

**CITY OF LAKE GENEVA
PLAN COMMISSION MEETING**

MONDAY, MARCH 17, 2014 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

Agenda

1. Meeting called to order by Mayor Connors.
2. Roll Call.
3. Approve Minutes of February 17, 2014 Plan Commission meeting as distributed.
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes.
5. Acknowledgment of Correspondence.
6. Downtown Design Review.
Application by Mark and Karen Braden to add two exterior awnings with signs for their business, Braden Dental Center, located at 101 Broad Street, Suite 203, Tax Key No. ZNCG 00007.
7. Review and Recommendation on an Application for Site Plan Review filed by Committee for the Beautification of Lake Geneva Inc, for an open air covered pavilion at Flat Iron Park.
8. Continuation of a Public Hearing and recommendation on a Conditional Use Application filed by Alex Paredes & Yolanda Frontany, 4843 W. Dakin Street, Chicago, IL, 60641 to operate a Commercial Indoor Lodging facility in a Planned Development (PD) zoning district located at 328 Center Street, Tax Key No. ZOP 00149.
9. Public Hearing and recommendation on a Conditional Use Application filed by John and Barbara Salyer, 456 W Sunset Road, Barrington, IL 60010, to install an accessory structure (Pier) closer to the lake shore than the primary structure, within Lakeshore Overlay Zoning District located at 845 Bayview Drive, Lake Geneva, WI 53147, Tax Key No. ZBG 00006.
10. Public Hearing and recommendation on a Conditional Use Application filed by Rodger Fisher, 946 Ceylon Court, Lake Geneva, WI 53147, to install an accessory structure (Pier) closer to the lake shore than the primary structure, within Lakeshore Overlay Zoning District located at 946 Ceylon Court, Lake Geneva, WI 53147, Tax Key No. ZA1240 00002.
11. Public Hearing and recommendation on a Conditional Use Application filed by Kwik Trip Inc., 1626 Oak Street, La Crosse, WI 54602, for the installation of an electronic message center on a proposed freestanding monument sign located at the proposed Kwik Trip, Tax Key No's. ZA1776 00001 thru 00004, and ZRA 00037A., A Certified Survey Map is currently being recorded with new Tax Key No. being assigned.
12. Public Hearing and recommendation on a Conditional Use Application filed by John J. Karabas, 425 N Lower Gardens Road, Fontana, WI 53125, to open an Indoor Commercial Entertainment (Restaurant) in a General Business (GB) Zoning District located at 816 Williams Street, Tax Key No. ZA2691 00002.
13. Public Hearing and recommendation on a Conditional Use Application filed by Margaret Klingenberg, 3910 Ridge Road, Spring Grove, IL 60081, to construct a Single Family Residence on an existing lot using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at Pine Tree Lane, Tax Key No. ZSY 00002.

14. Continuation of a Review and recommendation to establish an Annual Comprehensive Amendment Process limiting requests to a single cycle every year.
15. Continuation of a Review and recommendation to establish new Zoning Code Amendments regarding Nonconforming Situations.
16. Adjournment.

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

Requests from persons with disabilities, who need assistance in order to participate in this meeting, should be made to the City Clerk's office, in order for appropriate accommodations to be made. Posted 3/14/14 9:00 a.m.

STAFF REPORT
To Lake Geneva Plan Commission

Meeting Date: March 17, 2014

Agenda Item #6

Applicant:
Mark and Karen Braden, Braden Dental Center
101 Broad Street, Suite 203
Lake Geneva, WI 53147

Request:
2 Exterior awnings with signs
Tax Key No. ZNCG 00007

Description:

The applicant proposes to install two awnings with signage. The design appears to meet not only the Downtown Design Overlay District requirements, but also complies with the Main Street requirements and matches existing awnings with signs at the proposed location.

It is the staff's opinion that this proposed will no adverse effects on the downtown appearance and it is the staff's recommendation that awning and sign be approved with any Commission amendments.

Agenda Item #7

Applicant:
Committee for the Beautification of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53121

Request:
Site Plan Review for the installation of a Open Air Pavilion at Flat Iron Park to match the existing architecture of the Riviera building.

Description:

The applicants would like to remove the existing concrete slab and replace it with a raised platform stage complete with a roof structure to match the style and architecture of the Riviera Building across the street.

Staff Recommendation: Staff review of the submitted plans finds them to be in compliance with ordinance requirements and would have no objection to approval. If, after public hearing, the commission wishes to recommend approval, the appropriate fact finding is:

1. All standards of the Zoning Ordinance and other applicable City, State and Federal regulations are met;
2. The public health and safety is not endangered;
3. Adequate public facilities and utilities are provided;
4. Adequate control of storm water and erosion are provided and the disruption of existing topography, drainage patterns and vegetative cover is maintained insofar as is practical;
5. Appropriate traffic control and parking are provided;

6. Appropriate landscaping and open space areas are provided;
7. The appearance of structures maintains a consistency of design, materials, colors, and arrangement with nearby properties of similar use which comply with the general architectural guidelines provided in subsections i. through v., below:
 - i. Exterior construction materials shall be consistent with Sec.98-718;
 - ii. Exterior building design or appearance shall not be of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards;
 - iii. Exterior building design or appearance shall not be so identical with nearby buildings so as to create excessive monotony or drabness. A minimum of five basic home styles shall be provided in each residential subdivision;
 - iv. Exterior building design or appearance shall not be constructed or faced with exterior material which is aesthetically incompatible with other nearby buildings or which presents an unattractive appearance to the public and from surrounding properties; and
 - v. Exterior building, sign, and lighting design or appearance shall not be sited on the property in a manner which would unnecessarily destroy or substantially damage the natural beauty of the area.

Agenda Item #8

Applicant:

Alex Paredes & Yolanda Frontany
4843 W. Dakin Street
Chicago, IL 60641

Request:

Conditional Use to operate a Commercial Indoor Lodging facility in a Planned Development (PD) zoning district located at 328 Center Street, Lake Geneva, WI 53147, Tax Parcel ZOP 00149.

Description: The applicant would like to operate a Commercial Indoor Lodging facility at 328 Center Street. Property currently has a Conditional Use permit to operate as Office space, but is sitting empty due to lack of rentals for Professional Services.

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.

Staff Recommendation:

Staff has no objection to the facility changing from a Professional Office Space to a Commercial Indoor Lodging as there are several of these establishments in the downtown area.

Suggested Plan Commission Finding for Recommendation to Common Council:

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:
 1. In general, the proposed Conditional Use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

Agenda Item #9

Applicant:

John and Barbara Salyer
456 W Sunset Road
Barrington, IL 60010

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 845 Bayview Drive.

Description: The applicant would like to construct a pier for lake access.

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

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.

<p>Agenda Item <u>#10</u></p>

Applicant:

Roger Fisher
946 Ceylon Court
Lake Geneva, WI 53147

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 946 Ceylon Court.

Description: The applicant would like to construct a pier for lake access.

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

- 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.

Agenda Item #11

Applicant:

Kwik Trip Inc
1626 Oak Street
La Crosse, WI 54602

Request:

Conditional use to construct an electronic sign on a proposed free standing monument sign located their proposed Convenience Store

Description: The applicant would like to install an electronic message board onto a proposed monument sign at Kwik Trip Convenience Store, on Williams Street, which requires a conditional use approval.

Staff Recommendation: Staff has no objection to the request.

- 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.

Agenda Item #12

Applicant:

John J Karabas, dba Pie High Pizza
425 Lower Gardens Road
Fontana , WI 53125

Request:

Conditional Use approval for Indoor
Commercial Entertainment(dining).

Description: The applicant would like to extend indoor dining to the area in an existing building attached to his take-out pizza location.

Staff Recommendation: Staff has no objection to the request. Location was previously used as a grocery store and is currently sitting in an empty condition. Must comply with any Fire Department conditions.

- 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.
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 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.

Agenda Item #13

Applicant:

Margaret Klingenberg
3910 Ridge Road
Spring Grove, IL 60081

Request:

Conditional Use approval the construction of a single family home in the ER-1 district using SR-4 district setback requirements.

Description: The applicant would like to construct a new single family dwelling on an existing substandard lot.

Staff Recommendation: Staff has no objection as the submitted plans conform to the SR-4 District requirements.

- 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.
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 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.
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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.

Agenda Item #14 & 15

Presentation, by Mike Slavney, City Planner, on process to amend the Comprehensive Plan to an annual procedure and recommendations to the City Council for approval.

Presentation, by Mike Slavney, City Planner, to establish a new Zoning classification to deal with Nonconforming Situations. Recommendations to the City Council for approval.

Staff may provide additional comment on the above items and will comment on remaining agenda items at the meeting.

Zoning Administrator

CITY OF LAKE GENEVA

PLAN COMMISSION MEETING

MONDAY, FEBRUARY 17, 2014 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

MINUTES

1. Meeting called to order by Mayor Connors 6:30 PM.

2. Roll Call

Present Hougen, Gibbs, Flower, Olson, Skates, Robers, Connors, Draper, Gregoles
Also Present Administrator Jordan, Planner Slavney, Clerk Neubeck (briefly)

3. Approve Minutes of December 16, 2013 Plan Commission meeting as distributed.

MOTION #1

Hougen/Skates motion to approve the Minutes of 12/16/13 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.

PUBLIC SPEAKER #1 NAME/ADDRESS

Mary Jo Fesenmeyer, 955 George Street, Lake Geneva

COMMENTS-Questions for the Commission on agenda items #11 & #12

Question on agenda items #11 and #12. If the staff can direct the public on where to access this information about the Comprehensive Plan amendment and then the zoning code amendment. I couldn't find the information on the website, so I would like to be able to comment on it, but we don't have the packet. There wasn't anything to print off. I am anxious to hear the conversation but hope that someone can make a motion to table the actual decision, if there is one, until the next month so the public can actually have access to all the appropriate paperwork. Thank you.

5. Acknowledgment of Correspondence.

None

6. DOWNTOWN DESIGN REVIEW

A. Application by Dawn Marie Mancuso to modify the exterior awning with a sign for her new business, Clear Waters Salon Spa, located at 734 Main Street, Tax Key No. ZOP 00314.

DISCUSSION

Commission discussed the relation of this Clear Waters business to the one 2 doors down and in Williams Bay, Wisconsin.

MOTION #2

Flower/Olson motion to approve the application by Dawn Marie Mancuso to modify the exterior awning with a sign for her new business, Clear Waters Salon Spa, located at 734 Main Street, Tax Key No. ZOP 00314. The motion carried unanimously.

- B. Application by Jeffrey & Kathleen Schoo to install an exterior sign for their business, Lake Geneva Spice Company, located at 255 Broad Street, Tax Key No. ZOP 00263.**

DISCUSSION

The Commission discussed that it conforms to all the sign requirements (no primary colors, size etc.) and it would be fitting within the existing framework that is already up in front of the building.

MOTION #3

Olson/Gibbs motion to approve the application by Jeffrey & Kathleen Schoo to install an exterior sign for their business, Lake Geneva Spice Company, located at 255 Broad Street, Tax Key No. ZOP 00263. The motion carried unanimously.

- C. Application by Ida Tarczynski to install an exterior sign for her business; Ida's, located at 222 Center Street, Tax Key No. ZOP 00258.**

DISCUSSION

The Commission discussed the location and material of the sign as well as concerns of it being a distraction to traffic.

MOTION #4

Flower/Hougen motion to approve the application by Ida Tarczynski to install an exterior sign for her Business; Ida's, located at 222 Center Street, Tax Key No. ZOP 00258. The motion carried unanimously.

- 7. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted on behalf of Tri-State Farms, LLC by Edward A. McCarthy, manager, N1436 State Road 120, Lake Geneva, WI 53147 for land located in the extra-territorial plat review area at N1436 State Road 120, Lake Geneva, WI 53147.**

DISCUSSION

City Planner Slavney stated this is simply a lot line adjustment, moving a property lot line so that it better conforms with the buildings on the site. This is the kind of certified survey map that the State compels us to approve as long it's not in any violation of ordinances. It's perfectly fine and it doesn't affect the other buildable properties. It already has adequate right of way in front of it. Mayor Connors stated the city engineer also reviewed it and Inspector Robers confirmed that they made all requested changes. Comm. Skates asked what did they want changed? Inspector Robers replied that they didn't have a North arrow and he suggested they shouldn't use colors on their maps, which the colors are just shown here for purposes, so that we could see what they were doing. Why they want to do the changes. There were some minor changes to the document to make it more recordable. The final drawing that comes back will be in black and white.

MOTION #5

Hougen/Olson motion to approve an application for Land Division Review for a Certified Survey Map submitted on behalf of Tri-State Farms, LLC by Edward A. McCarthy, manager, N1436 State Road 120, Lake Geneva, WI 53147 for land located in the extra-territorial plat review area at N1436 State Road 120, Lake Geneva, WI 53147. This is pending any further requirements that may be posted by the city engineer. (Inspector Robers again confirmed that this was already done.) The motion carried unanimously.

- 8. Public Hearing and recommendation on a Conditional Use Application filed by Alex Paredes & Yolanda Frontany, 4843 W. Dakin Street, Chicago, IL, 60641 to operate a Commercial Indoor Lodging facility in a Planned Development (PD) zoning district located at 328 Center Street, Tax Key No. ZOP 00149.**

DISCUSSION

Alex Paredes - We purchased these two properties (328 & 330) over eight years ago and which at that time we came here we asked if we could have 330 changed to home because we wanted to utilize the home and keep 328 as an office ... and it was approved. The economy being what it is during that time we had 6 good years of rent title using 328 Center Street as an office and since then it has been hard to rent the place. The ideal place would be for a dentist, an accountant, a legal office, but it has been kind of empty. So we secured the proper (*inaudible speaking*) for that property.

AGENDA ITEM # 8 CONTINUED

Alex Paredes (Continued) - We wanted to turn it into an evening, daily, weekend or weekly rental for that property now because the last two years it has been kind of hard to rent out because the property is not on Main Street which is what everybody wants. **Mayor Connors** - The 4 parking stalls down near the garage at the end of Wisconsin Street? **Alex Paredes** - (Yes) Literally across the street we have secured it already. The Accounting firm has a parking lot, which we also have a top of that floor which we utilize every weekend when the kids are here and we come in one car. (Inaudible speaking) **Mayor Connors** - One question that I have when I look at the floor plan is, how would the floor plan work inside and how the deck would be use? Because I am assuming that you intend to keep the residence separate? **Alex Paredes** - Yes definitely, because we utilize that every weekend from February until November. (Inaudible speaking) The patio there has three entrances. **Mayor Connors** - So would the proposed lodging utilize the deck as well or would they just use that small area in front? **Alex Paredes** - Probably not because we utilize that and we are doing a little secure and you've seen the property there is a good 15 feet before the curb and we're going to fence it in I believe about 2 ft off the sidewalk – you know fence it in and sliding doors with a little coffee area for them there. Because what we have seen over the years a lot of people just come and head to the beach or downtown or everywhere else and it is not that they are going to be hanging around the lodging / deck but we utilize that. **Mayor Connors** - One thing I would like to see before you would go any further would be a floor plan of how the rooms would be laid out. **Alex Paredes** - Yes, definitely, I was told to first come before you because anything we do of course we have to first come back here with the floor plans and get approval on that. (inaudible speaking) Electrical, Plumbing, electricians, plumbers, are licensed to go. (inaudible speaking) **Comm. Skates** - I am just curious is there any historical significance to that structure? **Alex Paredes** - Not at all. **Planner Slavney** - In addition to the floor plan I would like to see the site plan for the property. I didn't see one in my packet and for other similar uses we have identified particular conditions for the site. **Alex Paredes** - I believe everything was put in the packet that they wanted. **Mayor Connors** - The only thing I saw was a survey that showed the house and then also the other building to the south that we are talking about. (Inaudible reply by Alex Paredes)

There were no public comments on this agenda item.

Mayor Connors - So we should see a specific site plan and floor plan? **Planner Slavney** - That would be advisable. I think we do have the plat of survey but that's not the same as the site plan and for similar uses we've identified sometimes conditions on outside storage, on-site parking, off-site parking and I think it would be prudent to have some time to look that over. In some instances petitioners have provided us with the rental agreement that they might use for a similar kind of situation. I think typically we get a little more information about the proposal. **Mayor Connors** - I am supportive of the concept but would like to see more information. **Comm. Flowers** - I would just like to add that there are similar uses surrounding that property so I feel like in that would fit. And I have no concerns except for the ones mentioned already as well. **Mayor Connors** - We should also probably have hours of operation as well. **Comm. Skates** - Just so, while we are at it, just so you are not coming back and getting turned away at the March meeting, you know you talked about a fence.... Throw it all in there as complete as you can and because I think everyone is in agreement that you have similar scenarios in the neighborhood... **Alex Paredes** - I didn't come with plans because I was told I didn't need any blueprints of any kind otherwise I would have had all of that. (inaudible speaking) **Mayor Connors** - Just a reminder on the last one we did on S. Wall Street, they told us how many times they were going to be utilizing the property and hours and how many people would be involved, that there was adequate parking for all of those things. **Planner Slavney** - In fact, that is public record and we have a recent example that we approved that you can come in to City Hall and get a copy of so that you have a clear idea of what we are looking for.

MOTION #6

Connors/Olson motion to continue the public hearing and the item to the next month's March Plan Commission meeting on 3-17-14 and ask that more information be provided to staff – specifically a site plan and a rental agreement (The floor plan is not required). The applicant will come back with a site plan, typical hours of operation and all the things associated with the operation. The motion carried unanimously and is continued.

9. **Public Hearing and recommendation on a Conditional Use Application filed by Immanuel Lutheran Church, 700 Bloomfield Road, Lake Geneva, WI 53147, for the installation of an electronic message center on a freestanding monument sign located at Immanuel Lutheran Church, 700 Bloomfield Road, Tax Key No. ZA4330 00001.**

DISCUSSION

Peter Jergens (*Agent for the Church*) - I was here about a year ago to get the approval we needed to build the church. At that time we had submitted a site plan that showed sign locations for our main sign and our secondary sign for address and entrance. It was all approved. At that time we did not have adequate funding to do an electronic sign and someone has now donated. It is my understanding that because it is an electronic sign we need additional approval that we did not originally get. Nothing else has changed from our original submission and approval except that now instead of having a fixed reader board we are going to have an electronic one that can be changed. **Mayor Connors** - So this will actually be only along Hwy 120 is that correct? **Peter Jergens** - Only along 120, the sign for Bloomfield road has not been designed yet. When we get to that point I will submit that to Robers for approval. **Mayor Connors** - You are aware the message can only change once per minute? **Comm. Skates** - No questions, but we have a standard verbiage - message changing. Is there a certain bright LED? **Planner Slavney** - There isn't a quantifiable standard except it cannot cast more than ½ a foot candled light at the property line. That is our standard for general exterior lighting. We do have a general standard that any exterior lighting cannot create glare or interfere with traffic operations. Most of these can be adjusted so they meet all of those requirements. I didn't have that concern, but be aware that that requirement is out there. **Peter Jergens** - We decided to go with the amber colored lights and it is quite a ways off of the roadway so I don't see that as being an issue. **Comm. Gibbs** - Are you planning on having that sign on 24 / 7? There are residents across the street. **Peter Jergens** - Well right across the street there are a bunch of cows – to the East. To the North, we have not talked about that. If that was a problem I guess we can address that now? Can we get it resolved? But again we are quite a distance from that residence. If I had to guess I would say we are probably 200 feet from that residence. **Mayor Connors** - The scale on the map is about what 40 ft? Or (is it) roughly 20 ft per inch? Could just quickly approximate? **Comm. Skates** - All the neighbors were "noticed" on this correct? **Inspector Robers** - Yes, everyone within 300 ft (were notified). **Peter Jergens** - On the scale drawing I just looked at – I am approximating because I know where that house is but it is not located on my drawing, I would say it is a good 180-200 feet from where the sign will be. I would also note that if it is a problem I am sure the church would be willing to do something like from 10:00 pm to 6:00 am shut it off if it were a problem.

PUBLIC COMMENT (*Unknown Speaker*) - First of all I don't think Jesus needs an electronic message board. I am neither opposed to or in favor of the request. My concern is about the ramifications about this Plan Commission taking actions on this. If the Plan Commission grants or denies this request then all similar lit message sign requests should likewise be granted for all other businesses. Otherwise you are showing preferential treatment to one establishment over another. I believe that would be a violation of the law. At least, for equal rights and consideration and protection of the law. Please be aware that granting this request could open the door and lead to many more electronic signs in Lake Geneva.

MOTION #7

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

ADDITIONAL DISCUSSION

Mayor Connors - (*Directed to Planner Slavney and City Atty. Draper*) If the commission were to make a motion they could include 24 hrs operation and the result of a neighbor complained about the brightness they could adjust the hours? **Planner Slavney** - They could, my recommendation would be that from 10:00 pm to 6:00 am the sign should be turned off. The church is for the most part not in operation and I would think that would be typical of a restriction put on an electronic sign. **City Atty. Draper** - Clarification - Conditional uses are revocable anyway. If someone made a complaint and there was a problem with that sign, I think you would have the right to revoke that Conditional Use. **Mayor Connors** – Electronic signs within the city are controlled by ordinances isn't that correct Mr. Slavney? **Planner Slavney** - That is correct and as a rule every Conditional Use permit is reviewed on its own merits independently and not based on any previous or subsequent applications.

Peter Jergens walked to podium – told by Mayor Connors the public hearing portion was closed.

Comm. Flower - I guess I don't really see the concern about limiting the hours unless there are complaints. In other instances we have put conditions that we review in 6 months and if anyone has complained then we could keep the restriction or deny or revoke if we need to but that seems kind of serious.

AGENDA ITEM # 9 CONTINUED

Comm. Skates - I agree. The three I can think of are St. Francis, Eastview and the Liquor store. The liquor store had some opposition but we have yet to see ... I think they were worried it was going to be the new "Vegas" out there at the quick stop and none of that has developed. I think if there is a complaint, the Lutheran church is a good neighbor and I hate to put a restriction on it. Again it's a Conditional Use and if there is an issue and it comes back to the City, Mark & Marian are going to deal with it on their end, and if they don't then just say cut it off at 10:00 pm.

MOTION #8

Skates/Hougen motion to approve the Conditional Use Application filed by Immanuel Lutheran Church, 700 Bloomfield Road, Lake Geneva, WI 53147, for the installation of an electronic message center on a freestanding monument sign located at Immanuel Lutheran Church, 700 Bloomfield Road, Tax Key No. ZA4330 00001, as long as they are following the # of message changes and any other staff recommendations offered. The motion carried unanimously.

10. **Public Hearing and recommendation on a Conditional Use Application filed by Kocourek Property Holdings LLC, 880 S. Lake Shore Drive, Lake Geneva, WI 53147, for a Group Development in the Central Business zoning district at 269 Broad Street, Tax Key No. ZOP 00262.**

DISCUSSION

Peter Jergens (*Agent for the property*) - His home address is 132 Darwin, Lake Geneva. I am working with Mike Zurick to pre-approve the work (*Inaudible speaking*). As part of the approval and to get a time frame for all of the work had to be started and completed by (*Inaudible speaking*). But we didn't do anything and basically what I did was I changed the date on the application and resubmitted the exact same application as 2 yrs ago. **Mayor Connors** - The one question I had for you is it shows roughly 3 spaces with the flex unit on it – Sheet A 1 and the application said for up to 4 spaces? Just clarify that. **Peter Jergens** - Maximum of 3 spaces. It really depends on who the tenant is as to where the median wall would be between the second and third tenant facing Geneva Street. **Mayor Connors** - Okay so that wall would shift either east or west depending on which tenant? **Comm. Flower** - What is your proposed timeline for overall the exterior improvements? Obviously the interior is going to be dependent on people renting – what's your timeline on the exterior? **Peter Jergens** - If he accepts my proposal, which I hope he will, then as a contractor we are going to start tomorrow morning. **Mayor Connors** - It has to go thru the Council first. **Peter Jergens** - We will be prepared to begin right away. **Comm. Skates** - The entrance for that Unit C, is that going to be in that North East corner or? **Peter Jergens** - It literally depends on the space, if it is far enough West, even though there is another entrance way facing Geneva Street, then that Unit C could have an entrance off of Geneva Street. **Comm. Skates** - So then is that side entrance on Geneva Street, it may not be there? If they take the far East wall and push it all the way to the back so that Unit C – their only entrance would be that small door in the corner. Is that correct? **Peter Jergens** - Our thought is that the tenant for unit C would actually use the Geneva Street entrance in the middle of the building – a fancier entrance way. **Comm. Skates** - I want to be clear, because I know there was some shifting last time this came around. I am saying that if Unit B took that far East wall and went all the way to the back so they took up that store, the only entrance then for Unit C would be in the corner, I mean they wouldn't have the option of using that door or are you saying you are still going to ... **Peter Jergens** - We are going to improve it either way because we are going to go ahead and do the work, all the entrances and then rent the space. So depending on who the tenant is, how we split that space up internally will depend on what the tenants needs are. So in any event, the exterior appearance will still have the doorway there. Whether the doorway is used by the tenant is another story. **Comm. Skates** - But the door itself, the little door, and I say little door because all the others that they have there at the Board shop, it's a pretty small door, that would be the only door for Unit C if B ... **Peter Jergens** - Plus it has a secondary exit through the rest room area as an emergency. (*Inaudible speaking*) But as an entrance for the public it would be that corner. In the event that Unit B being that far East – actually utilizing that door space. **Comm. Skates** - Is that reflected on the plan, the emergency door? I only see one door in the Unit C and I don't see a... **Peter Jergens** - Do you see the internal hallway, where the bathrooms are? **Comm. Skates** - Yes. **Peter Jergens** - Then there is a doorway in the back of the building through that hallway? That would be the secondary exit for Unit C and D. **Comm. Skates** - I don't think I have the same plans? **Mayor Connors** - What sheet are you on? It is on A1? **Peter Jergens** - I apologize. The plans that I have – internally we did a little re-arranging so that we would have a secondary exit for all the spaces. We will be done ahead of time so no matter what whoever the tenant is they will have a secondary exit out of the back of the building. It would not be a public exit – more of a private or emergency exit. It doesn't affect the exterior building which you already have. **Ald. Hougen** - Would that fall under the staff remarks for the final approval for the secondary exits? I assume if you come back with more plans they have to be approved. Right Ken? **Inspector Robers** - Yes, they have to meet the egress requirements of the state.

AGENDA ITEM # 10 CONTINUED

Ald. Hougen - With some of the historic properties along Broad Street, some of the retail frontages we have had difficulty with ADA compliance because of the nature of the facades, they cannot always accommodate ADA requirements. Is that going to be a problem with this building? **Peter Jergens** - No we will meet all the ADA requirements. **Mayor Connors** - Maybe you could pass that drawing around with the revisions, for all of the commission to see. **Peter Jergens** - Sure.

MOTION #9

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

ADDITIONAL DISCUSSION

Mayor Connors - With this being a commercial property, would it need to go to the state for final approval? **Inspector Robers** - No, I can do this approval as it is a remodel. It has to comply with State requirements which we do an internal review. I can do up to a 100,000 cubic foot remodel. Anything over that – yes they have to go to State Review. **Comm. Skates** - This last time this went around, did it go for State Review? Were they approved – the original? **Peter Jergens** - *(Inaudible reply from audience.)* **Mayor Connors** – Okay, so it is in local control is what we are saying. Yes.

MOTION #10

Flower/Hougen motion to approve the recommendation on a Conditional Use application filed by Kocourek Property Holdings LLC, 880 S. Lake Shore Drive, Lake Geneva, WI 53147, for a Group Development in the Central Business zoning district at 269 Broad Street, Tax Key No. ZOP 00262, for the proposed remodel as well as the inclusion of the hallway with the doors as we discussed and any other staff recommendations. The motion carried unanimously.

ADDITIONAL COMMENTS

Comm. Flower - Please check the ADA requirements and the hallway are reviewed. *(Ald. Hougen approved as second.)*

11. **Review and recommendation to establish an Annual Comprehensive Amendment Process limiting requests to a single cycle every year.**

DISCUSSION

Mayor Connors - Mr. Slavney, please comment on this and where it goes from here?

Planner Slavney Addressed the Commission - We have a Comprehensive Plan and many things about it are dictated by state law. One of the requirements is that it be updated once every ten years (comes up in 2019). In many communities, ideas come along about amending the Comprehensive Plan and they don't want to wait 7, 8 or 9 years for the renewal date to come along. In communities that are particularly dynamic in terms of investment ideas and development ideas like this city is, when the real estate market gets hot, I've seen communities like this one get 5, 6, 7 requests for plat amendments. Another thing the state requires is a very particular amendment process. It takes about 3-5 months and if you have multiple amendments running during the course of any given year, it becomes complicated, complicated for the public, it's expensive and I don't know that it gives much better results. In case we need it, we have talked at staff level about adopting an annual predictable review cycle. That's a recommendation that's actually made in the Comprehensive Plan. This is not really an ordinance; it is a policy and a procedure that is guided by the policy. If you can go to the back side of the Memo, you can see recommended five month process. The reason it's five months is to give the Plan Commission, applicants and the public several months to think over an issue, rather than having them be brought up at a final public hearing for the first time. And then a vote expected at that point in time. It is very comparable in effect to the consideration we do the ten year review cycle. There are some quirks about state law. The public hearing for the comp plan has to be in front of the elected body, but the primary work on the Comprehensive Plan is supposed to be done by the Plan Commission. That creates uncomfortable positions for the Plan Commission to make a recommendation without the benefit of hearing from the public about the proposed request. The statutes also require a 30 day minimum review period after legal notice until the public hearing. This is much longer than is required for a zoning or conditional use. Also under state law we have to distribute the plan amendments to be considered to surrounding municipalities and a variety of state and county agencies. And when the amendment is adopted, we have to update those parties as to what we did. So the intent of this schedule is to put it all out in a series of steps to make sure we don't inadvertently forget one. Then a joint public hearing would be held, where the Council and the Plan Commission are both present. After which, later that night or at a later date, the Plan Commission can make recommendations on the plan to the Council.

AGENDA ITEM # 11 CONTINUED

Planner Slavney (Continued) - And that has the benefit of allowing you as the Plan Commission to hear public testimony and it's the same testimony that the Council (has) heard. I think that's, in my experience, is a benefit.

Finally, I have arranged this schedule with the help of staff to ensure that it would start in June after the annually reconstituted Council and Plan Commission are seated and have a meeting or two under their belts, rather than starting off cold. But we conclude the process with that Plan Commission and Council still intact. So, everybody who votes in the end is then present through the whole process. You can imagine if we were fielding these as they came up, all kinds of uncomfortable timing relationships could occur. So this is a process I've used in maybe a dozen other communities over the years. Since the Comprehensive Plan is recommending something like this, this is my best advice to you, if you are going to set an annual review process this is the best way to structure it.

Ald. Hougen - This marks a shift to a more conceptual annual review process and amendment process, as opposed to facts related to a particular property or a proposed conditional use. When we approve a conditional use or disapprove one; there is a point in our ordinance that says this proposed conditional use is consistent in its particularities in its existing location, not just in a general sense, but this particular parcel is consistent with the Comprehensive Plan. I am wondering if we don't lose that by doing this in a block as we would. Let's say we decide that as a part of our Comprehensive Plan amendment process we are going to do a redevelopment of all of the parcels along the railroad line. We decide that that's going to be our process. Without actually doing an inventory of all the parcels that are in this block, we don't know in advance whether we will have created a problem for ourselves or expedited the redevelopment process. That's a good thing, that we want to redevelop some of these parcels, at least that is one of my goals, and yet we want to do it correctly, so that we don't end up looking like Potterville or something. Do you know what I mean? How do you balance these things though?

Planner Slavney - It has been my experience that having an annual cycle allows the commission to focus whereas if you are juggling 3 or 4 or 5 of these cycles in the context of a year, there is burnout, there is confusion on the part of the public, as to where each plat amendment that is being considered stands in the process, particularly from those surrounding jurisdictions and neighboring property owners. So I think in terms of having set timing, that's a benefit. I think like anything, if we have one parcel here and maybe another parcel there that we are looking at a plat amendment for. Then brought forward by the property owner, it is probably because what they wanted to do with the property doesn't jive with the Comprehensive Plan. That may or may not be a good idea. We aren't compelled to amend the plan, to make anybody happy, we still get to review it. But because we have those findings in both the conditional use process and in the zoning map amendment process, there are going to be instances where someone's idea development or of redevelopment is not consist with the plan and some of those instances, the commission and the Council is going to think it is a good idea and the plan ought to be changed, or it's not a good idea and we should stick to the plan that we have. Where we have multiple parcels in the same area that might be affected by the requested amendment, it is incumbent on me, in particular, to analyze the situation in detail and look at every property individually to make sure we are not over doing it, in terms of the geography that we are covering. I can tell you that it is easier for me if we are only doing one of these a year even though there are multiple properties involved. I have been doing this now under this particular statute for about 15 years. I find it easier to provide the best advice to you and the Council and the best experience in terms of a participating public under an approach like this.

Mayor Connors - When would the actual application deadline be? **Planner Slavney** - The application deadline would be near the end of July, before we set the public hearing. So you can see setting the public hearing ... *(Mayor interrupts)*

Mayor Connors - Wouldn't it be prior to the June meeting? Because if you don't have anyone applying you certainly wouldn't be *(Slavney speaking)* **Planner Slavney** - I apologize, the application deadline rather than the hearing, meeting review. Right, we would want the application by the end of May. **Mayor Connors** - I am thinking out loud - Would we need public notice prior to this first one? If we have someone who comes in and says they want to apply for a change? Is there 30 days notice required for that? **Planner Slavney** - There is not. I think that a public notice in the paper saying that we were beginning to accept applications, would be good public policy. There is no statutory requirement for it. **Ald. Hougen** - So the initiative again would come from a developer or the public. Would we ever take the initiative? For example, having been through a couple of years now of the Plan Commission process; we've seen things shift around a bit development wise. Certain old forms of development have gone by the board, hearing tonight from the gentleman who spoke, things didn't work out and now we have to try to do something else. On a larger scale that has been the case all over town.

AGENDA ITEM # 11 CONTINUED

Ald. Hougen (Continued) - Would we ever take the initiative to say, well what we need to do is to approve the future land use map so that it encompasses the tendencies that we see on a daily basis going forward. So that we can amend the Comprehensive Plan to take into account more commercial indoor lodging facilities in formerly business related districts.

Planner Slavney - Yes. An actively engaged Plan Commission that really wants to think about the future of the community in addition to reacting to individual development proposals can certainly initiate an amendment, as can the Common Council. **Comm. Flower** - In the last year have we had any requests for developments to go through this process? **Planner Slavney** - We have had discussions with property owners and potential property purchasers about their ideas. A few do not jive with the current Comprehensive Plan recommendations. We don't know if there will be actual requests for amendment coming forward. Somebody can request an amendment at any time. So we haven't seen one, but not having this process does not prevent someone from coming forward asking for an amendment. It would be fair to say that people have been talking about projects that would require an amendment; no one has come forward with a serious enough proposals that would require an amendment. We have been talking about this internally as staff for six months and it is mainly to follow up on the recommendation in the Comprehensive Plan to establish an annual cycle. As the development begins to warm up here in the city, I think it is a prudent thing to do. **City Atty. Draper** - If you look on page 129 of our Master Plan that really is the framework within which we are working. That establishes that we probably ought to have a cycle of some kind. If you look at page 129 of the Master Plan you will see sort of what he is talking about. He talked about all of those factors and we have seen that it is very expensive to go through the comprehensive planning process. To focus it all in one time frame is much more efficient and manageable for everyone concerned. That is why we put this proposal together. No one has come to us and said we got to do it, we are just adopting this process in anticipation that if something comes in the future we can deal with it in a more manageable basis. **Mayor Connors** - So then essentially we would tell them that the deadline would be at the end of May for an application and then the process would start in June? If there were applicants we would go ahead and do it and if there were not, it would skip on until next May? It really controls the application process so that you are not looking at multiply applications throughout the year.

Planner Slavney - Correct. It makes it predictable for everyone and with your recommendation I will add a top row about collecting applications before the end of May, to the schedule. **Comm. Skates** - We talked about this 1 ½ to 2 years ago and it kind of died off just because of the economy. I think this is a good process because as things improve we can get bogged down at every other meeting on a new amendment or new conversation. My question is, is there an up or down vote in that July or August meeting if we get someone who is requesting an amendment? That is either (A) out-landish; are they vetted through this whole process, does it move forward through the whole process regardless of how out of bounds or if someone wanted to slap a Great America along the White River... If it is an out landish request or it was something that just doesn't fit with what we wanted, can we shoot it down or what is the process? **Planner Slavney** - In the box that says Plan Commission reviews, plan amendment applications, that is the opportunity for parties that are interested in the plan amendment, including someone from staff or the commission or the Council, the park board etc. wants to float some ideas by the public works director and to have a discussion with the Plan Commission, it is preliminary to the public hearing. It might be to refine their idea or for you to make sure the particular questions are addressed. We have not provided for a way to have a pre-vote before a public hearing or before the Council hears the public hearing and the presentation that goes with it. Other instances that I have been involved with, some ideas have been floated and by the second meeting discussion with the Plan Commission, they are not coming back for a few years. We need to wait for the public hearing before formal recommendation is taken. **Mayor Connors** - I have a question on your chart on the back. The third item down says city clerk accepts plan amendment applications? **Planner Slavney** - Yes, I need to re-word that and move it to the top. It should be the first step. **Mayor Connors** - That would be prior to the last day in May? **Planner Slavney** - Yes, what that line should say is city staff provides the applications to the Plan Commission packets.

Mayor Connors - (Directed to City Atty. Draper) So this body would be recommending this policy and it would go to the City Council for adoption? **City Atty. Draper** - Right and they would adopt it through a resolution. **Mayor Connors** - This cycle takes roughly about 5 months from start to finish? **Planner Slavney** - Yes and the fastest I have seen it happen without a review cycle like this is about 3 ½ months. It is still pretty compressed compared to what the minimum required cycle is. We don't get tangled with the holidays, election season, etc. **Comm. Skates** - True transparency. We don't have to vote on this tonight and it was suggested to table it. Because of the time frame, if we are getting it out there, what we are coming up with really makes better use of our time, the staff's time, Mike Slavney's time, Ken's time etc. Is there anything wrong with getting the word out there and putting this on the March meeting? We still have time even if we voted on it in March, it would go to a City Council meeting and then you have April and May and June for people to bring amendments.

AGENDA ITEM # 11 CONTINUED

Mayor Connors - That's fine. So would you like to make a motion to continue on the March meeting? **Comm. Skates** - Yes I would like to do that. What I have seen is good. I make a motion to continue this to the March meeting.

MOTION #11

Skates/Gibbs motion to continue recommendation to establish an annual comprehensive amendment process limiting requests to a single cycle every year, to the March 17th Plan Commission meeting. The motion carried unanimously.

12. **Review and recommendation to establish new Zoning Code Amendments regarding Nonconforming Situations.**

DISCUSSION

Planner Slavney Addressed the Commission - This is a more complicated issue. It is confusing for normal, only zoning people seem to get this stuff. What I will be doing is introducing the idea here. I have been doing this for 25 yrs and in the last three years have been thinking about how to encourage redevelopment more effectively. The zoning code gets in the way. The reason it does is because in the 1923 the federal guidance on zoning the provisions in your current code were invented and introduced. If you think about that long ago, there were really bad buildings that might have been put up in the 1840's. They are still standing and that was long before zoning was invented. Some of the provisions in that model code are still with us. I think I have been doing this long enough now that I have finally come to the conclusion that it is time to break free from the past a little bit. You are the seventh community I have been talking with about this with. I have had 4 communities adopt these provisions or something very similar to them. And I am working on three others right now. Marshfield, Watertown and Mt. Horeb have adopted these provisions and Shawano is in the process. Oshkosh is beginning to look at them and Madison has also adopted some of these. They deal with non conforming situations. So just as an introduction, there are four kinds. They are non-conforming uses; a use that is in place right now is actually not permitted by zoning. Maybe it is completely not permitted or maybe it's a use that is regulated as a conditional use, but it doesn't have a conditional use permit. Some of these non conforming uses have been around since before zoning. That is why they are non-conforming and that is why they happen. Or some of them have been around since we last adopted and re-did the zoning code, which changed some of the regulations. The state has very particular rules for how we deal with non conforming uses and there is not much we can do in terms of granting a lot of flexibility but I am recommending a few "tweaks" to the non conforming use regulations, including the ability to apply for a conditional use and make a non conforming use fully conforming. You don't have to approve a conditional use so you get to look at it on a case by case basis. That is about as much flexibility as I can do on the conditional uses. The other stuff we do a lot, so let me talk about the second kind of non conforming situation is where the requirements for site development aren't met. There is not enough landscaping, the lighting is too bright, the parking lot is too close to the property line, etc.

