

CITY OF LAKE GENEVA
PLAN COMMISSION MEETING
MONDAY, JULY 18, 2016 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

Agenda

1. Meeting called to order by Mayor Kupsik.
2. Roll Call.
3. Approve Minutes of June 20, 2016 Plan Commission meeting as distributed.
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes.
5. Acknowledgment of Correspondence. - None
6. Downtown Design Review.
 - A. Application by Paul Pappas for Gold Coast, 1102 Kathy Ct., Fontana, WI 53125 for a new exterior awning with signage on the storefront at 108 Broad Street, Tax Key No. ZOP 00347B.
 - B. Application by Beth Tumas for The Bottle Shop, 617 W Main Street, Lake Geneva, WI 53147, for two new exterior replacement signs at 617 W Main Street, Tax Key No. ZOP 00291.
7. Continued Public Hearing and recommendation on a General Development Plan (GDP) Application filed by Peter Jurgens for Oakfire Restaurant, 831 Wrigley Drive, Lake Geneva, WI 53147 for building Modifications to include a rear addition, and a new second floor with indoor and outdoor seating in the Central Business (CB) zoning district at 831 Wrigley Drive, Tax Key No. ZOP 00340.
8. Public Hearing and recommendation on a Precise Implementation Plan (PIP) Application filed by Peter Jurgens for Oakfire Restaurant, 831 Wrigley Drive, Lake Geneva, WI 53147 for building Modifications to include a rear addition, and a new second floor with indoor and outdoor seating in the Central Business (CB) zoning district at 831 Wrigley Drive, Tax Key No. ZOP 00340.
9. Public Hearing and Recommendation on a Conditional Use Application filed by Lyle Fitterer, 1040 San Jose Drive, Elm Grove, IL 53122, to install an accessory structure (Pier) closer to the lake shore than the primary structure, within Lakeshore Overlay Zoning District located at 63 Hillside Drive, Lake Geneva, WI 53147, Tax Key No. ZYUP 00094I.
10. Public Hearing and recommendation on Zoning Text Amendments for Section 98-407 Substandard Lot Regulations, Section 98-706 Exterior Storage Standards for Residential, Office, and Commercial Districts, Section 98-034 Definitions, & Section 98-206(4)(k) Commercial Indoor Lodging.
11. Discussion on Zoning Text Amendments for that may affect several sections of the Zoning Code dealing with Cosmetic Tattooing Options.
12. Adjournment

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

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

Posted 7/15/16

**CITY OF LAKE GENEVA
PLAN COMMISSION MEETING
MONDAY, JUNE 20, 2016 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL**

MINUTES

1. Meeting called to order by Mayor Kupsik at 6:56 pm.

2. Roll Call

Present: Doug Skates, John, Gibbs, Ann Esarco, Tom Hartz, Tyler Frederick, Sarah Hill

Not Present:

Also Present: Planner Mike Slavney, Atty. Dan Draper, Mayor Kupsik, Administrator Oborn,
Inspector Robers and Assistant Gregoles

3. Approve Minutes of May 16, 2016 Plan Commission meeting as distributed.

MOTION #1

Gibbs/Fredrick moved to approve the minutes of May 16, 2016 Plan Commission meeting as distributed.
The motion carried unanimously.

4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes. - None

5. Acknowledgment of Correspondence. - None

6. Downtown Design Review. – None

7. Review and Recommendation on an Application for Land Division Review filled by Pathfinder Surveying LLC, for Thomas and Diane Murphy, 1806 Clover Road, Northbrook, IL 60062 to split and existing lot into three parcels at 1325 Park Row with the two new lots fronting High Street, current Tax Key No. ZCL 00080.

DISCUSSION – Tom Murphy, 1806 Clover Road, Northbrook, IL

Applicant gave an overview of the application details and there was a brief discussion with the Commissioners.

MOTION #2

Hill/Skates moved to approve the recommendation on an application for Land Division Review filled by Pathfinder Surveying LLC, for Thomas and Diane Murphy, 1806 Clover Road, Northbrook, IL 60062 to split and existing lot into three parcels at 1325 Park Row with the two new lots fronting High Street, current Tax Key No. ZCL 00080, including staff comments. The motion carried unanimously.

8. Review and Recommendation on an Application for Site Plan Review for a parking lot alteration filled by Richard Jachimek, 1109 Geneva Street, Lake Geneva, WI 53147 for the property at 314 Sage Street, Tax Key No. ZOP 00147.

DISCUSSION – Richard Jachimek, 1109 Geneva St., LG

Applicant gave an overview of the application details and there was a brief discussion with the Commissioners.

MOTION #3

Hartz/Gibbs moved to approve the recommendation on an application for Site Plan Review for a parking lot alteration filled by Richard Jachimek, 1109 Geneva Street, Lake Geneva, WI 53147 for the property at 314 Sage Street, Tax Key No. ZOP 00147, including staff recommendations regarding parallel parking spots and signage. The motion carried unanimously.

9. Public Hearing and recommendation on a Conditional Use Application filed by Prairie State Enterprises of Darien, LLC dba Lake Geneva Mobil, 350 N Edwards Blvd., Lake Geneva, WI 53147, for the installation of an electronic message center on a freestanding monument sign located at 350 N Edwards Blvd., Tax Key No. ZA261500001.

DISCUSSION –Ken Kerns, Owner and applicant

Applicant gave an overview of the application details and there was a brief discussion with the Commission.

PUBLIC SPEAKER #1 – None

MOTION #4

Hill/Skates moved to close the public hearing. The motion carried unanimously.

MOTION #5

Hartz/Hill moved to approve the recommendation on a Conditional Use Application filed by Prairie State Enterprises of Darien, LLC dba Lake Geneva Mobil, 350 N Edwards Blvd., Lake Geneva, WI 53147, for the installation of an electronic message center on a freestanding monument sign located at 350 N Edwards Blvd., Tax Key No. ZA261500001 including staff recommendations and fact finding . The motion carried unanimously.

10. Public Hearing and recommendation on a Conditional Use Application filed by Patricia and Samantha Strenger, 245 Country Club Drive, Unit 2A, Lake Geneva, WI 53147 to operate a Commercial Indoor Lodging facility at an existing Commercial Apartment in a General Business (GB) zoning district located at 721 Geneva Street, Tax Key No. ZOP 00159.

DISCUSSION –Smantha Strenger, applicant

Applicant gave an overview of the application details and there was a brief discussion with the Commission.

PUBLIC SPEAKER #1 – None

MOTION #6

Skates/Gibbs moved to close the public hearing. The motion carried unanimously.

MOTION #7

Hill/Skates moved to approve the recommendation on a Conditional Use Application filed by Patricia and Samantha Strenger, 245 Country Club Drive, Unit 2A, Lake Geneva, WI 53147 to operate a Commercial Indoor Lodging facility at an existing Commercial Apartment in a General Business (GB) zoning district located at 721 Geneva Street, Tax Key No. ZOP 00159, ensuring that all vehicles and recreational vehicles are parked on a hard surface, no outdoor storage, all staff recommendations and fact finding. The motion carried unanimously.

11. Public Hearing and recommendation on a Conditional Use Application filed by Anthony Scalzitti, 608 Fairview Ave, Elmhurst, IL 60123 to operate a Commercial Indoor Lodging facility at an existing Single Family Home in a General Business (GB) zoning district located at 233 S Lake Shore Drive, Tax Key No. ZNB 00003.

DISCUSSION –Anthony Scalzitti, applicant

Applicant gave an overview of the application details and there was a brief discussion with the Commission. There was a discussion about the difference between B&B's and Commercial Indoor Lodging facilities.

PUBLIC SPEAKER #1 – Terry O’Neil , 954 George St., LG

O’Neil asked what are the time limits for commercial indoor lodging?

Slavney replied that our ordinance does not identify any explicitly, however, if you reside in the same dwelling unit for more than half a year it is considered a permanent residence.

MOTION #8

Gibbs/Skates moved to close the public hearing. The motion carried unanimously.

MOTION #9

Skates/Gibbs moved to approve the recommendation on a Conditional Use Application filed by Anthony Scalzitti, 608 Fairview Ave, Elmhurst, IL 60123 to operate a Commercial Indoor Lodging facility at an existing Single Family Home in a General Business (GB) zoning district located at 233 S Lake Shore Drive, Tax Key No. ZNB00003, to include the taking down of the garage, ensuring that all vehicles and recreational vehicles are parked on a hard surface, no outdoor storage, all staff recommendations and fact finding. The motion carried unanimously.

12. Public Hearing and recommendation on a Conditional Use Application filed by Anthony Scalzitti, 608 Fairview Ave, Elmhurst, IL 60123 to operate a Commercial Indoor Lodging facility at an existing Single Family Home in a General Business (GB) zoning district located at 237 S Lake Shore Drive, Tax Key No. ZNB 00004.

DISCUSSION –Anthony Scalzitti, applicant

Applicant gave an overview of the application details and there was a brief discussion with the Commission.

PUBLIC SPEAKER #1 – None

MOTION #10

Gibbs/Hartz moved to close the public hearing. The motion carried unanimously.

MOTION #11

Hill/Skates moved to approve the recommendation on a Conditional Use Application filed by Anthony Scalzitti, 608 Fairview Ave, Elmhurst, IL 60123 to operate a Commercial Indoor Lodging facility at an existing Single Family Home in a General Business (GB) zoning district located at 237 S Lake Shore Drive, Tax Key No. ZNB 00004; ensuring that all vehicles and recreational vehicles are parked on a hard surface, no outdoor storage, all staff recommendations and fact finding. The motion carried unanimously.

13. Public Hearing and recommendation on a Conditional Use Application filed by Anthony Scalzitti, 608 Fairview Ave, Elmhurst, IL 60123 to operate a Commercial Indoor Lodging facility at an existing Single Family Home in a General Business (GB) zoning district located at 419 Cass Street, Tax Key No. ZNB 00002.

DISCUSSION –Anthony Scalzitti, Applicant

Applicant gave an overview of the application details and there was a brief discussion with the Commission.

PUBLIC SPEAKER #1 – None

MOTION #12

Hill/Skates moved to close the public hearing. The motion carried unanimously.

MOTION #13

Skates/Gibbs moved to approve the recommendation on a Conditional Use Application filed by Anthony Scalzitti, 608 Fairview Ave, Elmhurst, IL 60123 to operate a Commercial Indoor Lodging facility at an existing Single Family Home in a General Business (GB) zoning district located at 419 Cass Street, Tax Key No. ZNB 00002; ensuring that all

vehicles and recreational vehicles are parked on a hard surface, no outdoor storage, all staff recommendations and fact finding. The motion carried unanimously.

14. Public Hearing and recommendation on a Planned Development Application, General Development Plan (GDP) & Precise Implementation Plan (PIP) filed by Shad Branen, 448 Milwaukee Avenue, Burlington, WI 53105 for a Commercial Indoor Entertainment Facility (Movie Theater) including exterior modifications at 244 Broad Street, Tax Key Nos. ZOP 00246, 00247, & 00248.

DISCUSSION –Peter Jergens & Shad Branen, Applicants

Applicant gave an overview of the application details and there was a brief discussion with the Commission. The area type/use and sign lighting exceptions make sense to Planner Slavney. Marquee lighting and video screen posters are another exception that makes sense.

PUBLIC SPEAKER #1 – Darren Schaffer, Chamber of Commerce

Schaffer stated his full support of this recommendation.

MOTION #14

Hill/Fredricks moved to close the public hearing. The motion carried unanimously.

MOTION #15

Hartz/Gibbs moved to approve the recommendation on a Planned Development Application, General Development Plan (GDP) & Precise Implementation Plan (PIP) filed by Shad Branen, 448 Milwaukee Avenue, Burlington, WI 53105 for a Commercial Indoor Entertainment Facility (Movie Theater) including exterior modifications at 244 Broad Street, Tax Key Nos. ZOP 00246, 00247, & 00248 noting the exceptions that are being allowed because of the historic nature of the building – exterior single bulb lighting, projection sign, 6 monitors, marquee and 4 sconce lights mounted to the second floor, all staff recommendations and fact findings. The motion carried unanimously.

15. Public Hearing and recommendation on a Conditional Use Application filed by Peter Jurgens for Oakfire Restaurant, 831 Wrigley Drive, to operate an Outdoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 831 Wrigley Drive, Tax Key No. ZOP 00340.

DISCUSSION –Peter Jurgens, applicant

Applicant gave an overview of the application details and there was a brief discussion with the Commission.

PUBLIC SPEAKER #1 – None

MOTION #16

Gibbs/Hartz moved to close the public hearing. The motion carried unanimously.

MOTION #17

Hill/Gibbs moved to approve the recommendation on a Conditional Use Application filed by Peter Jurgens for Oakfire Restaurant, 831 Wrigley Drive, to operate an Outdoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 831 Wrigley Drive, Tax Key No. ZOP 00340 including all staff recommendations and fact finding. The motion carried unanimously.

16. Public Hearing and recommendation on a General Development Plan (GDP) Application filed by Peter Jurgens for Oakfire Restaurant, 831 Wrigley Drive, Lake Geneva, WI 53147 for building Modifications to include a rear addition, and a new second floor with indoor and outdoor seating in the Central Business (CB) zoning district at 831 Wrigley Drive, Tax Key No. ZOP 00340.

DISCUSSION –Peter Jurgens, Applicant & David Scotney, Owner

Applicants gave an overview of the application details and there was an extensive discussion with the Commission.

PUBLIC SPEAKER #1 – None

MOTION #18

Skates/Hill moved to continue the public hearing and the recommendation to the July Planning meeting. The motion carried unanimously.

17. Discussion on Zoning Text Amendments for Section 98-407 Substandard Lot Regulations, Section 98-706 Exterior Storage Standards for Residential, Office, and Commercial Districts, Section 98-034 Definitions, & Section 98-206(4)(k) Commercial Indoor Lodging.

DISCUSSION

Inspector Robers / Planner Slavney gave an overview of the zoning text amendment details and there was a discussion with the Commission.

18. Adjournment

MOTION #20

Gibbs/Hills moved to adjourn the meeting at 9:28 pm. The motion carried unanimously.

/s/Jackie Gregoles, B&Z Administrative Assistant

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE PLAN COMMISSION

STAFF REPORT
To Lake Geneva Plan Commission

Meeting Date: July 18, 2016

Agenda Item #6A

Applicant:

Paul Pappas for Gold Coast

1102 Kathy Ct.

Fontana, WI 53125

Request:

New exterior awning with signage at existing business at

108 Broad Street, Tax Key No. ZOP 00347B.

Description: The applicant would like to replace an existing dilapidated awning with a new canvas awning with store signage.

Staff Recommendation: Staff has no objection to the proposed awning as it replaces an existing awning that has fallen into disrepair and presents a danger to people using the sidewalk below. Staff has contacted the awning manufacturer about reinstalling the lights on the new awning and was told that it was not designed for the additional weight, therefore staff recommends that the lights be prohibited from being installed on the new awning supports.

Agenda Item #6B

Applicant:

Beth Tumas for The Bottle Shop

617 W Main Street

Lake Geneva, WI 53147

Request:

New exterior signage at an existing business at

617 W Main Street, Tax Key No. ZOP 00291.

Description: The applicant would like to replace two existing exterior signs with new signs with different wording.

Staff Recommendation: Staff has no objection to the replacement signs as they are the same colors and similar size to the existing signs.

Agenda Item #7

Applicant:

Oakfire Restaurant

831 Wrigley Drive

Lake Geneva, WI 53147

Request:

General Development Plan (GDP) for a rear and second

floor addition/remodel at 831 Wrigley Drive, Tax Key

No. ZOP 00340.

Description:

The applicant proposes to build a new kitchen on the rear of the building and a new second story at this which requires a Planned Development Process.

Staff Recommendation:

Staff recommends approval of the General Development Plan (GDP) for this location with the provisions that the applicant receives approval from the Plan Commission for the Precise Implementation Plan.

- A. If, after the public hearing, the Commission wishes to recommend approval, then the appropriate fact finding would be:
1. In general, the proposed Planned Development (GDP) is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 2. Specific to this site, the proposed Planned Development 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 Planned Development 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 this Chapter, 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 Planned Development 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 Planned Development is located in an area that will be adequately served by, and will not impose an undue burden on any of improvements, facilities, utilities or services provided by public agencies serving the subject property.
 6. The potential public benefits of the proposed Planned Development outweigh all potential adverse impacts of the proposed Planned Development 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:
1. In general, the proposed Planned Development (GDP) is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 2. Specific to this site, the proposed Planned Development 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 Planned Development 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 this Chapter, 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 Planned Development 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 Planned Development is located in an area that will be adequately served by, and will not impose an undue burden on any of improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed Planned Development do not outweigh all potential adverse impacts of the proposed Planned Development after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Agenda Item #8

Applicant:

Oakfire Restaurant

831 Wrigley Drive

Lake Geneva, WI 53147

Request:

Precise Implementation Plan (PIP) for a rear and second floor addition/remodel at 831 Wrigley Drive, Tay Key No. ZOP 00340.

Description:

The applicant proposes to build a new kitchen on the rear of the building and a new second story at this which requires a Planned Development Process.

Staff Recommendation:

Staff recommends approval of the Precise Implementation Plan (PIP) for this location with the provisions that the applicant comes back to the Plan Commission with a more detailed plan that addresses any of the Plan Commissions concerns.

- A. If, after the public hearing, the Commission wishes to recommend approval, then the appropriate fact finding would be:
 1. In general, the proposed Planned Development (PIP) 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 Planned Development 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 Planned Development 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 this Chapter, 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 Planned Development 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 Planned Development is located in an area that will be adequately served by, and will not impose an undue burden on any of improvements, facilities, utilities or services provided by public agencies serving the subject property.

6. The potential public benefits of the proposed Planned Development outweigh all potential adverse impacts of the proposed Planned Development 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:
1. In general, the proposed Planned Development (PIP) 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 Planned Development 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 Planned Development 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 this Chapter, 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 Planned Development 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 Planned Development is located in an area that will be adequately served by, and will not impose an undue burden on any of improvements, facilities, utilities or services provided by public agencies serving the subject property.
 6. The potential public benefits of the proposed Planned Development do not outweigh all potential adverse impacts of the proposed Planned Development after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Agenda Item #9

Applicant:
Lyle Fitterer
1040 San Jose Drive
Elm Grove, IL 53122

Request:
Conditional Use approval to install an accessory structure (Pier) closer to the lake than the primary structure in the Lakeshore Overlay Zoning District at 63 Hillside Drive, Tax Key No. ZYUP 00094I.

Description: The applicant would like to remove and reconstruct a pier for lake access.

Staff Recommendation: Staff has no objection to the proposed pier which has received approval from the Wisconsin DNR.

Action by the Plan Commission:
 As part of the consideration of a requested Conditional Use Permit, the Plan Commission needs to make findings per the requirements of the Zoning Ordinance, and then make a recommendation to the city Council.

- A. If, after the public hearing, the Commission wishes to recommend approval, then the appropriate fact finding would be:
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 this Chapter, 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 of 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:
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 this Chapter, 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 located in an area that will be adequately served by, and will not impose an undue burden on any of 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 may provide additional comment on the above items and will comment on remaining agenda items at the meeting.

Kenneth Robers
Zoning Administrator



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

108 BROAD ST., LAKE GENEVA, WI 53147

Name & Address of Current Building Owner:

PAUL PAPPAS

1102 KATHY CT., FONTANA, WI 53125

Telephone Number of Current Building Owner: (262) 745 8774

Name & Address of Applicant:

PAUL PAPPAS

1102 KATHY CT., FONTANA WI 53125

Telephone Number of Applicant: (262) 745 8774

Proposed Design Change:

NEW AWNING

Zoning District: CENTRAL BUSINESS DISTRICT

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

NORTHROP AWNING COMPANY

411 S. PEARL ST.

JANESVILLE, WI 53548

(608) 754-7158

Description of Project:

STORE FRONT AWNING - Sunbrella Acrylic fabric ocean Blue
SIZE 18'9" w x 3' proj. x 4' drop with lettering
8" Letters "Gold Coast", 4" Lettering "original oils"
"fine jewelry" in white

Date: 06/24/16

Signature of Applicant: [Signature]





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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

617 W. Main St.
Lake Geneva, WI 53147

Name & Address of Current Building Owner:

Mike Koucereck

Telephone Number of Current Building Owner:

847-525-9060

Name & Address of Applicant:

Beth Tumas
617 W. Main St.
Lake Geneva

Telephone Number of Applicant:

414-305-1082 cell

Proposed Design Change:

replace 'wineBar'
with 'Academy of wine'
~~upd~~ New signs

Zoning District: _____

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

Joe Savage

Description of Project:

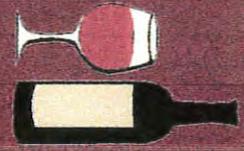
New signs to say 'Wine Bar + Retail Store'
with our logo. Same sign, on Both
places, just different sizes

Date:

7-5-16

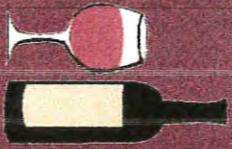
Signature of Applicant:

Elizabeth Tumas



Wine Bar & Shop

20"X120"



Wine Bar & Shop

20"X96"

New signs to be similar to existing

1/2" MDO ply sign panel with vinyl lettering

Colors, Burgundy with White and Black copy.

