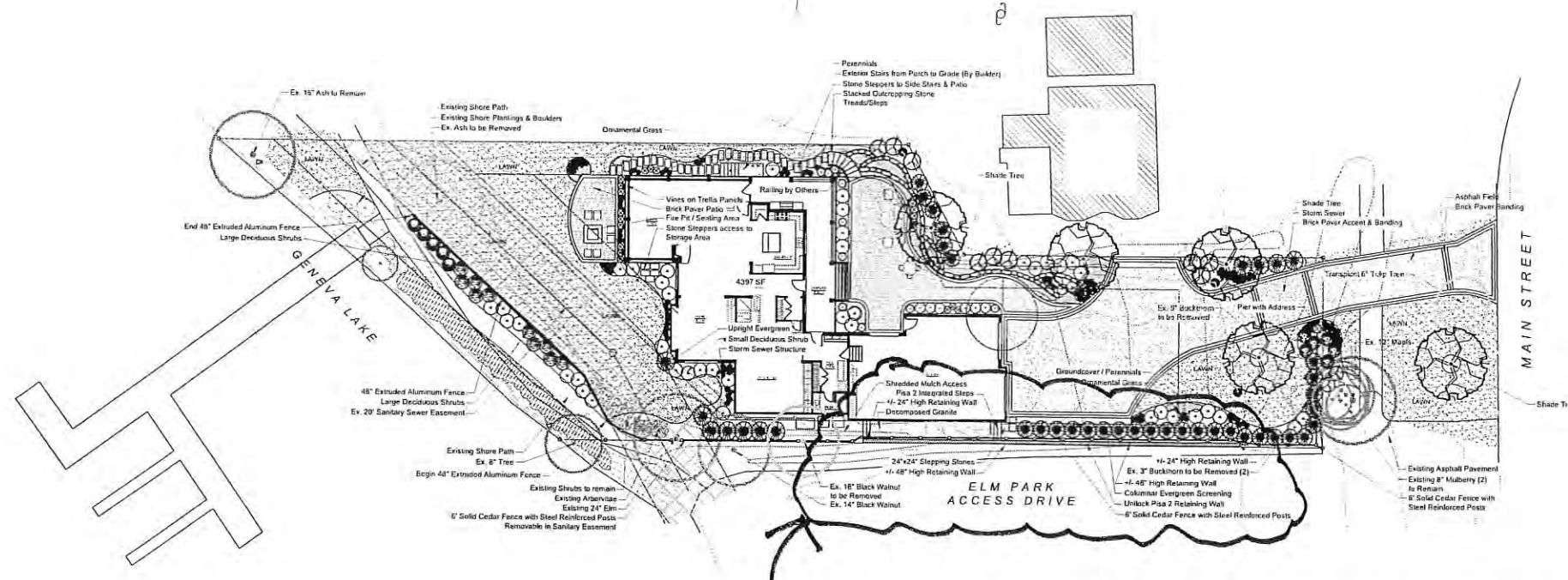
Earth Developments
 Landscape Architects / Contractors
 8107 Wilmet Road, Spring Grove, IL 60081 p 815.675.0055
 www.earthdevelopments.com

PROJECT
BOSWORTH RESIDENCE

1224 W. Main Street
 Lake Geneva, WI

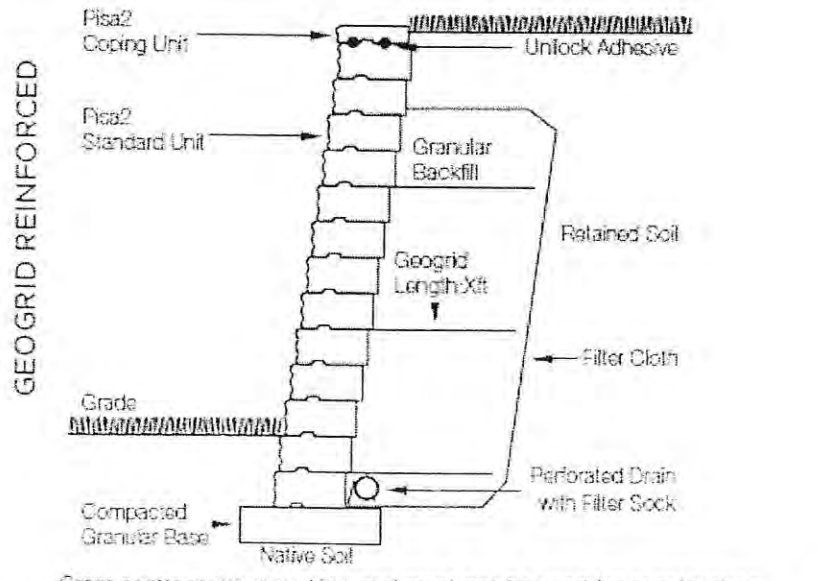
ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10.20.17	ISSUE TO OWNER



AREA OF REQUESTED CHANGE

OVERALL LANDSCAPE PLAN
 Scale: 1" = 20'0"



AREA OF REQUESTED CHANGE

PISA 2 RETAINING WALL DETAIL

Cross sections are examples, and must not be used for construction.

Information contained herein is based on survey information. Best inspection, and believed to be accurate.

SHEET TITLE
LANDSCAPE PLAN

PROJECT MANAGER	CM
PROJECT NUMBER	17-083
DATE	10.25.17
SHEET NUMBER	

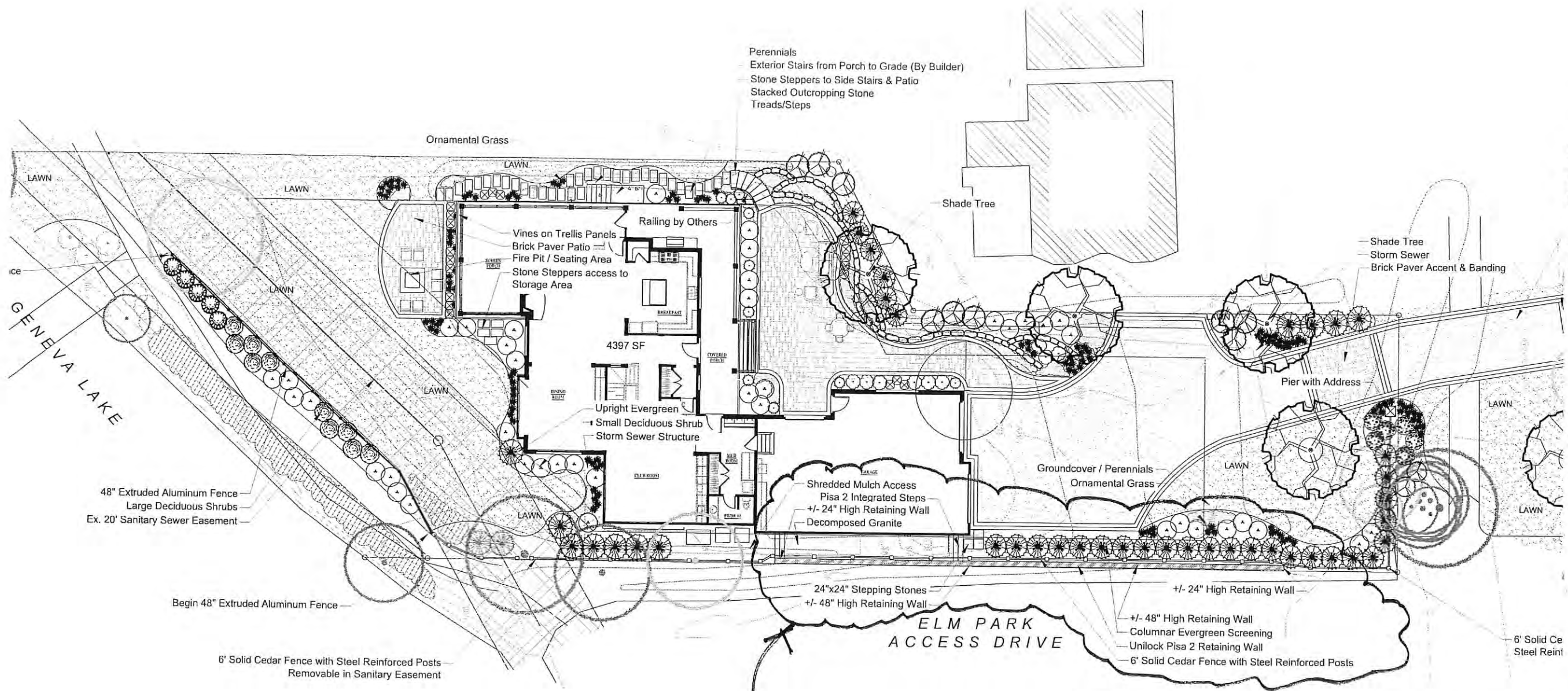
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BOSWORTH RESIDENCE

1224 W. Main Street
 Lake Geneva, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10.20.17	ISSUE TO OWNER



AREA OF REQUESTED CHANGE

ENLARGED LANDSCAPE PLAN
 Scale: 1" = 10'0"

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE
ENLARGED LANDSCAPE PLAN

PROJECT MANAGER CM
 PROJECT NUMBER 17-083
 DATE 10.25.17
 SHEET NUMBER

L 1.1



Exterior Stairs from Porch to Grade (By Builder)
 Stone Steppers to Side Stairs & Patio
 Stacked Outcropping Stone
 Treads/Steps



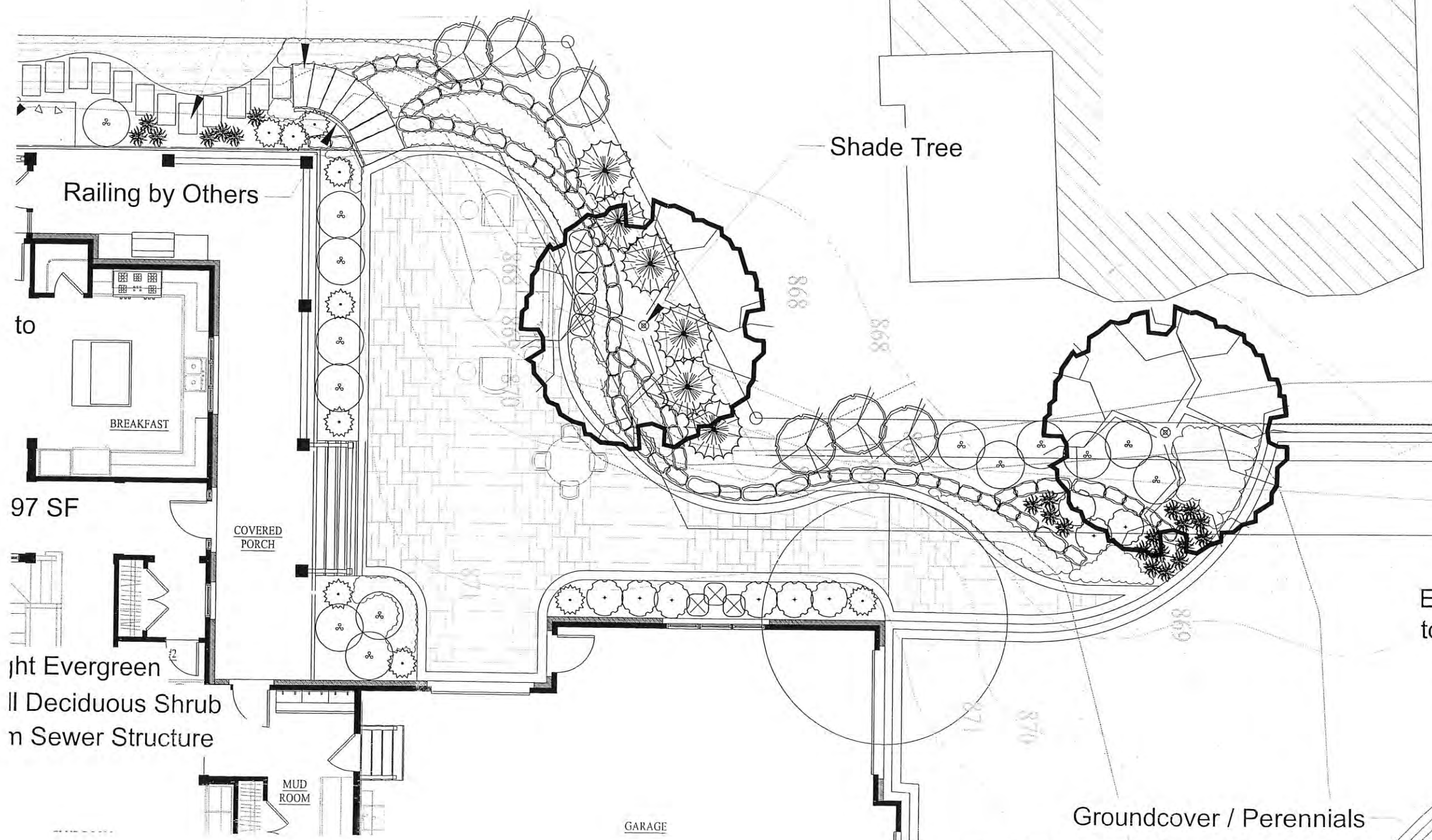
Earth Developments
 Landscape Architects / Contractors
 8107 Wilmot Road, Spring Grove, IL 60081 p 815.675.0055
 www.earthdevelopments.com

PROJECT
**BOSWORTH
 RESIDENCE**

1224 W. Main Street
 Lake Geneva, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10.20.17	ISSUE TO OWNER



Railing by Others

to

BREAKFAST

97 SF

COVERED PORCH

ght Evergreen

ll Deciduous Shrub

n Sewer Structure

MUD ROOM

GARAGE

Shade Tree

Groundcover / Perennials

Ex
to

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE
**ENLARGED
 LANDSCAPE
 PLAN**

PROJECT MANAGER	CM
PROJECT NUMBER	17-083
DATE	10.25.17
SHEET NUMBER	

L 1.2



ENLARGED LANDSCAPE PLAN

Scale: 1" = 40'

SITE GRADING & EROSION CONTROL PLAN

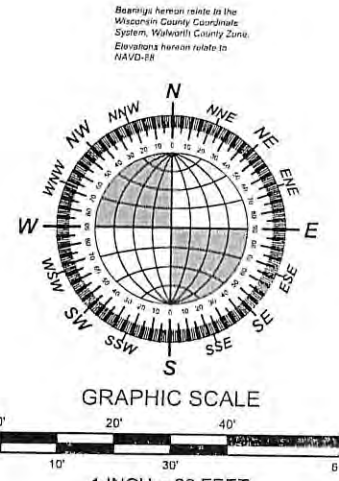
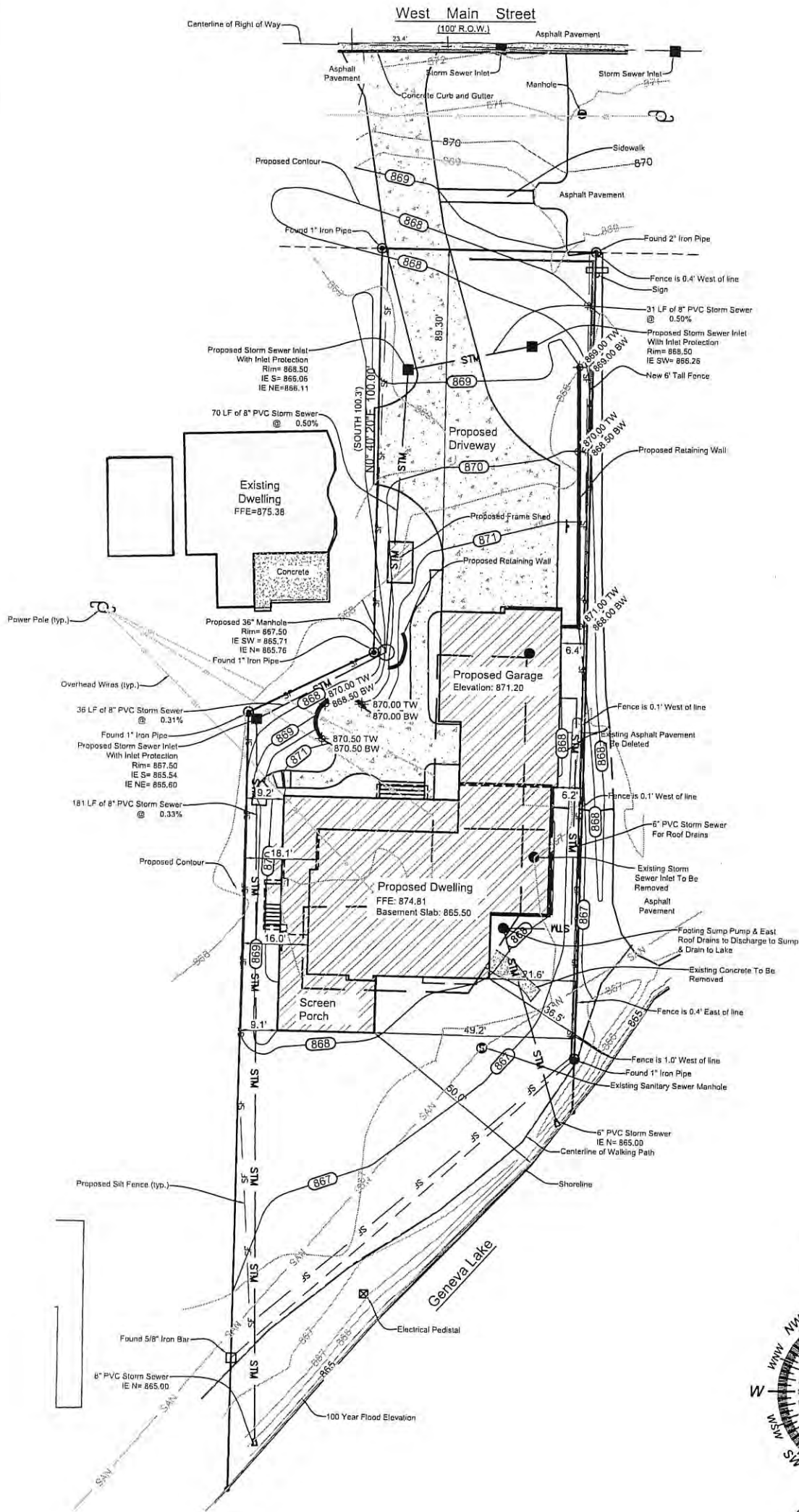
Survey No. 16-5040

September 19, 2017

LOCATION: 1224 W. Main Street, Lake Geneva, Wisconsin
 PREPARED FOR: Orren Pickell Design Group
 LEGAL DESCRIPTION:

SITE DATA
 LOT AREA: 16280.68 SF
 FLOOR AREA: 3072.72 SF
 FLOOR AREA RATIO: 0.19
 IMPERVIOUS SURFACE AREA: 6564.82 SF
 IMPERVIOUS SURFACE RATIO: 0.40

NOTES
 TW = TOP OF WALL
 BW = BOTTOM OF WALL



FLOOD NOTE:
 Per the National Flood Insurance Program, Flood Insurance Rate Map No. 55127C0329D, bearing an effective date of October 2, 2009; the 1% annual chance (100-year flood) elevation is 865.00



LYNCH & ASSOCIATES
 5482 S. WESTRIDGE DRIVE
 NEW BERLIN, WI 53151
 SURVEYOR'S OFFICE:
 432 MILWAUKEE AVE
 BURLINGTON, WI 53105
 (262) 248-3697

DRAWING BY: KBM
 FIELD WORK BY: LMG

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: November 20, 2017

Agenda Item: 11A

Applicant:

Mau & Associates, LLP
Himansu Dhyani
400 Security Blvd.
Green Bay, WI 54313

Request: 1150 Wells Street

Proposed **General Development Plan (GDP)**
to provide zoning flexibilities to Planned
Development of four – 8 unit multi-family
buildings (32 units)

Description:

The applicant is submitting a General Development Plan to create a Planned Development (PD) that will combine two existing lots located at 1150 Wells St. to develop four separate 8-unit apartment buildings with a total of 32 new units.

Currently the property located on the two existing parcels existing buildings will be razed to accommodate the new proposed development as submitted. The applicants have meet with staff to identify site requirements to allow for the flexibilities necessary to accommodate the buildings and to include storm water runoff and recommended building layouts to enhance views from the neighboring streets and properties.

This is a transitional site between Multi-Residential-8 (MR-8) south and north with single family to the west.

The subject property includes 4 - principal buildings all of which are 8-Unit apartment buildings creating 32 new apartment dwelling units.

The proposed requests required parking space has been met. The site currently provides parking in three locations for some units they are and provided within the garage area of the apartment buildings, ground parking, and two additional detached accessory buildings accommodating 8 additional indoor parking stalls.

This Planned Development is required to be granted flexibilities from the zoning ordinance. This involves review and approval of a General Development Plan (GDP). In addition, the proposed land use requires exceptions to the “maximum units per acre” which is minimal, albeit with the multi-family adjacent to both sides of the proposed development staff felt the PD was acceptable due to the minimal overage.

Essentially, the GDP creates a customized zoning district for a particular development. The GDP focuses primarily on the mix of uses, procedural requirements, and flexibilities from the development standards of the underlying zoning district, particularly density/intensity and bulk requirements. This report focuses on these issues.

Consistency with the Comprehensive Plan:

Wisconsin law requires all Zoning Map Amendments (including General Development Plans) be consistent with the Comprehensive Plan, and particularly with the Future Land Use Map. This map recommends the land use category for the subject property. This category allows for neighborhood-scale mixed use development. The proposed GDP zoning *is consistent* with the Comprehensive Plan.

Relation to Base Zoning Standards:

All Planned Developments must explicitly identify any flexibilities being requested from base zoning standards in the most comparable regular zoning district. In this instance, the Planned Development (PD), the current zoning of the property, provides that comparison zoning district. The project is requesting the following:

1. The applicant is requesting approval for (4) four 8-unit multi-family principal buildings that, each building containing a distinct Multi-family land use with a total of 32 dwelling units. The maximum units per acre request exceeds the allowable area as permitted.

As no other changes are proposed to the site that would change existing conditions, no other flexibilities are requested.

Approved Land Uses:

The GDP enables the following land uses as permitted:

- Planned Development (PD)

The GDP enables the following land uses by *conditional use and subject to PIP approval*:

- (4) four 8-unit multi-family buildings (32 units total)

Zoning Map Amendment / GDP - Action by the Plan Commission:

Recommendation to the Common Council on the Proposed Zoning Map Amendment / GDP

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

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

Staff Review Comments:

Staff believes that this is a suitable location for a Multi-Family development land use due to the surrounding Multi-Family land uses and zoning. The site is currently zoned Planned Business, like other properties along Well Street and is planned for *Neighborhood Mixed Use* in the Comprehensive Plan, a category conducive to neighborhood-scale mixed use development.

Staff believes that the site as it is currently zoned is suitable for Multi-Family Residential, because there are abutting properties with the same land use. Granting the GDP establishes

zoning regulations for the subject property that would enable the consideration of Multi-Family Residential – 8 (MR-8) land uses for all buildings, contingent on Conditional Use.

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

A proposed GDP must be reviewed by the standards for all Zoning Map Amendments, below:

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be in agreement with Items 1 and 3, and one or more factors of Item 2, of the following.
1. The proposed GDP furthers the purposes of the Zoning Ordinance as outlined in Section 98-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA).
 2. One or more of the following factors have arisen that are not properly addressed on the current Official Zoning Map:
 - a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;
 - b. A mistake was made in mapping on the Official Zoning Map;
 - c. Factors have changed, making the subject property more appropriate for the proposed GDP zoning;
 - d. Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
 3. The proposed GDP amendment to the Official Zoning Map maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- B. If, after the public hearing, the Commission wishes to recommend *denial*, then the appropriate fact finding would be in disagreement with at least one of Items 1, 2, or 3 of the following:
1. The proposed GDP does not further the purposes of the Zoning Ordinance as outlined in Section 98-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA).
 2. One or more of the following factors have not arisen that are not properly addressed on the current Official Zoning Map:
 - a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;
 - b. A mistake was made in mapping on the Official Zoning Map;
 - c. Factors have changed, making the subject property more appropriate for the proposed GDP zoning;
 - d. Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.

3. The proposed GDP amendment to the Official Zoning Map 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.

Staff Recommendation on the General Development Plan:

1. Staff recommends that the Plan Commission recommend *approval* of the GDP as submitted, including the granting of all requested zoning ordinance flexibilities of the maximum units per acre, all other zoning requirements have been met.

Mau & Associates, LLP.

Land Surveying & Planning - Civil & Water Resource Engineering

400 Security Boulevard, Green Bay, WI 54313

Phone (920) 434-9670 – Fax (920)434-9672

Website: www.mau-associates.com

October 20, 2007

RE: 1150 South Wells Street Multi Family Planned Development

To Fred Walling – Zoning Administrator, City of Lake Geneva

Mau and Associates, on behalf of Northern Management, is initiating Step 3, General Development Plan for the application process of redeveloping two lots at 1150 South Wells Street. The development team, Northern Management, has already invested substantial resources into neighboring multi family properties at 311-318 E South Street and 1110-1122 S Wells Street recently. Northern Management seeks to continue redevelopment momentum into the neighborhood by transforming a near-blighted property at 1150 S Wells Street to a market rate 32 unit two story multi family development which can bring cohesive land use to the neighborhood.

The development team has a large portfolio of owning and operating apartment homes throughout Wisconsin. Northern Management offers top quality multi family apartment homes and properties and has shown commitment to invest in Lake Geneva. The team is looking to construct one of their newest apartment models which utilizes high quality materials and offers amenities and functions of which appeal to residents and neighbors alike. An example of the model which is proposed is located at Meadowland Villas in Sheboygan. Images of the building have been attached along with building plans from said project. The website address for this property is provided below:

<http://www.wisconsinapartments.biz/p-property.php?city=Sheyboygan&Sheyboygan=4>

Building Features Include

First floor unit private patios

Second floor cathedral ceilings and private balconies

All units have either 1 or 2 stall attached garage

In unit washer and dryer

Tile backsplashes

Deluxe vinyl plank flooring

High definition laminate countertops

Units Include:

1 Bed / 1 Bath / 1 Car Attached Garage

2 Bed / 2 Bath / 1 Car Attached Garage

2 Bed / 2 Bath / 2 Car Attached Garage

Approximate Residential Densities

Units / Acre 12.26 Units / Acre

Floor Area Ratio 52,360 SF / 113,964 SF = 0.46

Impervious Surface Ratio 59.5%

General treatment to the natural features

Site currently is one story motel building. Some matures have grown across the site, but generally a motel building with surface parking exists. Site generally flows from north to south with an approximate ten foot drop in elevation from north to south. The site is located within the urban fabric of the community and the layout is designed to complement this. A storm water management pond will be located near the southeastern corner of the property, the low point. A lower point does exist near the center of the west property line. This will be a challenge for engineers to steer storm water from this low point to the storm pond as grading will occur on the site to flatten the surfaces out without having storm water hindering neighboring properties. The site does have a number of mature trees. This is an asset for the property and community. The developers have made preservation of trees on the site a priority. As of the GDP, it would appear approximately 30 trees could have a good chance of being saved and used apart of the landscape plan.

General relationship to nearby properties and public streets

The property is located on South Wells Street and is bookended by multi family apartments along Wells. Those properties have been acquired by Northern Management in the recent past and has had substantial reinvestment into the properties. Lands across the street are a mix of industrial and multi family. To the west, single family residential and two unit residential mix.

General relationship of the project to the Master Plan

The western side of South Wells Street, north of South Street, calls for Planned Mixed Use north through Lake Geneva Road. One of the four components the of the mix of land uses is multi family residential.

Rationale to why PD zoning is proposed:

As far as a land use, multi family residential makes sense on this site and the surrounding neighbors. To make this product work, 32 units are a necessary component for the developer. Symmetrically, the layout of the buildings makes sense compared to the courtyard/patio facing fronts and parking loading rear of buildings. Two buildings along South Wells forms a street edge and allows for storm water management to be placed in its most natural state on the site. Two buildings facing along the north and south property lines complement existing developments while having an interior parking courtyard which is shielded from the much of the public. With the four units proposed, the development can fill a void in the block with new investment dollars and a design which focuses on placing the buildings and people into the front of the neighborhood and tucking cars and parking to the rear.

However, some of the zoning density standards cannot be met with a straight rezone. While densities remain lower than existing multi family surrounding the site, a planned development is needed to

address these numbers. This development projects 32 Units on 2.61 acres equaling 12.26 units / acre. This ratio is less than surrounding multi family development ratios; 14.49 units / acre to the south and 15.25 units / acre to north. However, the ratio gives a good balance to the rest of the established neighborhood insomuch that the scale is not underwhelmingly low in comparison on an urban county highway.

This site plan shows approximately 0.595 impervious surface ratio in its current configuration. Buildings have been placed within footprint to account for yard setbacks and allot enough land to construct a storm water management pond at the southeast corner of the parcel. The southeast corner makes sense for storm water location as it is the low point of the property and parcel lines are not aligning at 90 degree angles. The acute angle of the southeast lot corner makes building placement less than ideal. Storm water pond sizes have much more flexibility.

This site plan shows 96 parking stalls. Each building is designed to have 22 attached garage stalls. Each of the eight unit buildings will have (3) two stall garages and (5) one stall garages. Two four unit detached garages near the rear of the property is planned to accommodate residents who seek to have an additional garage stall. Site averages to 3.0 parking stalls / unit.

The team is seeking Planned Development status. We are seeking this status because we feel the product which is being proposed make the most sense for the neighborhood. The proposed apartment product has proven to be desirable to people of all ages. We feel the size and scope of the development would tie very well to the existing multi family homes. We acknowledge that two-family residential homes border the western edge of the property. This plan situates buildings to stay within a 30 foot rear yard setback as not to overwhelm the existing homes. Much of the rear property line has an existing tree line. To ensure further visual separation from vehicular lights, a planted dense screening line is proposed along the paved areas.

The site is currently zoned Planned Business (PB). This development is being submitted to be a Planned Development using the framework of Multi-family Residential (MR-8) standards. However, some land use exemptions and density/intensity exemptions are needed in order to meet this zoning district. Current zoning is PB. Multi family is not a permitted use in PB.

List of Zoning Standards which will not be met and written description of exemptions

Density and Intensity Exemptions

Table 98-304 City of Lake Geneva Residential Density Standards

Multi Family Residential

Max Gross Density Code 8.0

Request 12.26 Units/Acre

Minimum Lot Area 4,500 sf per du

Request 3,561 sf per du

Minimum Landscape Surface Ratio Code 50%

Request 40.5%

Minimum Zoning District Area 10 acres

Request 2.61 acres individually as a project. When combined with neighboring lots to north and south, district becomes over 10 acres. This lot is the missing middle.

FAR Ratio =0.275

Request 0.46 Floor area ratio is 52,360 SF / 113,964 SF = 0.46

Landscaping Exemptions

Landscaping plan is shown on general conceptual landscaping plan. City of Lake Geneva uses a point system to evaluate landscaping plans. These systems use foundations, developed lot, street frontage, and parking requirements to factor in point totals. Additionally, landscaping is required for bufferyards at areas where zoning standards are not shared. The western portion of the lot is against areas zoned SR4. This will require a 0.3 opacity value. In past discussions, a dense screening has been noted along the western property line. The general conceptual landscaping plan does note this. However, exact planting species and locations will be noted at PIP staging as engineering of the site will take place for this step and will dictate grading which will impact vegetation.

Steps which will be used to best satisfy buffer yard requirements will include the potential to use the following:

Existing Fence

Existing Vegetation/Trees

Future Fencing

Future Vegetation/Trees

Engineered Site Grading

The site does have a number of mature trees. This is an asset for the property and community. The developers have made preservation of trees on the site a priority. As of the GDP, it would appear approximately 30 trees could have a good chance of being saved and used apart of the landscape plan. Engineered grading will dictate if trees can be useful and will play a role in the preservation.

Landscaping Requirements for Paved Areas will require approximately 385 points because of the size of the paved lot. Requirements note this landscaping must occur within 10 feet of the paved area. However, obstacles occur as many of the areas in the project where pavement ends is against a building, limiting the area for landscaping. Additionally,

No foreseen Land Use Exemptions

No foreseen Bulk Exemptions

No foreseen Parking and Loading Exceptions

In closing,

We believe this planned development strengthens the Wells Street corridor and fills in a gap of underused property within the neighborhood. Northern Management has already made a firm commitment to neighboring properties which were in need of reinvestment. This proposal seeks to continue reinvestment along what would be approximately 1000 linear feet of South Wells Street.

Please to consider this development at the forthcoming November Plan Commission meeting

Kind Regards

Jonathon LeRoy

jleroy@mau-associates.com

CC:

Alan Kupsik - Mayor of the City of Lake Geneva

akupsik@cityoflakegeneva.com

Blaine Oborn – City Administrator

cityadmin@cityoflakegeneva.com

Richard Torhorst – Lake Geneva Development Corporation

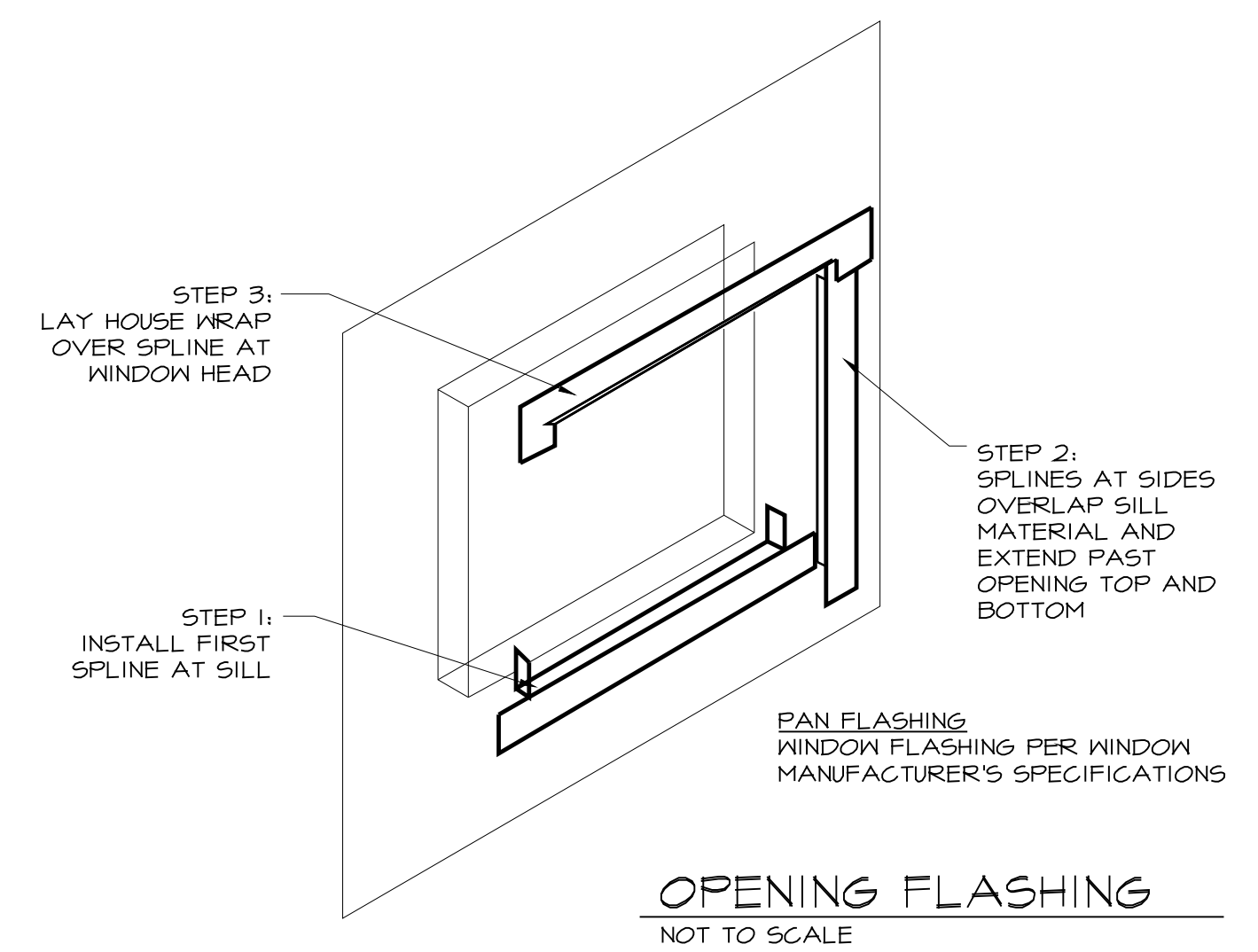
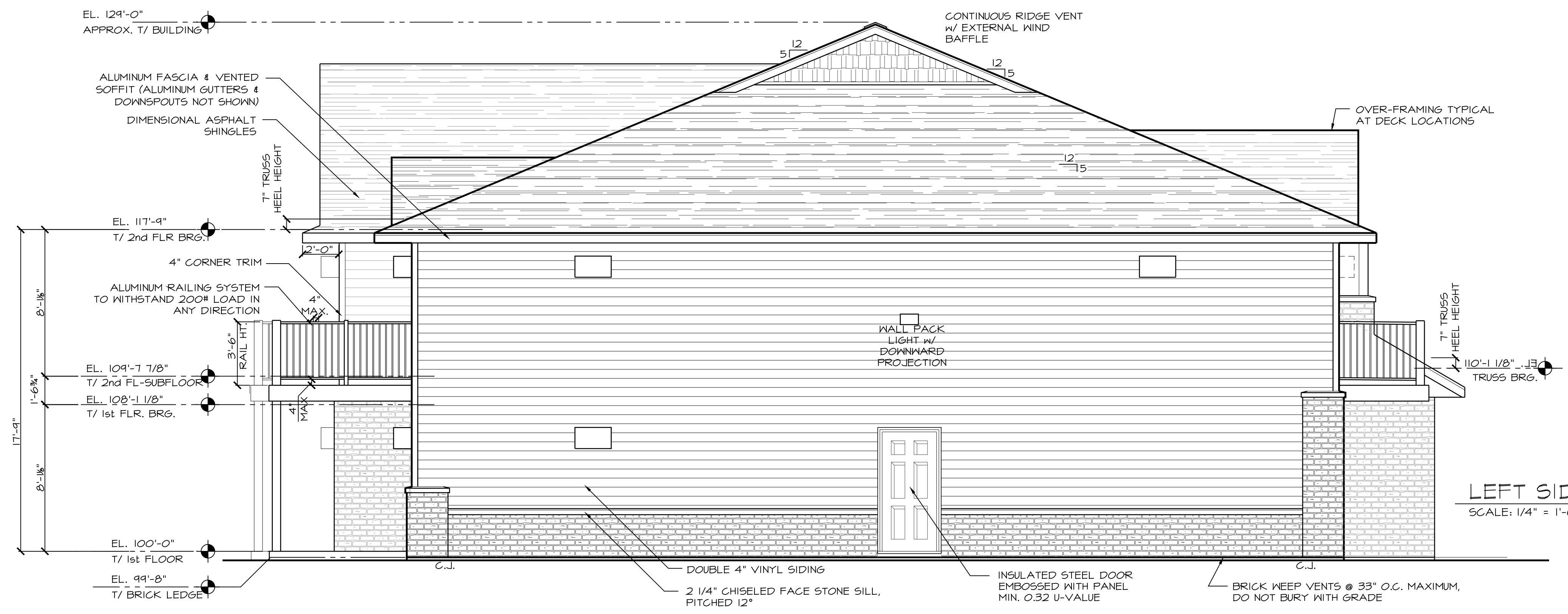
torhorstlaw@genevaonline.com

Sal Dimiceli Sr.

sal@sal21.com

Scott Hower

scott@wisconsinapartments.biz



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



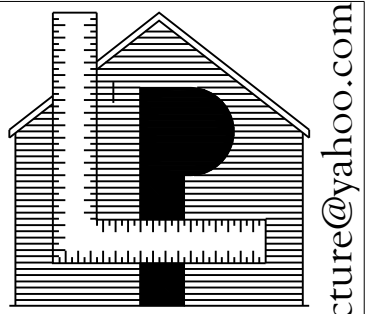
STREET ELEVATION
SCALE: 1/4" = 1'-0"

Robert Mangen
Unit with attached garages - # 871411
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LaPlant Architecture, LLC and Robert Mangen. No reproduction without written permission. Date: 2/20/15
CORPORATE OFFICE:
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Meadowland Villas 8 Unit Apartment Building with Attached Garages
SHEBOYGAN, WISCONSIN

REVISION	DATE
1	9/16/2015
2	12/19/2015

DATE: 9/4/2015
PROJECT NO. 871411
SHEET
A 1.1



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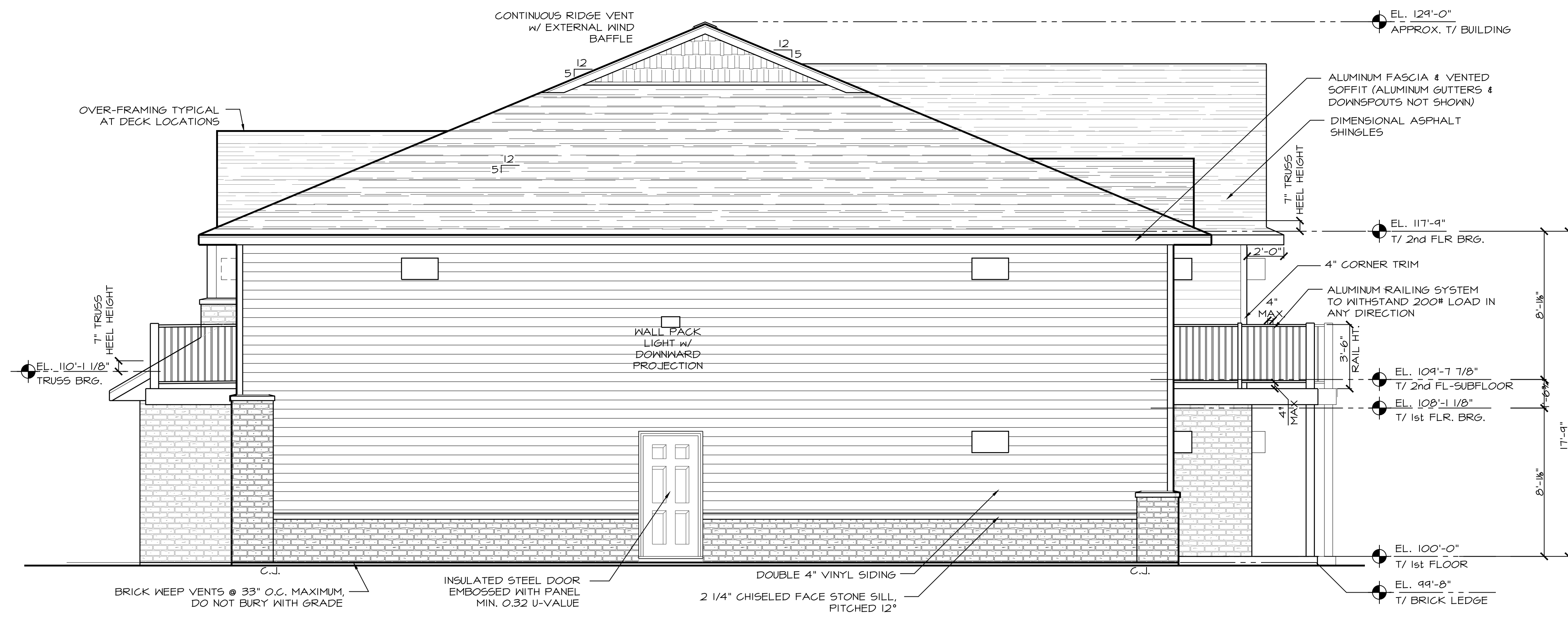
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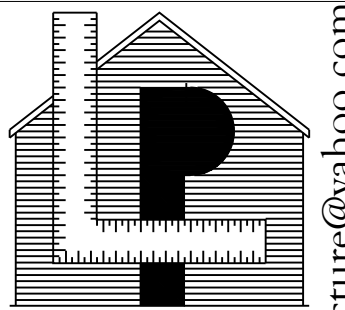
A
1.2