Again, a lot of these non-conforming situations occurred before zoning was adopted by the city in the 1930's or when we last did the code in the late 1990's. We adopted tougher lighting and landscaping and set back requirements. We can clarify those situations and note for example if a non conforming site is modified. Let's say the parking lot is enlarged, that addition to the parking lot has to meet the current requirements of the code. You have to meet landscaping requirements for that addition. Also the parking lot lights in that part of the parking lot have to meet the requirements. This is more about clarifying things and encouraging redevelopment by making things more predictable and by assuring people that you don't have to go back and re do all your landscaping. So, again, this is trying to set more predictability about these non conforming site conditions. And a lot of these things don't come to you, they are just site plans or building additions that Ken Robers deals with. Not all of them are going to come to you and if they come to you they are not a conditional use. They are just simple little things that are going on. Important things would come to you as a conditional use and then you would have the ability to address them anyway. This is picking up all those other things. Sometimes people are afraid to submit something because they think we are going to fill the whole book with their entire site and we really shouldn't.

Mayor Connors - Can you give an example? Would it be like a garage that was built on an alley that was too close to the site set back or? **Planner Slavney** - Let's say that it's a residential driveway and it's not five feet from the side property line. There are hundreds of homes in the city in that situation. And they want to add a bay on the other side of the driveway on the inside of their lot so they are altering a non conforming driveway. They are not making it worse and we want to clarify that we are not going to make them tear up the existing driveway. It was probably put in before there was zoning.

Comm. Skates - So what impact would this have on sales or potential sales, title searches, non-conforming etc? This to me would encourage or take away a negative on a property and encourage a sale or a transfer of property. Am I right?

AGENDA ITEM # 12 CONTINUED

Planner Slavney - This would take away what I would call a pretty subtle negative because these conditions that I am talking about, it is not a structure, it's the pavement, the landscaping, the lighting, etc. It is still a concern, you are right. The next issue is the big one, the non conforming structures. Right now if you have a non-conforming structure that is built too close to the street to meet the set-backs, or too close to a side yard lot line or a rear yard lot line, it is a non conforming structure. It is very difficult to get a loan to buy a non conforming structure. Therefore it is very difficult to sell a non-conforming structure. So they tend to sell for a lot less. Before the financial crisis, those were still concerns but everybody was doing it. Now, however, everybody is a lot pickier about underwriting residential or other mortgages. The rules for non-conforming structure we're changing in a big way. We are saying that if the structure was up before whatever date we adopt these provisions on, it is fully legal. There will be no limit on putting structural repairs into the building. Right now you can only put 50% of the buildings value into repairs. Technically that bookkeeping dates back to when the city first adopted zoning. A couple of rafters and you have hit your 50% limit and it is cumulative. So by making these non-conforming structures fully legal, we are taking the big cloud off the title. When those provisions were put in the model code in the 1920's and the state model code in the 1930's, there were some buildings built in the 1840's that you hoped would crumble into the ground and there was a pretty good chance that they would. However, today, have you seen a building crumble into the ground? They don't, they just don't go away. So putting the cloud on the title and preventing these structural repairs, it doesn't make the buildings go away; it just makes them really crappy. It's blight that the ordinance is kind of mandating. The big recommendation in this packet would be to make it these legal non conforming structures fully legal and take the cloud off the title. Additions to the structures have to meet the set-backs. We are not enabling like an addition, or other structural alterations, the changes would have to meet the code. We are recognizing that these buildings for the most part were put up before the current zoning rules or sometimes before zoning at all. We have 100's of those buildings in this city. If we can enable the sales, then we can enable higher property values. We can help people get a better return on their investment and we can raise the tax base of the city, significantly over time. So this is, I think, the most important recommendation section in the packet. The final section has to do with sub standard lots. That is a lot that was typically created before the subdivision was. It doesn't have enough street frontage or isn't big enough or wide enough at the building line. It is kind of like non conforming structures except it is the lot. This would be a provision that would make these lots fully legal and would make them buildable in some cases. You would still have to meet the set-backs and the pavement limits and all the landscaping requirements. But the fact that the lot didn't meet all of the modern rules would not get in the way of having it used. So in a nut shell I think these are pragmatic and practical and you can argue even fairer approaches to what we have now. These are radical departures from the way cities for the most part doing this. I have knocked down 6 out of 3000 local governments in Wisconsin. It is something that I am almost embarrassed that I hadn't really brought forward earlier. I think it took me 25 years to figure out that there was a better way to do it. I don't know if you want to keep talking about this tonight, but I wanted to give you a general introduction into all we are trying to accomplish here. In your packet we have the current code, we have the proposed code and we have a red line strike out version so you can see where we were making changes. You can see some of these sections were completely re-written.

Ald. Hougen - Can we have someone tell us online where to find the ordinances that are referenced? Specifically, if someone at home might be looking on their computer might be able to do this? Or alternatively, could we put this document online so that people can see exactly what is being suggested for change? So that we can discuss it? **Mayor Connors** - We can easily do that. I would like to see this continued to our next meeting for another discussion. The memo... we can insert the new dates, a couple minor three things. Along with the, I will call it the strike through copy, I would like to see included with it. Because it is easy to read. You can see the additions and the deletions in the same document.

Planner Slavney - I will provide an updated version with the 2013 change to 2014 and a couple of other typo's that we have noted and I will get it down to you this week so we can get it up online. I will get it to you as a PDF. **Comm. Flower** - (I have) just a couple questions on the document itself. Is this the right time? On page 6 of 13 at the bottom of the page, item 1, you have village in there and it should be city. Then under 1b, what do you mean by legal proceedings on the structure? What would that be? **Planner Slavney** - (It would be) a condemnation or a raise order. **Comm. Flower** - Okay - so it is not like a short sale like that type of legal proceeding. Then on page 8 at the middle of the page #1 you have a village in there as well. And that was all.

MOTION #12

Connors/Skates motion to continue recommendation to establish new Zoning Code amendments regarding nonconforming situations to the next month's agenda. Motion carried unanimously and was continued to next month.

13. ADJOURNMENT

MOTION #13

Skates/Flowers motion to adjourn the meeting at 7:56pm. Motion carried unanimously.

/s/ Jackie Gregoles, Building & Zoning Administrative Assistant

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE PLAN COMMISSION

APPLICATION FOR CONDITIONAL USE
City of Lake Geneva

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

101 Broad Street Suite 203 Lake Geneva, WI 53147

ZCNG00007 Parcel# Dental Office

NAME AND ADDRESS OF CURRENT OWNER:

Mark & Karen Braden

2105 Heather Dr. Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: 262-248-1982

NAME AND ADDRESS OF APPLICANT:

Braden Dental Center (Mark T. Braden)

101 Broad Street Suite 203 Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: 262-248-0120

PROPOSED CONDITIONAL USE:

Place awning on outside window to reduce the effect
on solar heating in office.

ZONING DISTRICT IN WHICH LAND IS LOCATED: Downtown Business District

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

Linda Stevenson / Trendsetters Inc

P.O. Box 893

Delavan, WI 53115

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Design & Fabricate & Install 2 Awnings (sunbrella-forest green-acrylic
fabric. 1@29'wx36"Dx36"proj, 1@26'6"w x 36" dropx 36" proj, w/lettering
b. 262-248-0120 bradendental.com- 6" letters

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

Feb 20, 2014

DATE



SIGNATURE OF APPLICANT

AGREEMENT FOR SERVICES

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

Mark T. Braden, as applicant/petitioner for:

Name: Braden Dental Center

Address: 101 Broad Street Suite 203

Lake Geneva, WI 53147

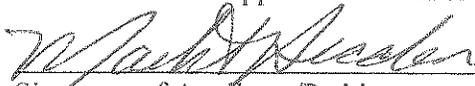
Phone: 262-248-0120

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

Dated this 20 day of February, 2014.

Mark T. Braden

Printed name of Applicant/Petitioner


Signature of Applicant/Petitioner



APPLICATION FOR SITE PLAN REVIEW

City of Lake Geneva

Site Address and Parcel No. or Legal Description:

FLAT IRON PARK
CENTER STREET + WIGLEY DRIVE, LAKE GENEVA, WI 53147
ORIGINAL PLAT

Name and Address of Current Owner:

CITY OF LAKE GENEVA
626 GENEVA STREET, LAKE GENEVA, WI 53147

Telephone No. of Current Owner including area code: (262) 248-3673

Name and Address of Applicant:

COMMITTEE FOR THE BEAUTIFICATION OF LAKE GENEVA INC.
361 W. MAIN ST. / P.O. BOX 187, LAKE GENEVA, WI 53147

Telephone No. of Applicant including area code: (262) 219-0514 (TODD KOENE/CELL)
(262) 248-2311 (DAN WINLER/0)

Proposed Use:

TO CONSTRUCT A NEW OPEN AIR COVERED PAVILION
STRUCTURE FOR OUTDOOR CONCERTS, VENETIAN
FESTIVAL AND OTHER EVENTS.

Zoning District: ER-1 ESTATE RESIDENTIAL DISTRICT

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

McCORMACK + ETTEB / ARCHITECTS LLP
400 BROAD STREET (T) (262) 248-8391 EXT. 12
LAKE GENEVA, WI 53147 E-MAIL: kenemccormack@etteb.com

Short statement describing activities to take place on site:

THE CURRENT PERFORMANCE AREA IS AN OPEN CONCRETE
SLAB AT THE NORTH END OF FLAT IRON PARK. THE PROPOSED
PAVILION WOULD PROVIDE A RAISED STAGE WITH A ROOF
STRUCTURE FOR MUSIC CONCERTS, VENETIAN FESTIVAL,
WEDDINGS AND FAMILY GATHERINGS AND A VARIETY
OF OTHER OUTDOOR EVENTS.

Site Plan Review fee: \$400.00, due upon filing of Application



Signature of Applicant

AGREEMENT FOR SERVICES

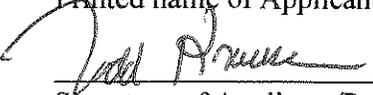
REIMBURSABLE BY THE PETITIONER / APPLICANT. The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission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

TODD KRAUSE, as applicant/petitioner for:
Name: COMMITTEE FOR THE BEAUTIFICATION OF LAKE GENEVA INC.
Address: 361 W. MAIN STREET / P.O. BOX 187
LAKE GENEVA, WI 53147
Phone: (C) (262) 215-0514

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

Dated this 12TH day of FEBRUARY, 2014.

TODD KRAUSE
Printed name of Applicant/Petitioner


Signature of Applicant/Petitioner

February 18, 2014



Mr. Ken Robers
Building Inspector / Zoning Administrator
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147

**Re: APPLICATION FOR SITE PLAN REVIEW & APPROVAL
PROPOSED NEW FLAT IRON PARK PAVILION
CENTER STREET & WRIGLEY DRIVE
LAKE GENEVA, WISCONSIN 53147**

Dear Mr. Robers:

The **Committee for the Beautification of Lake Geneva, Inc.**, respectfully requests *Site Plan Approval* for the proposed *New Flat Iron Park Pavilion* located at the north end of Flat Iron Park between Center Street and Wrigley Drive in the City of Lake Geneva as described below.

A. For a number of years, various organizations, including the **Lions Club**, the **Geneva Lake Area Chamber of Commerce "Concerts in the Park"**, and others have used the bare concrete slab at the north end of Flat Iron Park for musical events, Venetian Festival and a variety of activities. While it provided a solid surface for these activities, it provided no protection from the elements. The **Committee for the Beautification of Lake Geneva, Inc.**, wishes to construct a *New Flat Iron Park Pavilion* with a raised concrete stage, decorative round columns and a stepped concrete tile roof to provide a covered space for musical performances, Venetian Festival activities, and other park-related events such as weddings and family gatherings. The *New Flat Iron Park Pavilion* would have a raised brick and concrete stage 46'-0" x 35'-0" (approximately 1,448 sq. ft., roughly the size of the existing concrete slab) covered by a stepped roof structure approximately 46'-0" x 30'-0" topped by a cupola. The clear height from the stage platform to the bottom of the roof structure would be 12'-0" and the overall height from grade to the top of the cupola would be 30'-0". The brick, round columns and concrete roof tile would be similar to that used on the Riviera, the Beach House and other lakefront municipal structures. *The Committee for the Beautification of Lake Geneva believes the proposed New Flat Iron Park Pavilion would enhance the public use of the park for musical performances and other events for years to come and provide a handsome addition to this wonderful lakefront urban space.*

McCormack + Etten / Architects, LLP

400 Broad Street, Lake Geneva, WI 53147
Email: contact@mccormacketten.com

PH (262) 248-8391 Fax (262) 248-8392
<http://www.mccormacketten.com>

B. The Site of the proposed *New Flat Iron Park Pavilion* is at the north end of **Flat Iron Park**, which is defined as part of the **Original Plat of the Village of Geneva**. The area of the **Park** is approximately **81,238 square feet (1.86 acres)** and is bordered by **Center Street** to the east, **Wrigley Drive** to the west, and the **Boat Lagoon** to the north. *The property is currently zoned ER-1 Estate Residential District in the Lake Geneva Zoning Ordinance and the proposed Pavilion a permitted Land Use Permitted By Right as an Active Outdoor Public Recreation structure as defined under Section 98-206(3)(b).*

C. The proposed *New Flat Iron Park Pavilion* would provide a covered space for musical performances and large gatherings such as Venetian Festival, outdoor weddings and picnics. *The New Addition would also provide additional Office space and/or a larger Meeting Room to accommodate future growth and expansion.*

D. The maximum number of employees in the **Building** varies from 3 on weekdays to 5 on weekends. The hours of operation for the **Chamber of Commerce** would be 9:00 A.M. to 5:00 P.M. on Monday to Friday and 10:00 A.M. to 4:00 P.M. Saturday and Sunday.

E. *Site Information per ER-1 Estate Residential District Zoning Requirements Non-Residential Intensity & Bulk Requirements*

Total Lot Area: 81,238 sq. ft. (1.86 acres)

Total Building Area 1,218 sq. ft.

Total Building Footprint 1,448 sq. ft. (0.2%)

Total Paved Surface: 1,448 sq. ft. (0.2%)

Total Lawn or Landscaped: 60,347 sq. ft. (74.3%) +/-

Required by Zoning

As Proposed

Max. No. of Floors: 1

Actual: 1

Min. Landscape Ratio: 60%

Actual: 74.3% +/-

Max. Floor Area Ratio: .10

Actual: .025

Min. Lot Area: 40,000 sq. ft.

Actual: 81,238 sq. ft.

Min. Lot Width: 100 ft.

Actual: Varies from 0' at south end to 318' +/- at the north end

Shore Yard Setback: 100'	Actual: 103'-4" to Boat Lagoon
Min. Street Setback: 35 ft.	Actual: 38'-3" at Center Street
Min. Side Setback: 30 ft.	Actual: 127'-6"
Min. Rear Setback: 30 ft.	Actual: 127'-6"
Min. Paved Setback: 5' side/10' street	Actual: 34'-9" at Center Street
Max. Height: 35 ft.	Actual: 30 ft.
Min. Off-Street Parking: 1 space per 4 expected patrons at maximum	Actual: Public Street & Lot Parking nearby on Center Street

- **The proposed development shall comply with all requirements of Article VII.**
- **The Exterior Building materials shall consist of concrete, brick, synthetic columns and trim, and concrete tile roofing, and new landscaping.**
- **At this point, there would be no signage mounted on the Pavilion structure.**

The following documents are enclosed to facilitate the review of the proposed development:

1. **Small Location Map:** Map depicting the subject site and other lands within 300 feet of the subject property on the City of Lake Geneva Zoning and Land Use Map.
2. **Proposed Site Plan**
3. **Drawings of the Building Floor Plans and Elevations.**
4. **Landscape Plan**
5. **Lighting & Signage**

Thank you for your consideration of the above project. Please let me know if you need additional information or have any questions.

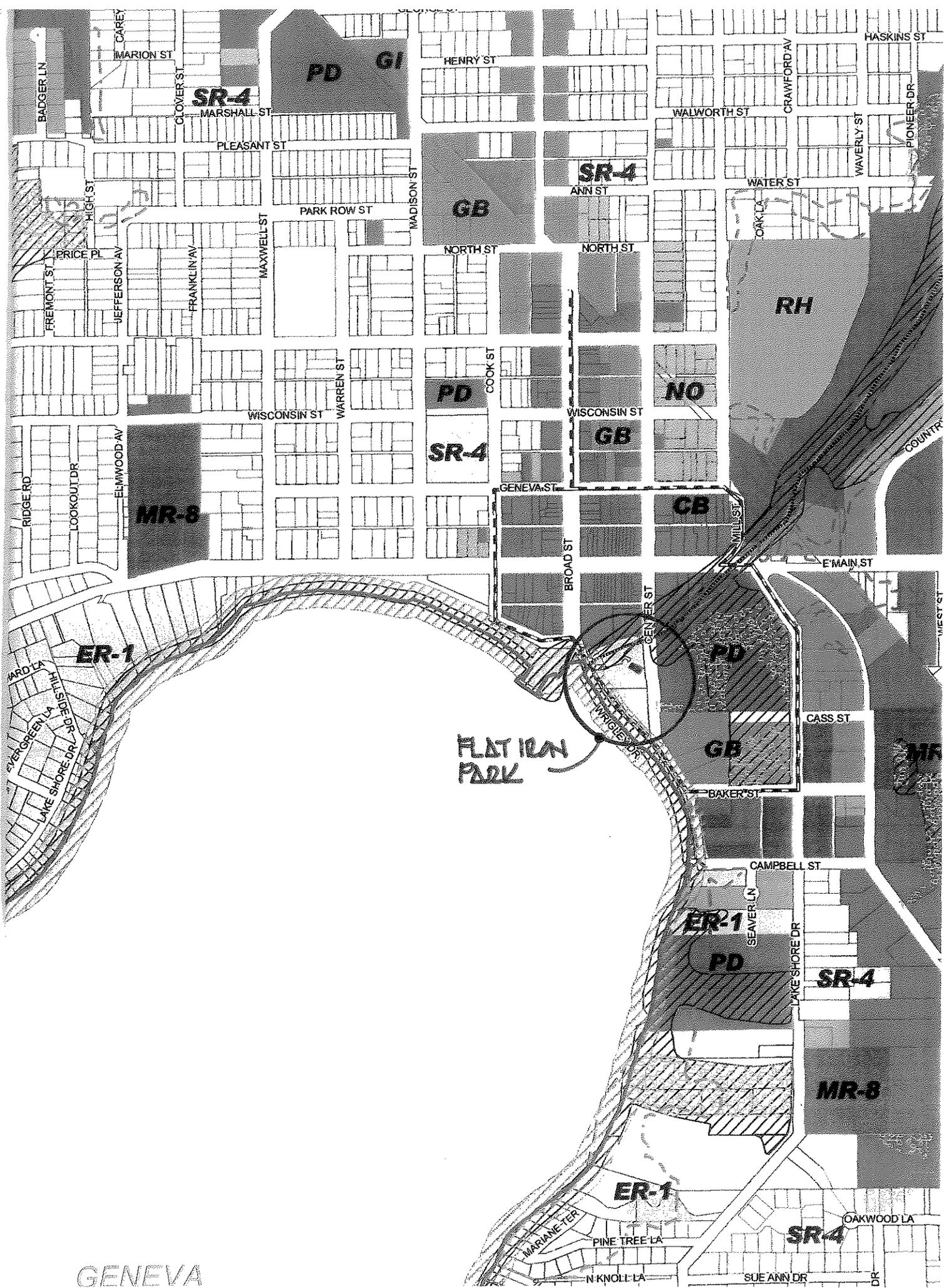
Sincerely,



Kenneth L. Etten A.I.A.

McCormack + Etten / Architects LLP

A. LOCATION MAP



GENEVA

PD GI

SR-4

SR-4

GB

RH

PD

NO

SR-4

GB

MR-8

CB

ER-1

PD

FLAT IRON PARK

GB

ER-1

PD

SR-4

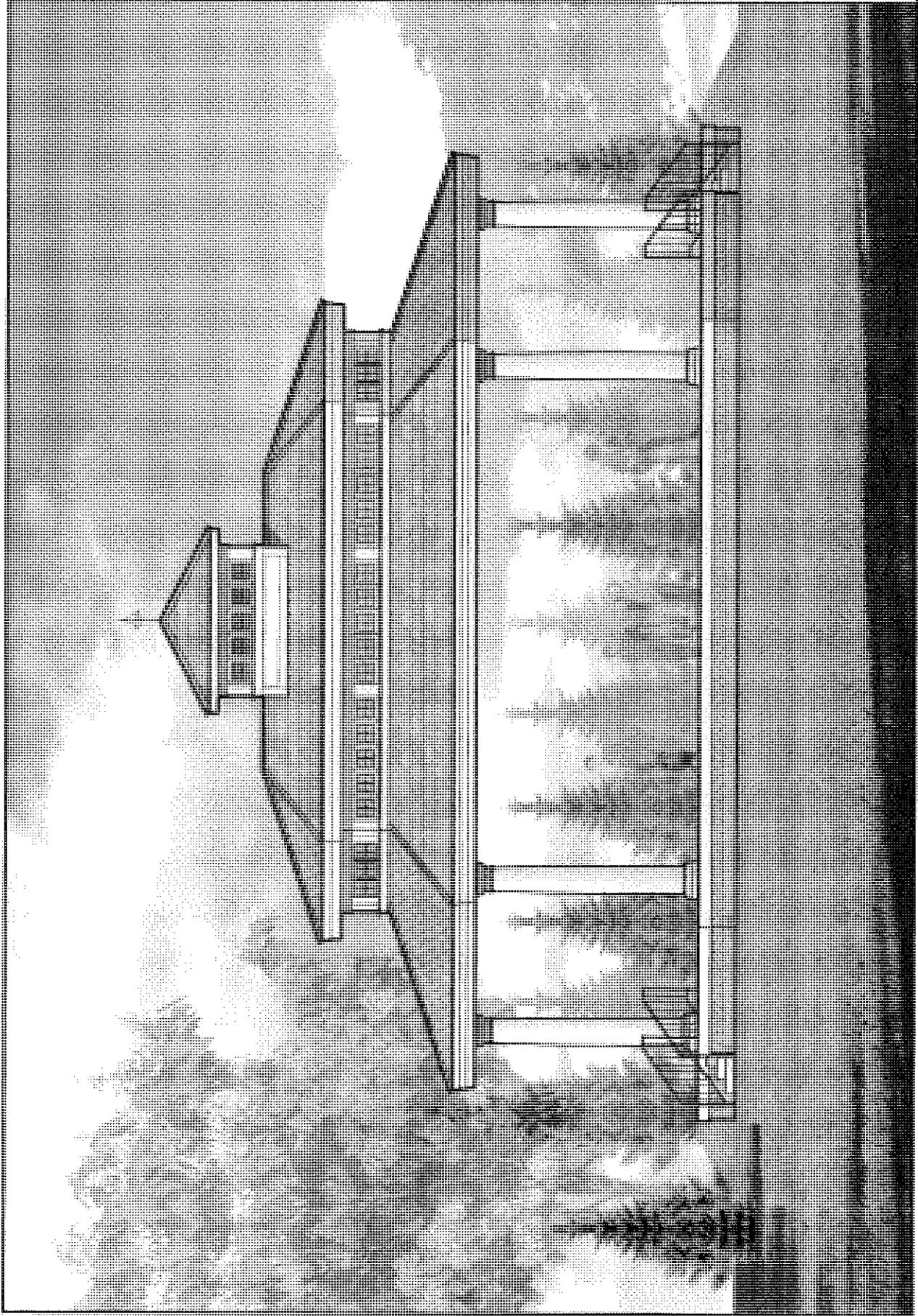
MR-8

ER-1

SR-4

B. SITE PLAN

C. BUILDING PLANS & ELEVATIONS



CONCRETE NOTES

1. ALL CONCRETE DESIGN AND CONSTRUCTION SHALL CONFORM WITH THE CURRENT ADOPTED EDITION OF THE ACI CODE AND SPECIFICATIONS (ACI 308, ACI 309).
2. THE SPECIFIED COMPRESSIVE STRENGTH OF THE CONCRETE (F_c) FOR EACH PORTION OF THE STRUCTURE SHALL BE AS DESIGNATED BELOW, UNLESS NOTED OTHERWISE ON THE PLANS. STRENGTH REQUIREMENTS SHALL BE BASED ON A 28-DAY COMPRESSIVE STRENGTH TEST.
3. CONCRETE DESIGN STRENGTH (F_c)
 - FOOTINGS: 3000 PSI
 - SLABS: 2500 PSI
 - WALLS: 4000 PSI
4. CONTRACTOR SHALL NOTIFY THE ARCHITECT AT LEAST 24 HOURS PRIOR TO PLACING CONCRETE.
5. DO NOT PLACE OR CUT HOLES IN CONCRETE SLABS, BEAMS, COLUMNS OR WALLS WITHOUT PRIOR APPROVAL OF THE ARCHITECT.
6. EXTERIOR EXPOSED CONCRETE SHALL BE AIR-ENTRAINED, MINIMUM CONTENT SHALL BE SIX PERCENT (6%).
7. ALL FOUNDATION WALL THICKNESSES PER PLAN. SEE DETAILS FOR TYP. REINFORCING.
8. ALL JOINTS AT LEAST 24 HOURS BEFORE POURING ADJACENT WALL SECTIONS. BETWEEN CONSTRUCTION JOINTS, MAXIMUM LENGTH OF POUR TO BE 40 FEET, UNLESS CRACK INDICATORS ARE USED.
9. NO HOLES, TRENCHES, OR DISTURBANCES OF THE SOIL SHALL BE ALLOWED WITHIN THE VOLUME DESCRIBED BY 45 DEGREE LINES SLOPING FROM THE BOTTOM EDGE OF THE FOOTING. IF SUCH ARE REQUIRED, FOOTINGS MUST BE LOADED.
10. PIPES AND CONDUITS EMBEDDED IN OR PASSING THROUGH STRUCTURAL MEMBERS MUST BE APPROVED BY THE ARCHITECT. PIPE AND CONDUITS EMBEDDED IN CONCRETE SHALL NOT BE LARGER IN OUTSIDE DIAMETER AT ITS GREATEST POINT OR FITTING THAN 1/4 NOR 1/3 OF THE THICKNESS OF THE SLAB, BEAM OR WALL.
11. ELECTRICAL CONDUIT OR PIPES EMBEDDED IN OR PASSING THROUGH FLOORS, WALLS OR BEAMS SHALL BE LOCATED AND PLACED SO THAT:
 - A. THEY ARE NOT CLOSER THAN 3 DIAMETERS ON CENTER
 - B. THE CONCRETE COVER IS NOT LESS THAN 1"
 - C. THE MIN BETWEEN REINFORCING 1 DO NOT DISPLACE IT.
12. SLABS ON GRADE SHALL BE CAST ALLOWING A SUFFICIENT NUMBER OF JOINTS TO ADEQUATELY CONTROL SHRINKAGE CRACKING. SAW CUTTING SHALL BE DONE AS SOON AS 1540 CUT WILL NOT BE MADE. CONCRETE CURING WITHIN 8 HOURS MAXIMUM OF INITIAL POURING OPERATION. MAXIMUM SIZE OF PANELS 12' X 12'.
13. SLABS ON GRADE SHALL BE THICKNESS AS NOTED ON DRAWINGS AND REINFORCED WITH #4 X 6" X WAP WELDED WIRE MESH UNO.

FOUNDATION NOTES

1. IF A SOILS REPORT IS AVAILABLE IT SHALL BE INCLUDED IN ITS ENTIRETY AS PART OF THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR AND CONCRETE SUBCONTRACTOR SHALL REVIEW AND FAMILIARIZE THEMSELVES WITH THE SOILS REPORT. WHEN A SOILS REPORT IS NOT PROVIDED, MINIMUM ASSUMED VALUES SHALL BE USED.
2. SOILS REPORT BY: N/A
3. SOIL DESIGN VALUES:
 - SOIL TYPE: ASSUMED C&G OR GP (SANDY GRAVEL OR GRAVELL)
 - CONTINUOUS FOOTINGS: ASSUMED 3000 PSF
 - ISOLATED PAD FOOTINGS: ASSUMED 3000 PSF
 - LATERAL PASSIVE RESISTANCE: ASSUMED 30 PSF PER FT.
 - FRONT PENETRATION LEVEL: 6"
4. IF ACTUAL CONDITIONS ARE DIFFERENT (SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, AND CLAYEY GRAVEL) TYPES SM, SW, MH, SC, GC, GC, CLAY, SANDY CLAY, SILT CLAY, CLAYEY SILT, SILT AND SANDY SILT TYPES CL, ML, MH, CU WITH LOWER BEARING CAPACITIES NOTIFY ARCHITECT IMMEDIATELY.
5. ALL FOOTINGS ARE INDICATED BY DASHED LINES. SEE DETAILS FOR SIZE AND TYP. REINFORCING.
6. FOOTINGS SHALL BE CAST ON UNDISTURBED SUBSOIL OR COMPACTED FILL.
7. UNSPECIFIED WALL FOOTINGS SHALL BE TWICE THE WIDTH OF THE SUPPORTED WALL AND AS DEEP AS THE WALL THICKNESS.
8. EXCAVATION DEPTHS FOR THE FOUNDATIONS SHOWN ON THE DRAWINGS ARE TO BE MAINTAINED FROM THE LOWEST ADJACENT UNDISTURBED SOIL GRADE OR APPROVED COMPACTED EARTH GRADE WITH AT LEAST 3'-0" MINIMUM HORIZONTAL DISTANCE TO DAYLIGHT AT BOTTOM OF FOUNDATION EXCAVATION UNO.
9. TOPSOIL OR UNDESIRABLE FILL BELOW SLABS ON GRADE SHALL BE REMOVED. BACK FILL UNDER SLABS AND AGAINST WALLS SHALL BE BANK-RUN GRAVEL, COMPACTED IN 6" LAYERS. SLABS ON GRADE SHALL BE CAST ON AT LEAST 6" OF COMPACTED GRAVEL.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING NECESSARY TO SUPPORT ANY CUT AND FILL BANKS DURING EXCAVATION, AND FOR FORMING AND PLACEMENT OF CONCRETE AND DRAINAGE.
11. FILLING AND BACK FILLING SHALL BE COMPACTED TO A MINIMUM OF 90% OR MORE. IF SO NOTED, OF MAXIMUM DENSITY IN ACCORDANCE WITH THE SOILS REPORT AND ASTM TEST METHOD D-1557-18. FLOODING OF BACK FILL IS NOT PERMITTED.
12. ALL FILL AND BACK FILL MATERIAL SHALL BE APPROVED BY THE PROJECT SOILS ENGINEER WHERE APPLICABLE.
13. WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO PLACEMENT OF CONCRETE. CARE SHALL BE TAKEN SO AS NOT TO DRY OUT THE UNDERLYING NATURAL SOILS.
14. UNLESS NOTED OTHERWISE, CURBS, GUTTERS, AND SIDEWALK AREAS OF THE SLABS MAY BE PLACED DIRECTLY ON APPROVED 90% MIN. COMPACTED FILL.
15. DO NOT BACK FILL AGAINST WALLS UNTIL THE STRUCTURAL FLOOR SLAB IS IN PLACE AND WALL IS CURED AT LEAST SEVEN (7) DAYS OR UNTIL THE WALL IS ADEQUATELY BRACED.

FOUNDATION ABBREVIATIONS USED

REINFORCING STEEL NOTES

1. ALL REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH THE CURRY MANUAL, OR STANDARD PRACTICE UNO.
2. REINFORCING STEEL FOR CAST-IN-PLACE CONCRETE SHALL BE ASTM A-63 GRADE 60 FOR ALL BAR SIZES UNO. ALL REINFORCING SHALL BE FROM IDENTIFIED STOCK WITH MILL ANALYSIS SUPPLIED.
3. ALL FIELD WELDED REINFORCING STEEL SHALL BE GRADE 60 AND CONFORM TO ASTM A-706 SPECIFICATIONS.
4. ALL WELDED WIRE REINFORCING MESH SHALL BE ASTM A-306.
5. BARS SHALL BE CLEAN OF RUST, GREASE OR OTHER MATERIAL LIKELY TO IMPAIR CONCRETE BONDING.
6. LAP ALL BPLICES TO BAR DIAMETERS. LAP WELDED WIRE MESH 6" UNLESS OTHERWISE DETAILED.
7. REINFORCING STEEL SHALL HAVE CONCRETE COVER PROTECTION FOR REINFORCING BARS AS LISTED IN SECTION 1 OF ACI 308 UNLESS OTHERWISE DETAILED.
8. CHAIRS SHALL BE PROVIDED AT CONSTRUCTION JOINTS AND SHALL BE THE SAME SIZE AND SPACING AS THE REINFORCING BARS FOR THE SUBSEQUENT CONCRETE CONSTRUCTION UNO.
9. PROVIDE #4 WAP INTO INTERSECTING WALL AT ALL WALL CORNERS FROM HORIZONTAL REINFORCEMENT UNLESS OTHERWISE DETAILED.
10. PROVIDE TWO (2) #5 BARS AROUND ALL WINDOWS AND DOOR OPENINGS, UNLESS OTHERWISE DETAILED.

GENERAL CONSTRUCTION NOTES:

1. NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE ARCHITECT.
2. ALL DIMENSIONS CONTROLLED BY EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE SITE.
3. CONSTRUCTION AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE REQUIREMENTS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION ON THE PROJECT, INCLUDING ALL COUNTY AND LOCAL ORDINANCES AND THE SAFETY ORDERS OF THE STATE INDUSTRIAL ACCIDENT COMMISSION (SIAC).
4. THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS.
5. ALL WORK PERFORMED SHALL CONFORM WITH THE REQUIREMENTS OF THE CURRENT BUILDING CODE AND OTHER APPLICABLE GOVERNING CODES AND BUILDING ORDINANCES. REFER TO BUILDING DEPARTMENT FOR ADDITIONAL INFORMATION.
6. ALL STRUCTURAL MATERIALS SHALL BE FURNISHED AS SHOWN IN THESE PLANS UNLESS ALTERNATES ARE APPROVED IN WRITING BY THE ARCHITECT.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING AND PROVIDING BRACING DURING CONSTRUCTION ERECTION TO SUPPORT ALL CONSTRUCTION LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED.
8. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE COMPLETED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES INCLUDING, BUT NOT LIMITED TO BRACING AND SHORING. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT DURING THE CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ARCHITECT ARE FOR THE PURPOSE OF QUALITY CONTROL, AND IN THE INTEREST OF ACHIEVING COMPLIANCE WITH THE CONTRACT DOCUMENTS. THEY DO NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS CONSTRUCTION SUPERVISION.
9. THE SHOP DRAWING REVIEW PROCESS BY THE ARCHITECT WILL ONLY COMMENCE AFTER THE PREPARATION OF SHOP DRAWINGS HAVE BEEN AS FOLLOWS:
 - A. INITIALLY REVIEWED AND ACCEPTED AS CONFORMING WITH THE CONSTRUCTION DRAWINGS BY THE RESPONSIBLE SUPERVISOR AND DRAWING CHECKER WITH THEIR SIGNATURES.
 - B. APPROVED AND ACCEPTED WITH A STAMP FROM THE GENERAL CONTRACTOR AS CONFORMING TO THE CONSTRUCTION DOCUMENTS.
 - C. A MINIMUM OF 10 WORKING DAYS HAS BEEN ALLOCATED FOR THE REVIEW PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE SHOP DRAWING REVIEW SCHEDULE.
10. SEE THE SPECIFICATIONS PACKAGE PRODUCED FOR ADDITIONAL REQUIREMENTS, IF APPLICABLE.

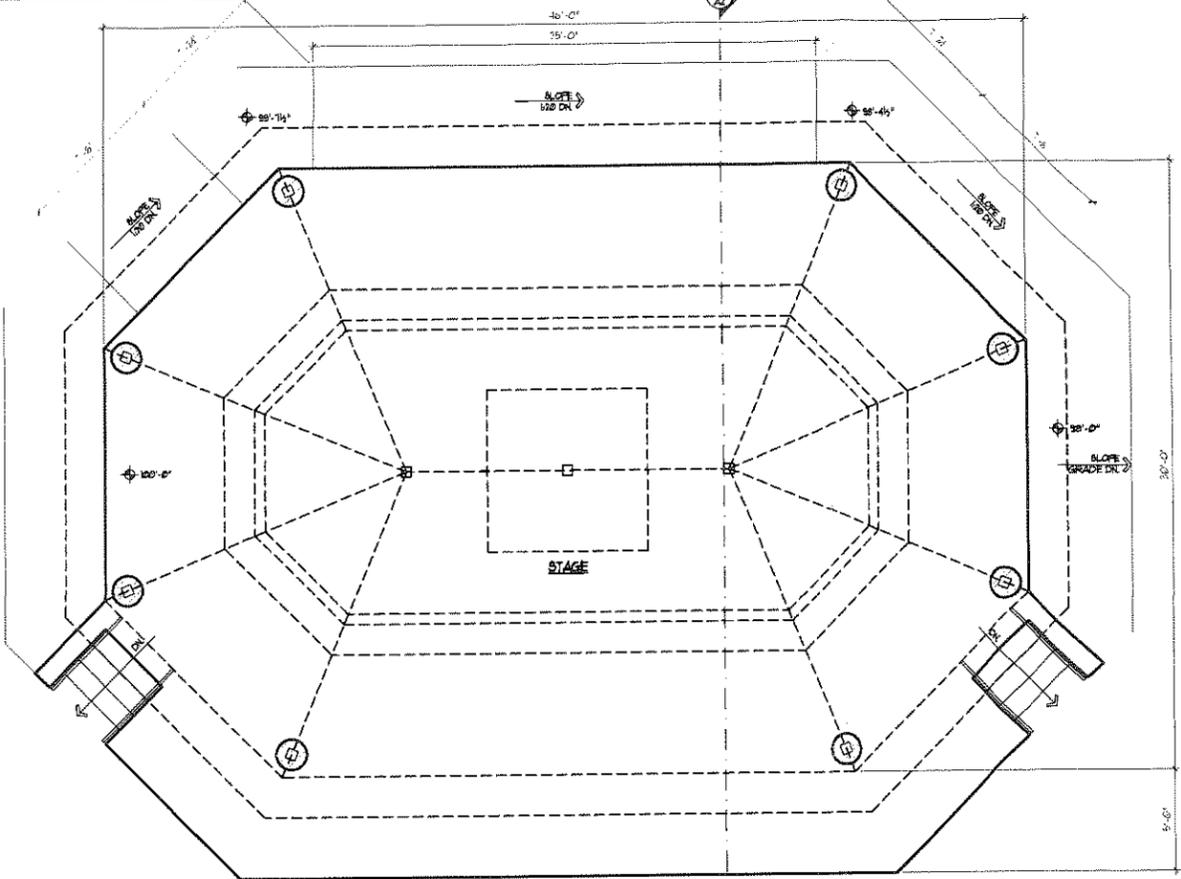
BUILDING DESIGN LOADS

1. GOVERNING CODE: WISCONSIN ADMINISTRATIVE CODE, SEC. 608.1009, IBC.
2. APPLIED DESIGN LOADS

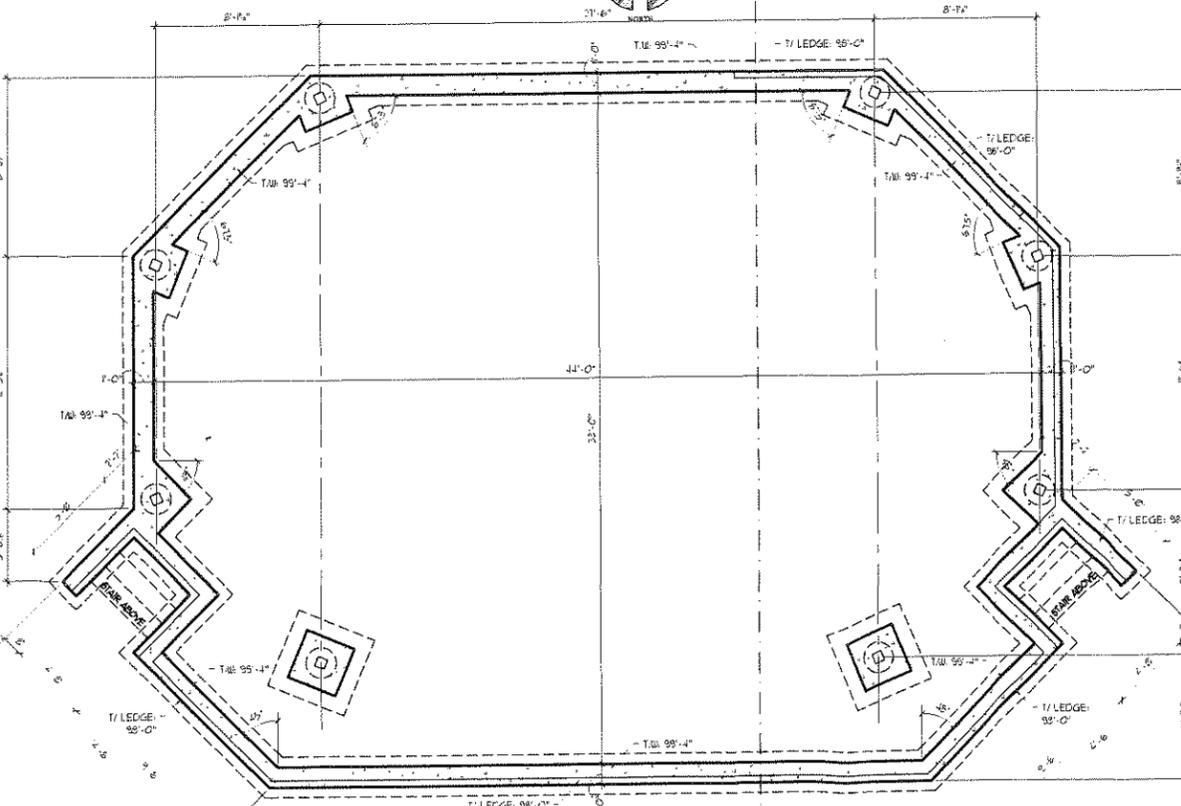
DEAD (D)	SI PSF
FLOOR (PRECAST PLANK)	SI PSF
ROOF	SI PSF
CEILING	SI PSF
APPLIED LIVE	SI PSF
FLOOR - LOBBIES / FIRST FLOOR CORRIDORS (L)	120 PSF
FLOOR - OFFICES (L)	50 PSF
ATTIC (L)	10 PSF
ROOF (L)	30 PSF
APPLIED SNOW (S)	SI PSF
GROUND SNOW LOAD (P _g)	30 PSF
FLAT ROOF SNOW LOAD (P _f)	SI PSF
SNOW EXPOSURE FACTOR (C _e)	0.8
SNOW LOAD IMPORTANCE (I _s)	1.0
THERMAL FACTOR (C _t)	1
APPLIED WIND (W)	SI PSF
BASIC WIND SPEED (3 SEC. GUST)	90 MPH
EXPOSURE CATEGORY	C
WIND IMPORTANCE FACTOR (I _w)	1.0
APPLIED SEISMIC	SI PSF
IMPORTANCE FACTOR (I)	1.0
OCCUPANCY CATEGORY	S
USE GROUP	I (ASSEMBLED)
SEISMIC RESPONSE	SI PSF
SPECTRAL RESPONSE	SI PSF
SEISMIC DESIGN CATEGORY	A
BASIC SEISMIC-FORCE-RESISTING SYSTEM	LIGHT FRAMED WALLS
BASE SHEAR (V)	6.43 KIPS
SEISMIC RESPONSE COEFFICIENT (C _s)	0.075
RESPONSE MODIFICATION FACTOR (R)	6
ANALYSIS PROCEDURE USED	EMPLIFIED ANALYSIS PROCEDURE

COLD-FORMED METAL FRAMING NOTES

1. ALL COLD-FORMED METAL FRAMING DESIGN, FABRICATION AND ERECTION SHALL CONFORM TO THE CURRENT ADOPTED EDITION OF AISI STANDARD FOR COLD-FORMED STEEL FRAMING - GENERAL PROVISIONS.
2. ALL WELDING SHALL COMPLY WITH AISI CODE AND SPECIFICATION AISI D11. ALL FIELD WELDING TO BE DONE BY AISI PRE-QUALIFIED WELDERS, CERTIFIED FOR WELDS MADE.
3. SUPPLIER OF COLD-FORMED FRAMING SHALL PROVIDE SHOP DRAWINGS THAT:
 - A) INDICATE COMPONENT DETAILS, FRAMED OPENINGS, BEARINGS, ANCHORAGE LOADS, HELDS, TYPE AND LOCATION OF FASTENERS AND ACCESSORIES
 - B) INDICATE STUD, ROOF RAFTER AND ROOF TRUSS LAYOUT.
4. ALIGN FLOOR AND CEILING TRACKS. SECURE IN PLACE WITH FASTENERS AT MAXIMUM 24" O.C. CONNECT STUDS TO TRACKS USING FASTENER METHOD.
5. CONSTRUCT CORNERS USING MIN. THREE BRD. DOUBLE STUD AT WALL OPENINGS, DOOR JAMBS AND WINDOW JAMBS.
6. FULLY BEAT ACIAL LOADED STUDS IN RECEIVING TRACKS.
7. ATTACH CROSS STUDS TO STUDS FOR ATTACHMENT OF FIXTURES ANCHORED TO WALLS.
8. INSTALL BRACING BETWEEN STUDS FOR ATTACHMENT OF MECHANICAL AND ELECTRICAL ITEMS, AND TO PREVENT STUD ROTATION.