Border in White and Gold.

Notice

NOTICE IS HEREBY GIVEN that a Continued Public Hearing will be held before the City Plan Commission on Monday, July 18, 2016 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a General Development Plan (GDP) Application filed by Peter Jurgens for Oakfire Restaurant, 831 Wrigley Drive, Lake Geneva, WI 53147, for alterations at an existing Restaurant to reconstruct the building adding additional kitchen space and second floor indoor and outdoor dining, at the following location:

TAX KEY No. ZOP 00340 – 831 Wrigley Drive

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, July 18, 2016 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 1st day of July 2016.

Mayor Al Kupsik
City Plan Commission
City of Lake Geneva, WI

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on July 7th & 14th.

CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR: PRECISE IMPLEMENTATION PLAN REVIEW AND APPROVAL - Requirements per Section 98-914(8)

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ Pre-submittal staff meeting scheduled:

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

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

___ Reimburse professional consultant costs agreement executed: Date: _____ by: _____

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (5 Copies to Zoning Administrator) Date: _____ by: _____

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



- ___ A map of the proposed precise implementation plan:
 - ___ Showing all lands for which the precise implementation plan is proposed;
 - ___ Showing all other lands within 300 feet of the boundaries of the subject property;
 - ___ Referenced to a list of the names and addresses of the owners of said lands as they appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);
 - ___ Clearly indicating the current zoning of the subject property and its environs, and The jurisdiction(s) which maintains that control;
 - ___ Map and all its parts are clearly reproducible with a photocopier;
 - ___ All lot dimensions of the subject property provided;
 - ___ Graphic scale and north arrow provided.

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

III. JUSTIFICATION OF THE PROPOSED PRECISE IMPLEMENTATION PLAN

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

*we meet all city zoning and comprehensive plans
 except for Alley Set-Back. This Remodel will provide
 First Class Dining with Lake Views*

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

*The proposed Plan will clean-up The Rear Alley Area -
 and Replace The Existing Cooker and Stove Case which is in
 The Set-Back Area and provide for a New Grease Trap
 The new Remodelled Building will Be a Fresh Look for The Downtown Area*

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

*no Adverse impact - will Help Clean-up Area and
 provide Area for Pumpsters and Grease Trap*

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

Doesn't Change Land Use The New 2nd Floor

Additions Meets Current Zoning

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

There will Be No Undue Burden on City From This Addition

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

Yes - The River Valley Area will look Substantially Better and provide Dumpster Area and a Setback Use of the River Area

IV. FINAL APPLICATION PACKET INFORMATION

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

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

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

____ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____

____ Class 2 Legal Notice published on _____ and _____ by: _____

____ Conditional Use recorded with County Register of Deeds Office: Date: _____ by: _____

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

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

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Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

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

Date: _____ by: _____

↓

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

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

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

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

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

Possible future expansion and related implications for points above;

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

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

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

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

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

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

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

A legal description of the subject property;

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

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

All required building setback lines;

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

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

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

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

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

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

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

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

The location of existing and proposed drainage facilities;

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

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

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

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

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

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

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

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

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

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

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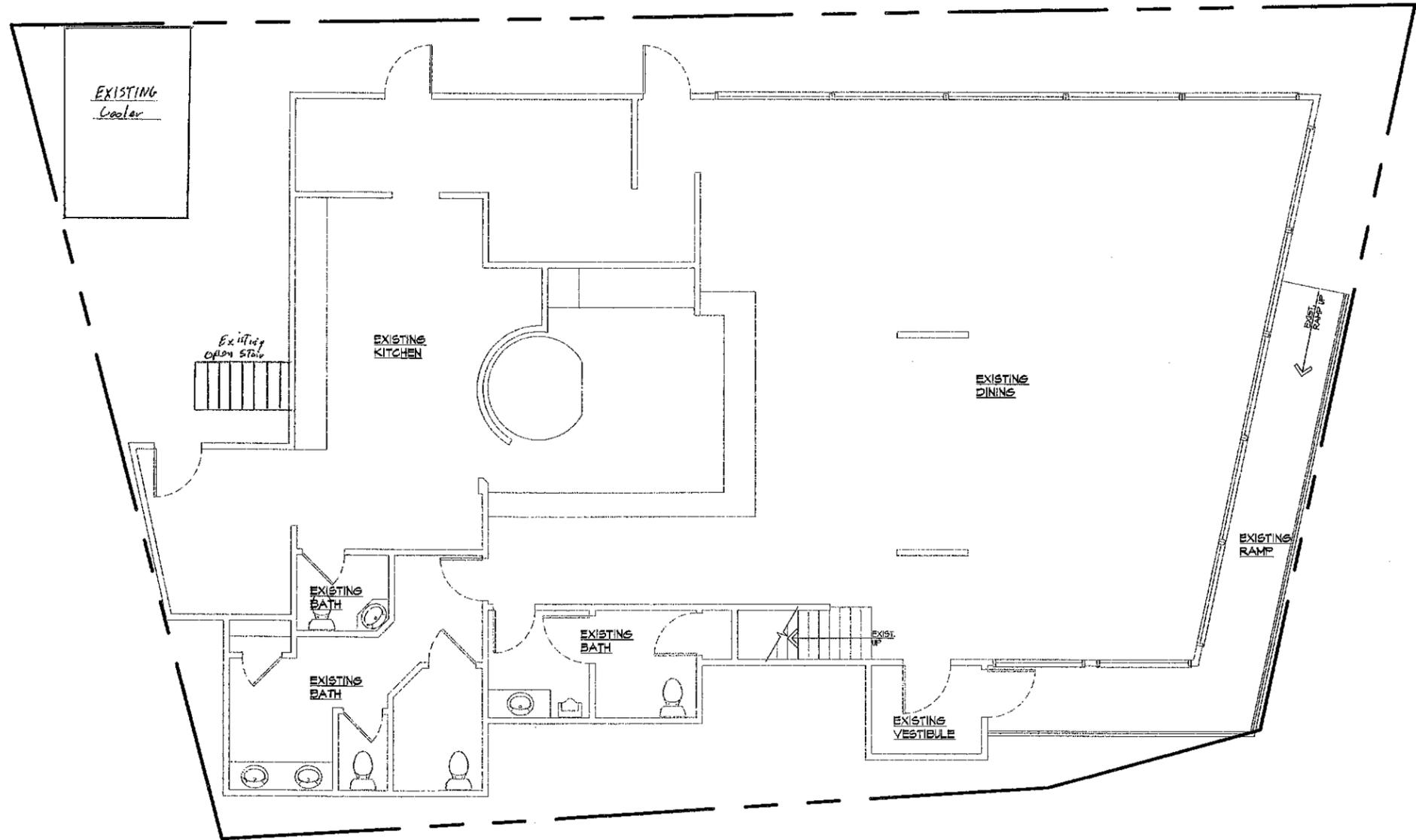
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1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

OAKFIRE RESTAURANT ADDITION

831 WISLEY DRIVE
LAKE GENEVA, WI

SHEET TITLE: EXISTING FIRST FLOOR PLANS



REVISIONS:



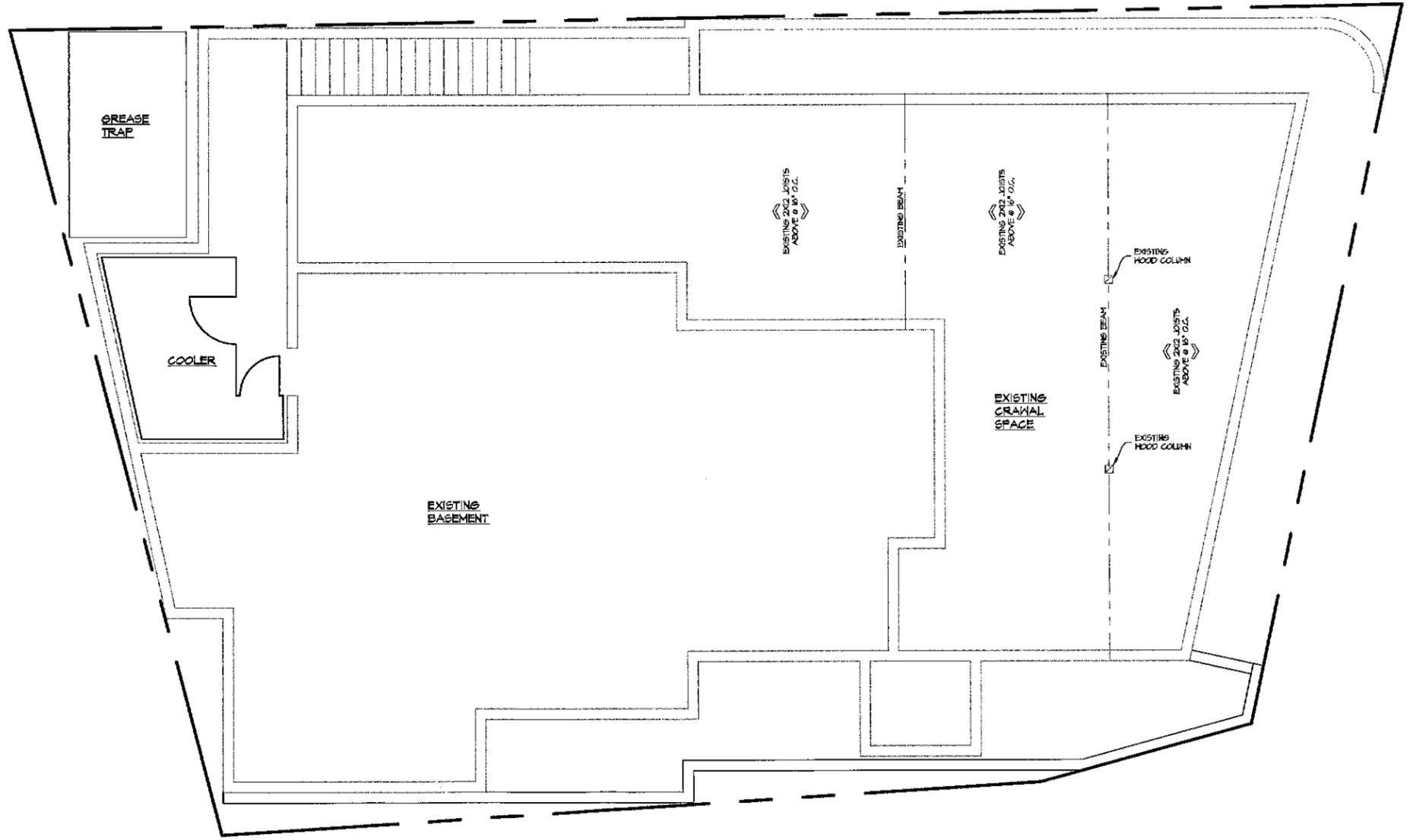
PATERA LLC
Excellence in Architecture
2601 S. Sunny Slope Rd. • New Berlin, WI 53151
Phone: 262-786-6776 Fax: 262-786-7036

EX-2

DATE: MAR. 16, 2016

PROJECT NUMBER: 15-241

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REVISIONS:



OAKFIRE RESTAURANT ADDITION

831 WISGLEY DRIVE
LAKE GENEVA, WI

SHEET TITLE: PHASE-2 FOUNDATION PLANS

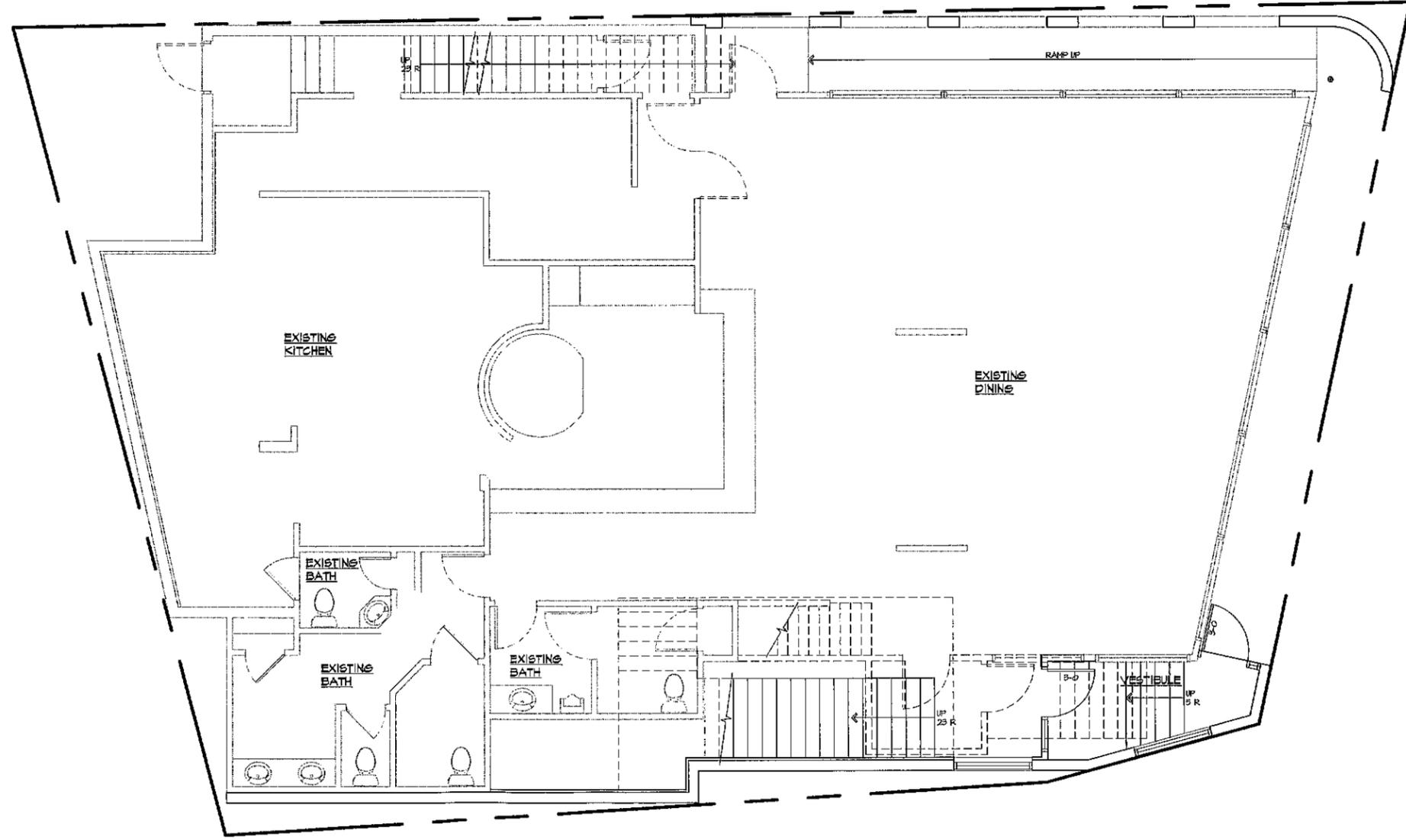
A-1

1 PHASE-2 FOUNDATION PLAN
1/4" = 1'-0"

DATE: MAR. 16, 2016
PROJECT NUMBER: 15-241



PATERA LLC
Excellence in Architecture
2601 S. Sunny Slope Rd. • New Berlin, WI 53151
Phone: 262-786-6776 Fax: 262-786-7036



OAKFIRE RESTAURANT ADDITION

833 WRIGHTLEY DRIVE
LAKE GENEVA, WI

SHEET TITLE:

PHASE-2 FIRST FLOOR PLANS



REVISIONS:



PATERA LLC

Excellence in Architecture

2401 S. Sunny Slope Rd. • New Berlin, WI 53151

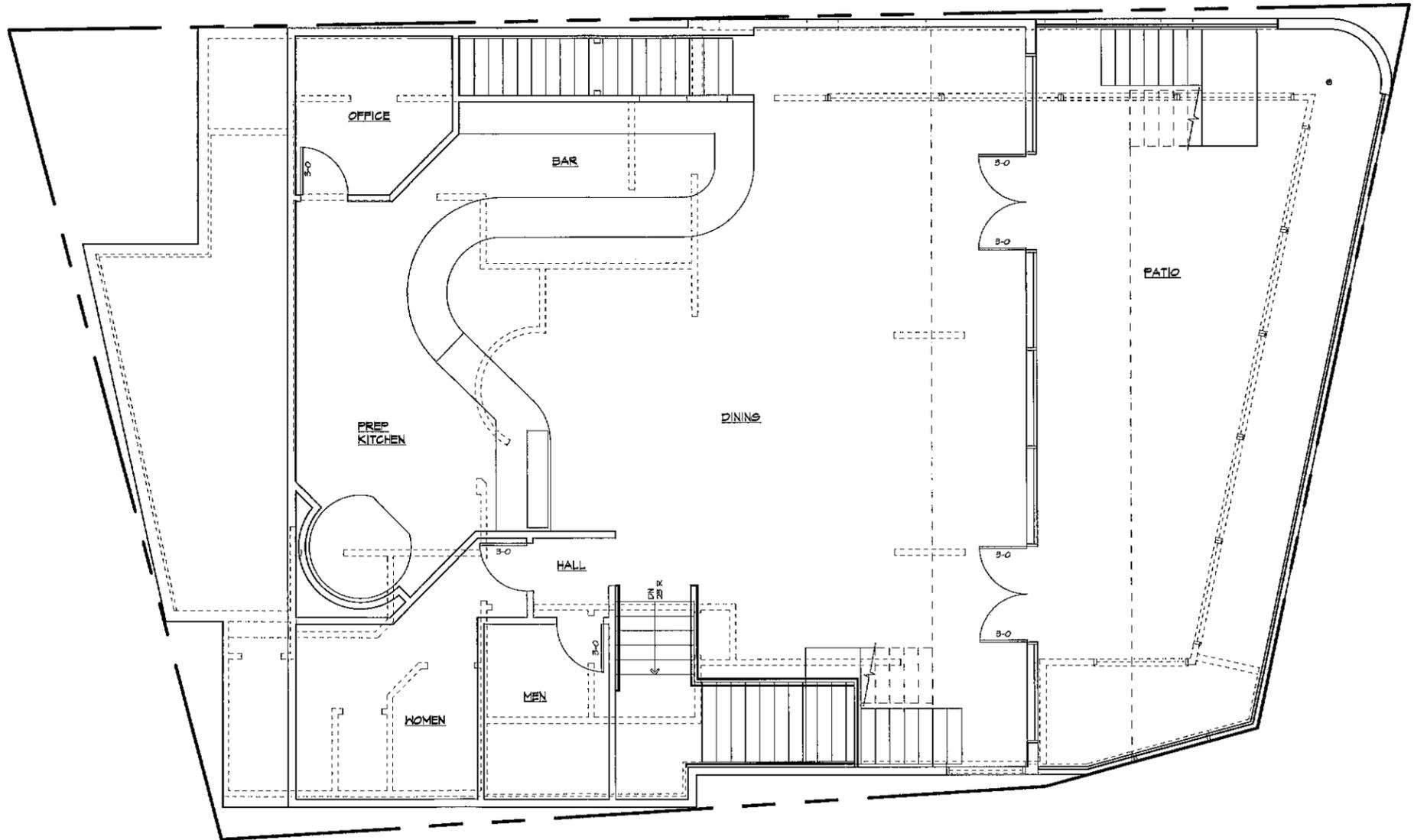
Phone: 262-786-6776 Fax: 262-786-7036

1 PHASE-2 FIRST FLOOR PLAN
1/4" = 1'-0"

DATE: MAR. 16, 2016

PROJECT NUMBER: 15-241

A-2



REVISIONS:

OAKFIRE RESTAURANT ADDITION

831 WOLGLEY DRIVE
LAKE GENEVA, WI

SHEET TITLE: PHASE-2 SECOND FLOOR PLANS

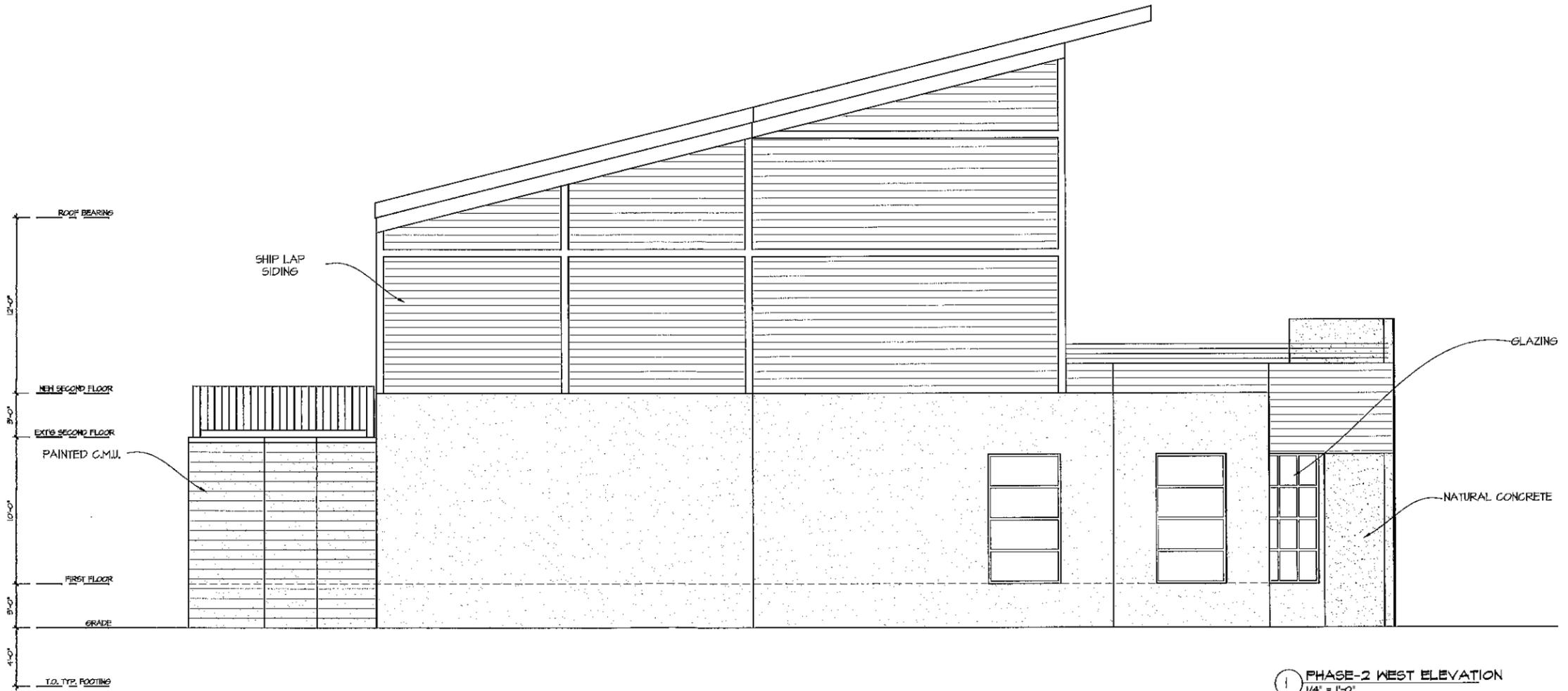
A-3

DATE: MAR. 16, 2016

PROJECT NUMBER: 15-241

1 PHASE-2 SECOND FLOOR PLAN
1/4" = 1'-0"

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1 PHASE-2 WEST ELEVATION
1/4" = 1'-0"

OAKFIRE RESTAURANT ADDITION

831 WIGLEY DRIVE
LAKE GENEVA, WI

SHEET TITLE: PHASE-2 WEST ELEVATION

A-4

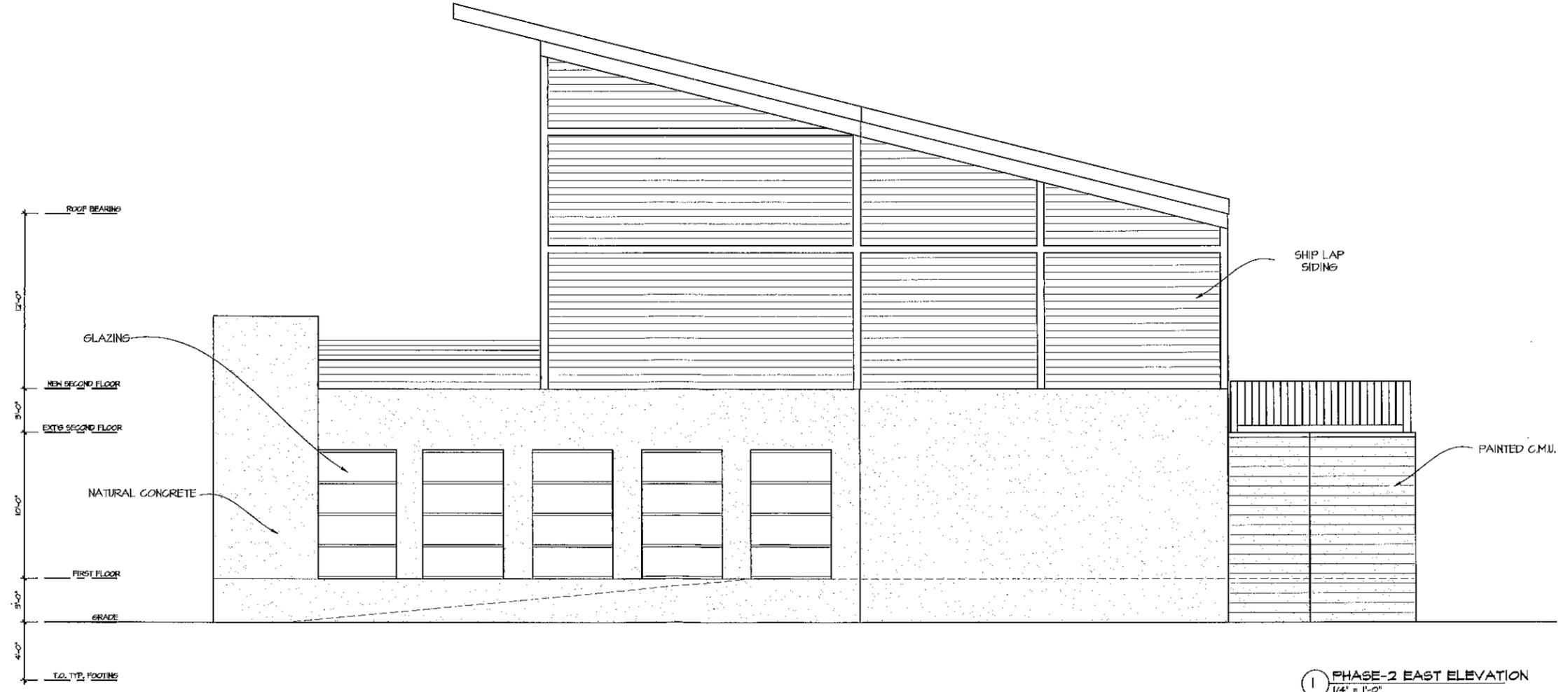
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1 PHASE-2 EAST ELEVATION
1/4" = 1'-0"

OAKFIRE RESTAURANT ADDITION

831 WILGLEY DRIVE
LAKE GENEVA, WI

SHEET TITLE: PHASE-2 EAST ELEVATION

A-5

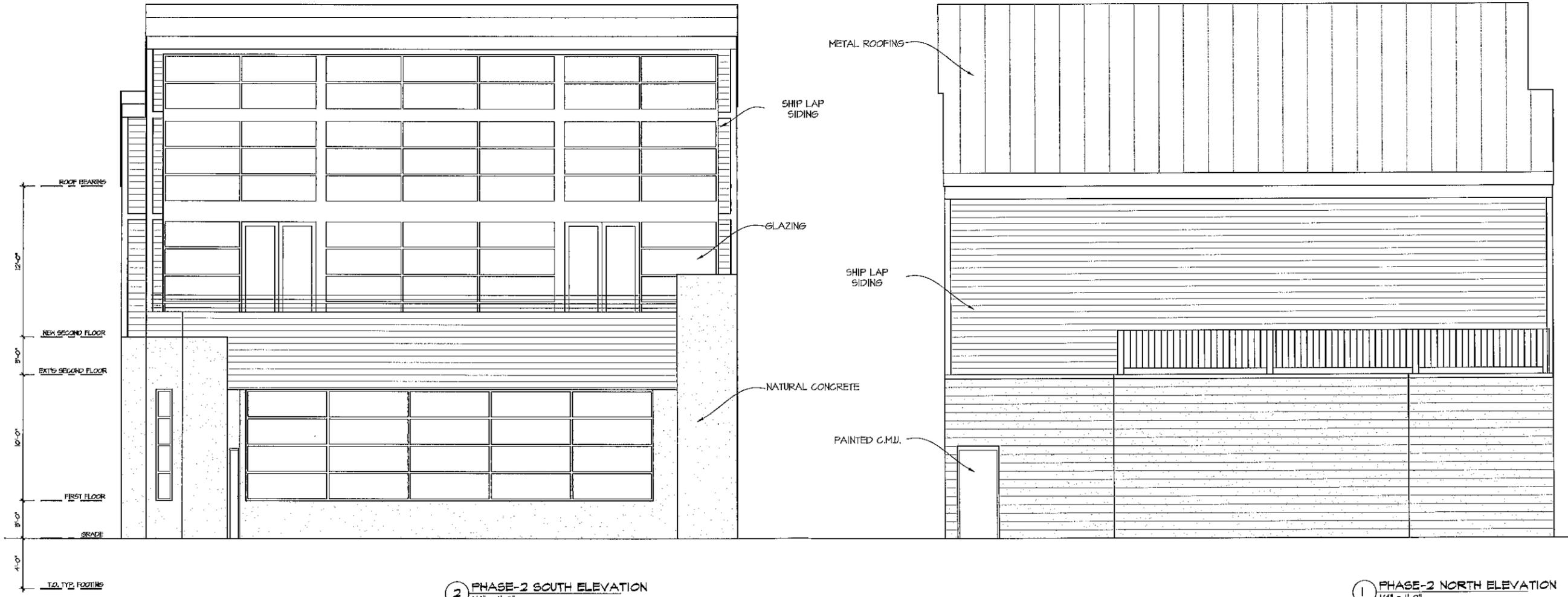
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2 PHASE-2 SOUTH ELEVATION
1/4" = 1'-0"

1 PHASE-2 NORTH ELEVATION
1/4" = 1'-0"

REVISIONS:

OAKFIRE RESTAURANT ADDITION

831 BRIGLEY DRIVE
LAKE GENEVA, WI

SHEET TITLE: PHASE-2 NORTH & SOUTH ELEVATION

A-6

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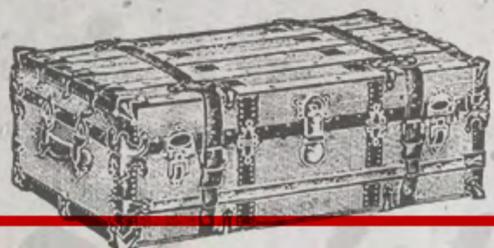
Oakfire

VISION FOR RENOVATIONS

2016-2017



TABL
E ■ OF
CONT
ENTS



OAKFIRE MISSION STATEMENT

WHAT WE STAND FOR

OUR FIRST YEAR

GOALS AND ACCOMPLISHMENTS

VISION FOR THE FUTURE

LATE NIGHT FOOD, EVENT VENUE, UNIQUE BAR CONCEPTS

ARCHITECTURAL PLANS

THE BUILD-UP

DESIGN CONCEPT & MOODBOARD

THE LOOKS & THE FEELS

NEXT STEPS

WHAT'S TO COME

OAKFIRE'S BRAND PROMISE AND ASTHETIC

THE OAKFIRE BRAND IS BUILT AROUND THE CONCEPT OF FUSING AN AUTHENTIC CENTURIES OLD NEOPOLITAN STYLE PIZZA PRODUCT WITH AN AMERICAN TWIST. WE BELIEVE FRESH INGREDIENTS, SCRATCH KITCHEN RECIPES AND WARM, FRIENDLY, PROMPT CUSTOMER SERVICE SET THE FOUNDATION FOR WHAT WE AIM TO ACHIEVE. THE FUSION OF OLD AND NEW PERMEATES NOT ONLY OUR DINING OPTIONS BUT OUR GUEST EXPERIENCE AND ATMOSPHERE AS WELL. FROM THE COPPER FINISHES TO RECLAIMED WOOD, THE BRAND AESTHETIC IS ARTFUL BLEND OF BOTH RUSTIC AND MODERN.



OAKFIRE'S FIRST YEAR GOALS ACHEIVED



- ✓ SUCCESSFULLY INTRODUCED A UNIQUE ARTISAN RESTAURANT CONCEPT TO THE LAKE GENEVA AREA
- ✓ MET AND EXCEEDED OUR FINANCIAL GOALS AND MILESTONES
- ✓ EXCEEDED OUR GOALS WITH REGARDS TO BUILDING LOCAL SUPPORT
- ✓ MET GOALS FOR PARTICIPATING IN COMMUNITY RELATED EVENTS AND LEVERAGING OAKFIRE AS A VENUE FOR THE COMMUNITY

OAKFIRE'S VISION FOR THE FUTURE



WHAT WE PLAN TO DO

RENOVATE THE EXISTING SECOND LEVEL TO REPLACE TWO OFFICES, BATHROOM AND LAUNDRY ROOM WITH A FULL BAR, ADDITIONAL PIZZA OVEN AND OUTDOOR PATIO

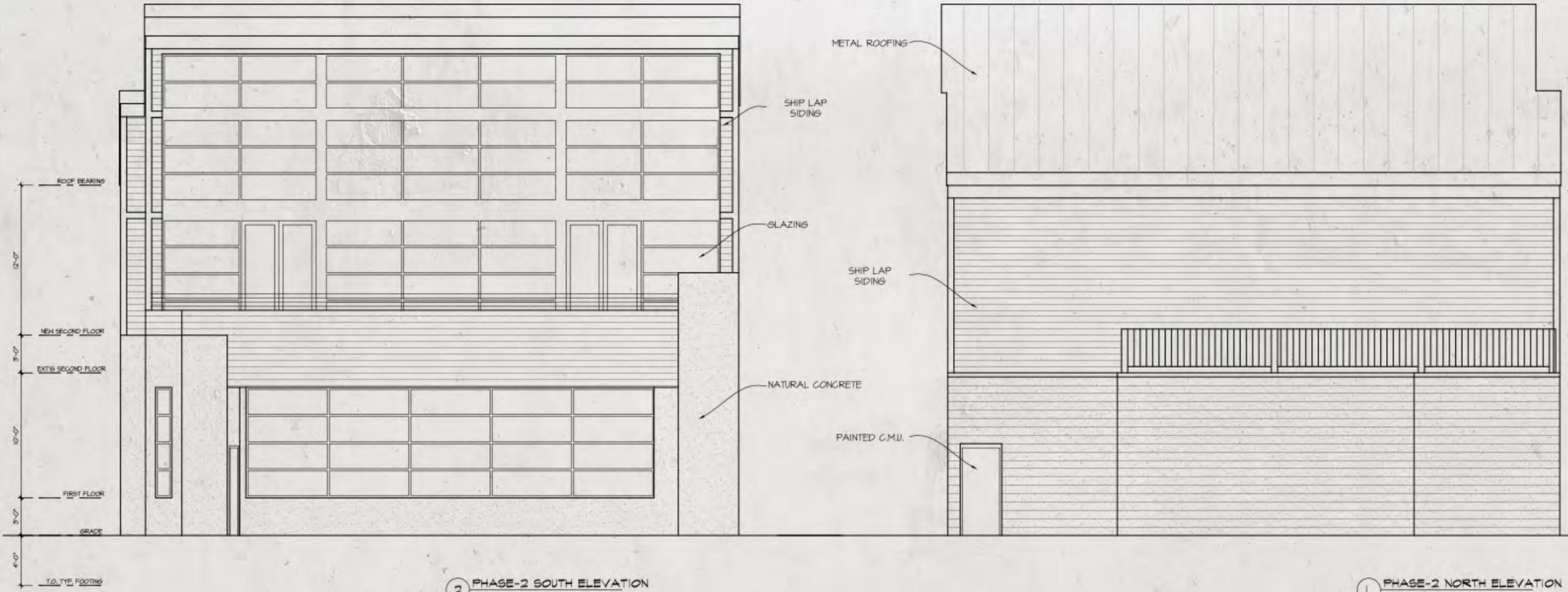
WHAT WE HOPE TO ACHIEVE

GROW AND EXPAND OAKFIRE TO MEET INCREASED DEMAND WHILE CONTINUING OUR COMMITMENT TO IMPROVING QUALITY

INTRODUCE AN ARTISAN LATE NIGHT DINING OPTION TO THE AREA

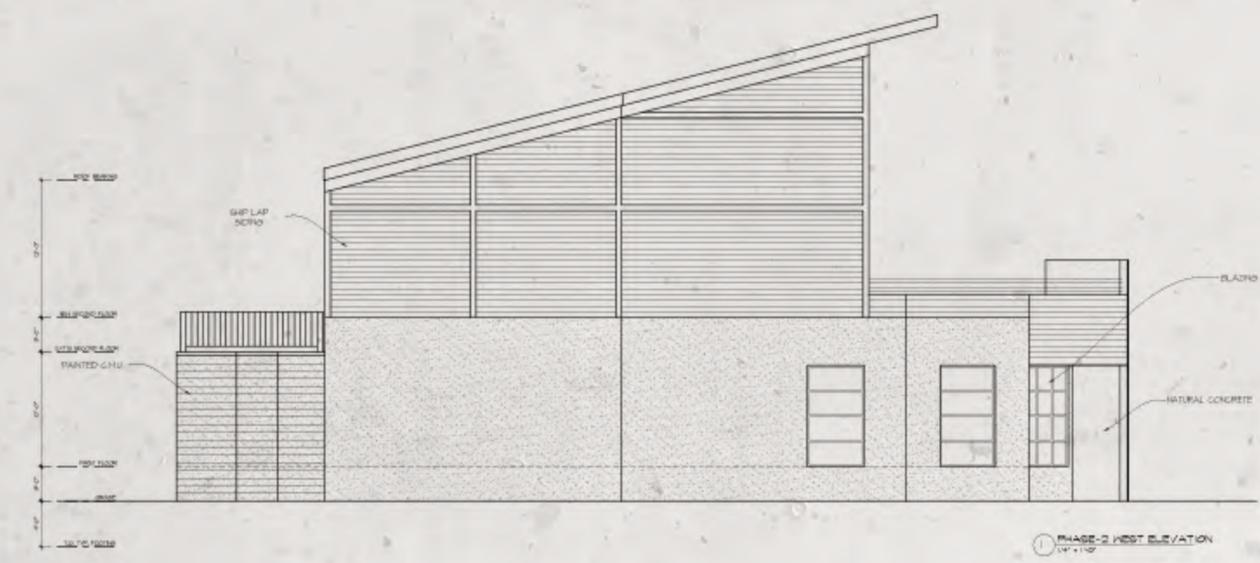
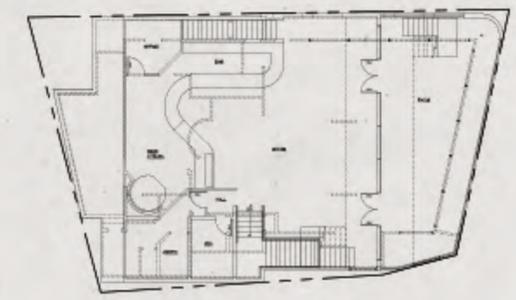
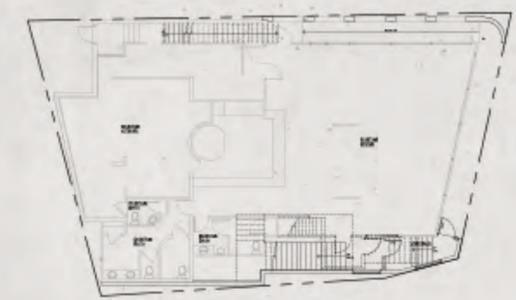
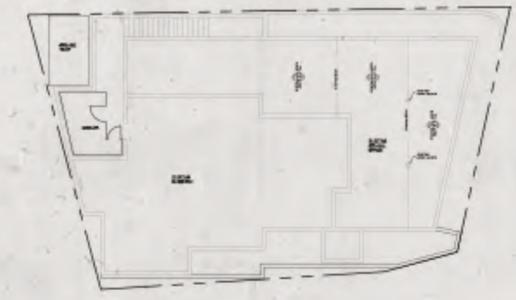
INTRODUCE A "UNIQUE TO THE AREA" BAR CONCEPT