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PARTIAL BACK ELEVATION
SCALE: 1/4" = 1'-0"



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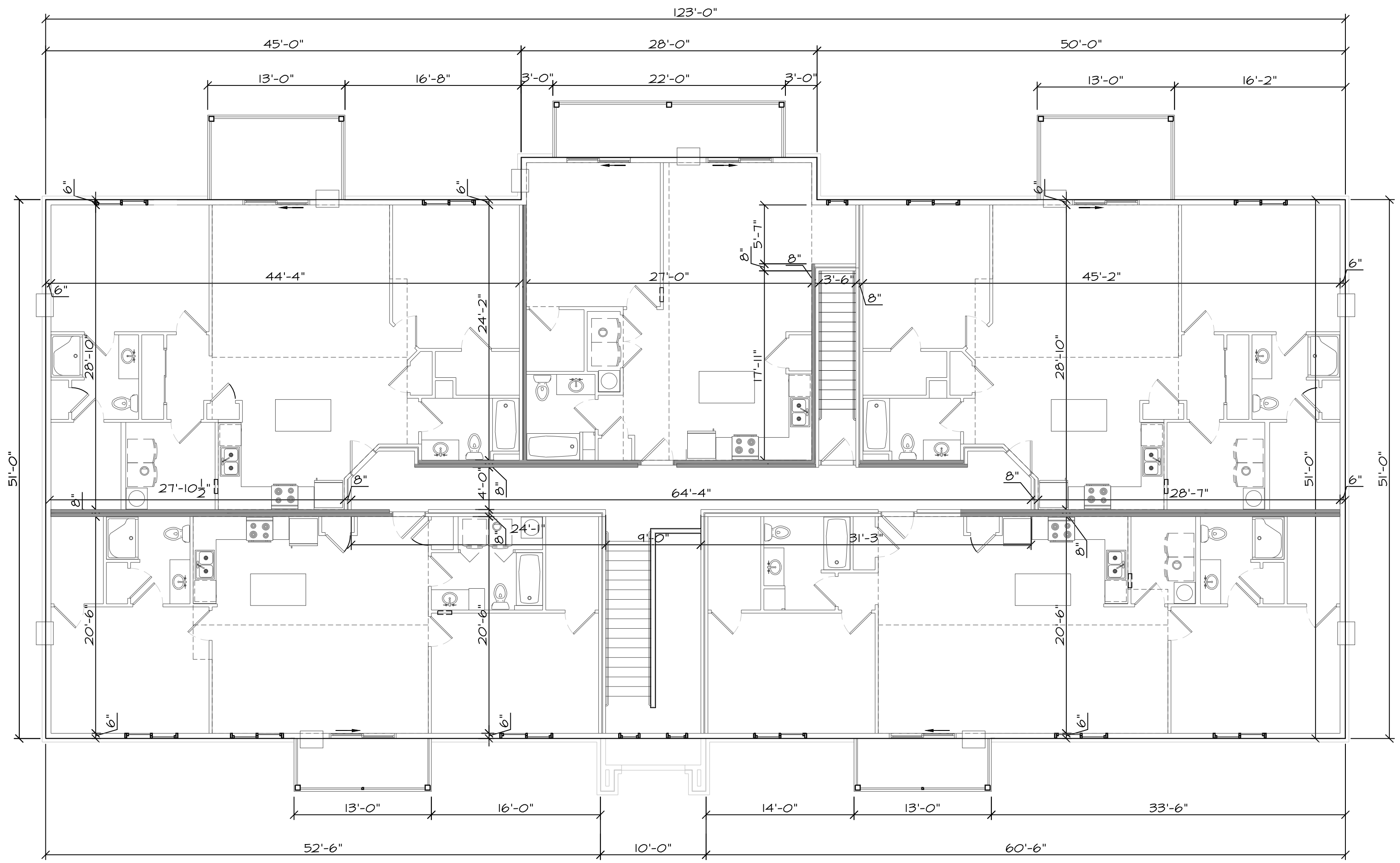
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**Meadowland Villas 8 Unit Apartment
Building with Attached Garages**
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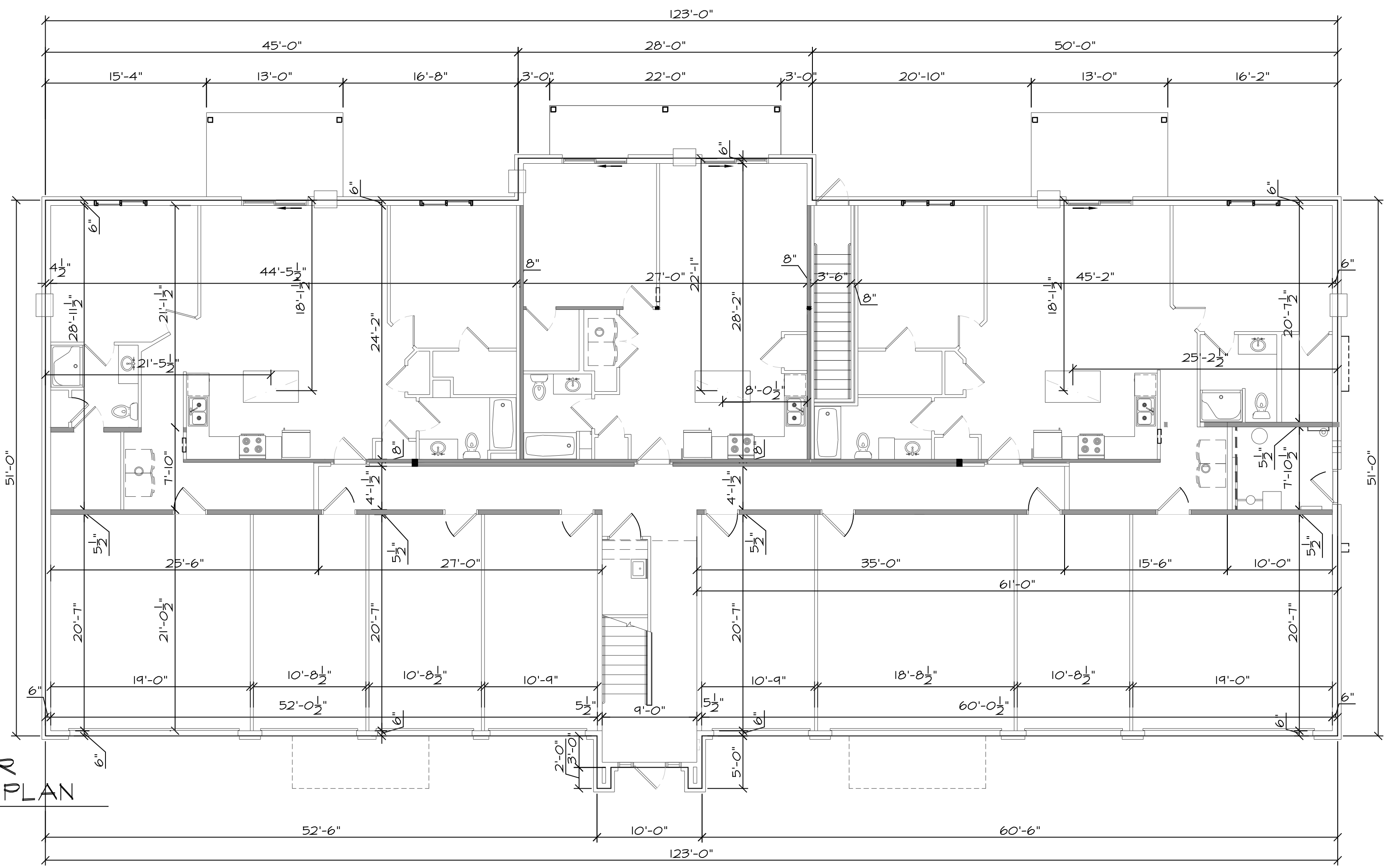
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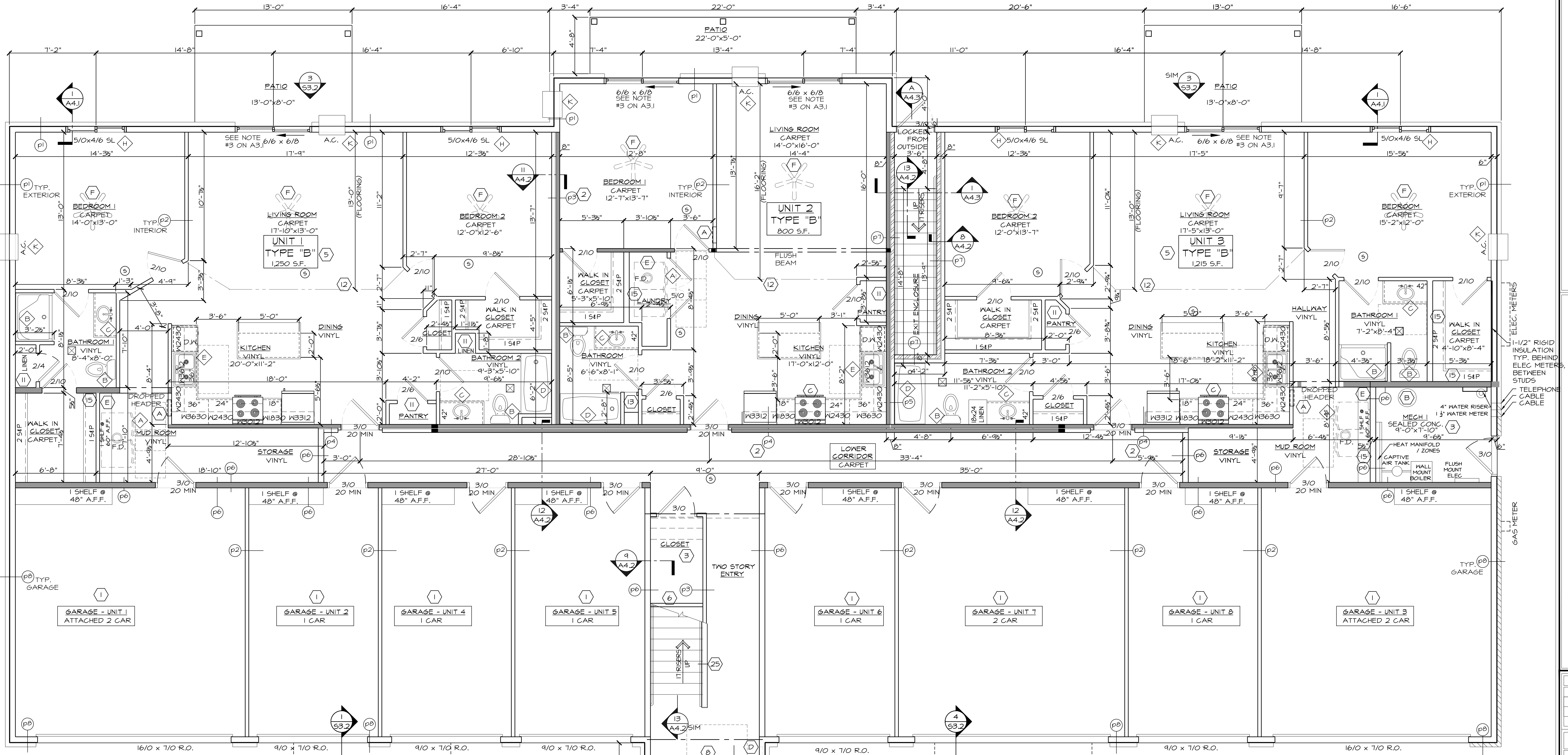
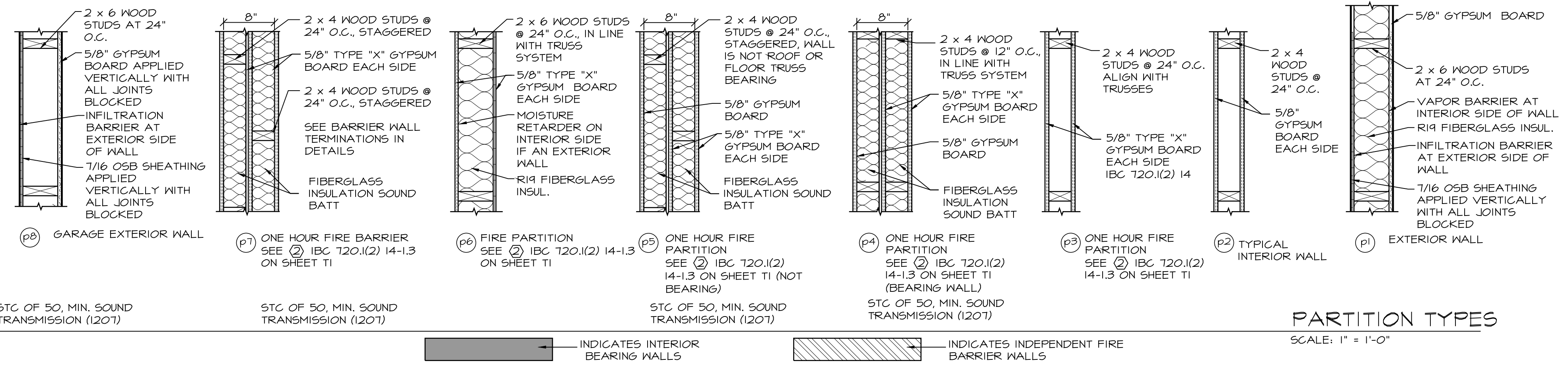


**SECOND FLOOR
COMPOSITE PLAN**
SCALE: 1/8" = 1'-0"



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

- DWELLING UNIT PLAN NOTES**
- 60 MINUTE RATED FLOOR / CEILING ASSEMBLY; FLOOR HAS 3/4" GYPCRETE OVER 3/4" FLOOR DECK; CEILING HAS 5/8" TYPE "X" GYPSUM ON RESILIENT CHANNEL @ 12" O.C. INSULATION INCLUDES REINFORCED POLY WITH R30 BIB SEE (1) G.A. FILE # FC 5518 ON SHEET T1.
 - 1 HOUR RATED WALL, 1 LAYER 5/8" TYPE "X" GYPSUM EACH SIDE OF WALL. FIRE RATED THIS SIDE OF WALL. SEE (2) IBC 120.1(2) ON SHEET T1.
 - 1 HOUR FINISH RATED CEILING, 2 LAYERS 5/8" TYPE "X" GYPSUM. SEE (2) IBC 120.1(3) ON SHEET T1.
 - 2 HOUR FIRE SEPARATION WALL, 4" WIDE, 2 LAYERS TYPE X GYPSUM BOARD EACH SIDE OF STUDS, TO THE UNDERSIDE OF 4'-0" MINIMUM FIRE-TREATED ROOF DECK. SEE (2) IBC 120.1(2) ON SHEET T1.
 - 60 MINUTE RATED FLOOR / CEILING ASSEMBLY; FLOOR HAS 3/4" GYPCRETE OVER 3/4" FLOOR DECK; CEILING HAS 5/8" TYPE "X" GYPSUM ON RESILIENT CHANNEL @ 12" O.C. SOUND INSULATION, 3 1/2" BATT. SEE (1) G.A. FILE # FC 5518 ON SHEET T1.
 - 60 MIN. FINISH RATING, (2) LAYERS 5/8" TYPE "X" GYPSUM ON INSIDE FACE OF STUDS. SEE (2) IBC 120.1(3) ON SHEET T1.
 - PLASTERED SHELF ABOVE @ 8'-1" A.F.F.
 - 10' STUD AND CEILING HEIGHT @ ENTRY.
 - ATTIC SCUTTLE PANEL, APPROXIMATELY 21"x35". LOCATE BETWEEN TRUSSES, SEE DETAIL 514-2.
 - GUARD RAIL 42" HIGH ROUGH DIMENSION WITH WOOD TOP. BRACE FOR STABILITY OF 200# LOAD.
 - STACK OF 4 SHELVES, START AT 28" A.F.F. THEN 14" O.C.
 - FLOOR TRANSITION
 - 18" DEEP FACE-FRAMED LINEN FROM 3'-0" A.F.F. TO 1'-0" A.F.F. PLASTER AND PAINT INTERIOR WITH 3 PREFINISHED SHELVES. SEE DETAIL 2/A3.1 FOR ELEVATION
 - SLOPED FLOOR OR CEILING.
 - 2X6 INTERIOR WALL



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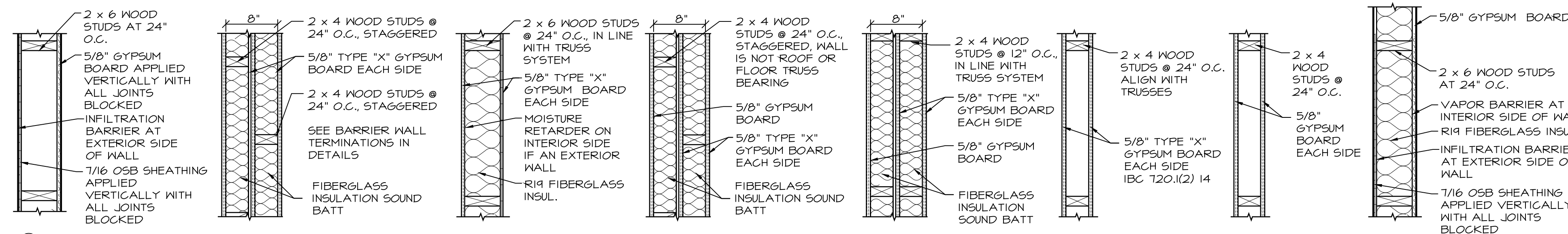
Robert Mangen
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Meadowland Villas 8 Unit Apartment Building with Attached Garages
 SHEBOYGAN, WISCONSIN

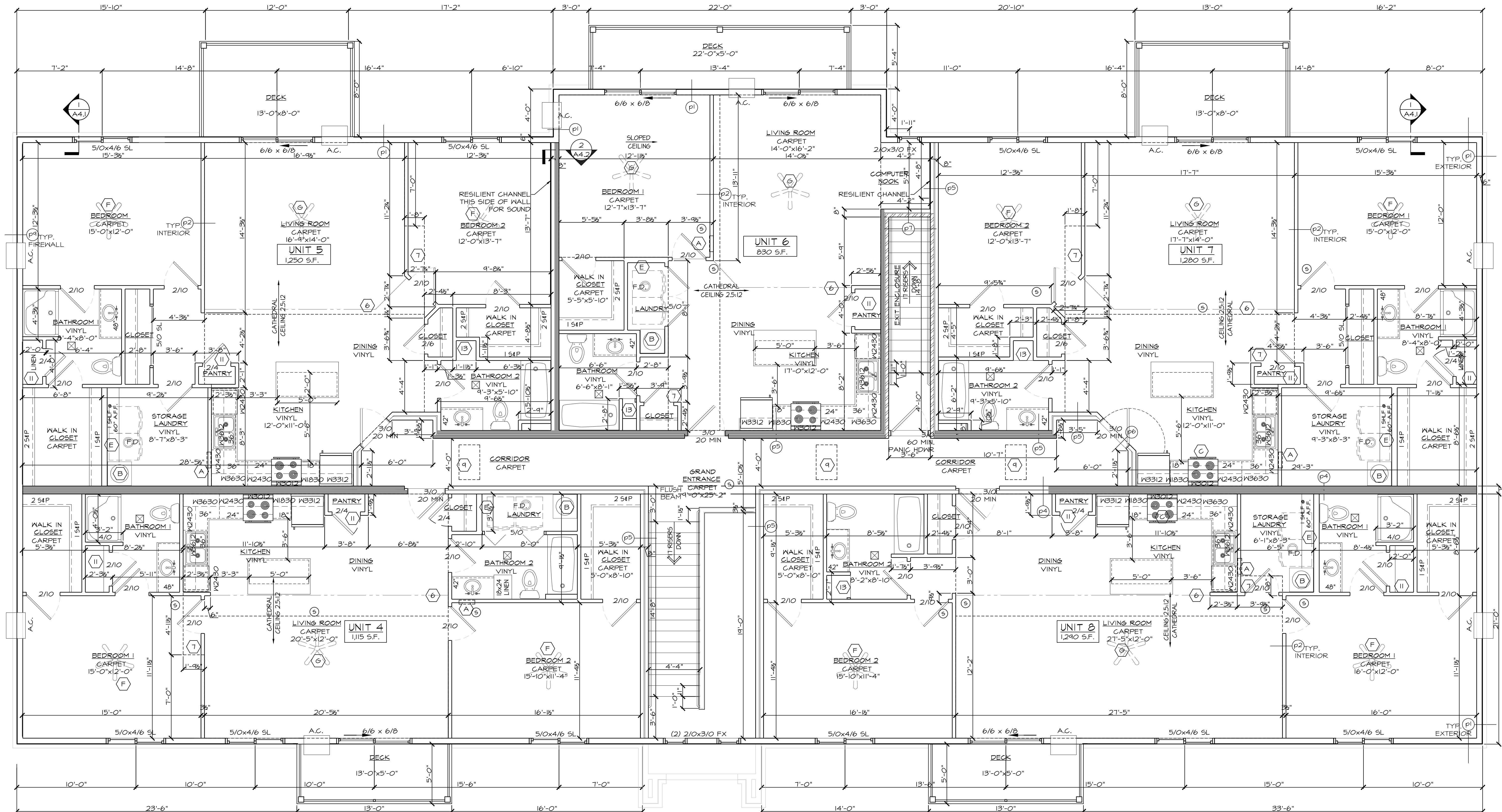
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 SHEET
A 2.1.1



- PLAN GENERAL NOTES**
- ALL WINDOWS AND PATIO DOORS ARE VINYL WITH GYPSUM AND PLASTER JAMB RETURNS. WINDOWS ARE TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS AT ALL BEDROOMS WITH CLEAR OPENING MAXIMUM 44" A.F.F. (IBC 1026)
 - DOORS: ALL FIRST FLOOR 3/0 DOORS AND PATIO DOORS HAVE LOW PROFILE THRESHOLDS. GARAGE DOORS ARE FIRE RATED, CLOSERS ARE REQUIRED. (IBC 115.4.1) CORRIDOR ENTRANCE DOORS TO UNITS ARE STEEL INSULATED FIRE RATED DOORS, CLOSERS ARE REQUIRED. EXTERIOR ENTRY DOOR IS ALUMINUM STOREFRONT WITH CLOSER FOR SECURITY. (IBC 715.4.7) EXTERIOR EGRESS DOORS ARE STEEL INSULATED WITH CLOSER AND LOCKED TO THE OUTSIDE FOR SECURITY.
 - GARBAGE DISPOSAL UNDER SINKS (OMIT IN TYPE A UNIT).
 - AIR CONDITIONER IN WALL SLEEVE. 220V CIRCUIT. REMOTE CONTROL REQUIRED FOR ACCESSIBILITY.
 - ALL LAUNDRY CLOSETS HAVE CEILING LIGHT, ONE SHELF.

- DWELLING ELECTRICAL / MECHANICAL NOTES**
- INDIVIDUAL DWELLING UNIT ELECTRIC SERVICE PANEL LOCATION, 36" x 36" CLEAR FLOOR SPACE. PANEL HEIGHT TO COMPLY WITH ICC/ANSI A111.1-2003, SECTION 309 IN ACCESSIBLE UNITS.
 - WATER HEATER IN BASE PAN
 - MICROWAVE HOOD COMBINATION ABOVE RANGE. (IN TYPE "A" UNIT - ACCOMMODATE COUNTERTOP MICROWAVE)
 - FLUSH WALL MOUNT ELECTRIC HEAT.
 - LAUNDRY PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED WALL. 2x6 WALL, FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
 - 43" CEILING FAN
 - 52" CEILING FAN



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Unit with attached garages - # 871411
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Meadowland Villas 8 Unit Apartment Building with Attached Garages
SHEBOYGAN, WISCONSIN

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SHEET **A 2.2.1**

R-2, TYPE "A" AND "B" UNIT NOTES:



GENERAL NOTES (SEE SHEET A3.1 FOR MOUNTING HEIGHTS)

- TYPE "A" UNITS SHALL COMPLY WITH ICC/ANSI A117.1-2003; SECTION 1003
TYPE "B" UNITS SHALL COMPLY WITH ICC/ANSI A117.1-2003; SECTION 1004
- ICC/IBC-2009; Sec. 107.6.2.1 - (APARTMENT HOUSES) TYPE "A" UNITS IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS OR SLEEPING UNITS, AT LEAST TWO (2) PERCENT BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE "A" UNIT. ALL UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE "A" UNITS. ACCESSIBLE GARAGE COUNTS ARE BASED ON THE NUMBER OF ACCESSIBLE UNITS.
 - ICC/IBC-2009; Sec. 107.7.1 - TYPE "B" UNITS - AT LEAST ONE STORY SHALL BE PROVIDED WITH AN ACCESSIBLE ENTRANCE AND ALL UNITS SHALL BE TYPE "B" UNITS. FIRST FLOOR IS ACCESSIBLE AND ALL DOORS WITH LOW PROFILE THRESHOLD.
 - ICC/ANSI A117.1-2003; Sec. 1003.5.1 - PRIMARY ENTRANCE AND PASSAGE DOORS AND DOORWAYS SHALL HAVE A 32" MIN. CLEAR WIDTH MEASURED FROM THE JAMB TO THE FACE OF THE OPEN DOOR, WITH THE DOOR OPEN 90°, AND ADA COMPLIANT THRESHOLDS. TYPE "A" UNITS SHALL ALSO HAVE ADA COMPLIANT LEVER HARDWARE, OPENING FORCE, BOTTOM DOOR SURFACE, VISION LITE AND MANEUVERING CLEARANCES. TYPE "B" UNITS MANEUVERING CLEARANCES ARE ONLY REQUIRED ON THE OUTSIDE (CORRIDOR SIDE) OF THE PRIMARY ENTRANCE. EXCEPTION- IN BOTH "A" AND "B" UNITS - EXTERIOR SLIDING PATIO DOORS ARE TO HAVE A CLEAR OPENING OF 34" NOMINALLY. A 3/4" MAX. THRESHOLD IS ALLOWED PROVIDED THEY ARE BEVELED WITH A SLOPE NOT GREATER THAN 1:2.

ICC/ANSI A117.1-2003; Sec. 404 - TYPE "A" UNITS - DOOR HARDWARE, HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE SHALL BE 5.0 LB MAXIMUM. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" A.F.F., MIN. AND 48" A.F.F. MAX.

62.101 PROVIDE LEVER DOOR HANDLES OR SINGLE LEVER CONTROLS FOR PLUMBING FIXTURES AT REQUEST OF TENANT.
 - ICC/ANSI A117.1-2003; Sec. 1003.9 & 1004.9 - OPERABLE PARTS, SUCH AS FAUCETS, BATH TUB & SHOWER CONTROLS, WATER CLOSET FLUSH CONTROLS, LIGHT SWITCHES, ELECTRICAL RECEPTACLES, CIRCUIT BREAKERS, AND OTHER CONTROLS SHALL COMPLY WITH SEC. 304. HAVE A 30"x48" CLEAR FLOOR SPACE AND BE 15" A.F.F. MIN. / 48" A.F.F. MAX. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE SHALL BE 5.0 LB MAXIMUM. APPLIANCE CONTROLS AND CIRCUIT BREAKERS IN TYPE "A" UNITS SHALL ALSO COMPLY.
 - ICC/ANSI A117.1-2003; Sec. 1003.11 & 1004.11 - WATER CLOSETS SHALL COMPLY INCLUDING CLEAR FLOOR SPACE, HEIGHT OF WATER CLOSET (15'-11" A.F.F. - MEASURED TO TOP OF SEAT) AND OPERABLE CONTROLS. FLUSH CONTROLS SHALL BE ON THE OPEN SIDE OF THE WC.
 - ICC/ANSI A117.1-2003; Sec. 1003.11.9 - SHOWERS, IF IN TYPE "A" UNIT - ACCESSIBLE BATHROOMS OR IS THE ONLY BATHING FACILITY IN THE DWELLING UNIT, SHALL COMPLY WITH SECTION 609, INCLUDING CLEAR FLOOR SPACE AND CONTROLS. EXCEPTION 3 - SEATS AND GRAB BARS ARE NOT REQUIRED IF REINFORCEMENT FOR THE SEAT AND GRAB BARS IS PROVIDED.
 - ICC/ANSI A117.1-2003; SEC. 1003.12.6 & 1004.12.2; EACH APPLIANCE SHALL HAVE A 30"x48" CLEAR FLOOR SPACE POSITIONED FOR PARALLEL OR FORWARD APPROACH. CLEAR FLOOR SPACES ARE PERMITTED TO OVERLAP.

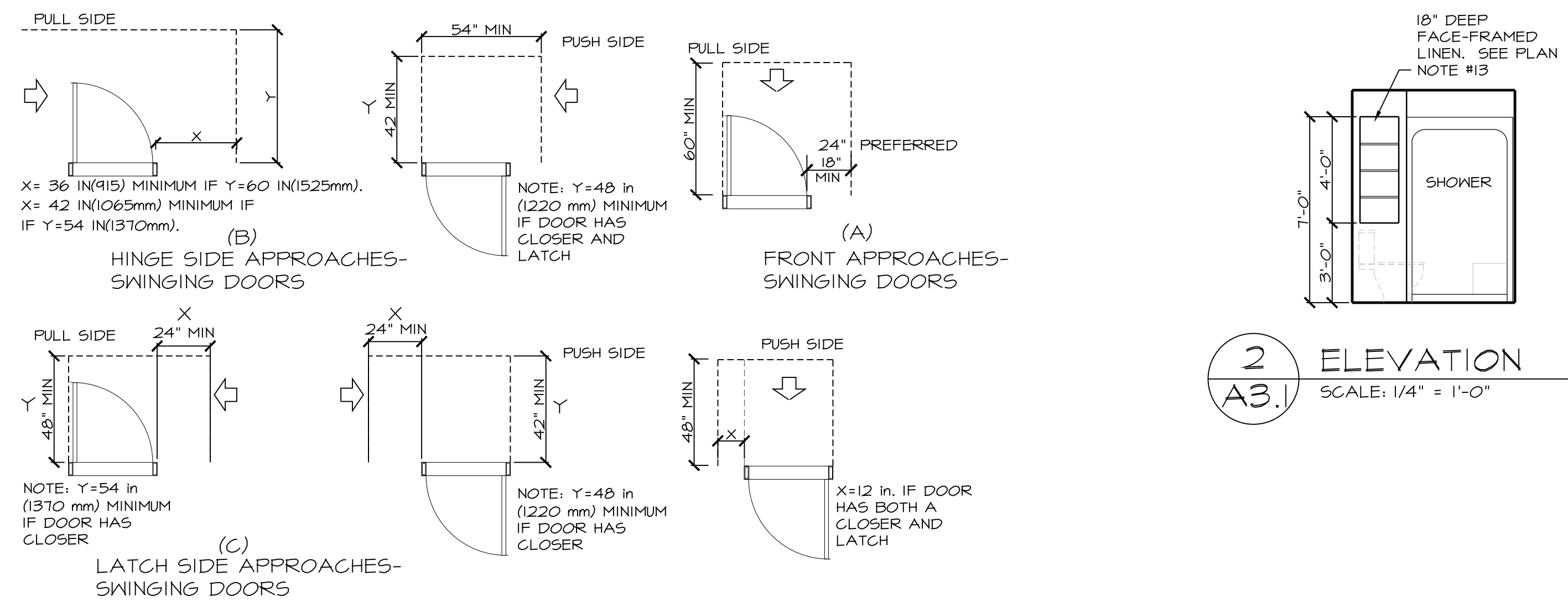
PLAN NOTES

- ICC/ANSI A117.1-2003; Sec. 1002.10, Sec. 1003.1 AND Sec. 1004.1 WASHING MACHINES AND CLOTHES DRYERS SHALL COMPLY WITH SEC. 611. 30" x 48" CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH, SHALL BE PROVIDED, THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE APPLIANCE. TYPE "A" UNITS - IF W/D IS IN A ROOM, A 60" DIA. OR T-SHAPED TURNING SPACE IS REQUIRED. IF IN A CLOSET, THE 30"x48" CLEAR SPACE CAN BE LOCATED 10 IN. FROM THE FACE OF THE APPLIANCES AND MAY REQUIRE SLIDING DOORS OR NO DOORS.
- ICC/ANSI A117.1-2003; SEC. 1003.11.4 AND SEC. 1004.11.2 - REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATH TUBS, AND SHOWER COMPARTMENTS. (TYPE "B" UNITS - REINFORCING FOR SHOWER SEAT IS NOT REQUIRED IF THE SHOWER IS LARGER THAN 36" x 36". REINFORCING FOR GRAB BARS IS STILL REQUIRED.)
- ICC/ANSI A117.1-2003; SEC. 1003.11.5 & 1004.11.3.1 - LAVATORIES SHALL COMPLY WITH SECTION 606. 34" MAX. HEIGHT TO SINK RIM, HAVE A 30" x 48" CLEAR FLOOR SPACE (TYPE "A" - FORWARD APPROACH, TYPE "B" - FORWARD OR PARALLEL APPROACH), TOE AND KNEE CLEARANCE, AND EXPOSED PIPES SHALL BE INSULATED.

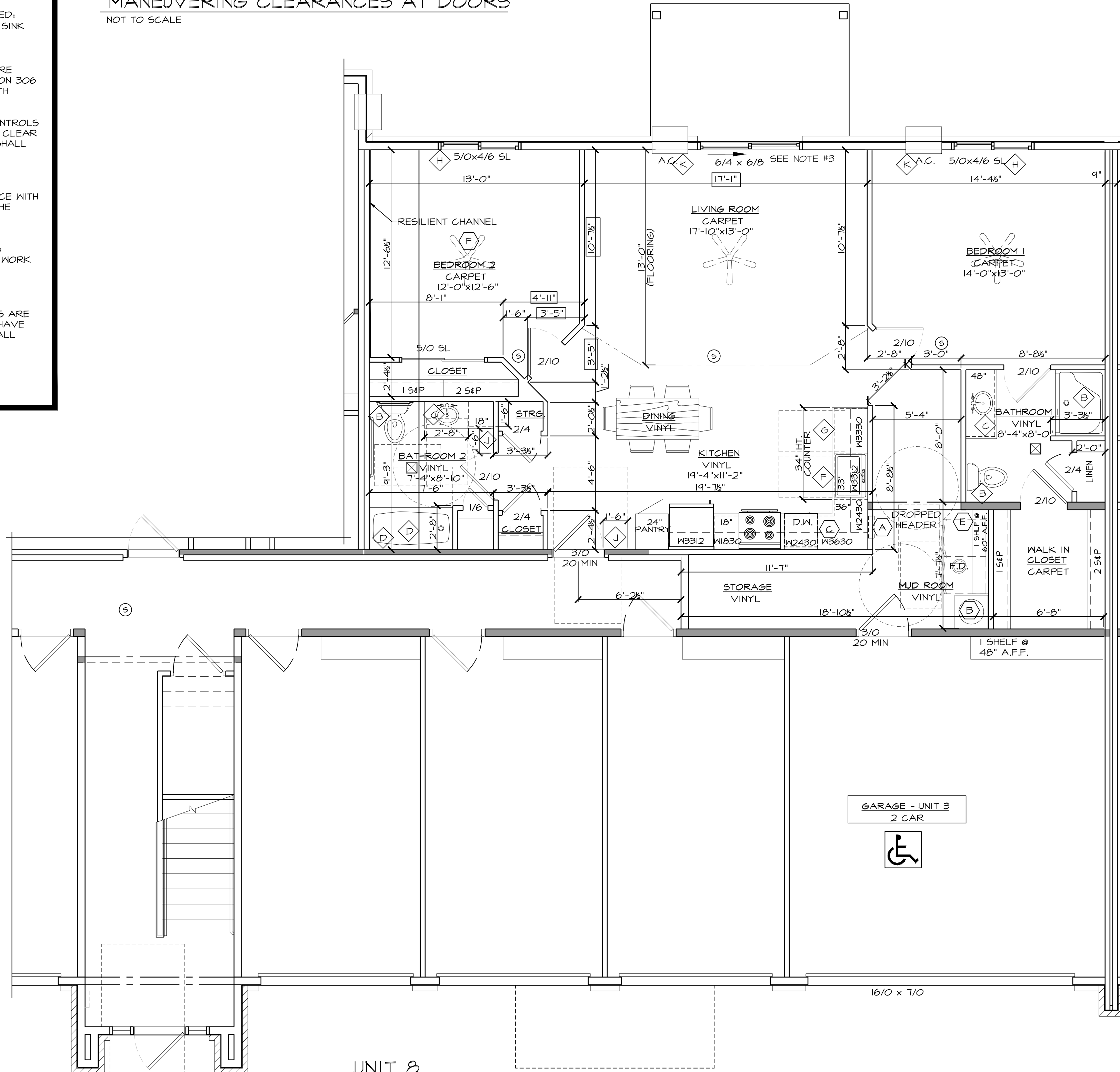
EXCEPTION: CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY, PROVIDED:
(A) THE CABINETRY SHALL BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY
(B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
(C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED

ICC/ANSI A117.1-2003; SEC. 1003.11.6 - MIRRORS ABOVE LAVATORIES SHALL HAVE A BOTTOM EDGE 40" MAX. A.F.F.
- ICC/ANSI A117.1-2003; SEC. 1003.11.8 - BATH TUBS SHALL HAVE REINFORCING PER NOTE # 6 ABOVE, A CLEAR FLOOR SPACE - 30" x LENGTH OF TUB, CONTROLS THAT COMPLY WITH SEC. 309.4, A HAND SHOWER THAT COMPLIES WITH SEC. 607.6 AND BATH TUB ENCLOSURES, IF PROVIDED, SHALL COMPLY WITH SEC. 607.7.
- ICC/ANSI A117.1-2003; SEC. 1003.12.4 - A 30" x 48" CLEAR SPACE SHALL BE PROVIDED AT THE KITCHEN SINK, CENTERED ON THE SINK (OR ONE SINK BOWL IN A MULTI-BOWL SINK) FOR A FRONT APPROACH IN TYPE "A" UNITS AND PARALLEL APPROACH IN TYPE "B" UNITS. EXCEPTION: CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER THE SINK, PROVIDED:
(A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK
(B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
(C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED.
- ICC/ANSI A117.1-2003; SEC. 1003.12.4 - (UNIT TYPE "A") A KITCHEN SINK MAY NOT BE MORE THAN 34 INCHES ABOVE THE FLOOR AND TOE/KNEE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED. THE SINK BOWL SHALL NOT BE MORE THAN 6 1/2 INCHES DEEP WITH FAUCETS COMPLYING WITH SECTION 304. EXPOSED PIPES MUST BE INSULATED.
- ICC/ANSI A117.1-2003; SEC. 1003.12.6 - (UNIT TYPE "A") ALL APPLIANCES SHALL HAVE CONTROLS THAT COMPLY WITH SEC. 1003.9 AND BE WITHIN THE REACH RANGES AND SHALL HAVE A CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL OR FORWARD APPROACH. DISHWASHER SHALL HAVE A CLEAR FLOOR SPACE ADJACENT TO THE DISHWASHER DOOR. REFRIGERATOR/FREEZER SHALL HAVE AT LEAST 50% OF THE FREEZER COMPARTMENT SHELVES, INCLUDING THE BOTTOM OF THE FREEZER 54" MAX. A.F.F.
- ICC/ANSI A117.1-2003; SEC. 1002.12.3 - (UNIT TYPE "A") A KITCHEN 30" WIDE WORK SURFACE WITH KNEE CLEARANCE PER SECTION 306 FOR A FRONT APPROACH SHALL BE PROVIDED. THE COUNTER TO BE NO HIGHER THAN 34 INCHES ABOVE THE FLOOR.

1003.12.3.1 - WORK AREA 30" x 48" CLEAR FLOOR SPACE - FORWARD APPROACH
EXCEPTION: CABINETRY SHALL BE PERMITTED UNDER THE WORK SURFACE, PROVIDED:
(A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE
(B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
(C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED
- ICC/ANSI A117.1-2003; SEC. 1003.13 WINDOWS - (UNIT TYPE "A") WHERE OPERABLE WINDOWS ARE PROVIDED, AT LEAST ONE WINDOW IN EACH SLEEPING, LIVING, OR DINING SPACE SHALL HAVE OPERABLE PARTS COMPLYING WITH SEC. 304. EACH REQUIRED OPERABLE WINDOW SHALL HAVE OPERABLE PARTS COMPLYING WITH SEC. 304. SEE NOTE #3 ABOVE.
- CRITICAL ACCESSIBLE DIMENSION
- AIR CONDITIONERS TO HAVE REMOTE CONTROLS (SEE ACCESSIBLE NOTE #5 ABOVE.)