FLOOR PLAN
SCALE: 1/4\"/>



FOUNDATION PLAN
SCALE: 1/4\"/>

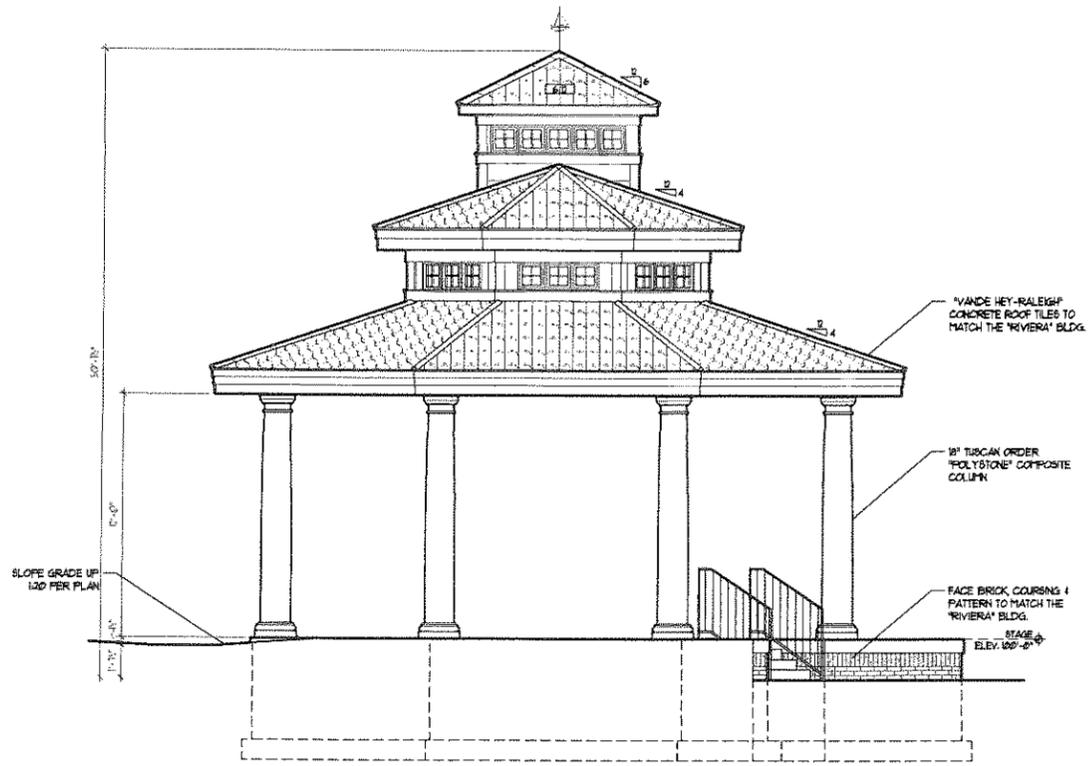
McCormack + Ethen / Architects, LLP
Lake Geneva, WI 53147
400 Broad Street
Ph: (262) 248-9391
Fax: (262) 248-9392
www.mccormackethen.com
contact@mccormackethen.com



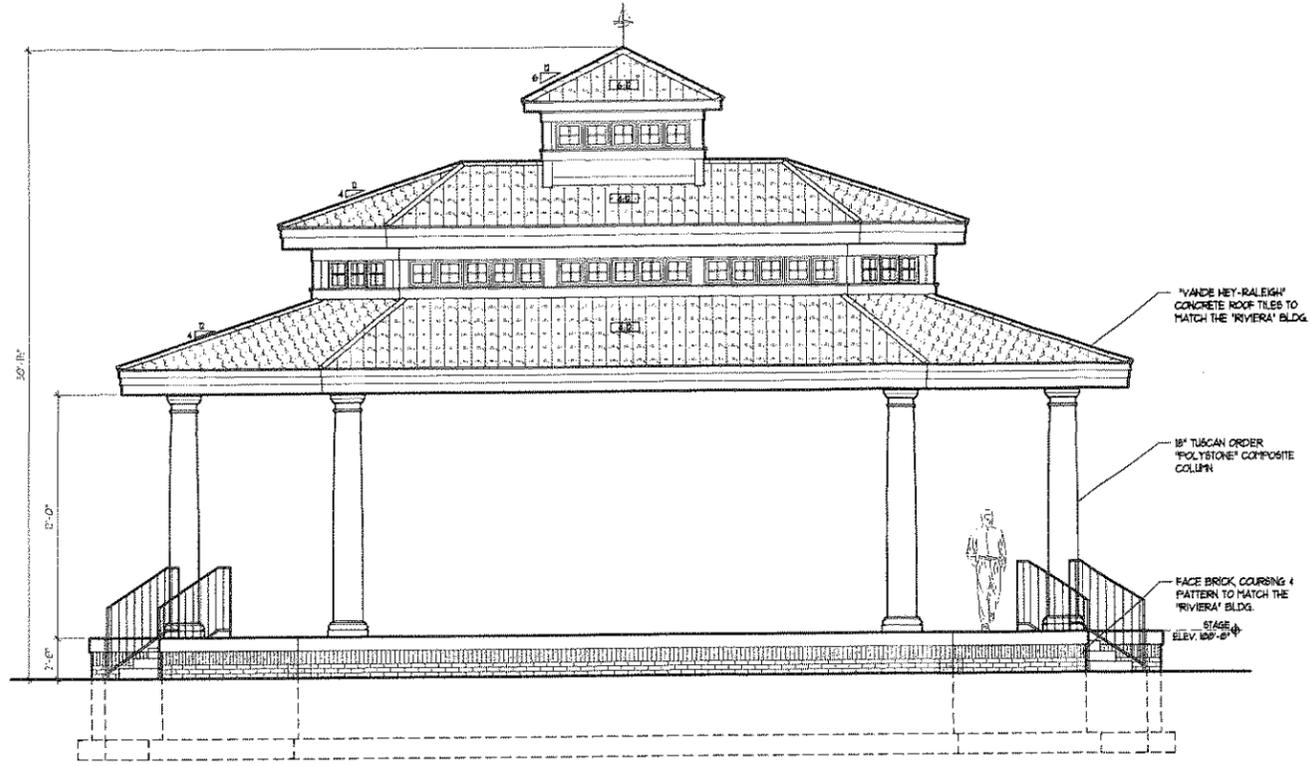
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NEW FLAT IRON PARK PAVILION
FLAT IRON PARK
LAKE GENÈVE, WISCONSIN 53147
PROJECT NO.
1306

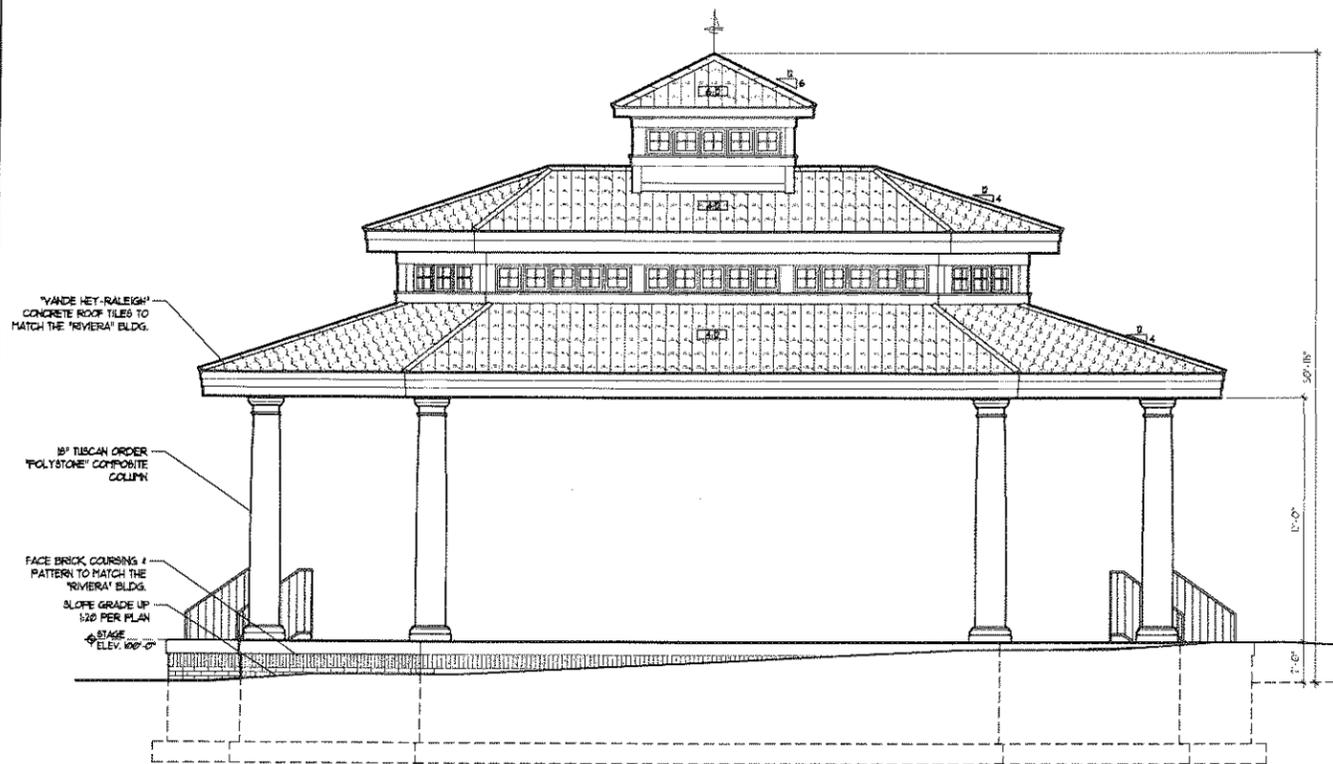
REVISIONS
<ul style="list-style-type: none"> PRELIMINARY REV/APPROVAL PERMIT CONSTRUCTION
DATE 09.20.13
SHEET A-1



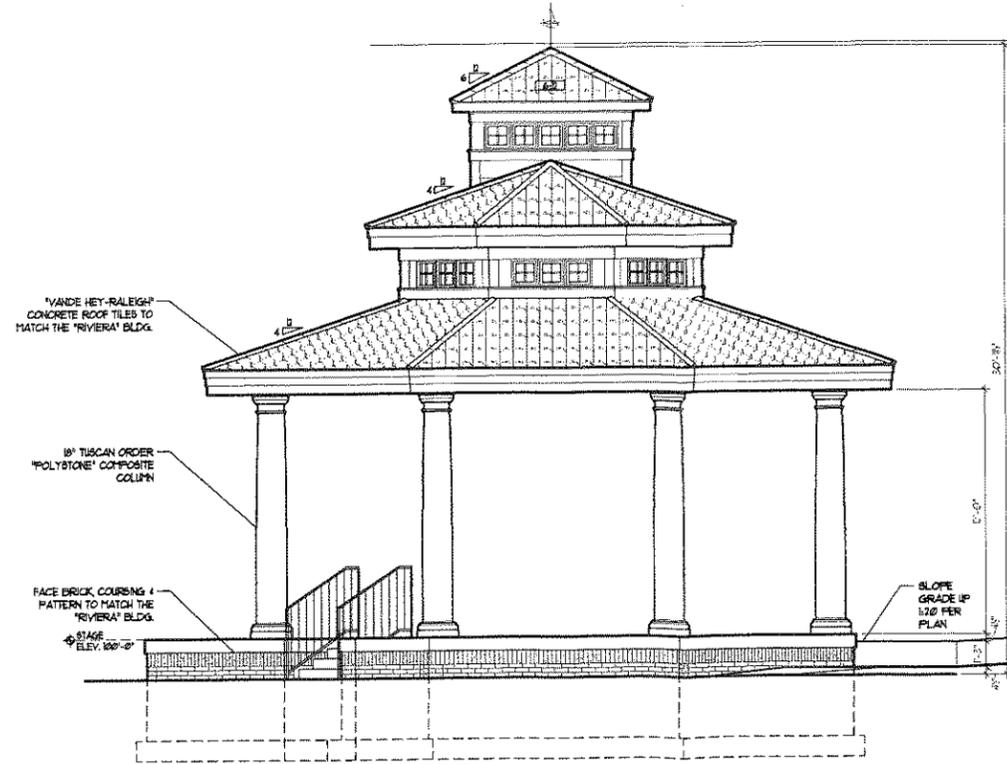
PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



D. LANDSCAPE PLAN

E. SIGNAGE & SITE LIGHTING PLAN

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

328 Center St
Lake Geneva WI 53147

NAME AND ADDRESS OF CURRENT OWNER:

Alex Paredes + Yolanda
4843 W Dakin St Chi, IL 60641

TELEPHONE NUMBER OF CURRENT OWNER: (773) 858-9771

NAME AND ADDRESS OF APPLICANT:

Alex Paredes + Yolanda Frantany
4843 W Dakin St Chi, IL 60641

TELEPHONE NUMBER OF APPLICANT: (773) 858-9771

PROPOSED CONDITIONAL USE:

allow for residential daily, weekend, and weekly rental

ZONING DISTRICT IN WHICH LAND IS LOCATED: PD - Planned Development

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

None at this time. However will have when approved

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Please see attached Addendum (A)
Also attached Addendum (B)

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

1/20/2014
DATE

Alex Paredes
SIGNATURE OF APPLICANT

AGREEMENT FOR SERVICES

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

Alex Paredes + Yolanda Fronteny, as applicant/petitioner for:

Name: Alex Paredes + Yolanda Fronteny
Address: 4843 W Dakin St
Chicago IL 60641
Phone: 773-858-9771

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

Dated this 20 day of January, 2014.

Alex Paredes

Printed name of Applicant/Petitioner

Alex Paredes

Signature of Applicant/Petitioner



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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

- _____ (a) A map of the proposed conditional use:
 - _____ Showing all lands for which the conditional use is proposed;
 - _____ Showing all other lands within 300 feet of the boundaries of the subject property;
 - _____ Referenced to a list of the names and addresses of the owners of said lands as they appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);
 - _____ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
 - _____ Map and all its parts are clearly reproducible with a photocopier;
 - _____ Map size of 11" by 17" and map scale not less than one inch equals 800 ft.
 - _____ All lot dimensions of the subject property provided;
 - _____ Graphic scale and north arrow provided.
- _____ (b) A map, such as the Land Use Plan Map, of the generalized location of the subject property in relation to the City as a whole:
- _____ (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations (see Site Plan Review checklist);
- _____ (d) A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as

proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.

(e) Written justification for the proposed conditional use:

Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. (See below)

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

The area is a mixed use of commercial & residential properties. The conditional use is consistent with the use in the area.

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

The area is a mixed use of commercial & residential properties. The conditional use is consistent with the use in the area.

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

No

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

The area where the property is located is a mixed use for both commercial & residential. Fits in well with this area and the city.

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

Yes

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

Yes

IV.FINAL APPLICATION PACKET INFORMATION

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

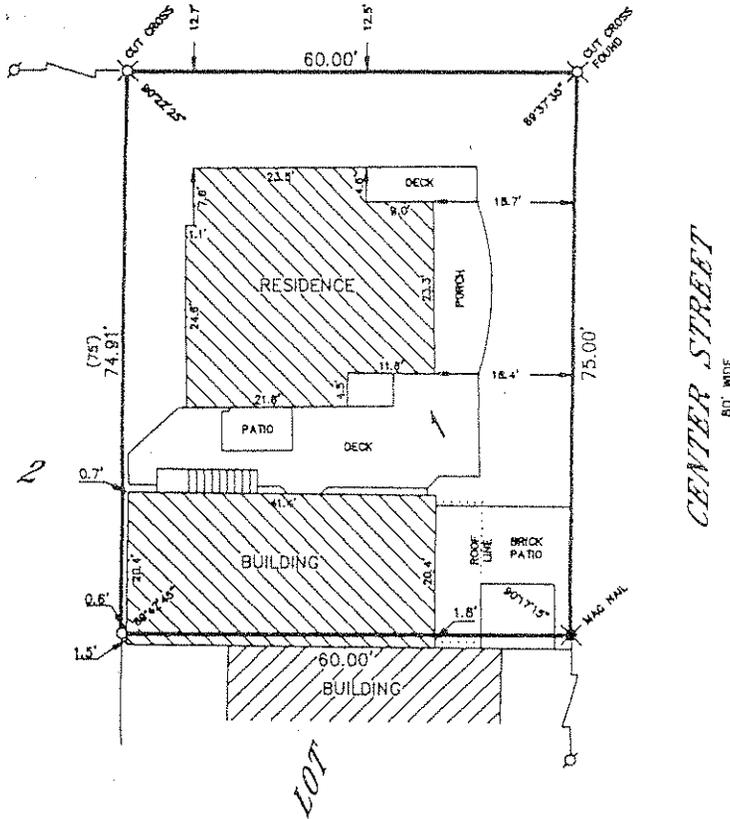
- ___ Receipt of 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ___ Receipt of 25 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: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

**WALWORTH COUNTY
SURVEYING & MAPPING**

P. O. BOX 1115
LAKE GENEVA, WISCONSIN
262-248-0505

WISCONSIN STREET

80' WIDE



PLAT OF SURVEY OF

THE NORTH 75 FEET OF LOT 1, BLOCK 16 OF
THE ORIGINAL PLAT OF THE VILLAGE OF GENEVA,
NOW CITY OF LAKE GENEVA, WALWORTH COUNTY,
WISCONSIN.

ORDERED BY: SHOREWEST REALTORS, INC.
623 WEST MAIN STREET
LAKE GENEVA, WISCONSIN
53147

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED
PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION
THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY,
ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES
AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY
FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACH-
MENTS, IF ANY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF
THE PROPERTY AND ALSO THOSE WHO PURCHASE MORTGAGE OR
GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE
HEREOF.

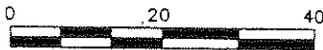
Robert M. Baerrenwald
ROBERT M. BAERRENWALD
WISCONSIN REGISTERED LAND SURVEYOR, S-1508

Feb. 18, 2005
DATE JOB NO. 7521

NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

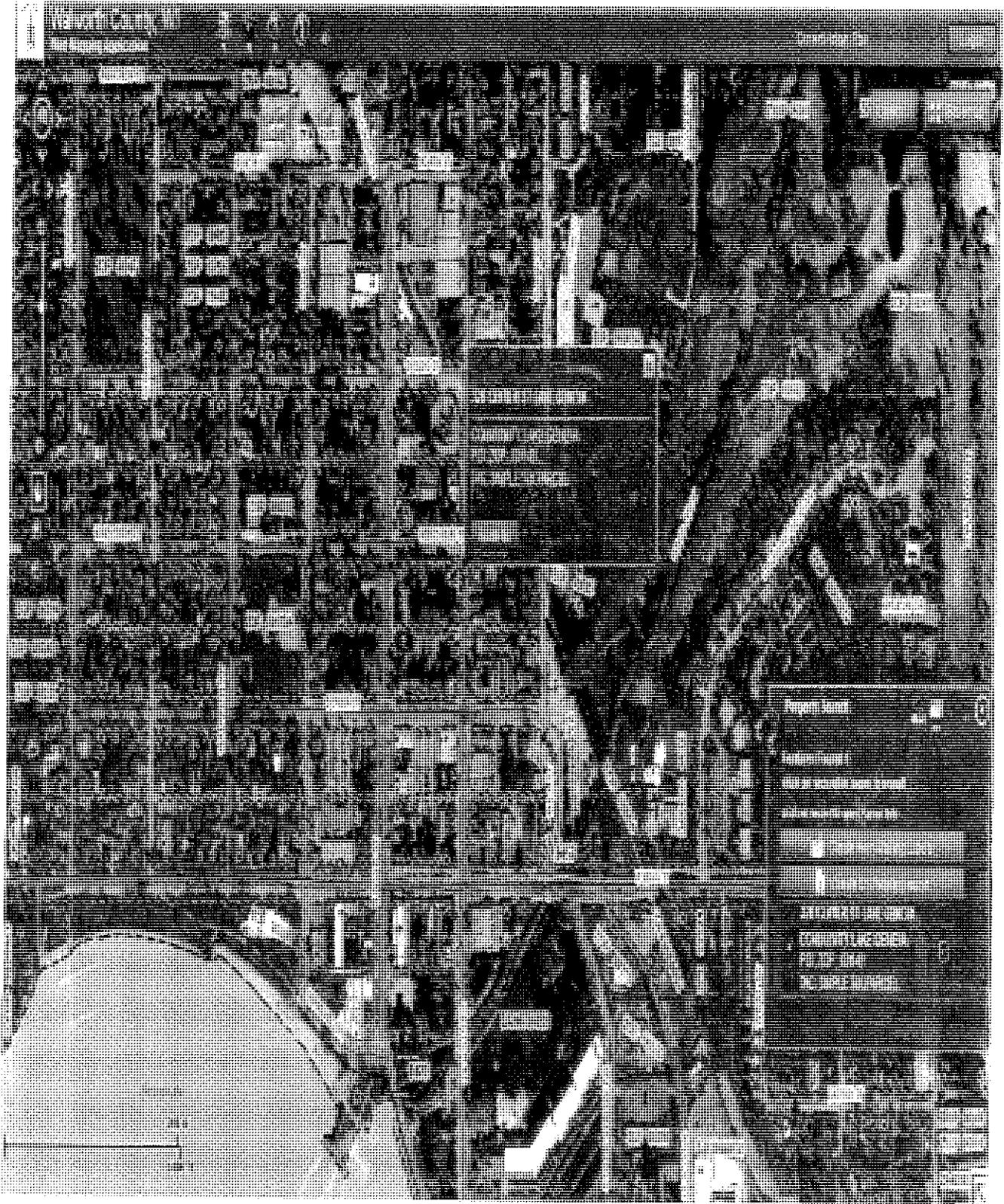


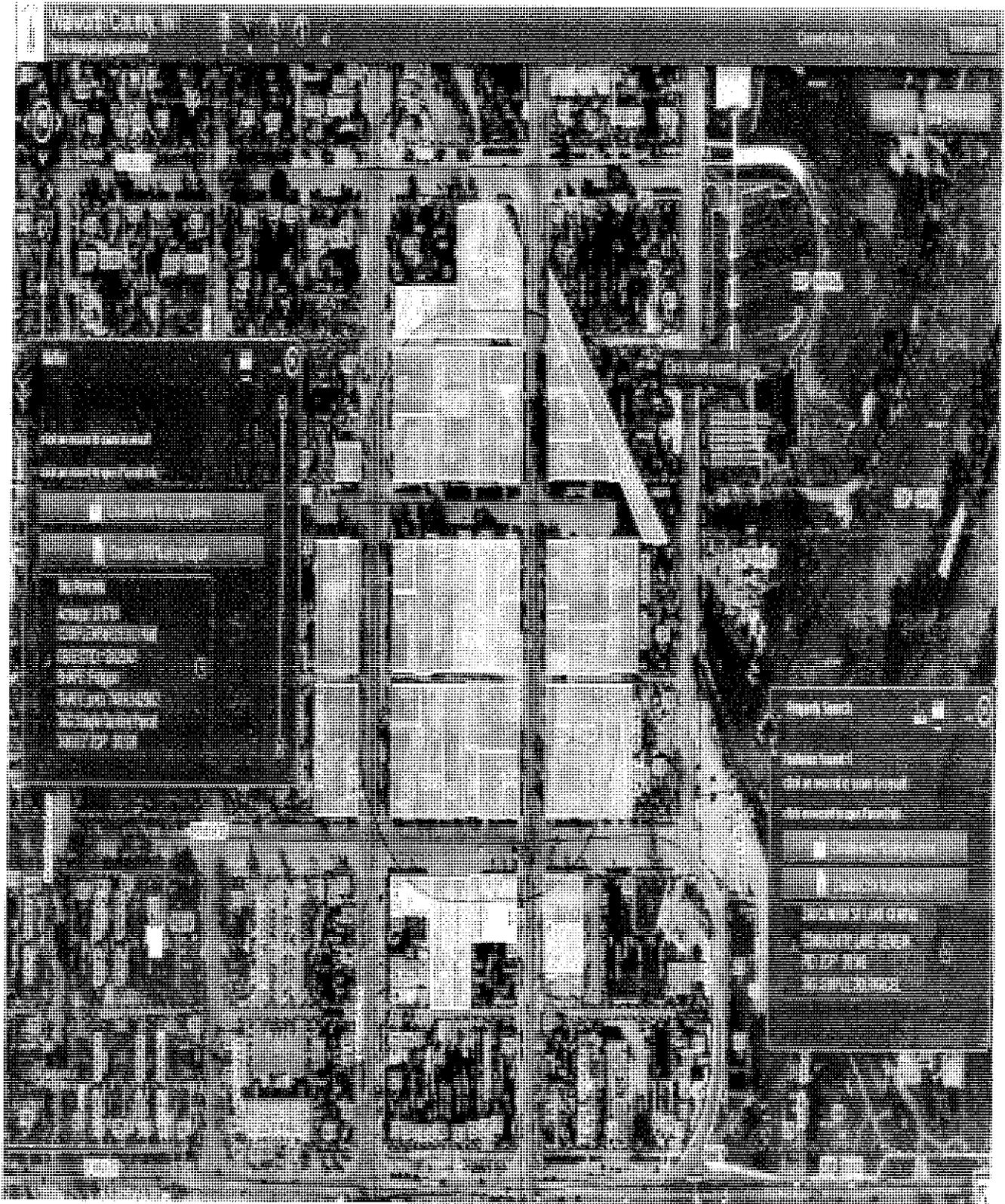
SCALE IN FEET



LEGEND

- IRON PIPE FOUND
- ⊖-IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- IRON PIPE PLACED
- (-RECORDED AS





ADDENDUM (A)

We would like to convert property 328 Center St to a daily, weekly, and weekend residential rental. We came to this decision, because for the past three years we are finding it difficult to find a tenant such as retail, doctor, attorney office that this space would be ideal for. We are in a planned development area; however were still not on Main Street where it seems that most offices and retail business prefer to be. This place sits empty now which never looks good for any area. This venture will only bring in more revenue dollars and tourism to this beautiful city. This residence can accommodate up to eight persons per stay, and will blend in beautifully with the existing neighborhood. Attached you will find Addendum (B). This document is a copy of a signed lease securing private parking spaces needed per zoning for this venture.

Thank you

Alex Paredes

Addendum (B)

REAL ESTATE LEASE

This Lease Agreement (this "Lease") is made effective as of November 1, 2013, by and between C&T Rental Partnership ("Landlord"), and Alex Paredes ("Tenant"). The parties agree as follows:

PREMISES. Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant Four (4) Parking Spaces (the "Premises") located at 622 Wisconsin St., Lake Geneva, Wisconsin 53147.

TERM. The lease term will begin on November 01, 2013 and will terminate on November 30, 2015. (Automatic renewal)

LEASE PAYMENTS. Tenant shall pay to Landlord monthly installments of \$140.00 per month, payable in advance on the first day of each month. Lease payments shall be made to Landlord at 326 Center St., Lake Geneva, Wisconsin 53147.

POSSESSION. Tenant shall be entitled to possession on the first day of the term of this Lease, and shall yield possession to Landlord on the last day of the term of this Lease, unless otherwise agreed by both parties in writing. At the expiration of the term, Tenant shall remove its goods and effects and peaceably yield up the Premises to Landlord in as good condition as when delivered to Tenant, ordinary wear and tear excepted.

USE OF PREMISES/ABSENCES. Tenant shall occupy and use the Premises as a vehicle parking area for guests of Alex Paredes.

PROPERTY INSURANCE. Landlord and Tenant shall each be responsible to maintain appropriate insurance for their respective interests in the Premises and property located on the Premises.

MAINTENANCE. Landlord shall have the responsibility to maintain the Premises in good repair at all times and perform all repairs necessary to satisfy any implied warranty of habitability.

UTILITIES AND SERVICES. Landlord shall be responsible for all utilities and services in connection with the Premises.

TAXES. Landlord shall pay all real estate taxes which may be levied against the Premises.

TERMINATION UPON SALE OF PREMISES. Notwithstanding any other provision of this Lease, Landlord may terminate this lease upon sixty (60) days' written notice to Tenant that the Premises have been sold.

HABITABILITY. Tenant has inspected the Premises and fixtures (or has had the Premises inspected on behalf of Tenant), and acknowledges that the Premises are in a reasonable and acceptable condition of habitability for their intended use, and the agreed lease payments are fair and reasonable. If the condition changes so that, in Tenant's opinion, the habitability and rental value of the Premises are adversely affected, Tenant shall promptly provide reasonable notice to Landlord.

DEFAULTS. Tenant shall be in default of this Lease if Tenant fails to fulfill any lease obligation or term by which Tenant is bound. Subject to any governing provision of law to the contrary, if Tenant fails to cure any financial obligation within 5 days (or any other obligation within 10 days) after written notice of such default is provided by Landlord to Tenant, Landlord may elect to cure such default and the cost of such action shall be added to Tenant's financial obligations under this Lease. All sums of money or charges required to be paid by Tenant under this Lease shall be additional rent, whether or not such sums or charges are designated as "additional rent". The rights provided by this paragraph are cumulative in nature and are in addition to any other rights afforded by law.

CUMULATIVE RIGHTS. The rights of the parties under this Lease are cumulative, and shall not be construed as exclusive unless otherwise required by law.

NON-SUFFICIENT FUNDS. Tenant shall be charged the maximum amount allowable under applicable law for each check that is returned to Landlord for lack of sufficient funds.

DANGEROUS MATERIALS. Tenant shall not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might substantially increase the danger of fire on the Premises, or that might be considered hazardous by a responsible insurance company, unless the prior written consent of Landlord is obtained and proof of adequate insurance protection is provided by Tenant to Landlord.

MECHANICS LIENS. Neither Tenant nor anyone claiming through the Tenant shall have the right to file mechanics liens or any other kind of lien on the Premises and the filing of this Lease constitute notice that such liens are invalid. Further, Tenant agrees to (1) give actual advance notice to any contractors, subcontractors or suppliers of goods, labor, or services that such liens will not be valid, and (2) take whatever additional steps that are necessary in order to keep the premises free of all liens resulting from construction done by or for the Tenant.

SUBORDINATION OF LEASE. This Lease is subordinate to any mortgage that now exists, or may be given later by Landlord, with respect to the Premises.

ASSIGNABILITY/SUBLETTING. Tenant may not assign or sublease any interest in the Premises, nor assign, mortgage or pledge this Lease, without the prior written consent of Landlord, which shall not be unreasonably withheld.

NOTICE. Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed to the party at the appropriate address set forth below. Such addresses may be changed from time to time by either party by providing notice as set forth below. Notices mailed in accordance with these provisions shall be deemed received on the third day after posting.

LANDLORD:

C&T Rental Partnership
326 Center St.
Lake Geneva, WI 53147

TENANT:

Alex Paredes
4843 W Dakin St.
Chicago, IL 60641

GOVERNING LAW. This Lease shall be construed in accordance with the laws of the State of Wisconsin.

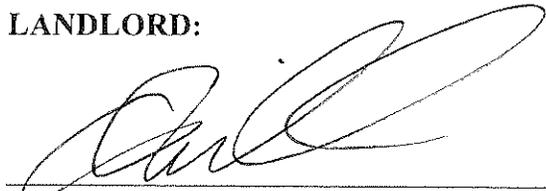
ENTIRE AGREEMENT/AMENDMENT. This Lease contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

SEVERABILITY. If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

WAIVER. The failure of either party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

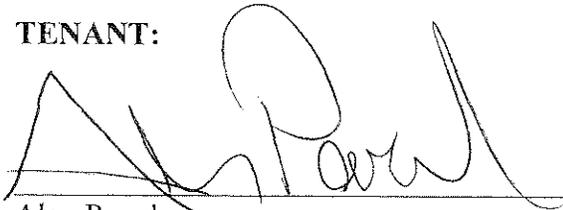
BINDING EFFECT. The provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors and assigns.

LANDLORD:



Arthur C. Tillman – C&T Rental Partnership

TENANT:



Alex Paredes

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

845 Bayview Dr. Lake Geneva WI 53147
Lot 6 Bk1 Geneva Bay Est. city of Lake Geneva
SW 1/4 SE

NAME AND ADDRESS OF CURRENT OWNER:

John + Barbara Salyer
456 W. Sunset Road Barrington IL 60010

TELEPHONE NUMBER OF CURRENT OWNER: 847-271-5876

NAME AND ADDRESS OF APPLICANT:

Reeds Construction LLC
W3199 S Lake Shore Drive Lake Geneva WI 53147

TELEPHONE NUMBER OF APPLICANT: Jeff Reed
Shop 262-248-2934 Cell 262-949-5064

PROPOSED CONDITIONAL USE:

Addition to pier Add a New slip 5'x33' slip
with 5' x 19'6" catwalk slip for Boat is 14'x33' with canopy
and slide h that is there over to the NE

ZONING DISTRICT IN WHICH LAND IS LOCATED: Residential

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

Reed's Construction LLC
W3199 S. Lake Shore Dr.
Lake Geneva WI 53147

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

put 2 cribs in the water and Filled with rock
then Building a Jacks and stringer and decking at the Shop The Haul
it to the lake and put together

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

1-15-14
DATE

Jeff Reed
SIGNATURE OF APPLICANT

AGREEMENT FOR SERVICES

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

Reed's Construction LLC, as applicant/petitioner for:

Name: Jeff Reed

Address: W3199 S Lake Shore Dr.

Lake Geneva WI 53147

Phone: Shop 262-248-2934 cell 262-947-5064

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

Dated this 15 day of January, 2014.

Jeffery A Reed
Printed name of Applicant/Petitioner

Jeffery A Reed
Signature of Applicant/Petitioner

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

- _____ (a) A map of the proposed conditional use:
 _____ Showing all lands for which the conditional use is proposed;
 _____ Showing all other lands within 300 feet of the boundaries of the subject property;
 _____ Referenced to a list of the names and addresses of the owners of said lands as they appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);
 _____ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
 _____ Map and all its parts are clearly reproducible with a photocopier;
 _____ Map size of 11" by 17" and map scale not less than one inch equals 800 ft;
 _____ All lot dimensions of the subject property provided;
 _____ Graphic scale and north arrow provided.
- _____ (b) A map, such as the Land Use Plan Map, of the generalized location of the subject property in relation to the City as a whole;
- _____ (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations (see Site Plan Review checklist);
- _____ (d) A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as

proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.

(e) Written justification for the proposed conditional use:

_____ Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. (See below)

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

The slip + L will be 13' off lot line
New slip 5' x 33' with 5' x 19'6" catwalk

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?

going to be used as private Boat docking and
summer housing for Boat

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

No this is all on private property is a pier
Just like all the other pier on the lake

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?

used for private boat dock and fishing off of and
swimming and for storing the boat for the summer

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?

Pier is down on the water + the Home owner is responsible
for repair + up keep It is made at a building and haul into be
installed It is stored on private property when removed during th
winter

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?

Public does not benefit this is a private pier for private use
only, will not cost public Anything

IV.FINAL APPLICATION PACKET INFORMATION

- ____ Receipt of 5 full scale copies in blueline or blackline
of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ Receipt of 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;
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- ___ 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:**

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- ___ 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: _____

Notice: Pursuant to chs. 30 and 31, Wis. Stats., ch. 281, Wis. Stats., and s. 283.33, Wis. Stats., this form is used to apply for coverage under the state construction site storm water runoff general permit, and to apply for a state or federal permit or certification for waterway and wetland projects or dam projects. This form and any required attachments constitute the permit application. Failure to complete and submit this application form may result in a fine and/or imprisonment or forfeiture under the provisions of applicable laws including s. 283.91, Wis. Stats. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Public Records Laws (ss. 19.31-19.39, Wis. Stats.).

Use this form for (check all that apply):

- Work in public waters (DNR - ch. 30, Wis. Stats.)
- Work in waters of the U.S (Corps of Engineers)
- Permit for Wetland Fill (DNR or Corps of Engineers)
- Storm water NOI - New land disturbing construction activity
- Storm water NOI - Renewal FIN # _____
- Dam projects (DNR or Corps of Engineers)

Read all instructions provided before completing. If additional space is needed, attach additional pages.