INTRODUCE A NEW LAKESIDE VENUE FOR COMMUNITY EVENTS

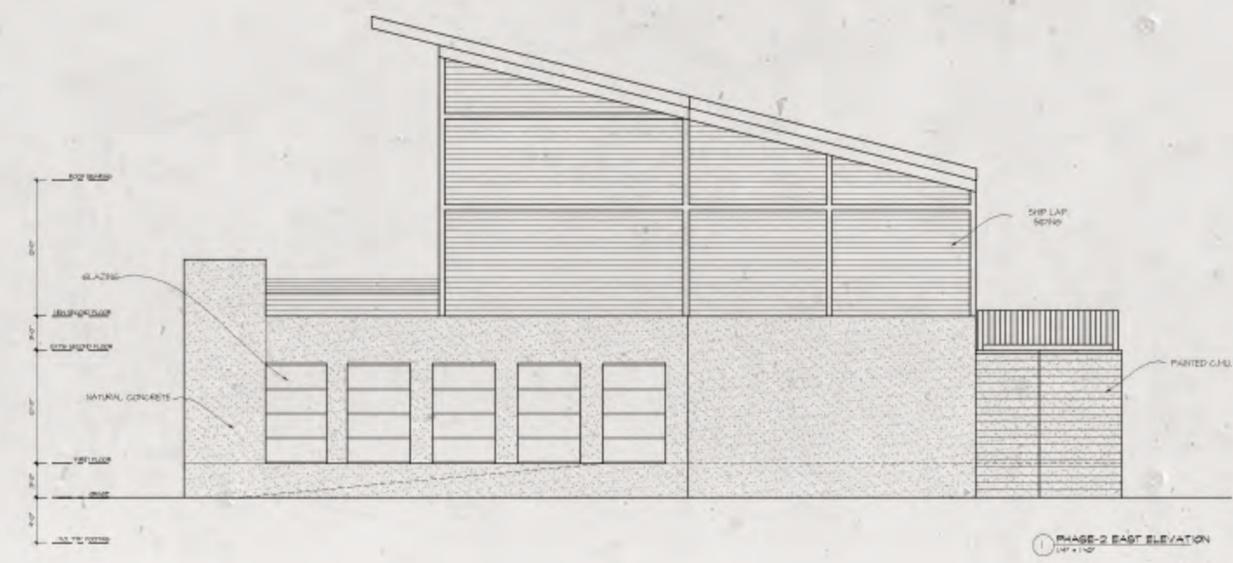


2 PHASE-2 SOUTH ELEVATION
1/4" = 1'-0"

1 PHASE-2 NORTH ELEVATION
1/4" = 1'-0"



1 PHASE-2 WEST ELEVATION
1/4" = 1'-0"



1 PHASE-2 EAST ELEVATION
1/4" = 1'-0"

OAKFIRE'S
ARCHITECTURAL
PLANS



OAKFIRE'S
VISION
FOR
THE
FUTURE



OAKFIRE
MATERIALS
MOODBOARD

Oakfire

NEXT STEPS



26 feet tall

38 feet tall

15 feet tall



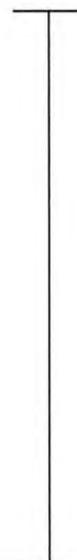
BARIQUE - 26'



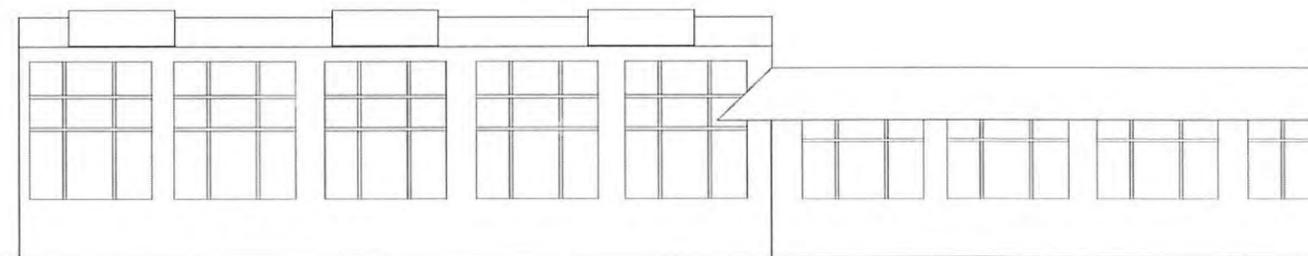
OAKFIRE - 38'



45'



POPEYE'S - 17'



APPLICATION FOR PRECISE IMPLEMENTATION PLAN REVIEW

City of Lake Geneva

(CMBTU)

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

Oak Fire Restaurant
831 Wrigley Drive Lake Geneva WI

Name and Address of Current Owner:

David Scotney
831 Wrigley Drive Lake Geneva WI

Telephone No. of Current Owner including area code:

312-451-1494

Name and Address of Applicant:

Peter Svergens
262 Center St Lake Geneva

Telephone No. of Applicant including area code:

414-588-2909

Proposed Use:

Add 2nd Floor To Existing Restaurant
and outdoor patio

Zoning District in which land is located: PD

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

Patena Architecture 2601 S. Sawyer St. Del New Berlin WI
Geneva Bay Const 262 Center St Lake Geneva

Short statement describing activities to take place on site:

Add 2nd Story To Building Add Fire
Sprinkler System, update Kitchen, outdoor patio

PIP fee \$200.00, payable upon filing application.

700.00

Signature of Applicant



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

III. JUSTIFICATION OF THE PROPOSED PRECISE IMPLEMENTATION PLAN

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

*we meet all City Zoning and Comprehensive Plans
 except for Alley Set-Back. This Remodel will provide
 First Class Dining with Lake Views*

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

*The proposed Plan will clean-up The Alley Area -
 and Replace The Existing Cooler and Stair Case which is in
 The Set-Back Area and provide for a New Grease Trap
 The new Remodelled Building will Be a Fresh look for The Downtown Area*

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

*no Adverse impact - will Help Clean-up Area and
 provide Area for Dumpsters and Grease Trap*

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

Doesn't Change Land Use The New 2nd Floor

Additions Meets Current Zoning

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

There will Be No Undue Burden on City From This Addition

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

Yes - The Rear Alley Area will greatly Substantially Better and provide Dumpster Area and a Safe use of the Basement Areas

IV. FINAL APPLICATION PACKET INFORMATION

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

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

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

____ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____

____ Class 2 Legal Notice published on _____ and _____ by: _____

____ Conditional Use recorded with County Register of Deeds Office: Date: _____ by: _____

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, July 18, 2016 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Precise Implementation Plan (PIP) Application filed by Peter Jurgens for Oakfire Restaurant, 831 Wrigley Drive, Lake Geneva, WI 53147, for alterations at an existing Restaurant to reconstruct the building adding additional kitchen space and second floor indoor and outdoor dining, at the following location:

TAX KEY No. ZOP 00340 – 831 Wrigley Drive

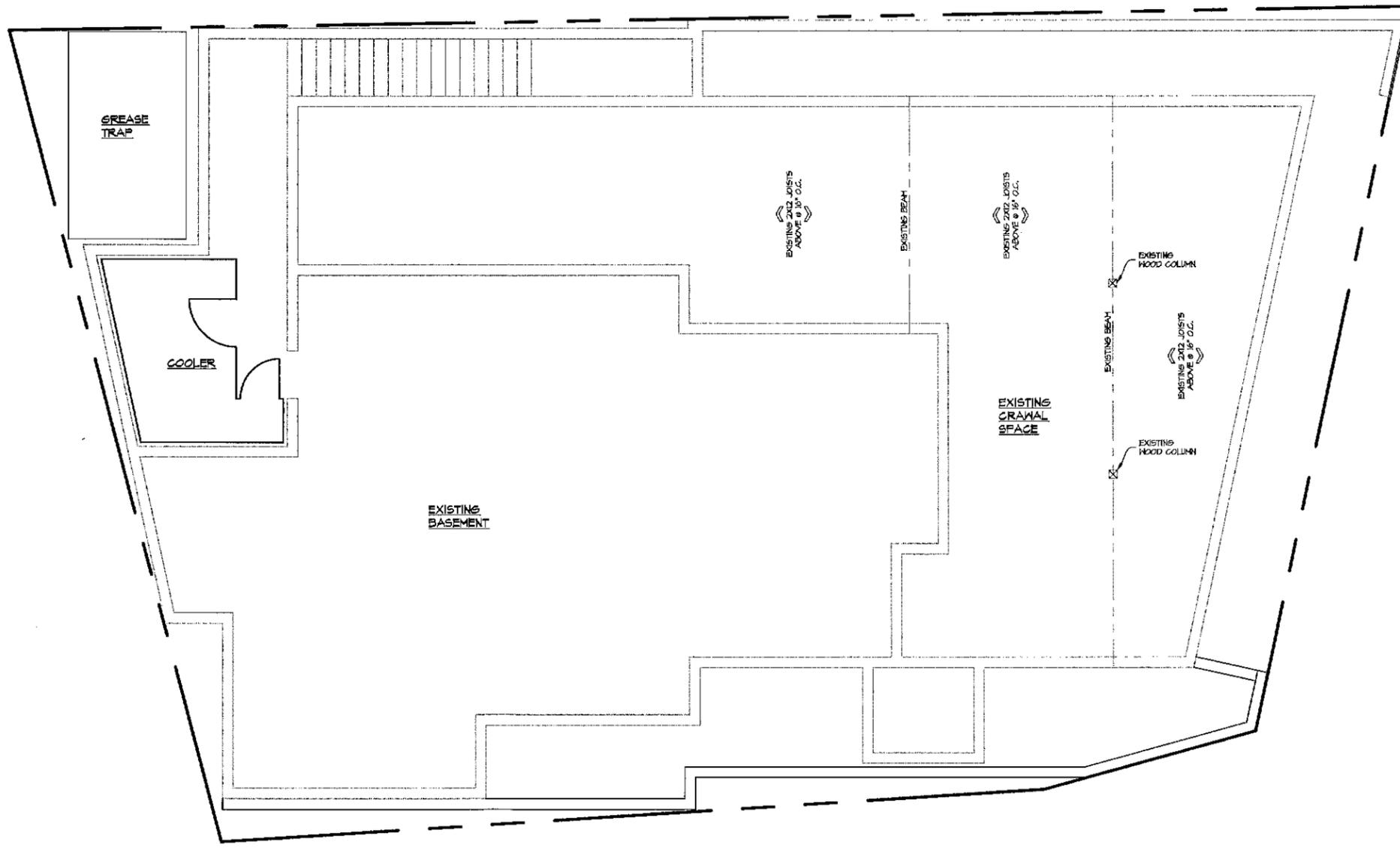
All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, July 18, 2016 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 1st day of July 2016.

Mayor Al Kupsik
City Plan Commission
City of Lake Geneva, WI

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on July 7th & 14th.



PATERA LLC
 Excellence in Architecture
 2401 S. Sunny Slope Rd. • New Berlin, WI 53151
 Phone: 262-786-6776 Fax: 262-786-7036

REVISIONS:



OAKFIRE RESTAURANT ADDITION

831 WIGLEY DRIVE
 LAKE GENEVA, WI

SHEET TITLE: PHASE-2 FOUNDATION PLANS

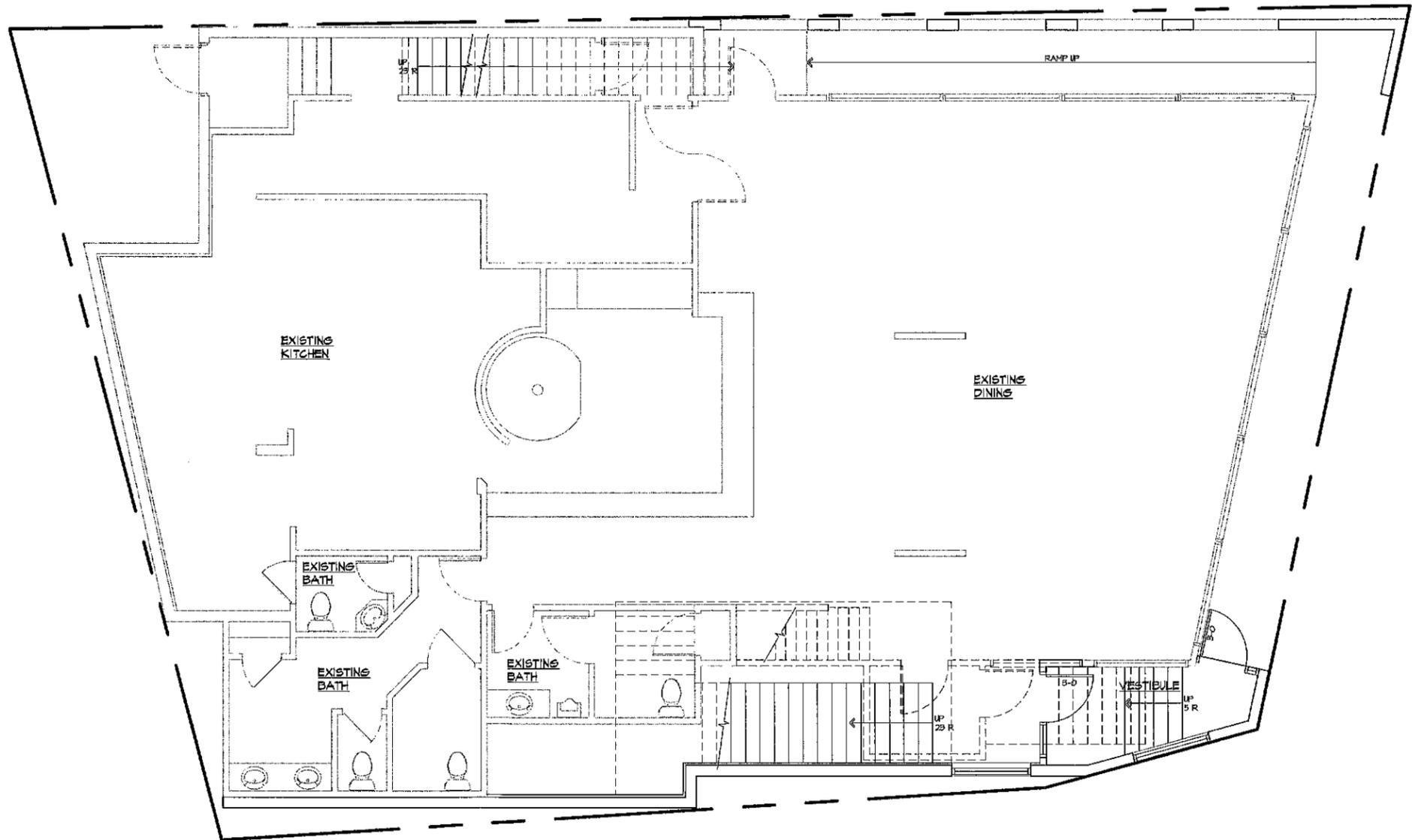
A-1

1 PHASE-2 FOUNDATION PLAN
 1/4" = 1'-0"

DATE: MAR. 16, 2016

PROJECT NUMBER: 15-241

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REVISIONS:



OAKFIRE RESTAURANT ADDITION

831 WIGLEY DRIVE
 LAKE GENEVA, WI

SHEET TITLE: PHASE-2 FIRST FLOOR PLANS

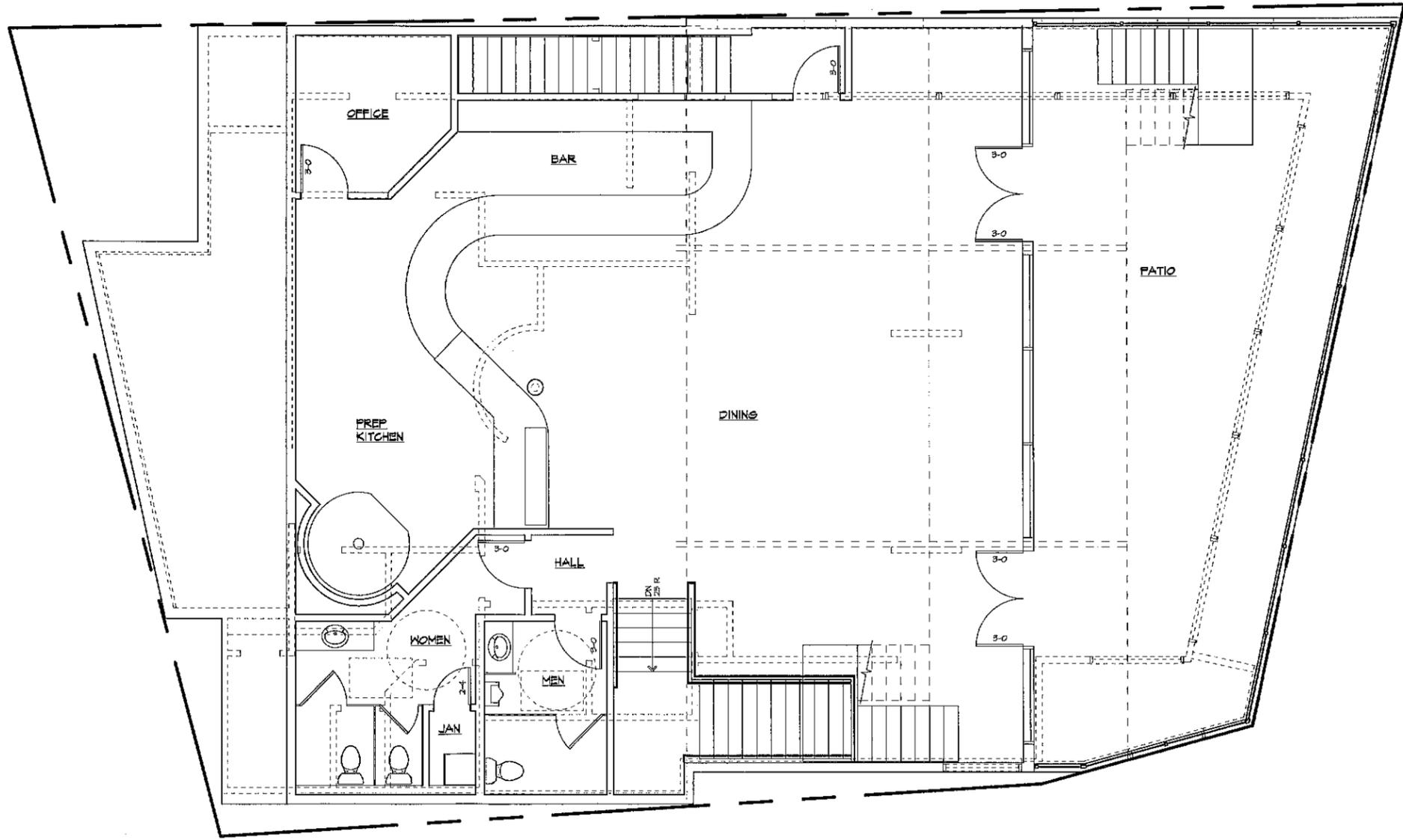
A-2

1 PHASE-2 FIRST FLOOR PLAN
 1/4" = 1'-0"

DATE: MAR. 16, 2016

PROJECT NUMBER: 15-241

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Phone: 262-786-6776 Fax: 262-786-7036

REVISIONS:

NO.	DATE	DESCRIPTION



OAKFIRE RESTAURANT ADDITION

831 WETZLEY DRIVE
 LAKE GENEVA, WI

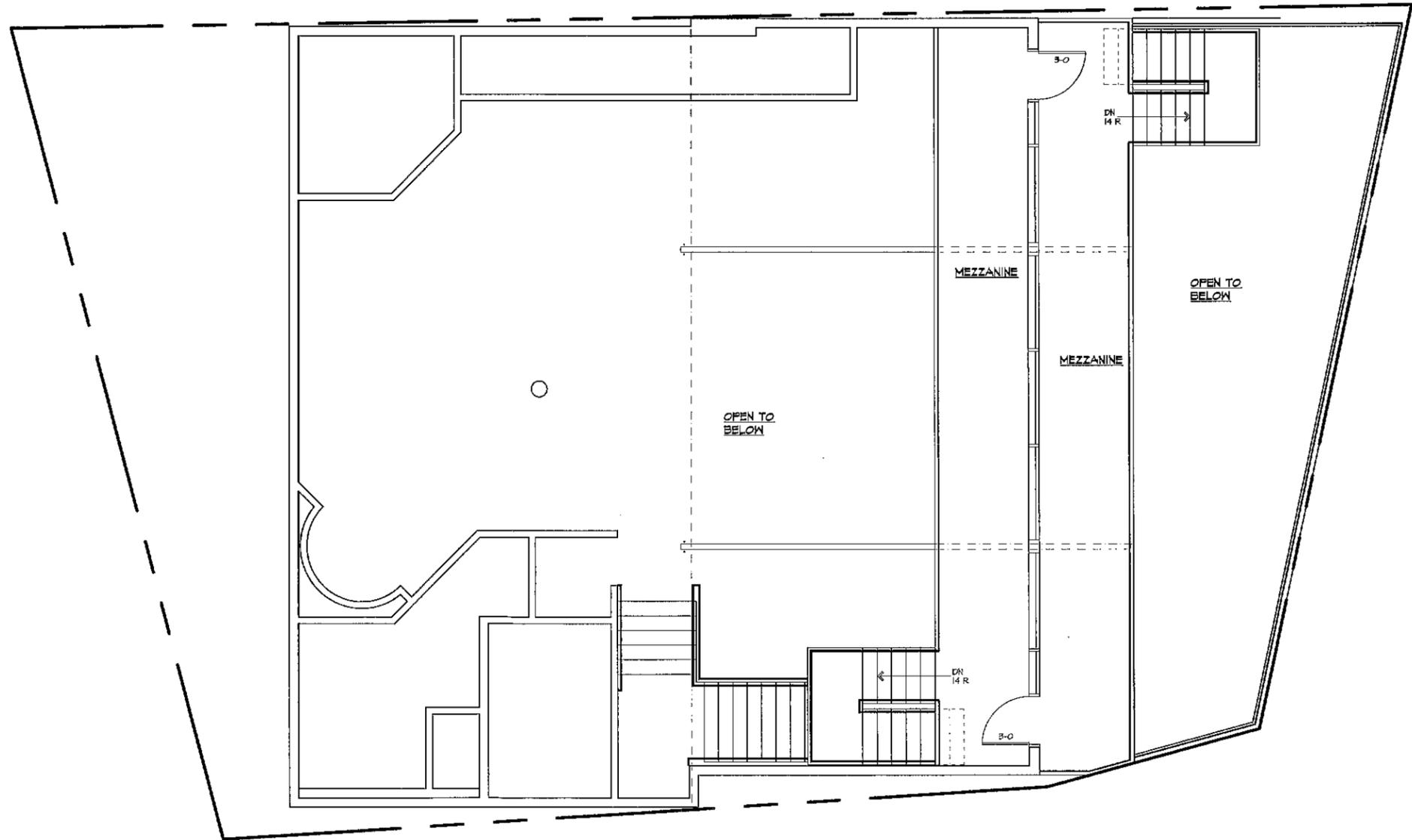
SHEET TITLE: PHASE-2 SECOND FLOOR PLANS

A-3

DATE: MAR. 16, 2016

PROJECT NUMBER: 15-241

1 PHASE-2 SECOND FLOOR PLAN
 1/4" = 1'-0"



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 Excellence in Architecture
 2601 S. Sunny Slope Rd. • New Berlin, WI 53151

Phone: 262-786-6776 Fax: 262-786-7036

REVISIONS:



OAKFIRE RESTAURANT ADDITION

831 WISCONSIN DRIVE
 LAKE GENEVA, WI

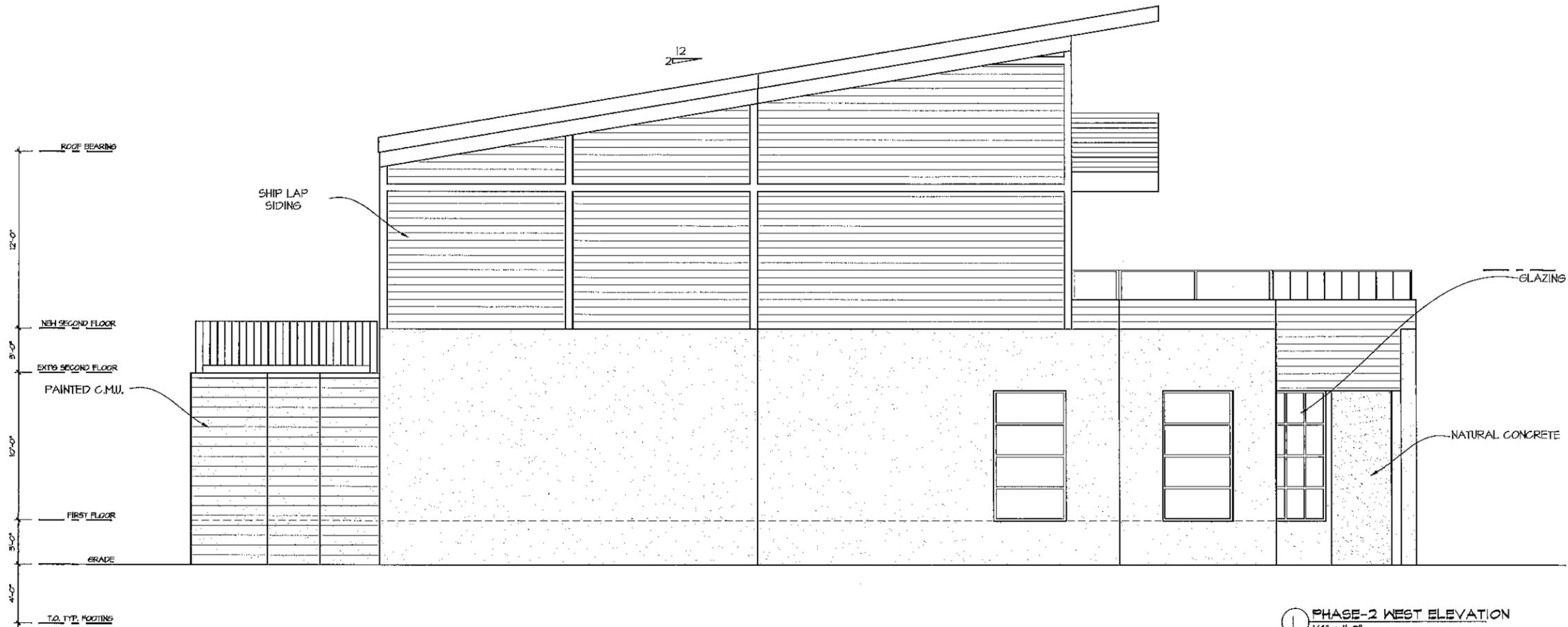
SHEET TITLE: PHASE-2 MEZZANINE FLOOR PLANS

A-4

DATE: MAR. 16, 2016

PROJECT NUMBER: 15-241

1 PHASE-2 MEZZANINE FLOOR PLAN
 1/4" = 1'-0"



1 PHASE-2 WEST ELEVATION
1/4" = 1'-0"

OAKFIRE RESTAURANT ADDITION

831 WISCONSIN DRIVE
LAKE GENEVA, WI

SHEET TITLE: PHASE-2 WEST ELEVATION

A-5

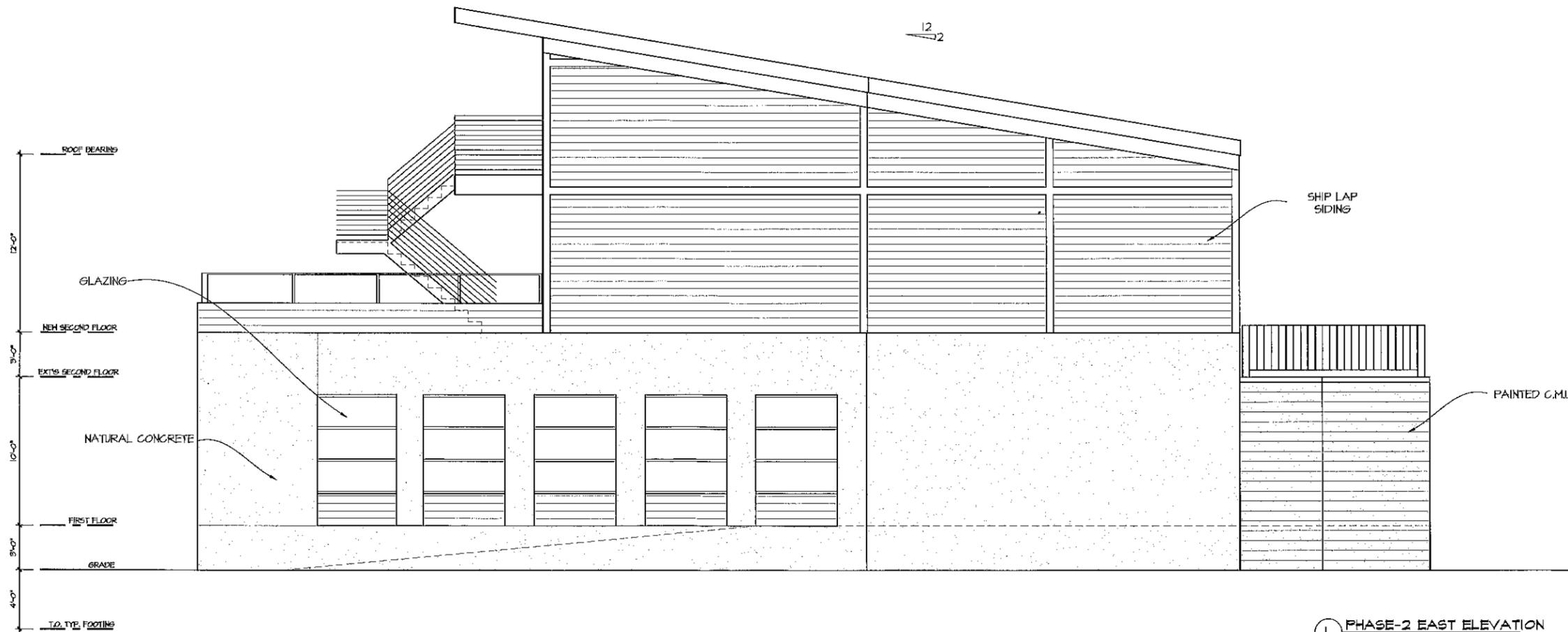
DATE: MAR. 16, 2016

PROJECT NUMBER: 15-241

REVISIONS:



PATERA LLC
Excellence in Architecture
2601 S. Sunny Slope Rd. • New Berlin, WI 53151
Phone: 262-786-6776 Fax: 262-786-7036



1 PHASE-2 EAST ELEVATION
1/4" = 1'-0"

OAKFIRE RESTAURANT ADDITION

831 WREGLY DRIVE
LAKE GENEEVA, WI

SHEET TITLE: PHASE-2 EAST ELEVATION

A-6

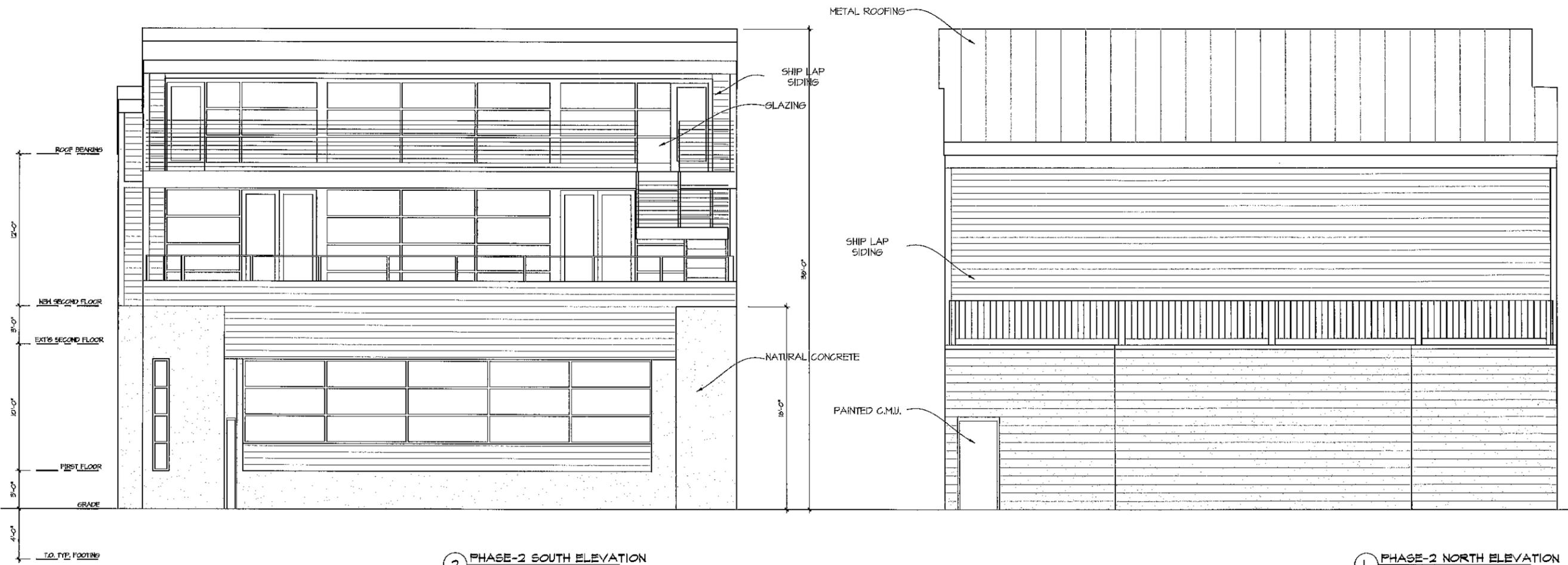
DATE: MAR. 16, 2016

PROJECT NUMBER: 15-241

REVISIONS:



PATERA LLC
Excellence in Architecture
2601 S. Sunny Slope Rd. • New Berlin, WI 53151
Phone: 262-786-6776 Fax: 262-786-7036



2 PHASE-2 SOUTH ELEVATION
1/4" = 1'-0"

1 PHASE-2 NORTH ELEVATION
1/4" = 1'-0"

OAKFIRE RESTAURANT ADDITION

831 WIGLEY DRIVE
LAKE GENEVA, WI

SHEET TITLE: PHASE-2 NORTH & SOUTH ELEVATION



PATERA LLC
Excellence in Architecture

2601 S. Sunny Slope Rd. • New Berlin, WI 53151

Phone: 262-786-6776 Fax: 262-786-7036

REVISIONS:

A-7

DATE: MAR. 16, 2016

PROJECT NUMBER: 15-241

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

63 Hillside Dr., Lake Geneva, WI 53147

Parcel No. ZYUP00094I

NAME AND ADDRESS OF CURRENT OWNER:

Lyle Fitterer 1040 San Jose Dr., Elm Grove, IL 53122

TELEPHONE NUMBER OF CURRENT OWNER: 414-975-0445

NAME AND ADDRESS OF APPLICANT:

Lyle Fitterer 1040 San Jose Dr., Elm Grove, IL 53122

TELEPHONE NUMBER OF APPLICANT: 414-975-0445

PROPOSED CONDITIONAL USE:

Accessory structure at Shore Yard Setback - Pier

ZONING DISTRICT IN WHICH LAND IS LOCATED: ER-1

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

Austin Pier Service, Inc., N1389 Hwy 14, Walworth, WI 53184
Darrell Frederick

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Replace existing pier that has a slip and platform roof, with a longer straight pier that will accommodate a boat lift.

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

6/15/16

DATE

Darrell Frederick Austin Pier Service Inc.
SIGNATURE OF APPLICANT

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

- Initial Packet (5 Copies to Zoning Administrator)*
- ↓ *Draft Final Packet (1 Copy to Zoning Administrator)*
- ↓

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

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

Independent of its location, the proposed project meets all standards.

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

In its specific location, the proposed project does not meet the 12'6" setback requirements. This lot is too narrow to meet all setback requirements so we are requesting the conditional use. The pier will be located in the same spot as the existing pier. Also, more square footage is being removed than added.

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

Although the proposed pier is longer, it does not encroach on either neighbor, and the new layout is more consistent with the other piers in the vicinity, by replacing the covered slip and elevated platform with a boat lift with a canopy.

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

The proposed project has no affect on the land use.

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

The proposed project has no effect on any public improvements or services.

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

Although the proposed pier is longer than the existing, it does not encroach on the neighbors' properties any more than the existing, and it will eliminate the elevated platform over the slip, which the neighbors have expressed some displeasure with in the past.

IV. FINAL APPLICATION PACKET INFORMATION

- ____ Receipt of 5 full scale copies in blue/line or black/line of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ Receipt of 25 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk: Date: _____ by: _____
- ____ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____
- ____ Class 2 Legal Notice published on _____ and _____ by: _____
- ____ Conditional Use recorded with the County Register of Deeds Office: Date: _____ by: _____

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

↓
Draft Final Packet (1 Copy to Zoning Administrator)

Date: _____ by: _____

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

___ Existing zoning district(s) (and proposed zoning district(s) if different);

___ Land use plan map designation(s);

___ Current land uses present on the subject property;

___ Proposed land uses for the subject property (per Section 98-206);

___ Projected number of residents, employees, and daily customers;

___ Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;

___ Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

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

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

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

___ Possible future expansion and related implications for points above;

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

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

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

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

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

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

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

___ A legal description of the subject property;

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

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

___ All required building setback lines;

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

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

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

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

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

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

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

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

___ The location of existing and proposed drainage facilities;

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

___ Lot Area;

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

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

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

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

III. FINAL APPLICATION PACKET INFORMATION

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



June 15, 2016

To Whom It May Concern,

We are applying for conditional use for a replacement pier for Mr. Lyle Fitterer in the City of Lake Geneva on Geneva Lake. The purpose of this construction is to eliminate the elevated roof platform and provide space for a canopied boatlift in deeper water, as the current pier is in very shallow water.

The proposed pier will replace an existing pier. They will have one power boat, (2) PWC units, and keep an existing 10'x12' boat landing. The addition will be constructed of 6x6, 2x6, and 2x10 Douglass Fir with (3) cribs. The (3) new cribs will cover 280 square feet total, and we will be removing (2) old cribs that covered 132 square feet for a net added difference of 148 square feet total. They will be rock filled and placed on the bottom of the lake.

The pier construction will all be performed from the water with a barge crane, so no shoreline will be disturbed for this project.

The neighbors to the East are W.J. Goes, P.O. Box 806227, 433 W Harrison, Chicago IL 60680-6227. The neighbors to the West are James W Owens JR Trust, 497 S Arlington Ave., Elmhurst IL, 60126.

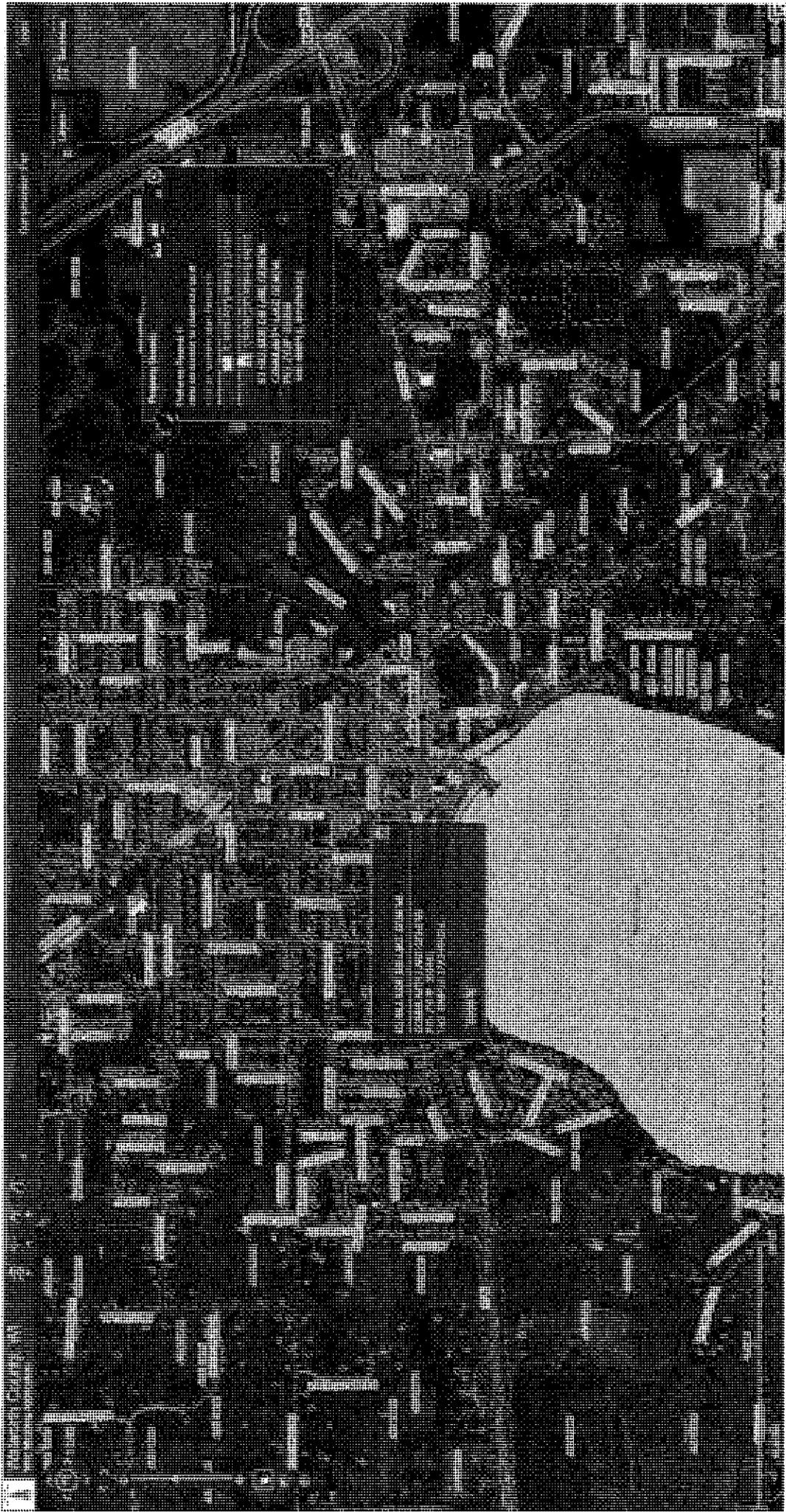
If you should have any questions, I can be reached at 262-275-2615 or darrell@austinpier-service.com.