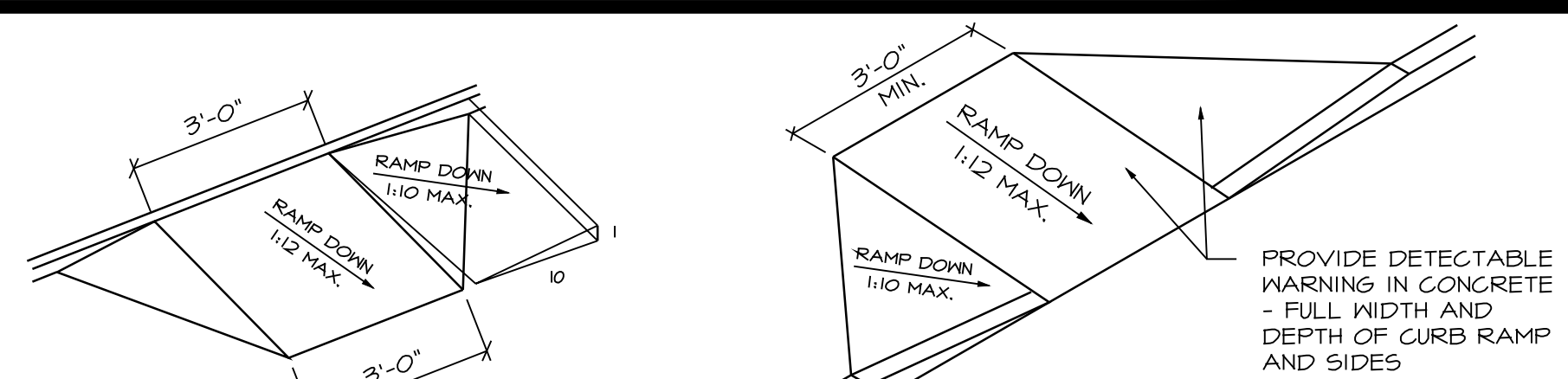


MANEUVERING CLEARANCES AT DOORS
NOT TO SCALE

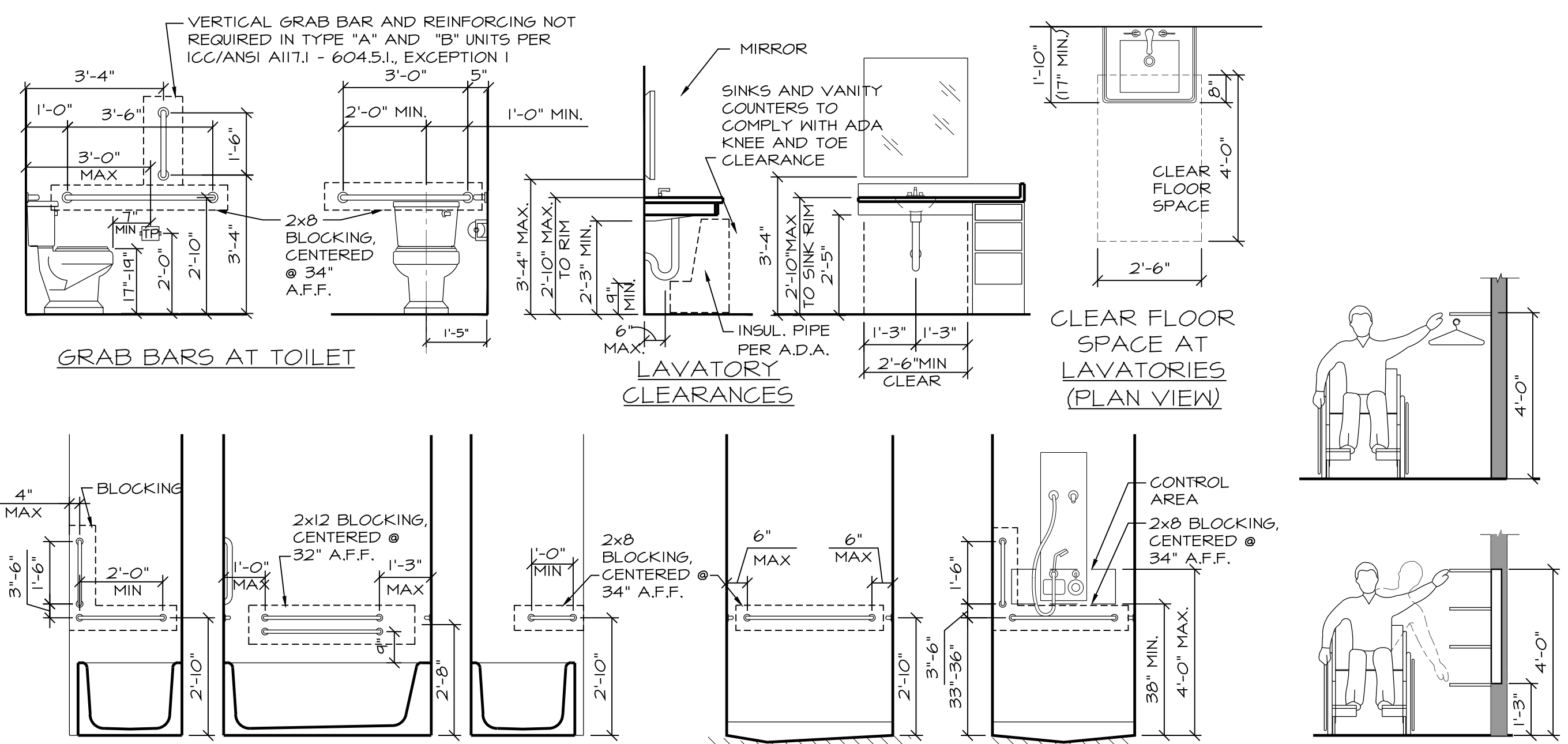


GENERAL NOTES - RAMP:

- 406.6 LOCATION, RAMP AND FLARED SIDES SHALL BE LOCATED SO THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES OR PARKING SPACES.
- OBSTRUCTIONS LOCATE TO PREVENT OBSTRUCTION BY PARKED CARS



ACCESSIBLE RAMPS
SCALE: 3/8" = 1'-0"



MOUNTING HEIGHTS

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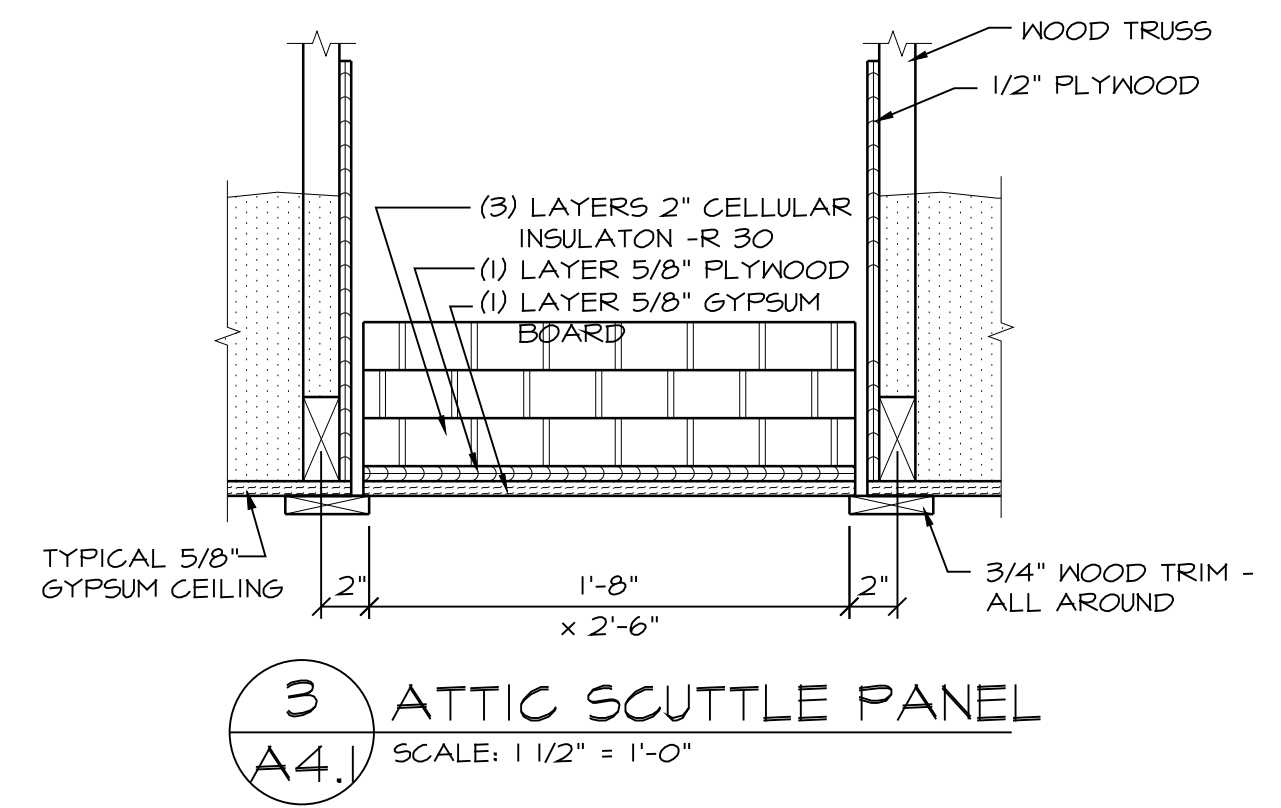
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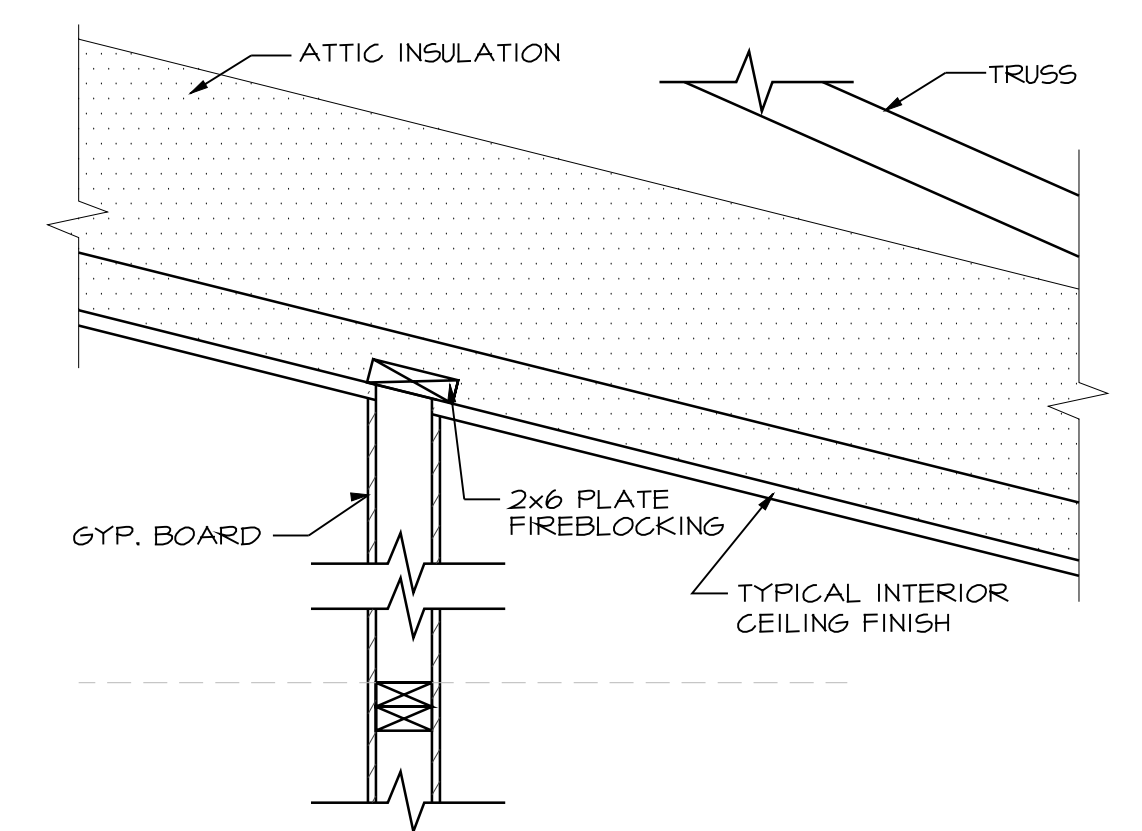
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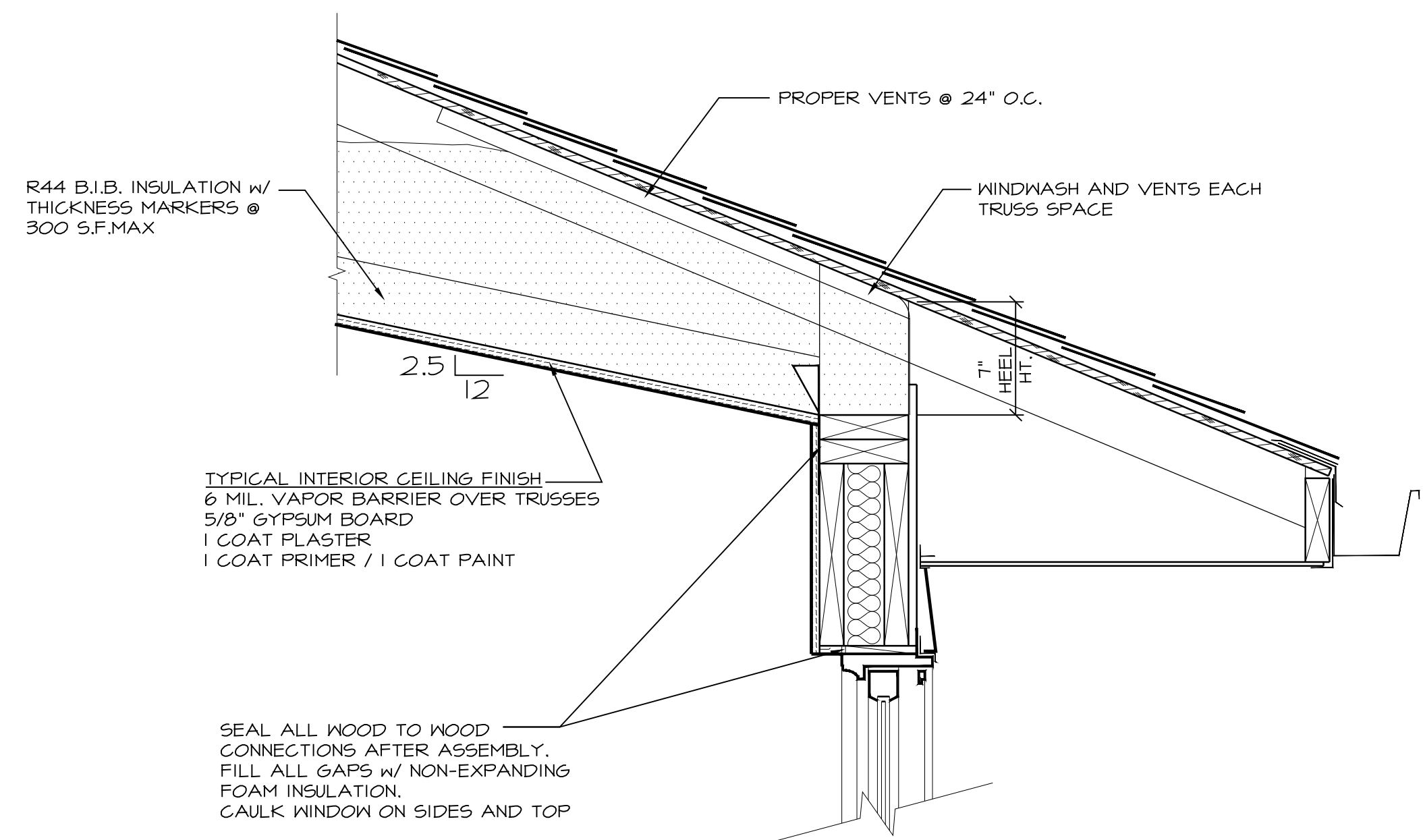
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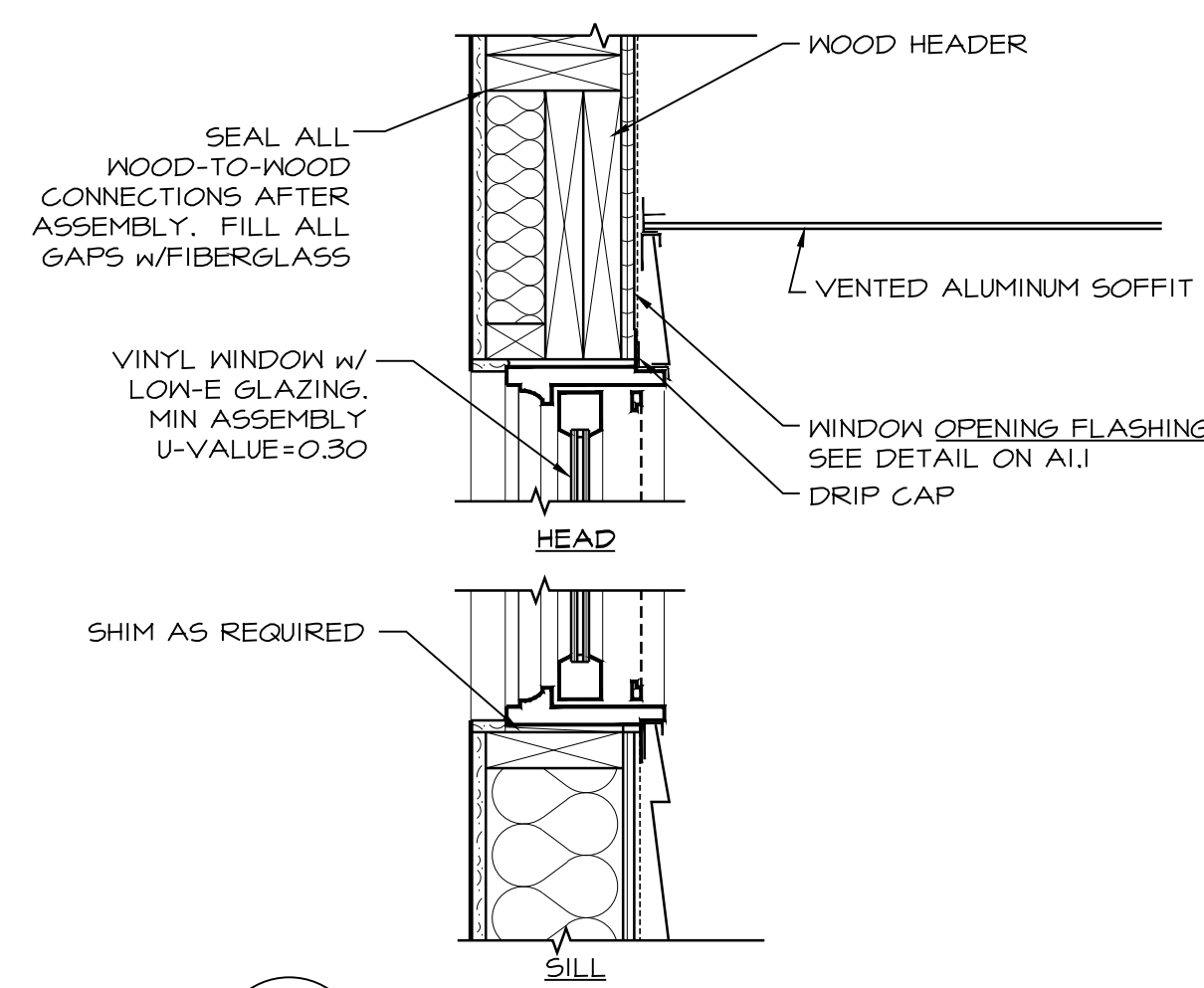
3 ATTIC SCUTTLE PANEL
A4.1 SCALE: 1 1/2" = 1'-0"



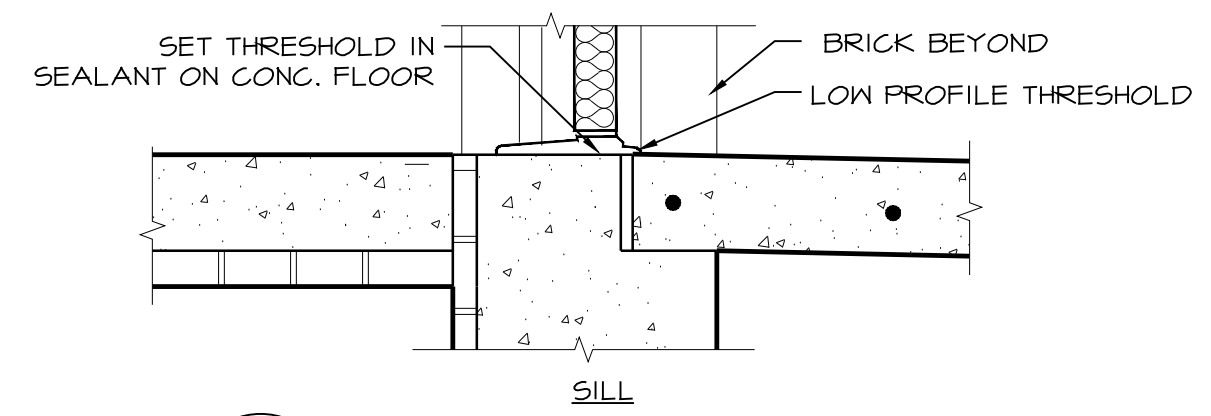
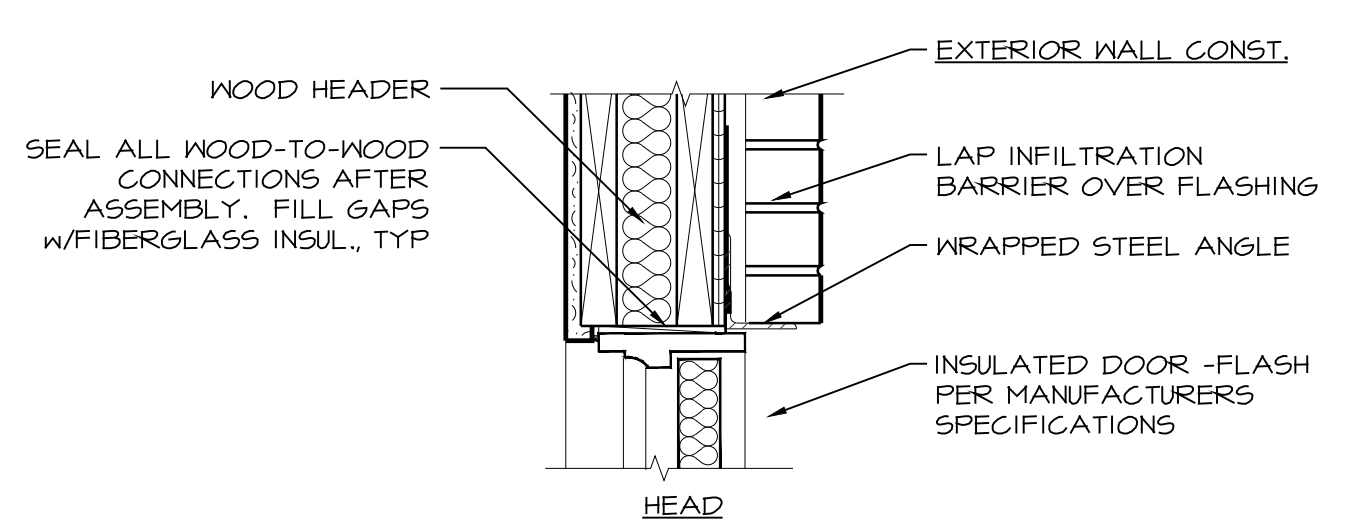
2 TYPICAL BLOCKING AT SLOPED CEILING
A4.1 SCALE: 1 1/2" = 1'-0"
TYPICAL @ WALLS INTERSECTING SLOPED CEILING



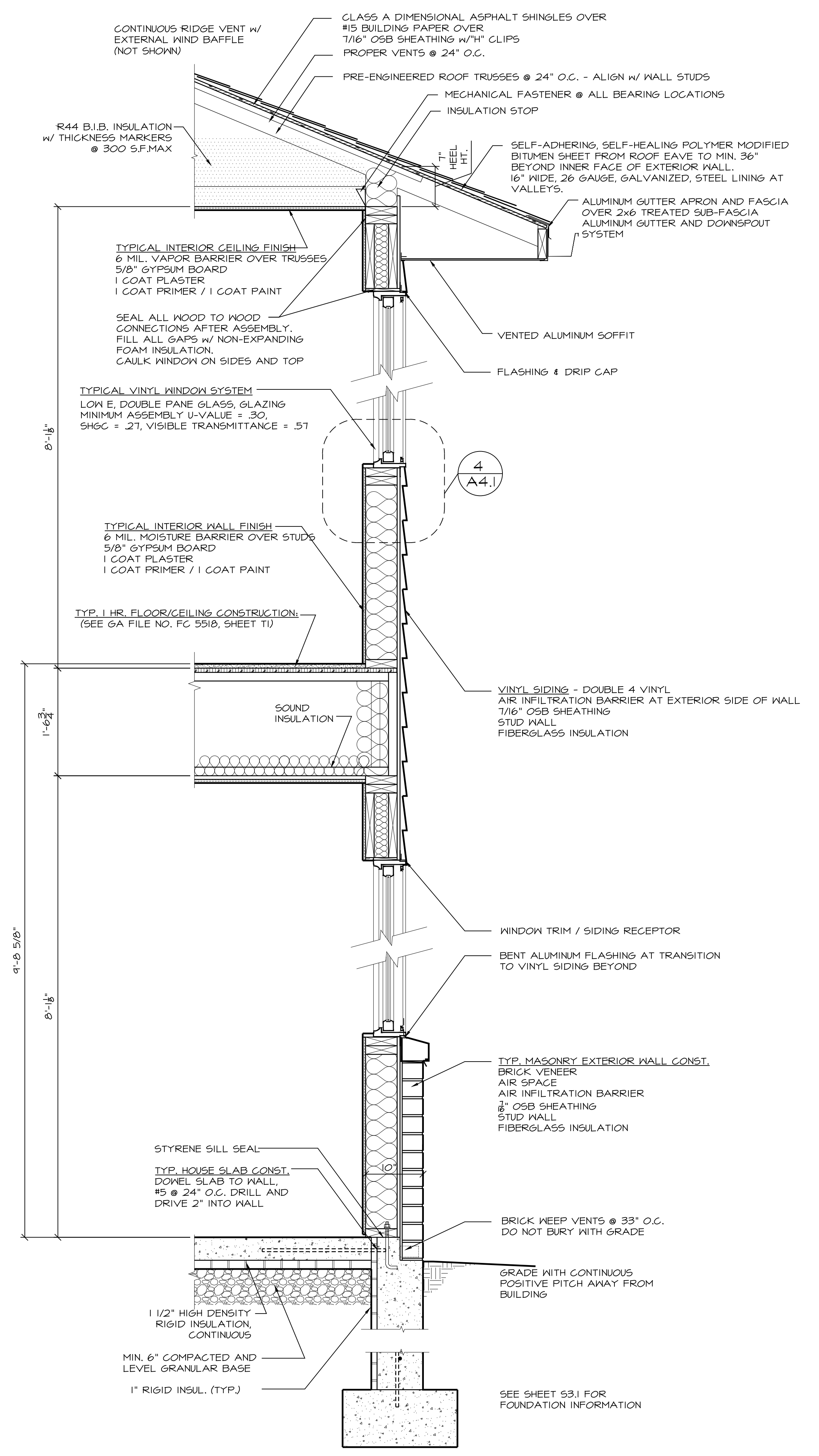
5 DETAIL @ SLOPED TRUSS
A4.1 SCALE: 1 1/2" = 1'-0"



4 SLIDE-BY WINDOW
A4.1 SCALE: 1 1/2" = 1'-0"



6 EXTERIOR DOOR
A4.1 SCALE: 1 1/2" = 1'-0"



1 EXTERIOR WALL / FOUNDATION
A4.1 SCALE: 1" = 1'-0"



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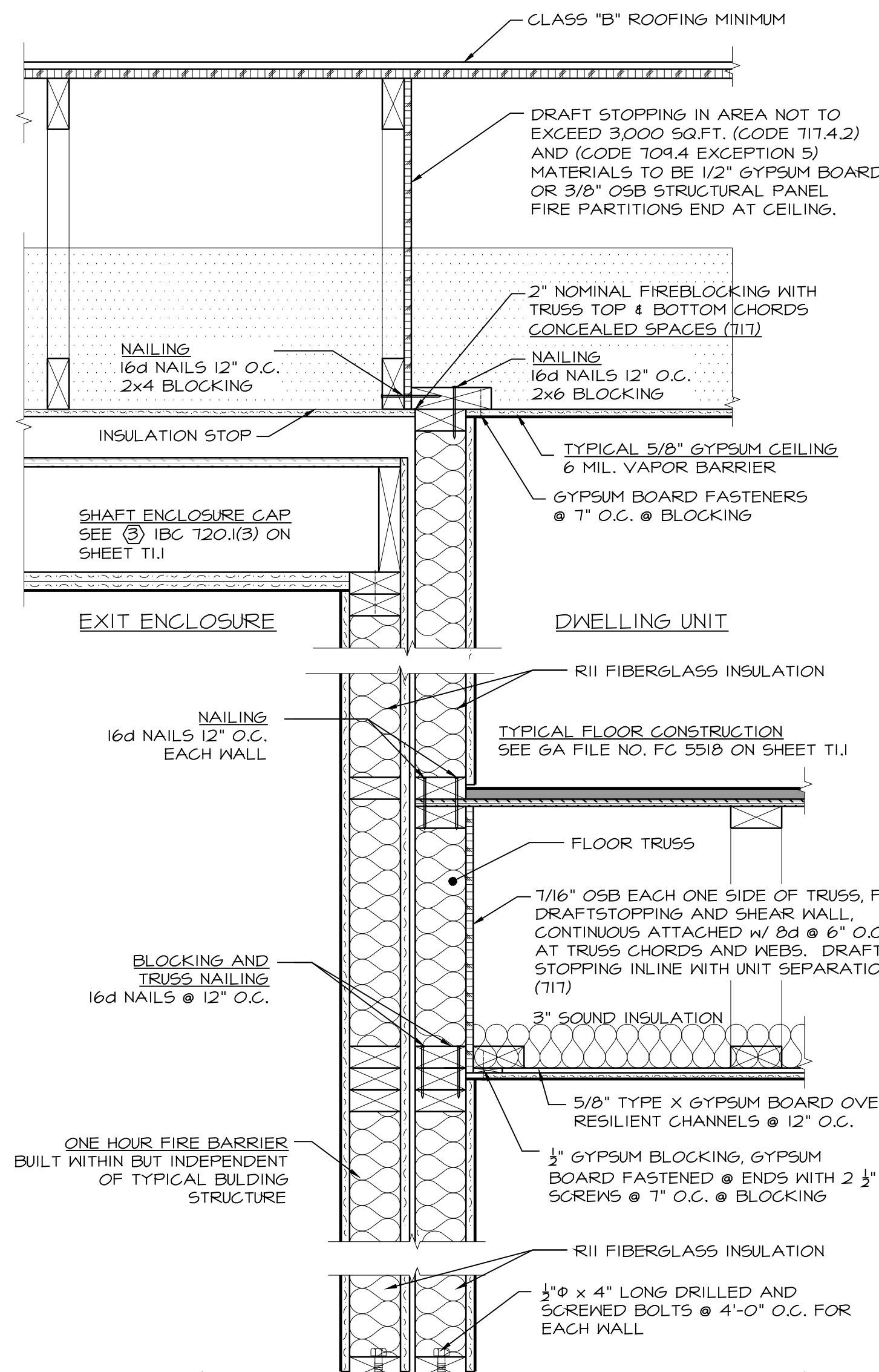
Robert Mangen
Unit with attached garages - # 871411
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Meadowland Villas 8 Unit Apartment Building with Attached Garages
SHEBOYGAN, WISCONSIN

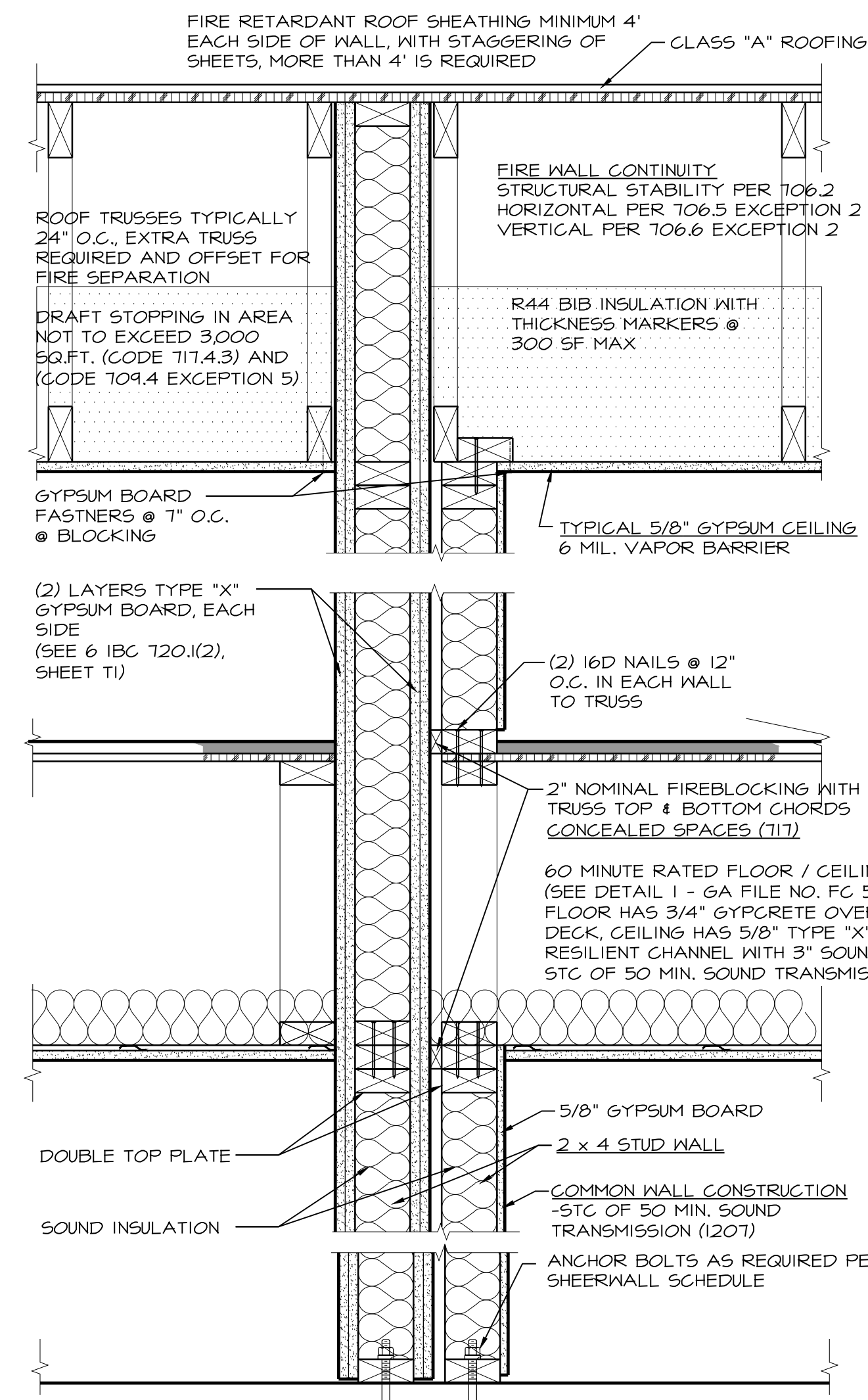
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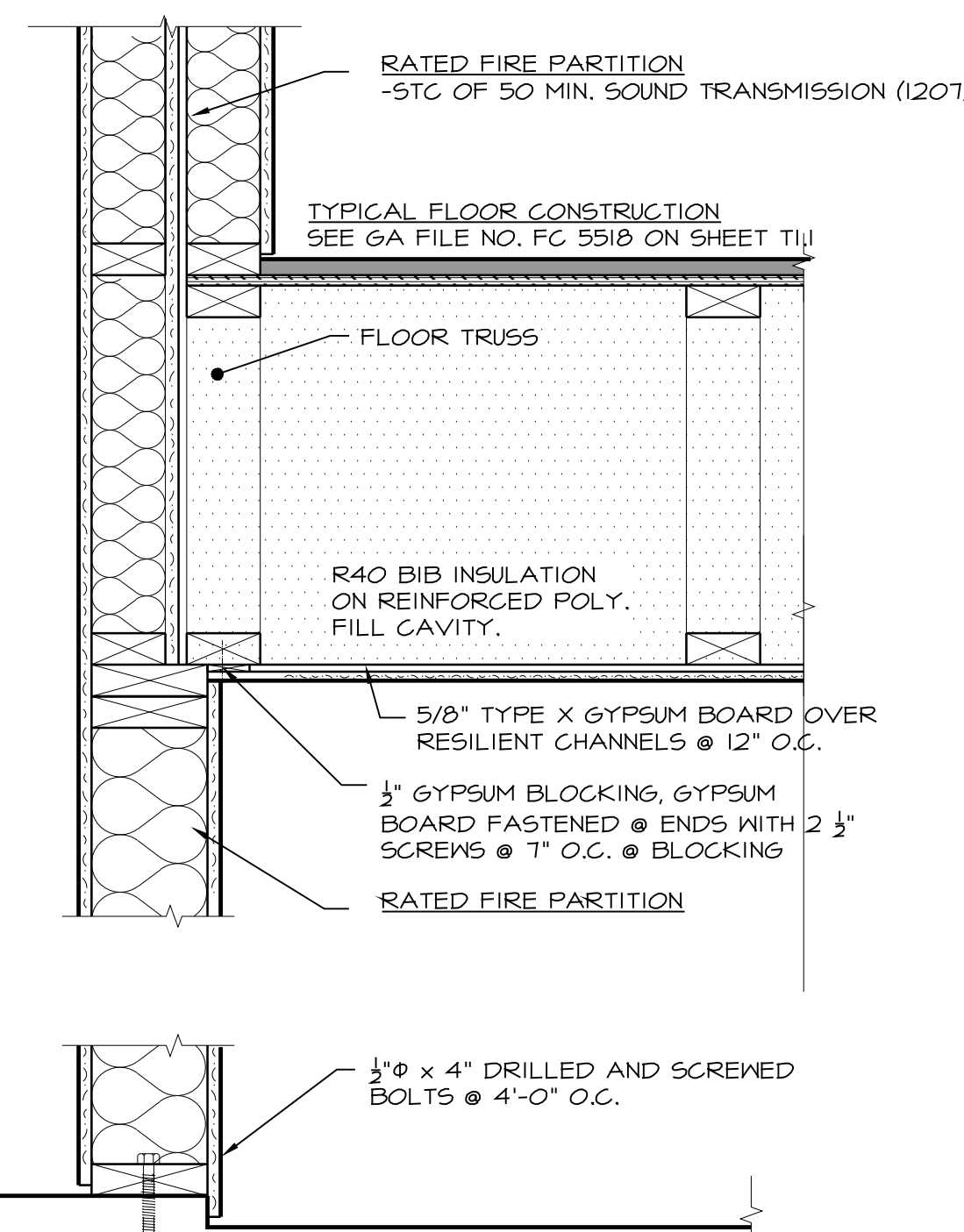
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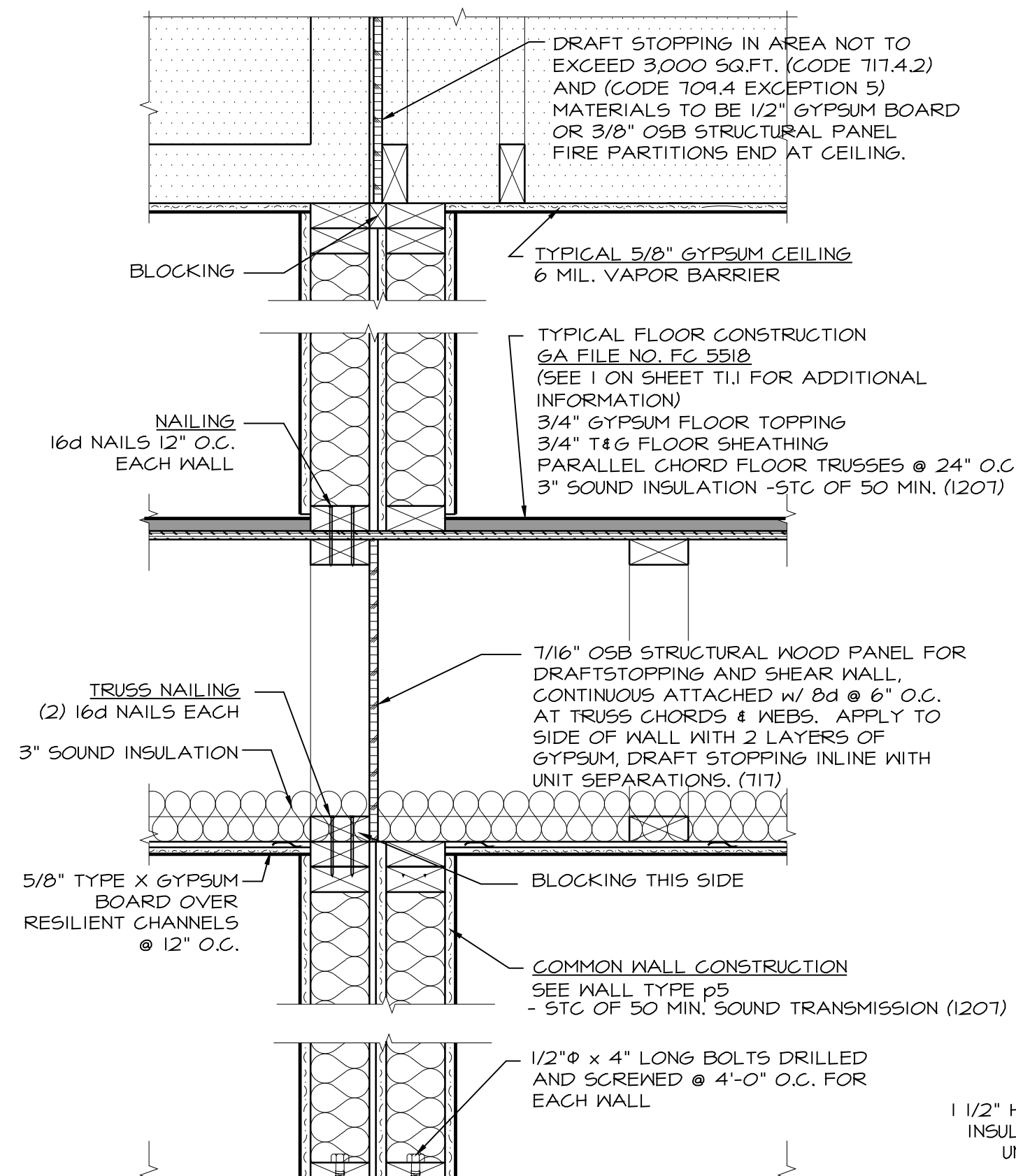
8 FIRE RATED ASSEMBLY
A4.2 SCALE: 1/2" = 1'-0"
1 HOUR FIRE BARRIER