Section 1: Applicant/Permittee Information

Applicant Name (Ind., Org. or Entity) John + Barbara Salyer		Authorized Representative		Title	
Mailing Address 456 W. Sunset Road		City Barrington	State IL	ZIP Code 60010	
Email Address Jwsalyer@aol.com		Phone Number (incl. area code) 847-271-5876	FAX Number (incl. area code) 847-908-2802		

Section 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind., Org. or Entity) John + Barbara Salyer		Contact Person John Salyer		Title owner	
Mailing Address 456 W. Sunset Road		City Barrington	State IL	ZIP Code 60010	
Email Address JW salyer@aol.com		Phone Number (incl. area code) 847-271-5876	FAX Number (incl. area code) 847-908-2802		

Section 3: Other Contact Information (check one)

Consultant or Plan Preparer Contractor Agent Other If Other, specify: _____

Name (Ind., Org. or Entity) Reed's Construction LLC		Contact Person Jeff Reed		Title owner	
Mailing Address W3199 South Lake Shore Dr.		City Lake Geneva	State WI	ZIP Code 53147	
Email Address info@reedsconstructionllc.com		Phone Number (incl. area code) 262-949-5864 cell	FAX Number (incl. area code) 262-248-3537		

Section 4: Project or Site Location

Project Name John + Barbara Salyer		County Walworth	<input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village
Location Address/Description 845 Bayview Dr		of Lake Geneva	

Section 5: Location Information

Create a map depicting the project location or the perimeter of the construction site (land disturbance) and relationship to nearby water resources using the Surface Water Data Viewer <http://dnr.wi.gov/topics/surfacewater/swdvl/> or a 7.5-minute series topographic map. You can print the map and then draw the location on the map.

Provide the section, range, township information and if available, the Latitude and Longitude information.

PLSS (Public Land Survey System) Method					
Quarter-Quarter	Quarter	Section	Township	Range	If this site is not wholly contained on the quarter-quarter section, more description:
SW 1/4 - SE 1/4		35	2 N	17	<input checked="" type="checkbox"/> E <input type="checkbox"/> W
Tax parcel Number 26B00006					

Water Resources Application for Project Permits

Form 3500-053 (R 9/12)

Section 6: Waterways and Wetlands (see instructions about potential additional application requirements)

Name (description if unnamed) of closest waterbodies Lake Geneva	Type <input checked="" type="radio"/> Lake <input type="radio"/> Stream	Special Status <input type="radio"/> ORW/ERW <input type="radio"/> 303(d) listed
--	--	---

Yes No Wetlands:

Wetlands will be filled, excavated, or disturbed during construction or as part of this project.

The presence of wetlands has been evaluated using: (check all that apply)

- Wisconsin Wetlands Inventory
- Wetland Delineation (attached report)
- Wetland Locator Tool
<http://dnr.wi.gov/topic/Wetlands/locating.html>
- Soils (NRCS maps)
- Other:

Applicant/Project Name: John Salyer	County: Crib walworth
--	------------------------------

Latitude and Longitude Method (if available)

	Degrees	Minutes	Seconds	Method of Determining
Latitude				<input type="checkbox"/> GPS <input type="checkbox"/> DNR's Surface Water Data Viewer <input type="checkbox"/> Other:
Longitude				

Section 7: Project Information (attach additional sheets as necessary)

Duration:	Anticipated Project Start Date (mm/dd/yyyy) June 2014	Anticipated Project End Date (mm/dd/yyyy) Dec 2014
Photos: Provide photographs of the "before" condition.	Date of Photographs (mm/dd/yyyy)	

Narrative of the Project:

Provide a one to two paragraph description of the proposed project, including land and water alterations and intended use(s) of the project. **wood construction pier with wood crib filled with rock want to add one more slip and move it over.**

Permitt Number to pier there Now is IP-SF-2012-65-01304

Section 8: Attachments and Permit Access (include required attachments for each proposed activity.)

The following attachments, such as the construction Erosion and Sediment Control (form 3500-052A) and the Post-Construction Storm Water Management (form 3500-052B) for a storm water construction permit application, constitute this permit application: (include all that apply)

Attachment name(s):

Not Disturbing Bank

I have obtained a copy of the construction site storm water runoff general permit from the department's internet site: <http://dnr.wi.gov/topic/Stormwater/construction/forms.html>

Section 9: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or imprisonment or forfeiture under the provisions of applicable laws.

Permission: I hereby give the Department permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) Reed's Construction LLC	Title Owner of Reed	Phone Number 262-949-5064
Signature of Applicant 	Date Signed 1-3-14	

PLEASE COMPLETE BOTH PAGES 1 & 2 OF THIS APPLICATION. PRINT OR TYPE. The Department requires use of this form for any application filed pursuant to Chapter 30, Wis. Stats. The Department will not consider your application unless you complete and submit this application form. Personally identifiable information on this form will not be used for any other purpose, but it must be made available to requesters under Wisconsin's open records law [s. 19.31-19.39, Wis. Stats.].

1. Applicant (Individual or corporate name) <u>John + Barbara Salyer</u>		2. Agent/Contractor (firm name) <u>Reed's Construction LLC</u>	
Address <u>456 W. Sunset Road</u>		Address <u>W3199 South Lake Shore Dr.</u>	
City, State, Zip Code <u>Barrington IL 60010</u>	Fire Number <u>845</u>	City, State, Zip Code <u>Lake Geneva WI 53121</u>	
Telephone No. (Include area code) <u>847-271-5876</u>	Tax Parcel Number <u>ZGB00006</u>	Telephone No. (Include area code) <u>262-248-2934</u>	<u>262-949-5064</u>

3. If applicant is not owner of the property where the proposed activity will be conducted, provide name and address of owner and include letter of authorization from owner. Owner must be the applicant or co-applicant for structure, diversion and stream realignment activities.

Owner's Name	Address	City, State, Zip Code
--------------	---------	-----------------------

4. Is the applicant a business? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, is the permit or approval you are applying for necessary for you to conduct this business in the State of Wisconsin? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, please explain why (attach additional sheets if necessary):	5. Project Location Address <u>845 Bayview Dr</u> Village/City/Town <u>Lake Geneva</u> Fire Number <u>845</u> Tax Parcel Number <u>ZGB00006</u> Waterway <u>Lake Geneva</u> County <u>Walworth</u> Govt Lot <u>60</u> OR <u>Block 1/4 SE 1/4</u> of Section <u>35</u> , Township <u>2 North, Range 17 (East) (West)</u>
--	--

6. Adjoining Riparian (Neighboring Waterfront Property Owner) Information

Name of Riparian #1 <u>Robert Renee Larson</u>	Address <u>2403 Stead Court Naperville IL 60564</u>	City, State, Zip Code <u>Naperville IL 60564</u>
Name of Riparian #2 <u>Peggy Nicodem</u>	Address <u>1608 Anthony Lane Maitland, IL 60050</u>	City, State, Zip Code <u>Maitland, IL 60050</u>

7. Project Information (Attach additional sheets if necessary)

(a) Describe proposed activity (include how this project will be constructed)
Wood construction pier with wood crib Filled with Rocks

(b) Purpose, need and intended use of project
Main pier with 2 Boat slip with canopy 2 Jet lift + 1 for Riggins and Boat

(c) I have applied for or received permits from the following agencies: (Check all that apply) Bay for R&B

Municipal County Wis. DNR Corps of Engineers

(d) Date activity will begin if permit is issued ASAP; be completed: Dec 2014

(e) Is any portion of the requested project now complete? Yes No
 If yes, identify the completed portion on the enclosed drawings and indicate here the date activity was completed:

Permit IP-SE-2012-65-01304

I hereby certify that the information contained herein is true and accurate. I also certify that I am entitled to apply for a permit, or that I am the duly authorized representative or agent of an applicant who is entitled to apply for a permit. Any inaccurate information submitted may result in permit revocation, the imposition of a forfeiture(s) and requirement of restoration.

Signature of Applicant(s) or Duly Authorized Agent <u>Jeff Reed</u>	Date Signed <u>1-3-14</u>
--	------------------------------

LEAVE BLANK - FOR RECEIVING AGENCY USE ONLY		
Corps of Engineers Process No.	Wisconsin DNR File No.	
Received By	Date Received	Date Application Was Complete

Drawings of proposed activity should be prepared in accordance with sample drawing.

Location Sketch (Indicate scale)
Show route to project site: include nearest main road and crossroad.

N 1" = _____ ft.

Fire Number 845

Proposed Materials

2 Rock Filled cribs
All wood will be Doug Fir
6X6 post + Jacks
4X6 stringers
2X8 Decking
wood crib Filled with Field stone

See Next page

Project Plans (Include top view and typical cross sections. Clearly identify features and dimensions or indicate scale.)
Use additional sheets if necessary.

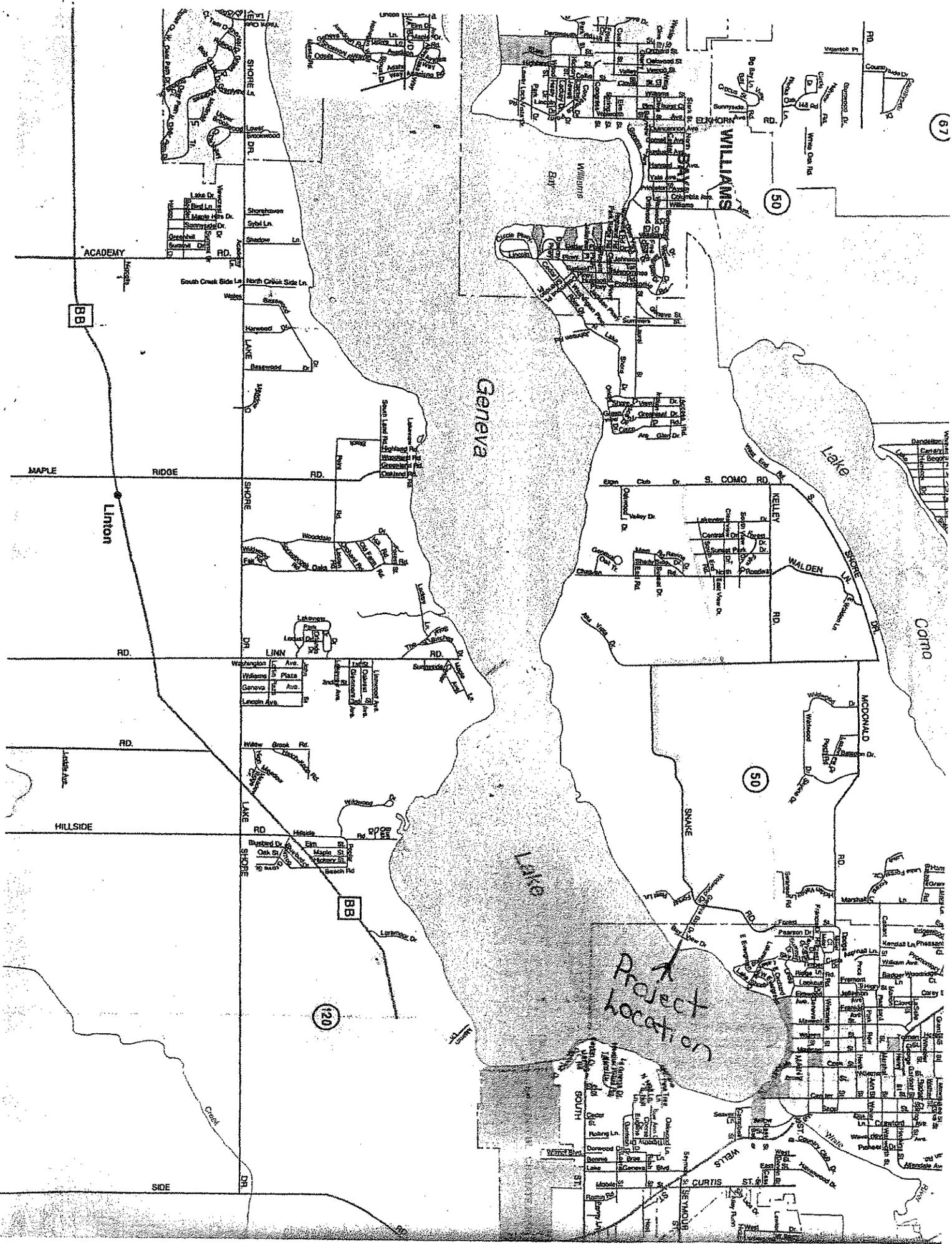
N 1" = _____ ft.

Top View

See Next pages

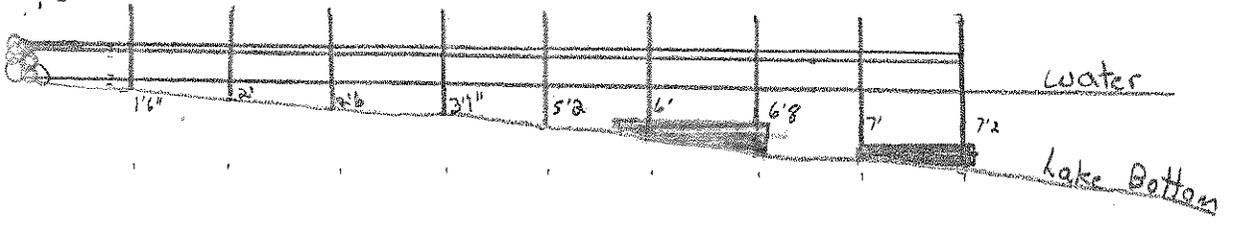
Cross Section

See Next pages



Project Locations

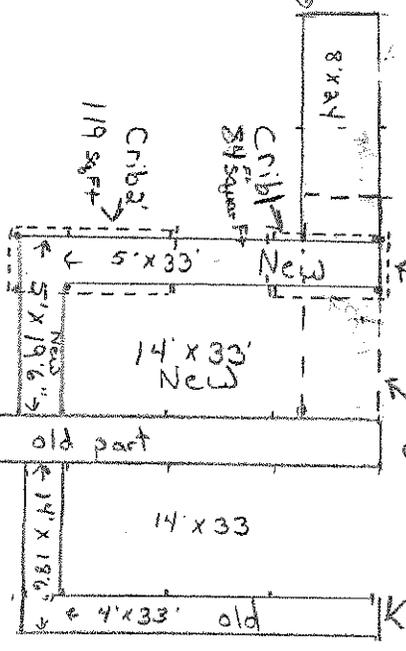
Side View



1" = 80 FT

Top View

Tico Inc
Lot line
66 FT
John Salyer
34 FT
ot line



Approved pier plan
IPSE-2012-65-01304

Water Depths

- 100 7'2"
- 90 7'
- 80 6'8"
- 70 6'
- 60 5'2"
- 50 3'10"
- 40 3'1"
- 30 2'5"
- 20 2'
- 10 1'6"

Robert Larsson

N ↓

Approved Pier Plan
 Tambora
 6/4/12

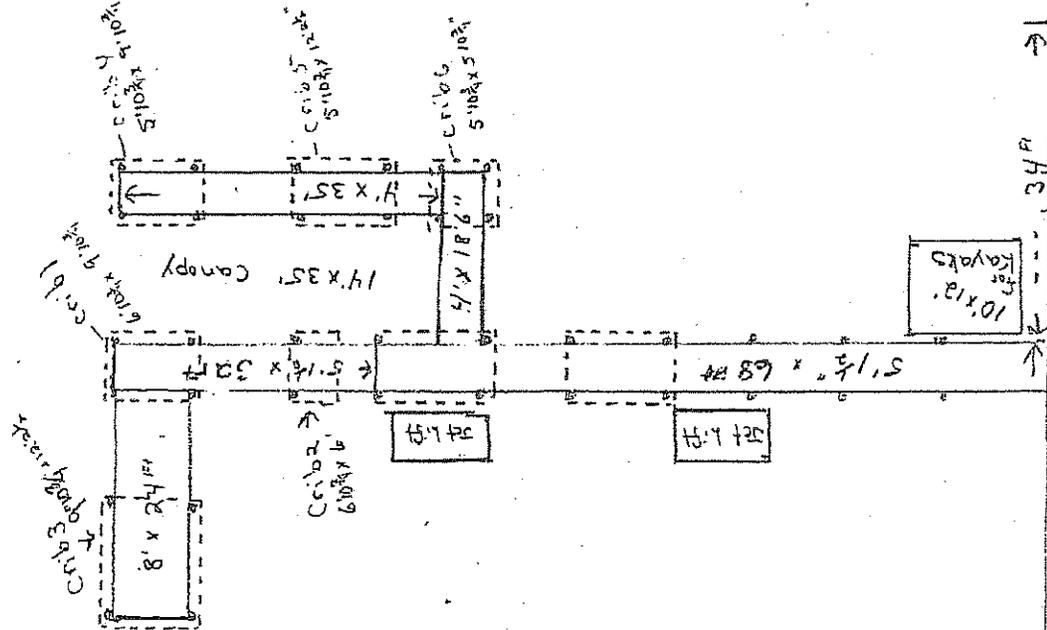
IP-SE-2012-65-01304

Robert + Renee Karsoi

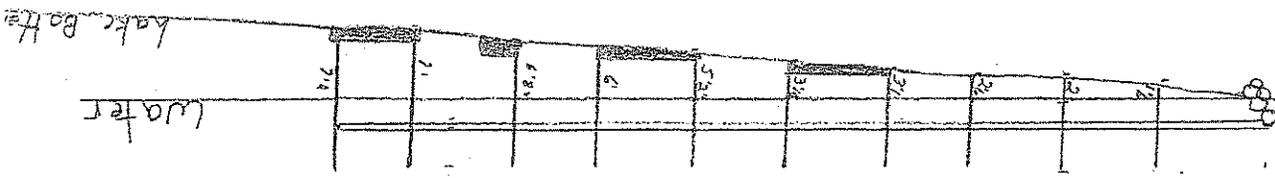
Water Depths

100'	2'
90'	7'
80'	6'8"
70'	6'
60'	5'2"
50'	3'10"
40'	3'1"
30'	2'5"
20'	2'
10'	1'6"

Top View



John Salver



Boat

Lake Geneva City Treasurer
 626 Geneva St
 Lake Geneva, WI 53147

**WALWORTH COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2013
 REAL ESTATE**

SALYER JR, JOHN W
 BARBARA A SALYER

Parcel Number: 246 ZGB 00006
 Bill Number: 24988

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
 845 BAYVIEW DR

LOT 6 BLK 1 GENEVA BAY EST. CITY OF LAKE GENEVA
 0.470 ACRES

24988/246 ZGB 00006
 JOHN W SALYER JR
 BARBARA A SALYER
 456 W SUNSET RD
 BARRINGTON IL 60010

Please inform treasurer of address changes.

ASSESSED VALUE LAND 1,360,000	ASSESSED VALUE IMPROVEMENTS 407,500	TOTAL ASSESSED VALUE 1,767,500	AVERAGE ASSMT. RATIO 0.949360154	NET ASSESSED VALUE RATE (Does NOT reflect credits) 0.02362923	NET PROPERTY TAX 41681.69
ESTIMATED FAIR MARKET VALUE LAND 1,432,500	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 429,200	TOTAL ESTIMATED FAIR MARKET VALUE 1,861,700	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 3,624.09	
TAXING JURISDICTION	2012 EST. STATE AIDS ALLOCATED TAX DIST.	2013 EST. STATE AIDS ALLOCATED TAX DIST.	2012 NET TAX	2013 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	367.72	303.98	-17.3%
WALWORTH COUNTY	193,793	183,438	9,666.80	8,260.89	-14.5%
City of Lake Geneva	776,129	788,244	11,735.79	10,674.62	-9.0%
Sch Lake Geneva J 1	3,127,859	4,049,088	16,153.70	11,253.07	-30.3%
UHS LG-Genoa City	619,993	547,884	7,057.71	8,343.95	18.2%
Gateway Technical	187,770	171,584	3,373.10	2,928.15	-13.2%
TOTAL	4,905,544	5,740,238	48,354.82	41,764.66	-13.6%
FIRST DOLLAR CREDIT			-80.44	-82.97	3.1%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			48,274.38	41,681.69	-13.7%
PAY 1ST INSTALLMENT OF:	\$20,840.85	PAY 2ND INSTALLMENT OF:	\$20,840.84	PAY FULL AMOUNT OF:	\$41,681.69

TOTAL DUE: \$41,681.69
 FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:
JANUARY 31, 2014
 Warning: if not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
 Failure to pay on time. See reverse.

PAY 1ST INSTALLMENT OF: \$20,840.85
 BY JANUARY 31, 2014
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 LAKE GENEVA CITY TREASURER
 626 GENEVA ST
 LAKE GENEVA, WI 53147
 PIN# 246 ZGB 00006
 SALYER JR, JOHN W
 BILL NUMBER: 24988

PAY 2ND INSTALLMENT OF: \$20,840.84
 BY JULY 31, 2014
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 WALWORTH COUNTY TREASURER
 100 W WALWORTH PO BOX 1001
 ELKHORN, WI 53121
 PIN# 246 ZGB 00006
 SALYER JR, JOHN W
 BILL NUMBER: 24988

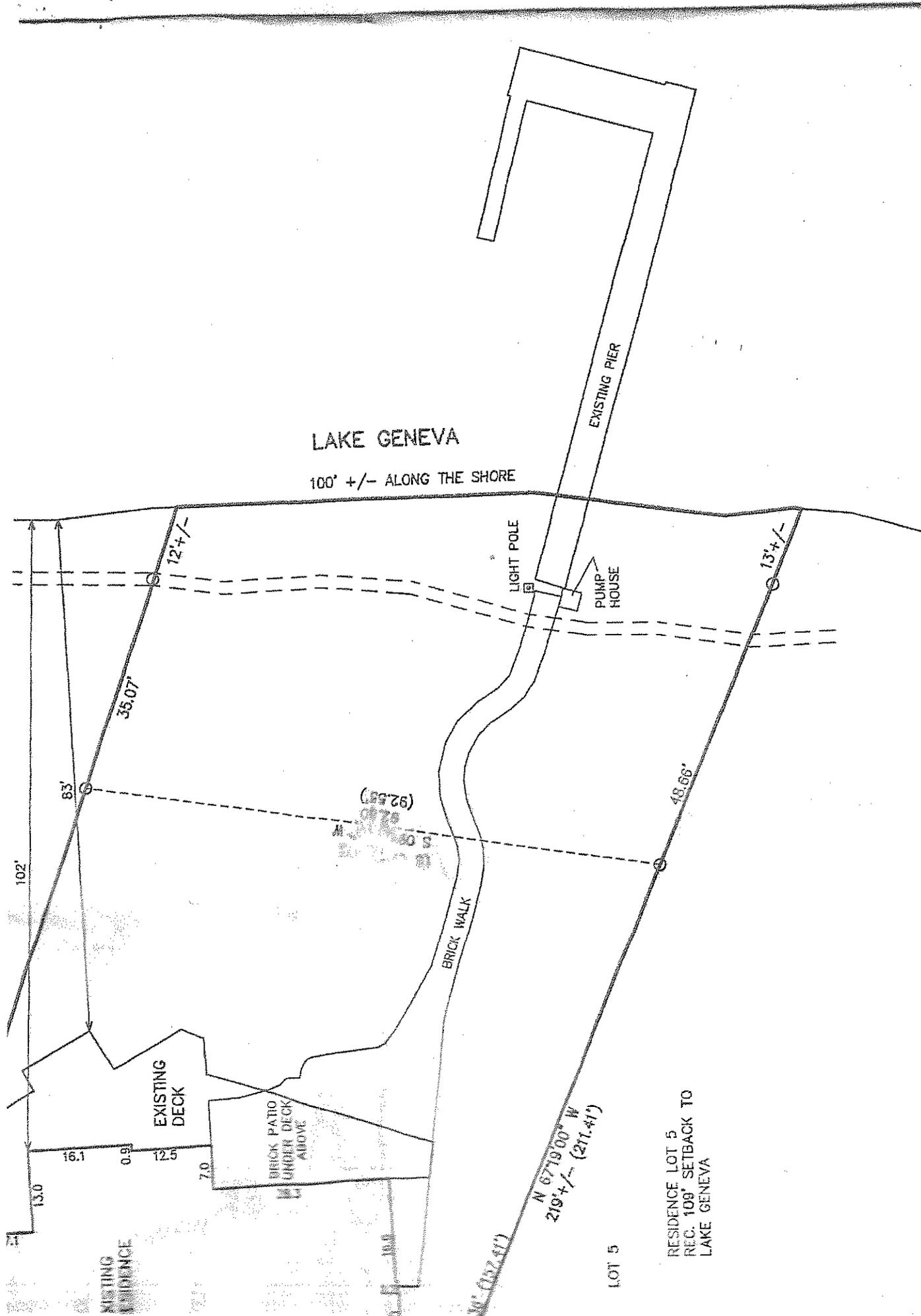
PAY FULL AMOUNT OF: \$41,681.69
 BY JANUARY 31, 2014
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 LAKE GENEVA CITY TREASURER
 626 GENEVA ST
 LAKE GENEVA, WI 53147
 PIN# 246 ZGB 00006
 SALYER JR, JOHN W
 BILL NUMBER: 24988



INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

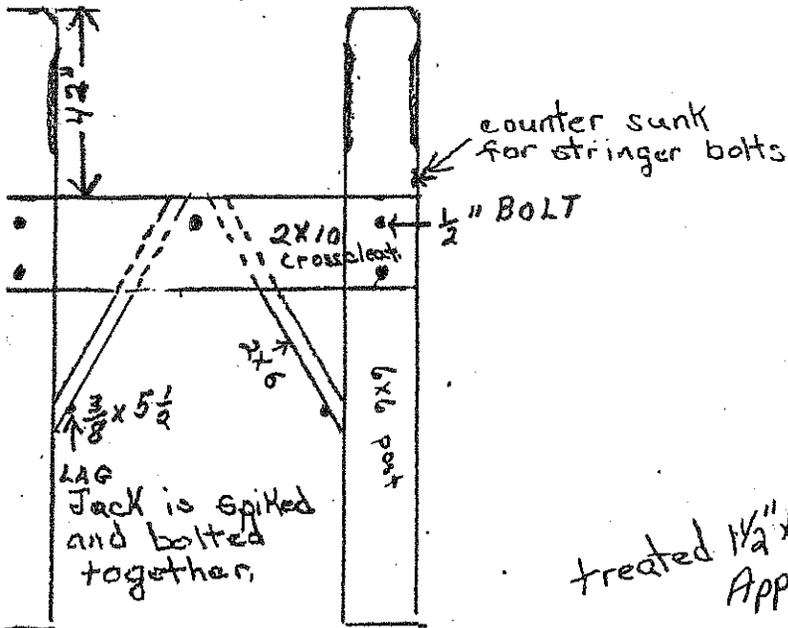
INCLUDE THIS STUB WITH YOUR PAYMENT



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

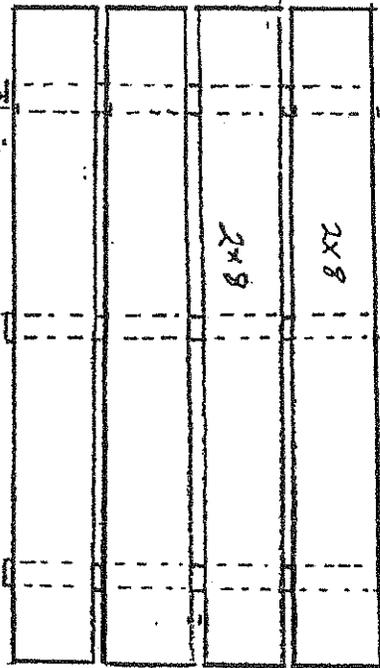


Jack

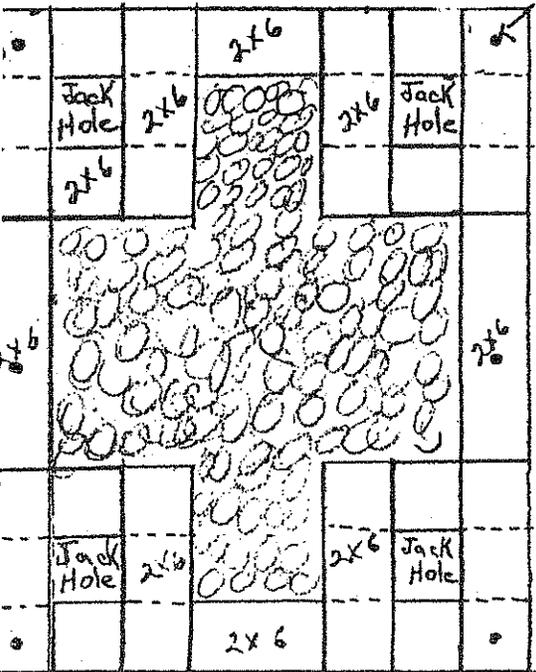


Decking spaced, approximately 1/4"

treated 1 1/2" x 3" Approx.

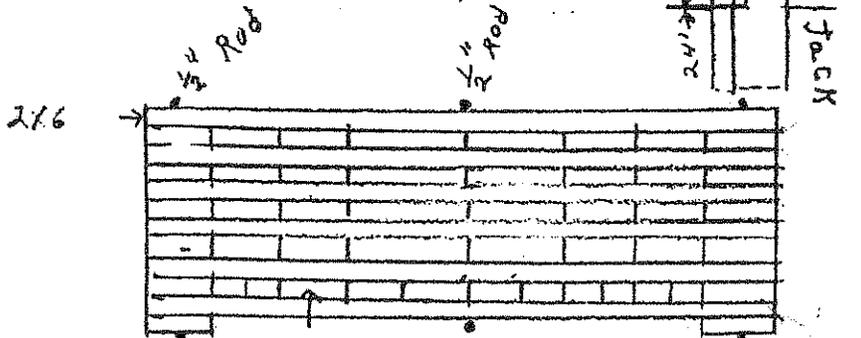


Crib

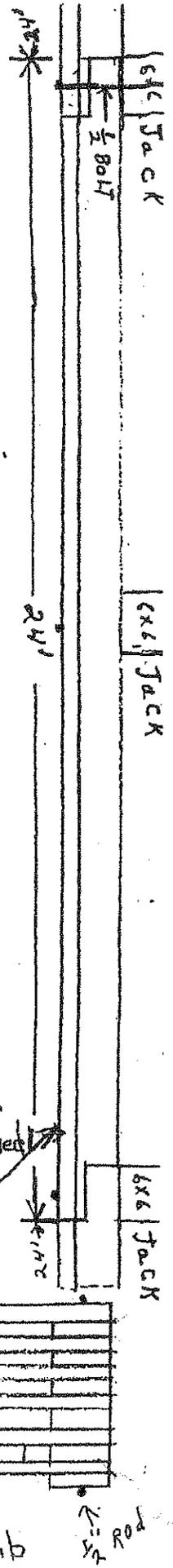


Top view of crib

4x6 stringer with 1/2\" x 1/2\" notched out for decking to lay into



Side view of crib



Water Resources Application for
Project Permits

Form 3500-053 (R 9/12)

LEAVE BLANK - AGENCY USE ONLY				
Date Received	Fee Received \$	Construction Site ID#	Docket #	Corps #
Initial screening: Completeness:	<input type="checkbox"/> Historic checked	<input type="checkbox"/> Rare species (NHI) checked	<input type="checkbox"/> Wetlands checked	

CITY OF LAKE GENEVA ZONING PERMIT

DATE 1-15-14

ZONING PERMIT # _____

Owner John Salyer

Applicant Reed's Construction LLC

Address 456 W. Sunset Road
Barrington IL 60010

Address W3199 South Lakeshore Dr
Lake Geneva WI 53147

Telephone 847-271-5876

Telephone ^{JEFF cell} 262-949-5064

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

Signed Jeff Reed Agent/ Owner

Premises to be occupied as Private Dock

Zoning District _____ Parcel Number _____

Work consists of: (check)

- | | | | |
|--|---------------------------------------|---|--|
| <input type="checkbox"/> Addition | <input type="checkbox"/> Driveway | <input type="checkbox"/> Earth Moving | <input type="checkbox"/> Fence |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> New Building | <input type="checkbox"/> Sign | <input type="checkbox"/> Swimming Pool |
| <input type="checkbox"/> Temporary Use | <input type="checkbox"/> Tree Cutting | <input checked="" type="checkbox"/> Other <u>Pier</u> | |

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

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

Estimated Cost Of Proposed Site Improvements \$ 7000,00

Conditions of Approval _____

Fee.....\$ _____

Conditionally Approved (date) _____

Signed _____
Zoning Administrator

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

946 Ceylon ct lake Geneva WI 53147

NAME AND ADDRESS OF CURRENT OWNER:

Roger Fisher 946 Ceylon ct. lake Geneva
WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: 262-249-1756

NAME AND ADDRESS OF APPLICANT:

Reed's Construction LLC
W3199 S. Lake Shore Drive lake Geneva WI 53147

TELEPHONE NUMBER OF APPLICANT: Jeff Reed
shop 262-248-2934 cell 262-949-5064

PROPOSED CONDITIONAL USE:

Addition to pier. 4' x 30' slip + canopy 14' x 30'

ZONING DISTRICT IN WHICH LAND IS LOCATED: Residential

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

Reed's Construction LLC
W3199 S. Lake Shore Dr.
Lake Geneva WI 53147

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

put 2 cribs in the water and fill with rocks, then building
of Jack and stringer and decking at the shop. Then haul it
to the lake put it together

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

1-15-14
DATE

Jeff Reed
SIGNATURE OF APPLICANT

AGREEMENT FOR SERVICES

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

Reeds Construction LLC as applicant/petitioner for:

Name: Jeff Reed

Address: W3199 S. Lake Shore Drive
Lake Geneva WI 53147

Phone: Shop 262-248-2934 cell 262-949-5064

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

Dated this 15 day of January, 2014

Jeffery A Reed
Printed name of Applicant/Petitioner

Jeffery A Reed
Signature of Applicant/Petitioner

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

- ___ (a) A map of the proposed conditional use:
 - ___ Showing all lands for which the conditional use is proposed;
 - ___ Showing all other lands within 300 feet of the boundaries of the subject property;
 - ___ Referenced to a list of the names and addresses of the owners of said lands as they appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);
 - ___ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
 - ___ Map and all its parts are clearly reproducible with a photocopier;
 - ___ Map size of 11" by 17" and map scale not less than one inch equals 800 ft;
 - ___ All lot dimensions of the subject property provided;
 - ___ Graphic scale and north arrow provided.
- ___ (b) A map, such as the Land Use Plan Map, of the generalized location of the subject property in relation to the City as a whole:
- ___ (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations (see Site Plan Review checklist);
- ___ (d) A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as

proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.

(e) Written justification for the proposed conditional use:

Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. (See below)

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

The slip will be 13' or more off lot line
the slip walkway will be 4'x30' and 14' x 30' spot for Boat

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?

going to be used as private Boat docking and
Summer housing for Boat

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

No this is all on private property is a pier
Just like all the other pier on the lake

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?

Used for private boat dock and fishing off of and
Swimming and for storing the boat for the summer

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?

Pier is down on the water + the home owner is responsible
for repair + up keep It is made at a building and haul into be
installed It is stored on private property when removed during the
winter

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?

Public does not benefit this is a private pier for private use
only will not cost public Anything

**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: _____

CITY OF LAKE GENEVA ZONING PERMIT

DATE 1-15-14

ZONING PERMIT # _____

Owner Roger Fisher

Applicant Reed's Construction LLC

Address 946 Ceylon Ct
Lake Geneva WI 53147

Address W3199 South Lake Shore Dr
Lake Geneva WI 53147

Telephone 262-249-1756

Telephone 262-248-2934
Jeff Reed

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

Signed Jeff Reed Agent/ Owner

Premises to be occupied as Private Dock

Zoning District _____ Parcel Number _____

Work consists of: (check)

- | | | | |
|--|---------------------------------------|---|--|
| <input type="checkbox"/> Addition | <input type="checkbox"/> Driveway | <input type="checkbox"/> Earth Moving | <input type="checkbox"/> Fence |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> New Building | <input type="checkbox"/> Sign | <input type="checkbox"/> Swimming Pool |
| <input type="checkbox"/> Temporary Use | <input type="checkbox"/> Tree Cutting | <input checked="" type="checkbox"/> Other <u>pier</u> | |

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

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

Estimated Cost Of Proposed Site Improvements \$ 5 6000.00

Conditions of Approval _____

Fee.....\$ _____

Conditionally Approved (date) _____

Signed _____

Zoning Administrator

Notice: Pursuant to chs. 30 and 31, Wis. Stats., ch. 281, Wis. Stats. and s. 283.33, Wis. Stats., this form is used to apply for coverage under the state construction site storm water runoff general permit, and to apply for a state or federal permit or certification for waterway and wetland projects or dam projects. This form and any required attachments constitute the permit application. Failure to complete and submit this application form may result in a fine and/or imprisonment or forfeiture under the provisions of applicable laws including s. 283.91, Wis. Stats. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Public Records Laws (ss. 19.31-19.39, Wis. Stats.).

Use this form for (check all that apply):

- Work in public waters (DNR - ch. 30, Wis. Stats.)
- Work in waters of the U.S (Corps of Engineers)
- Permit for Wetland Fill (DNR or Corps of Engineers)
- Storm water NOI - New land disturbing construction activity
- Storm water NOI - Renewal FIN # _____
- Dam projects (DNR or Corps of Engineers)

Read all instructions provided before completing. If additional space is needed, attach additional pages.

Section 1: Applicant/Permittee Information

Applicant Name (Ind., Org. or Entity) Roger Fisher		Authorized Representative Roger Fisher		Title owner	
Mailing Address 946 Ceylon ct.		City Lake Geneva		State WI	ZIP Code 53147
Email Address rfisher@rockford.ethan.allen.com		Phone Number (incl. area code) 262-249-1756		FAX Number (incl. area code)	

Section 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind., Org. or Entity) Roger Fisher		Contact Person Roger Fisher		Title owner	
Mailing Address 946 Ceylon ct		City Lake Geneva		State WI	ZIP Code 53147
Email Address		Phone Number (incl. area code) 262-249-1756		FAX Number (incl. area code)	

Section 3: Other Contact Information (check one)

- Consultant or Plan Preparer Contractor Agent Other If Other, specify:

Name (Ind., Org. or Entity) Reed's Construction LLC		Contact Person Jeff Reed		Title owner	
Mailing Address W3199 South Lake Shore Dr.		City Lake Geneva		State WI	ZIP Code 53147
Email Address info@reed'sconstructionllc.com		Phone Number (incl. area code) 262-949-3064 cell 262-248-2934		FAX Number (incl. area code) 262-248-3537	

Section 4: Project or Site Location

Project Name Roger Fisher		County Walworth		<input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of Lake Geneva	
Location Address/Description 946 Ceylon ct. Lake Geneva WI 53147					

Section 5: Location Information

Create a map depicting the project location or the perimeter of the construction site (land disturbance) and relationship to nearby water resources using the Surface Water Data Viewer <http://dnr.wi.gov/topic/surfacewater/swdvw/> or a 7.5-minute series topographic map. You can print the map and then draw the location on the map.

Provide the section, range, township information and if available, the Latitude and Longitude information.

PLSS (Public Land Survey System) Method

Quarter-Quarter Gove Lot 2	Quarter	Section 1	Township N	Range 17	<input checked="" type="checkbox"/> E <input type="checkbox"/> W	If this site is not wholly contained on the quarter-quarter section, more description: Tax Key ZA124000002
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Water Resources Application for Project Permits

Form 3500-053 (R 9/12)

Section 6: Waterways and Wetlands (see instructions about potential additional application requirements)

Name (description if unnamed) of closest waterbodies <u>Lake Geneva</u>	Type <input checked="" type="radio"/> Lake <input type="radio"/> Stream	Special Status <input type="radio"/> ORW/ERW <input type="radio"/> 303(d) listed
--	--	---

Yes No Wetlands:

Wetlands will be filled, excavated, or disturbed during construction or as part of this project.

The presence of wetlands has been evaluated using: (check all that apply)

- Wisconsin Wetlands Inventory Wetland Delineation (attached report)
 Wetland Locator Tool Soils Other:
<http://dnr.wi.gov/topic/Wetlands/locating.html> (NRCS maps)

Applicant/Project Name: <u>Roger Fisher</u>	County: <u>Walworth</u>
---	-------------------------

Latitude and Longitude Method (if available)

	Degrees	Minutes	Seconds	Method of Determining
Latitude				<input type="checkbox"/> GPS <input type="checkbox"/> DNR's Surface Water Data Viewer <input type="checkbox"/> Other:
Longitude				

Section 7: Project Information (attach additional sheets as necessary)

Duration:	Anticipated Project Start Date (mm/dd/yyyy) <u>June 2014</u>	Anticipated Project End Date (mm/dd/yyyy) <u>Dec 2014</u>
Photos: Provide photographs of the "before" condition.	Date of Photographs (mm/dd/yyyy)	

Narrative of the Project:

Provide a one to two paragraph description of the proposed project, including land and water alterations and intended use(s) of the project. wood construction pier add 1 slip to pier wich will give Him 3 Boat slips + Old permitt 3-SE-99-0020

Section 8: Attachments and Permit Access (include required attachments for each proposed activity.)