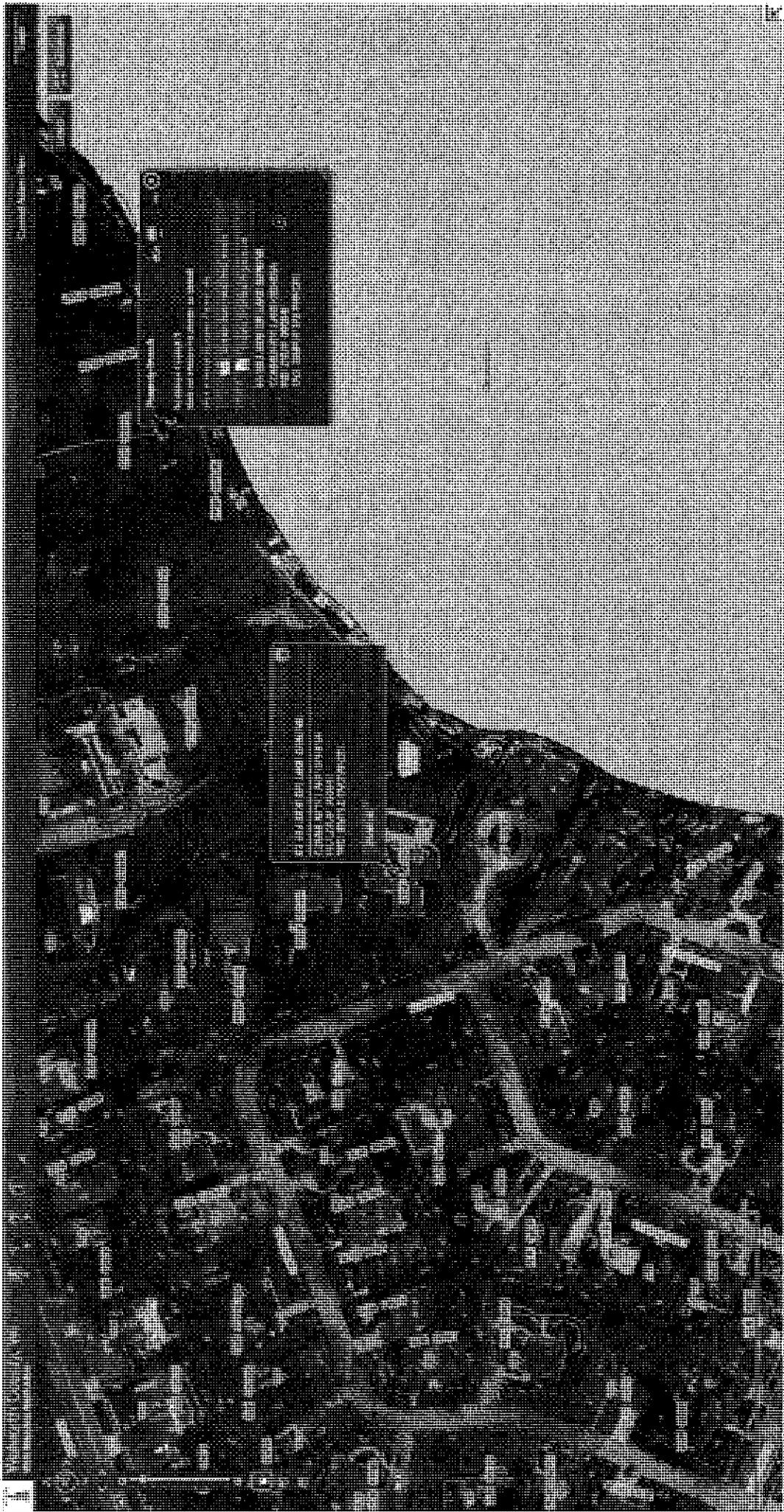
Sincerely,

A handwritten signature in black ink, appearing to read "Darrell Frederick", written over a horizontal line.

Darrell Frederick

Austin Pier Service Inc.







WORK ORDERED BY
LOWELL MANAGEMENT SERVICES, INC.
LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT
P.O. BOX 437
ELMHORN, WISCONSIN 53121
OFFICE: (262) 723-2088 FAX: (262) 723-0886

PROJECT NO.	8872
DATE	12/7/2012
SHEET NO.	1 OF 2

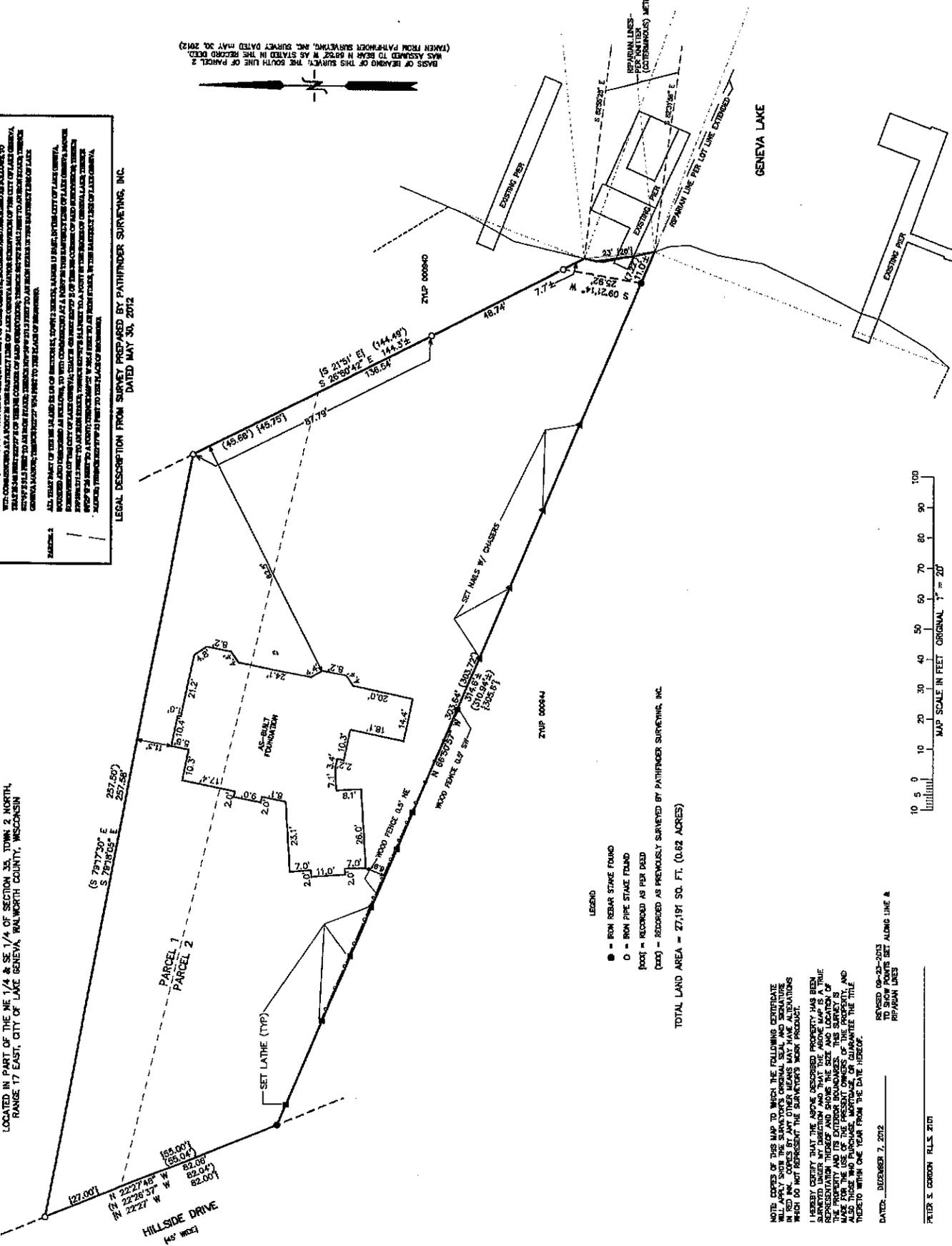
AS-BUILT MAPPING

TAX PARCEL ZYUPO00941
LOCATED IN PART OF THE NE 1/4 & SE 1/4 OF SECTION 35, TOWN 2 NORTH,
RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

LEGAL DESCRIPTION FROM SURVEY PREPARED BY PATHFINDER SURVEYING, INC.
DATED MAY 30, 2012

NOTICE 1
THE SURVEYOR'S DUTY IS TO REPORT ALL DISCREPANCIES BETWEEN THE FIELD DATA AND THE RECORD PLANS OF RECORD. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE RECORD PLANS OF RECORD. THE SURVEYOR'S DUTY IS TO REPORT ALL DISCREPANCIES BETWEEN THE FIELD DATA AND THE RECORD PLANS OF RECORD. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE RECORD PLANS OF RECORD.

NOTICE 2
ALL PARTS OF THIS SURVEY ARE SUBJECT TO THE RIGHTS OF THE RECORD OWNERS. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE RECORD PLANS OF RECORD. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE RECORD PLANS OF RECORD.



- LEGEND**
- - IRON REBAR STAKE FOUND
 - - IRON PIPE STAKE FOUND
 - (C) - RECORDED AS PER DEED
 - (C/D) - RECORDED AS PREVIOUSLY SURVEYED BY PATHFINDER SURVEYING, INC.

TOTAL LAND AREA = 27,191 SQ. FT. (0.62 ACRES)

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHALL BE THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY PERSONAL SUPERVISION AND THAT THE ABOVE MAP IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND THEREFORE, I WILL NOT BE RESPONSIBLE FOR ANY ALTERATIONS TO THE TITLE THEREOF WITHIN ONE YEAR FROM THE DATE HEREOF.

DATE: DECEMBER 7, 2012
REVISED 09-23-2012
BY: FARRIS, HANSEN & ASSOCIATES, INC.
REPAIR LINES

PETER E. GORDON R.L.S. 2101

BASED ON BEARING OF THIS SURVEY, THE SOUTH LINE OF PARCEL 2 WAS ASSUMED TO BEAR N 68°32'42" W AS SHOWN IN THE RECORD DEED. (TAKEN FROM PATHFINDER SURVEYING, INC. SURVEY DATED MAY 30, 2012)

AS-BUILT MAPPING

TAX PARCEL ZYU000941
 LOCATED IN PART OF THE NE 1/4 & SE 1/4 OF SECTION 35, TOWN 2 NORTH,
 RANGE 17 EAST, CITY OF LAKE GENEVA, WALNORTH COUNTY, WISCONSIN

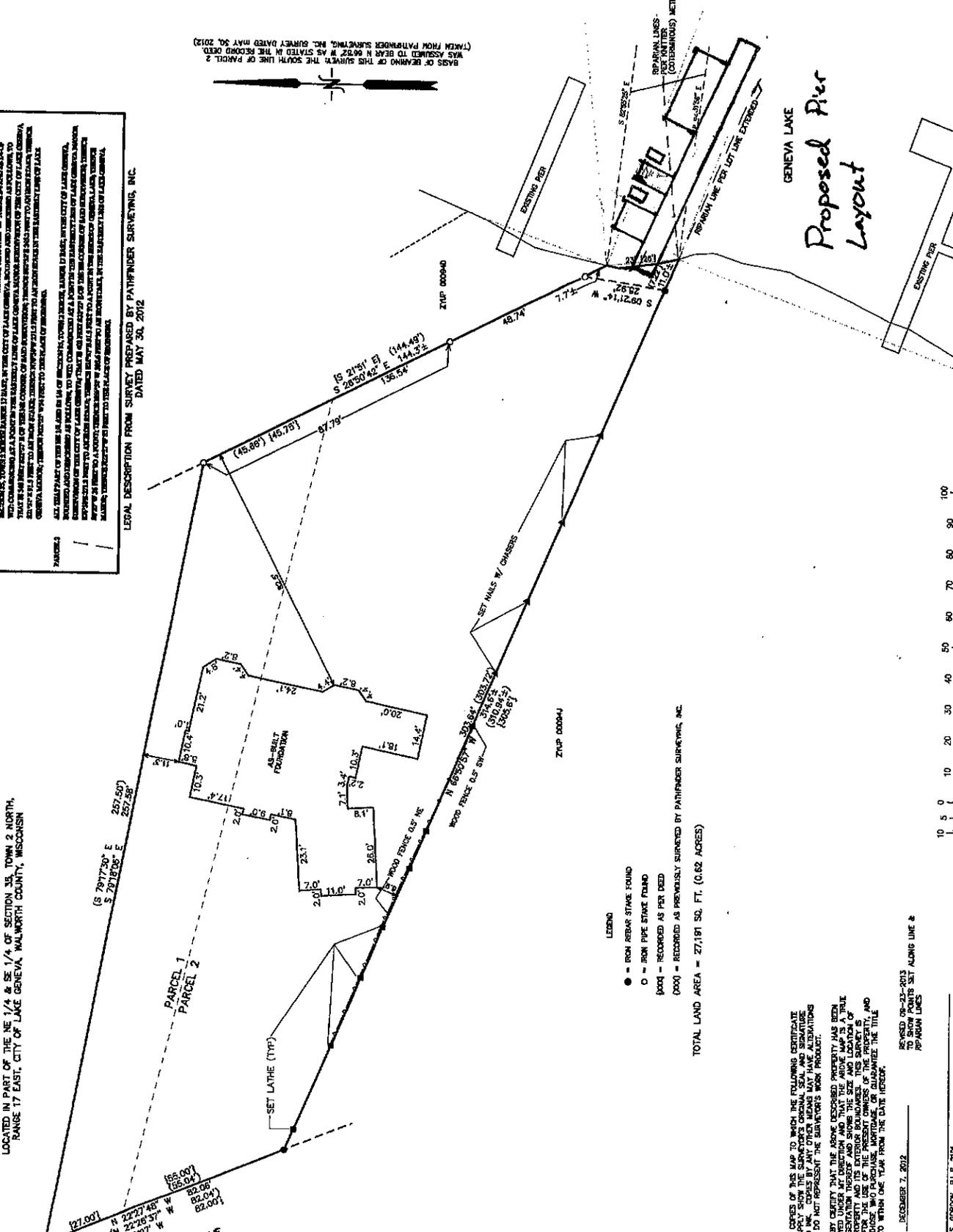


TABLE 1
 THE SURVEY PROPERTY IS OF THE FOLLOWING DESCRIBED: ...
TABLE 2
 ALL SETBACKS OF THIS MAP ...

LEGAL DESCRIPTION FROM SURVEY PREPARED BY PATRIFINDER SURVEYING, INC.
 DATED MAY 30, 2012

BASES OF BEARING OF THIS SURVEY, THE SOUTH LINE OF PARCEL 2
 (TAKEN FROM PATRIFINDER SURVEYING, INC. SURVEY DATED MAY 30, 2012)

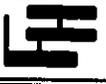
- LEGEND**
- = IRON REBAR STAKE FOUND
 - = IRON PIPE STAKE FOUND
 - = WOOD - RECORDED AS PER DEED
 - (XXX) = RECORDED AS PREVIOUSLY SURVEYED BY PATRIFINDER SURVEYING, INC.

TOTAL LAND AREA = 27,191 SQ. FT. (0.62 ACRES)

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE
 WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE
 WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN
 RECONSTRUCTED AND THAT THE ABOVE MAP IS A TRUE
 REPRESENTATION THEREOF AND THAT THE ABOVE MAP IS A TRUE
 REPRESENTATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES.
 ALSO THAT THE USE OF THE PRESENT BOUNDARIES OF THIS SURVEY IS
 HEREBY CERTIFIED TO BE THE TRUE AND CORRECT TITLE
 THEREOF WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: DECEMBER 7, 2012
 RECORDED 09-25-2013
 PATRIFINDER SURVEYING, INC.
 REGISTERED PROFESSIONAL SURVEYOR

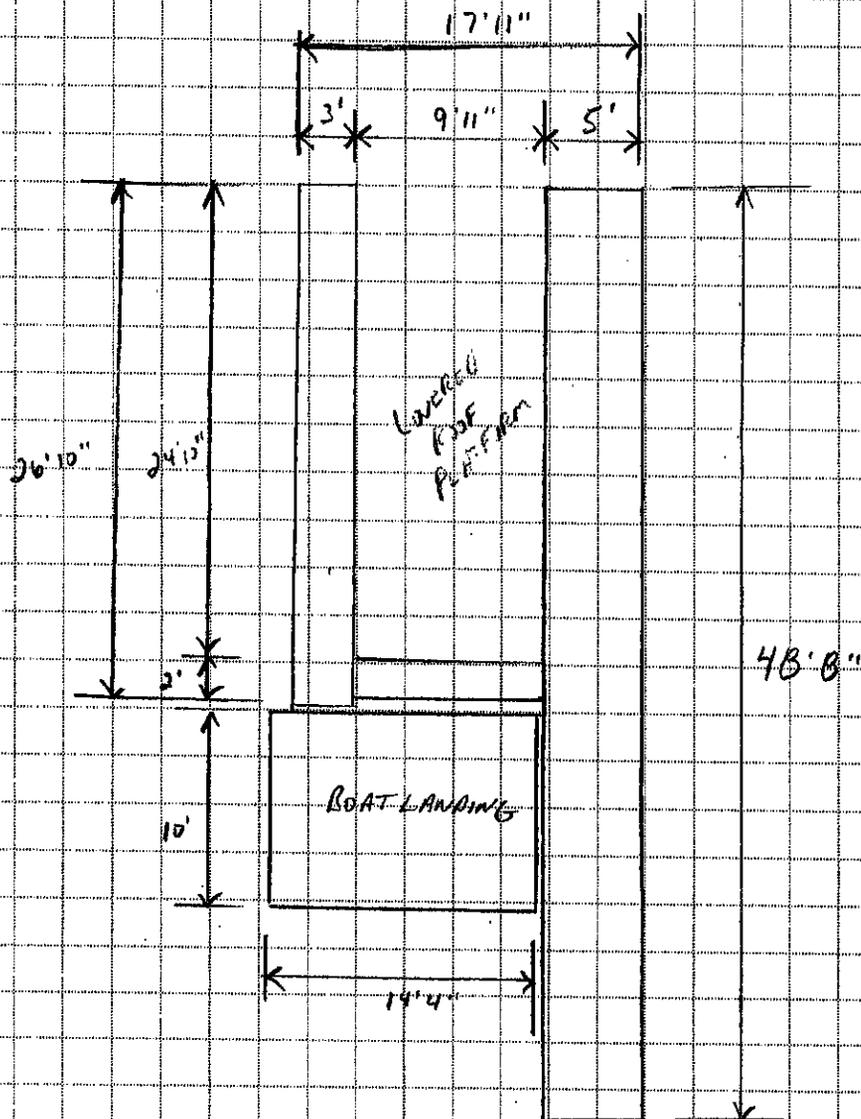
PETER S. GORDON R.L.S. 2101



LOWELL MANAGEMENT SERVICES, INC.
 P.O. BOX 828
 LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.
 ENGINEERING - ARCHITECTURE - SURVEYING
 7 REDGWAY COURT
 P.O. BOX 437
 ELMHORN, WISCONSIN 53121
 OFFICE: (262) 723-2098 FAX: (262) 723-2099