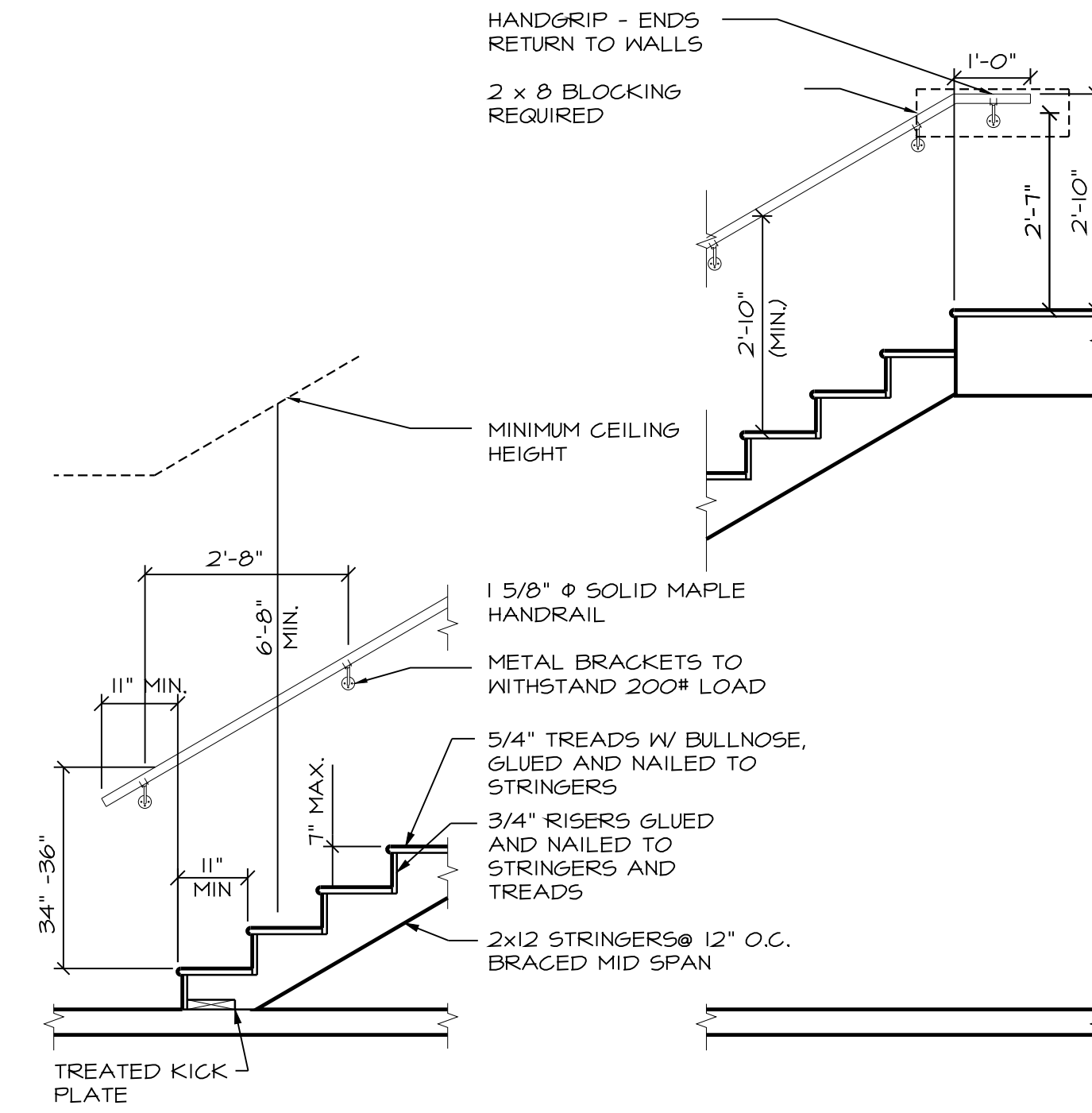
10 FIRE RATED ASSEMBLY
A4.2 SCALE: 1/2" = 1'-0"
2 HOUR FIRE WALL



9 FIRE RATED ASSEMBLY
A4.2 SCALE: 1/2" = 1'-0"
RATED FIRE PARTITION

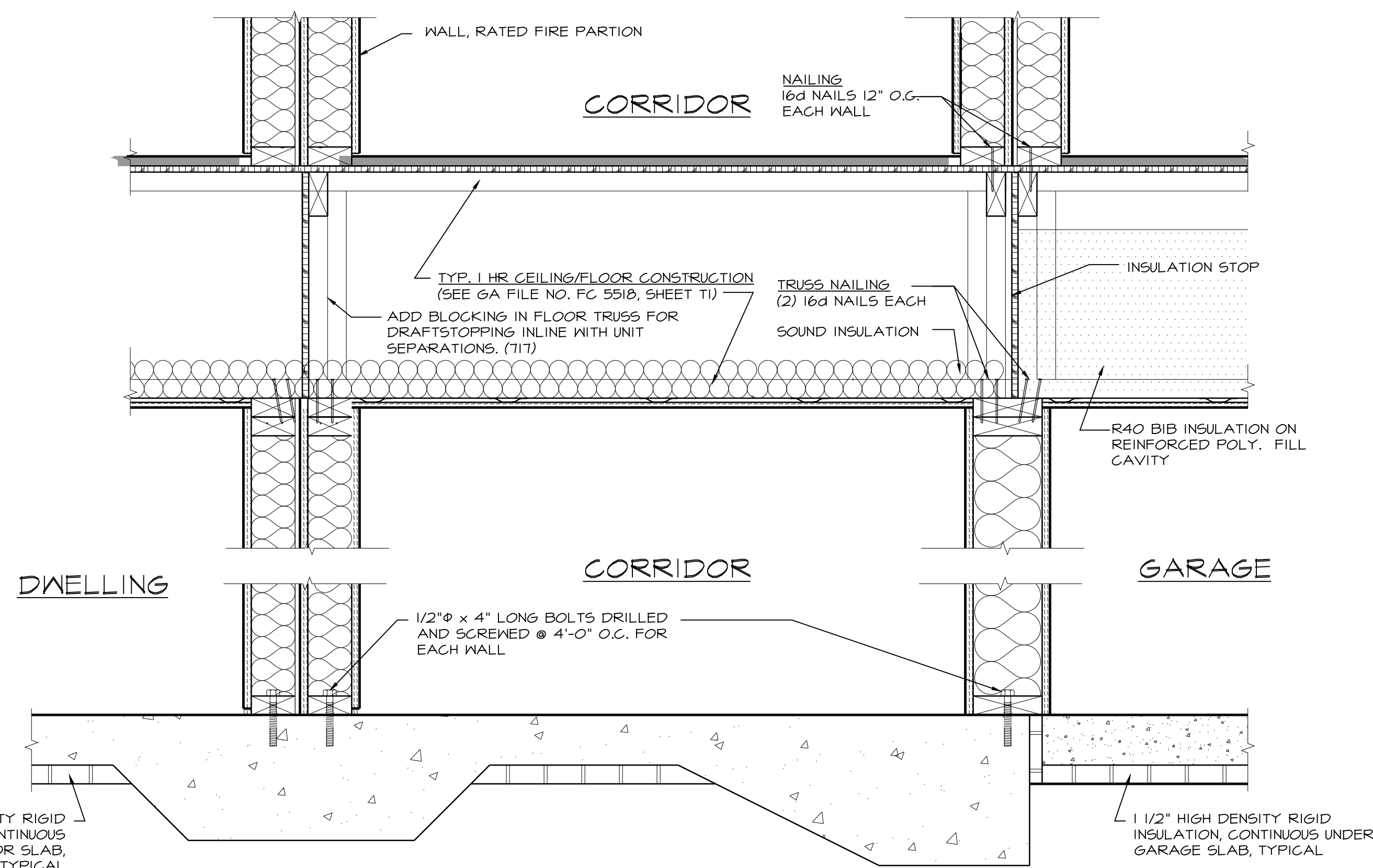
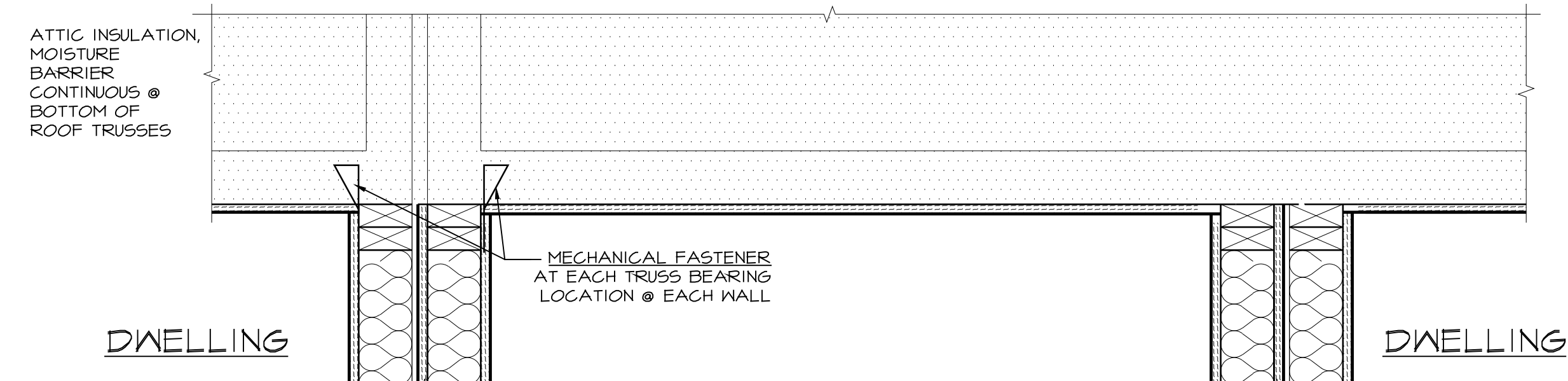


11 FIRE RATED ASSEMBLY
A4.2 SCALE: 1/2" = 1'-0"
RATED FIRE PARTITION



13 TYPICAL COMMON STAIR DETAIL
A4.2 SCALE: 1/2" = 1'-0"

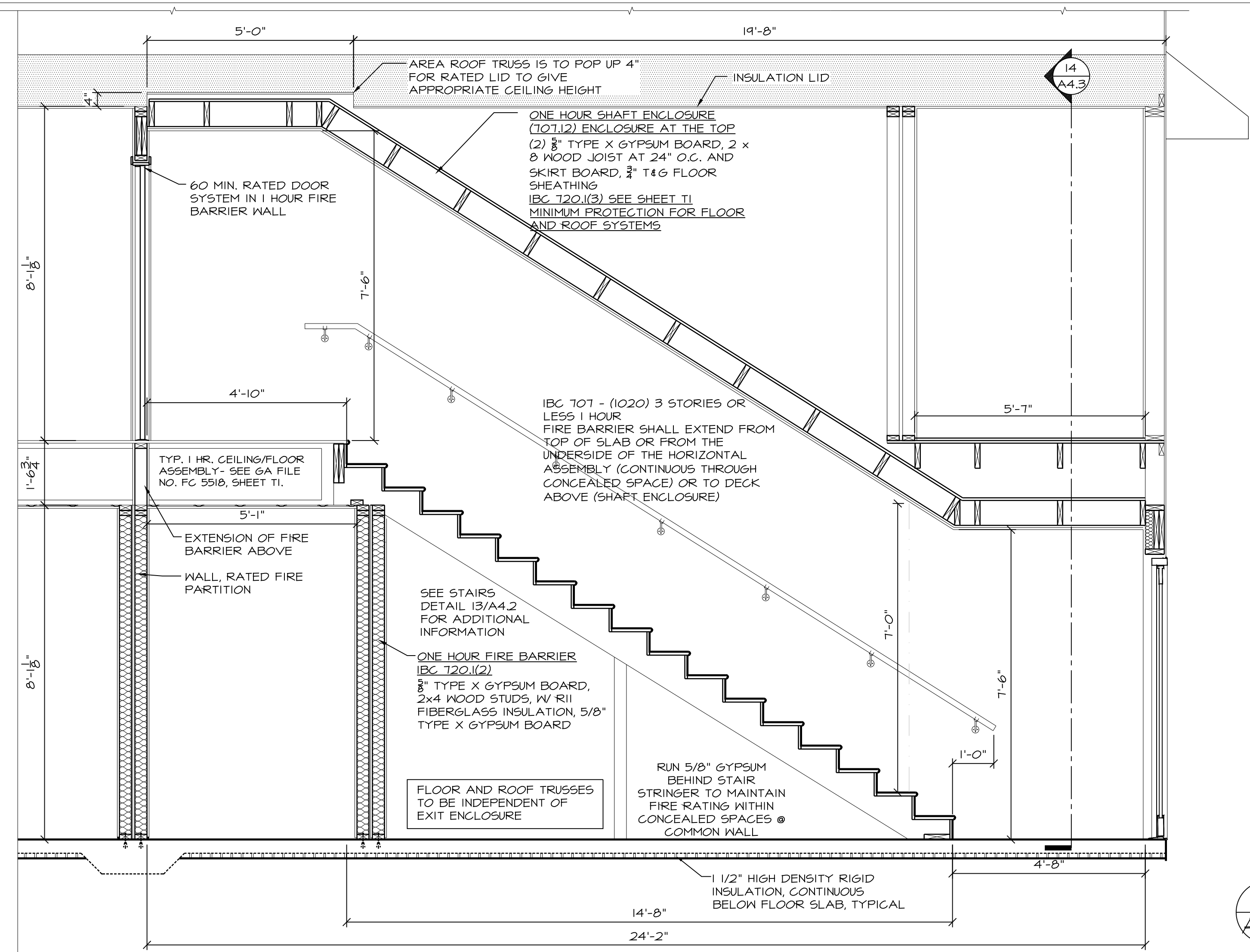
- GENERAL NOTES - COMMON STAIRS:**
- HEADROOM** - EVERY STAIR SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 6 FEET 8 INCHES. THE MINIMUM CLEARANCE SHALL BE MEASURED VERTICALLY FROM A LINE PARALLEL TO THE NOSING OF THE TREADS TO THE CEILING OR SOFFIT DIRECTLY ABOVE THAT LINE.
 - TREADS AND RISERS** - THERE SHALL BE NO VARIATION IN UNIFORMITY EXCEEDING 3/8" DIFFERENCE BETWEEN THE SMALLEST AND LARGEST RISE OR BETWEEN THE SMALLEST AND LARGEST TREAD. STEPS SHALL HAVE A RISE OF NOT MORE THAN 7 INCHES. STEPS SHALL NOT HAVE A TREAD LESS THAN 11 INCHES.
 - HANDRAIL DETAILS** - THE TOP OF A HANDRAIL GRIPPING SURFACE SHALL BE MOUNTED BETWEEN 34 AND 38 INCHES ABOVE THE NOSING OF THE TREADS ON STAIRWAYS. HALF-WALLS IN NONDWELLING UNIT PORTIONS OF BUILDING SHALL EXTEND AT LEAST 42 INCHES ABOVE THE FINISHED FLOOR.
 - HAND GRIP DIMENSIONS** - HANDRAILS ARE TO HAVE AN OUTSIDE DIAMETER OF 1 1/4 INCHES MINIMUM TO 2 INCHES. IF HAND RAIL IS NOT CIRCULAR, THE PERIMETER SHALL BE AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAX. CROSS-SECTIONAL DIMENSION OF 2 1/4". ALL EDGES TO HAVE A 1/8" RADIUS.
 - WALL CLEARANCE** - THE CLEARANCE BETWEEN A HANDRAIL AND A WALL SURFACE SHALL BE AT LEAST 1 1/2 INCHES.
 - LOADING** - HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND A 200-POUND LOAD APPLIED IN ANY DIRECTION, AT ANY POINT OR TO RESIST 50 POUNDS PER LINEAR FOOT APPLIED TO THE TOP.
 - TYPICAL STAIR CONSTRUCTION** - (5) 2 x 12 #2 SPF STRINGERS BRACED MIDSPAN, 1 x 8 RISERS, AND 5/4 BULL NOSE TREADS.
 - EXTENSIONS** - HANDRAILS SHALL RETURN BACK TO THE WALL. RAILS ARE TO EXTEND HORIZONTALLY AT LEAST 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.



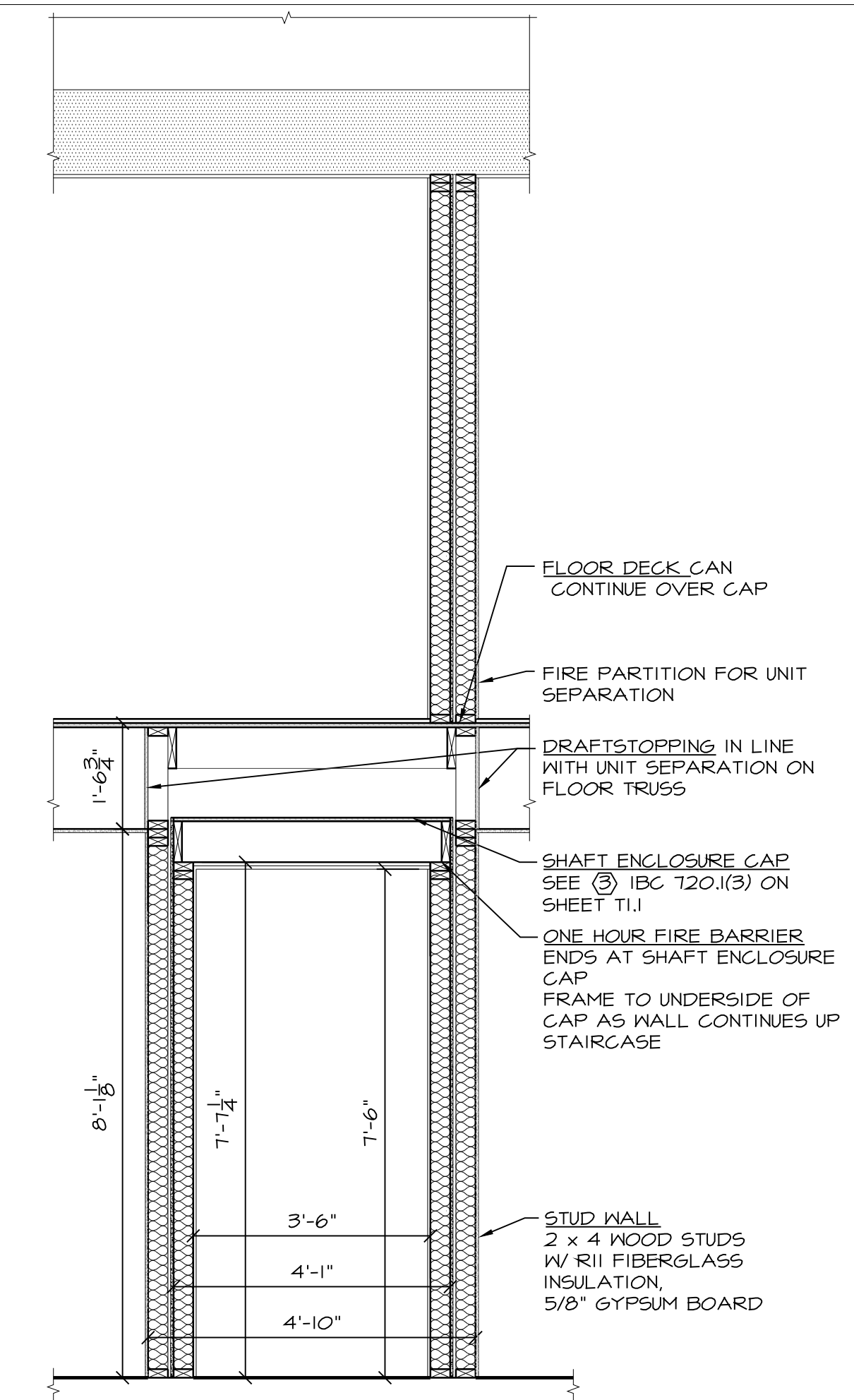
12 BEARING WALLS & FIRE PARTITIONS
A4.2 SCALE: 1/2" = 1'-0"

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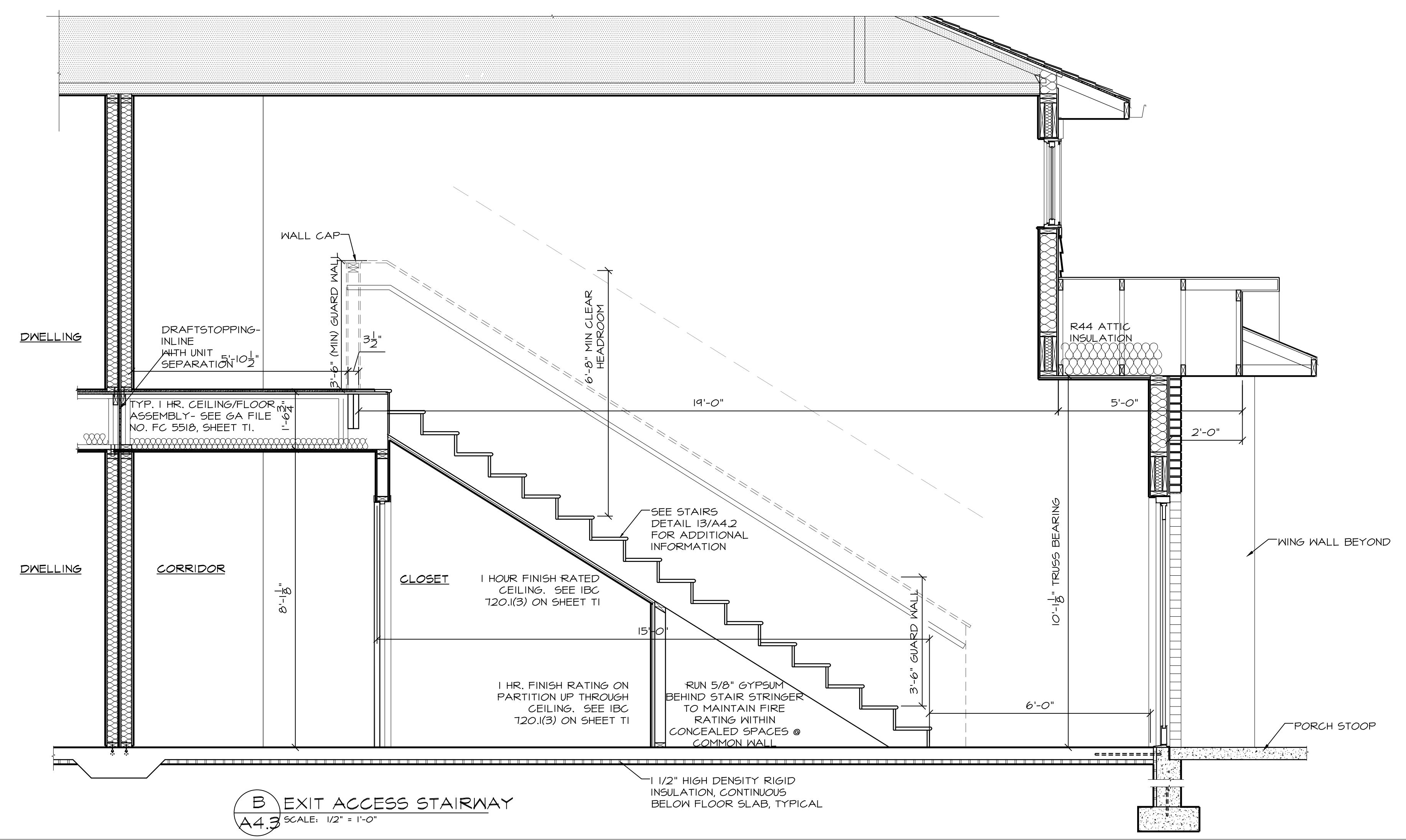
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A EXIT ENCLOSURE - STAIR DETAIL
A4.3 SCALE: 1/2" = 1'-0"



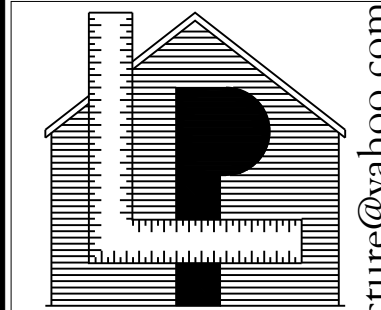
B EXIT ENCLOSURE
A4.3 FIRE BARRIER WALLS
 SCALE: 1/2" = 1'-0"



C EXIT ACCESS STAIRWAY
A4.3 SCALE: 1/2" = 1'-0"

REVISION	DATE
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 SHEET **A4.3**



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Robert Mangen

8 unit with attached garages - # 871411
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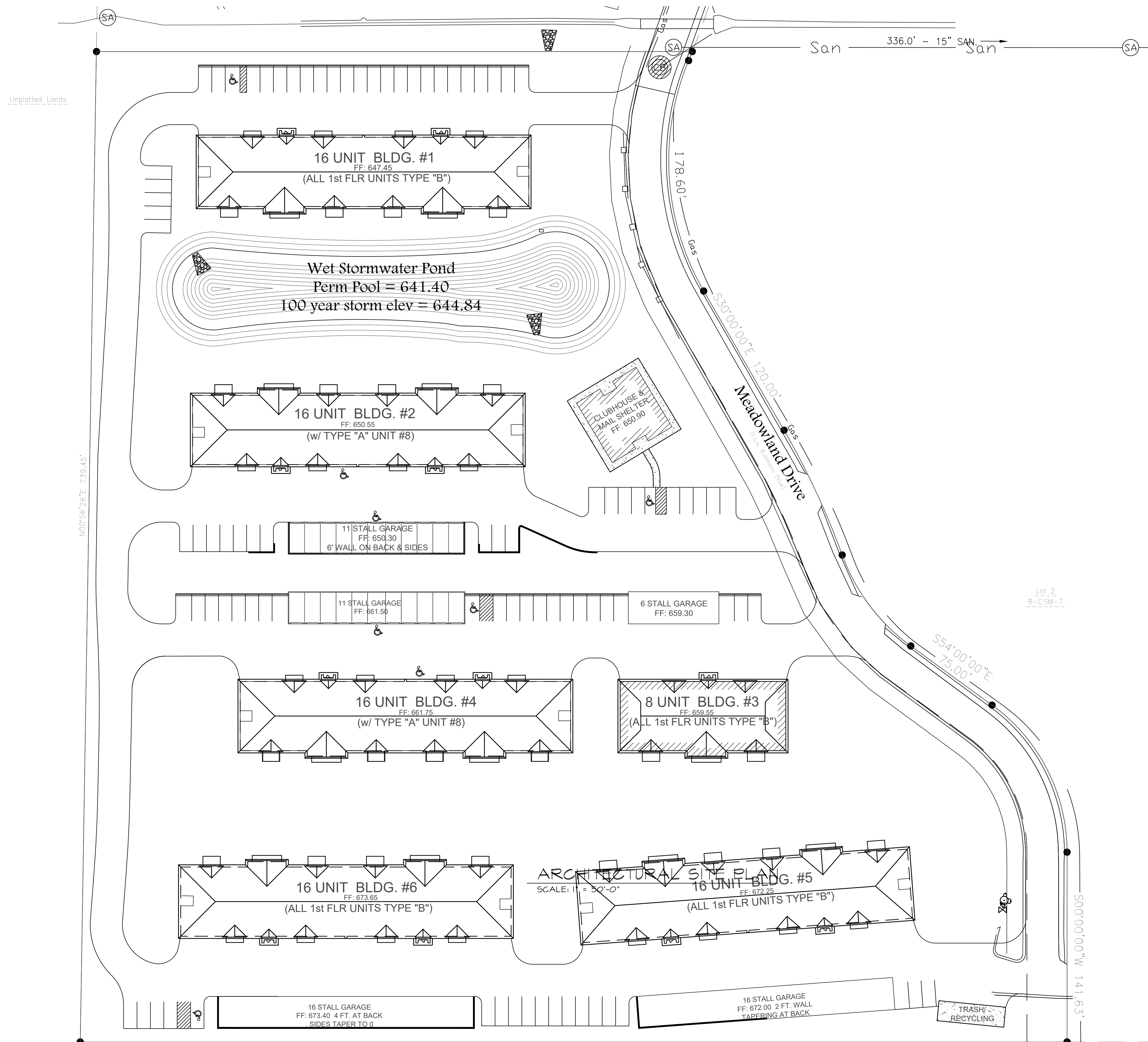
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Meadowland Villas 8 Unit Apartment Building with Attached Garages
SHEBOYGAN, WISCONSIN

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1	9/16/2015
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871411

SHEET
10



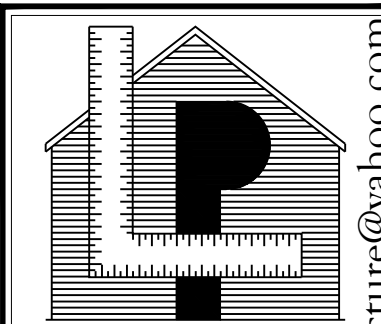
R-2, TYPE "A" AND "B" UNIT NOTES:

TYPE "A" UNITS SHALL COMPLY WITH ICC/ANCI A117.1-2003; SECTION 1003
TYPE "B" UNITS SHALL COMPLY WITH ICC/ANCI A117.1-2003; SECTION 1004

1. ICC/IBC-2009; Sec. 1107.6.2.1.1 - (APARTMENT HOUSES) TYPE "A" UNITS
ALL TYPE "A" UNITS ARE IN BUILDINGS 2 AND 4

IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS OR SLEEPING UNITS, AT LEAST TWO (2) PERCENT BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE "A" UNIT. ALL UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE "A" UNITS. ACCESSIBLE GARAGE COUNTS ARE BASED ON THE NUMBER OF ACCESSIBLE UNITS.

2. ALL FIRST FLOORS OF UNITS ARE TYPE "B".
ICC/IBC-2009; Sec. 1107.1.1.1- TYPE "B" UNITS - AT LEAST ONE STORY SHALL BE PROVIDED WITH AN ACCESSIBLE ENTRANCE AND ALL UNITS SHALL BE TYPE "B" UNITS.



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Meadowland Villas 8 Unit Apartment Building with Attached Garages
SHEBOYGAN, WISCONSIN

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5
2.0

CONCRETE

CONCRETE CONTRACTOR SHALL VERIFY SOIL CONDITIONS BEFORE PLACING FOUNDATIONS AND SLABS. NOTIFY THE GENERAL CONTRACTOR IF ANY SOIL CONDITIONS APPEAR OUT OF THE ORDINARY.

FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR STRUCTURAL FILL. DO NOT PLACE FOOTINGS ON FROZEN GROUND.

DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94.

- 1) FOOTINGS AND WALLS SHALL HAVE STRENGTH EQUAL TO 3,000 PSI AT 28 DAYS.
- 2) SLABS ON GRADE SHALL HAVE STRENGTH EQUAL TO 3,500 PSI AT 28 DAYS.
- 3) EXTERIOR CONCRETE SHALL HAVE STRENGTH EQUAL TO 4,000 PSI AT 28 DAYS.
- 4) COLUMNS, BEAMS AND STRUCTURAL SLABS SHALL HAVE STRENGTH EQUAL TO 4,000 PSI AT 28 DAYS.
- 5) PRE CAST TOPPING SHALL HAVE STRENGTH EQUAL TO 4000 PSI AT 28 DAYS.
- 6) SLUMP SHALL NOT EXCEED 4".
- 7) ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED WITH 4-7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT THE APPROVAL OF THE GENERAL CONTRACTOR. CALCIUM CHLORIDE SHALL NOT BE USED.
- 8) MAXIMUM AGGREGATE SIZE FOR FOOTING TO BE 1 1/2" AND MAXIMUM AGGREGATE SIZE FOR ALL OTHER WORK TO BE 3/4".

INTERIOR SLABS TO HAVE A TROWEL FINISH AND EXTERIOR SLABS TO HAVE A LIGHT BROOM FINISH. MAINTAIN FLOOR LEVEL AT WALLS AND PITCH SURFACES UNIFORMLY TO DRAINS. CONCRETE TO BE SEALED OR WET CURED FOR 7 DAYS. FLOORS TO RECEIVE TILE OR EPOXY TO BE WET CURED ONLY. EXTERIOR SLABS SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 3/4" FIBER EXPANSION JOINT.

DESIGN AND CONSTRUCTION OF CAST-IN-PLACE CONCRETE SHALL CONFORM TO ACI 318 AND CRSI STANDARDS.

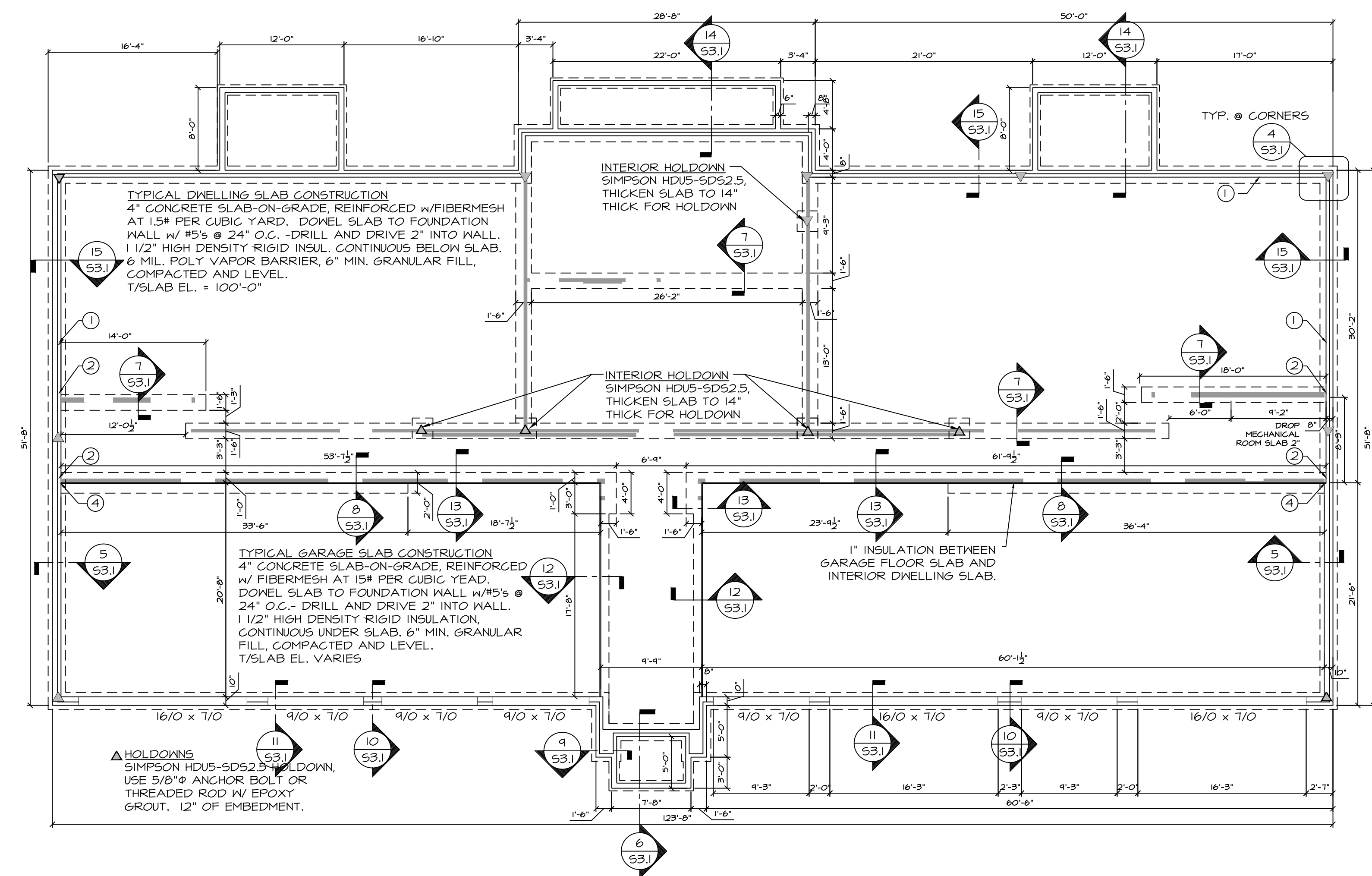
ANCHOR BOLTS TO BE A307 MINIMUM, THREADED RODS TO BE A36.

REINFORCING STEEL

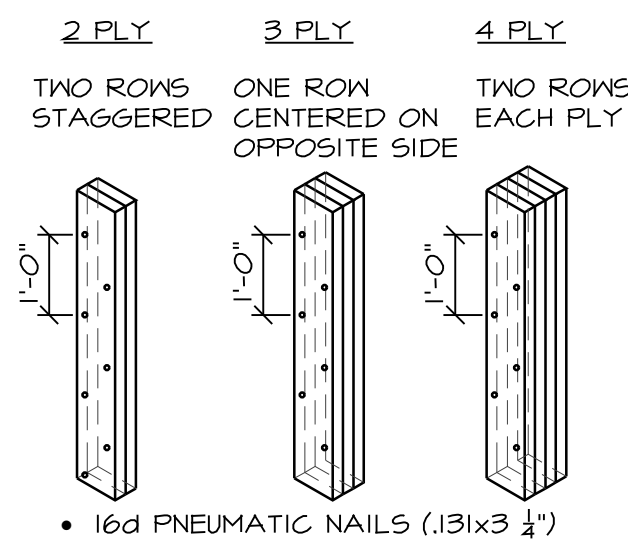
REINFORCING STEEL TO CONFORM TO ASTM-A615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM-A185. LAP ALL HORIZONTAL REINFORCING AT SPLICES AND AROUND CORNERS 30 BAR DIAMETERS. WELDED WIRE FABRIC IS TO BE LAPPED 6" AND PLACED IN THE CENTER OF THE SLAB UNLESS INDICATED OTHERWISE. REINFORCING SHALL BE PLACED IN CONFORMANCE WITH CRSI "RECOMMENDED PRACTICES FOR PLACING BARS" AND ACI 318. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE, DIRT OR DEEP RUST WHEN PLACED. PROVIDE CONCRETE PROTECTION FOR REBARS PER ACI 318 SECTION 7.7.