The following attachments, such as the construction Erosion and Sediment Control (form 3500-052A) and the Post-Construction Storm Water Management (form 3500-052B) for a storm water construction permit application, constitute this permit application: (include all that apply)

Attachment name(s):

Not Disturbing Bank

I have obtained a copy of the construction site storm water runoff general permit from the department's internet site: <http://dnr.wi.gov/topic/Stormwater/construction/forms.html>

Section 9: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or imprisonment or forfeiture under the provisions of applicable laws.

Permission: I hereby give the Department permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) <u>Reed's Construction LLC</u>	Title <u>owner of Reed's</u>	Phone Number <u>262-949-5064</u>
Signature of Applicant <u>Jeff Reed</u>		Date Signed <u>1-3-14</u>

PLEASE COMPLETE BOTH PAGES 1 & 2 OF THIS APPLICATION. PRINT OR TYPE. The Department requires use of this form for any application filed pursuant to Chapter 30, Wis. Stats. The Department will not consider your application unless you complete and submit this application form. Personally identifiable information on this form will not be used for any other purpose, but it must be made available to requesters under Wisconsin's open records law [s. 19.31-19.39, Wis. Stats.].

1. Applicant (Individual or corporate name) <u>Roger Fisher</u>		2. Agent/Contractor (firm name) <u>Reed's Construction LLC</u>	
Address <u>946 Ceylon Ct</u>		Address <u>W3199 South Lake Shore Dr.</u>	
City, State, Zip Code <u>Lake Geneva WI</u>	Fire Number <u>946</u>	City, State, Zip Code <u>Lake Geneva WI</u>	Telephone No. (Include area code) cell <u>Jeff</u>
Telephone No. (Include area code) <u>262-249-1756</u>	Tax Parcel Number <u>ZA124000002</u>	Telephone No. (Include area code) <u>262-248-2934</u>	<u>262-949-5064</u>

3. If applicant is not owner of the property where the proposed activity will be conducted, provide name and address of owner and include letter of authorization from owner. Owner must be the applicant or co-applicant for structure, diversion and stream realignment activities.

Owner's Name	Address	City, State, Zip Code
--------------	---------	-----------------------

4. Is the applicant a business? Yes No
 If YES, is the permit or approval you are applying for necessary for you to conduct this business in the State of Wisconsin?
 Yes No
 If YES, please explain why (attach additional sheets if necessary):

5. Project Location
 Address 946 Ceylon Ct
 Village/City/Town Lake Geneva
 Fire Number 946 Tax Parcel Number ZA124000002
 Waterway Lake Geneva
 County Walworth
 Govt. Lot 2 OR 1/4 SW 1/4 of Section 1,
 Township L North, Range 17 (East) (West)

6. Adjoining Riparian (Neighboring Waterfront Property Owner) Information

Name of Riparian #1 <u>Walter Borkiv</u>	Address <u>2901 Finley Road suite 113 Downers Grove IL 60515</u>	City, State, Zip Code <u>IL 60515</u>
Name of Riparian #2 <u>Daniel Ferguson</u>	Address <u>1300 Third street S. Naples Florida</u>	City, State, Zip Code <u>33040</u>

7. Project Information (Attach additional sheets if necessary)

(a) Describe proposed activity (include how this project will be constructed)

Wood construction pier with wood crib Filled with Rock

(b) Purpose, need and intended use of project

To Add 1 more Boat slip with a Canopy

(c) I have applied for or received permits from the following agencies: (Check all that apply)

Municipal County Wis. DNR Corps of Engineers

(d) Date activity will begin if permit is issued ASAP; be completed: Dec 2014

(e) Is any portion of the requested project now complete?

If yes, identify the completed portion on the enclosed drawings and indicate here the date activity was completed:

Pier Permit 3-SE-99-0020 Yes No

I hereby certify that the information contained herein is true and accurate. I also certify that I am entitled to apply for a permit, or that I am the duly authorized representative or agent of an applicant who is entitled to apply for a permit. Any inaccurate information submitted may result in permit revocation, the imposition of a forfeiture(s) and requirement of restoration.

Signature of Applicant(s) or Duly Authorized Agent

Date Signed

Jeff Reed

1-3-14

LEAVE BLANK - FOR RECEIVING AGENCY USE ONLY

Corps of Engineers Process No.

Wisconsin DNR File No.

Received By

Date Received

Date Application Was Complete

State / Federal Application for Water Regulatory Permits and Approvals

Form 3500-053 (R 4/01)

Page 2 of 2

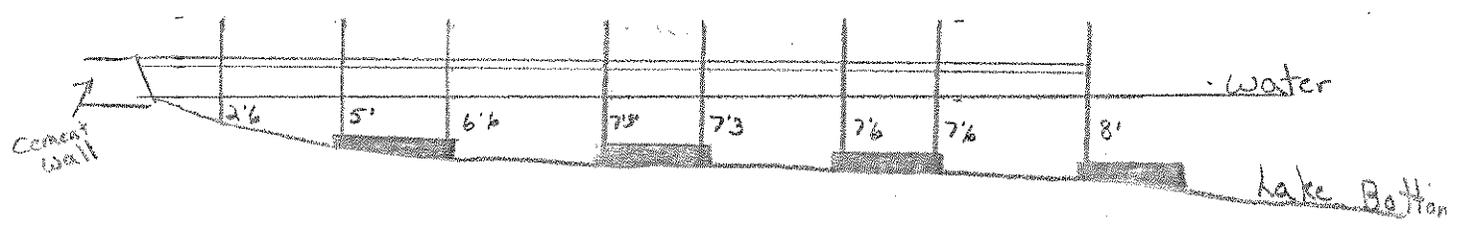
Drawings of proposed activity should be prepared in accordance with sample drawing.	Location Sketch (Indicate scale) Show route to project site: include nearest main road and crossroad. N 1" = _____ ft. Fire Number <u>946</u>
Proposed Materials 2 Rock Filled crib All wood will be Doug Fir 6x6 post + Jack 6x6 stringer 2x8 Decking Wood crib Filled with Field Stone	See Next page

Project Plans (Include top view and typical cross sections. Clearly identify features and dimensions or indicate scale.)
 Use additional sheets if necessary.

N 1" = _____ ft. Top View

See Next pages

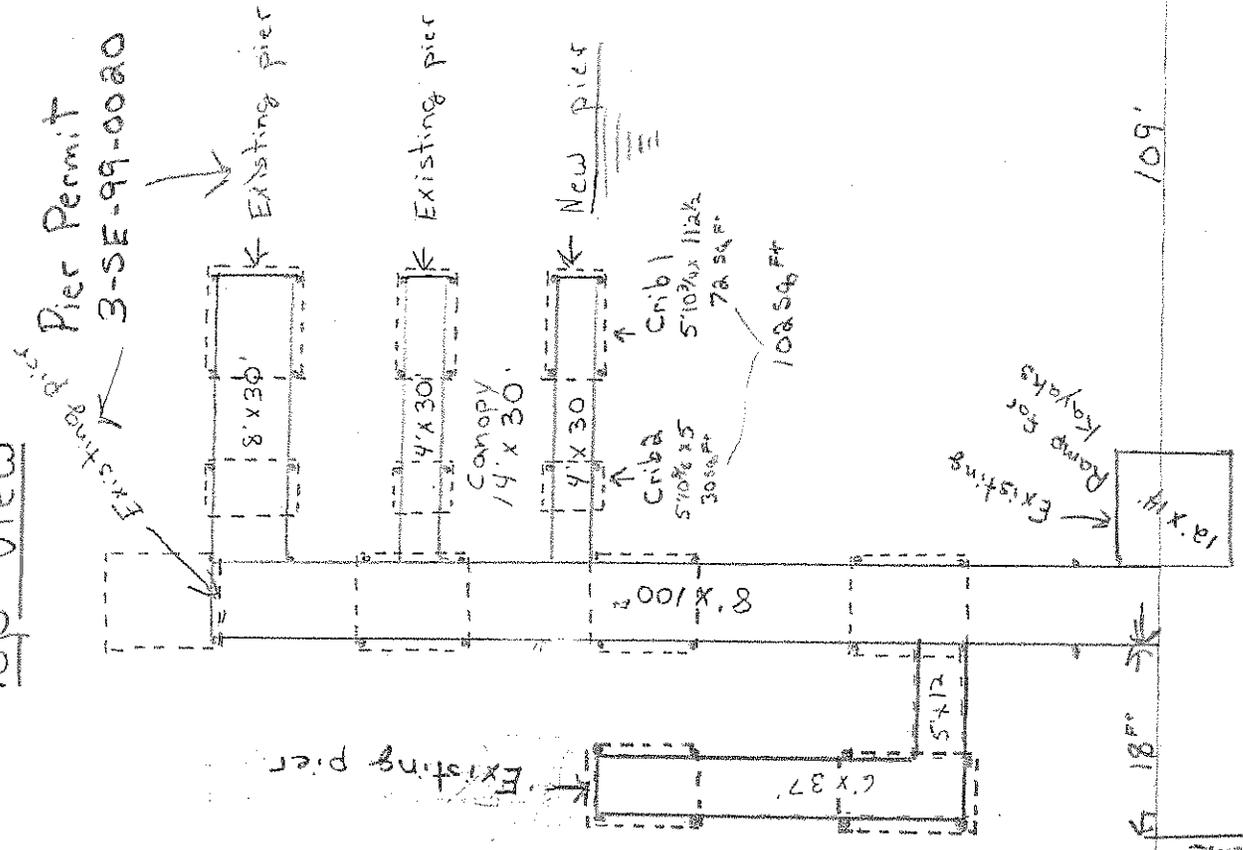
1" = 20ft Cross Section



N →

Scale 1" = 20 Ft

Top View



of line
Daniel Ferguson

of line
Roger Fisher

Walter Bratkiv

scale
1" = 40 ft

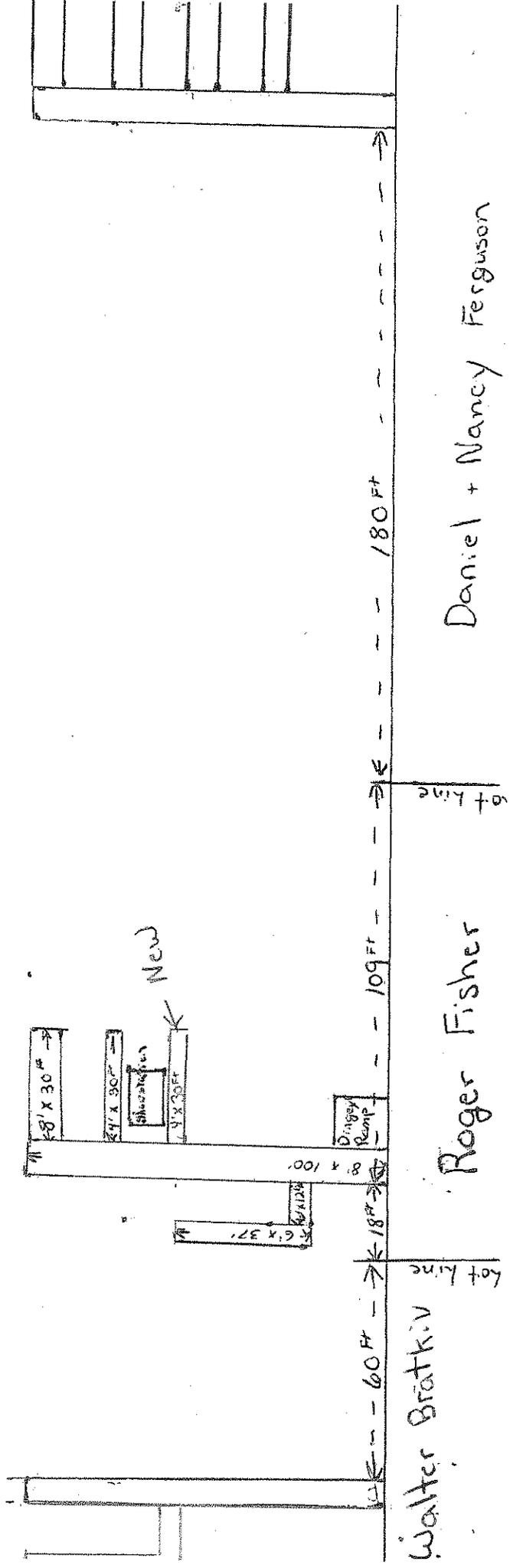


N →



Past

New



Walter Bratkiv

Roger Fisher

Daniel + Nancy Ferguson

Lake Geneva City Treasurer
626 Geneva St
Lake Geneva, WI 53147

**WALWORTH COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2013
REAL ESTATE**

VICTORIA SHORES, LLC



Parcel Number: ZA124000002
Bill Number: 23613

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
946 CEYLON CT

LOT 2 CERT. SURVEY NO. 1240 RECORDED IN VOL 5 CS PG 359 WCR. W 1/2 SEC 1 T1N R17E. 27,530 SQ FT CITY OF LAKE GENEVA

0.630 ACRES

23613/ZA124000002 4739
VICTORIA SHORES, LLC
C/O FISHERS CARRIAGE HOUSE
4720 E STATE ST
ROCKFORD IL 61108

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE (Does NOT reflect credits)	NET PROPERTY TAX
1,482,000	484,200	1,966,200	0.949360154	0.02362923	46376.81
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit	
1,561,100	510,000	2,071,100		4,031.51	
TAXING JURISDICTION	2012 EST. STATE AIDS ALLOCATED TAX DIST.	2013 EST. STATE AIDS ALLOCATED TAX DIST.	2012 NET TAX	2013 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	363.32	338.16	-6.9%
WALWORTH COUNTY	193,793	183,438	9,551.19	9,189.57	-3.8%
City of Lake Geneva	776,129	788,244	11,595.43	11,874.64	2.4%
Sch Lake Geneva J 1	3,127,859	4,049,088	15,960.50	12,518.12	-21.6%
UHS LG-Genoa City	619,993	547,884	6,973.30	9,281.96	33.1%
Gateway Technical	187,770	171,584	3,332.76	3,257.33	-2.3%
TOTAL	4,905,544	5,740,238	47,776.50	46,459.78	-2.8%
FIRST DOLLAR CREDIT			-80.44	-82.97	3.1%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			47,696.06	46,376.81	-2.8%
PAY 1ST INSTALLMENT OF:	\$23,188.41	PAY 2ND INSTALLMENT OF:	\$23,188.40	PAY FULL AMOUNT OF:	\$46,376.81

TOTAL DUE: \$46,376.81
FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:
JANUARY 31, 2014
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

PAY 1ST INSTALLMENT OF: \$23,188.41
BY JANUARY 31, 2014
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
LAKE GENEVA CITY TREASURER
626 GENEVA ST
LAKE GENEVA, WI 53147
PIN# ZA124000002
VICTORIA SHORES, LLC
BILL NUMBER: 23613

PAY 2ND INSTALLMENT OF: \$23,188.40
BY JULY 31, 2014
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
WALWORTH COUNTY TREASURER
100 W WALWORTH PO BOX 1001
ELKHORN, WI 53121
PIN# ZA124000002
VICTORIA SHORES, LLC
BILL NUMBER: 23613

PAY FULL AMOUNT OF: \$46,376.81
BY JANUARY 31, 2014
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
LAKE GENEVA CITY TREASURER
626 GENEVA ST
LAKE GENEVA, WI 53147
PIN# ZA124000002
VICTORIA SHORES, LLC
BILL NUMBER: 23613

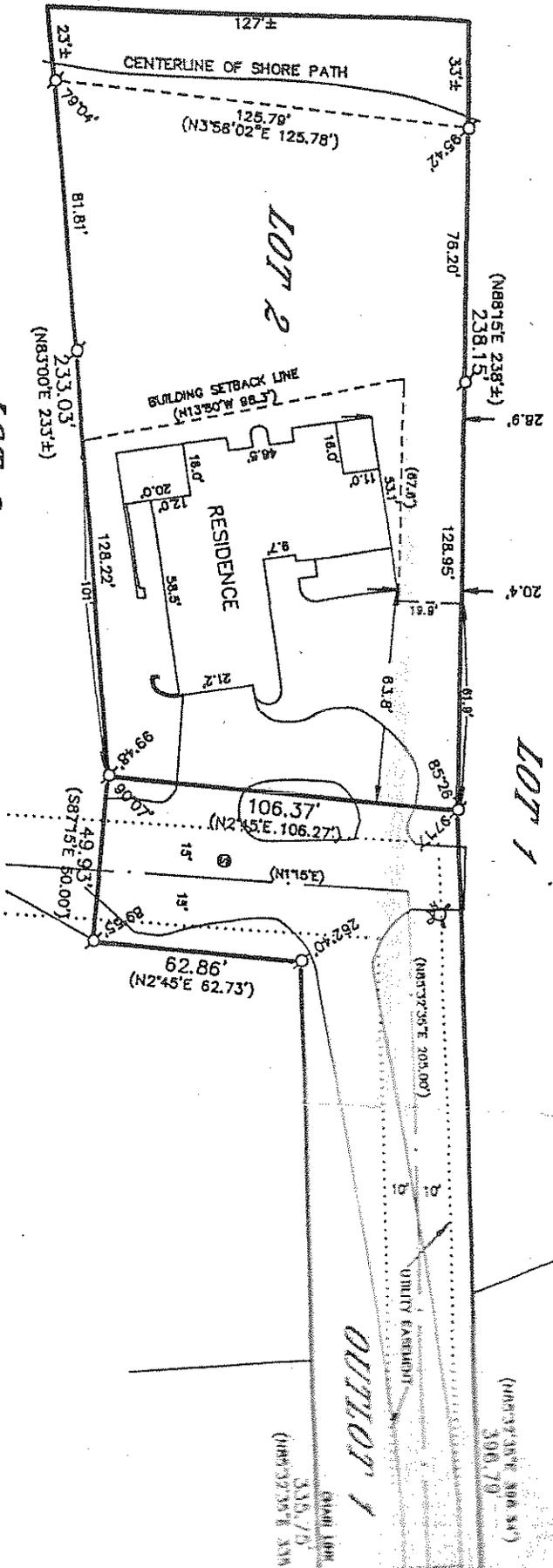


INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

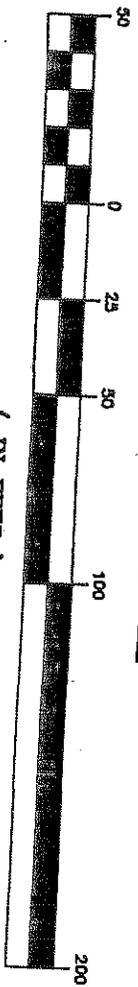
INCLUDE THIS STUB WITH YOUR PAYMENT

GENEVA LAKE



414-248-0505

GRAPHIC SCALE



- ⊘-IRON PIPE FOUND
- ⊘-IRON ROD FOUND
- ⊘-CONCRETE MONUMENT FOUND
- ⊘-IRON PIPE PLACED
- ⊘-RECORDED AS

PLAT OF SURVEY OF

LOT 2 AND AN UNDIVIDED 1/3 INTEREST IN OUTLOT OF SECTION 1, T 1 N, R 17 E, CITY OF LAKE GENEVA, WISCONSIN, WISCONSIN, RECORDED SEPTEMBER 1982 IN VOLUME 5 OF CERTIFIED SURVEYS ON PAGE AS DOCUMENT NO. 81815

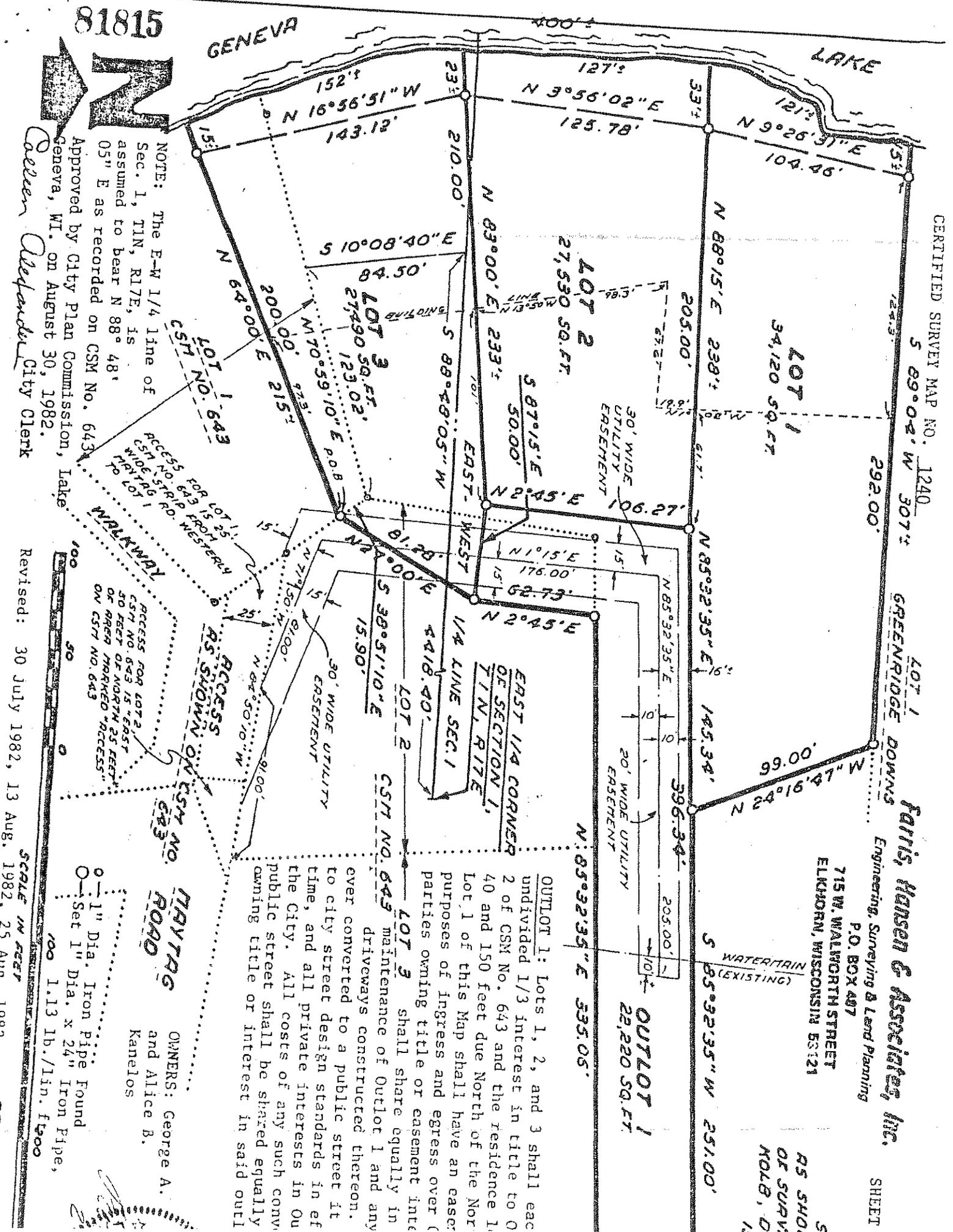
ORDERED BY: KEEFE REAL ESTATE
 704 MAIN STREET
 LAKE GENEVA, WISCONSIN
 53147

CERTIFIED SURVEY MAP NO. 1240

LOT 1 GREENRIDGE DOWNS FARRIS, HANSEN & Associates, Inc.
Engineering, Surveying & Land Planning
P.O. BOX 407
715 W. WALWORTH STREET
ELKHORN, WISCONSIN 53121

SHEET

AS SHOWN
ON SURV.
MOLB, D.



OUTLOT 1: Lots 1, 2, and 3 shall each undivided 1/3 interest in title to 0 2 of CSM No. 643 and the residence 1, 40 and 150 feet due North of the North Lot 1 of this Map shall have an easement purposes of ingress and egress over (parties owning title or easement into

LOT 3 shall share equally in maintenance of Outlot 1 and any driveways constructed thereon.

ever converted to a public street it to city street design standards in effect at the time, and all private interests in the City. All costs of any such conversion public street shall be shared equally owning title or interest in said outlot

OWNERS: George A. and Alice B. Kanelos

NOTE: The E-W 1/4 line of Sec. 1, T1N, R17E, is assumed to bear N 88° 48' 05" E as recorded on CSM No. 643.

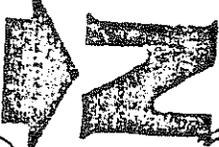
Approved by City Plan Commission, Lake Geneva, WI, on August 30, 1982.

Deleen *Deleander* City Clerk

Revised: 30 July 1982, 13 Aug. 1982, 25 Aug. 1982

PROJECT NO

81815



SCALE IN FEET
0 - 1" Dia. Iron Pipe Found
O - Set 1" Dia. x 24" Iron Pipe,
100 1.13 lb./lin. ft. 1900

**Water Resources Application for
Project Permits**

Form 3500-053 (R 9/12)

LEAVE BLANK - AGENCY USE ONLY				
Date Received	Fee Received \$	Construction Site ID#	Docket #	Corps #
Initial screening Completeness	<input type="checkbox"/> Historic checked	<input type="checkbox"/> Rare species (NHI) checked	<input type="checkbox"/> Wetlands checked	

January 29, 2014

City of Lake Geneva
Ken Robers - Zoning Administrator
626 Geneva Street
Lake Geneva, WI 56147

Dear Mr. Robers,

Kwik Trip is requesting consideration for a conditional use permit for the installation of an electronic message unit (EMU) at their new location on William and Ann Streets. The unit would be installed within the monument price sign which complies with ordinance regulations concerning square footage and height. The electronic message unit will be programmed and updated by the Kwik Trip Marketing Department in La Crosse, WI to display messages for one minute per the city requirement before moving to the next message. It is not Kwik Trip's intention to use the sign in any way to distract the public or interfere with traffic. It will be used to promote products available on site. The Daktronics message center comes equipped with automatic light sensors that automatically adjust the sign intensity to be no more than .3 foot candles over ambient light levels. Kwik Trip has moved to electronic message centers rather than manual reader-boards at all allowed locations with the safety of their co-workers in mind as they eliminate them from going outside in all weather conditions and the need for ladders to change the messages.

We appreciate your time and consideration; please feel free to contact myself at 608-781-1450 or Ryan Roberts from Kwik Trip Inc. at 608-793-5913.

Encl: \$400 conditional use fee

If you have questions or concerns please call Cindy Bluske (see contact information below).

Thank you,
Cindy Bluske
La Crosse Sign Co.
1450 Oak Forest Drive
Onalaska, WI 54650
Ph: 608-781-1450
Fax: 608-781-1451
cindyb@lacrossesign.com

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

Intersection of Ann + Williams Sts. Lot 1, 3, + 4 of Certified Survey Map No 1726, filed January 6, 1989 in Volume 8 of Certified Survey Maps, Page 221 as Document No. 173247, being part of the SE 1/4 of the SW 1/4 of Section 25, Township 2 North, Range 17 West, City of Lake Geneva, Walworth County Wisconsin.

NAME AND ADDRESS OF CURRENT OWNER:

Kwik-Trip Inc. 1626 Oak St, PO Box 2107 La Crosse, WI 54602

TELEPHONE NUMBER OF CURRENT OWNER: 608-793-5913 - agent Ryan Roberts

NAME AND ADDRESS OF APPLICANT:

La Crosse Sign Co. 1450 Oak Forest Dr Onulaska WI 54650

TELEPHONE NUMBER OF APPLICANT: 608-781-1450 - agent Cindy Bluske

PROPOSED CONDITIONAL USE:

98-804 (1)(c) - Electronic message sign requires conditional use

ZONING DISTRICT IN WHICH LAND IS LOCATED: GB

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

Sign - La Crosse Sign Co. 1450 Oak Forest Dr Onulaska WI 54650

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Convenience store, Fuel station / car wash

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

1/29/2014
DATE

Cindy Bluske
SIGNATURE OF APPLICANT

AGREEMENT FOR SERVICES

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

LaCrosse Sign Co., as applicant/petitioner for:

Name: Kwik Trip Inc.

Address: 1626 Oak St, P.O. Box 2107

La Crosse, WI 54602

Phone: 608-793-5913 (Kwik Trip), 608-781-1450 (LaCrosse Sign)

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

Dated this 29th day of January, 2014.

Cindy Bluska, LaCrosse Sign
Printed name of Applicant/Petitioner

Cindy Bluska
Signature of Applicant/Petitioner

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

↓

Draft Final Packet (1 Copy to Zoning Administrator)

Date: _____ by: _____

↓

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

___ Showing all lands for which the conditional use is proposed;

___ Showing all other lands within 300 feet of the boundaries of the subject property;

___ Referenced to a list of the names and addresses of the owners of said lands as they appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);

___ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;

___ Map and all its parts are clearly reproducible with a photocopier;

___ Map size of 11" by 17" and map scale not less than one inch equals 800 ft;

___ All lot dimensions of the subject property provided;

___ Graphic scale and north arrow provided.

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



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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

See attached sheet for answers

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?

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?

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?

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?

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?

IV.FINAL APPLICATION PACKET INFORMATION

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

III. Justification of the Proposed Conditional Use

1. The monument sign design which houses the proposed electronic message center follows the sign regulations for size, height and setback per the Lake Geneva Sign Regulations.
The message center notifies residents of specials each day at the Kwik Trip store, convenient for quick purchases within walking or biking distance for some, therefore promoting the neighborhood connection per the Comprehensive Plan.
The Kwik Trip site is also a resource for tourists which follows the Comprehensive Plan promotion of tourism in the city.
2. The location of the monument sign which houses the electronic message center complies with the distance from property lines per city code.
3. It is not Kwik Trip's intention to use the sign in any way to distract the public or interfere with traffic. The electronic message unit will be programmed and updated by the Kwik Trip Marketing Department in La Crosse, WI to display messages for one minute per the city requirement before moving to the next message.
4. (not applicable)
5. Yes, the message center will not place an undue burden on nor interfere with the public being adequately served as they were.
6. Yes, it is an informational sign to the public with little adverse impact. It is also a safety benefit as it prevents the Kwik Trip employees from having to change letters and numbers on the alternative manual type reader-board.

**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.

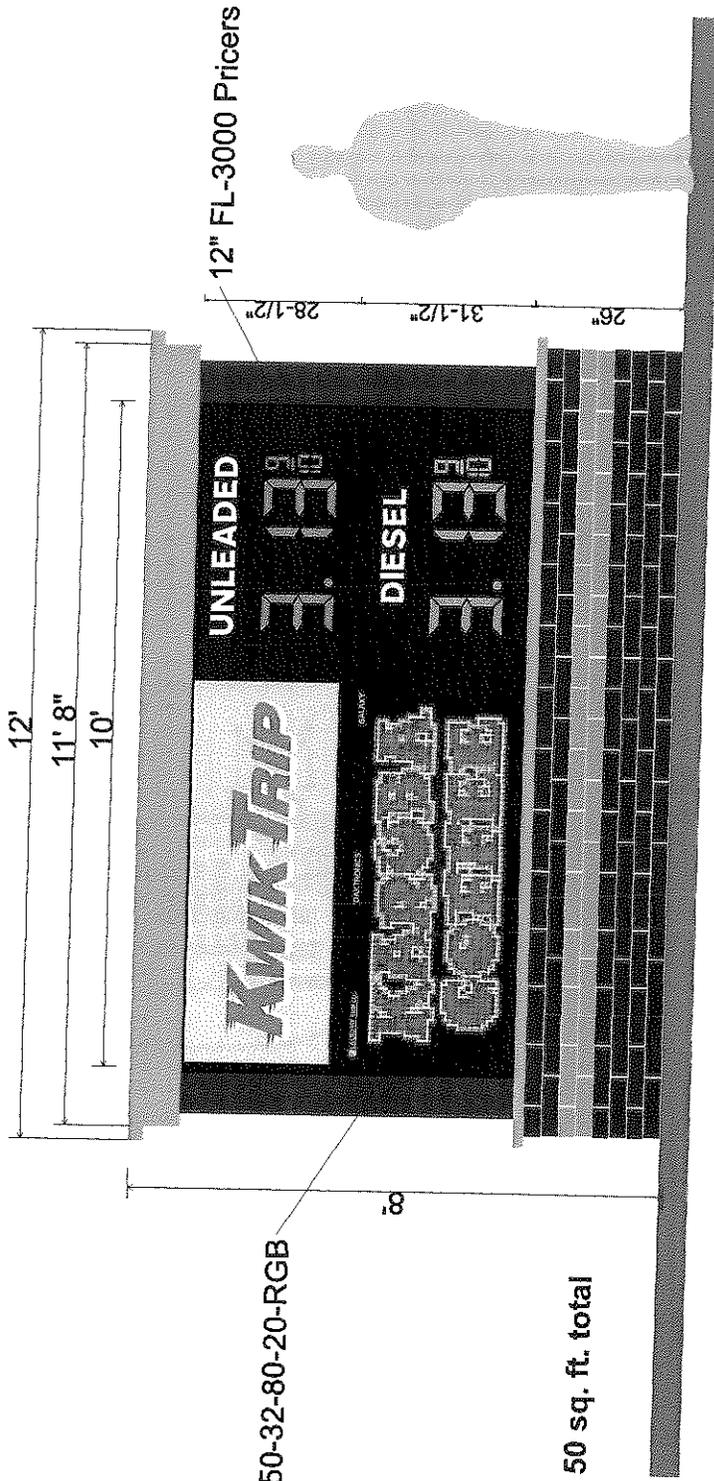
NOTE: Modification of an Approved Site Plan: Any and all variation between development and/or land use activity on the subject property and the approved site plan is a violation of law. An approved site plan shall be revised and approved via the procedures of Subsections 98-908(2) and (4) so as to clearly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

Kwik Trip

#219 Lake Geneva, WI



* COLORS ON SKETCH ARE A REPRESENTATION, ACTUAL COLOR MAY DIFFER



Date: 1-29-2014
Job #: 77513
Artist: Danielle Waas
Sales: Cindy Bluske
Scale: 3/8"=1'

KWIK TRIP Lake Geneva, WI #219 New Store 2014 Design Art 77513

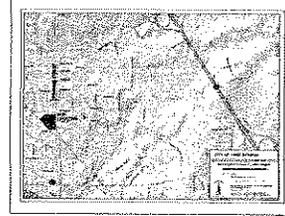
© Copyrighted Artwork This artwork is copyrighted and may not be otherwise used without permission. It is the property of La. Crosse Sign Co., inc., and must be returned to them.

APPROVED BY: _____

ALTA/ACSM LAND TITLE SURVEY

Of Property located at 630 and 700 Williams Street, City of Lake Geneva, Walworth County, Wisconsin.
The Legal Descriptions of Record as Contained within a Commitment for Title Insurance
provided to the Surveyor by Chicago Title Insurance Company, File No. K160219
Effective Date July 10, 2013.

LOCATION MAP



SCHEDULE 'A' LEGAL DESCRIPTION

PARCEL A:

Lots 1, 3 and 4 of Certified Survey Map No. 1776, filed January 5, 1989 in Volume 8 of Certified Survey Maps, page 221 as Document No. 173047, being part of the SE 1/4 of the SW 1/4 of Section 25, Township 2 North, Range 17 West, City of Lake Geneva, Walworth County, Wisconsin.
630 Williams St.

(Tax Parcel Nos. Z4177600001, Z4177600003 and Z4177600004)

PARCEL B:

Lot 2 of Certified Survey Map No. 1776, filed January 6, 1989 in Volume 8 of Certified Survey Maps, page 221 as Document No. 173047, being part of the SE 1/4 of the SW 1/4 of Section 25, Township 2 North, Range 17 West, City of Lake Geneva, Walworth County, Wisconsin.
700 Williams St.

(Tax Parcel No. Z4177600002)

SURVEYORS NOTES

- ◆ Table A Item 4: Gross Land Area is 1,564 acres.
- ◆ Table A Item 6: Current Zoning Classification with setback requirements were not furnished and are not shown.
- ◆ Table A Item 2: Parcel (A) address 630 Williams Street. Parcel (B) address 700 Williams Street.
- ◆ Table A Item 9: No on site parking stalls were observed. Two street parking stalls were observed and are shown hereon.
- ◆ Table A Item 17: There was no observed evidence of recent street or sidewalk construction or repairs.
A phone call to Utilities Director Dan Winkler on August 12, 2013 indicated a desire to locate by street dedication or easement an additional 5' feet for street improvements.
- ◆ Possible culvert or pit area along the westerly side of subject property.
- ◆ Possible buried storage tank along the westerly side of subject property.
- ◆ Landscaping situated on subject parcel at the northeast corner of 812 Williams (SEE DETAIL).
- ◆ Bituminous alley surface situated on subject parcel.
- ◆ Water service to subject parcel crosses over adjacent property.
- ◆ Old rutted conveyor situated on subject property.
- ◆ Building materials stored adjacent to building of subject property.
- ◆ Auto repair shop at 700 Williams Street may have been a former gas station.
- ◆ Gas service to the existing block building along the southerly line lies in part within the boundaries of the subject parcel.
- ◆ Approximate location of 6" cast iron sewer lateral as identified by Southern Lakes Plumbing. Reported depth of 2'-10" ±.

NOTES CORRESPONDING TO SCHEDULE B-II ITEMS

ONLY PLOTTABLE SCHEDULE B-II ITEMS ARE LISTED

- ① Easement granted by Beatrice Puzio, Bernadine Puzio, Odella Puzio, vendore to Land Revision Corp., a Wisconsin corporation, purchaser by an instrument dated July 31, 1991 and recorded in the Office of the Register of Deeds for Walworth County, Wisconsin on July 31, 1991 in Volume 529 of Records, page 759, as Document No. 215774. A copy of which is attached hereto and made a part hereof by reference.



CALL DIGGERS HOTLINE
7-AM-5-PM
TOLL FREE
1-800-4-A-DRILLER-1-800-427-7267
200 PINE HOLLOW AVENUE 7-800-427-7267
MILWAUKEE, WI 53212
TICKET NO. 20133101051 & 20133101055

PRIVATE LINES INC. WAS CONTRACTED TO VERIFY WATER SERVICE LOCATIONS. FIELD WORK WAS COMPLETED ON 8-12-13.
PRIVATE LINES INC. WAS UNABLE TO LOCATE PRIVATE SANITARY SEWER LATERALS.

FLOOD ZONE DESIGNATION

SUBJECT PARCEL IS SITUATED WITHIN ZONE X
ASIAN DETERMINED TO BE OUTSIDE OF THE
0.2% ANNUAL CHANCE FLOODPLAIN
FROM MAP NO. 53127023210
EFFECTIVE DATE: OCTOBER 2, 2009

SURVEYOR'S CERTIFICATE

THE CONVENIENCE STORE ASSESSMENTS
CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2013 Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a)(b), 7a, 9, 9, 11(a)(ii), 14, 17, 20(a) and 22 of Table A thereof.

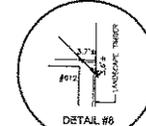
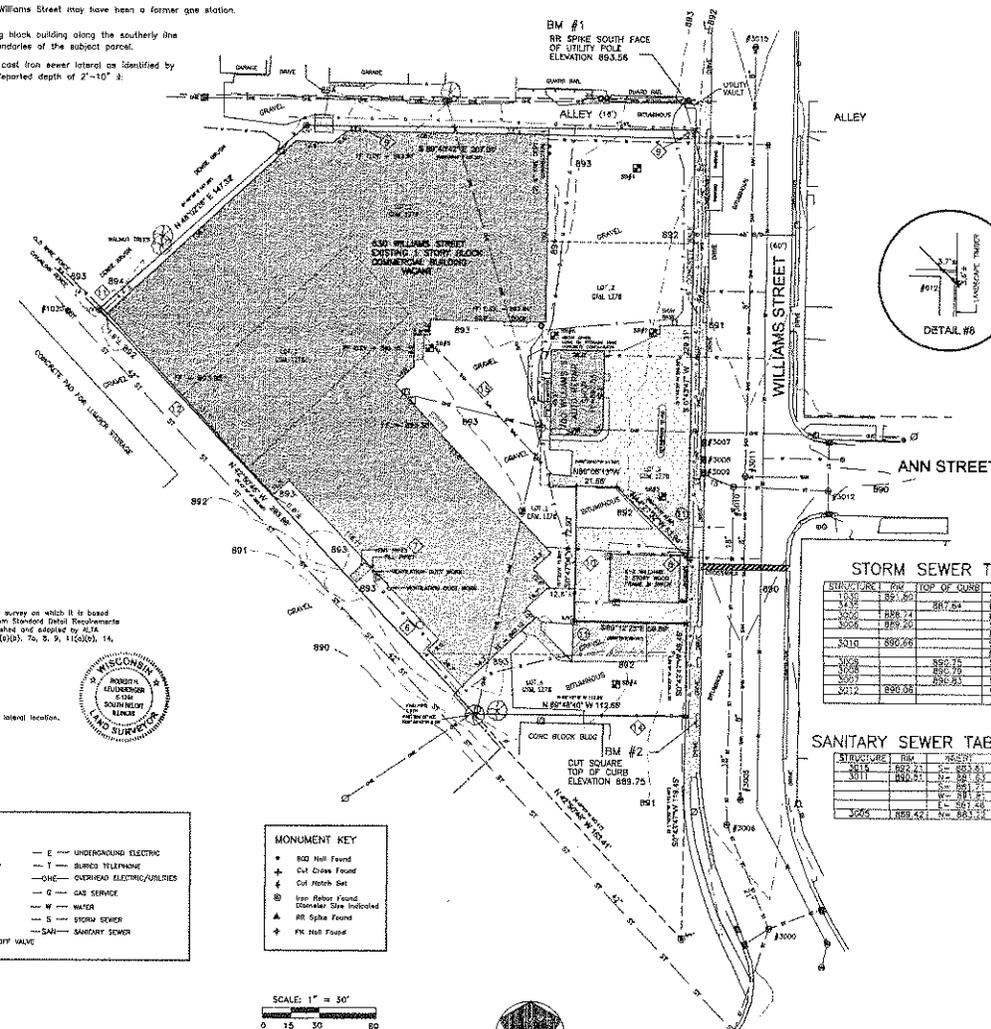
Robert Leimbinger
Robert Leimbinger
Wisconsin Registered Land Surveyor S-1244
Dates this 19th day of August, 2013.
Revised September 4th, 2013 to add 6" sewer lateral location.