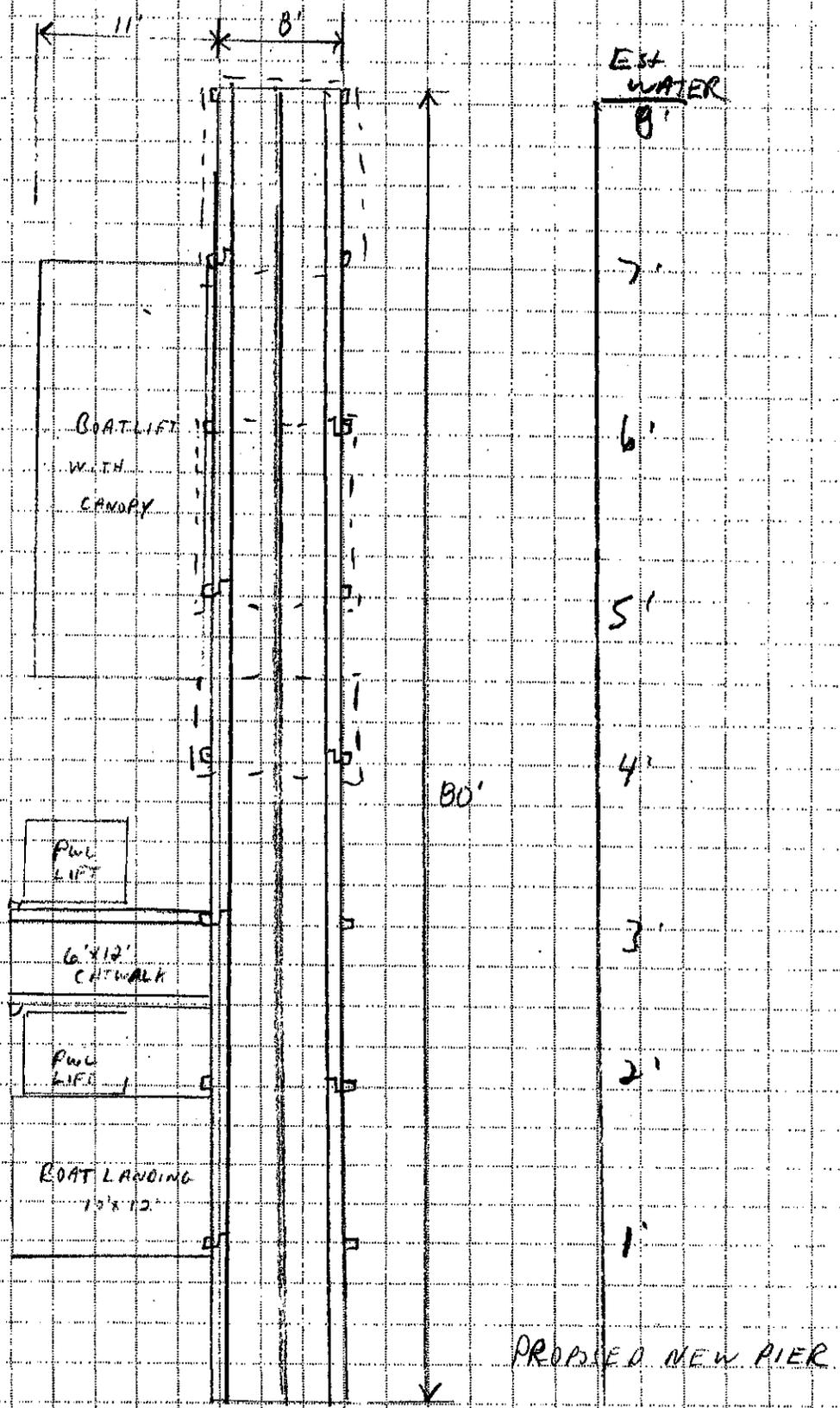
PROJECT NO.	9672
DATE	12/17/2012
DRAWING NO.	1 OF 2



LARGEST PIKE LAYOUT

AUSTIN PIER SERVICE, INC.
 North 1398 Highway 14
 WALWORTH, WISCONSIN 53184
 (262) 275-2615

JOB FITTERER
 SHEET NO. 1 OF 2
 CALCULATED BY D. FILLERICK DATE 10/6/15
 CHECKED BY _____ DATE _____
 SCALE 1" = 10'



AUSTIN PIER SERVICE, INC.
 North 1398 Highway 14
 WALWORTH, WISCONSIN 53184
 (262) 275-2615

JOB FITTERER
 SHEET NO. 2 OF 2
 CALCULATED BY DEFEDEKILY DATE 10/16/15
 CHECKED BY _____ DATE _____
 SCALE 1" = 10'

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Waukesha Service Center
141 NW Barstow, Room 180
Waukesha, WI 53188

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



July 12, 2016

IP-SE-2016-65-00571

Lyle Fitterer
1040 San Jose Drive
Elm Grove, IL 53122

Dear Mr. or Ms. Fitterer:

The Department of Natural Resources has completed its review of your application for a permit to place a pier on the bed of Geneva Lake, in the City of Lake Geneva, Walworth County. You will be pleased to know your application is approved.

I am attaching a copy of your permit, which lists the many important conditions that must be followed to protect water quality and habitat. A copy of the permit must be posted for reference at the project site. Please read your permit conditions carefully so that you are fully aware of what is expected of you.

Please note you are required to submit photographs of the completed project within 7 days after you've finished construction. This helps both of us to document the completion of the project and compliance with the permit conditions.

Your next step will be to notify me of the date on which you plan to start construction and again after your project is complete.

For project details, maps, and plans related to this decision, please see application number WP-IP-SE-2016-65-X02-25T08-08-09 on the Department's permit tracking website at <https://permits.dnr.wi.gov/water/SitePages/Permit%20Search.aspx>.

If you have any questions about your permit, please call me at (262) 574-2172 or email travis.schroeder@wi.gov.

Sincerely,

Travis Schroeder

Water Management Specialist

cc: Rachel Nuetzel, Project Manager, (651) 290-5282, U.S. Army Corps of Engineers
Blain Oborn City of Lake Geneva
Darrell Frederick Austin Pier service
Juan Gomez conservation warden

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

**STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES**

**Pier PERMIT
IP-SE-2016-65-00571**

Lyle Fitterer is hereby granted under Section 30.12(3m), Wisconsin Statutes, a permit to place a pier on the bed of Geneva Lake, in the City of Lake Geneva, Walworth County, also described as being in the NE1/4 of the SE1/4 of Section 35, Township 2 North, Range 17 East, subject to the following conditions:

PERMIT

1. You must notify Travis Schroeder at phone (262) 574-2172 or email travis.schroeder@wi.gov before starting construction and again not more than 5 days after the project is complete.
2. You must complete the project as described on or before 10/01/2018. If you will not complete the project by this date, you must submit a written request for an extension prior to expiration of the initial time limit specified in the permit. Your request must identify the requested extension date. The Department shall extend the time limit for an individual permit or contract for no longer than an additional 5 years if you request the extension before the initial time limit expires. You may not begin or continue construction after the original permit expiration date unless the Department extends the permit in writing or grants a new permit.
3. This permit does not authorize any work other than what you specifically describe in your application and plans, and as modified by the conditions of this permit. If you wish to alter the project or permit conditions, you must first obtain written approval of the Department.
4. Before you start your project, you must first obtain any permit or approval that may be required for your project by local zoning ordinances and by the U.S. Army Corps of Engineers. You are responsible for contacting these local and federal authorities to determine if they require permits or approvals for your project. These local and federal authorities are responsible for determining if your project complies with their requirements.
5. Upon reasonable notice, you shall allow access to your project site during reasonable hours to any Department employee who is investigating the project's construction, operation, maintenance or permit compliance.
6. The Department may modify or revoke this permit for good cause, including if the project is not completed according to the terms of the permit or if the Department determines the activity is detrimental to the public interest.
7. You must post a copy of this permit at a conspicuous location on the project site, visible from the waterway, for at least five days prior to construction, and remaining at least five days after construction. You must also have a copy of the permit and approved plan available at the project site at all times until the project is complete.
8. Your acceptance of this permit and efforts to begin work on this project signify that you have read, understood and agreed to follow all conditions of this permit.

9. You must submit a series of photographs to the Department, within one week of completing work on the site. The photographs must be taken from different vantage points and depict all work authorized by this permit.
10. You, your agent, and any involved contractors or consultants may be considered a party to the violation pursuant to Section 30.292, Wis. Stats., for any violations of Chapter 30, Wisconsin Statutes, or this permit.
11. Construction shall be accomplished in such a manner as to minimize erosion and siltation into surface waters. Erosion control measures (such as silt fence and straw bales) must meet or exceed the technical standards of ch. NR 151, Wis. Adm. Code. The technical standards are found at:
http://dnr.wi.gov/topic/stormwater/standards/const_standards.html .
12. The pier shall be constructed to the dimensions as shown in the attached approved pier plan dated 10/16/2015.
13. Electrical, fueling, and waste handling facilities must comply with applicable safety and environmental protection regulations.
14. If foam flotation is used, this material must be completely coated or contained to resist deterioration from the elements and gasoline. A written description of the proposed material must be submitted to the Department for approval prior to use.
15. The pier must allow the free movement of water and must not entrap vegetation.
16. The pier must not enclose any portion of the navigable waterway.
17. This permit and plans must be encased in plastic and legibly displayed along the water's edge during construction and for 30 days after construction of this pier. The purpose of this condition is to allow Department staff and the public to monitor the project and to ensure compliance with the conditions of the project.
18. This permit authorizes future maintenance to the piers; however, no change can be made to the type of materials, number of slips, or pier configuration without written approval from the Department or amendment of this permit.
19. This pier must not interfere with the rights of other riparians.
20. The boat shelter may have a roof, but may not have walls, sides or drops. The roof must be pitched not less than 1 foot nor more than 2.5 feet from peak to eaves. Any roof must cover the berth only, not the pier.
21. All equipment used for the project including but not limited to tracked vehicles, barges, boats, hoses, sheet pile and pumps shall be de-contaminated for invasive and exotic viruses and species prior to use and after use.

The following steps must be taken every time you move your equipment to avoid transporting invasive and exotic viruses and species. To the extent practicable, equipment and gear used on infested waters shall not be used on other non-infested waters.

1. **Inspect and remove** aquatic plants, animals, and mud from your equipment.
2. **Drain all water** from your equipment that comes in contact with infested waters, including but not limited to tracked vehicles, barges, boats, hoses, sheet pile and pumps.
3. **Dispose** of aquatic plants, animals in the trash. Never release or transfer aquatic plants, animals or water from one waterbody to another.
4. **Wash your equipment** with hot (>140° F) and/or high pressure water,
- OR -
Allow your equipment to **dry thoroughly for 5 days.**

FINDINGS OF FACT

1. Lyle Fitterer has filed an application for a permit to place a pier/wharf on the bed of Geneva Lake, in the City of Lake Geneva, Walworth County, also described as being in the NE1/4 of the SE1/4 of Section 35, Township 2 North, Range 17 East.
2. The proposed project will replace an existing pier. They will have one power boat, 2- PWC units and keep a 10x12 side extension that is existing. The addition will be constructed of 6x6, 2x6, and 2x10 Douglass Fir with 3 cribs. The 3 new cribs will cover 280 square feet, and will be removing 2 old cribs that covered 132 square feet for an added difference of 148 square feet total, they will be rock filled and placed on the bottom of the lake. The purpose of this construction is to eliminate the roof platform and provide space for a canopied boatlift in deeper water as the current pier is in very shallow water. The
3. The Department has completed an investigation of the project site and has evaluated the project as described in the application and plans.
4. Geneva Lake is a navigable water (and no bulkhead exists at the project site.)
5. The proposed project, if constructed in accordance with this permit will not adversely affect water quality, will not increase water pollution in surface waters and will not cause environmental pollution as defined in s. 283.01(6m), Wis. Stats.
6. The proposed project will not impact wetlands if constructed in accordance with this permit.
7. The Department of Natural Resources has determined that the agency's review of the proposed project constitutes an integrated analysis action under s. NR 150.20(2), Wis. Adm. Code. The Department has considered the impacts on the human environment, alternatives to the proposed projects and has provided opportunities for public disclosure and comment. The Department has completed all procedural requirements of s. 1.11(2)(c), Wis. Stats., and NR 150, Wis. Adm. Code for this project.
8. The Department of Natural Resources has completed all procedural requirements and the project as permitted will comply with all applicable requirements of sections 30.12(3m), Wisconsin Statutes and Chapters NR 102, 103, and 326 of the Wisconsin Administrative Code.

The applicant was responsible for fulfilling the procedural requirements for publication of notices under s. 30.208(5)(c)1m., Stats., and was responsible for publication of the notice of pending application under s.30.208(3)(a), Stats. or the notice of public informational hearing under s.30.208(3)(c), Stats., or both. S. 30.208(3)(e), Stats., provides that if no public hearing is held, the Department must issue its decision within 30 days of the 30-day public comment period, and if a public hearing is held, the Department must issue its decision within 20 days after the 10-day period for public comment after the public hearing. S. 30.208(5)(bm), Stats., requires the Department to consider the date on which the department publishes a notice on its web site as the date of notice.

9. The structure will not materially obstruct navigation because it will be the same relative length as adjacent structures

CONCLUSIONS OF LAW

1. The Department has authority under the above indicated Statutes and Administrative Codes, to issue a permit for the construction and maintenance of this project.

NOTICE OF APPEAL RIGHTS

If you believe that you have a right to challenge this decision, you should know that the Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions shall be filed. For judicial review of a decision pursuant to sections 227.52 and 227.53, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to file your petition with the appropriate circuit court and serve the petition on the Department. Such a petition for judicial review shall name the Department of Natural Resources as the respondent.

To request a contested case hearing of any individual permit decision pursuant to section 30.209, Wis.-Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of the Department of Natural Resources, P.O. Box 7921, Madison, WI, 53707-7921. The petition shall be in writing, shall be dated and signed by the petitioner, and shall include as an attachment a copy of the decision for which administrative review is sought. If you are not the applicant, you must simultaneously provide a copy of the petition to the applicant. If you wish to request a stay of the project, you must provide information, as outlined below, to show that a stay is necessary to prevent significant adverse impacts or irreversible harm to the environment. If you are not the permit applicant, you must provide a copy of the petition to the permit applicant at the same time that you serve the petition on the Department.

The filing of a request for a contested case hearing is not a prerequisite for judicial review and does not extend the 30 day period for filing a petition for judicial review.

A request for contested case hearing must meet the requirements of section 30.209, Wis. Stats., and sections NR 2.03, 2.05, and 310.18, Wis. Admin. Code, and if the petitioner is not the applicant the petition must include the following information:

1. A description of the objection that is sufficiently specific to allow the department to determine which provisions of this section may be violated if the proposed permit or contract is allowed to proceed.
2. A description of the facts supporting the petition that is sufficiently specific to determine how the petitioner believes the project, as proposed, may result in a violation of Chapter 30, Wis. Stats.;
3. A commitment by the petitioner to appear at the administrative hearing and present information supporting the petitioner's objection.

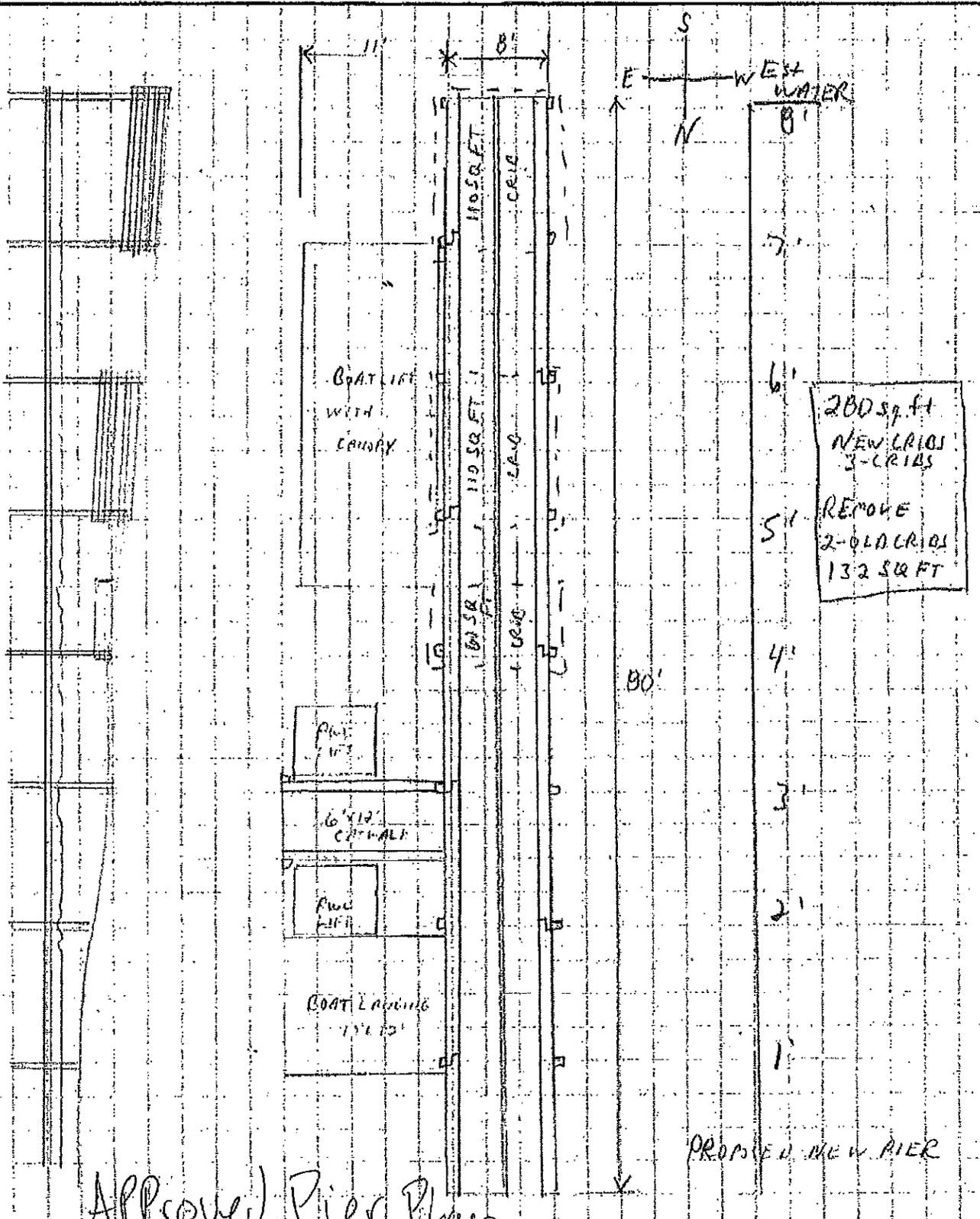
If the petition contains a request for a stay of the project, the petition must also include information showing that a stay is necessary to prevent significant adverse impacts or irreversible harm to the environment.

Dated at Waukesha Service Center, Wisconsin on 07/12/2016.

STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES
For the Secretary



By _____
Travis Schroeder
Water Management Specialist



Approved Pier Plan

AUSTIN PIER SERVICE, INC.
 North 1398 Highway 14
 WALWORTH, WISCONSIN 53184
 (262) 278-2615

JOB FITTERER
 SHEET NO. 2 OF 2
 CALCULATED BY A. FREDERICKS DATE 10/6/15
 CHECKED BY _____ DATE _____
 SCALE 1" = 10'

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, July 18, 2016 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Conditional Use Application filed by Lyle Fitterer, 1040 San Jose Drive, Elm Grove, IL 53122, to install a replacement accessory structure (Pier) closer to the lake shore than the principal structure, within Lakeshore Overlay Zoning District in accordance with Sec. 98-409(2) Lake Shore lots, at the following location:

TAX KEY NO. ZYUP 00094I - 63 Hillside Drive

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, July 18, 2016 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 1st day of July 2016.

Mayor Alan Kupsik
City Plan Commission
City of Lake Geneva, WI

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on July 7th & 14th.

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, July 18, 2016, at 6:30 p.m. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Zoning Text Amendment to Sections 98-407, 98-706, 98-034, and 98-206 to revise and clarify several sections of the Zoning Code in the City of Lake Geneva. The full proposed text of Sections 98-407, 98-706, 98-034, and 98-206 are available at the City Building and Zoning office for review.

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, July 18, 2016 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 1st day of July 2016.

Mayor Allan Kupsik
City Plan Commission
City of Lake Geneva, WI

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on July 7th & 14th.