FOUNDATION PLAN NOTES

- 1) DOWEL 4" CONC. SLAB TO FOUNDATION WALL W/ #5's @ 24" O.C. DRILL AND DRIVE 2" INTO WALL. TYPICAL.
- 2) DOWEL ALL INTERIOR THICKENED SLABS TO FOUNDATION WALLS W/ (2) #5 x 4'-0" DRILL AND DRIVE 2" INTO WALL. TYPICAL.
- 3) TYPICAL SLAB CONTROL JOINT OR CONSTRUCTION JOINTS @ 12'-6" MAX. SEE DETAIL 1/53.1
- 4) CHANGE IN FOUNDATION WALL THICKNESS



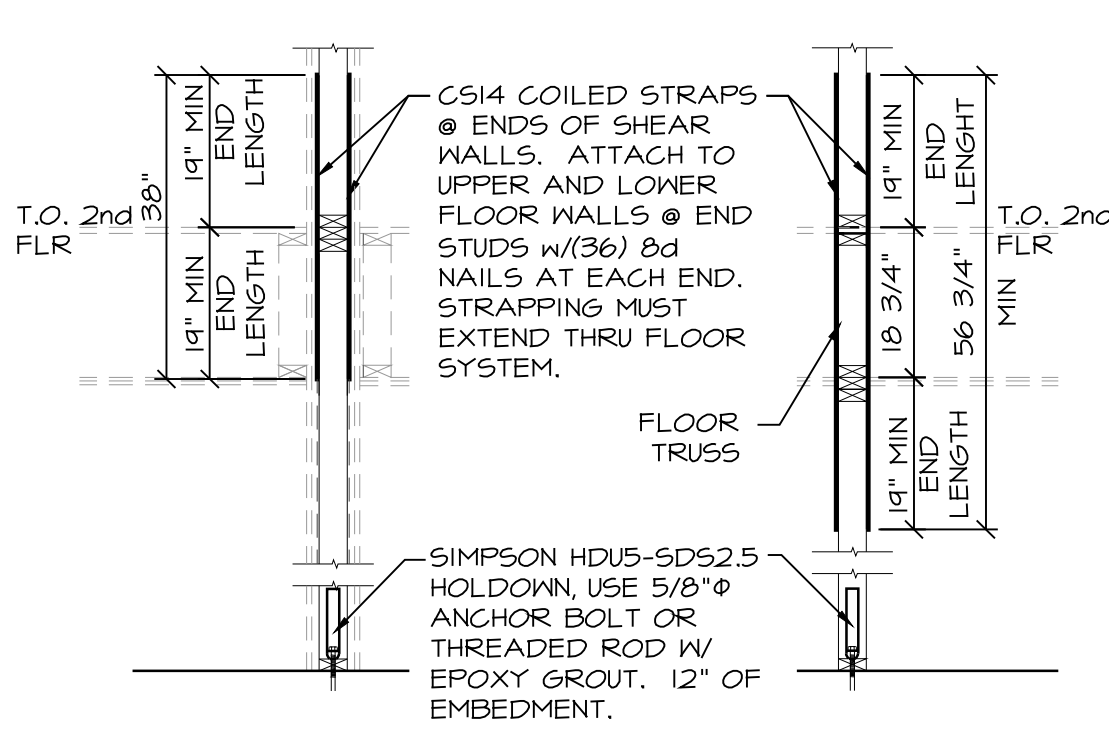
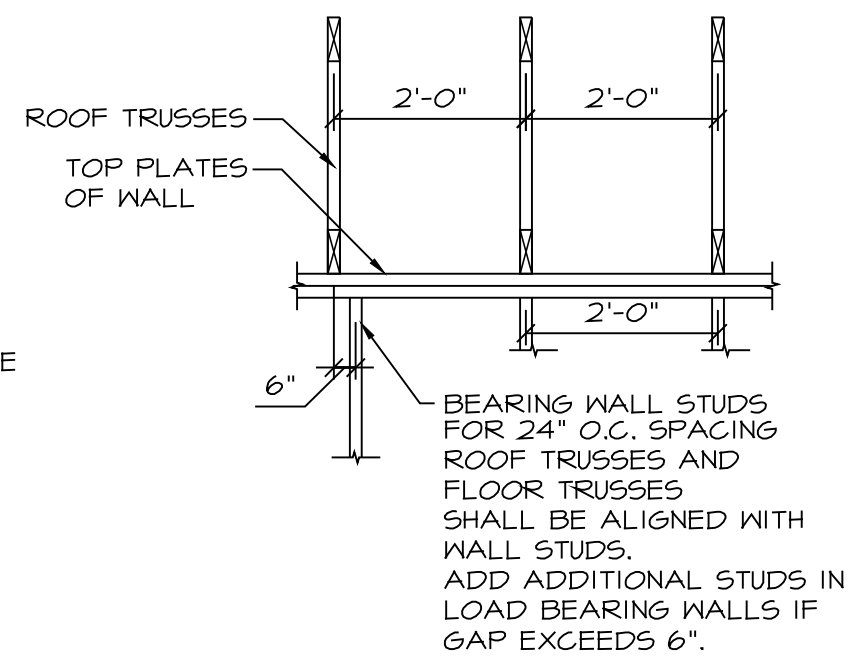
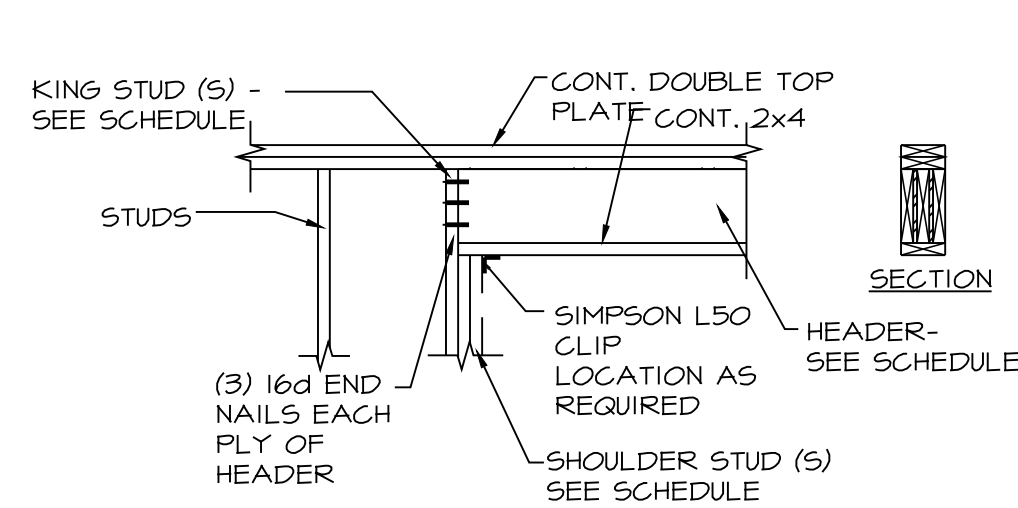
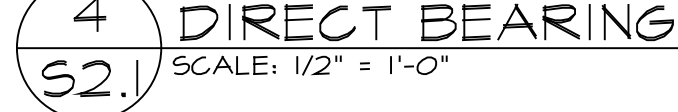
FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



MULTIPLE MEMBER CONNECTIONS @ STUD



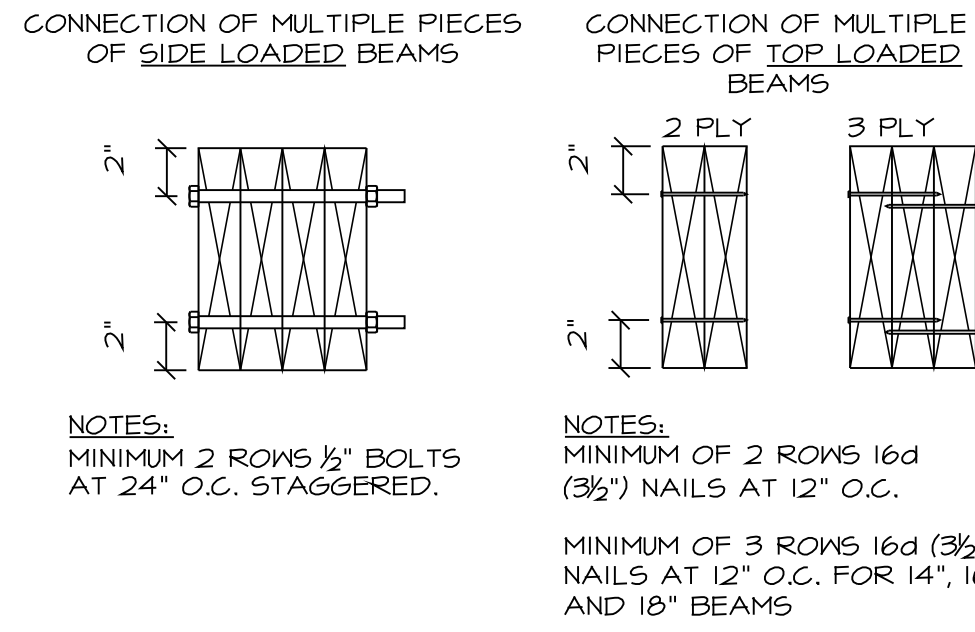
MULTIPLE MEMBER CONNECTIONS @ HEADERS



HEADER SCHEDULE				
MARK	HEADER / BEAM	SHOULDER STUDS	KING STUDS	REMARKS
H-1	(2) 2 x 12	(2) 2 x 6	(1) 2 x 6	---
H-2	(2) 1-3/4" x 11-7/8" 1.9E LVL	(3) 2 x 4	(1) 2 x 4	---
H-3	(2) 2 x 8	(2) 2 x 4	(1) 2 x 4	---
H-4	(2) 2 x 8	(1) 2 x 4	(1) 2 x 4	5
H-5	(2) 2 x 10	(2) 2 x 4	(1) 2 x 4	5
H-6	(3) 2 x 12	(3) 2 x 6	(1) 2 x 6	---
H-7	(3) 2 x 10	(2) 2 x 6	(1) 2 x 6	---
H-8	(2) 2 x 12	(3) 2 x 4	(1) 2 x 4	---
H-9	(3) 1-3/4" x 11-7/8" 1.9E LVL	(4) 2 x 6	(2) 2 x 6	4
H-10	(3) 1-3/4" x 11-7/8" 1.9E LVL	(2) 2 x 6	(2) 2 x 6	---
H-11	(3) 1-3/4" x 11-7/8" 1.9E LVL	(3) 2 x 4	(1) 2 x 4	---
H-12	(3) 2 x 12	(2) 2 x 6	(1) 2 x 6	---
H-13	(2) 2 x 10	(1) 2 x 6	(1) 2 x 6	---
H-14	(2) 2 x 12	6 x 6	---	3
H-15	(3) 2 x 12	(2) 2 x 6	(1) 2 x 6	---
H-16	(3) 2 x 12	6 x 6	---	3

HEADER NOTES:

- (F) = HEADER FLUSH IN ROOF OR FLOOR SYSTEM.
- ATTACH MULTIPLE PIECES PER 2/52.1 AND 3/52.1
- PRESURE TREATED SOUTHERN YELLOW PINE
- MID CHORD BEARING FLOOR TRUSSES, NO TOP PLATES.
- FOR SHOULDER STUDS, USE 2x4 IN INTERNAL WALLS AND 2x6 AT EXTERNAL WALLS.



WOOD HEADER CONNECTIONS
SCALE: 1 1/2" = 1'-0"



WOOD FRAMING

DIMENSIONAL LUMBER HEADER SPECIES IS SPRUCE/PINE/FIR NO. 2 OR BETTER UNLESS NOTED OTHERWISE.

WOOD CONSTRUCTION AND ITS FASTENERS SHALL CONFORM TO APPLICABLE REQUIREMENTS OF IBC CHAPTER 23.

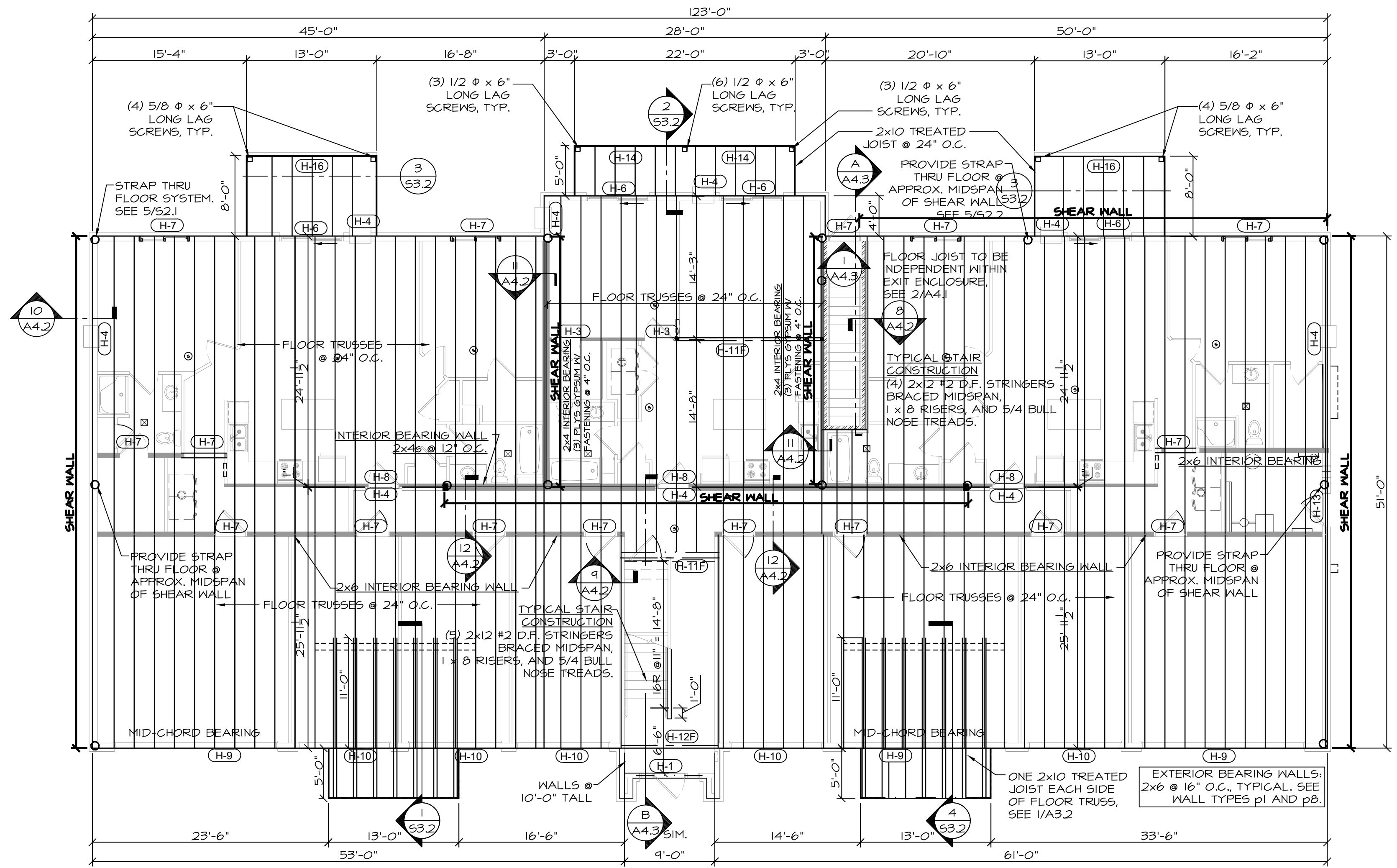
ROOF DECKING SHALL BE 7/16" O.S.B. w/ "H" CLIPS UNLESS NOTED OTHERWISE.

ALL WOOD BASE PLATES IN CONTACT WITH MASONRY, CONCRETE, GROUND OR EXPOSED TO THE WEATHER MUST BE PRESERVATIVE TREATED LUMBER.

WOOD FRAME CONNECTIONS MUST MEET MINIMUM REQUIREMENTS SET FORTH IN IBC TABLE 2304.9.1

FIRE BLOCKING IS REQUIRED IN ALL CONCEALED VOIDS WITHIN STUD WALLS AT 10'-0" O.C. MAX AND AT EACH FLOOR OF MULTI STORY STRUCTURES.

FRAMING CONTRACTOR MUST PROVIDE TEMPORARY BRACING OF EXTERIOR WALLS AGAINST WIND FORCES UNTIL THE INTERIOR GYPSUM BOARD IS IN PLACE.

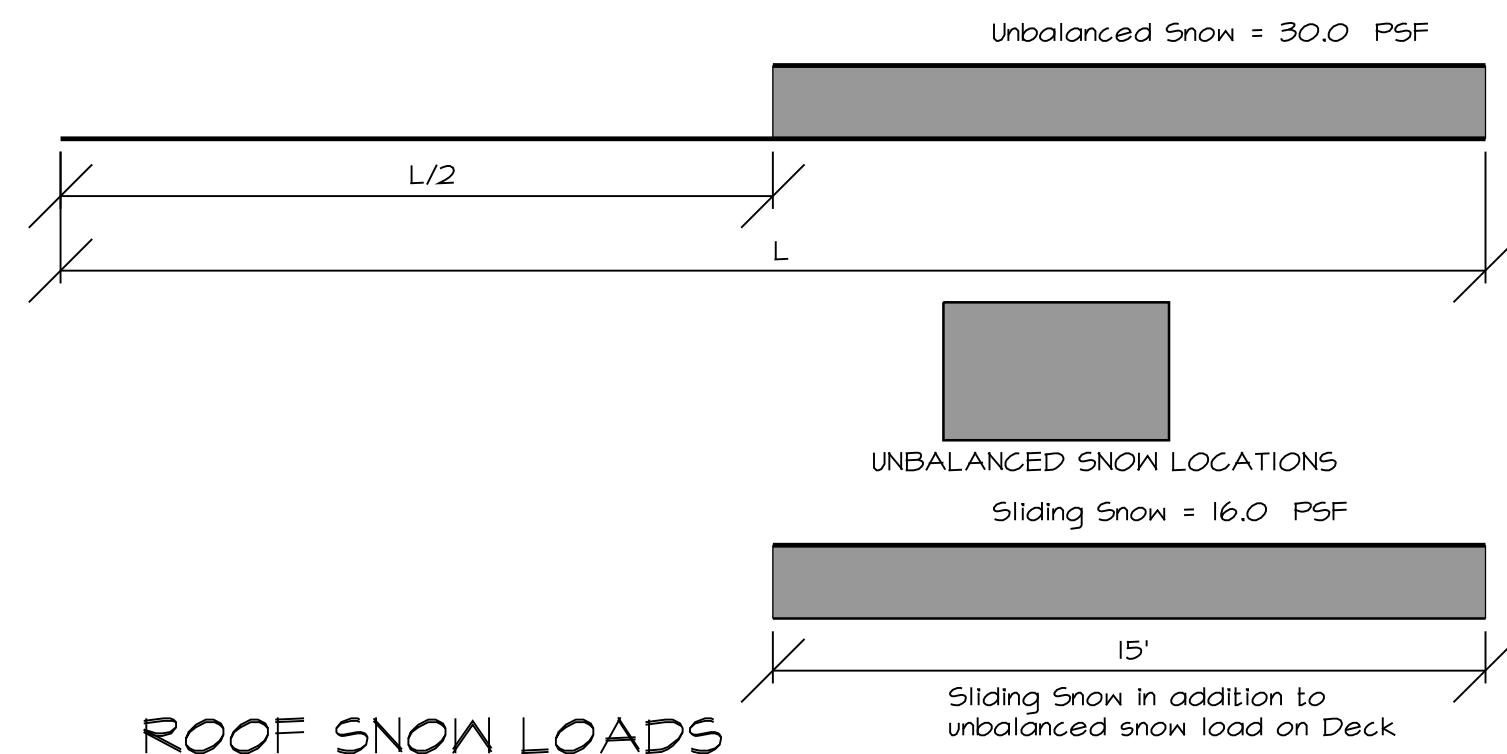


FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

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PROJECT NO: 871411
SHEET: **2.1**

BALANCED ROOF SNOW LOAD=23.1 PSF
 UNBALANCED SNOW LOAD= LEENARD SIDE=30.0 PSF
 WINDWARD SIDE=0 PSF



ROOF SNOW LOADS

TRUSS / FRAMING NOTES:

- TYPICAL WALL HEIGHT = ROOF TRUSS BEARING ELEVATION = 117'-4"
- (H-#) INDICATES HEADER. (H-#F) INDICATES FLUSH HEADER. SEE S2.1 AND S2.2 FOR HEADER SCHEDULE. SEE 2/S2.2 FOR TYPICAL HEADER DETAIL.
- SEE ARCH. FLOOR PLAN & SECTIONS FOR SLOPED CEILINGS.
- ROOF TRUSSES @ 24" O.C., OVERFRAMING IS NOT SHOWN. SEE ELEVATIONS FOR LOCATIONS.
- COORDINATE WALL FRAMING WITH TRUSS LAYOUT. ALIGN 2 x STUDS @ WITH FLOOR AND ROOF. SEE WALL TYPES FOR STUD SPACING.
- PROVIDE SIMPSON H-10 HOLD DOWN CLIPS ON ALL TRUSSES UNLESS OTHERWISE SPECIFIED BY THE TRUSS SUPPLIER.
- ALL SECOND FLOOR POINT LOADS MUST BE BLOCKED THROUGH FLOOR SYSTEM.
- EXTERIOR WALLS 2X6. SEE WALL TYPES FOR STUD SPACING
- INTERIOR LOAD BEARING WALLS PER PLAN AND WALL TYPE
- PROVIDE (3) 2x6 STUDS OR (4) 2 x 4 STUDS AT ALL BEARING WALL LOCATIONS UNDER EACH GIRDER AND JACK TRUSS, TYPICAL.

WOOD TRUSSES

TRUSSES MUST BE INSTALLED PER TRUSS SUPPLIER SHOP DRAWINGS AND MUST MEET ALL REQUIREMENTS OF THE TRUSS SHOP DRAWINGS. WHERE THE TRUSS SHOP DRAWINGS CONFLICT WITH THE ROOF FRAMING PLAN, THE SHOP DRAWINGS SUPERSEDE.

WOOD TRUSSES SHALL BE DESIGNED FOR ALL LOADS AND REQUIREMENTS AS INDICATED ON THESE PLANS, AND AS OUTLINED BY IBC, CHAPTER 16. WOOD TRUSSES MUST MEET APPLICABLE REQUIREMENTS OF IBC, CHAPTER 23. TRUSS MANUFACTURER SHALL SPECIFY REQUIRED TRUSS BRACINGS AND HOLD DOWN CLIPS.

BUILDER MUST PROPERLY INSTALL ALL BRACING SPECIFIED BY THE TRUSS MANUFACTURER.

UPLIFT FORCES

TERRAIN CATEGORY	END ZONE	INTERIOR	OVERHANGS
B	-15.4 PSF	-10.7 PSF	-21.6 PSF

SUBTRACT DEAD LOAD FROM ALL UP LIFT FORCES

NAILING SCHEDULE

CONNECTION	NAILING (COMMON NAILS UNLESS OTHER CONNECTION IS REQUIRED)	STAPLES
BRIDGING TO TRUSSES, FACE NAIL EACH END TOP PLATE TO STUD, END NAIL STUD TO SOLE PLATE	(2) 8d (2) 16d (4) 8d TOENAIL OR 2-16d, END NAIL	(2) 3" 14 GAGE (3) 3" 14 GAGE (3) 3" 14 GAGE
DOUBLED STUDS, FACE NAIL BUILT-UP CORNER STUDS DOUBLED TOP PLATES, TYPICAL FACE NAIL DOUBLED TOP PLATES, LAP SPLICES	16d AT 24" O.C. 16d AT 24" O.C. 16d AT 16" O.C. (8) 16d	3" 14 GAGE AT 8" O.C. 3" 14 GAGE AT 16" O.C. 3" 14 GAGE AT 12" O.C. (12) 3" 14 GAGE
CONTINUOUS HEADER, TWO PIECES	16d AT 12" O.C. ALONG EACH EDGE	
CONTINUOUS HEADER TO STUD, TOENAIL	(4) 8d TOENAIL	
OSB ROOF SHEATHING	8d AT 6" O.C. AT EDGES 8d AT 12" O.C. AT INTERMEDIATE MEMBERS 8d AT 6" O.C. AT EDGES	1 3/4" 16 GA. AT 4" O.C. AT EDGES 1 3/4" 16 GA. AT 8" O.C. AT INTERMEDIATE SUPPORTS 1 3/4" 16 GA. AT 4" O.C. AT EDGES
EXTERIOR WALL SHEATHING	8d AT 12" O.C. AT INTERMEDIATE MEMBERS	1 3/4" 16 GA. AT 8" O.C. AT INTERMEDIATE SUPPORTS
GYPSUM BOARD, TYPICAL	7" MAXIMUM FASTENER SPACING	
GYPSUM BOARD AT UNITS 4.5, 12 & 13 DEMISING WALLS SEE 2/A4.2.	4" MAXIMUM FASTENER SPACING	

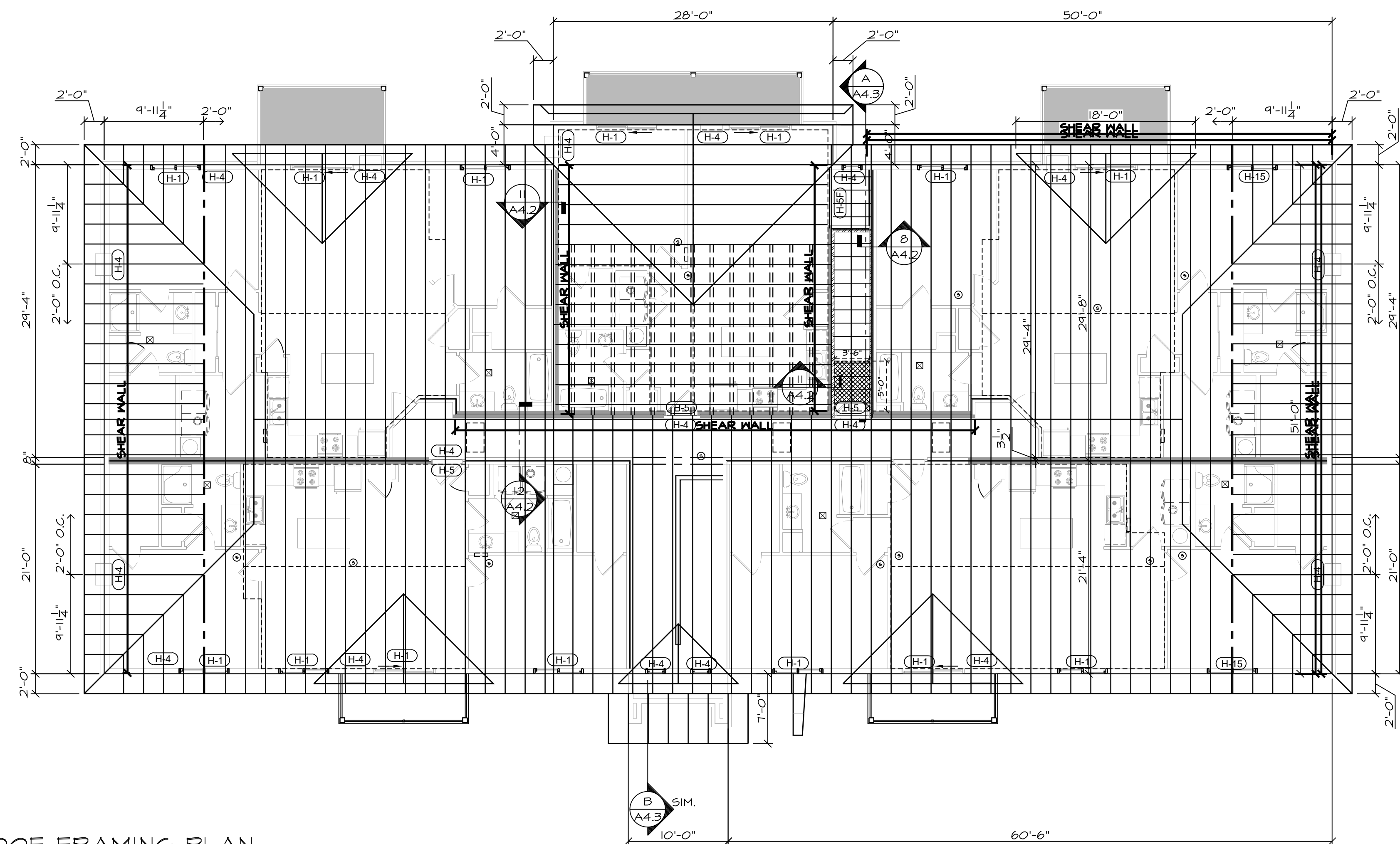
NOTES: 1. USE THESE PATTERNS UNLESS NOTED OTHERWISE IN THE PLANS
 2. THESE PATTERNS COMPLY WITH IBC TABLE 2304.9.1

HEADER SCHEDULE

MARK	HEADER / BEAM	SHOULDER STUDS	KING STUDS	REMARKS
H-1	(2) 2 x 12	(2) 2 x 6	(1) 2 x 6	---
H-2	(2) 1-3/4" x 11-7/8" 1.9E LVL	(3) 2 x 4	(1) 2 x 4	---
H-3	(2) 2 x 8	(2) 2 x 4	(1) 2 x 4	---
H-4	(2) 2 x 8	(1) 2 x 4	(1) 2 x 4	5
H-5	(2) 2 x 10	(2) 2 x 4	(1) 2 x 4	5
H-6	(3) 2 x 12	(3) 2 x 6	(1) 2 x 6	---
H-7	(3) 2 x 10	(2) 2 x 6	(1) 2 x 6	---
H-8	(2) 2 x 12	(3) 2 x 4	(1) 2 x 4	---
H-9	(3) 1-3/4" x 18" 1.9E LVL	(4) 2 x 6	(2) 2 x 6	4
H-10	(3) 1-3/4" x 11-7/8" 1.9E LVL	(2) 2 x 6	(2) 2 x 6	---
H-11	(3) 1-3/4" x 11-7/8" 1.9E LVL	(3) 2 x 4	(1) 2 x 4	---
H-12	(2) 2 x 12	(2) 2 x 6	(1) 2 x 6	---
H-13	(2) 2 x 10	(1) 2 x 6	(1) 2 x 6	---
H-14	(2) 2 x 12	6 x 6	---	3
H-15	(3) 2 x 12	(2) 2 x 6	(1) 2 x 6	---
H-16	(3) 2 x 12	6 x 6	---	3

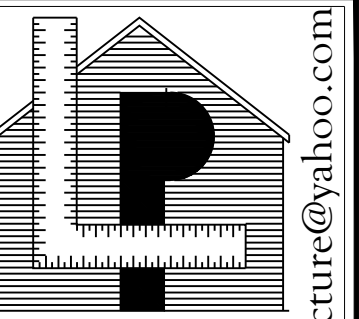
HEADER NOTES:

- (F) = HEADER FLUSH IN ROOF OR FLOOR SYSTEM.
- ATTACH MULTIPLE PIECES PER 2/S2.1 AND 3/S2.1
- PRESSURE TREATED SOUTHERN YELLOW PINE
- MID CHORD BEARING FLOOR TRUSSES, NO TOP PLATES.
- FOR SHOULDER STUDS, USE 2x4 IN INTERNAL WALLS AND 2x6 AT EXTERNAL WALLS.



ROOF FRAMING PLAN

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



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Robert Mangen

Unit with attached garages - # 871411
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Meadowland Villas 8 Unit Apartment Building with Attached Garages
 SHEBOYGAN, WISCONSIN

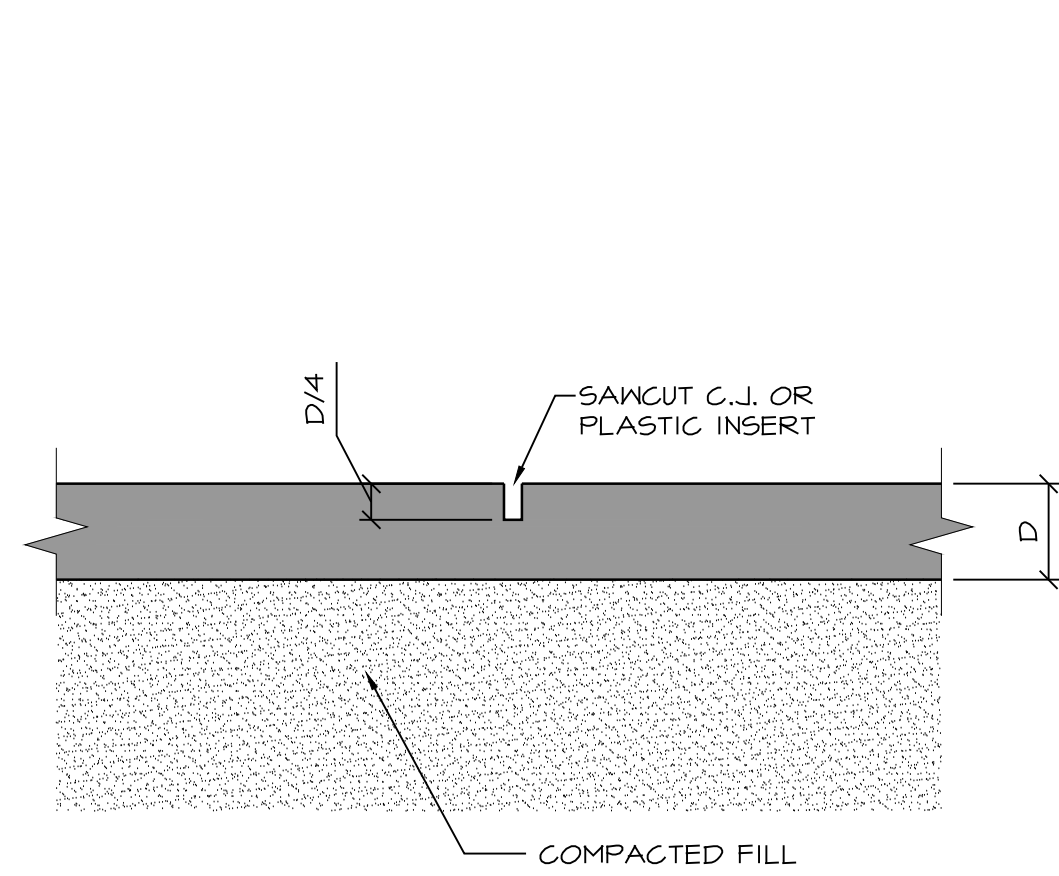
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2	12/19/2015

DATE: 9/4/2015

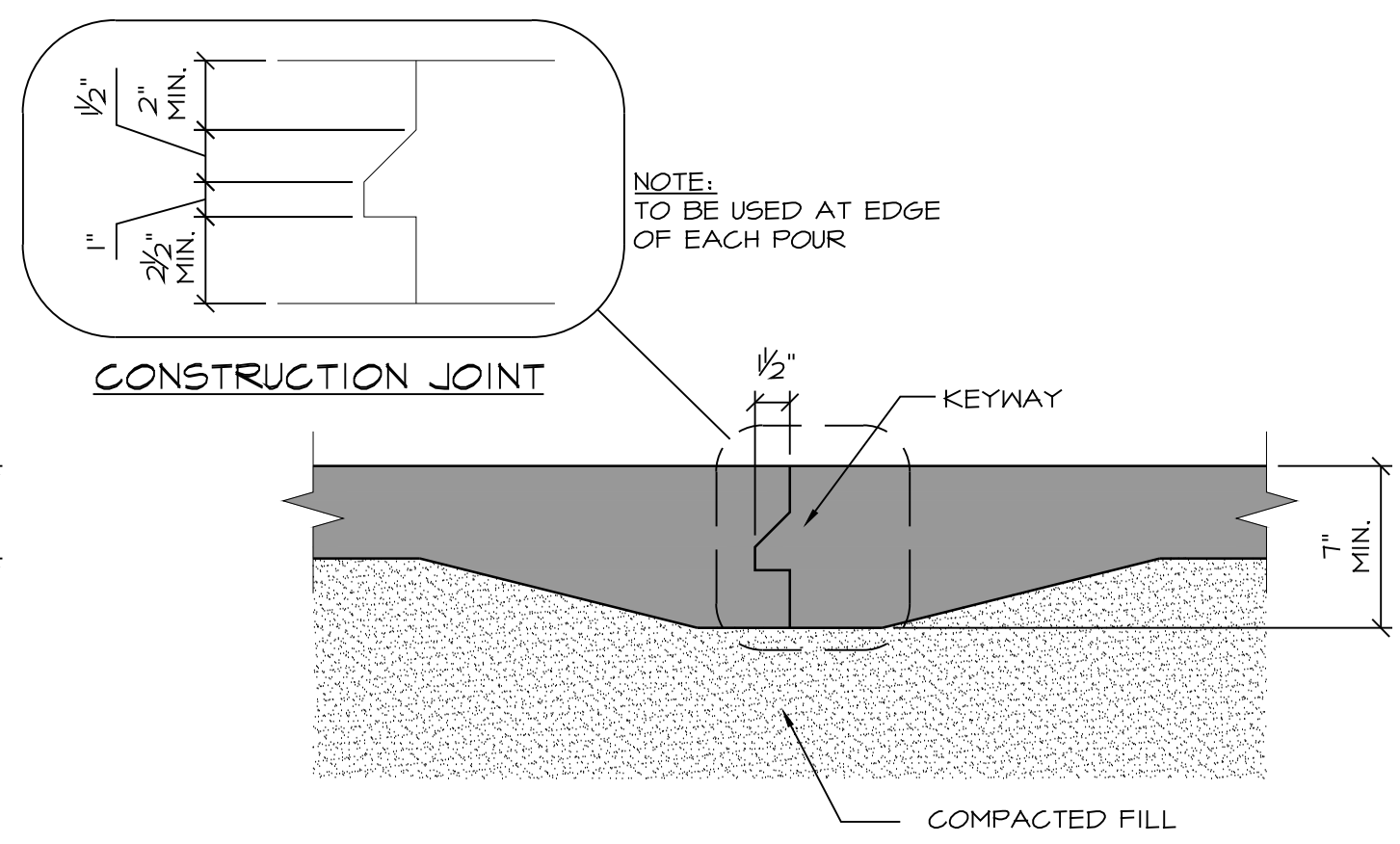
PROJECT NO. 871411

SHEET

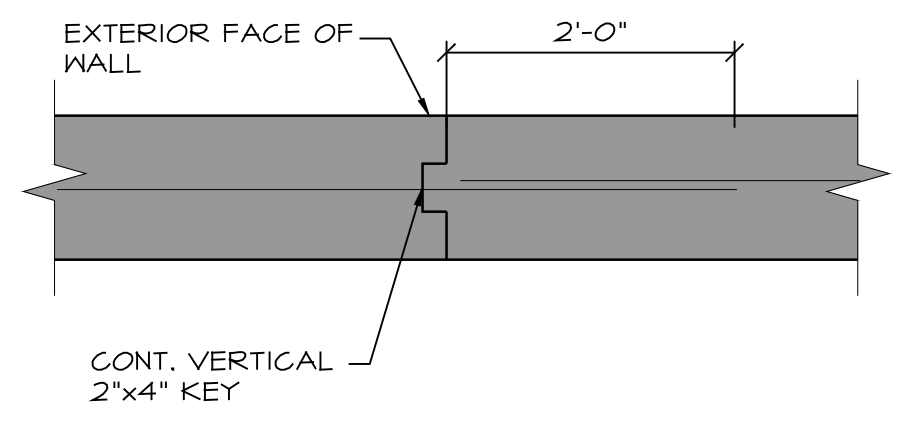
2.2



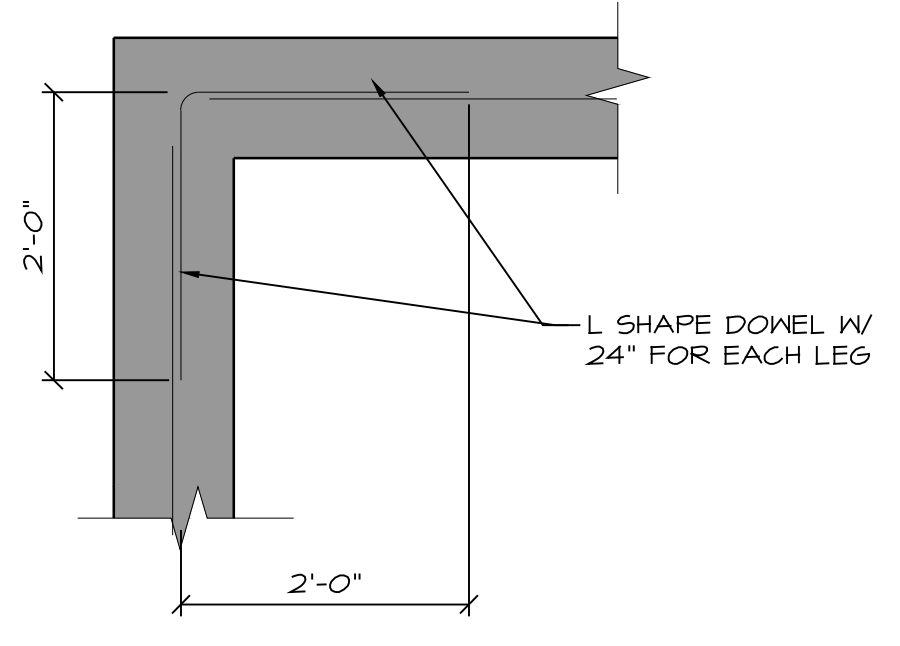
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CONTROL JOINT
SCALE: 3/4" = 1'-0"



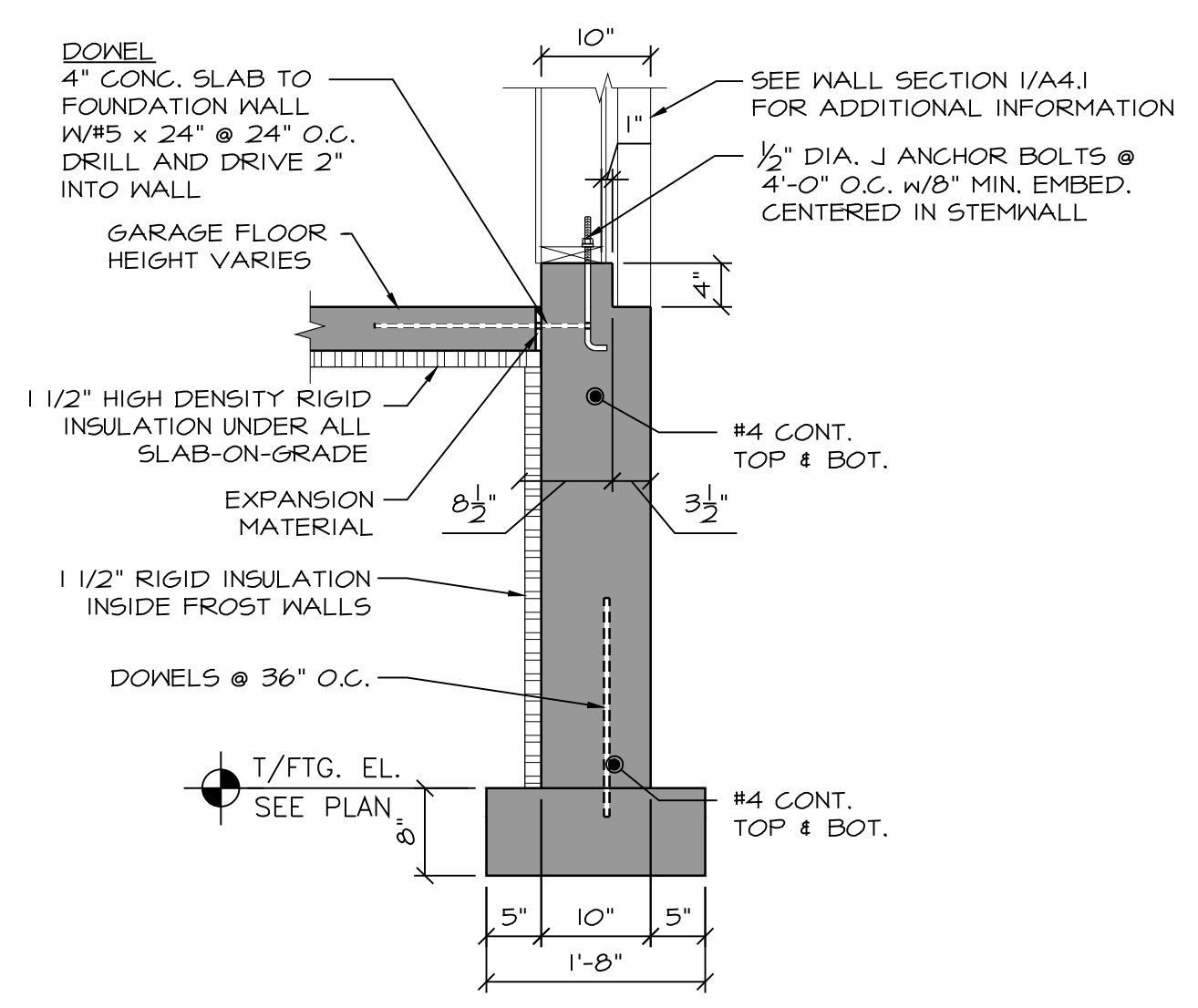
2
END OF POUR - CONST. JOINT @ SLAB
SCALE: 3/4" = 1'-0"