LEGEND	
☐ TELEPHONE BOX	☐ CONCRETE
○ SEWER	— E — UNDERGROUND ELECTRIC
○ HYDRANT	— T — BURIED TELEPHONE
☒ SQUARE STORM INLET	— OH — OVERHEAD ELECTRIC/WIRES
☒ SANITARY SEWER	— G — GAS SERVICE
☒ ELECTRIC METER	— W — WATER
☒ CLUB INLET	— S — SEWER SEWER
☒ SOIL BORINGS (SB)	— SAN — SANITARY SEWER
	⊕ WATER SHUTOFF VALVE

MONUMENT KEY	
⊕	RED Nail Found
⊕	Old Drive Found
⊕	Cut Metal Set
⊕	Iron Rebar Found
⊕	Stake/Star Site Indicated
⊕	RR Spike Found
⊕	PK Nail Found

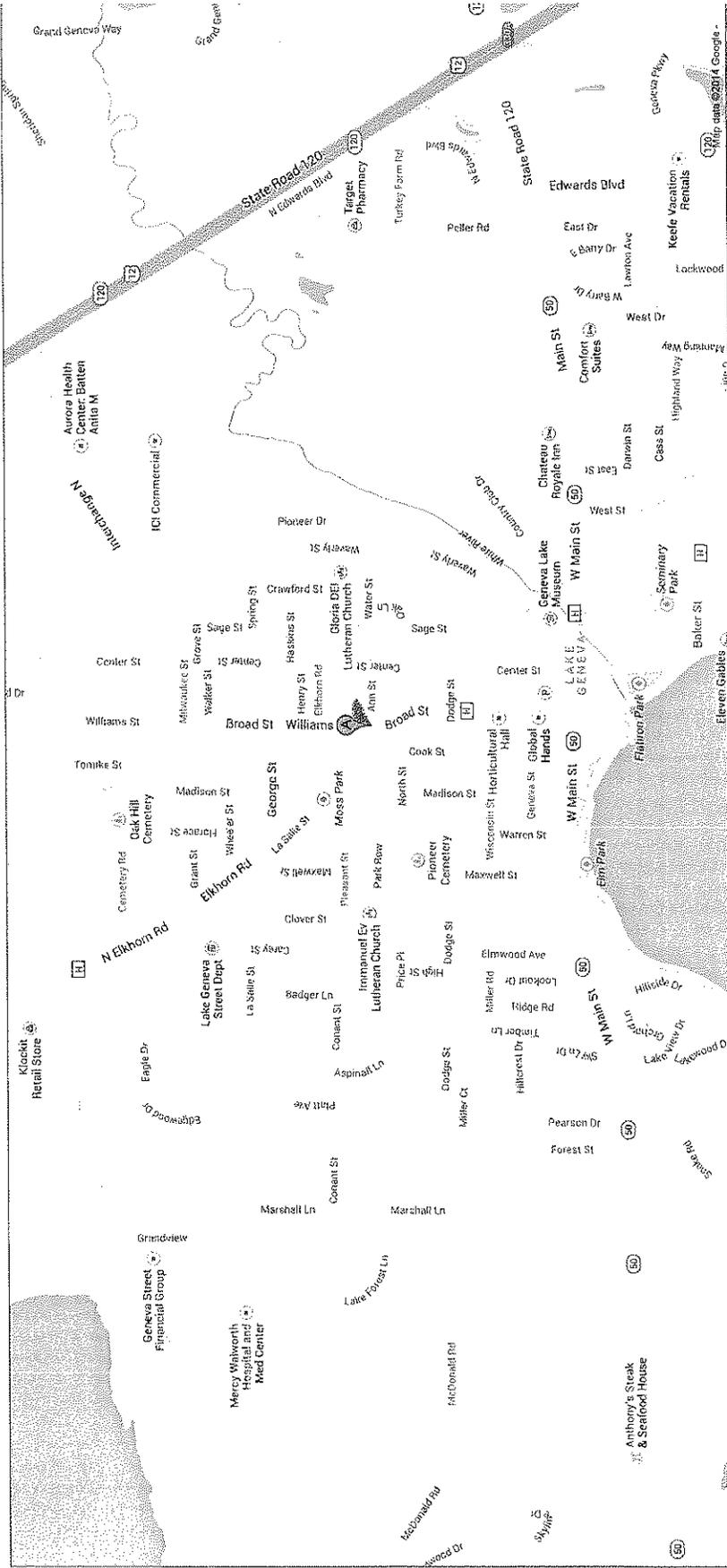
SCALE: 1" = 50'
0 15 30 60
BEARINGS DETERMINED BY GPS METHOD
USING THE WISCONSIN COORDINATE
SYSTEM, WISCONSIN COUNTY DATA
THE SOUTHWESTERLY LINE OF THE SUBJECT
PARCEL HAVING A BEARING OF N 42°30'42" W
ELEVATIONS DETERMINED BY GPS METHOD
NAVD 83 DATUM
FIELD BOOK 556 PAGE 16



STORM SEWER TABLE			
STRUCTURE	INV.	TOP OF CURB	REMARKS
3312	887.50	887.50	W- 878.16
3313	887.50	887.50	W- 883.83
3314	887.50	887.50	W- 887.50
3315	887.50	887.50	W- 887.50
3316	887.50	887.50	W- 887.50
3317	887.50	887.50	W- 887.50
3318	887.50	887.50	W- 887.50
3319	887.50	887.50	W- 887.50
3320	887.50	887.50	W- 887.50
3321	887.50	887.50	W- 887.50
3322	887.50	887.50	W- 887.50
3323	887.50	887.50	W- 887.50
3324	887.50	887.50	W- 887.50
3325	887.50	887.50	W- 887.50
3326	887.50	887.50	W- 887.50
3327	887.50	887.50	W- 887.50
3328	887.50	887.50	W- 887.50
3329	887.50	887.50	W- 887.50
3330	887.50	887.50	W- 887.50
3331	887.50	887.50	W- 887.50
3332	887.50	887.50	W- 887.50
3333	887.50	887.50	W- 887.50
3334	887.50	887.50	W- 887.50
3335	887.50	887.50	W- 887.50
3336	887.50	887.50	W- 887.50
3337	887.50	887.50	W- 887.50
3338	887.50	887.50	W- 887.50
3339	887.50	887.50	W- 887.50
3340	887.50	887.50	W- 887.50
3341	887.50	887.50	W- 887.50
3342	887.50	887.50	W- 887.50
3343	887.50	887.50	W- 887.50
3344	887.50	887.50	W- 887.50
3345	887.50	887.50	W- 887.50
3346	887.50	887.50	W- 887.50
3347	887.50	887.50	W- 887.50
3348	887.50	887.50	W- 887.50
3349	887.50	887.50	W- 887.50
3350	887.50	887.50	W- 887.50
3351	887.50	887.50	W- 887.50
3352	887.50	887.50	W- 887.50
3353	887.50	887.50	W- 887.50
3354	887.50	887.50	W- 887.50
3355	887.50	887.50	W- 887.50
3356	887.50	887.50	W- 887.50
3357	887.50	887.50	W- 887.50
3358	887.50	887.50	W- 887.50
3359	887.50	887.50	W- 887.50
3360	887.50	887.50	W- 887.50
3361	887.50	887.50	W- 887.50
3362	887.50	887.50	W- 887.50
3363	887.50	887.50	W- 887.50
3364	887.50	887.50	W- 887.50
3365	887.50	887.50	W- 887.50
3366	887.50	887.50	W- 887.50
3367	887.50	887.50	W- 887.50
3368	887.50	887.50	W- 887.50
3369	887.50	887.50	W- 887.50
3370	887.50	887.50	W- 887.50
3371	887.50	887.50	W- 887.50
3372	887.50	887.50	W- 887.50
3373	887.50	887.50	W- 887.50
3374	887.50	887.50	W- 887.50
3375	887.50	887.50	W- 887.50
3376	887.50	887.50	W- 887.50
3377	887.50	887.50	W- 887.50
3378	887.50	887.50	W- 887.50
3379	887.50	887.50	W- 887.50
3380	887.50	887.50	W- 887.50
3381	887.50	887.50	W- 887.50
3382	887.50	887.50	W- 887.50
3383	887.50	887.50	W- 887.50
3384	887.50	887.50	W- 887.50
3385	887.50	887.50	W- 887.50
3386	887.50	887.50	W- 887.50
3387	887.50	887.50	W- 887.50
3388	887.50	887.50	W- 887.50
3389	887.50	887.50	W- 887.50
3390	887.50	887.50	W- 887.50
3391	887.50	887.50	W- 887.50
3392	887.50	887.50	W- 887.50
3393	887.50	887.50	W- 887.50
3394	887.50	887.50	W- 887.50
3395	887.50	887.50	W- 887.50
3396	887.50	887.50	W- 887.50
3397	887.50	887.50	W- 887.50
3398	887.50	887.50	W- 887.50
3399	887.50	887.50	W- 887.50
3400	887.50	887.50	W- 887.50

SANITARY SEWER TABLE			
STRUCTURE	INV.	TOP OF CURB	REMARKS
3311	882.21	882.21	W- 883.83
3312	882.21	882.21	W- 883.83
3313	882.21	882.21	W- 883.83
3314	882.21	882.21	W- 883.83
3315	882.21	882.21	W- 883.83
3316	882.21	882.21	W- 883.83
3317	882.21	882.21	W- 883.83
3318	882.21	882.21	W- 883.83
3319	882.21	882.21	W- 883.83
3320	882.21	882.21	W- 883.83
3321	882.21	882.21	W- 883.83
3322	882.21	882.21	W- 883.83
3323	882.21	882.21	W- 883.83
3324	882.21	882.21	W- 883.83
3325	882.21	882.21	W- 883.83
3326	882.21	882.21	W- 883.83
3327	882.21	882.21	W- 883.83
3328	882.21	882.21	W- 883.83
3329	882.21	882.21	W- 883.83
3330	882.21	882.21	W- 883.83
3331	882.21	882.21	W- 883.83
3332	882.21	882.21	W- 883.83
3333	882.21	882.21	W- 883.83
3334	882.21	882.21	W- 883.83
3335	882.21	882.21	W- 883.83
3336	882.21	882.21	W- 883.83
3337	882.21	882.21	W- 883.83
3338	882.21	882.21	W- 883.83
3339	882.21	882.21	W- 883.83
3340	882.21	882.21	W- 883.83
3341	882.21	882.21	W- 883.83
3342	882.21	882.21	W- 883.83
3343	882.21	882.21	W- 883.83
3344	882.21	882.21	W- 883.83
3345	882.21	882.21	W- 883.83
3346	882.21	882.21	W- 883.83
3347	882.21	882.21	W- 883.83
3348	882.21	882.21	W- 883.83
3349	882.21	882.21	W- 883.83
3350	882.21	882.21	W- 883.83
3351	882.21	882.21	W- 883.83
3352	882.21	882.21	W- 883.83
3353	882.21	882.21	W- 883.83
3354	882.21	882.21	W- 883.83
3355	882.21	882.21	W- 883.83
3356	882.21	882.21	W- 883.83
3357	882.21	882.21	W- 883.83
3358	882.21	882.21	W- 883.83
3359	882.21	882.21	W- 883.83
3360	882.21	882.21	W- 883.83
3361	882.21	882.21	W- 883.83
3362	882.21	882.21	W- 883.83
3363	882.21	882.21	W- 883.83
3364	882.21	882.21	W- 883.83
3365	882.21	882.21	W- 883.83
3366	882.21	882.21	W- 883.83
3367	882.21	882.21	W- 883.83
3368	882.21	882.21	W- 883.83
3369	882.21	882.21	W- 883.83
3370	882.21	882.21	W- 883.83
3371	882.21	882.21	W- 883.83
3372	882.21	882.21	W- 883.83
3373	882.21	882.21	W- 883.83
3374	882.21	882.21	W- 883.83
3375	882.21	882.21	W- 883.83
3376	882.21	882.21	W- 883.83
3377	882.21	882.21	W- 883.83
3378	882.21		

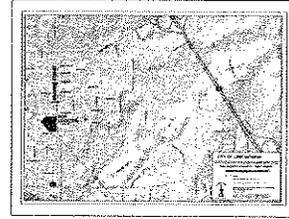
To see all the details that are visible on the screen, use the "Print" link next to the map.



ALTA/ACSM LAND TITLE SURVEY

Of Property located at 830 and 700 Williams Street, City of Lake Geneva, Walworth County, Wisconsin.
The Legal Descriptions of Records as Contained within a Commitment for Title Insurance
appointed to the Surveyor by Chicago Title Insurance Company, File No. XTW00219
Effective Date July 10, 2013.

LOCATION MAP



SCHEDULE 'A' LEGAL DESCRIPTION

PARCEL A:

Lot 1, 3 and 4 of Certified Survey Map No. 1776, filed January 6, 1989 in Volume 8 of Certified Survey Maps, page 221 on Document No. 173047, being part of the SE 1/4 of the SW 1/4 of Section 25, Township 2 North, Range 17 West, City of Lake Geneva, Walworth County, Wisconsin.
830 Williams St.

(Tax Parcel Nos. ZA177600001, ZA177600003 and ZA177600004)

PARCEL B:

Lot 2 of Certified Survey Map No. 1776, filed January 6, 1989 in Volume 8 of Certified Survey Maps, page 221 on Document No. 173047, being part of the SE 1/4 of the SW 1/4 of Section 25, Township 2 North, Range 17 West, City of Lake Geneva, Walworth County, Wisconsin.
700 Williams St.

(Tax Parcel No. ZA177600002)



TICKET NO. 20133101051 & 20133101055

PRIVATE LINES INC. WAS CONTRACTED TO VERIFY WATER SERVICE LOCATIONS. FIELD WORK WAS COMPLETED ON 8-12-13. PRIVATE LINES INC. WAS UNABLE TO LOCATE PRIVATE SANITARY SINKER LATERALS.

SURVEYORS NOTES

- ◆ Table A Item 4: Gross Land Area is 1.564 acres.
- ◆ Table A Item 6: Current Zoning Classification with setback requirements were not furnished and are not shown.
- ◆ Table A Item 2: Parcel (A) address 830 Williams Street, Parcel (B) address 700 Williams Street.
- ◆ Table A Item 9: No on site parking stripes were observed. Two street parking stalls were observed and are shown hereon.
- ◆ Table A Item 17: There was no observed evidence of recent street or sidewalk construction or repairs. A phone call to Utilities Director Dan Winkler on August 12, 2013 indicated a desire to acquire by street dedication or easement an additional 5 feet for street improvements.
- ◆ Possible oil or gas well along the westerly side of subject property.
- ◆ Possible buried storage tank along the westerly side of subject property.
- ◆ Landscaping situated on subject parcel of the northeast corner of 812 Williams (SEE DETAIL).
- ◆ Bituminous alley surface situated on subject parcel.
- ◆ Water service to subject parcel crosses over adjoining property.
- ◆ Did rated conveyer situated on subject property.
- ◆ Building materials stored adjacent to building of subject property.
- ◆ Auto repair shop at 700 Williams Street may have been a former gas station.
- ◆ Gas service to the existing block building along the southerly line lies in part within the boundaries of the subject parcel.
- ◆ Approximate location of 8" cast iron sewer lateral as identified by Southern Lakes Plumbing. Reported depth of 2'-10" ±.

NOTES CORRESPONDING TO SCHEDULE B-II ITEMS

ONLY PLUMBABLE SCHEDULE B-II ITEMS ARE LISTED

- ① Easement granted by Beatrice Puzis, Bernadette Puzis, Odella Puzis, vendors to Land Revision Corp., a Wisconsin corporation, purchaser by an instrument dated July 31, 1993 and recorded in the Office of the Register of Deeds for Walworth County, Wisconsin on July 31, 1993 in Volume 529 of Records, page 269, as Document No. 215774. A copy of which is attached hereto and made a part hereof by reference.



FLOOD ZONE DESIGNATION

SUBJECT PARCEL IS SITUATED WITHIN ZONE X AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. FEMA MAP NO. 85177C00310 EFFECTIVE DATE: OCTOBER 2, 2009

SURVEYOR'S CERTIFICATE

For CONDOMINIUM STORE INVESTMENTS
CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or part of the survey on which it is based were made in accordance with the 2011 Minimum Standards Deed Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(c)(9), 7a, 6, 9, 11(c)(3), 14, 17, 20(c) and 22 of Table A hereof.

Robert Lausenberger
Robert Lausenberger
Wisconsin Registered Land Surveyor S-1244
Dated the 19th day of August, 2013.
Revised September 4th, 2013 to add 6" sewer lateral location.

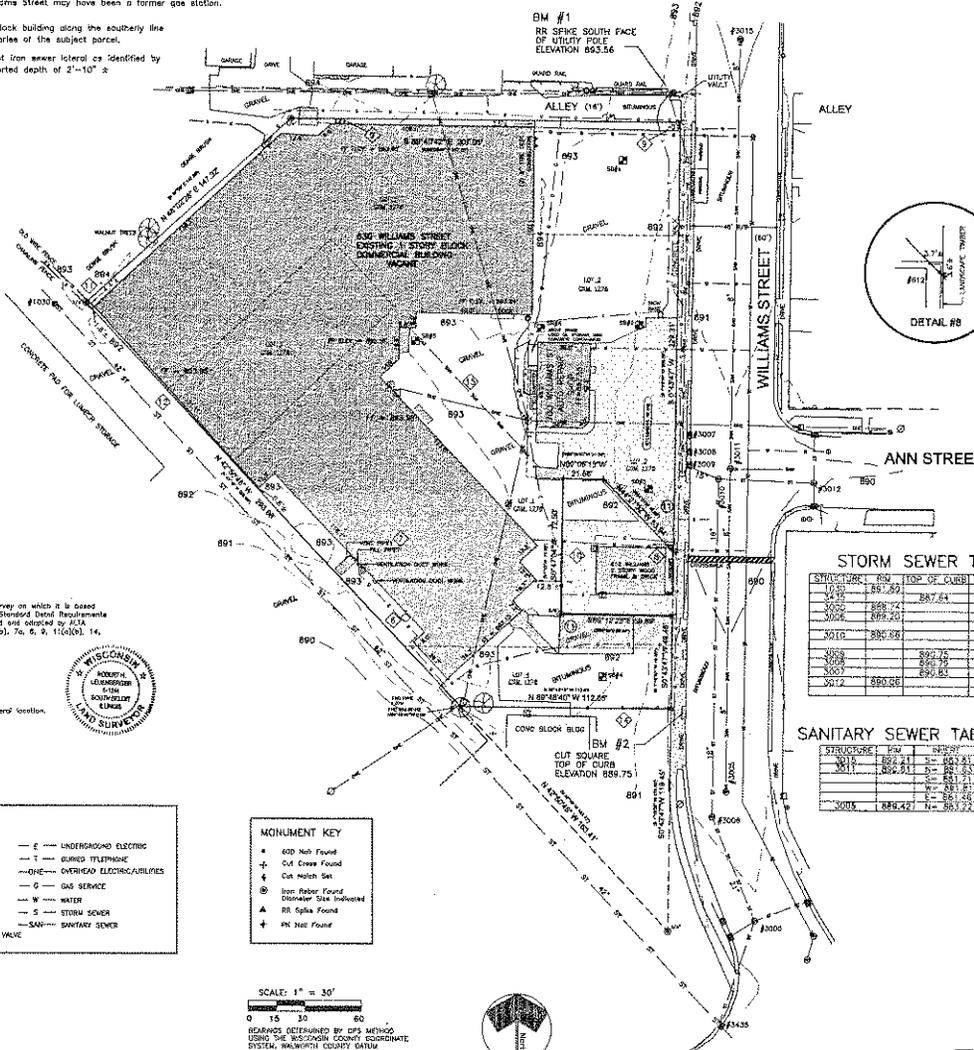


LEGEND	
☐ TELEPHONE BOX	☐ CONCRETE
⊙ SIGN	○ CATCH BASIN
⊙ MONUMENT	○ LIGHT POLE
⊙ SQUARE STORM HALET	○ GAS VALVE
⊙ SANITARY SEWER	○ GUY WIRE
⊙ ELECTRIC METER	○ BOLLARD
⊙ CURB INLET	○ WATER SHUTOFF VALVE
⊙ SOIL BORINGS (SB)	
	— E UNDERGROUND ELECTRIC
	— T BURIED TELEPHONE
	— OHE OVERHEAD ELECTRIC/CABLES
	— G GAS SERVICE
	— W WATER
	— S STORM SEWER
	— SAM SANITARY SEWER

MONUMENT KEY	
⊙	800 Not Found
⊙	6" Cut Crown Found
⊙	6" Cut Hook Set
⊙	Iron Rebar Found
⊙	Diameter Size Indicated
⊙	800 Spike Found
⊙	800 Not Found

SCALE: 1" = 30'

REBARAS DETERMINED BY GPS METHOD USING THE WISCONSIN COUNTY COORDINATE SYSTEM, WADSWORTH COUNTY DATA. THE SOUTHWESTERLY LINE OF THE SUBJECT PARCEL HAVING A BEARING OF N 42°50'45" W ELEVATION DETERMINED BY GPS METHOD HAD 88 DATUM. FIELD BOOK 505 PAGE 18



STORM SEWER TABLE

STRUCTURE	BM	TOP OF CURB	DEPTH
S101	899.62	887.64	11.98
S102	899.74	887.64	12.10
S103	899.20	887.64	11.56
S104	899.68	887.64	12.04
S105	899.75	887.64	12.11
S106	899.59	887.64	11.95
S107	899.65	887.64	12.01
S108	899.06	887.64	11.42

SANITARY SEWER TABLE

STRUCTURE	BM	TOP OF CURB	DEPTH
S101	899.62	887.64	11.98
S102	899.74	887.64	12.10
S103	899.20	887.64	11.56
S104	899.68	887.64	12.04
S105	899.75	887.64	12.11
S106	899.59	887.64	11.95
S107	899.65	887.64	12.01
S108	899.06	887.64	11.42

ORDER NO. 31660
ORDERED BY ANGUS YOUNG & ASSOC.

File Name: J:\16131-31895\31850-NYA-NWA-TWP\31660.DWG

Batterman
engineers surveyors planners

2017 Bankers Drive, Deloitte, Wisconsin 53511
608.365.6484 www.Batterman.com

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

816 Williams St. Lake Geneva, WI 53147
820

NAME AND ADDRESS OF CURRENT OWNER:

Signature Investments, LLC

TELEPHONE NUMBER OF CURRENT OWNER: _____

NAME AND ADDRESS OF APPLICANT:

John J. Karabas
425 N. Lovers Gardens Fontaine WI 53125

TELEPHONE NUMBER OF APPLICANT: John J. Karabas 262 275-1777

PROPOSED CONDITIONAL USE:

waiting area for customers waiting for
Pizza and a dining area for customers eating
in.

ZONING DISTRICT IN WHICH LAND IS LOCATED: GB (General Business)

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

N/A

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Pizza restaurant carry-out, delivery, dine-in.
no waitress service, counter service only

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

11.18.13

DATE

[Signature]
SIGNATURE OF APPLICANT

AGREEMENT FOR SERVICES

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

John J. Karabas, as applicant/petitioner for:

Name: John J. Karabas

Address: 425 N. Lake Garden
Fontana WI 53125

Phone: 262 275-1777

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

Dated this 12-18-13 day of December, 2013.

John J. Karabas
Printed name of Applicant/Petitioner

[Signature]
Signature of Applicant/Petitioner

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

- (a) A map of the proposed conditional use:
 _____ Showing all lands for which the conditional use is proposed;
 _____ Showing all other lands within 300 feet of the boundaries of the subject property;
 _____ Referenced to a list of the names and addresses of the owners of said lands as they appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);
 _____ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
 _____ Map and all its parts are clearly reproducible with a photocopier;
 _____ Map size of 11" by 17" and map scale not less than one inch equals 800 ft;
 _____ All lot dimensions of the subject property provided;
 _____ Graphic scale and north arrow provided.
- (b) A map, such as the Land Use Plan Map, of the generalized location of the subject property in relation to the City as a whole:
- (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations (see Site Plan Review checklist);
- (d) A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as

proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.

(e) Written justification for the proposed conditional use:

_____ Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. (See below)

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

An indoor restaurant seating area is a use compatible with the downtown Lake Geneva commercial district and is an improvement over the prior use which had two businesses in the same space

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

The seating and waiting area is attached to an existing restaurant and improves the use of those premises.

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?

Combination of two businesses into one will reduce congestion, improve pedestrian access and complement adjoining businesses

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 change of use from small grocery store to dining area does not increase land use intensity or impacts and is consistent with surrounding businesses

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

Yes. Consolidation will reduce the burden on public services.

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

Yes

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.

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

III. FINAL APPLICATION PACKET INFORMATION

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

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

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

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

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

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

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

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

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Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

↓
Draft Final Packet (1 Copy to Zoning Administrator)

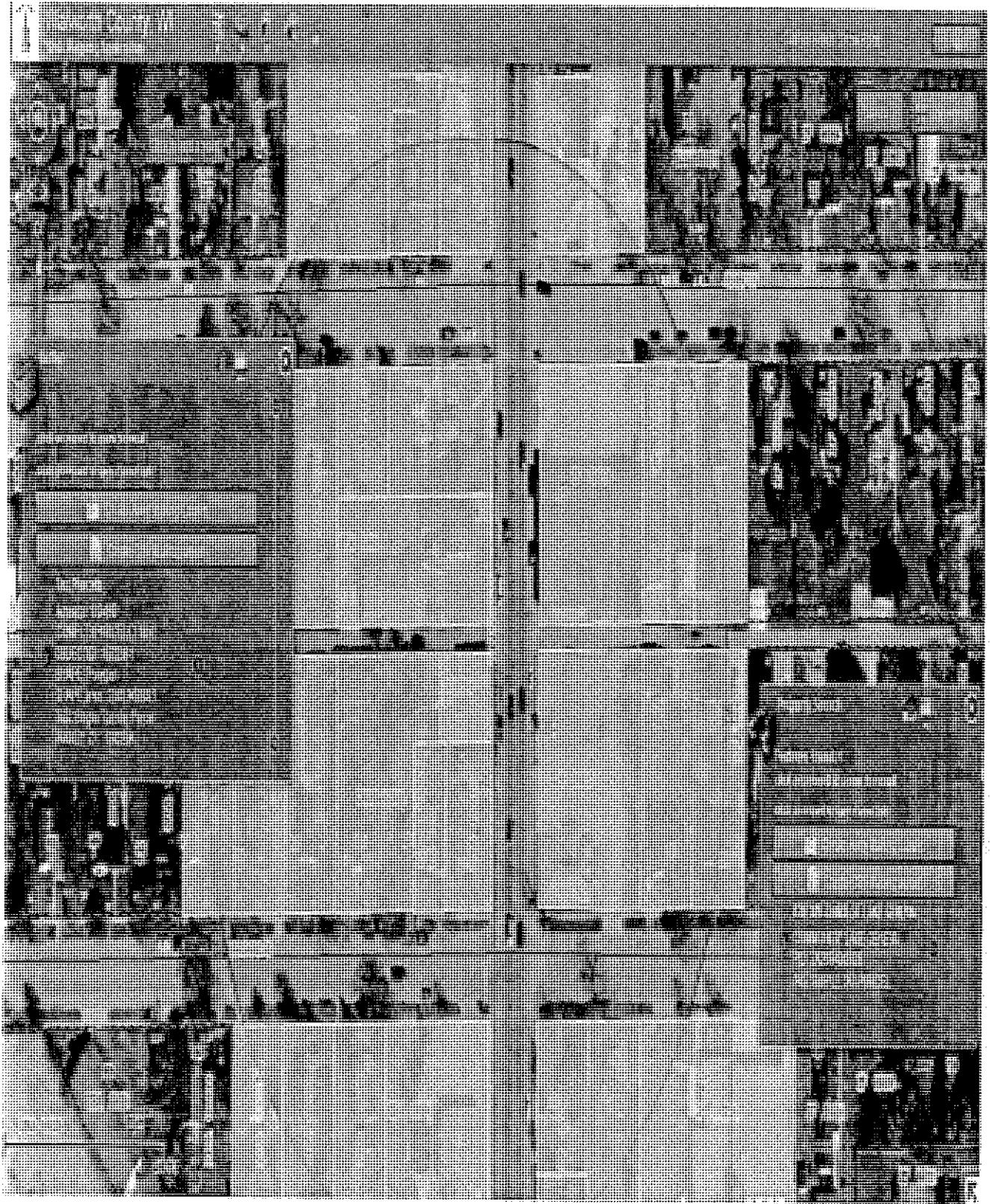
Date: _____ by: _____

___ (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;

IV.FINAL APPLICATION PACKET INFORMATION

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





820 WHITE

WALWORTH COUNTY, WISCONSIN

Map of Walworth County, Wisconsin, showing the location of the property. The map includes a scale bar and a north arrow.

Walworth County, Wisconsin
County Office: 1000 North Lincoln Street, Janesville, WI 53402
Phone: (608) 785-3300
Fax: (608) 785-3301
Website: www.walworthcounty.com

820 WHITE

820 WHITE

820 WHITE

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

Lot 2 of Syver - stad Lake Shore Estates

711 Pine Tree Lane Lake Geneva WI 53147

NAME AND ADDRESS OF CURRENT OWNER:

x Margaret Klingenberg, 3910 Ridge Rd,
Spring Grove, IL 60081

TELEPHONE NUMBER OF CURRENT OWNER: (815) 245-7733

NAME AND ADDRESS OF APPLICANT:

x Margaret Klingenberg 3910 Ridge Rd,
Spring Grove, IL 60081

TELEPHONE NUMBER OF APPLICANT: (815) 245-7733

PROPOSED CONDITIONAL USE:

SINGLE FAMILY NEW RANCH HOME

ZONING DISTRICT IN WHICH LAND IS LOCATED: ERI

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

WARREN HANSEN - FARRIS HANSEN + ASSOC. 7 Ridgeway Ct, Elkhorn WI 53121

Geneva Lake Dream Homes LLC - General Contractor, 908 Wauk St, Lake Geneva 53147

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Build New Ranch Home

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

2/10/2014
DATE

Margaret Klingenberg
SIGNATURE OF APPLICANT

SR4 2014

AGREEMENT FOR SERVICES

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

Geneva Lake Dream Homes LLC, as applicant/petitioner for:

Name: Margaret Klingenberg
Address: 3910 Ridge Rd.
Spring Grove, IL 60081
Phone: (815) 245-7733

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

Dated this 10th day of February, 2014.

Margaret Klingenberg
Printed name of Applicant/Petitioner

Margaret Klingenberg
Signature of Applicant/Petitioner

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

- ___ Pre-submittal staff meeting scheduled:
 Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____
- ___ Follow-up pre-submittal staff meetings scheduled for:
 Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____
 Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____
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II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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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 map of the proposed conditional use:
 - ___ Showing all lands for which the conditional use is proposed;
 - ___ Showing all other lands within 300 feet of the boundaries of the subject property;
 - ___ Referenced to a list of the names and addresses of the owners of said lands as they appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);
 - ___ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
 - ___ Map and all its parts are clearly reproducible with a photocopier;
 - ___ Map size of 11" by 17" and map scale not less than one inch equals 800 ft;
 - ___ All lot dimensions of the subject property provided;
 - ___ Graphic scale and north arrow provided.
- ___ (b) A map, such as the Land Use Plan Map, of the generalized location of the subject property in relation to the City as a whole:
- ___ (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations (see Site Plan Review checklist);
- ___ (d) A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as

proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.

(e) Written justification for the proposed conditional use:

_____ Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. (See below)

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

SINGLE FAMILY AS ALL ADJOINING LOTS

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?

SAME AS OTHER ADJOINING LOTS

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

NO

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

In line with other home construction on R-1b lots

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

NO

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?

NO

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

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Date: _____ by: _____

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___ (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;
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- ___ 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.

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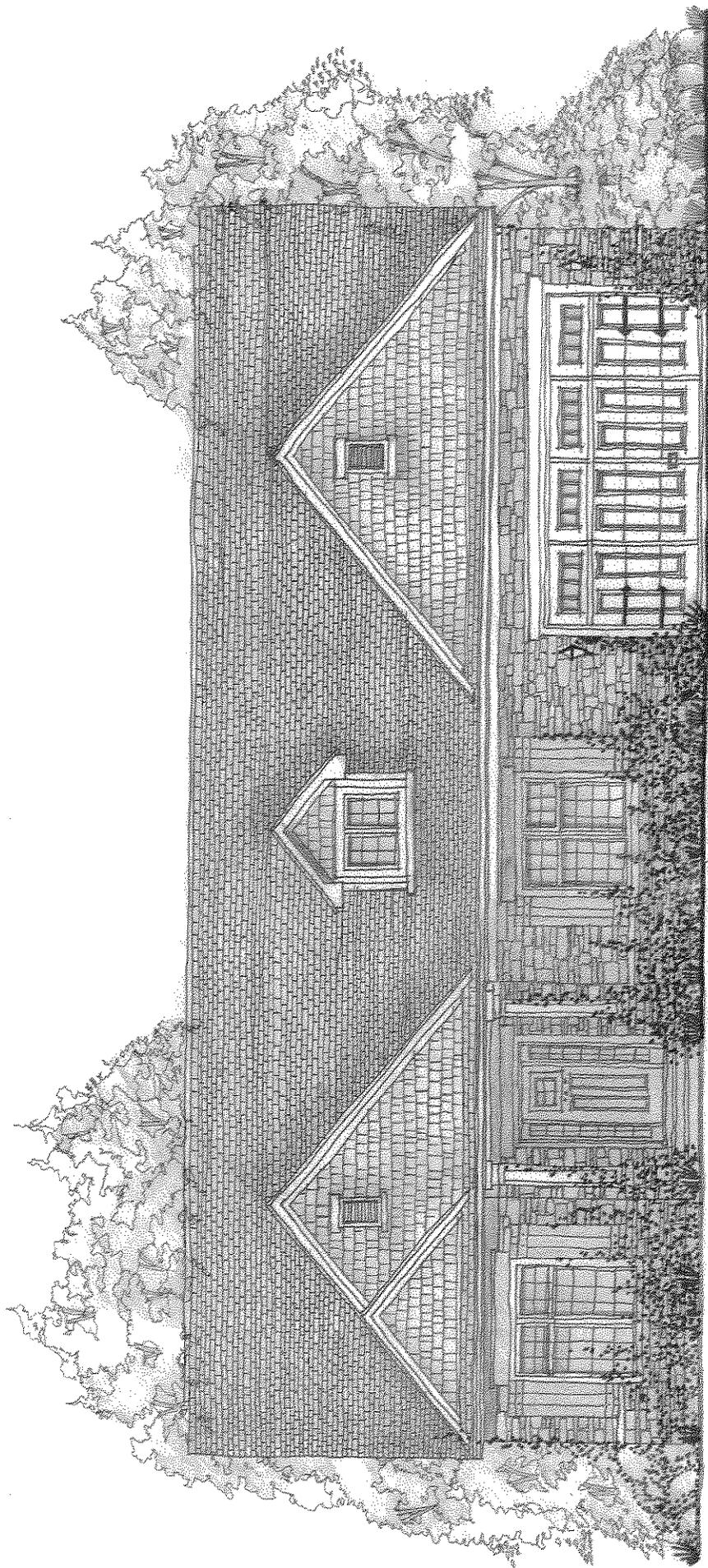
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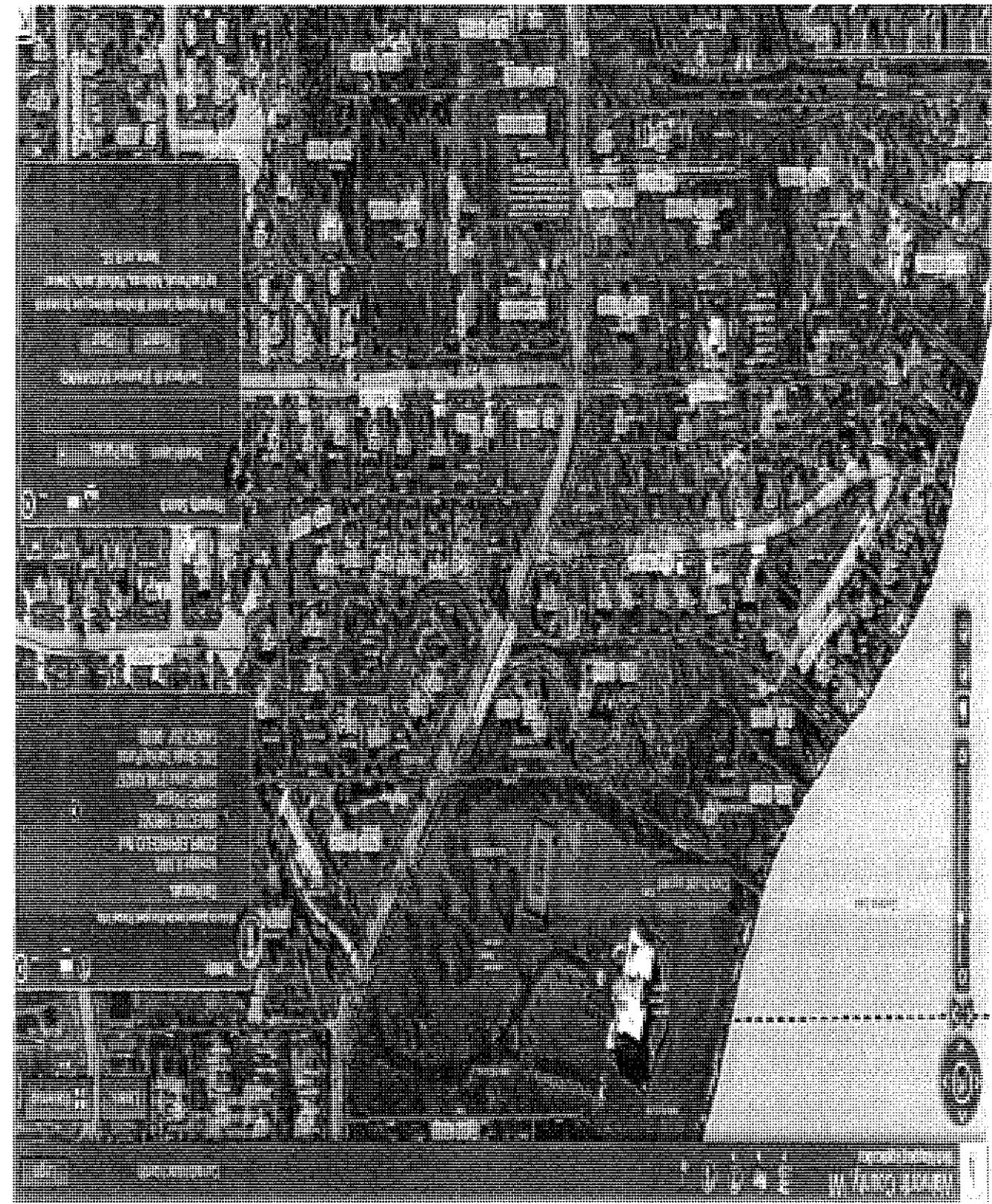
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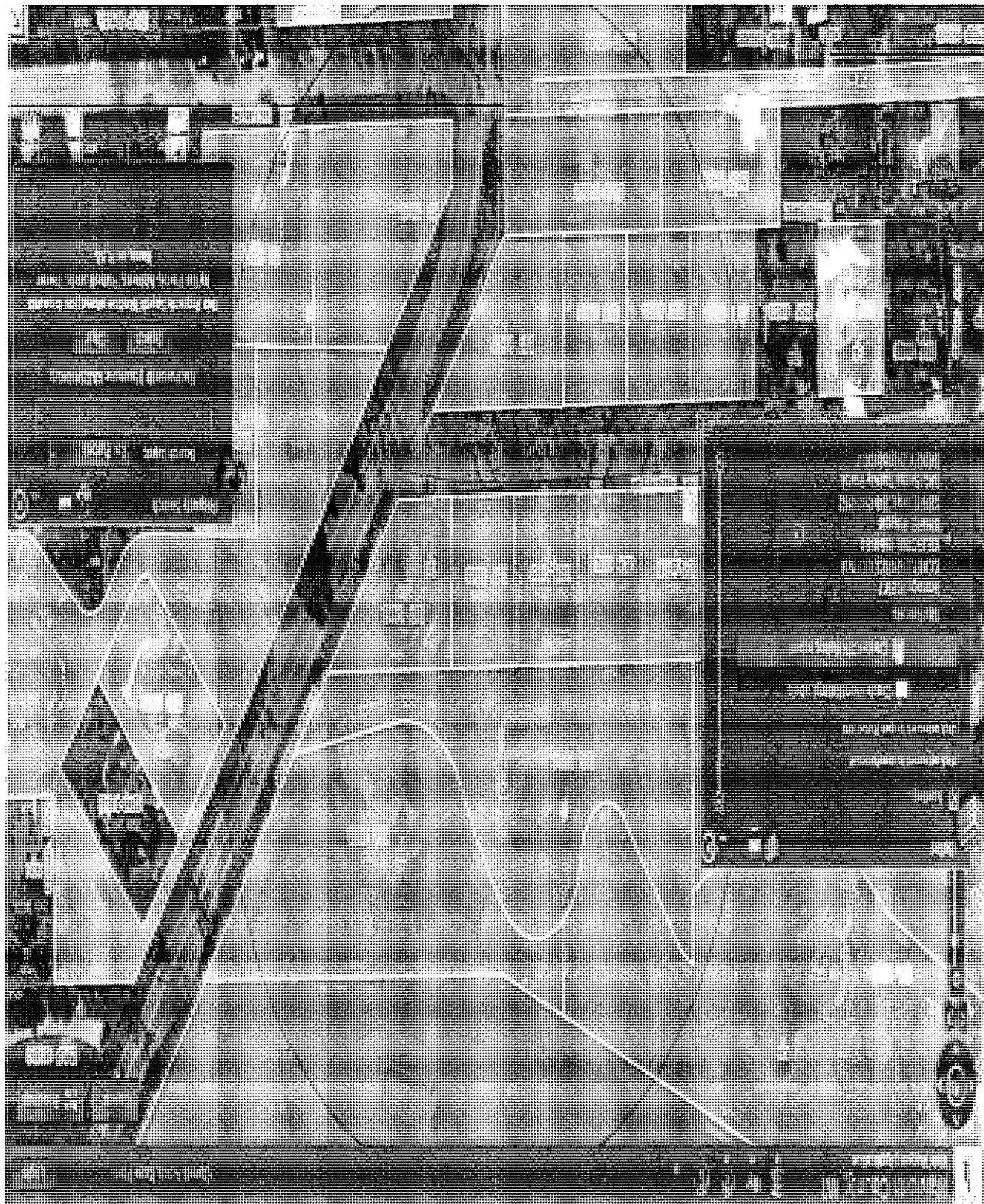
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M.P. 2008





FARRIS, HANSEN & ASSOCIATES, INC.