Section 98-407 Substandard Lot Regulations

- (1) Upon and after the effective date of this Chapter, no lot shall be created which does not meet the Minimum Zoning District Area requirements of Section 98-304 or the Minimum Lot Area requirements of Section 98-305 or which does not meet the lot dimension requirements of Sections 98-402 or 98-403.
- (2) A lot of record existing upon the effective date of this Chapter in a Residential District (see Section 98-102), which does not meet the Minimum Zoning District Area of Section 98-304 or the Minimum Lot Area (MLA) requirements of Section 98-305, or which does not meet the lot dimension requirements of Sections 98-402 or 98-403 may be utilized for a detached single-family dwelling unit, provided the measurements of such area and dimensions are equal to or greater than 70% of the requirements of this Chapter. Said lot shall not be more intensively developed (with multi-family or nonresidential uses) unless combined with one or more abutting lots (or portions thereof) so as to create a lot which meets the requirements of this Chapter.
- (3) Existing legal lots of record that are now substandard **in any way, and** that are zoned ER-1 **and contain less than one acre in size,** shall be considered as legal substandard lots. For new dwellings or building additions on such lots, a Conditional Use Permit may be sought to enable the granting of permission to use the lot width, lot frontage, lot area and setback requirements of the SR-4 District. (Section 98-905 for Conditional Use procedures). For this particular type of Conditional Use Permit request, a fee of \$100.00 shall be imposed. (Ord. No. 98-1 2/9/98)

Section 98-706 Exterior Storage Standards for Residential, Office and Commercial Districts

- (1) **Purpose:** The purpose of this Section is to control the use of residential, office and commercial property for exterior storage so as to promote the safety and general welfare of the public. For exterior storage in agricultural and industrial districts, refer to Section 98-206.
- (2) **Requirements for Exterior Storage in Residential Zoning Districts:** No person shall park or store recreational vehicles on a lot in a residential district except within a fully enclosed structure or except as provided herein.
 - (a) For the purposes of this Ordinance, a recreational vehicle or equipment shall include boats, boats with trailers, motor homes, motor coaches, pickup campers, camping trailers, travel trailers, fifth-wheel trailers, large utility trailers, race cars and their trailers, canoes or kayaks and their trailers, tent campers, folding campers, utility trailers, carnival equipment and their trailers, and cases or boxes used to transport recreational vehicles or their equipment, and similar equipment and vehicles.
 - (b) Outside parking of recreational vehicles and equipment are subject to the following provisions:
 1. No more than two (2) recreational vehicles may be parked or stored outside a fully enclosed structure in the rear yard.
 2. ~~No~~ A recreational vehicle may be parked or stored in a front or side yard on ~~a regular basis.~~ **an existing driveway, from Memorial Day until Labor Day, as long as it is on a concrete, asphalt, or paving brick surface. Vehicles may not be used as living quarters in this situation. If rear of lot is not accessible through driveway, a recreational vehicle may be parked long term on the side yard as long as no portion extends past the plane of the house which abuts a public Right of Way other than an alley way.**

3. A recreational vehicle shall be located not closer than three (3) feet to a side or rear lot line.
4. The recreational vehicle shall be maintained and be in good condition and safe for effective performance for the function in which it was intended. The exterior of the vehicle shall be intact.
5. Recreational vehicles shall be roadworthy. Vehicles that require a license shall be properly licensed.
6. No recreational vehicles or equipment shall be parked or stored in any open space outside a building unless such equipment is wholly owned by the property owner who shall be in residence at the property in question. If the property is rented, such storage shall be permitted to the tenant only provided that such equipment is owned by the tenant.
7. All equipment shall be parked or stored as inconspicuously as possible on the property. The area around the equipment or vehicle must be kept weed free and free of accumulation of other storage material.
8. Under no circumstances shall a recreational vehicle be parked uncoupled from the tow vehicle in a public Right of Way, including an Alley way.

Section 98-034: Definitions

Single-family detached dwelling unit: A dwelling designed for and occupied by not more than one family and having no roof, wall, or floor in common with any other dwelling unit. This dwelling unit type consists of a fully detached single-family residence which is located on an individual lot or within a group development. The dwelling unit must be a site built structure built in compliance with the State of Wisconsin Uniform Dwelling Code (UDC), or may be a manufactured dwelling (modular home) as permitted by the UDC or a manufactured home as permitted by the HUD code. For any of these dwelling units, the use of a permanent, continuous UDC foundation is required. This dwelling unit type may not be split into two or more residences. Refer to the illustration (right) and to Article I for setback requirements labeled in capital letters: **A single family dwelling may not be used as a commercial indoor lodging facility.**

Section 98-206 Commercial Land Uses

~~(k) Commercial Indoor Lodging~~

~~Description: Commercial indoor lodging facilities include land uses which provide overnight housing in individual rooms or suites of rooms, each room or suites of rooms, each room or suite having a private bathroom. Such land uses may provide in-room or in-suite kitchens, and may also provide indoor recreational facilities for the exclusive use of their customers. Restaurant, arcades, fitness centers, and other on-site facilities available to non-lodgers are not considered accessory uses and therefore require review as a separate land use.~~

(k) Commercial Indoor Lodging

Description: Commercial indoor lodging facilities include land uses which provide sleeping accommodations for overnight and/or extended stay housing in individual rooms or suites of rooms, for consideration to transients. Such land uses may provide in-room or in-suite kitchens, and may also provide indoor recreational facilities for the exclusive use of their customers. This land use includes but is not limited to hotels and motels.

Commercial indoor lodging facilities also include land uses which provide sleeping accommodations for transients for overnight and/or extended stay housing in distinct housing units, including single-family, two-flat, twin home, duplex, townhouse, multiplex and apartment dwelling units, including but not limited to land uses commonly referred to as “cottages”, “vacation homes”, “tourist homes”, “resort homes”, “fractional ownership and time share units”.

As opposed to residential land uses, such commercial indoor lodging land uses are intended and managed to accommodate transients and tourists, and are thus prohibited from all Residential zoning districts, and from the Neighborhood Office and Neighborhood Business zoning districts. Such land uses are typically occupied to provide access to recreational, cultural and business opportunities in the region, and generally do not serve as the permanent legal residence of the occupants.

Dwelling units which are occupied by a single property owner and guests staying without consideration for less than a year, and remain unoccupied by any other party for the remainder of the year, such as many “second homes” are considered residential units, rather than commercial indoor lodging. This land use does not include Bed and Breakfast Establishments as regulated in Sec. 98-206 (4)(1).

Restaurant, arcades, fitness centers, and other on-site facilities available to non-lodgers are not considered accessory uses and therefore require review as a separate land use.

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {PO, PB, GB, CB}:
 - a. If located on the same side of a building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 100 feet of a residentially zoned property.
 - b. Facility shall provide a bufferyard with a minimum opacity of .60 along all property borders abutting residentially zoned property (see Section 98-610).
 - c. Within the PO District, each and every room must take primary access via an individual interior door, and may not be accessed via an external balcony, porch or deck, except for emergency purposes.
 - d. All vehicles shall have and shall be parked on an improved surface including any type of recreational vehicle.
 - e. No outside storage of any recreational accessories such a pool floats, life jackets, etc.
 - f. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.
 - g. After approval applicant must apply for City Business License.
 - h. After approval applicant must apply for and comply with the room tax permit.
3. Parking Regulations: One space per bedroom, plus one space for each employee on the largest work shift.



VANDEWALLE & ASSOCIATES INC.

To: City of Lake Geneva
From: Mike Slavney, City Planning Consultant
Date: 20 June 2016
Re: Cosmetic Tattooing Options

In recent years, we have seen a shift in the societal perception of tattooing. Tattooing is increasingly seen as body art and a form of self-expression. According to Pew Research Center, 40 percent of millennials have at least one tattoo. Historically, communities have restricted the locations of tattoo parlors to certain zoning districts, as these uses had a demonstrated tendency to produce undesirable secondary effects on the surrounding properties. However, because of changing perceptions regarding tattooing, this may assumption may no longer apply.

At the same time, cosmetic tattooing has emerged as an increasingly popular service offered by the cosmetics industry. Cosmetic tattooing procedures typically involve applying permanent tattoos in order to create the appearance of eyeliner, eye shadow, lip, eyebrow, or cheek color. It may also involve scar concealment or re-pigmentation of areas following reconstructive surgery or trauma. These services are often offered in a salon or spa setting, and practitioners do not typically provide other types of tattooing or body art.

From a public health perspective, Wisconsin Statutes does not distinguish between conventional and cosmetic tattooing. All tattoo artists/technicians must be licensed. Both cosmetic and conventional tattooing are subject to the regulations of Chapter HFS 173 of the Wisconsin Administrative Code.

Communities throughout the country are grappling with the issue of how to allow cosmetic tattooing procedures, and whether or not to allow tattoo parlors of all kinds more broadly. Currently the City of Lake Geneva treats all tattooing as a Sexually-Oriented land use. Such uses are only permitted in the Heavy Industrial (HI) zoning district and must be located 1,000 feet from schools, churches, outdoor recreational facilities, and all areas zoned residential or agricultural. The City is interested in reevaluating this policy and/or separating cosmetic tattooing from conventional tattooing.

One approach would be to reclassify some or all types of tattooing as a Personal or Professional Service land use, as a regular salon or spa is classified. In Lake Geneva, such uses are permitted by right in the NO, PO, NB, PB, GB, CB, and PI zoning districts. The City of Sun Prairie recently adopted this approach, which is detailed in the attached City of Sun Prairie memo and ordinance from August 2015.

After reviewing the approaches used in Sun Prairie and other communities, five potential policy options have emerged:

Option 1: Limit All Tattooing Anywhere on the Body (Continue Current Policy)

- Continue to treat all tattooing services as a Sexually-Oriented land use.
- Considerations:
 - Easy to enforce
 - Does not allow cosmetic or conventional tattooing services in more locations in the City

Option 2: Limit Conventional Tattooing but Specifically Allow Cosmetic Tattooing (Sun Prairie's approach)

- Narrowly define cosmetic tattooing and treat it as a Personal or Professional Service land use. For example, Sun Prairie's definition of "permanent cosmetics" includes the following language:
 - "Procedures include, but are not limited to: the application of eyeliner, eye shadow, lip, eyebrow, or cheek color for the purposes of enhanced aesthetic; scar concealment; and/or re-pigmentation of areas involving reconstructive surgery or trauma."
- Continue to treat all other tattooing services not included in the definition of "permanent cosmetics" as a Sexually-Oriented land use.
- Considerations:
 - Harder to enforce. "Cosmetics" is subjective, and a narrow definition like Sun Prairie's may not hold up to legal scrutiny.
 - Allows cosmetic tattooing services in more locations in the City
 - Provides the ability to specifically allow all cosmetic procedures regardless of their location on the body
 - Does not allow conventional tattooing services in more locations in the City

***Option 3: Limit Tattooing Below the Clavicle**

- Treat tattooing services on areas of the body above the clavicle as a Personal or Professional Service land use.
- Treat tattooing services on areas of the body below the clavicle as a Sexually-Oriented land use.
- Considerations:
 - Easy to enforce.
 - Allows cosmetic tattooing services in more locations in the City
 - Cosmetic procedures below the clavicle (such as scar concealment) are still not allowed
 - Does not allow most conventional tattooing services in more locations in the City

Option 4: Limit Tattooing Only in Specified Areas of the Body

- Treat tattooing services in “sexually-oriented” areas of the body as a Sexually-Oriented land use. (“Sexually-oriented areas” are defined by Section 98-206(4)(p) of the zoning ordinance.)
- Treat all other tattooing services as a Personal or Professional Service land use.
- Considerations:
 - Easy to enforce, but requires conversations about “sexually-oriented” areas
 - Allows cosmetic tattooing services in more locations in the City
 - Most cosmetic procedures below the clavicle (such as scar concealment) would allowed
 - Allows conventional tattooing services in more locations in the City

Option 5: Do Not Limit Any Type of Tattooing Use

- Treat all tattooing services on any part of the body as a Personal or Professional Service land use.
- Do not treat any tattooing services as a Sexually-Oriented land use.
- Considerations:
 - Easy to enforce
 - Allows cosmetic and conventional tattooing services in more locations in the City
 - Allows for tattooing of sexually-oriented areas in commercial districts

Additionally, the City could have more control over the locations of tattooing services (conventional or cosmetic) by requiring a conditional use permit for tattooing services. This would require adding tattooing services/tattoo parlors as a distinct land use.

Regardless of the approach selected by the City, all cosmetic and conventional tattooing will continue to be subject to the regulations of Chapter HFS 173 of the Wisconsin Administrative Code.

MEMORANDUM

TO: Plan Commission

FROM: Technical Review Committee

PREPARED BY: Tim Semmann, AICP
Principal Planner

DATE DISTRIBUTED: August 4, 2015

HEARING DATE: August 11, 2015 CASE NUMBER: PC15-2256

SUBJECT: **CITY OF SUN PRAIRIE:** requesting an Amendment of the City of Sun Prairie Zoning Ordinance (Title 17) to define and regulate permanent cosmetic facilities as a distinct land use.

Background Information:

Applicant: City of Sun Prairie
300 E. Main Street
Sun Prairie, WI 53590

Request: Amendment of Title 17 (Zoning Ordinance) to define and regulate the location of permanent cosmetic facilities within the city.

Overview:

On March 10, 2015, the Plan Commission directed staff to review the City's zoning ordinance related to the standards and distance requirements for permanent cosmetic facilities within the city.

Permanent cosmetic facilities are currently considered tattoo establishments by the City's zoning ordinance, due to the fact that all operations requiring state licensure as tattoo establishments are grouped into that category. As such, permanent cosmetic facilities are subject to the same requirements as traditional tattoo establishments, that being: approval of a conditional use permit; and a separation standard requiring an establishment be located a minimum of one thousand (1,000) feet from any other tattoo or body piercing establishment, payday loan establishment, or pawn shop.

Research into this use reveals that permanent make-up or permanent cosmetic businesses are a fast growing segment of the cosmetics industry. Growth of this practice, also known as micro pigmentation, is attributable to many factors, including aging baby boomers looking for anti-aging treatments, millennials wanting to save time, and the highly restorative value of permanent cosmetics. The most popular permanent cosmetic procedures involve the application of eyebrows, eyeliner and lip color.

Traditional tattooing has been in existence for hundreds of years and is often associated with body art, used for cultural, spiritual or religious reasons. The inks used in traditional tattooing are often strong, primary colors intended to last a very long time. Permanent make up, or cosmetic tattooing, is a fairly recent practice that was intended for the tattoo to be perceived as traditional makeup and therefore reasonably undetectable. Because the pigments used in permanent cosmetics are different than traditional tattooing, the effect fades more quickly with time, requiring follow up procedures to maintain the desired

color. The degree of permanency depends on a number of factors including sun exposure, the specific types of colors used, as well as the interaction with other products applied to the skin.

Permanent cosmetic facilities tend to function like a traditional spa or salon, in that they are often small in size and have a clean, up-scale appearance.

Staff Comments:

Over the past few years, staff has received a growing number of inquiries about how permanent cosmetic facilities are regulated in the city. When individuals learn that approval of a conditional use permit is required, they have chosen to look elsewhere to open a business, with one exception being the approval of Madison Permanent Cosmetics this past March – when this referral was given to staff.

Regulations regarding tattoo establishments were most recently updated in summer of 2008; however, permanent cosmetic establishments were not contemplated at the time of this code amendment, nor were any comments received at the public hearing held on 7/22/08.

After researching this particular use and consulting with practitioners, staff believes that differentiating permanent make-up uses from tattoo establishments is reasonable and will not harm the public interest.

The proposed amendment creates a definition for permanent cosmetic facilities and considers them to be considered a personal or professional service use and therefore permitted by right in the SO, NC, SC, UC, CC, and SI zoning districts.

The specific amendments being proposed are detailed in the attached ordinance.

Staff Recommendation:

Staff recommends **approval** of the proposed Amendments to Title 17 (Zoning Ordinance) to define and regulate permanent cosmetic facilities as a distinct land use.

cc: Mark Leonard - City Attorney
Dennis Allen - Building Inspector
File: PC15-2256

City of Sun Prairie, Wisconsin

AN ORDINANCE AMENDING SECTION
17.08.040 DEFINITIONS AND SECTION
17.16.100(R) TATTOO OR BODY PIERCING
ESTABLISHMENT, FOR THE PURPOSE OF
DEFINING AND REGULATING PERMANENT
COSMETIC FACILITIES.

Presented:

Adopted:

Published:

File Number:

Ordinance No.:

ORDINANCE

WHEREAS, the City of Sun Prairie has adopted the City of Sun Prairie Comprehensive Plan to guide the development and growth of the City, including the implementation of a desirable living and working environment; and,

WHEREAS, the City of Sun Prairie has adopted a municipal code that includes a Zoning Ordinance (Title 17), which is specifically designed to implement the Comprehensive Plan; and,

WHEREAS, on August 11, 2015, the Plan Commission held a public hearing to consider the proposed amendments to the City's municipal code of ordinances - amending Title 17 (Zoning Ordinance) by amending Section 17.08.040 Definitions and Section 17.16.100(R) Tattoo or Body Piercing Establishment, for the purpose of defining and regulating permanent cosmetic facilities; and,

WHEREAS, the City Council has reviewed the staff report for Plan Commission Case No. PC15-2256, dated August 4, 2015, and the Plan Commission's recommendation to the Mayor and City Council dated August 12, 2015, and finds that the Amendment of the Zoning Ordinance (Title 17) meets the procedural requirements of Chapter 62, Wis. Stats.

NOW, THEREFORE, the City of Sun Prairie adopts the following Zoning Ordinance amendment:

SECTION 1. That Section 17.08.040 Definitions – B. Definitions provided by this section include: is hereby amended as follows (Proposed deletions are shown by ~~strike through~~ and text additions are noted by underline):

B. Definitions provided by this section include:

“Permanent Cosmetic Facility” means a facility where procedures are performed in which pigment is applied with a needle, electronic machine, or other means to produce a permanent mark visible through the skin. Procedures include, but are not limited to: the application of eyeliner, eye shadow, lip, eyebrow, or cheek color for the purposes of enhanced aesthetic; scar concealment; and/or re-pigmentation of areas involving reconstructive surgery or trauma. Permanent cosmetic facilities shall adhere to the licensure requirements as contained in Chapter HFS 173, Wisconsin Administrative Code. These facilities are included as ‘personal or professional service’ uses.

SECTION 2. That Section 17.16.100(R) Tattoo or Body Piercing Establishment is hereby amended as follows (Proposed deletions are shown by ~~strikethrough~~ and text additions are noted by underline):

R. Tattoo or Body Piercing Establishment. Description: Establishments as contained in Chapter HFS 173, Wisconsin Administrative Code, entitled Tattooing and Body Piercing, and Sections 252.23 and 252.24, Wisconsin Statutes as currently enacted and as may be amended in the future, ~~are hereby incorporated into this ordinance.~~ and shall include any premise or establishment and facilities incidental thereto which engages in the business of marking or coloring skin through the method of placing designs, letters, scrolls, figures, symbols, or other marks upon or under the skin with ink or any other substance resulting in the coloration of the skin by the aid of needles or any other instrument designed to penetrate the skin. A permanent cosmetic facility shall not be considered a tattoo establishment for purpose of land use classification – see Section 17.08.040 Definitions. Permanent cosmetic procedures may be administered at tattoo establishments.

SECTION 3. EFFECTIVE DATE: This Ordinance shall become effective upon passage and publication as provided by law.

APPROVED: _____
Paul T. Esser, Mayor

Date Approved: August 18, 2015

Date Signed: August __, 2015

This is to certify that the foregoing ordinance was approved by the Common Council of the City of Sun Prairie at a meeting held on the 18th day of August 2015, and was submitted for signatures on the _____ day of August, 2015.

Diane J. Hermann-Brown, City Clerk

Jackie Gregoles

From: Jackie Mich [jmich@vandewalle.com]
Sent: Monday, June 20, 2016 3:37 PM
To: Mike Slavney; Jackie Gregoles
Subject: RE: email with attached document coming to lake geneva about 4
Attachments: Cosmetic Tattooing Memo - 6.20.16.pdf

Hi Jackie:

Thanks for your assistance with this!

Could you please print 5 copies of the attached memo for the 4:00 Planning Staff meeting?

Thank you,

"Vandewalle Jackie"

Jackie Mich
VANDEWALLE & ASSOCIATES INC.
120 East Lakeside Street
PO Box 259036
Madison, WI 53725-9036
608.255.3988
www.vandewalle.com

From: Mike Slavney
Sent: Monday, June 20, 2016 2:28 PM
To: Jackie Mich <jmich@vandewalle.com>; Jackie Gregoles <JGregoles@cityoflakegeneva.com>
Subject: email with attached document coming to lake geneva about 4

Hi Jackie and Jackie

Vandewalle Jackie will send Lake Geneva Jackie a document to print 5 copies of and hand out at the Planning Staff meeting at about 4.

Thanks