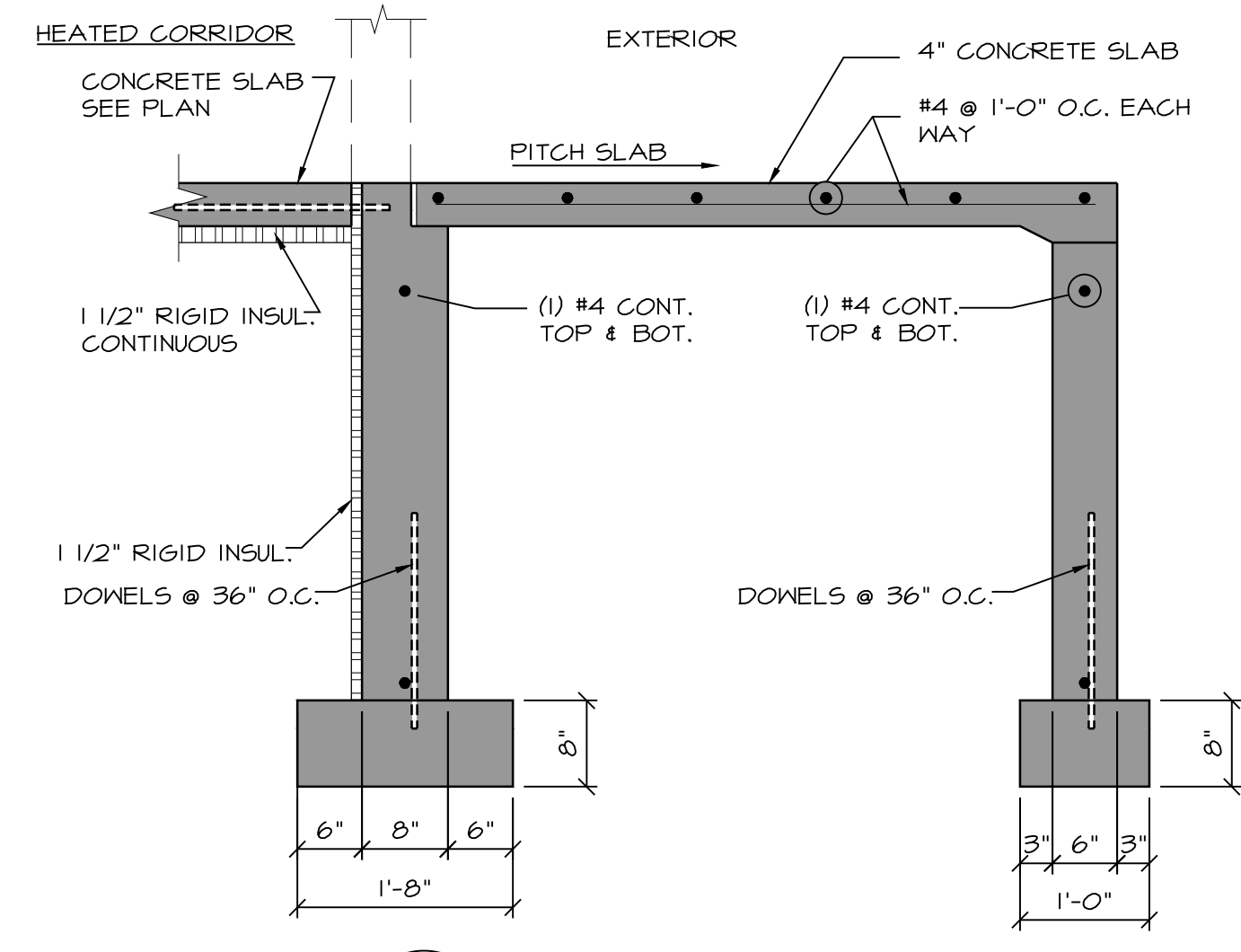
3
END OF POUR - VERTICAL CONST. JOINT
SCALE: 3/4" = 1'-0"



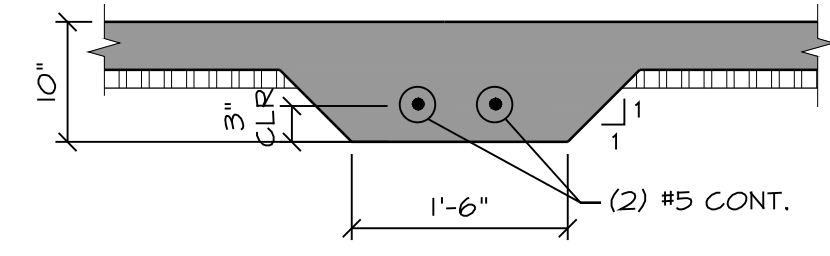
4
CORNER REINFORCING
SCALE: 3/4" = 1'-0"



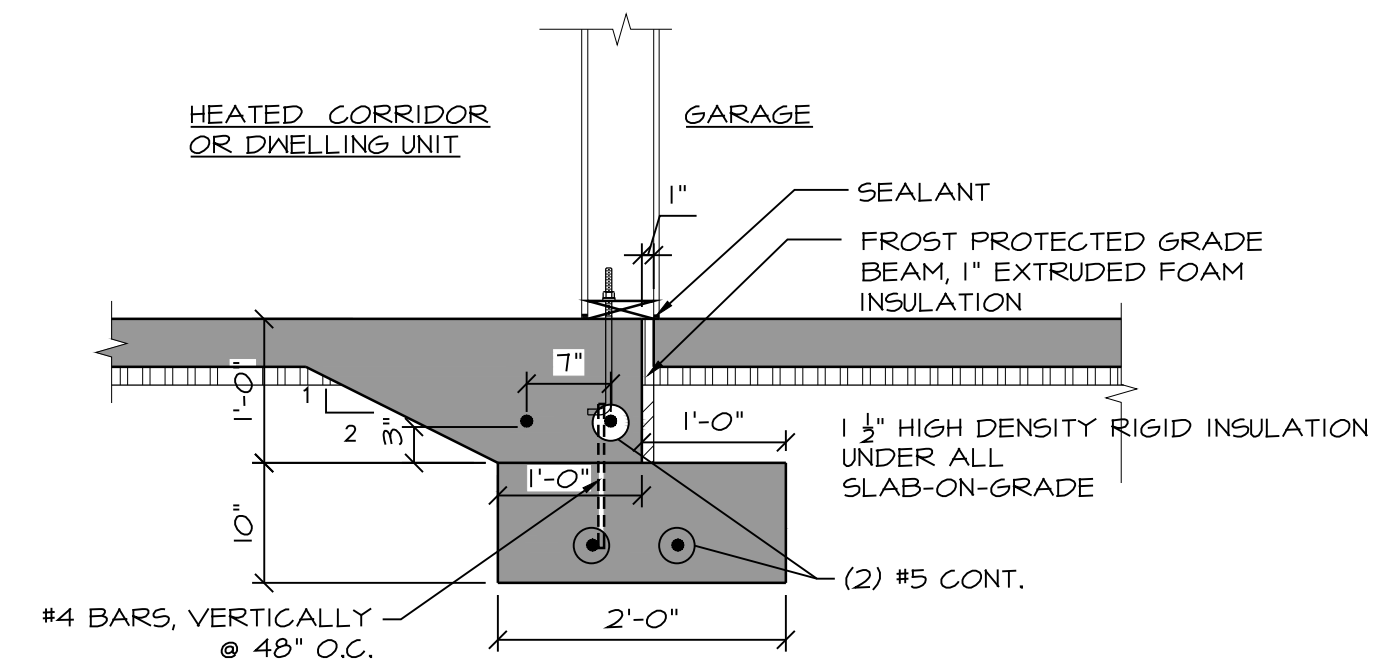
5
GARAGE FOUNDATION WALL
SCALE: 3/4" = 1'-0"



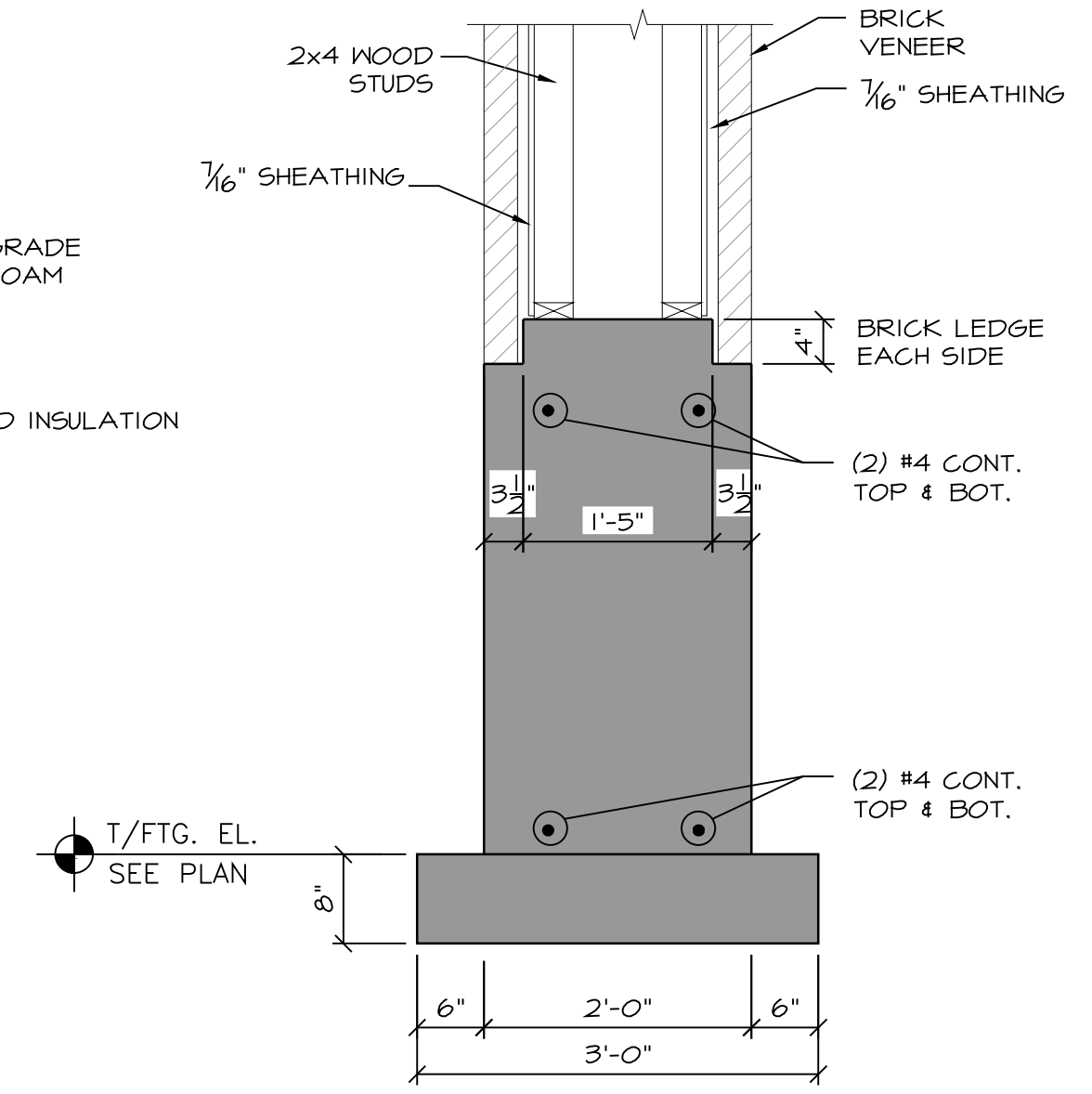
6
STOOP
SCALE: 3/4" = 1'-0"



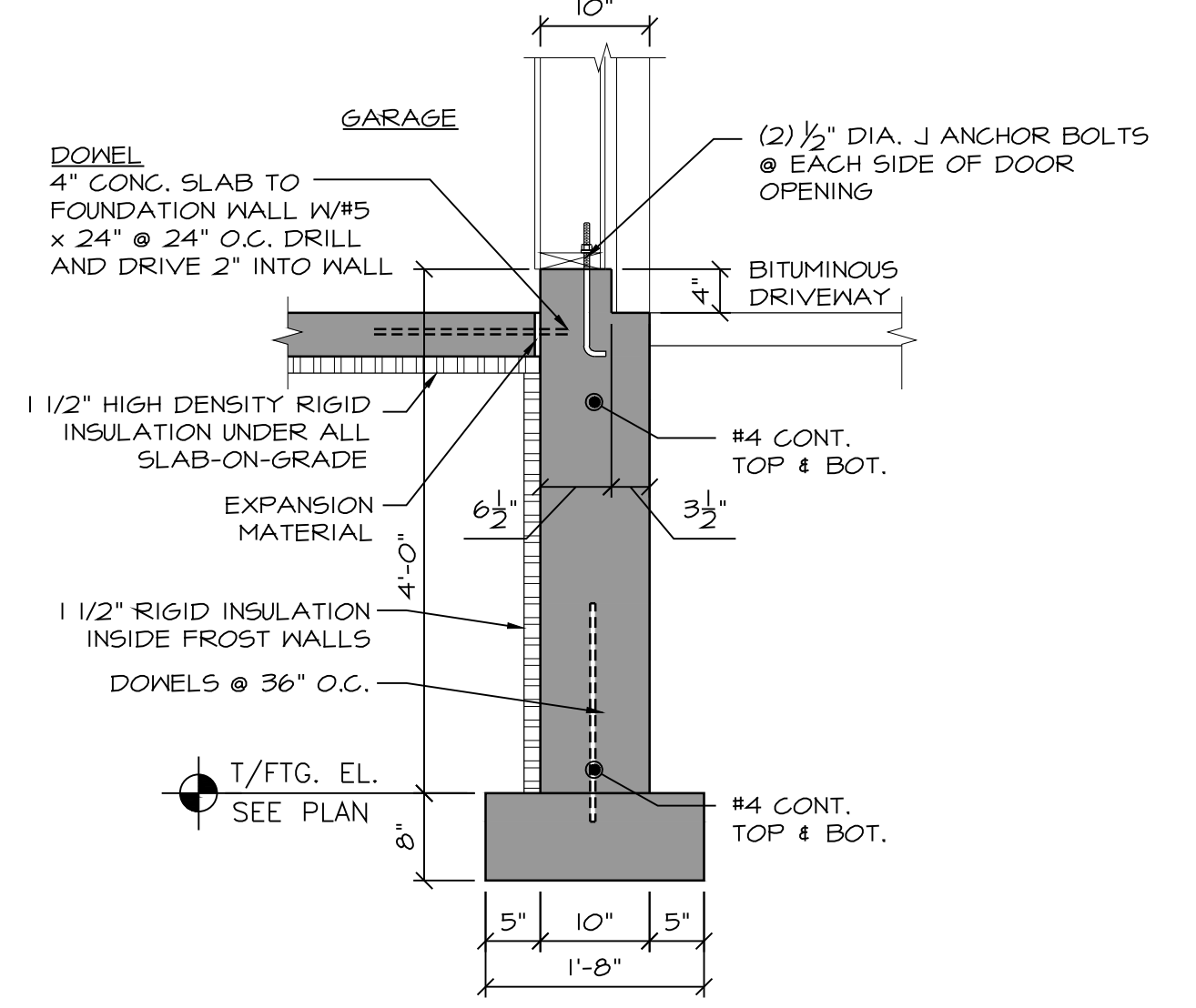
7
SECTION
SCALE: 3/4" = 1'-0"



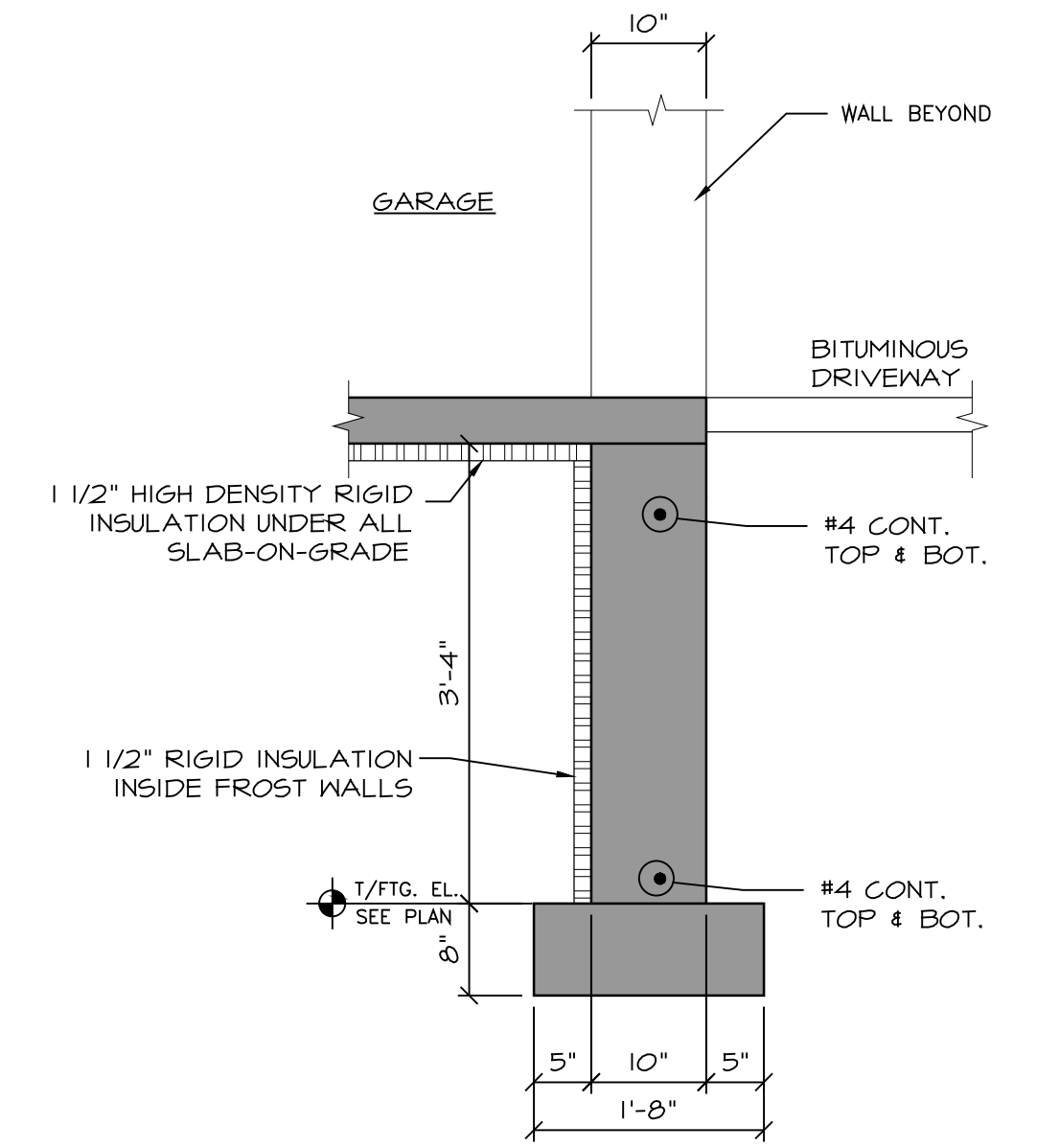
8
SECTION
SCALE: 3/4" = 1'-0"



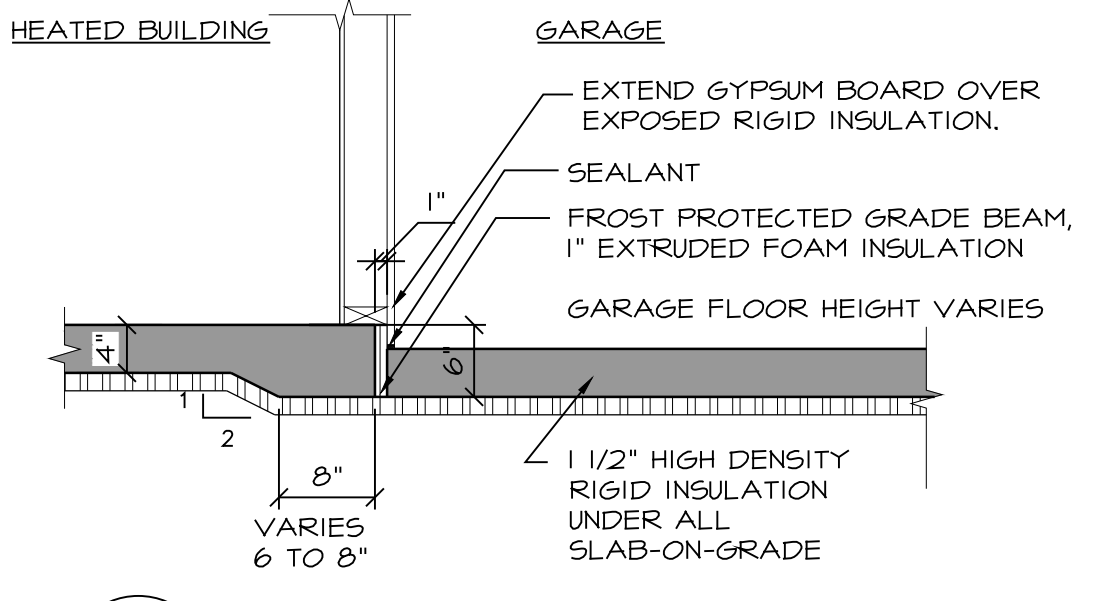
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SECTION @ ENTRANCE
SCALE: 3/4" = 1'-0"



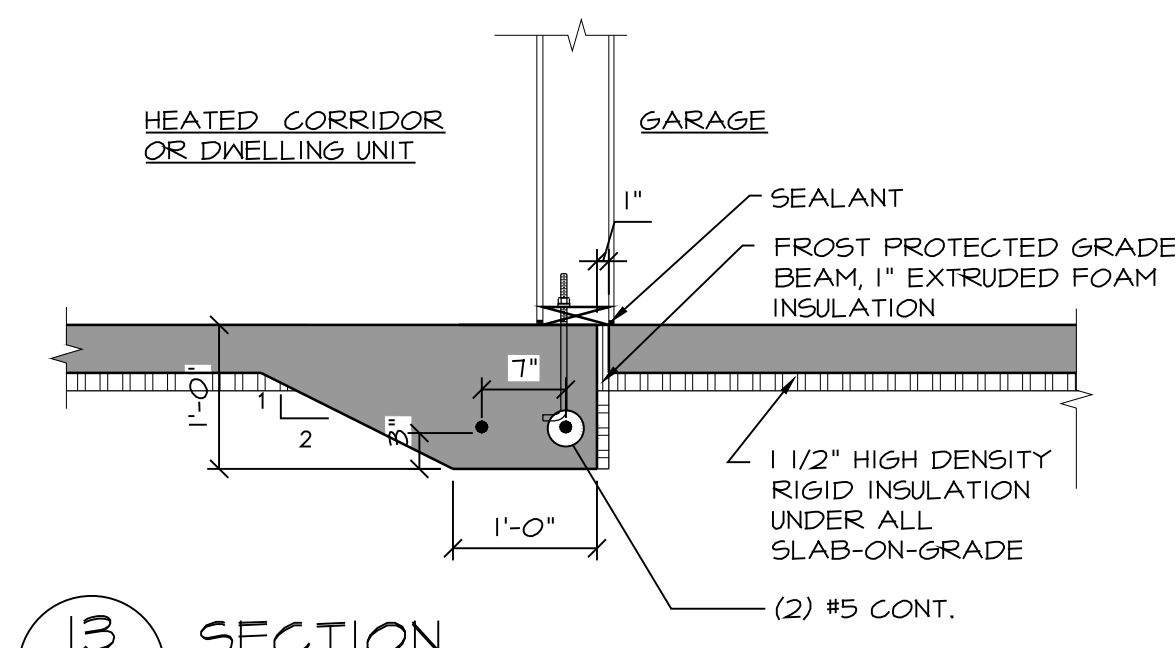
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GARAGE FOUNDATION WALL
SCALE: 3/4" = 1'-0"



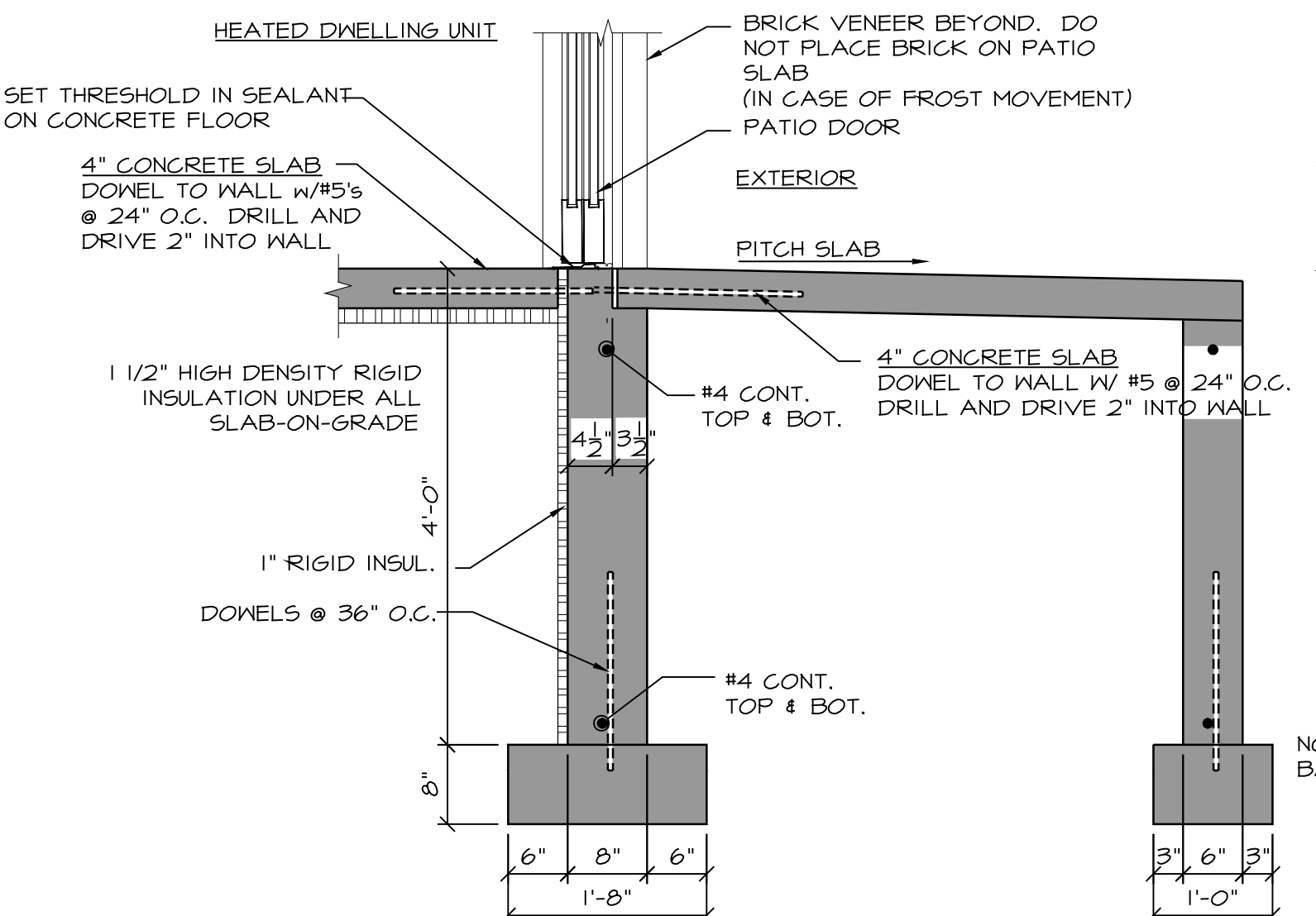
11
GARAGE DOOR OPENING
SCALE: 3/4" = 1'-0"



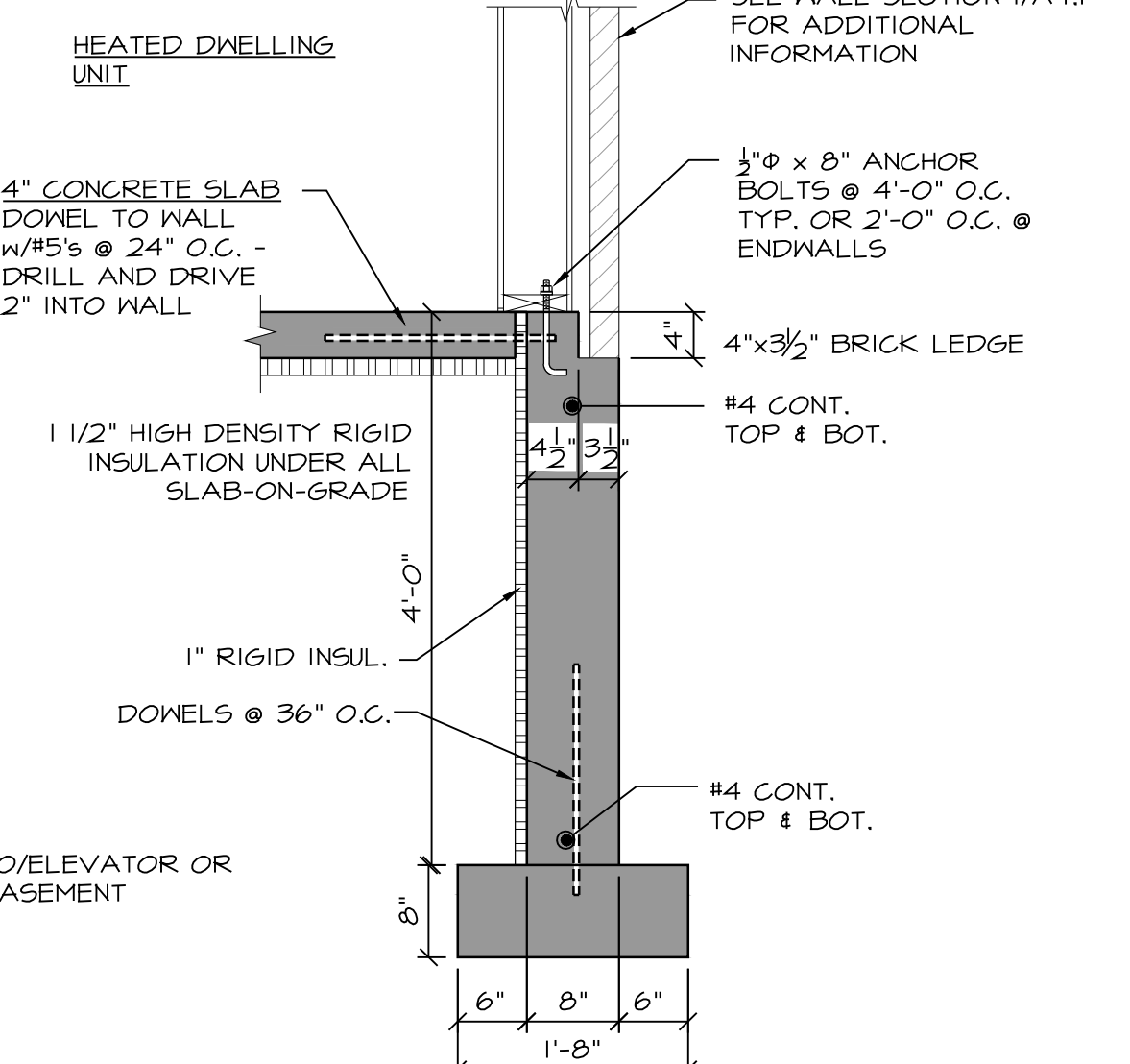
12
SECTION
SCALE: 3/4" = 1'-0"



13
SECTION
SCALE: 3/4" = 1'-0"



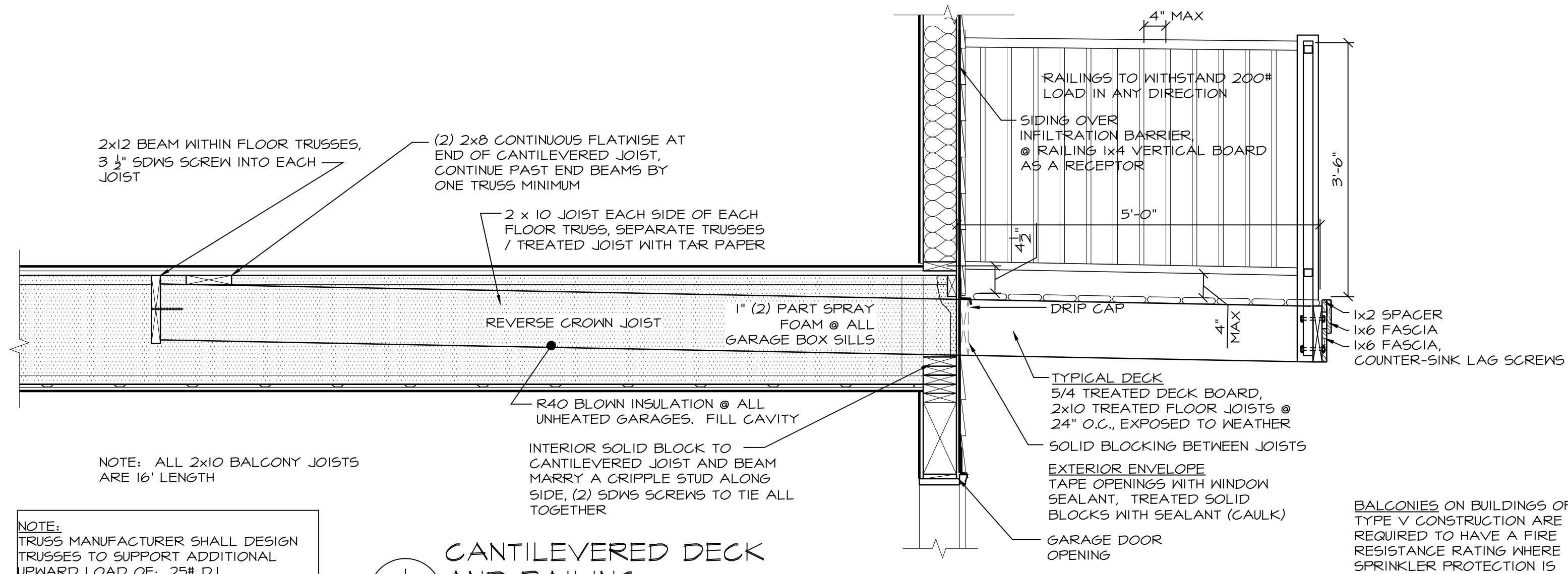
14
FOUNDATION @ PATIO
SCALE: 3/4" = 1'-0"



15
TYPICAL FOUNDATION WALL
SCALE: 3/4" = 1'-0"

REVISION	DATE
1	9/16/2015
2	12/19/2015

DATE: 9/4/2015
PROJECT NO. 871411

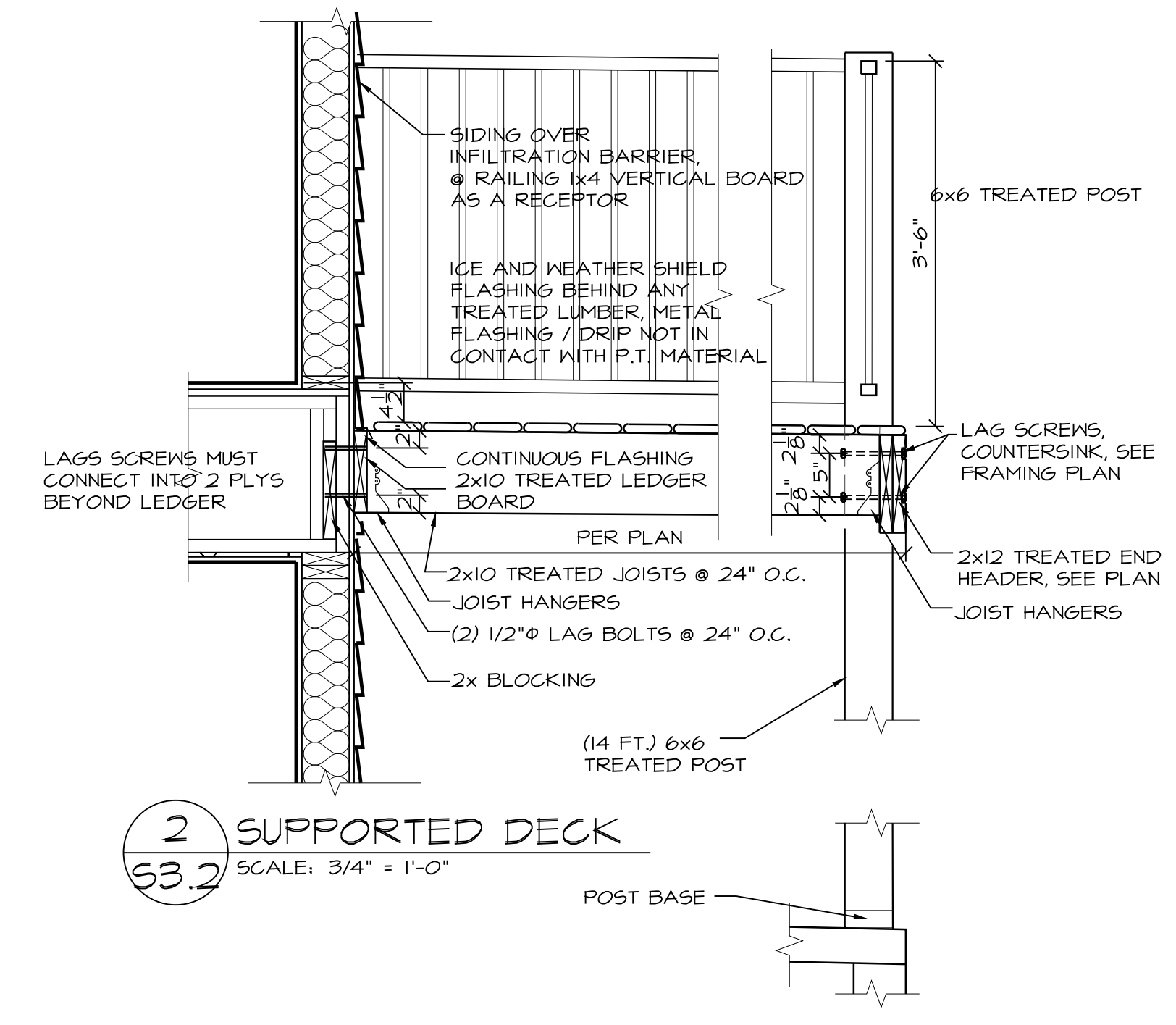


NOTE: ALL 2x10 BALCONY JOISTS ARE 16' LENGTH

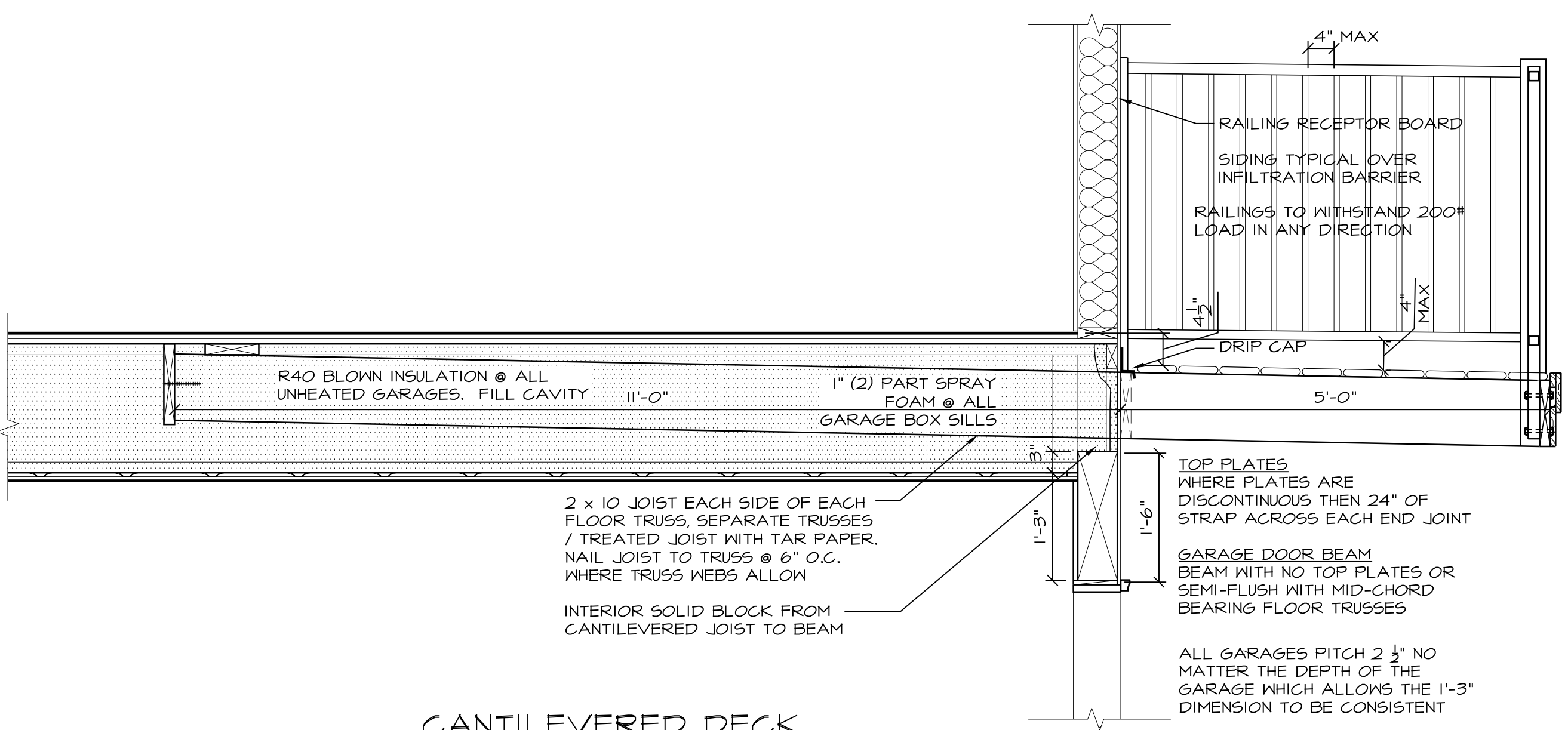
NOTE: TRUSS MANUFACTURER SHALL DESIGN TRUSSES TO SUPPORT ADDITIONAL UPWARD LOAD OF: 25# D.L., 500# L.L. AT END OF EACH PAIR OF JOISTS

1
53.2 CANTILEVERED DECK AND RAILING
SCALE: 3/4" = 1'-0"

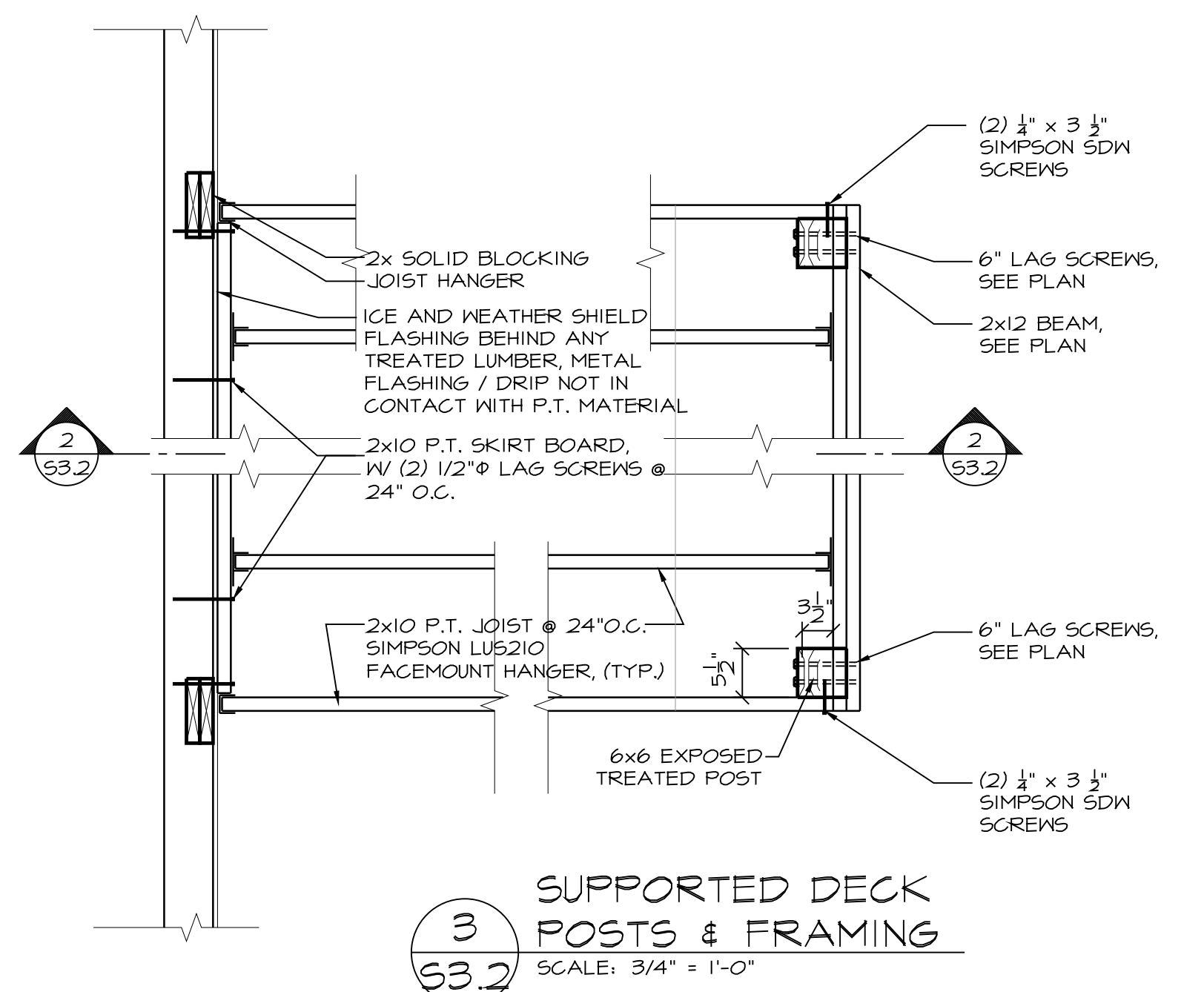
BALCONIES ON BUILDINGS OF TYPE V CONSTRUCTION ARE NOT REQUIRED TO HAVE A FIRE RESISTANCE RATING WHERE SPRINKLER PROTECTION IS EXTENDED TO AREA.