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

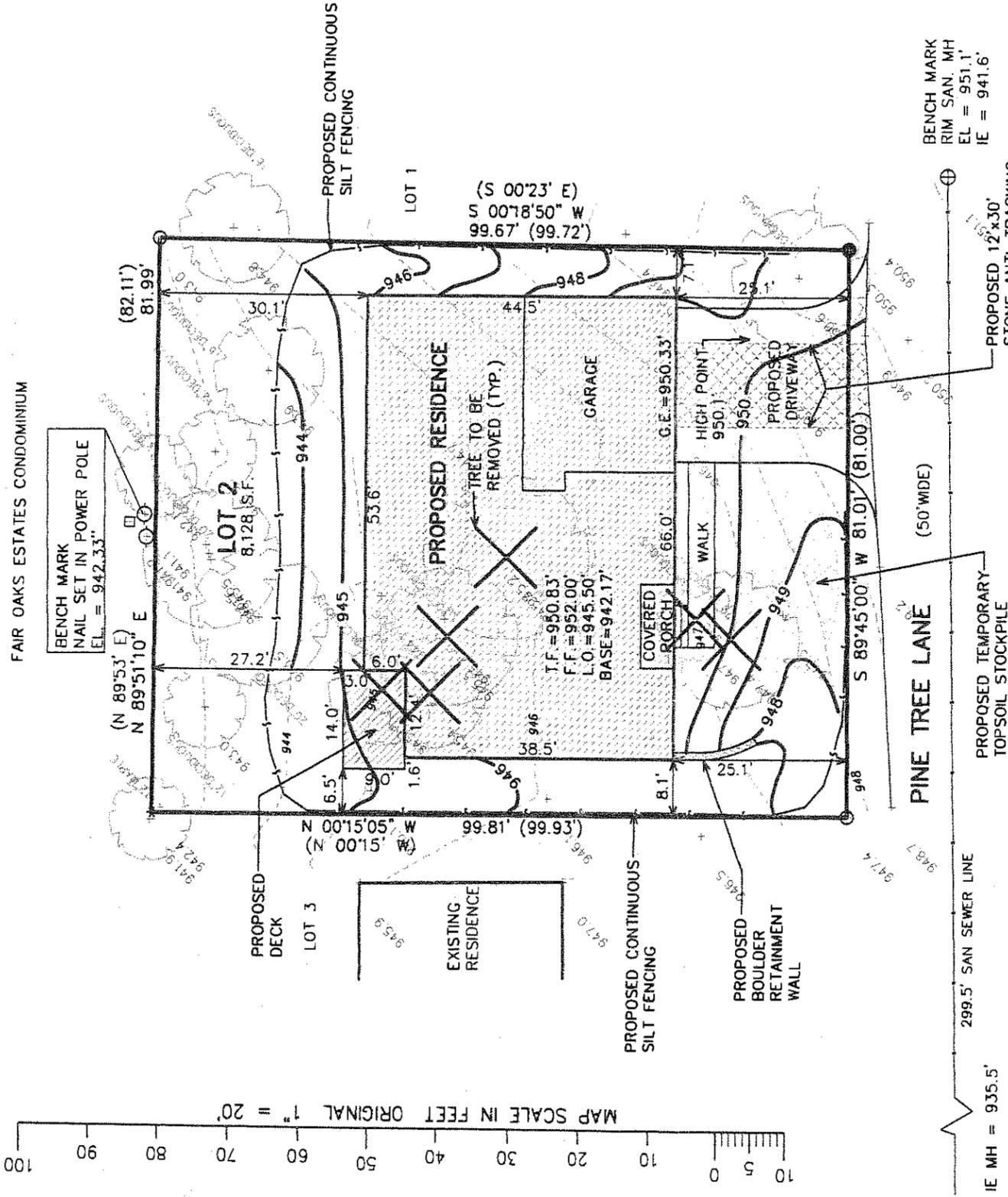
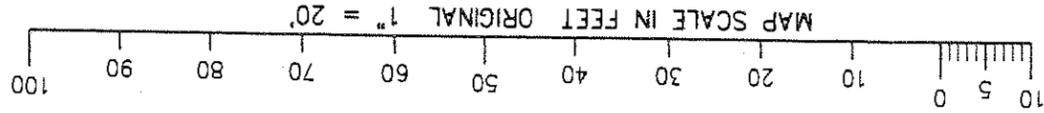
SITE, GRADING, DRAINAGE,
 & EROSION CONTROL PLAN
 PLAT OF SURVEY

- WORK ORDERED BY -
 GENEVA LAKES DREAM HOMES
 908 S. WELLS
 LAKE GENEVA, WI. 53147

LOT 2 OF SYVER-STAD LAKE SHORE ESTATES

A SUBDIVISION IN THE NW 1/4 OF THE NE 1/4 SECTION 1
 TOWN 1 NORTH, RANGE 17EAST, CITY OF LAKE GENEVA
 WALWORTH COUNTY, WISCONSIN

ASSIGNED SOUTH LINE
 LOT 2
 S 89°45'00" W



LEGEND

- = FOUND IRON PIPE STAKE
- = FOUND IRON REBAR STAKE
- * = IRON PIPE DETECTED BELOW ROOT OF TREE
- (XXX) = RECORDED AS
- XXX--- = EXISTING LAND CONTOUR
- XXX— = PROPOSED LAND CONTOUR

- I.F. = TOP OF FOUNDATION GRADE
- F.F. = FIRST FLOOR GRADE
- L.O. = LOOK-OUT SILL GRADE
- BASE = BASEMENT FLOOR GRADE
- G.E. = GARAGE ENTRY GRADE

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW 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 DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: JANUARY 24, 2014

Peter S. Gordon
 PETER S. GORDON R.L.S. 2101

CONSTRUCTION SEQUENCE

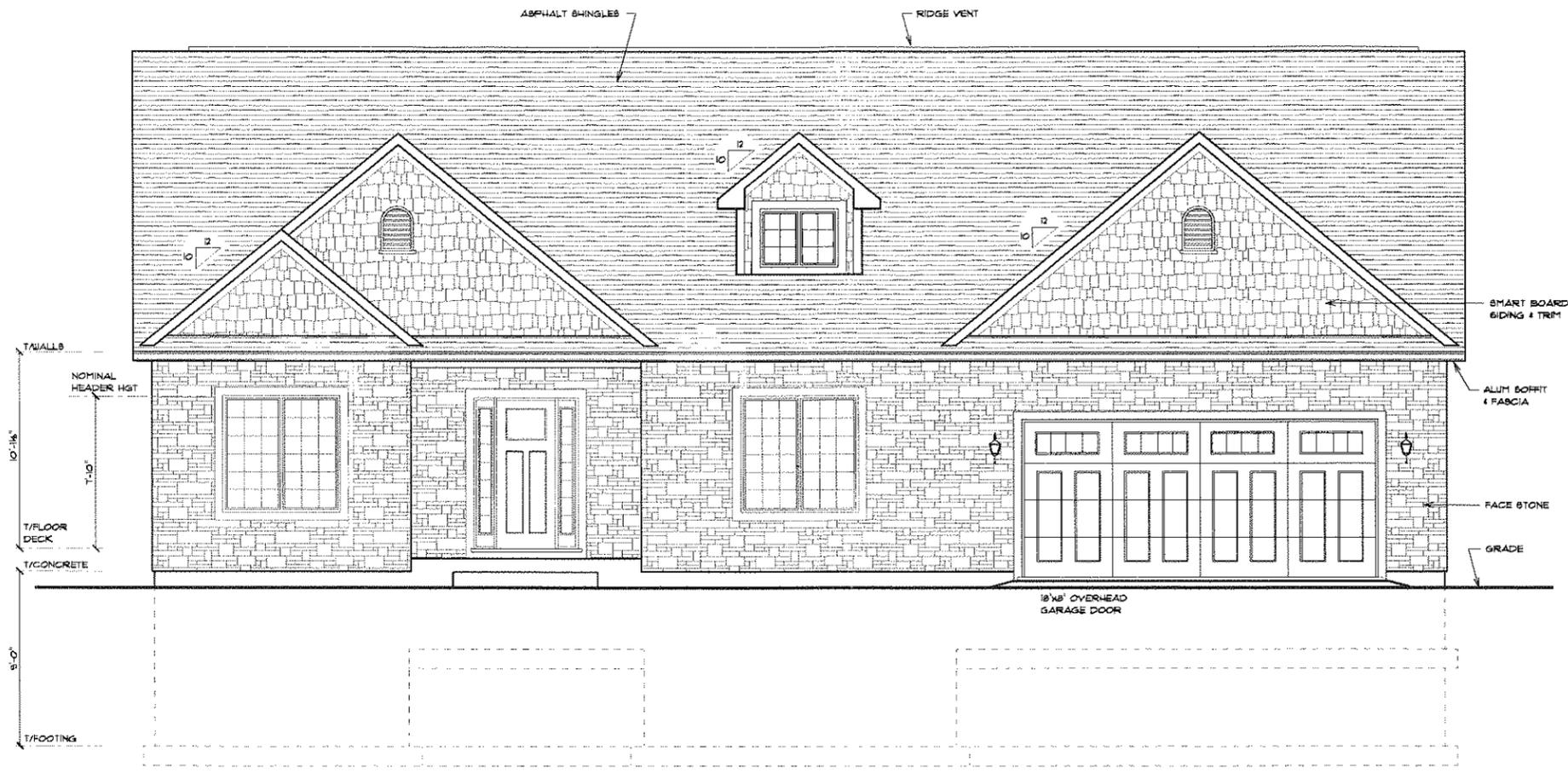
- 1) SILT FENCING INSTALLED
- 2) VEGETATION TO BE CLEARED
- 3) TOPSOIL STRIPPED
- 4) FOUNDATIONS DUG & POURED
- 5) WALLS BACKFILLED
- 6) FRAMING & HOME CONSTRUCTION COMPLETED
- 7) DRIVE & LANDSCAPING COMPLETED

AREA TO BE RESTORED WITH TOPSOIL AS SOON AFTER FOUNDATION AND FRAMING AS POSSIBLE FOLLOWED WITH GRASS SEEDING AND MULCH.

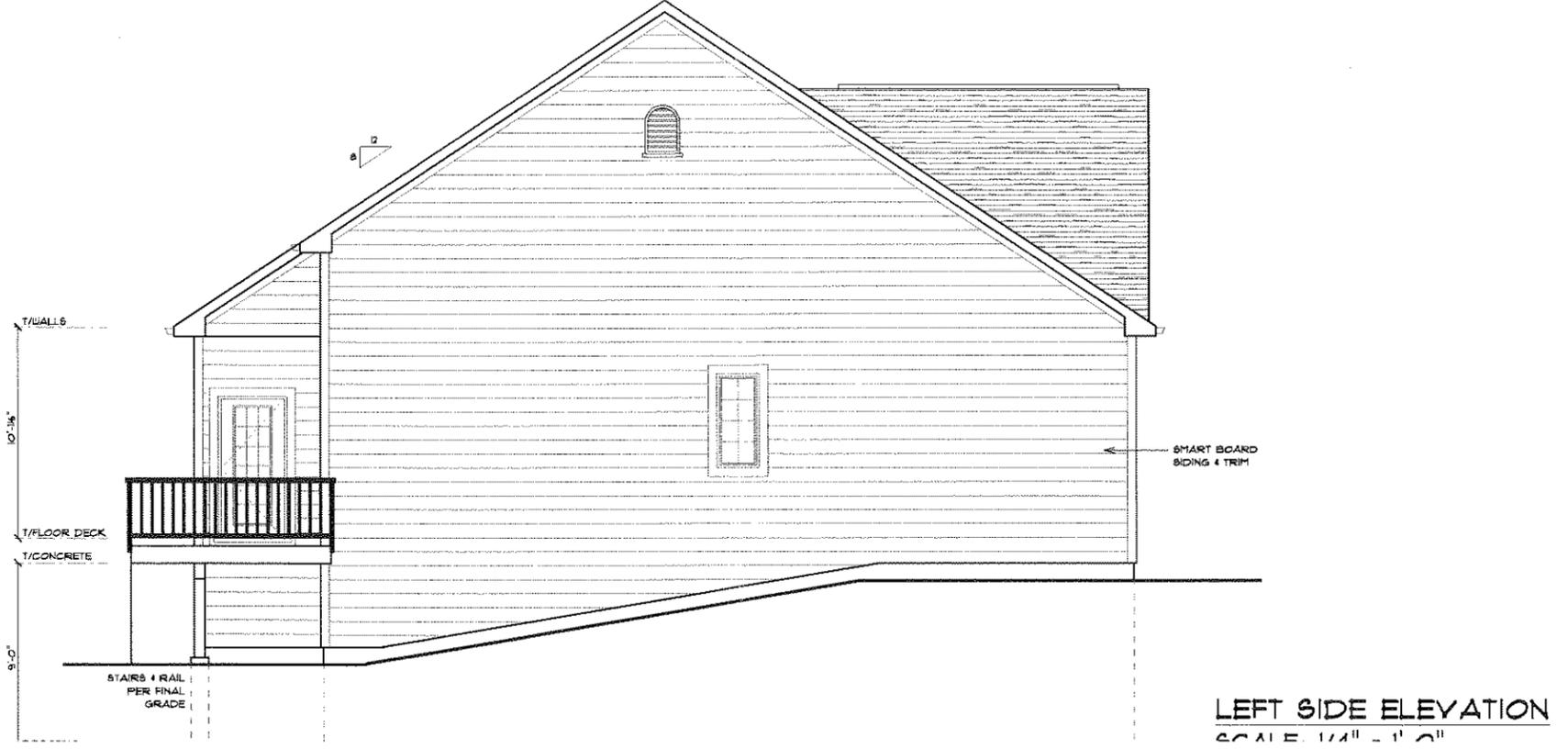
AREA WITHIN SILT FENCING TO BE CLEARED OF UNDERBRUSH WITH ONLY NECESSARY LARGE TREES REMOVED.

NOTE: ALL SILT FENCING SHALL BE MAINTAINED IN A STABLE CONDITION FULLY BRACED AND STAKED TO PREVENT MOVEMENT BY RUNOFF UNTIL A DENSE TURF IS ESTABLISHED OVER ALL DISTURBED GROUND SURFACES. DURING OR AFTER EVERY STORM THEY SHALL BE CHECKED. ACCUMULATIONS OF SILT TOPSOIL AND ANY OTHER CONSTRUCTION DEBRIS SHALL BE ROUTINELY REMOVED.

PROJECT: 8956
 DATE: 01-24-2014
 SHEET 1 OF 1



FRONT ELEVATION
SCALE: 1/4" = 1' 0"



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

FRAMING
DESIGN
CONCEPTS
INC
815-678-7790
framingdesign@charter.net

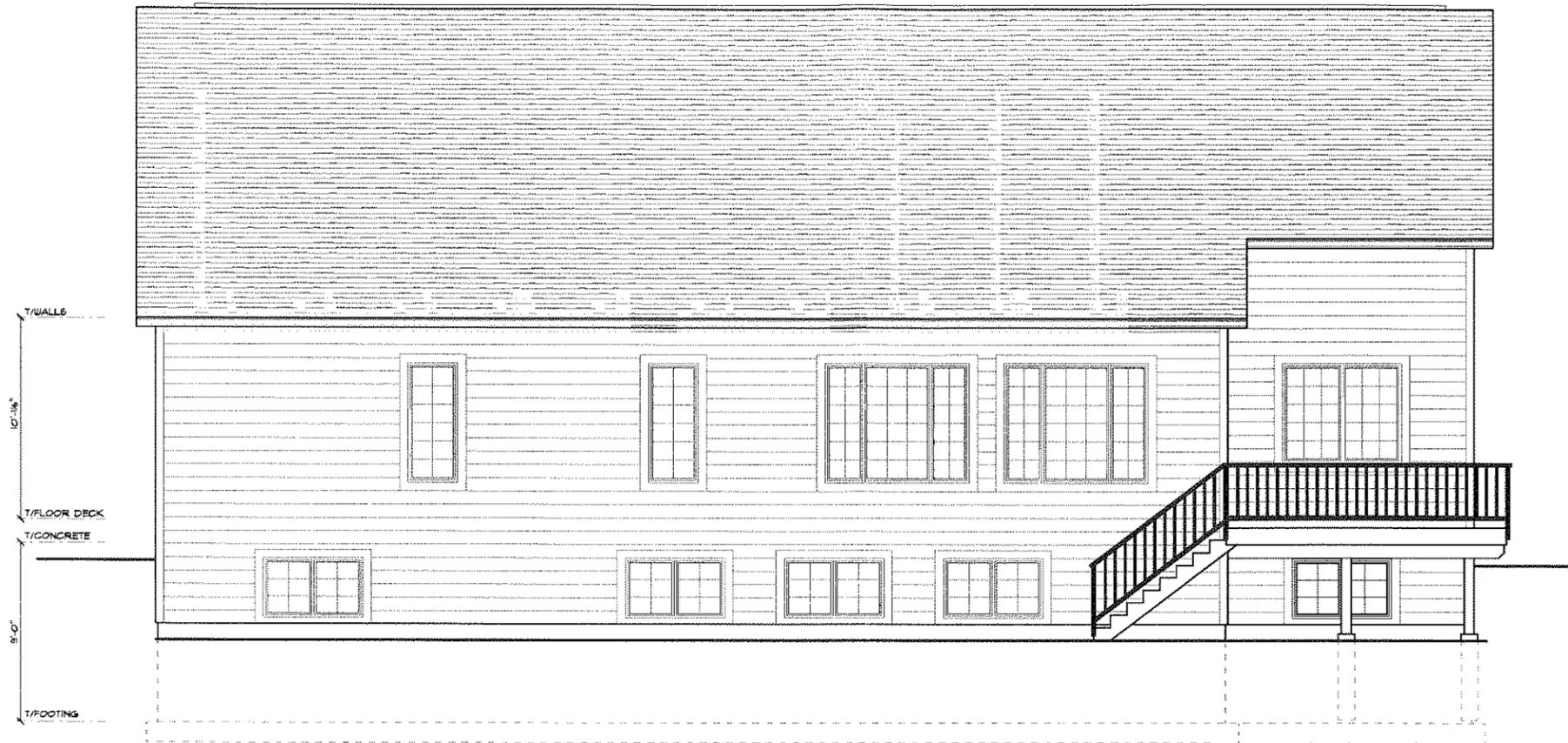
908 SOUTH WELLS ST
LAKE GENEVA, WI 53147
262-249-0009
FAX: 262-249-0008
genevalakedreamhomes.com

**GENEVA LAKE
DREAM HOMES, LLC**

KLINGENBERG RESIDENCE
LAKE GENEVA, WI 53147
FRONT & LEFT SIDE ELEVATION

DATE
1-21-14

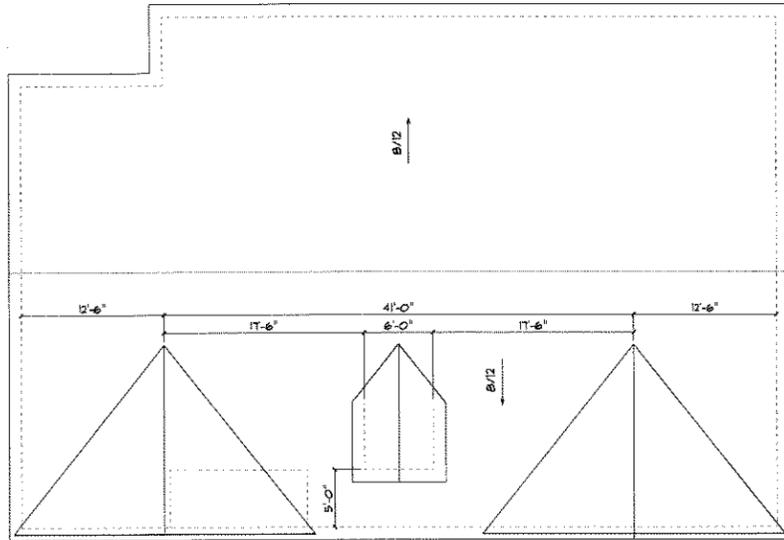
SHEET NO.



REAR ELEVATION
SCALE: 1/4" = 1' 0"

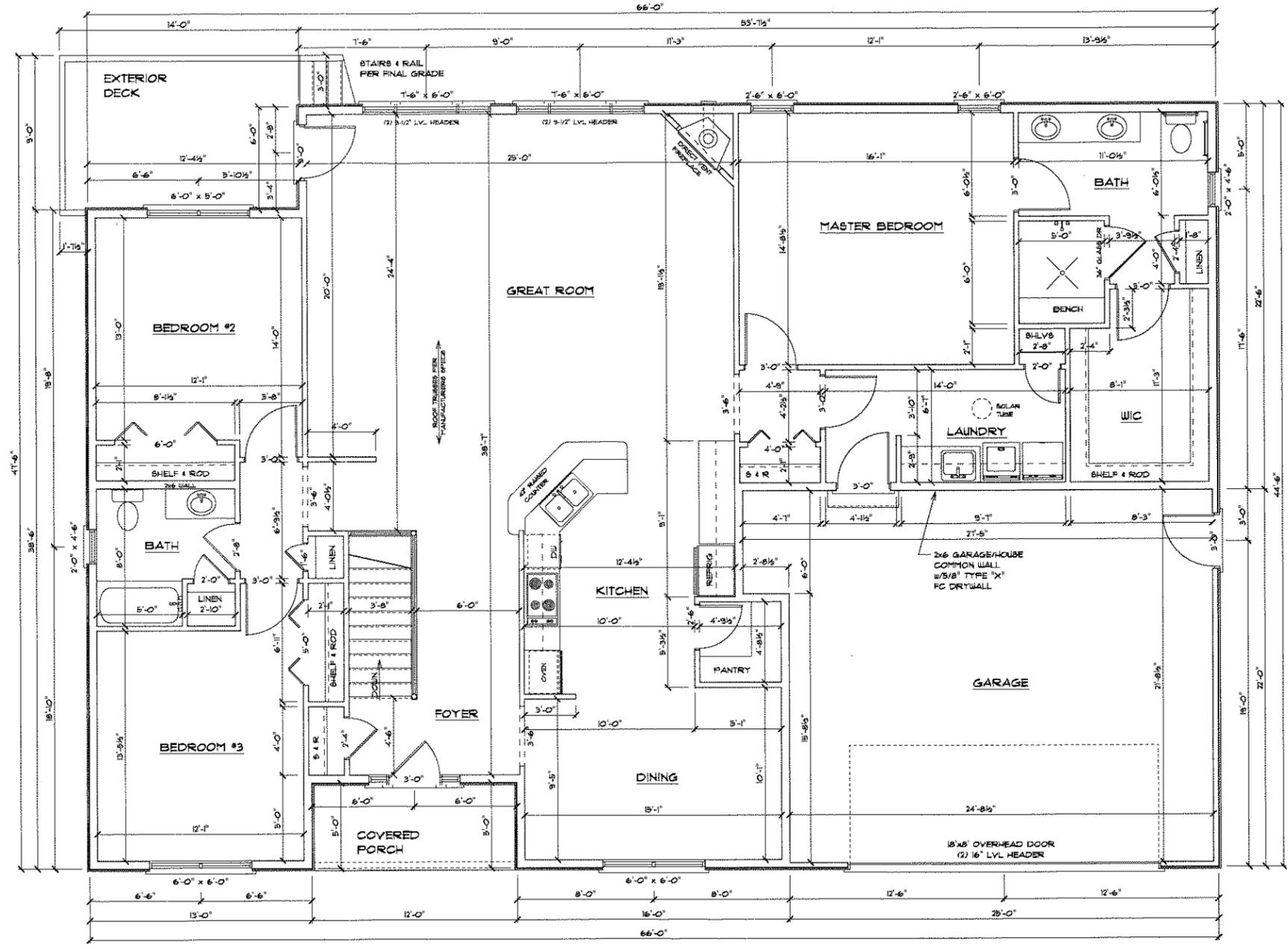


RIGHT SIDE ELEVATION
SCALE: 1/4" = 1' 0"



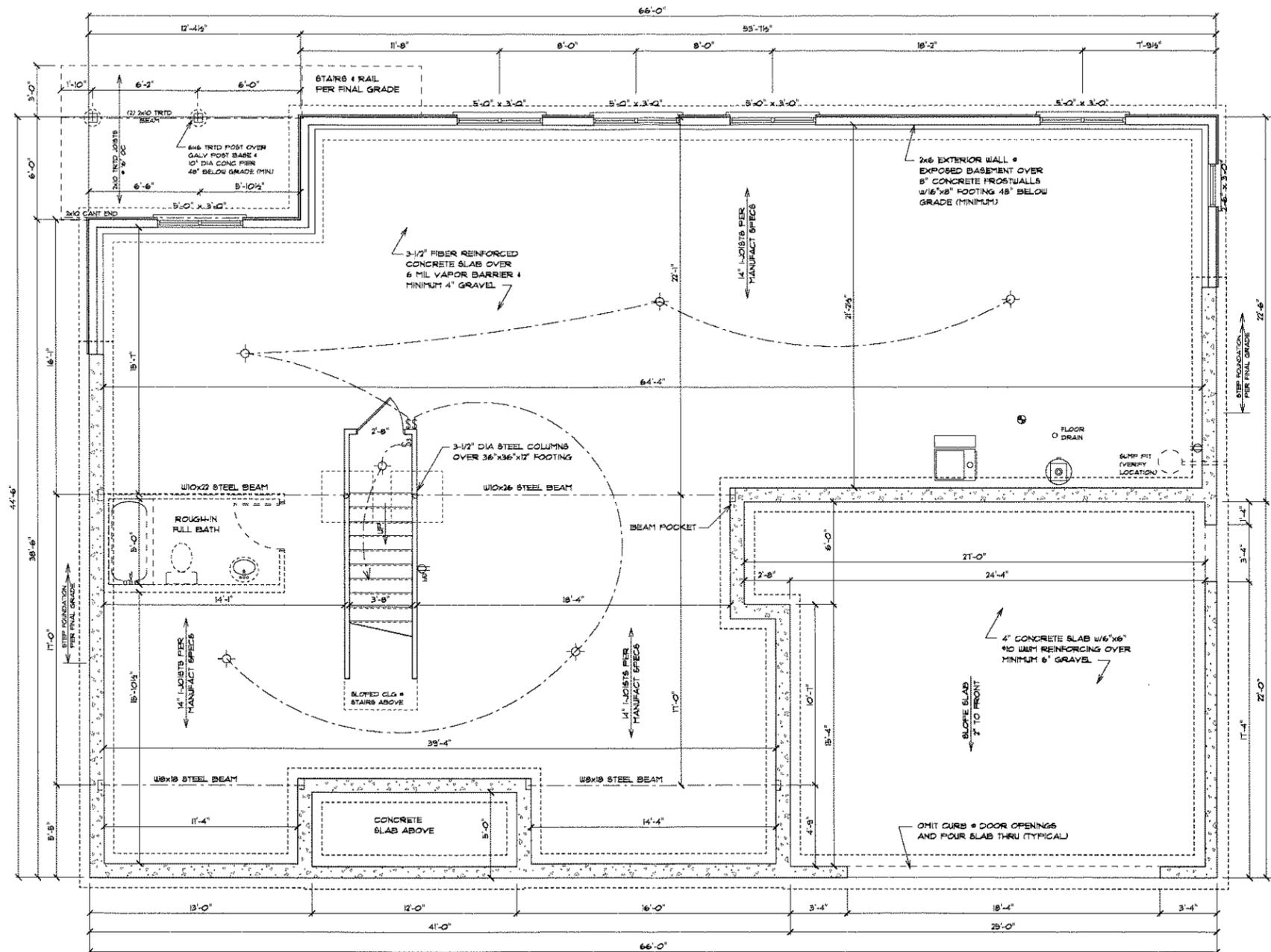
ROOF PLAN
SCALE: 1/8" = 1' 0"

NOTES:
ROOF TRUSSES PER MANUFACTURERS SPEC6
10/12 ROOF PITCH TYPICAL (UNLESS NOTED)
2x6 SUBFASCIA & GABLE RAKE ASSEMBLIES



MAIN FLOOR PLAN
SCALE: 1/4" = 1' 0"
2,236 sq LIVING

NOTES:
ALL DIMENSIONS ARE TO THE FACE OF STUDS
2x6 EXTERIOR WALLS • HOUSE
3x4 WALLS TYPICAL (UNLESS NOTED)



FOUNDATION PLAN
 SCALE: 1/4" = 1' 0"

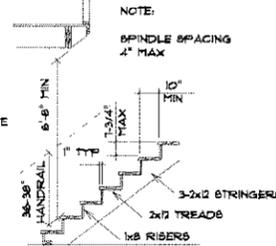
- NOTES:
- 10" CONCRETE WALLS 2' 8" POUR w/20"x10" FOOTING
 - 8" CONCRETE WALLS w/16"x8" FOOTING 48" BELOW GRADE MINIMUM (TYP)
 - 2x6 TREATED SILL OVER CONCRETE WALLS • HOUSE
 - 12" GRAVEL OVER 4" DRAIN TILE OVER 2" GRAVEL TYPICAL • PERIMETER

BRACED WALL	METHOD OF WALL BRACING	WALL LENGTH	BRACE PANEL LENGTH	BRACING REQUIRED	ACTUAL BRACING
BASEMENT					
A	WOOD STRUCT PANEL	8' 0"	8' 0"	16%	100%
B	WOOD STRUCT PANEL	6' 0"	8' 0"	16%	100%
D	WOOD STRUCT PANEL	10' 0"	7' 6"	16%	75%
I	WOOD STRUCT PANEL	66' 0"	4' 0"	16%	62.1%
MAIN FLOOR					
A	WOOD STRUCT PANEL	38' 6"	36' 6"	16%	54.8%
B	WOOD STRUCT PANEL	11' 0"	8' 0"	16%	12.1%
C	WOOD STRUCT PANEL	5' 0"	5' 0"	16%	100%
D	WOOD STRUCT PANEL	44' 6"	38' 6"	16%	88.8%
I	WOOD STRUCT PANEL	66' 0"	40' 0"	16%	60.6%
2	GYPSUM WALL BOARD	21' 0"	8' 0"	75%	28.6%
3	WOOD STRUCT PANEL	66' 0"	30' 6"	16%	46.2%

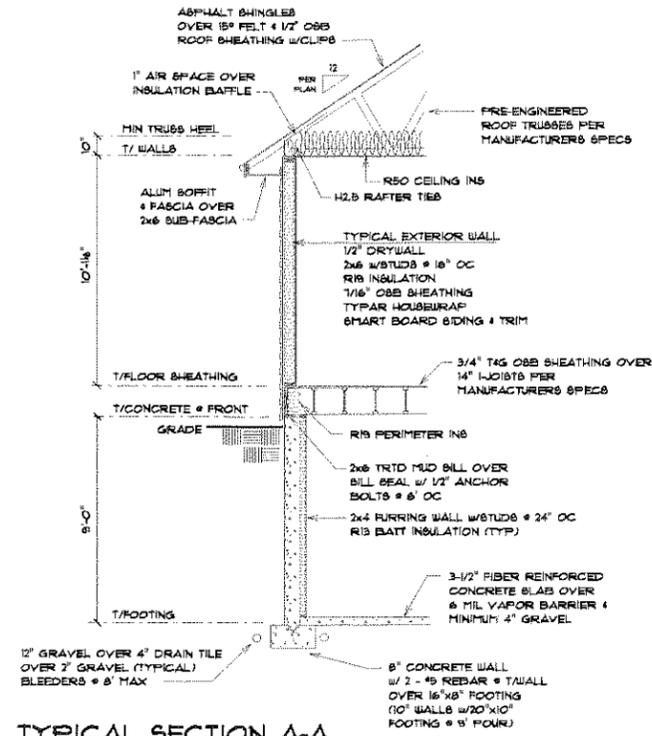
- CONTINUOUSLY - SHEATHED 1/2" OSB w/ 1/2" RETURN REF COMM 21.25/3.16.21. BRACE PANEL LENGTH: REF TABLE 21.25J. PERCENTAGE OF WALL BRACING: REF TABLE 21.25H. FASTENER SPACING: 6" ON EDGES, 12" ON CENTER SUPPORTS REF APPENDIX
- WOOD STRUCTURAL PANEL - 1/2" OSB REF COMM 21.25/3.16.14. BRACE PANEL LENGTH: MIN 42" REF TABLE 21.25G. PERCENTAGE OF WALL BRACING: MIN 16% REF TABLE 21.25H. FASTENER SPACING: 6" ON EDGES 12" ON CENTER SUPPORTS REF APPENDIX
- 1/2" GYPSUM BOARD APPLIED TO BOTH SIDES OF WALL REF COMM 21.25/3.16.16. BRACE PANEL LENGTH: MIN 48" REF TABLE 21.25G. PERCENTAGE OF WALL TO BE BRACED: MINIMUM 75% REF TABLE 21.25H. FASTENER SPACING: 1" ON ALL EDGES REF COMM 21.25/3.16.16

PORCHES, BALCONIES OR RAISED FLOOR SURFACES MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 36" IN HEIGHT. THEY SHALL HAVE INTERMEDIATE RAILS, ORNAMENTAL CLOSURES OR BALUSTERS WHICH WILL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE.

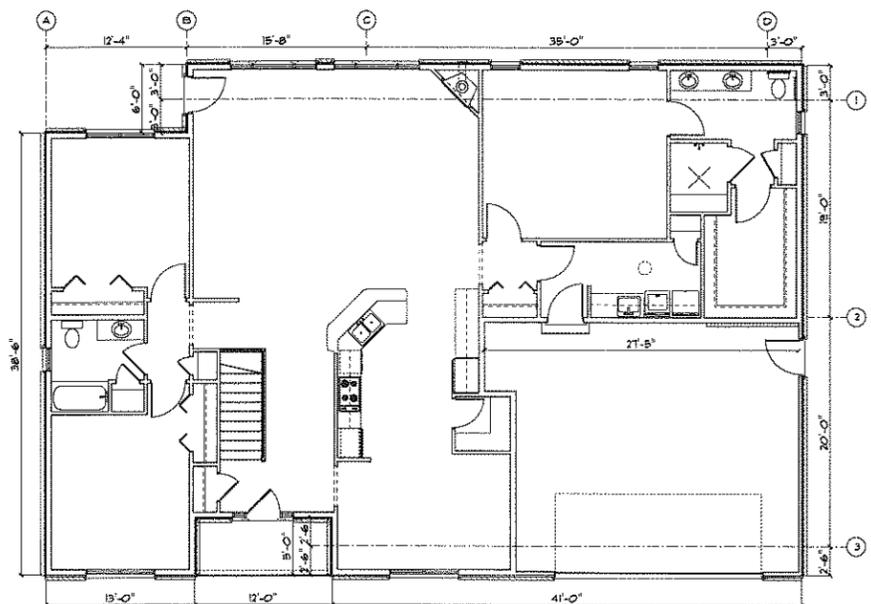
TYPICAL STAIR DETAILS
SCALE: 1/4" = 1'-0"



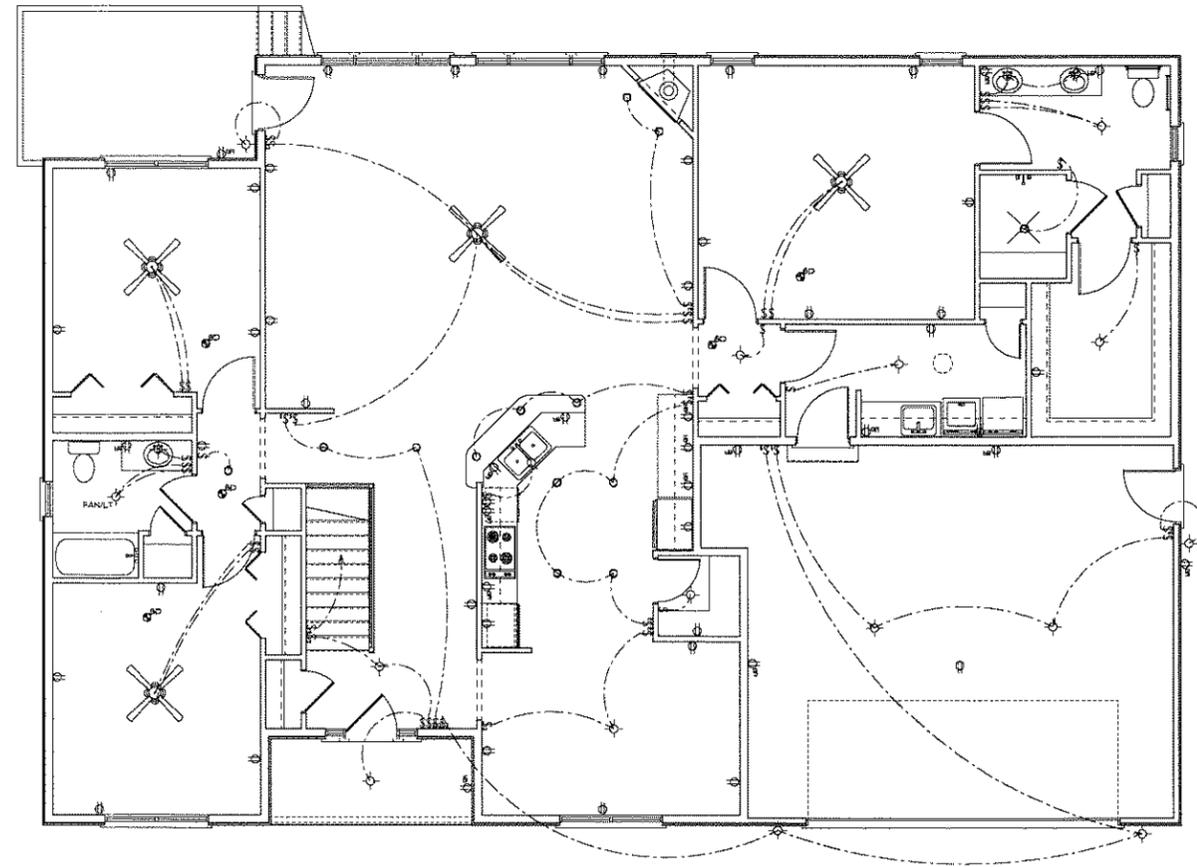
NOTE:
SPINDLE SPACING
4" MAX



TYPICAL SECTION A-A
SCALE: 1/4" = 1'-0"



MAIN BRACING PLAN
SCALE: 1/8" = 1'-0"



MAIN ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

FRAMING DESIGN CONCEPTS INC
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262-249-0009
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genevalakedreamhomes.com

GENEVA LAKE DREAM HOMES, LLC

KLINGENBERG RESIDENCE
LAKE GENEVA, WI 53147
ELECT PLAN w/SECTION & DETAILS

DATE
1-21-14

SHEET NO.
5



VANDEWALLE & ASSOCIATES INC.