2
53.2 SUPPORTED DECK
SCALE: 3/4" = 1'-0"



4
A3.2 CANTILEVERED DECK @ GARAGE DOOR
SCALE: 3/4" = 1'-0"



3
53.2 SUPPORTED DECK POSTS & FRAMING
SCALE: 3/4" = 1'-0"



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© Unit with attached garages - # 871411
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Meadowland Villas 8 Unit Apartment Building with Attached Garages
SHEBOYGAN, WISCONSIN

REVISION	DATE
1	9/16/2015
2	12/19/2015

DATE
9/4/2015
PROJECT NO.
871411
SHEET

5
3.2

8 Unit (Two Entry) Apartment Homes with Attached Garages;

Meadowland Villas

Sheboygan, WI

Bob Mangen

IBC 716 MECHANICAL ENSURE DRYER EXHAUST (VENT) LENGTH IS NOT EXCEEDED, USE A 4" EXTERIOR HOOD AS NEEDED. EXHAUST FAN PENETRATION DOES NOT REQUIRE A RADIATION DAMPER NOR PLACEMENT IN A WALL CAVITY, FIRE STOP ANNULAR SPACE AROUND THE FAN BOX.

GENERAL NOTES:

- ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF 2009 IBC (WISCONSIN).
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, TOILETS, TRUSSES AND OTHER PROJECT REQUIREMENTS.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY DURING CONSTRUCTION.
- THE LIVING UNITS ARE CLOSE TO SYMMETRICAL, ALL DETAILS AND DIMENSIONS PERTAIN TO BOTH SIDES.
- FRAMING IS BASED ON 24" O.C. ALL ROOF AND FLOOR TRUSSES DIRECTLY LINE UP WITH THE WALL STUD FRAMING UNLESS NOTED OTHERWISE BY PARTITION TYPE.

BUILDING CODE INFORMATION 2009 IBC (WISCONSIN)

CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION
3	USE AND OCCUPANCY	310.1	R-2 RESIDENTIAL
4	USE AND OCCUPANCY SPECIAL PROVISIONS	406.1	NO MORE THAN 3,000 S.F. OF GARAGE PERMITTED WITHOUT 2 HOUR FIREWALL, SEE PROVISIONS OF THIS SECTION FOR GARAGE LESS THAN 3,000 S.F.
5	ALLOWABLE AREA SPRINKLER INCREASE STREET FRONTAGE INCREASE SPRINKLER INCREASE INCIDENTAL USE	503 504.2 506.2 506.3 508.2.5	TYPE VB, 2 STORIES AND 7,000 S.F. PER FLOOR, 40' HEIGHT UP TO 60' HEIGHT AND 3 STORIES INCREASE. NO AREA INCREASE (30' SIDE) (0' SIDE) (30' FRONT AND BACK) = 11,000 S.F. ALLOWABLE PER FLOOR MAX. NOT APPLICABLE METER ROOM INCIDENTAL USE, SMOKE SEPARATION REQUIRED, 0 HOUR RATED WALL
6	CONSTRUCTION TYPE SEPARATION DISTANCE FLOOR FRAMING	602 602.24.2	VB WOOD FRAME UNPROTECTED EXTERIOR WALLS MORE THAN 10' FROM IMAGINARY PROPERTY LINES 0 HOUR SEPARATION FROM SIDE REQUIRED. NOT USED
7	RATED CONSTRUCTION FIRE WALL FIRE PARTITION CONTINUITY FIRE DOOR RATINGS BATH FANS / EXHAUST FAN FLOOR DRAFTSTOPPING ATTIC DRAFTSTOPPING	706 709 709.4 712 715.4 716 717.3.2 717.4.2	FIRE WALL - 2 HOUR WALL BECAUSE TYPE V CONST. TO SPLIT BUILDING INTO TWO SEPARATED BUILDINGS, THIS ALLOWS TYPE B CONSTRUCTION IN A BUILDING GREATER THAN 11,000 S.F. PER FLOOR 1 HOUR FIRE PARTITION AT UNIT SEPARATIONS REQ. FIRE PARTITIONS CONTINUOUS TO SECOND FLOOR CEILING (EXCEPTION 5) 1 HOUR HORIZONTAL ASSEMBLY BETWEEN UNITS AT FLOOR / CEILING. FIRST FLOOR WALLS BEARING FLOOR ASSEMBLY NOT REQUIRED TO BE RATED PER EXCEPTION 112.4 EXCEPTION 2 FIRE DOOR RATINGS: FIRE BARRIERS - 1 HOUR = 60 MIN. FIRE PARTITION - 1 HOUR = 60 MIN. - 1/2 HOUR CORRIDOR WALLS = 20 MIN. EXTERIOR WALLS - NONE RATED EXHAUST FAN PENETRATION DOES NOT REQUIRE A RADIATION DAMPER NOR PLACEMENT IN A WALL CAVITY, FIRE STOP ANNULAR SPACE AROUND THE FAN BOX. DRAFTSTOPPING USED, SUBDIVIDE IN LINE WITH UNIT SEPARATIONS DRAFTSTOPPING USED, SUBDIVIDE ATTIC TO 3,000 S.F. MAX. OR EVERY 2 DWELLING UNITS
8	INTERIOR FINISHES	803.9	CLASS C FLAME SPREAD 75-20, ALL ROOMS (SPRINKLERED) CLASS C FLAME SPREAD 75-20, CORRIDORS (SPRINKLERED)
9	FIRE PROTECTION SMOKE DETECTION	903.3.1.2 907.2.11.3	NFPA 13R SPRINKLER SYSTEM REQ. INTERCONNECTED SMOKE DETECTORS / ALARMS REQ.
10	OCCUPANT LOAD STAIR WIDTH COMMON PATH OF TRAVEL SEPARATION OF EXITS EMERGENCY ESCAPE OPENINGS	1004.1 1009 1014.3 1015.2.1 1018.1 1029	SECOND FLOOR OCCUPANT LOAD: 6,000 SF. / 200 SF. = 30 OCCUPANTS FOR EACH HALF OF BUILDING, DIVIDED BY TWO EXITS = 15 OCCUPANTS PER EXIT 36" MINIMUM BECAUSE LESS THAN 50 PEOPLE 125' TRAVEL DISTANCE NOT EXCEEDED FROM FURTHEST POINT OF SECOND FLOOR UNIT TO TWO DIRECTIONS OF TRAVEL (EXCEPTION 4, SPRINKLERED NFPA 13R) 1/2 DISTANCE OF MAXIMUM DIAGONAL LENGTH, SEE WISCONSIN BUILDING PRODUCT EVALUATION CORRIDOR FIRE RESISTANCE RATING - 30 MIN. WITH SPRINKLER SYSTEM, NO RATING WITHIN DWELLING UNITS. WINDOWS AS SECOND WAY OUT OF BUILDING IN EMERGENCY FIRST FLOOR WINDOW OPENINGS 5 SQUARE FEET SECOND FLOOR WINDOW OPENINGS 5.7 SQUARE FEET MINIMUM NET CLEAR OPENING OF 20" WIDE x 24" HIGH, 44" FROM FLOOR
11	ACCESSIBILITY PARKING SPACES DWELLING UNITS ACCESSIBLE UNITS	1104 1106.2 1107 1107.6.2	ACCESSIBLE ROUTE TO ALL FRONT DOORS OF TYPE A AND B UNITS AND ALL FIRST FLOOR UNIT DOORS AND PATIO DOORS GROUP R-2, 2% BUT NOT LESS THAN 1 ALL FIRST FLOOR UNITS ARE TYPE "B" UNITS MINIMUM OCCUPANCIES CONTAINING MORE THAN 20 DWELLINGS, AT LEAST 2% SHALL BE A TYPE "A" UNIT. ALL UNITS ON SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS. UNITS SHALL BE DISPERSED AMONG CLASSES OF UNITS
14	BALCONIES	1406.3	(EXCEPTION 3) BALCONIES ON BUILDINGS OF TYPE V CONSTRUCTION HAVE NO REQ. FIRE RESISTANCE RATING WHERE SPRINKLER PROTECTION IS EXTENDED TO THIS AREA.

National Electrical Code

CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION
110	REQUIREMENTS FOR ELECTRICAL INSTALLATION	110.26	SUFFICIENT WORKING SPACE SHALL BE PROVIDED AROUND ELECTRICAL EQUIPMENT (PANELS). THE DEPTH OF THE SPACE IN THE DIRECTION OF ACCESS TO LIVE PARTS SHALL BE A MINIMUM OF 3 FEET. THE MINIMUM WIDTH OF THE SPACE IN FRONT OF ELECTRICAL EQUIPMENT SHALL BE THE WIDTH OF THE EQUIPMENT OR 30 INCHES, WHICH EVER IS GREATER. THIS WORK SPACE SHALL BE CLEAR AND EXTEND FROM THE FLOOR TO A HEIGHT OF 6.5 FEET. THIS SPACE SHALL NOT BE USED FOR STORAGE.
210	DECKS AND PORCHES	210.52(E)(3)	DECKS AND PORCHES ACCESSIBLE FROM AN INTERIOR DWELLING UNIT SHALL HAVE ONE RECTANGLE.
240	OVERCURRENT PROTECTION	240.24(d)	OVERCURRENT DEVICES (ELECTRICAL PANELS) SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIALS, SUCH AS CLOTHES CLOSETS.

GA FILE NO. FC 5518 WOOD TRUSSES, GYPSUM WALLBOARD 1 HOUR FIRE

(1) 3/4" PROPRIETARY GYPSUM FLOOR TOPPING, ENSURE TOPPING IS CONTINUOUS UNDER TUBS OR WITHIN LINEN CLOSETS
 (2) FLOORING SYSTEM - 23/32 in. THICK T&G WOOD STRUCTURAL PANELS w/ FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANEL TO BE PERPENDICULAR TO TRUSSES w/ JOINTS STAGGERED, SECURE TO TRUSSES w/ CONSTRUCTION ADHESIVE AND 6d RING SHANK NAILS, NAILS SPACED 12 in. O.C. ALONG EACH TRUSS.
 (3) 18" DEEP PARALLEL CHORD TRUSSES 24 in. O.C. MAX.
 (4) FIBERGLASS INSULATION
 (5) RESILIENT CHANNELS - SPACED 12 in. O.C. PERPENDICULAR TO TRUSSES. CHANNELS SECURED TO EACH TRUSS w/ TYPE S, 1 1/4 in. LONG STEEL SCREW
 (6) PROPRIETARY TYPE "X" GYPSUM - 5/8 in. THICK, 4 ft. WIDE SHEETS INSTALLED w/ LONG DIMENSION PERPENDICULAR TO FURRING OR RESILIENT CHANNELS w/ 1 in. LONG WALLBOARD SCREWS SPACED 8 in. O.C.

IBC 720.1(2) RATED FIRE-RESISTANCE PERIODS FOR WALLS AND PARTITIONS a,p 1 HOUR FIRE

MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE TO FACE (INCHES)			
			4 HR	3 HR	2 HR	1 HR
14. WOOD STUDS - INTERIOR PARTITION WITH GYPSUM WALLBOARD EACH SIDE	14-1.3 1m	2" x 4" WOOD STUDS AT 24" ON CENTER, MAX., WITH 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY WITH 6d NAILS AT 7" ON CENTER WITH END JOINTS ON FRAMING MEMBERS. STAGGER JOINTS EACH SIDE. 2305.1 STAPLES EQUIVALENT CAN BE USED AS ALTERNATIVE. 6d NAIL CAN BE REPLACED WITH 16 GAUGE STAPLE, 1-5/8" HEAD AND 1-1/2" LEGS, 4" O.C.	---	---	---	4 3/4"

IBC 720.1(3) MINIMUM PROTECTION FOR FLOOR AND ROOF SYSTEMS a,q 1 HOUR FIRE 66 MIN. FINISH

FLOOR OR ROOF CONSTRUCTION	ITEM NUMBER	CEILING CONSTRUCTION	THICKNESS OF FLOOR OR ROOF SLAB (INCHES)					MINIMUM THICKNESS OF CEILING (INCHES)
			3 HOUR	2 HOUR	1 HOUR	3 HOUR	2 HOUR	
21. WOOD JOISTS, FLOOR TRUSSES AND FLAT OR PITCHED ROOF TRUSSES SPACED A MAXIMUM 24" O.C. WITH MIN. 1/2" WOOD STRUCTURAL PANELS WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO TOP OF JOIST OR TOP CHORD OF TRUSSES WITH 6d NAILS. THE WOOD STRUCTURAL PANEL THICKNESS SHALL NOT BE LESS THAN NOMINAL 1/2" LESS THAN REQUIRED BY CHAPT. 23.	21-1.1	BASE LAYER: 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS @ 24" O.C. MAX., WITH 1 1/4" TYPE "S" OR TYPE "M" DRYWALL SCREWS @ 24" O.C. FACE LAYER: 5/8" TYPE "X" GYPSUM WALLBOARD OR VENEER BASE APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS THROUGH BASE LAYER WITH 1 7/8" TYPE "S" OR TYPE "M" DRYWALL SCREWS @ 12" O.C. AT JOINTS AND INTERMEDIATE JOIST OR TRUSS. FACE LAYER TYPE "G" DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOINTS, 12" O.C.	---	---	VAR.	---	---	1 1/4"

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A1.2	ELEVATIONS, DETAILS
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A2.2.1	SECOND FLOOR PLAN, GENERAL PLAN NOTES & ELEC/MECH PLAN NOTES
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A4.3	BUILDING SECTIONS & DETAILS
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S2.2	STRUCTURAL - ROOF FRAMING PLAN, NOTES & DETAILS
S3.1	STRUCTURAL - FOUNDATION DETAILS
S3.2	STRUCTURAL - DETAILS

AREA DATA

UNIT NUMBER	SQUARE FOOTAGE	FLOOR	NOTES
1	1,215	FIRST	TYPE "B" ACCESSIBLE
2	1,290	SECOND	---
3	1,280	SECOND	---
4	800	FIRST	TYPE "B" ACCESSIBLE
5	830	SECOND	---
6	1,250	SECOND	---
7	1,115	SECOND	---
8	1,250	FIRST	TYPE "B" ACCESSIBLE
TOTALS			
1-8 UNIT BUILDING			
FIRST	3,964	2,456	6,420
SECOND	6,210	0	6,210
TOTAL	10,174	2,456	12,630

LOADS

ROOF LOADS

PS DEAD LOADS = 24.3 PSF
 TOP CHORD = 10 PSF
 BOTTOM CHORD = 7 PSF
 COLLATERAL LOAD = 3 PSF
 TOTAL ROOF LOAD = 48 PSF

SECOND FLOOR LOAD

LIVE LOAD = 40 PSF
 TOP CHORD DL = 18 PSF
 BOTTOM CHORD DL = 5 PSF
 COLLATERAL LOAD = 3 PSF
 TOTAL FLOOR LOAD = 66 PSF

WIND LOADS ON STUDS

INTERIOR ZONE -15.8 PSF
 EDGE ZONE -19.5 PSF

SEE SHEET S2.2 FOR SNOW LOADS

SOIL BEARING LOAD PRESUMED TO BE AT LEAST 2,000 PSF

LEGEND

SYMBOL	ITEM	SYMBOL	ITEM
(PS)	WALL TYPE - REFER TO WALL TYPES	(#)	PLAN NOTE
(E)	ELEVATION REFERENCE	(A)	REVISION MARK - REFER TO TITLE BLOCK FOR REVISION DATE
(X)	WALL SECTION REFERENCE OR DETAIL CUT - REFER TO SHEET NUMBER INDICATED IN BOTTOM OF SYMBOL	(A)	ACCESSIBILITY PLAN NOTE
(H-X)	HEADER		
SYMBOL	ITEM	ITEM DESCRIPTION	
(S)	SMOKE DETECTOR	IBC 907.2.10 - SINGLE AND MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE-WARNING EQUIPMENT PROVISIONS OF NFPA 72.	
(B)	BATH FAN	BATH FANS ARE TO BE IN ROOMS CONTAINING ANY BATHING FIXTURES, BATHTUBS, SHOWERS OR SPA. IBC 1203.4.2.1	
(W)	VINYL WINDOW	LOW E, DOUBLE PANE GLASS, GLAZING MINIMUM ASSEMBLY U-VALUE = .30, SHGC = .27, VISIBLE TRANSMITTANCE = .57, ALL EXTERIOR WINDOWS ARE CENTERED BETWEEN A ROOM'S WALLS UNLESS NOTED BY A DIMENSION.	
(I)	INTERIOR BEARING WALL		
(F)	FLOOR COVERING TRANSITION LINE		



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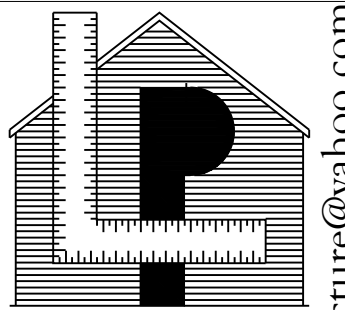
Robert Mangen
 8 Unit with attached garages - # 871411
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 Mangen. No reproduction without written
 permission. Date: 2/20/15

CORPORATE OFFICE:
 353 Bishop's Way # 160
 Brookfield, WISCONSIN 53005
 Telephone: (262) 860-8700
 Contact: Scott Howter
 Email: scott@wisconsinapartments.biz

**Meadowland Villas 8 Unit Apartment
 Building with Attached Garages
 SHEBOYGAN, WISCONSIN**

REVISION	DATE
1	9/16/2015
2	12/19/2015

DATE: 9/4/2015
 PROJECT NO. 871411
 SHEET



LaPlant
Architecture, LLC

EMAIL: lplantarchitecture@yahoo.com
OFFICE: 926 Willard Drive
GREEN BAY, WISCONSIN
MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54313
Telephone: (920) 737-9769

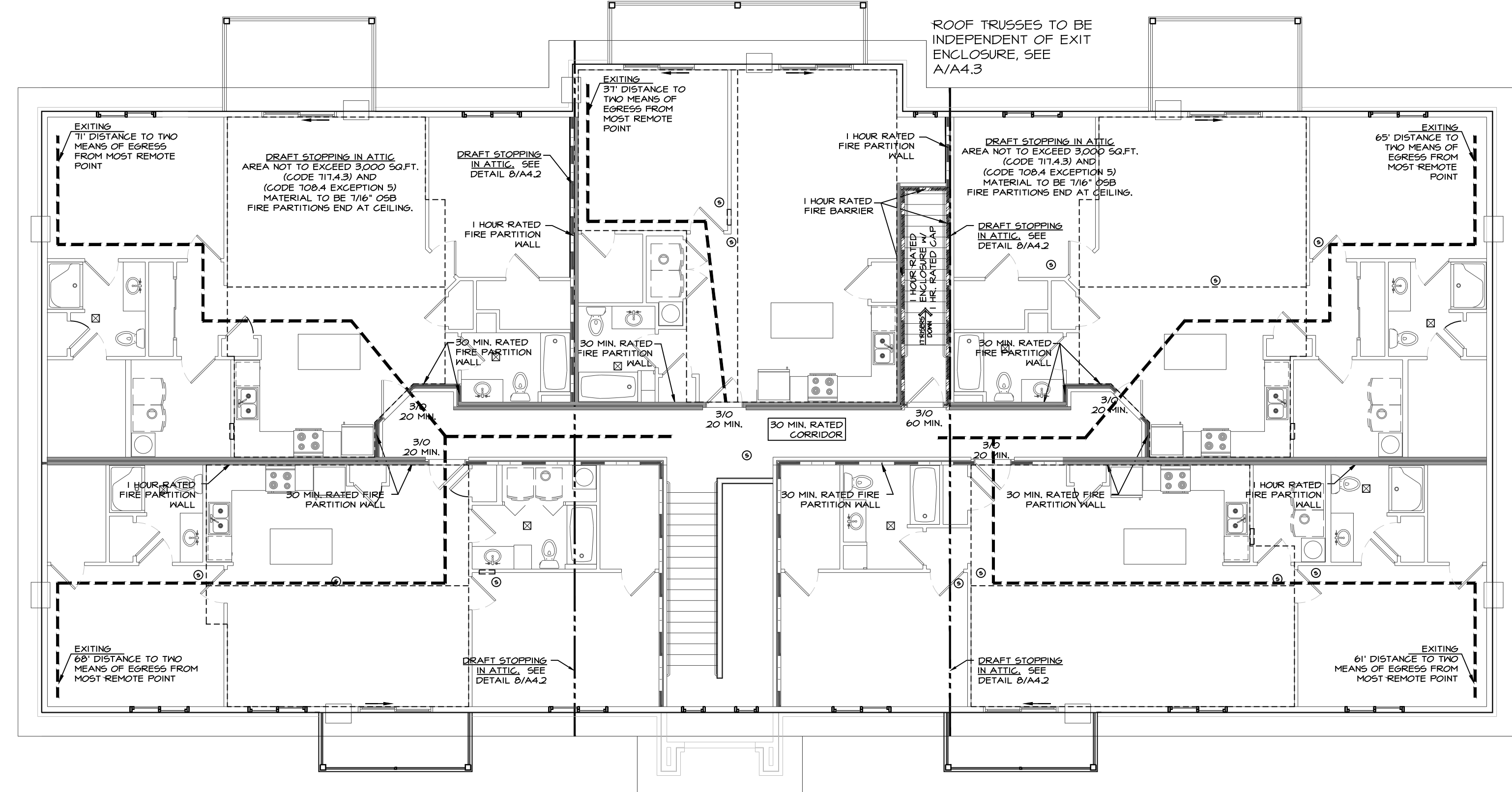
Robert Mangen
These plans were completed by:
Robert Mangen, P.E. and Robert Mangen, P.E.
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CORPORATE OFFICE:
533 Bishop's Way # 160
Brookfield, WISCONSIN 53005
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Email: scott@wisconsinapartments.biz

Meadowland Villas 8 Unit Apartment Building with Attached Garages
SHEBOYGAN, WISCONSIN

REVISION	DATE
1	9/16/2015
2	12/19/2015

DATE: 9/4/2015
PROJECT NO. 871411
SHEET **12**

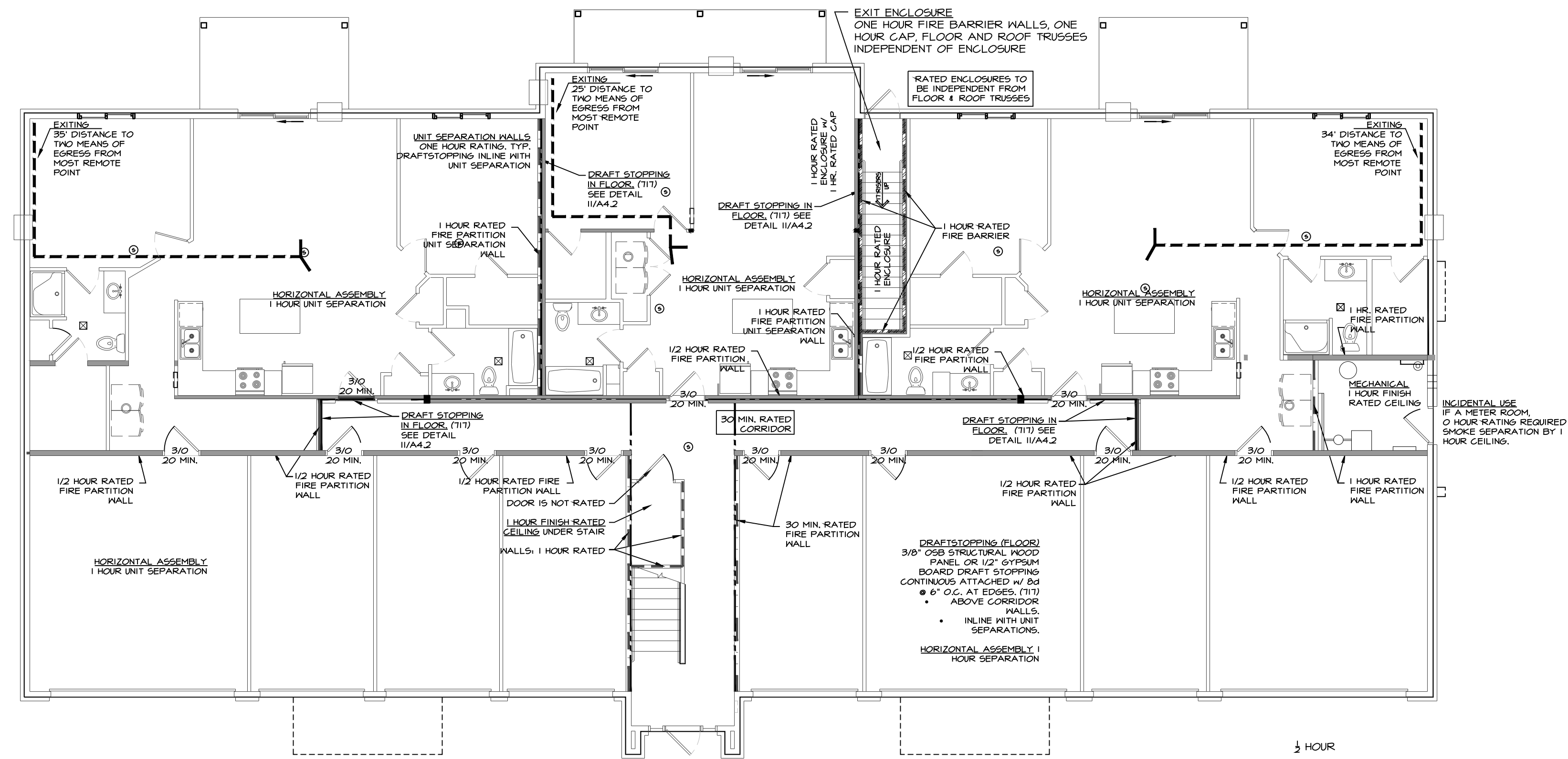


SAFETY AND EXITING PLAN

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

LEGEND		
SYMBOL	ITEM	EXPLANATION
	DRAFT STOPPING	IBC 717 - CONCEALED SPACES - FIREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH THIS SECTION. FIREBLOCKING SHALL COMPLY WITH SECTION 717.3.2. DRAFTSTOPPING IN FLOOR/CEILING SPACES SHALL BE IN LINE WITH UNIT SEPARATIONS. 717.4 THE ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFTSTOPPING ABOVE EVERY TWO DWELLING UNITS, DRAFTSTOPPING IN LINE WITH UNIT SEPARATIONS. 717.4.2 AND 704.4-EXCEPTION 5
	1/2 HOUR RATED WALL	1/2 HOUR RATED FIRE PARTITION CORRIDOR WALL OR PRIVATE GARAGE TO UNIT SEPARATION. (104.3 EXCEPTION 1) (406.1)
	1 HOUR RATED FIRE PARTITION	IBC 704 - DWELLING UNIT SEPARATIONS 2/4
	EXIT DISTANCE AND ROUTE	COMMON PATH OF TRAVEL = 125' MAX. (1014.3) EXIT ACCESS TRAVEL DISTANCE = 250' WITH SPRINKLER SYSTEM (1016.1)

NOTES:
1. IBC 1406.3 EXCEPTION 3, BALCONIES ON BUILDINGS OF TYPE V CONSTRUCTION SHALL BE PERMITTED TO BE OF TYPE V CONSTRUCTION, AND SHALL NOT BE REQUIRED TO HAVE A FIRE RESISTANCE RATING WHERE SPRINKLER PROTECTION IS EXTENDED TO THESE AREAS.
2. REQUIRED FIRE RESISTANCE SHOWN IN SAFETY PLAN, COMPOSITE PLANS / PARTITION TYPES MAY SHOW A HIGHER LEVEL OF FIRE RESISTANCE.



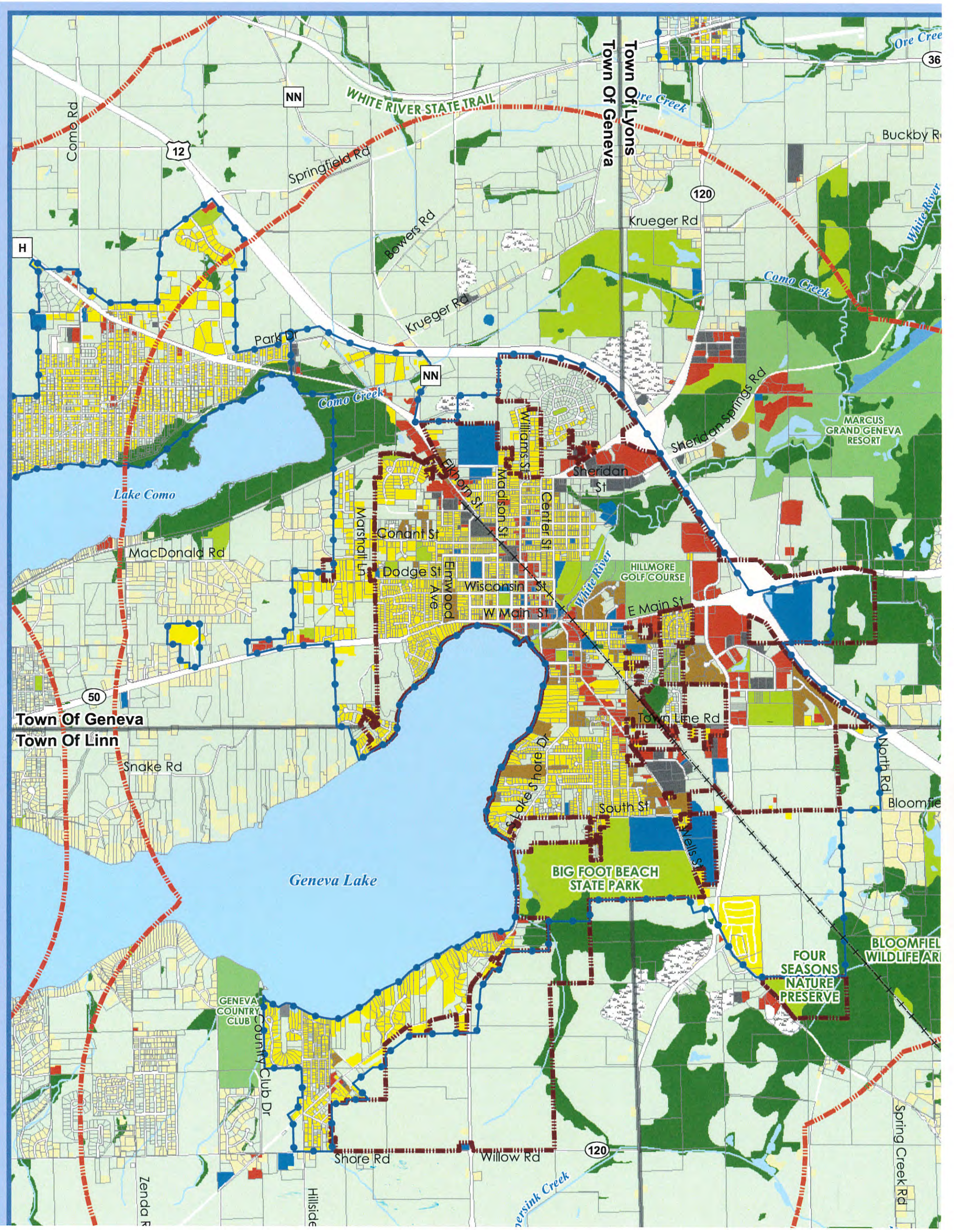
SAFETY AND EXITING PLAN

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

1 HOUR RATED FIRE PARTITION @ GARAGE AND MECHANICAL ROOMS

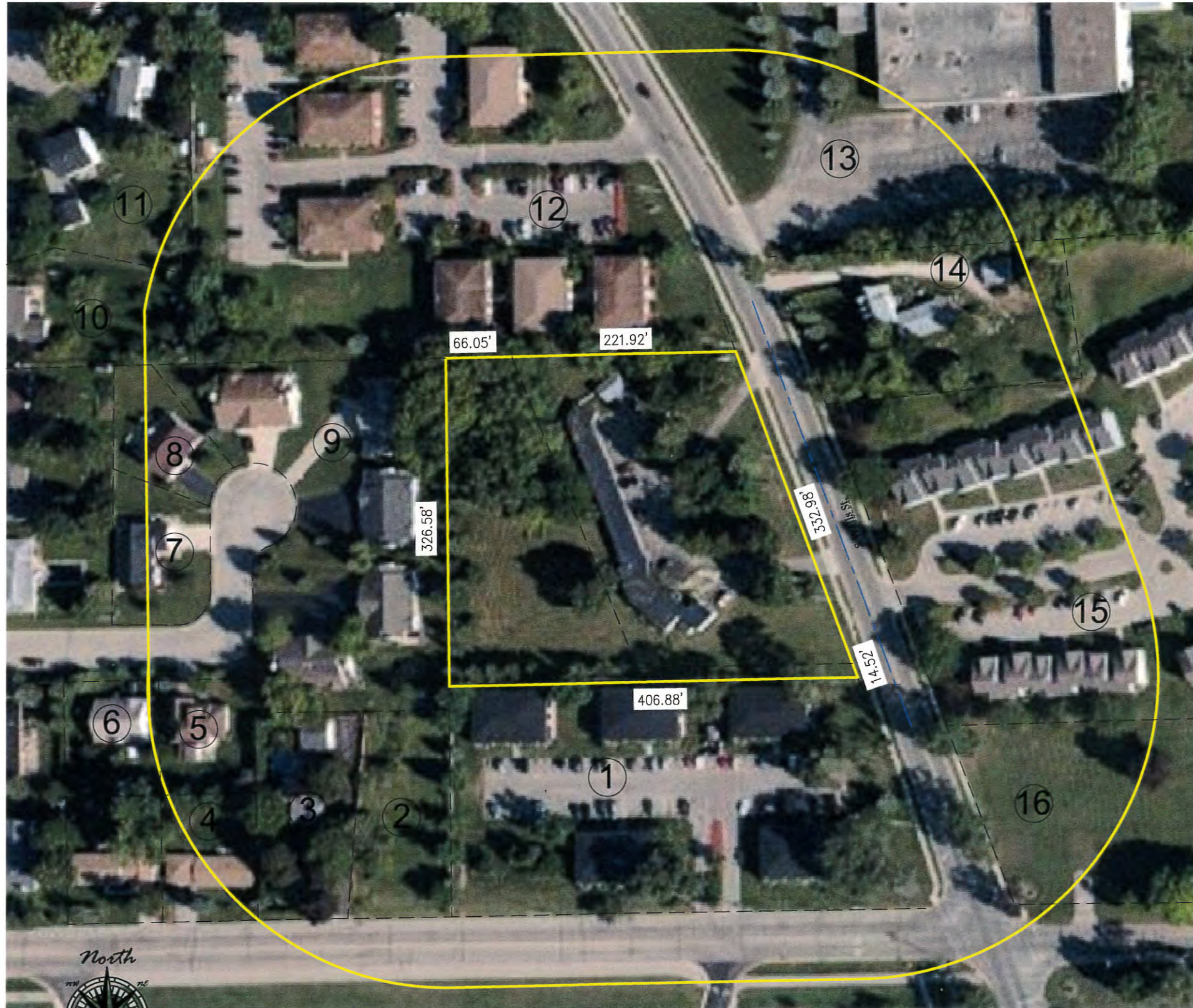






Map of Subject Property

PD Proposal and 300' Boundary for 1150 South Wells Street
Tax Parcels ZYUP 00142B, ZA11970002



SURROUNDING PROPERTY OWNERS

- | | | |
|--|---|---|
| <p>1
BIG EDDIE LLC
REID TERRACE LLC, ET AL
333 BISHOPS WAY #160
BROOKFIELD, WI 53005</p> <p>2
MICHAEL J FITZGERALD TRUST
4732 W ELM ST.
MCHENRY, IL 60050</p> <p>3
CORREN M RECOB-MERRY
213 E SOUTH ST
LAKE GENEVA, WI 53147</p> <p>4
BRONTE M AITKEN
209 E SOUTH ST
LAKE GENEVA, WI 53147</p> <p>5
PATRICIA R ZYCK TRUST
1622 LUTHER AVE, #47
OAKBROOK, IL 60181-5254</p> <p>6
CARL OFLOFSON
EVELYN OLOFSON
210 PENNY LA
LAKE GENEVA, WI 53147</p> <p>7
ERICA PATRICIA NEMETH VEIT
1655 EAGLE DR
LAKE GENEVA, WI 53147</p> <p>8
YOUNGWOAN CHO
CAROLINE POLLOCK-CHO
241 PENNY LN
LAKE GENEVA, WI 53147</p> | <p>9
ZCHMC 00001
LILY M KARLS
20 PENNY LN
LAKE GENEVA, WI 53147</p> <p>ZCHMC 00002
DAVID P SMITH
MICHELLE L GARDESKI
232 PENNY LA
LAKE GENEVA, WI 53147</p> <p>ZCHMC 00003
MARK BORST
ELLA BORST
240 MARCLIFFE DR S, UT 6
VALPORAISSO, IN 46385</p> <p>ZCHMC 00004
VERN J STEPHAN TRUST
NANCY J STEPHAN TRUST
210 GLASSBORO CT 15-4
HERNANDO, FL 34442</p> <p>ZCHMC 00005
GERALD J FISHER
CLAIRICE J FISHER
250 PENNY LA
LAKE GENEVA, WI 53147</p> <p>ZCHMC 00006
CHRISTIANE T MARZALEK
251 PENNY LA
LAKE GENEVA, WI 53147</p> <p>ZCHMC 00007
GIOVANNONI TRUST
252 PENNY LN
LAKE GENEVA, WI 53147</p> <p>ZCHMC 00008
CHRISTIANE T MARZALEK
MARC E MARZALEK
251 PENNY LN
LAKE GENEVA, WI 53147</p> <p>ZCHMC 00009
CHRISTIANE T MARZALEK
251 PENNY LN
LAKE GENEVA, WI 53147</p> | <p>10
BRIAN T KLEICH
21396 BIRCHWOOD RD
GENOA CITY, WI 53128.</p> <p>11
MICHAEL S PODY
PO BOX 685
LAKE GENEVA, WI 53147</p> <p>12
BIG EDDIE INC
REID TERRACE LLC, ET AL
33 BISHOPS WAY #160
BROOKFIELD, WI 53005</p> <p>13
AZENE LLC
201 SHERIDAN SPRINGS RD
LAKE GENEVA, WI 53147</p> <p>14
ON PINS & NEEDLES
CASTLE RETREAT LLC
W3183 MACLEAN RD
ELKHORN, WI 53121</p> <p>15
GPC REAL ESTATE LLC
611 S MILWAUKEE AVE
PO BOX 400
LIBERTYVILLE, IL 60048</p> <p>GPC REAL ESTATE LLC
611 S MILWAUKEE AVE
PO BOX 400
LIBERTYVILLE, IL 60048</p> |
|--|---|---|

Zoning Standards by Parcel:

MR-8 Two Family Residential Parcels 1, 12, 15-16	SR-4 Single Family Residential-4 Parcels 2-9	PD Planned Industrial Parcel 13
	TR-6 Two Family Residential-6 Parcels 10-11	Town of Bloomfield Parcel 14

Subject Property and Parcels 1-12, 14-16: City of Lake Geneva
Parcel 12: Town of Bloomfield

SCALE
1"=120'

DRAWN BY
JEL

TAX PARCEL NO. ZYUP 00142B, ZA11970002

Map of
Subject Property

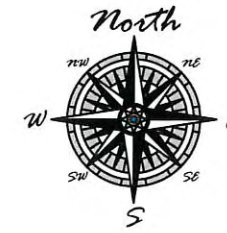
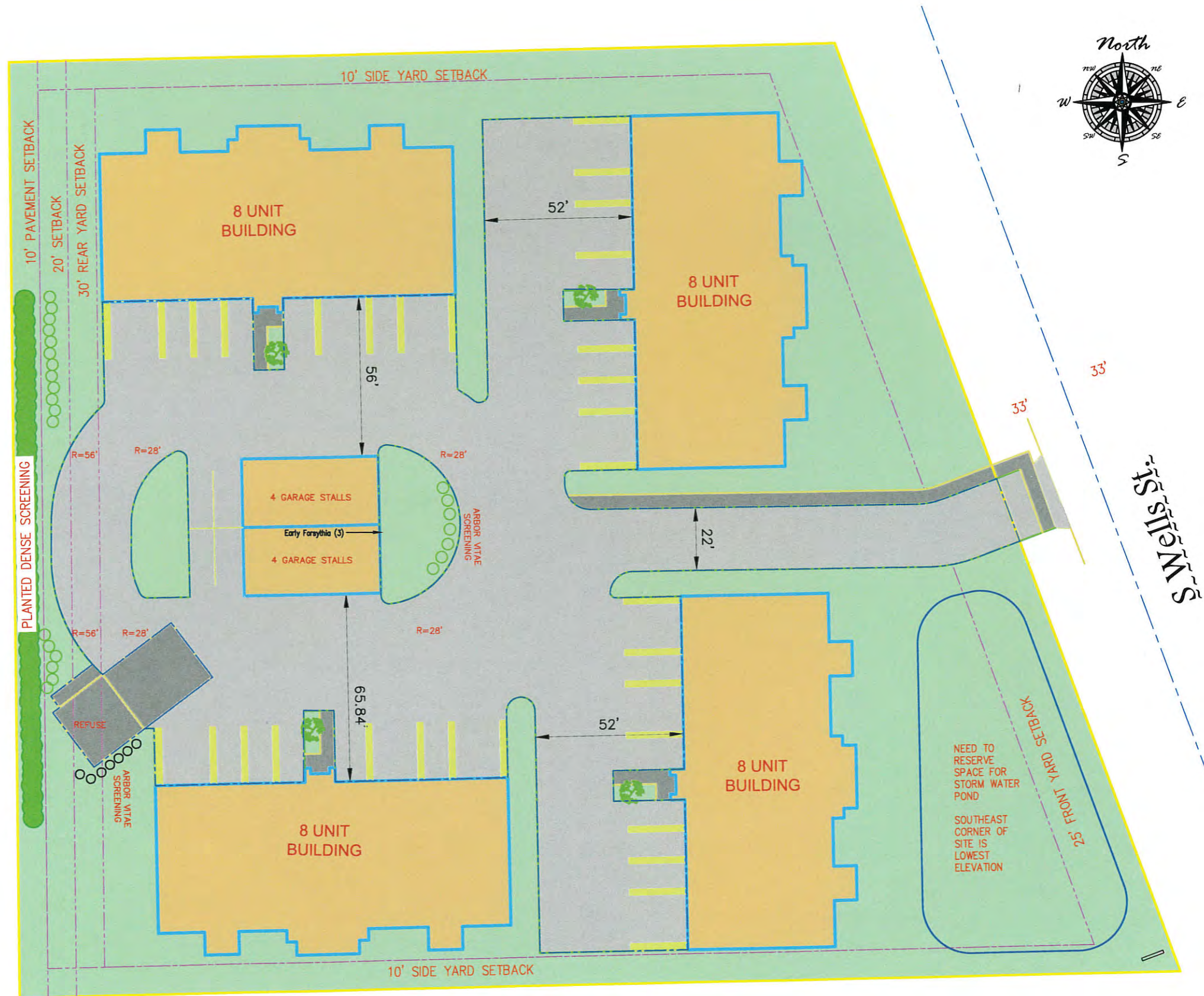
Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd., Green Bay, WI 54313

Northern
Management

PROJECT NO.
N-6517
SHEET NO.
1 of 1
DRAWING NO.
GDP (2)

General Development Plan Drawing

PD Proposal and 300' Boundary for 1150 South Wells Street
Tax Parcels ZYUP 00142B, ZA11970002



NOTES

Size of Development:
Combined to single lot. 2.61 acres

12.26 Units / Acre
Floor Area Ratio 52,360 SF / 113,946 SF = 0.46
Impervious Surface = 0.595
3.0 Parking Stalls / Unit
Green Space / Landscaped Surface = 0.405

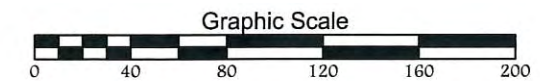
Four Eight Unit Multi Family Residential Units

44 attached (in residential building) garage stalls
44 tandem surface stalls
8 detached garages stalls
4 detached surface stalls
Total 96 parking stalls

Units Include
1 Bed/1 Bath/1 Car Attached Garage
2 Bed/2 Bath/1 Car Attached Garage
2 Bed/2 Bath/2 Car Attached Garage

Construction schedule to begin Quarter 1 2018

Single Phase Construction



SCALE
1"=40'

DRAWN BY
JEL

TAX PARCEL NO. ZYUP 00142B, ZA11970002

GDP
Drawing

Mau & Associates, LLP
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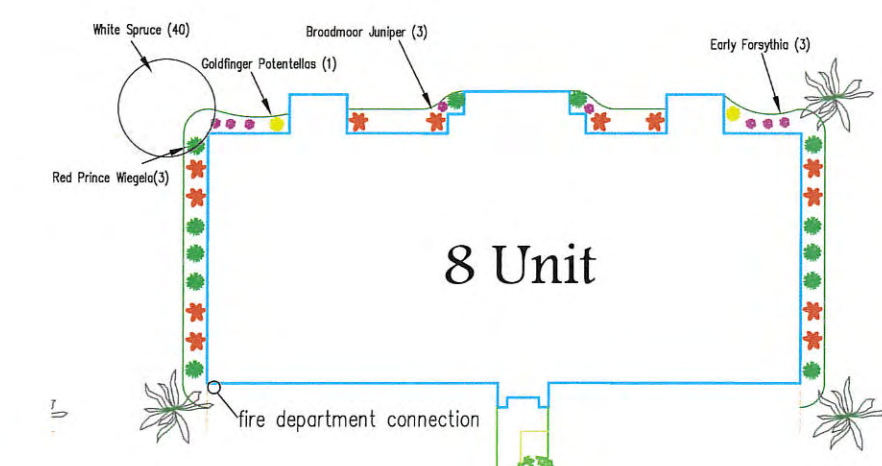
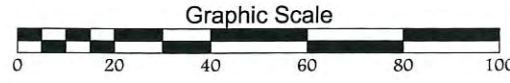
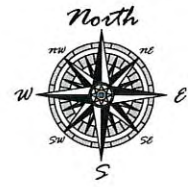
Northern
Management

PROJECT NO.
N-6517

SHEET NO.
1 of 1

DRAWING NO.
GDP (4)

Conceptual Landscaping Plan



Plant Classification	Common Name	Planting Size	Quantity	Points Per	Total	
Med Decid Shrub	Red Prince Wiegela	2"-3"	48	3	144	
Low Decid Tree	Ivory Silk Lilac Tree	2" cal.	12	10	120	
Low Evergreen Shrub	Broadmoor Juniper	15"-18"	48	3	144	
Med Decid Shrub	Early Forsythia	12"-15"	32	3	96	
Low Decid Shrub	Goldfinger Potentillas	2'-3'	8	1	8	
Med Decid Tree	Paper Birch	2"-3"	4	15	60	
Tall Evergreen Tree	White Spruce	6' H	4	40	160	
Garage Foundation						
Med Decid Shrub	Red Prince Wiegela	2"-3"	3	9	3	
Existing Climax Tree (if feasible)	Decid 60' Canopy	exist	1	75	75	
Tall Decid Tree	Autumn Blaze Maple	2" cal.	1	75	75	
					Total	891

Street Frontage 346 Linear Ft 50 pts / 100 Linear Ft 174 Points Required

One single tall tree exists in street frontage area. Engineering will attempt to keep this tree. This would result in 50 points, needing a total of 124 for completion

53 points (30% of total requirement) needed for medium trees. 4 paper birch trees to be planted
 121 points (70% of total requirement) needed for tall or climax trees. Sugar maples to be planted. Either one (if existing tree can remain) or two to be planted (if existing cannot stay)

Paved Landscape Appx. 38,450 sf 100 pts / 10,000 sq. ft. 385 Points Required

Engineering will dictate the total points allotted for this. Due to building function, much of the outer edge of paved areas have building within 10 feet of the edge of pavement. Areas which will have landscaping include:
 Techny Arborvitae screening east of garages
 Building foundation landscaping at the southern edge of the northeast building and northern edge of the southwest building
 Two large climax trees east of detached garages
 Room to place large climax trees and additional plantings in grass island west of detached garages/surface parking
 Planted dense screening area along west property line. (Extent of bufferyard opacity to be determined by engineered grades in area and the type of plantings which can thrive while maintaining goals of bufferyard)

Points to be determined at moment

Developed Lot Standards Appx. 54,656 sf 20 pts / 1000 sf GFA 1093 points

Lot has approximately 30 trees of various stages of medium, tall, and climax trees. To largest extent possible with engineering limitations, all trees to be kept. Site survey has noted size of trees, but not exact species. Will need exact species of trees to be kept for PIP.

Existing Tree with Trunk Diameter which is noted for intention to retain. Feasibility in relation to engineered grades will dictate future use.

SCALE 1"=20'

DRAWN BY JEL

TAX PARCEL NO. ZYUP 00142B, ZA11970002

Conceptual Landscaping

1150 S Wells

File: N-6517 Site Plan 082317 final.dwg

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 LAND SURVEYING & PLANNING
 CIVIL & WATER RESOURCE ENGINEERING
 Phone: 920-434-9670 Website: www.mau-associates.com
 400 Security Blvd, Green Bay, WI 54313

Northern Mangement
 Lake Geneva

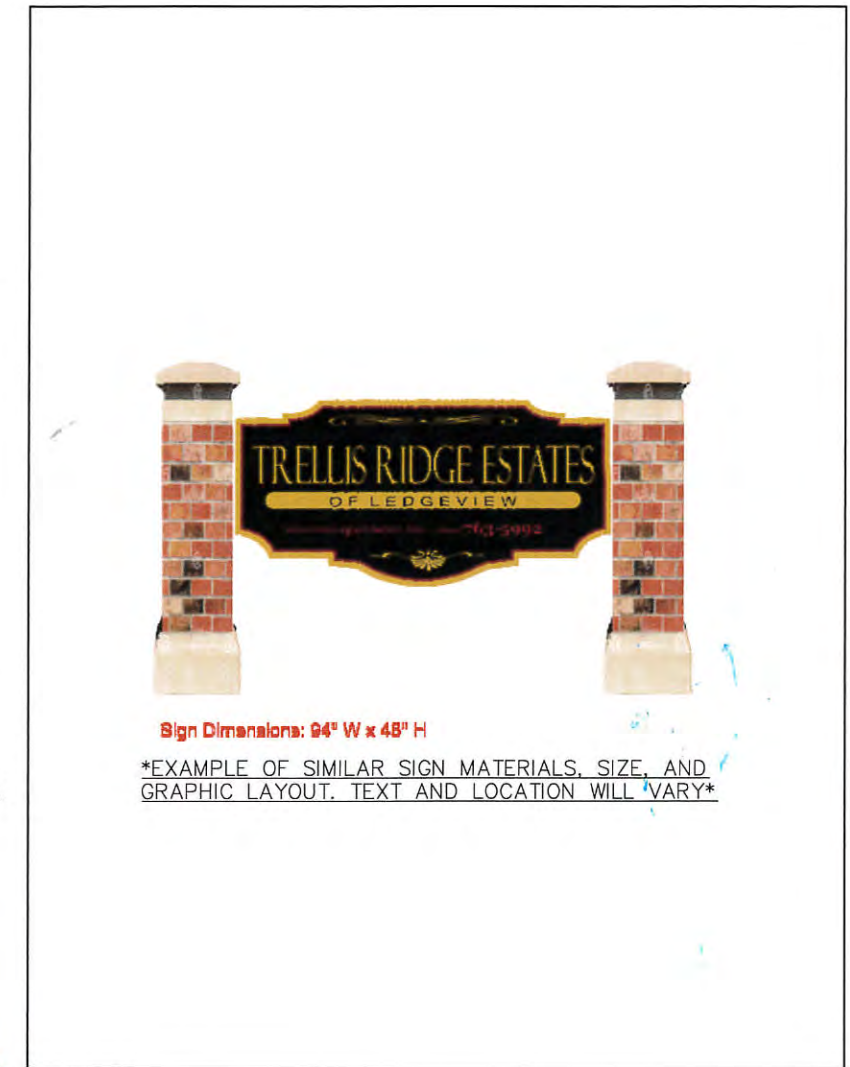
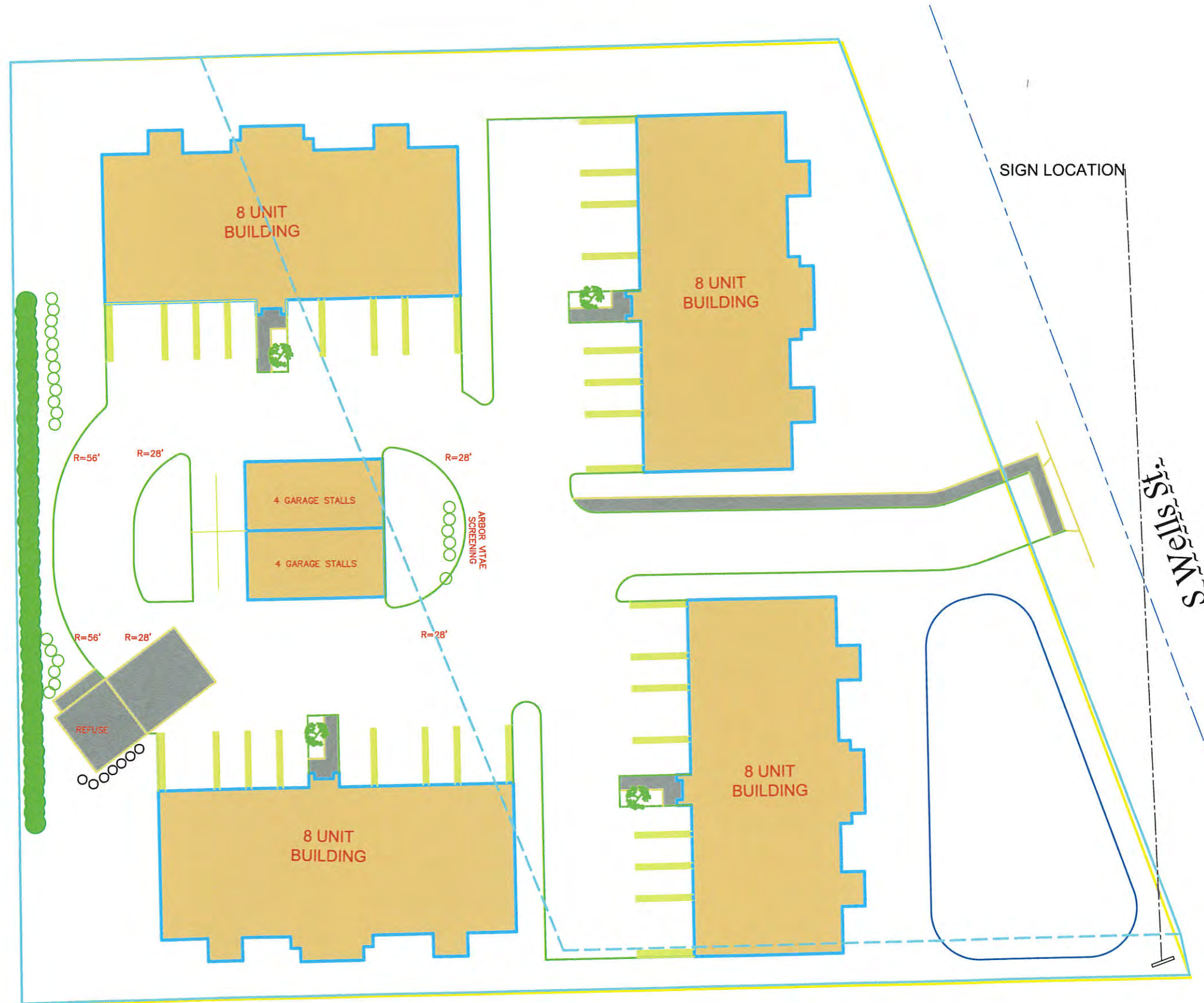
PROJECT NO. N-6517

SHEET NO. 1 of 1

DRAWING NO. GDP (5)

General Signage Plan

PD Proposal and 300' Boundary for 1150 South Wells Street
Tax Parcels ZYUP 00142B, ZA11970002



NOTES

Sign shown would be type of sign used. Clearly, the sign would reflect the name of the development and its location in Lake Geneva.

Sign would denote:
Name of Development
Website
Phone Number

No other signs are not foreseen within development as site will have unit addressing on buildings. Lighting for site not proposed to vary from City standards. Buildings to incorporate wall packs for lighting.

SCALE
1"=120'

DRAWN BY
JEL

TAX PARCEL NO. ZYUP 00142B, ZA11970002

Mau & Associates, LLP

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CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd, Green Bay, WI 54313

**Northern
Management**

PROJECT NO.
N-6517

SHEET NO.
1 of 1

DRAWING NO.
GDP (5)

File: N-6517Site Plan 082317.mxd Date: 06/05/17

RESOLUTION 17-R59

A resolution authorizing the issuance of a Zoning Map Amendment Core Commercial Inc. P.O. Box 1154 Appleton, WI 54192. To allow for the Zoning Map Amendment from Planned Business Park (PBP) to Planned Business (PB) zoning.

WHEREAS, the City Plan Commission has considered the application of Core Commercial Inc.;

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on November 20, 2017.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Zoning Map Amendment to Core Commercial Inc., located at 753 Geneva Parkway, Lake Geneva WI 53147, to allow for the Zoning Map Change Request, Tax Key No. ZGBC 0001A & ZLGPB 00002.

To include all affirmative findings of fact.

1. In general, the proposed Zoning Map Amendment 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 Zoning Map Amendment 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 Zoning Map Amendment 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 Zoning Map Amendment 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 Zoning Map Amendment 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 Zoning Map Amendment 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.

Granted by action of the Common Council of the City of Lake Geneva this 27th day of November 2017.

Alan Kupsik, Mayor

ATTEST:

Lana Kropf, City Clerk

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: November 20, 2017

Agenda Item: 12

Applicant:

Core Commercial Inc.
P.O.I. Box 1154
Appleton, WI 54912

Request:

Ross Dress for Less
Zoning Map Amendment to change
the existing zoning:

- from Planned Business Park (PBP)
- to Planned Business (PB)

Description:

This request is to amend the Official Zoning Map for parcels ZGBC 0001, ZGBC 0001A, ZGBC 0002 located Geneva Parkway, immediately east of Edwards Street, to accommodate potential commercial land use of Indoor Sales or Services, a retail land use by changing the zoning of both parcels to the Planned Business (PB) zoning district, as recommended by the recent change to the City's Future Land Use Map of the City's Comprehensive Plan.

A proposed Certified Survey Map lot division to create a single parcel as received in this request. Two proposed buildings will be erected with the approval of the GDP & PIP which are on the new site next month's agenda.

The three parcels included in this Zoning Map Amendment request are:

- Parcel ZGBC 0001 located at 753 Geneva Parkway, currently zoned PBP
- Parcel ZGBC 0001A located at 753 Geneva Parkway, currently zoned PBP
- Parcel ZGBC 0002 located at 751 Geneva Parkway, currently zoned PBP

Consistency with the Comprehensive Plan:

Wisconsin law requires all Zoning Map Amendments to be consistent with the Comprehensive Plan, and particularly with the Future Land Use Map. This map recommends the Plan Business land use category for both parcels involved in this request. This land use category allows for Plan Business (PB) zoning and land uses such as the proposed Indoor Sales or Services land use to be located with the approved zoning map change.

The proposed Plan Business (PB) zoning *is consistent* with the recent change to Comprehensive Plan's recommended land use category identified by the Future Land Use Map.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Zoning Map Amendment from Planned Business Park (PBP) to Planned Business (PB):

As part of the consideration of a requested Zoning Map Amendment, the Plan Commission is required to:

- Provide the Common Council with a *recommendation* regarding the proposed Zoning Map amendment to the Planned Business Park (PBP) zoning district; and,
- Include *findings* required by the Zoning Ordinance for Zoning Map amendments.

Staff Review Comments:

The request zoning map amendment would enable the consideration of the proposed development for a future GDP & PIP request. The Planned Business (PB) zoning district is intended for Indoor Sales or Services as an allowed land use.

Required Plan Commission Findings on the proposed Zoning Map Amendment for Recommendation to Common Council:

A proposed Zoning Map Amendment must be reviewed in relation to the following criteria, below:

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be in agreement with Items 1 and 3, and one or more factors of Item 2, of the following.
1. The proposed Zoning Map Amendment furthers the purposes of the Zoning Ordinance as outlined in Section 98-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA)
 2. One or more of the following factors have arisen that are not properly addressed on the current Official Zoning Map:
 - a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;
 - b. A mistake was made in mapping on the Official Zoning Map;
 - c. Factors have changed, making the subject property more appropriate for the proposed zoning;
 - d. Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
 3. The proposed amendment to the Official Zoning Map maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- B. If, after the public hearing, the Commission wishes to recommend *denial*, then the appropriate fact finding would be in disagreement with at least one of Items 1, 2, or 3 of the following:

1. The proposed Zoning Map Amendment does not further the purposes of the Zoning Ordinance as outlined in Section 98-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA).
2. One or more of the following factors have not arisen that are not properly addressed on the current Official Zoning Map:
 - a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;
 - b. A mistake was made in mapping on the Official Zoning Map;
 - c. Factors have changed, making the subject property more appropriate for the proposed zoning;
 - d. Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
3. The proposed amendment to the Official Zoning Map 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.

Staff Recommendation on the proposed Zoning Map Amendment:

1. Staff recommends that the Plan Commission recommend *approval* of the Zoning Map Amendment as proposed.
2. Staff recommends the *affirmative set of findings* provided above, noting that the proposal meets factors 1, 2a, and 3. Specifically:
 - In regard to Factor 1: the proposal will be consistent with all FEMA requirements;
 - In regard to Factor 2c: the proposal implements the Comprehensive Plan's Future Land Use Map recommendation for Planned Business development on the subject properties; and,
 - In regard to Factor 3: the proposal maintains the desired consistency of land uses, land use intensities, and land use impacts.

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

Name of Applicant: Core Commercial, Inc.

Address of Applicant: P.O. Box 1154

Appleton, WI 54912

Telephone No. 920 205-9505

Fax and/or email: () Kim@Corewis.com

Name of Owner: Geneva Business Centre, LLC

Address of Owner: 704 Main Street

P.O. Box 460

Lake Geneva, WI 53147

Telephone No. 262-903-3222

Fax and/or email: 262-249-8590

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

Current Zoning District: Planned Industrial

Fee of \$750.00 payable upon filing application.

10-26-17
Date

Kim Fischler
Signature of Applicant



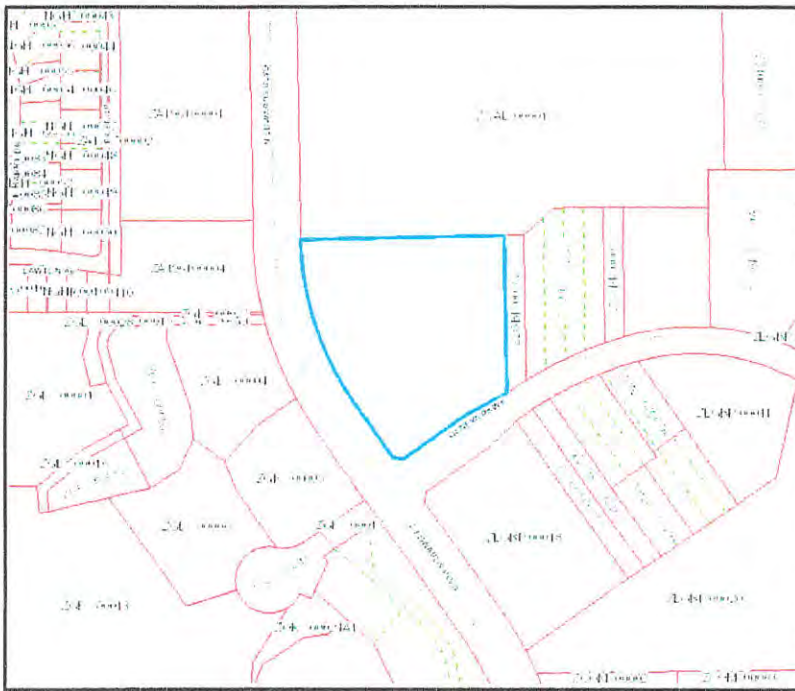
Walworth County, WI Land Information Division

Property Details

Municipality: CITY OF LAKE GENEVA
 Parcel Number: ZGBC 00001
 School District: 2885-LAKE GENEVA J1 SCHOOL DIS
 Zoning District:

Owner Information

Owner Name: GENEVA BUSINESS CENTRE LLC
 Owner Name 2:
 Mailing Address: 704 MAIN ST
 PO BOX 460
 LAKE GENEVA WI, 531470000



2016 Valuation Information

Land: \$48,000.00
 Improvements: \$936,900.00
 Total: \$984,900.00
 Acres: 0.0000
 Fair Market Value: \$983,400.00
 Assessment Ratio: 1.0014714530
 Mill Rate: 0.0212805480

Tax Information

First Dollar Credit: \$80.38	School Credit: \$2,109.55
Special Assessment: \$0.00	Lottery Credit: \$0.00
Delinquent Utility Charge: \$0.00	Special Charges: \$50.00
Managed Forest Land Taxes: \$0.00	Private Forest Crop Taxes: \$0.00
Total Billed: \$20,928.83	Woodland Tax Law Taxes: \$0.00
Net Tax: \$20,878.83	

Tax Jurisdictions

CITY OF LAKE GENEVA \$5870.35
 GATEWAY TECHNICAL \$790.87
 SCH LAKE GENEVA J 1 \$5874.81
 UHS LG-GENOA CITY \$3833.59
 STATE OF WISCONSIN \$167.18
 WALWORTH COUNTY \$4422.41

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

OTHER-SPECIAL CHARGE \$50.00

Soil Classification

<u>Soil Type</u>	<u>Soil Name</u>	<u>Acres</u>
MpB	MCHENRY SILT LOAM, 2 TO 6 PERCENT SLOPES	2.4784
MxC2	SANDY LOAM SUBSTRATUM, 6 TO 12 PERCENT SLOPI	1.5101
CyA	CONOVER SILT LOAM, 1 TO 3 PERCENT SLOPES	1.1568

Property Address

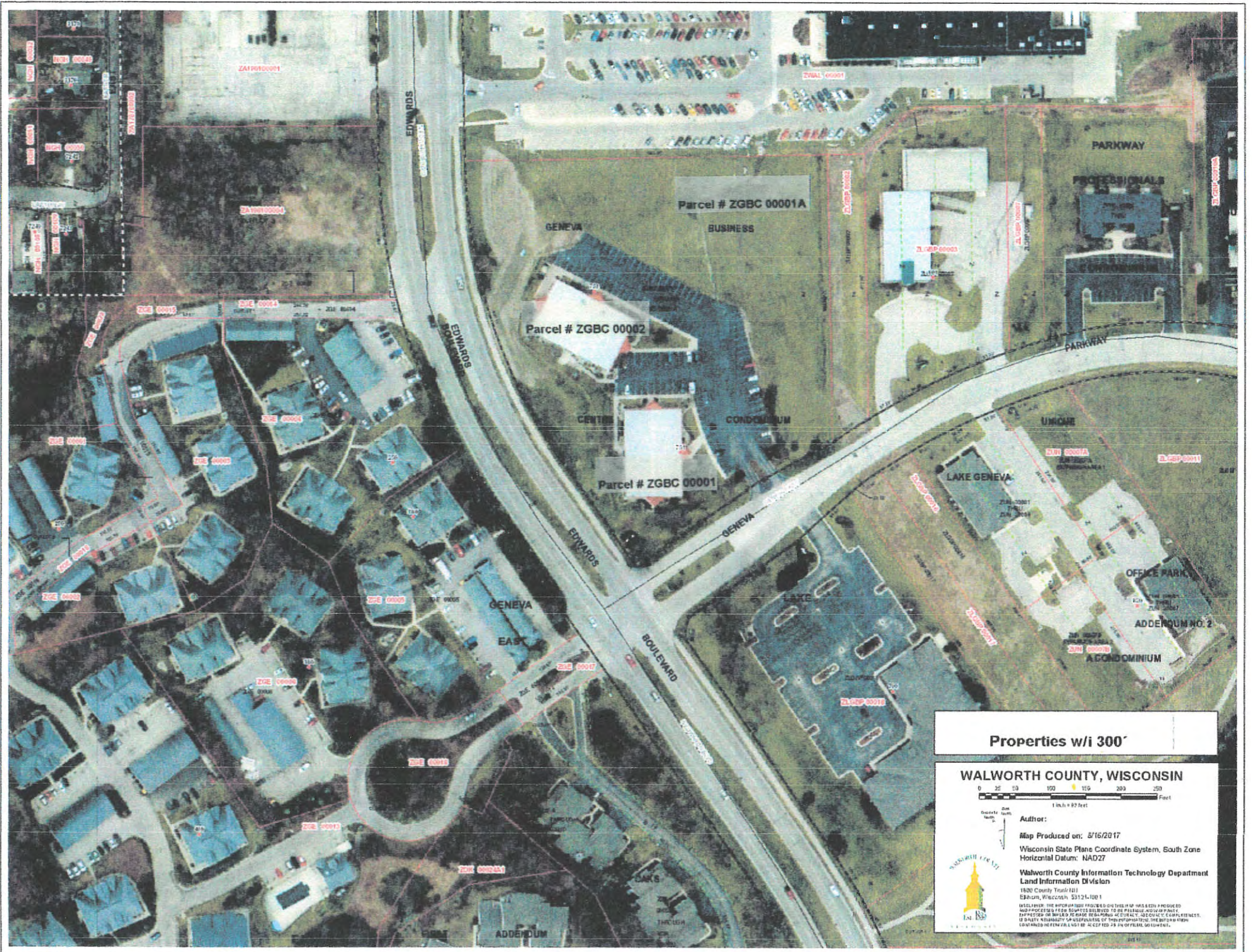
751 GENEVA PKWY LAKE GENEVA

Legal Description

UNIT 1 GENEVA BUSINESS CENTRE CONDOMINIUM AS RECORDED UNDER DOC. NO. 313695. LOCATED IN SECTION 31 T2N R18E. AMENDMENT NO. 1 RECORDED UNDER DOC. #324083. (THIS IS AN EXPANDABLE CONDO) CITY OF LAKE GENEVA OMITTS ZLGBP-1

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.



Properties w/i 300'

WALWORTH COUNTY, WISCONSIN



Digitized from
Aerial Photo

Author:

Map Produced on: 8/16/2017

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

Walworth County Information Technology Department
Land Information Division
1620 County Trunk 101
Elsau, Wisconsin 53124-1001



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CERTIFIED SURVEY MAP NO.

Being part of Units 1, 2 and Expansion units in Geneva Business Centre Condominium and part Lot 2 of Lake Geneva Business Park, a subdivision located in the SE 1/4 of the NW 1/4, the SW 1/4 of the NE 1/4, the NW 1/4 of the SE 1/4, the NE 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4 of Section 31, T2N, R18E, City of Lake Geneva., Walworth County, Wisconsin

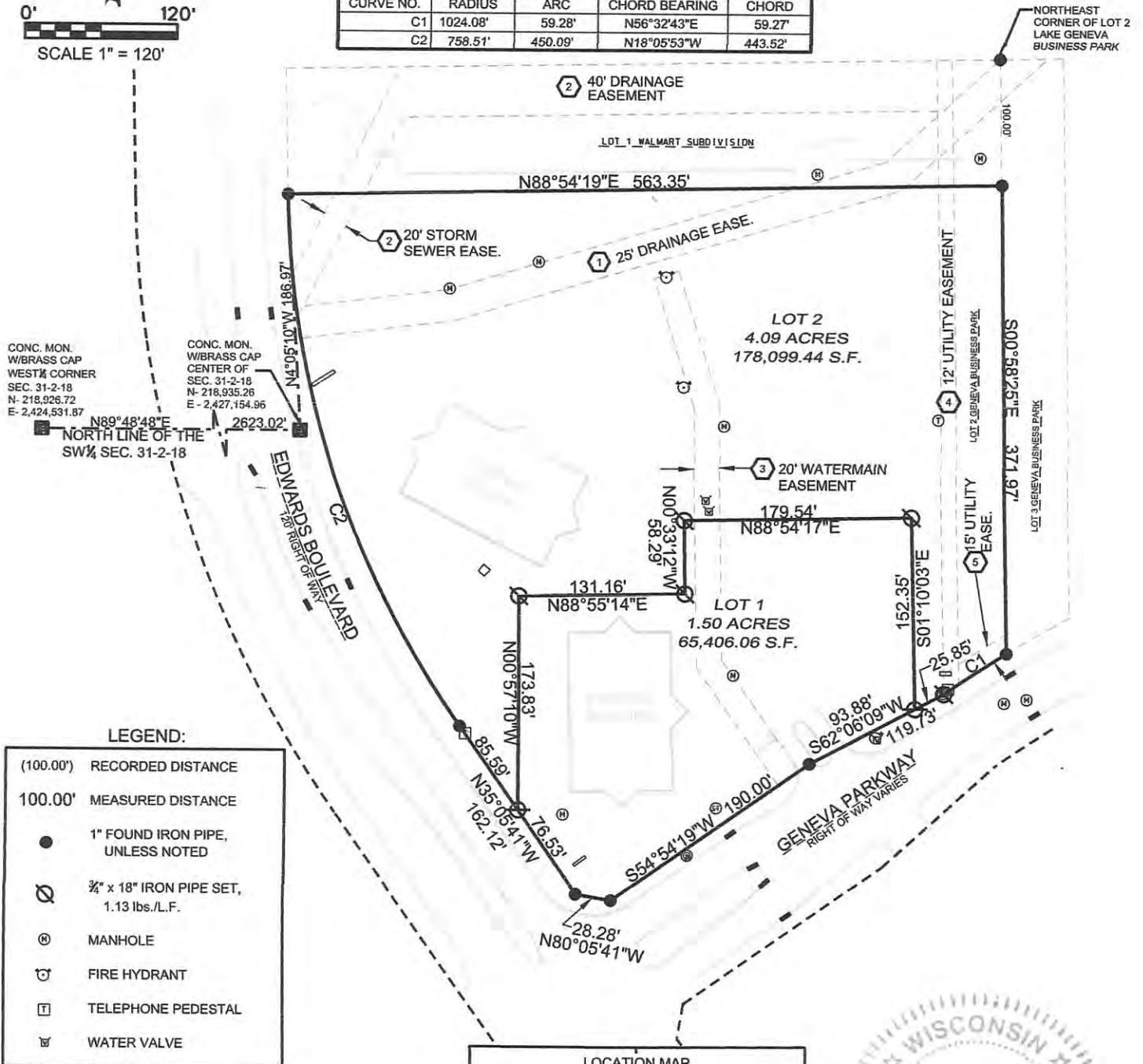
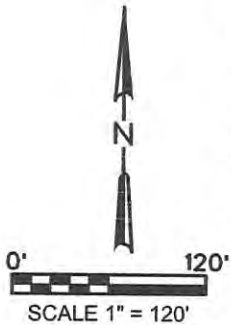
BASIS OF BEARING:
THE NORTH LINE OF
THE SW 1/4 OF SEC. 31,
T 2 N - R 18 E WAS TAKEN
TO BEAR N89°48'32"E.

OWNER:
KIM PISCHKE
CORE COMMERCIAL, INC.
P.O. BOX 1154
APPLETON, WI 54912

SURVEYOR:
V2G SURVEYING LLC.
550 BAY VIEW ROAD SUITE B
MUKWONAGO, WI 53149
262-378-5097

CURVE INFORMATION

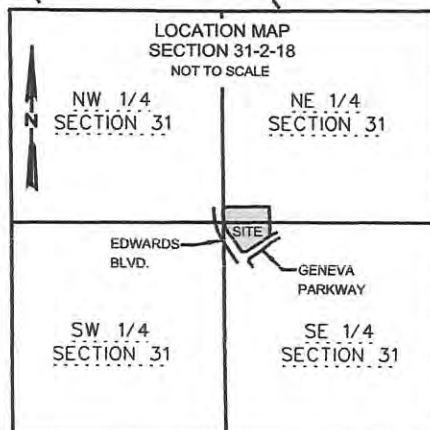
CURVE NO.	RADIUS	ARC	CHORD BEARING	CHORD
C1	1024.08'	59.28'	N56°32'43"E	59.27'
C2	758.51'	450.09'	N18°05'53"W	443.52'



LEGEND:

(100.00')	RECORDED DISTANCE
100.00'	MEASURED DISTANCE
●	1" FOUND IRON PIPE, UNLESS NOTED
⊗	3/4" x 18" IRON PIPE SET, 1.13 lbs./L.F.
⊙	MANHOLE
⊕	FIRE HYDRANT
⊞	TELEPHONE PEDESTAL
⊟	WATER VALVE

No.	EASEMENT DESCRIPTION	DOCUMENT No.
1	25' DRAINAGE EASEMENT	227992, 313695
2	STORM SEWER AND DRAINAGE	313695
3	20' PUBLIC WATERMAIN EASEMENT	313695
4	EASEMENT FOR UNDERGROUND ELECTRIC LINES	323067
5	EASEMENT FOR UNDERGROUND ELECTRIC LINES	323068



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SURVEYORS CERTIFICATE:

I, MICHAEL A. GREESON, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE FOLLOWING LAND BOUNDED AND DESCRIBED AS FOLLOWS:

Being part of Units 1, 2 and Expansion Units in Geneva Business Centre Condominium and part of Lot 2 of Lake Geneva Business Park, a subdivision located in the SE 1/4 of the NW 1/4, the SW 1/4 of the NE 1/4, the NW 1/4 of the SE 1/4, the NE 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4 of Section 31, T2N, R18E, City of Lake Geneva., Walworth County, Wisconsin. Being further described as follows: Beginning at a point S00°58'25"E, 100.00' from the Northeast corner of said Lot 2, Thence S00°58'25"E, 371.97' to the Southeast corner of said Lot 2, said point being a point on a curve; Thence along said curve 59.28' to the left, said curve having a radius of 1024.08', a chord that Bears S56°32'43"W for a length of 59.27'; Thence S62°06'09"W, 119.73'; Thence S54°54'19"W, 190.00'; thence N80°05'41"W, 28.28'; Thence N35°05'41"W, 162.12' to a point on a curve; Thence 450.09' along said curve to the right, said curve having a radius of 758.51', a chord that bears N18°05'53"W for a length of 443.52' to a point on the South Line of Lot 1 - Walmart Subdivision; Thence N88°54'19"E, 563.35' to the point of beginning. Said parcel contains 5.59 acres more or less.

I FURTHER CERTIFY THAT I HAVE MADE THIS SURVEY AND MAP IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, THE SUBDIVISION ORDINANCES FOR THE CITY OF LAKE GENEVA AND BY THE DIRECTION OF THE OWNER KIM PISCHKE. THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED.

THIS 20th DAY OF OCTOBER, 2017.

Michael A. Greeson

MICHAEL A. GREESON, P.L.S. #2770

OWNERS CERTIFICATE:

AS OWNER, I KIM PISCHKE, HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ABOVE TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 236.34 OF THE STATE STATUTES AND SUBDIVISION ORDINANCES FOR THE CITY OF LAKE GENEVA.

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS _____ DAY OF _____, 2017.

KIM PISCHKE, OWNER

STATE OF WISCONSIN)

) ss.

COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2017, THE ABOVE NAMED KIM PISCHKE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____ COUNTY, WISCONSIN.

MY COMMISSION EXPIRES _____

CITY OF LAKE GENEVA PLANNING COMMISSION RESOLUTION:

RESOLVED: THAT THE CERTIFIED SURVEY MAP SHOWN HEREON, IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN. OWNER KIM PISCHKE, IS HEREBY APPROVED BY THE CITY OF LAKE GENEVA ON THIS ___ DAY OF _____, 2017.

ALAN KUPSİK, MAYOR

CITY CLERK