To: City of Lake Geneva
From: Mike Slavney, FAICP, City Planner
Date: 27 February 2014
Re: Annual Comprehensive Plan Amendment Process

The City adopted the updated Comprehensive Plan on December 14, 2009. As a dynamic community facing a myriad of growth issues, the City is likely to receive requests for Plan amendments in the coming years, well-before the required update in 2019. To provide a manageable, predictable, and cost effective process, the Comprehensive Plan suggests that the City establish a single plan amendment cycle every year.

Several Wisconsin communities use an annual plan review and amendment process cycle to ensure these evaluations and adjustments are handled in a predictable and efficient manner.

The procedures to adopt or amend a Plan are defined under Section 66.1001(4), Wisconsin Statutes. The City process needs to follow these requirements. The timeline on the following page presents a conceptual five-month process to allow for plan amendment requests, consider amendments, and go through the adoption procedures in compliance with the State Statutes.

This approach features a combined meeting of the Plan Commission and Common Council.

During the meeting:

1. the Common Council holds a Public Hearing on the requested Plan amendments;
2. the Plan Commission considers Plan amendment requests and public testimony, and then adopts a resolution making a specific recommendation on each of the requested Plan amendments to the Common Council; and,
3. the Common Council considers the Plan Commission's recommendations, vote on motions for each requested Plan amendment, and finally, adopts an ordinance to officially adopt the Plan amendments per their individually voted motions.

This combined meeting approach allows for the Plan Commission and Council to hear the same public testimony, prior to the Plan Commission's recommendation, and the Council's actions.

Conceptual Annual Comprehensive Plan Amendment Process

Activity	May	June	July	August	Sept.	Oct.
Plan Commission Announces the Opening of the Plan Amendment Process, and Reviews the Draft Public Participation Plan	3rd Mon.					
City Clerk Accepts Plan Amendment Applications	3rd Tue.	June 30				
Plan Commission Recommends Adoption of the Public Participation Plan		3rd Mon.				
Council Adopts Public Participation Plan			COW: 1st Mon. CC: 2nd Mon.			
Plan Commission Reviews Plan Amendment Applications (Requests & Staff Analysis included in Plan Comm. Packet.)			3rd Mon.	3rd Mon.		
Plan Commission Recommends Setting Public Hearing by Council				3rd Mon.		
Council Sets Public Hearing (approx. 6 weeks ahead)				4th Mon.		
City Clerk Distributes Requested Plan Amendments to Surrounding and Overlapping Jurisdictions				4th Wed.		
Public Review Period (Newspaper published Wed.)				4th Wed.	<i>Min. of 30-days</i>	
Joint Meeting: 1. Council Holds Public Hearing; 2. Plan Commission Adopts Resolution Recommending Plan Amendments; and, 3. Council Adopts Ordinance on Recommended Plan Amendments						COW: 1st Mon. CC: 2nd Mon.
City Clerk Distributes Amended Plan to Surrounding and Overlapping Jurisdictions						After Adop- tion



VANDEWALLE & ASSOCIATES INC.

To: City of Lake Geneva
From: Michael A. Slavney, FAICP
Date: 27 February 2014
Re: Draft Zoning Code Amendments Regarding Nonconforming Situations

Background

I would like to make the Plan Commission and the Common Council aware of my recent experience in several other cities and villages in revising the long-standing and universally-used approach to regulating non-conforming situations. Specifically, I suggest revising Article II, Section 98-207 (Nonconforming Use Regulations), Article III, Section 98-307 (Nonconforming Development Regulations), and Article IV, Section 98-408 (Nonconforming Structure and Building Regulations). I also have suggested adding a new section, Section 98-410 (Substandard Lot Regulations), to Article IV. These amendments are intended to ensure that developments, sites, structures, and lots approved prior to the effective date of the current zoning ordinance or do not encounter difficulties because they would otherwise be considered nonconforming.

On the following pages please find:

First, on pages 2-4, current Articles II, III and IV; proposed to be amended.

Second, on pages 5-8, the draft replacement for Articles II, III and IV, intended to accomplish:

- Clear distinction between non-conforming uses, structures, lots, and sites design
- Allow for maintenance and equipment replacement for non-conforming uses
- The ability to seek conditional use approval to remove nonconforming use status
- Removing the “non-conforming” label from all legally created lots of record
- Removing the “non-conforming” label from all legally erected structures
- The ability to structurally repair and maintain all structures without limitation
- The ability to expand all structures, so long as the addition meets all requirements
- Removing the “non-conforming” label from all legally developed sites
- Clarifying that only new development must comply with site improvement requirements
- Clearly providing for Plan Commission discretion to correct public safety and nuisance situations existing on a site which is proposed for additional development

Third, on page 9-13, a redline strikethrough version showing changes made to the ordinance.

Finally, please note the key policy issue **shaded in gray** in Subsection 98-408(9), regarding vertical expansions located above nonconforming portions of an existing building.

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611 North Broadway • Suite 410 • Milwaukee, Wisconsin 53202 • 414.421.2001 •
414.732.2035 Fax

www.vandewalle.com

Shaping places, shaping change

Existing Ordinance

Article II: Section 98-207 Nonconforming Use Regulations

- (1) **Definition:** A nonconforming use is an active and actual use of land or structures, or both; legally established prior to the effective date of this Chapter or subsequent applicable amendments thereto which has continued the same use to the present, and which would not be permitted under the current terms of this Chapter.
- (2) **Continuance of a Nonconforming Use:** Any nonconforming use lawfully existing upon the effective date of this Chapter may be continued at the size and in a manner of operation existing upon such date, except as specified in this Section. Any legal use under the previous Zoning Ordinance which is made nonconforming by this Chapter may apply for a conditional use permit (per Section 98-905) to be granted legal conforming status. Any legal use under the previous zoning map which is made nonconforming by a change to the official zoning map may apply for a zoning map amendment (per Section 98-903) to an appropriate zoning district to be granted legal conforming use status.
- (3) **Modification of a Nonconforming Use**
 - (a) Except as permitted in (b), below, a nonconforming use shall not be expanded, or changed to another nonconforming use; unless such modification would make the nonconforming use have a more desirable effect in terms of implementing the purpose of this Chapter (as determined by the Zoning Administrator). If such a modification occurs, said use shall not be modified back to the original nonconforming use, or to any other nonconforming use which does not better accomplish the purpose of this Chapter.
 - (b) A nonconforming nonresidential use which is not served by public sanitary sewer and/or public water if said facilities are not available within 1,000 feet of the subject property, and upon the granting of a conditional use permit per the requirements of Section 98-905.
- (4) **Discontinuance of a Nonconforming Use:** When any nonconforming use of any structure or land is discontinued for a period of 12 months, or is changed into a conforming use, any future use of said structure or land shall be in complete conformity with the provisions of this Chapter.
- (5) **Maintenance of a Nonconforming Use:** The normal maintenance of a structure or land containing or related to a nonconforming use is permitted, including necessary repairs and incidental alterations which do not exacerbate the adverse impacts of the nonconforming use in relation to the purpose of this Chapter. In no instance shall said repairs exceed over the life of the structure, 50% of the present equalized assessed value of said structure or property prior to said repairs.
- (6) **Reconstruction of Two-family Dwellings in areas formally zoned R-2:** A legal, nonconforming two-family structure which is destroyed by fire, tornado or other disaster may apply for construction as a conditional use to be reconstructed so as not to expand the floor area nor footprint of the structure, if said structure is located in an area which was zoned to permit two-family dwellings on the day preceding the Effective Date of the Ordinance.
- (7) **Nonconforming Lots, Structures, and Buildings:** See Sections 98-307, 98-408 and 98-409.

Article III: Section 98-307 Nonconforming Development Regulations

A variance for any and all requirements of this Article is hereby automatically granted to all developments in their configuration existing or as finally approved as of the effective date of this Chapter. However, after the effective date of this Chapter, such developments shall not be permitted to enlarge, expand or extend without bringing the enlargement, expansion or extension into compliance with the provisions of this Article, and unless a variance is granted by the Board of Zoning Appeals per the requirements of Section 98-910.

Rationale: The "blanket variance" provision of this Section is intended to prevent the creation of certain nonconforming developments within the jurisdiction of this Chapter. The adoption of the provisions of this Section ensures that developments approved prior to the adoption of this

Existing Ordinance

Chapter do not encounter difficulty in transferring ownership because they would otherwise be considered nonconforming.

Article IV: Section 98-408 Nonconforming Structure and Building Regulations

- (1) Any structure or building lawfully existing upon the effective date of this Chapter may be continued at the size and in a manner of operation existing upon such date, except as hereafter specified.
- (2) Nothing in this Chapter shall preclude the Building Inspector from remedial or enforcement actions when said structure or building is declared unsafe.
- (3) When any lawful nonconforming structure or building in any district is modified so as to be in conformance with the provisions of this Chapter, any future modification of said structure or building shall be in conformance with the provisions of this Chapter.
- (4) Whenever a lawful nonconforming structure or building has been damaged by fire, flood, wind, explosion, earthquake, war, riot, unlawful act, or Act of God, it may be reconstructed and used as before if it be reconstructed within one year after such calamity, unless the damage to said structure or building equals or exceeds 50% of its assessed value. In such cases, the reconstruction shall be limited to uses permitted by the provisions of this Chapter (unless the ability to re-establish a nonconforming use is specifically granted by Council).
- (5) Normal maintenance of a nonconforming structure or building is permitted, including necessary nonstructural repairs and incidental alterations which do not extend, enlarge, or intensify the nonconforming structure or building.
- (6) Alterations may be made to a building containing lawful nonconforming residential units, provided such alterations do not increase the number of dwelling units or the bulk of the building, except that a conforming garage may be added if none previously existed. However, after the effective date of this Chapter, such structures shall not be permitted to enlarge, expand or extend without bringing the enlargement, expansion or extension into compliance with the provisions of the Article unless a variance is granted by the Board of Zoning Appeals per the requirements of Section 98-910.
- (7) A legal, nonconforming garage may be enlarged or replaced provided the following requirements are met:
 - (a) That the proposed garage replacement or addition does not encroach farther into required setback(s) than the current legal, nonconforming structure.
 - (b) That the proposed garage replacement or addition does not locate closer to an existing residence on an adjacent parcel than the sum of the required garage setback (on the subject property) and the required house setback (on said adjacent parcel).
 - (c) And that precautions (determined on a case-by-case basis by the Building Inspector) are taken to reduce the possibility of fire damage to nearby structures.
- (8) Any structure or building for which a building permit has been lawfully granted prior to the effective date of this Chapter, which will become nonconforming under the provisions of this Chapter or amendments thereto, may be completed in accordance with the approved plans, provided construction is started within 730 calendar days of the effective date of this Chapter for single- and two-family construction and within 365 calendar days of the effective date of this Chapter for all other development, and provided that construction is completed within 730 calendar days of the effective date of this Chapter or amendments thereto. Said structure or building shall thereafter be a legal nonconforming structure or building.
- (9) A variance for any and all requirements of this Article is hereby automatically granted to all legal nonconforming residential dwellings, and to all structures fronting onto either Broad Street or onto Williams Street between Geneva Street and George Street, in their configuration existing as of the effective date of this Chapter. However, after the effective date of this Chapter, such structures shall not be permitted to enlarge, expand or extend without bringing the enlargement, expansion or extension into compliance with the provisions

Existing Ordinance

of the Article unless a variance is granted by the Board of Zoning Appeals per the requirements of Section 98-910. (Ord. No. 99-3 3/8/99)

Rationale: The "blanket variance" provision of (9), above, is intended to eliminate the continued classification and/or creation of certain nonconforming residential structures within the jurisdiction of this Chapter. This provision addresses two different situations. First: prior to the provision of full-time inspection services, a number of residential structures were approved in the City of Lake Geneva which did not meet setback requirements. Second: this Chapter requires greater side yard setback requirements for certain residential lot sizes than did previous regulations for similar sized lots. The adoption of the provisions of (9), above, ensure that residential structures approved prior to the adoption of this Chapter do not encounter difficulty in transferring ownership because they would otherwise be considered nonconforming uses. This "blanket variance" is not available for nonresidential structures.

Proposed

Article II: Section 98-207 Nonconforming Use Regulations

- (1) **Definition:** A nonconforming use is an active and actual use of land or structures, or both; legally established prior to the effective date of this Chapter or subsequent applicable amendments thereto which has continued the same use to the present, and which would not be permitted under the current terms of this Chapter.
- (2) **Continuance of a Nonconforming Use:** Any nonconforming use lawfully existing upon the effective date of this Chapter may be continued at the size and in a manner of operation existing upon such date, except as specified in this Section. Any legal use under the previous Zoning Ordinance which is made nonconforming by this Chapter may apply for a conditional use permit (per Section 98-905) to be granted legal conforming status. Any legal use under the previous zoning map which is made nonconforming by a change to the official zoning map may apply for a zoning map amendment (per Section 98-903) to an appropriate zoning district to be granted legal conforming use status.
- (3) **Modification of a Nonconforming Use**
 - (a) Except as permitted in (b), below, a nonconforming use shall not be expanded, or changed to another nonconforming use; unless such modification would make the nonconforming use have a more desirable effect in terms of implementing the purpose of this Chapter (as determined by the Zoning Administrator). If such a modification occurs, said use shall not be modified back to the original nonconforming use, or to any other nonconforming use which does not better accomplish the purpose of this Chapter.
 - (b) A nonconforming nonresidential use which is not served by public sanitary sewer and/or public water may be permitted to expand if said facilities are not available within 1,000 feet of the subject property, and upon the granting of a conditional use permit per the requirements of Section 98-905.
- (4) **Discontinuance of a Nonconforming Use:** When any nonconforming use of any structure or land is discontinued for a period of 12 months, or is changed into a conforming use, any future use of said structure or land shall be in complete conformity with the provisions of this Chapter.
- (5) **Maintenance of a Nonconforming Use:** The normal maintenance of a structure or land containing or related to a nonconforming use is permitted, including necessary repairs and incidental alterations which do not exacerbate the adverse impacts of the nonconforming use in relation to the purpose of this Chapter.
- (6) **Reconstruction of Two-family Dwellings in areas formally zoned R-2:** A legal, nonconforming two-family structure which is destroyed by fire, tornado or other disaster may apply for construction as a conditional use to be reconstructed so as not to expand the floor area nor footprint of the structure, if said structure is located in an area which was zoned to permit two-family dwellings on the day preceding the Effective Date of the Ordinance.
- (7) **Nonconforming Lots, Structures, and Buildings:** See Sections 98-307, 98-408 and 98-409 and 98-410.

Article III: Section 98-307 Nonconforming Sites Regulations

- (1) Blanket Conforming Status.
 - (a) Blanket conforming status for any and all requirements of this Chapter is hereby automatically granted to all development sites in their configuration existing or as finally approved as of INSERT 2014 DATE.
 - (b) After INSERT 2014 DATE, additional site development that would result in the enlargement, expansion, or extension of uses, structures or other development per (c) 1-8, below, will not be allowed to occur without such additional site development being in full compliance with the provisions of this Chapter.

Proposed

- (c) This Subsection is intended to prevent the creation of nonconforming sites related to the building and site design requirements of this Chapter. These building and site design components may include one or more of the following:
 - 1. Bulk, intensity, and density requirements.
 - 2. Exterior building materials requirements.
 - 3. Exterior building design requirements.
 - 4. Parking, loading, access drive and other paved area design requirements.
 - 5. Landscaping requirements.
 - 6. Bufferyard requirements.
 - 7. Fencing requirements.
 - 8. Lighting requirements.
- (d) This Subsection ensures that sites approved prior to INSERT 2014 DATE do not encounter difficulty because they would otherwise be considered nonconforming.
- (2) All new buildings, structures, and parking areas, including additions, shall comply with all site design requirements of this Chapter, including the components of (c) 1.-8., above, for the new portion of the development.
- (3) On lots where the site configuration and undeveloped area are sufficient to comply with site design requirements, no enlargement, expansion, or extension of a use, structure, or paving shall be permitted if it makes compliance with the site design requirements of this Chapter, including (c) 1.-8., above, impossible, even if said enlargement, expansion, or extension of the use, structure, or paving would otherwise be permissible.
- (4) On lots where the configuration and undeveloped area of the nonconforming site provides insufficient space to bring the site into full compliance with all site requirements but nevertheless provides space to reduce the degree of one or more nonconformities, the Plan Commission shall make a determination as to the manner and degree to which each site nonconformities shall be brought into conformance specifically to improve public safety and/or reduce public nuisances.
- (5) Enlargements, expansions, or extensions that would result in creation of one or more nonconformities, render a nonconforming site incapable of being brought into full or greater compliance with nonconforming site requirements, or increase the degree of existing nonconformities with the site development standards of this Chapter shall not be permitted, unless a variance is granted by the Zoning Board of Appeals under Section 98-910.
- (6) Rationale: The “blanket conforming status” provision of this Section is intended to prevent the creation of certain nonconforming developments within the jurisdiction of this Chapter. The adoption of the provisions of this Section ensures that developments approved prior to the adoption of this Chapter do not encounter difficulty in transferring ownership because they would otherwise be considered nonconforming.

Article IV: Section 98-408 Nonconforming Structure and Building Regulations

- (1) The following section shall apply to all structures in the City except in the following circumstances:
 - (a) The structure did not legally exist at the time of adoption.
 - (b) The structure is subject to legal proceedings.
 - (c) The structure is subject to a court order to the contrary of this Section.
 - (d) Federal, State and City floodplain, wetland and shoreland-wetland regulations shall control in case of a conflict.
- (2) Blanket Conforming Status: Blanket conforming status for any and all requirements of this Chapter is hereby automatically granted to any structure lawfully existing upon INSERT 2014

Proposed

DATE. After said date, structures may not be enlarged, expanded, or extended without bringing the enlargement, expansion, or extension into compliance with the provisions of this Chapter, or unless a variance is granted by the Zoning Board of Appeals under Section 18.910.

- (a) This Subsection is intended to eliminate the continued classification and/or the creation of structures as nonconforming subject to the requirements of this Chapter. This provision addresses two different situations.
 - 1. Any structure erected prior to the adoption of zoning that does not meet some or all of the bulk or intensity requirements of this Chapter.
 - 2. In some instances, this Chapter establishes new bulk or intensity requirements that existing legal structures under the previous zoning ordinance do not meet.
 - (b) This Section therefore ensures that owners of such structures legally established prior to INSERT 2014 DATE do not encounter difficulty because the structures would otherwise be considered nonconforming.
- (3) Rationale: The “blanket conforming status” provision of (2), above, is intended to eliminate the continued classification and/or creation of certain principle structures as nonconforming within the jurisdiction of this Chapter. This provision addresses two different situations. First: prior to the provision of full-time inspection services, a number of structures were approved in the City of Lake Geneva that did not meet setback requirements. Second: this Chapter requires greater side yard setback requirements for certain lot sizes than did previous regulations for similar sized lots. The adoption of the provisions of (2), above, ensure that structures approved prior to the adoption of this Chapter do not encounter difficulty in transferring ownership because they would otherwise be considered Nonconforming structures. This “blanket conforming status” is not available for accessory structures.
- (4) Any structure or building lawfully existing upon the effective date of this Chapter may be continued at the size and in a manner of operation existing upon such date, except as hereafter specified.
- (5) Nothing in this Chapter shall preclude the Building Inspector from remedial or enforcement actions when said structure or building is declared unsafe.
- (6) All maintenance of a nonconforming structure or building is permitted, including necessary structural and nonstructural repairs and incidental alterations which do not create, extend, enlarge, or intensify the nonconforming parts of the structure or building.
- (7) After the effective date of this Chapter, structures shall not be permitted to enlarge, expand or extend without the enlargement, expansion or extension complying with the provisions of the Article unless a variance is granted by the Board of Zoning Appeals per the requirements of Section 98-910. All vertical expansions after the effective date of this ordinance shall comply with all bulk requirements. **OR** Vertical expansions above existing nonconforming portions of a building and within the maximum permitted height requirement are permitted so long as no portion of the vertical expansion exceeds a current nonconforming setback.
- (8) Alterations may be made to a building containing lawful nonconforming residential units, provided such alterations do not increase the number of dwelling units or the bulk of the building, except that a conforming garage may be added if none previously existed.
- (9) Destruction and Reconstruction: A damaged, destroyed, or removed structure may be restored to the size, location, design and use that it had immediately before the damage, destruction, or removal occurred without any limits on the costs of the repair, reconstruction, or improvement if either 1. or 2., below, apply. The burden of proof in regard to the location, dimensions, configuration, and exterior building materials of the damaged or removed structure shall be upon the property owner to demonstrate prior to the issuance of a building permit.

Proposed

- (a) The structure was damaged or destroyed by violent wind, vandalism, fire, flood, ice, snow, mold, infestation, or other act identified by Wis. Stats. 62.23(7) on or after March 2, 2006.
 - (b) The structure was damaged, destroyed, removed, or partially removed by other means on or after the effective date of this Chapter.
- (10) Intentional Removal and Replacement.
- (a) If 50 percent or more of the total floor area of a structure is intentionally removed by the property owner, the replacement structure must meet the requirements of this Chapter unless a variance is granted under Section 95-910.
 - (b) If less than 50 percent of the total floor area of a structure is intentionally removed by the property owner, it may be restored to the previous footprint, floor area and height.
 - (c) Existing garages, decks, and porches may be replaced in their entirety to the previous footprint, floor area and height.
- (11) A legal, nonconforming garage may be enlarged or replaced provided the following requirements are met:
- (a) That the proposed garage replacement or addition does not encroach farther into required setback(s) than the current legal, nonconforming structure.
 - (b) That the proposed garage replacement or addition does not locate closer to an existing residence on an adjacent parcel than the sum of the required garage setback (on the subject property) and the required house setback (on said adjacent parcel).
 - (c) And that precautions (determined on a case-by-case basis by the Building Inspector) are taken to reduce the possibility of fire damage to nearby structures.

Article IV: Section 98-410 Substandard Lot Regulations

- (1) The following section shall apply to all lots in the City except in the following circumstances:
- (a) The lot did not legally exist as of Insert 2014 Date.
 - (b) The lot is subject to legal proceedings.
 - (c) The lot is subject to a court order to the contrary of this Section.
- (2) Blanket Conforming Status: Blanket conforming status for any and all requirements of this Chapter is hereby automatically granted to all nonconforming or substandard lots in their configuration existing or as finally approved as of the effective date of this Chapter. This Subsection ensures that lots approved and created prior to the adoption of this Chapter do not encounter difficulty because the lots would otherwise be considered nonconforming or substandard.
- After the effective date of this Chapter, no lot shall be created which does not meet the density, intensity, and bulk requirements of the zoning district.
- (3) A lot of record existing upon the effective date of this Chapter in any zoning district, which does not meet the minimum lot area, width, and frontage requirements for the zoning district, may be utilized for new or modified development, provided that such development complies with all of the density, intensity, and bulk regulations for that zoning district.
- (4) Except for outlots that received variances prior to the effective date of this Chapter, this section shall not apply to outlots without access to a public right-of-way that existed prior to the effective date of this Chapter since they are not intended for development.

Redline Strikethrough

Article II: Section 98-207 Nonconforming Use Regulations

- (1) **Definition:** A nonconforming use is an active and actual use of land or structures, or both; legally established prior to the effective date of this Chapter or subsequent applicable amendments thereto which has continued the same use to the present, and which would not be permitted under the current terms of this Chapter.
- (2) **Continuance of a Nonconforming Use:** Any nonconforming use lawfully existing upon the effective date of this Chapter may be continued at the size and in a manner of operation existing upon such date, except as specified in this Section. Any legal use under the previous Zoning Ordinance which is made nonconforming by this Chapter may apply for a conditional use permit (per Section 98-905) to be granted legal conforming status. Any legal use under the previous zoning map which is made nonconforming by a change to the official zoning map may apply for a zoning map amendment (per Section 98-903) to an appropriate zoning district to be granted legal conforming use status.
- (3) **Modification of a Nonconforming Use**
 - (a) Except as permitted in (b), below, a nonconforming use shall not be expanded, or changed to another nonconforming use; unless such modification would make the nonconforming use have a more desirable effect in terms of implementing the purpose of this Chapter (as determined by the Zoning Administrator). If such a modification occurs, said use shall not be modified back to the original nonconforming use, or to any other nonconforming use which does not better accomplish the purpose of this Chapter.
 - (b) A nonconforming nonresidential use which is not served by public sanitary sewer and/or public water **may be permitted to expand** if said facilities are not available within 1,000 feet of the subject property, and upon the granting of a conditional use permit per the requirements of Section 98-905.
- (4) **Discontinuance of a Nonconforming Use:** When any nonconforming use of any structure or land is discontinued for a period of 12 months, or is changed into a conforming use, any future use of said structure or land shall be in complete conformity with the provisions of this Chapter.
- (5) **Maintenance of a Nonconforming Use:** The normal maintenance of a structure or land containing or related to a nonconforming use is permitted, including necessary repairs and incidental alterations which do not exacerbate the adverse impacts of the nonconforming use in relation to the purpose of this Chapter. ~~In no instance shall said repairs exceed over the life of the structure, 50% of the present equalized assessed value of said structure or property prior to said repairs.~~
- (6) **Reconstruction of Two-family Dwellings in areas formally zoned R-2:** A legal, nonconforming two-family structure which is destroyed by fire, tornado or other disaster may apply for construction as a conditional use to be reconstructed so as not to expand the floor area nor footprint of the structure, if said structure is located in an area which was zoned to permit two-family dwellings on the day preceding the Effective Date of the Ordinance.
- (7) **Nonconforming Lots, Structures, and Buildings:** See Sections 98-307, 98-408 and 98-409 and **98-410**.

Article III: Section 98-307 Nonconforming Development **Sites** Regulations

~~A variance for any and all requirements of this Article is hereby automatically granted to all developments in their configuration existing or as finally approved as of the effective date of this Chapter. However, after the effective date of this Chapter, such developments shall not be permitted to enlarge, expand or extend without bringing the enlargement, expansion or extension into compliance with the provisions of this Article, and unless a variance is granted by the Board of Zoning Appeals per the requirements of Section 98-910.~~

~~Rationale: The "blanket variance" provision of this Section is intended to prevent the creation of certain nonconforming developments within the jurisdiction of this Chapter. The adoption of the~~

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~~provisions of this Section ensures that developments approved prior to the adoption of this Chapter do not encounter difficulty in transferring ownership because they would otherwise be considered nonconforming.~~

- (1) Blanket Conforming Status.
 - (a) Blanket conforming status for any and all requirements of this Chapter is hereby automatically granted to all development sites in their configuration existing or as finally approved as of INSERT 2014 DATE.
 - (b) After INSERT 2014 DATE, additional site development that would result in the enlargement, expansion, or extension of uses, structures or other development per (c) 1-8, below, will not be allowed to occur without such additional site development being in full compliance with the provisions of this Chapter.
 - (c) This Subsection is intended to prevent the creation of nonconforming sites related to the building and site design requirements of this Chapter. These building and site design components may include one or more of the following:
 1. Bulk, intensity, and density requirements.
 2. Exterior building materials requirements.
 3. Exterior building design requirements.
 4. Parking, loading, access drive and other paved area design requirements.
 5. Landscaping requirements.
 6. Bufferyard requirements.
 7. Fencing requirements.
 8. Lighting requirements.
 - (d) This Subsection ensures that sites approved prior to INSERT 2014 DATE do not encounter difficulty because they would otherwise be considered nonconforming.
- (2) All new buildings, structures, and parking areas, including additions, shall comply with all site design requirements of this Chapter, including the components of (c) 1.-8., above, for the new portion of the development.
- (3) On lots where the site configuration and undeveloped area are sufficient to comply with site design requirements, no enlargement, expansion, or extension of a use, structure, or paving shall be permitted if it makes compliance with the site design requirements of this Chapter, including (c) 1.-8., above, impossible, even if said enlargement, expansion, or extension of the use, structure, or paving would otherwise be permissible.
- (4) On lots where the configuration and undeveloped area of the nonconforming site provides insufficient space to bring the site into full compliance with all site requirements but nevertheless provides space to reduce the degree of one or more nonconformities, the Plan Commission shall make a determination as to the manner and degree to which each site nonconformities shall be brought into conformance specifically to improve public safety and/or reduce public nuisances.
- (5) Enlargements, expansions, or extensions that would result in creation of one or more nonconformities, render a nonconforming site incapable of being brought into full or greater compliance with nonconforming site requirements, or increase the degree of existing nonconformities with the site development standards of this Chapter shall not be permitted, unless a variance is granted by the Zoning Board of Appeals under Section 98-910.
- (6) Rationale: The "blanket conforming status" provision of this Section is intended to prevent the creation of certain nonconforming developments within the jurisdiction of this Chapter. The adoption of the provisions of this Section ensures that developments approved prior to the adoption of this Chapter do not encounter difficulty in transferring ownership because they would otherwise be considered nonconforming.

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Article IV: Section 98-408 Nonconforming Structure and Building Regulations

- (1) The following section shall apply to all structures in the City except in the following circumstances:
 - (a) The structure did not legally exist at the time of adoption.
 - (b) The structure is subject to legal proceedings.
 - (c) The structure is subject to a court order to the contrary of this Section.
 - (d) Federal, State and City floodplain, wetland and shoreland-wetland regulations shall control in case of a conflict.
- (2) Blanket Conforming Status: Blanket conforming status for any and all requirements of this Chapter is hereby automatically granted to any structure lawfully existing upon INSERT 2014 DATE. After said date, structures may not be enlarged, expanded, or extended without bringing the enlargement, expansion, or extension into compliance with the provisions of this Chapter, or unless a variance is granted by the Zoning Board of Appeals under Section 18.910.
 - (a) This Subsection is intended to eliminate the continued classification and/or the creation of structures as nonconforming subject to the requirements of this Chapter. This provision addresses two different situations.
 1. Any structure erected prior to the adoption of zoning that does not meet some or all of the bulk or intensity requirements of this Chapter.
 2. In some instances, this Chapter establishes new bulk or intensity requirements that existing legal structures under the previous zoning ordinance do not meet.
 - (b) This Section therefore ensures that owners of such structures legally established prior to INSERT 2014 DATE do not encounter difficulty because the structures would otherwise be considered nonconforming.
- (3) Rationale: The "blanket conforming status" provision of (2), above, is intended to eliminate the continued classification and/or creation of certain principle structures as non-conforming within the jurisdiction of this Chapter. This provision addresses two different situations. First: prior to the provision of full-time inspection services, a number of structures were approved in the City of Lake Geneva that did not meet setback requirements. Second: this Chapter requires greater side yard setback requirements for certain lot sizes than did previous regulations for similar sized lots. The adoption of the provisions of (2), above, ensure that structures approved prior to the adoption of this Chapter do not encounter difficulty in transferring ownership because they would otherwise be considered Nonconforming structures. This "blanket conforming status" is not available for accessory structures.
- (4) Any structure or building lawfully existing upon the effective date of this Chapter may be continued at the size and in a manner of operation existing upon such date, except as hereafter specified.
- (5) Nothing in this Chapter shall preclude the Building Inspector from remedial or enforcement actions when said structure or building is declared unsafe.
- ~~(6) When any lawful nonconforming structure or building in any district is modified so as to be in conformance with the provisions of this Chapter, any future modification of said structure or building shall be in conformance with the provisions of this Chapter.~~
- ~~(7) Whenever a lawful nonconforming structure or building has been damaged by fire, flood, wind, explosion, earthquake, war, riot, unlawful act, or Act of God, it may be reconstructed and used as before if it be reconstructed within one year after such calamity, unless the damage to said structure or building equals or exceeds 50% of its assessed value. In such cases, the reconstruction shall be limited to uses permitted by the provisions of this Chapter (unless the ability to re-establish a nonconforming use is specifically granted by Council).~~

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- (8) ~~All~~ Normal maintenance of a nonconforming structure or building is permitted, including necessary structural and nonstructural repairs and incidental alterations which do not create, extend, enlarge, or intensify the nonconforming parts of the structure or building.
- (9) ~~However,~~ After the effective date of this Chapter, ~~such~~ structures shall not be permitted to enlarge, expand or extend without bringing the enlargement, expansion or extension into compliance complying with the provisions of the Article unless a variance is granted by the Board of Zoning Appeals per the requirements of Section 98-910. All vertical expansions after the effective date of this ordinance shall comply with all bulk requirements. OR Vertical expansions above existing nonconforming portions of a building and within the maximum permitted height requirement are permitted so long as no portion of the vertical expansion exceeds a current nonconforming setback.
- (10) Alterations may be made to a building containing lawful nonconforming residential units, provided such alterations do not increase the number of dwelling units or the bulk of the building, except that a conforming garage may be added if none previously existed.
- (11) Destruction and Reconstruction: A damaged, destroyed, or removed structure may be restored to the size, location, design and use that it had immediately before the damage, destruction, or removal occurred without any limits on the costs of the repair, reconstruction, or improvement if either 1. or 2., below, apply. The burden of proof in regard to the location, dimensions, configuration, and exterior building materials of the damaged or removed structure shall be upon the property owner to demonstrate prior to the issuance of a building permit.
- (a) The structure was damaged or destroyed by violent wind, vandalism, fire, flood, ice, snow, mold, infestation, or other act identified by Wis. Stats. 62.23(7) on or after March 2, 2006.
- (b) The structure was damaged, destroyed, removed, or partially removed by other means on or after the effective date of this Chapter.
- (12) Intentional Removal and Replacement.
- (a) If 50 percent or more of the total floor area of a structure is intentionally removed by the property owner, the replacement structure must meet the requirements of this Chapter unless a variance is granted under Section 98-910.
- (b) If less than 50 percent of the total floor area of a structure is intentionally removed by the property owner, it may be restored to the previous footprint, floor area and height.
- (c) Existing garages, decks, and porches may be replaced in their entirety to the previous footprint, floor area and height.
- (13) A legal, nonconforming garage may be enlarged or replaced provided the following requirements are met:
- (a) That the proposed garage replacement or addition does not encroach farther into required setback(s) than the current legal, nonconforming structure.
- (b) That the proposed garage replacement or addition does not locate closer to an existing residence on an adjacent parcel than the sum of the required garage setback (on the subject property) and the required house setback (on said adjacent parcel).
- (c) And that precautions (determined on a case-by-case basis by the Building Inspector) are taken to reduce the possibility of fire damage to nearby structures.
- (14) ~~Any structure or building for which a building permit has been lawfully granted prior to the effective date of this Chapter, which will become nonconforming under the provisions of this Chapter or amendments thereto, may be completed in accordance with the approved plans, provided construction is started within 730 calendar days of the effective date of this Chapter for single and two family construction and within 365 calendar days of the effective date of this Chapter for all other development, and provided that construction is completed within 730 calendar days of the effective date of this Chapter or amendments~~

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~~thereto. Said structure or building shall thereafter be a legal nonconforming structure or building.~~

- ~~(15) A variance for any and all requirements of this Article is hereby automatically granted to all legal nonconforming residential dwellings, and to all structures fronting onto either Broad Street or onto Williams Street between Geneva Street and George Street, in their configuration existing as of the effective date of this Chapter. However, after the effective date of this Chapter, such structures shall not be permitted to enlarge, expand or extend without bringing the enlargement, expansion or extension into compliance with the provisions of the Article unless a variance is granted by the Board of Zoning Appeals per the requirements of Section 98-910. (Ord. No. 99-3 3/8/99)~~
- ~~(16) Rationale: The "blanket variance" provision of (9), above, is intended to eliminate the continued classification and/or creation of certain nonconforming residential structures within the jurisdiction of this Chapter. This provision addresses two different situations. First: prior to the provision of full time inspection services, a number of residential structures were approved in the City of Lake Geneva which did not meet setback requirements. Second: this Chapter requires greater side yard setback requirements for certain residential lot sizes than did previous regulations for similar sized lots. The adoption of the provisions of (9), above, ensure that residential structures approved prior to the adoption of this Chapter do not encounter difficulty in transferring ownership because they would otherwise be considered nonconforming uses. This "blanket variance" is not available for nonresidential structures.~~

Article IV: Section 98-410 Substandard Lot Regulations

- ~~(1) The following section shall apply to all lots in the City except in the following circumstances:~~
- ~~(a) The lot did not legally exist as of Insert 2014 Date.~~
 - ~~(b) The lot is subject to legal proceedings.~~
 - ~~(c) The lot is subject to a court order to the contrary of this Section.~~
- ~~(2) Blanket Conforming Status: Blanket conforming status for any and all requirements of this Chapter is hereby automatically granted to all nonconforming or substandard lots in their configuration existing or as finally approved as of the effective date of this Chapter. This Subsection ensures that lots approved and created prior to the adoption of this Chapter do not encounter difficulty because the lots would otherwise be considered nonconforming or substandard.~~
- ~~(3) After the effective date of this Chapter, no lot shall be created which does not meet the density, intensity, and bulk requirements of the zoning district.~~
- ~~(4) A lot of record existing upon the effective date of this Chapter in any zoning district, which does not meet the minimum lot area, width, and frontage requirements for the zoning district, may be utilized for new or modified development, provided that such development complies with all of the density, intensity, and bulk regulations for that zoning district.~~
- ~~(5) Except for outlots that received variances prior to the effective date of this Chapter, this section shall not apply to outlots without access to a public right-of-way that existed prior to the effective date of this Chapter since they are not intended for development.~~

REVISED

ADDENDUM (A)

We would like to convert property 328 Center St to a daily, weekly, and weekend residential rental. We came to this decision, because for the past three years we are finding it difficult to find a tenant such as retail, doctor, attorney office that this space would be ideal for. We are in a planned development area; however were still not on Main Street where it seems that most offices and retail business prefer to be. This place sits empty now which never looks good for any area. This venture will only bring in more revenue dollars and tourism to this beautiful city. This residence can accommodate up to eight persons per stay, and will blend in beautifully with the existing neighborhood. Attached you will find Addendum (B). This document is a copy of a signed lease securing private parking spaces needed per zoning for this venture. Parking is located directly across the street in a private lot, and will accommodate any tenants that decide to bring a watercraft as well.

Thank you

Alex Paredes

VACATION RENTAL AGREEMENT

ADDRESS _____ WEEK OF _____*

Landlord/Owner _____
Address _____
City, State, Zip _____
Phone/Fax: _____

Note: MAXIMUM OCCUPANCY _____
PETS - Allowed - Yes ___ No ___
HOUSE PARTIES - Allowed - Yes ___ No ___
GRILLING ON PORCHES/DECKS - Allowed - Yes ___ No ___

NAME _____
Address: _____
Phone: _____

RENT _____
SECURITY DEPOSIT _____
ACCOMMODATION TAX _____
TOTAL DUE _____
RESERVATION DEP _____
BALANCE** _____

* CHECK-IN Time/Day _____ CHECK-OUT Time/Day _____

** Balance is due in full ___ weeks prior to check-in. Payments shall be in cash, check, cashiers or travelers checks.

PLEASE ADVISE IF YOU ARE PLANNING TO ARRIVE AFTER ___ PM OR ON A DATE OTHER THAN ABOVE.

In the event of a cancellation it is necessary to notify owner as soon as possible. Attempts will be made to re-rent your accommodation. If we are successful, your deposit will be refunded. This agreement shall not be assigned or the premises sublet without written consent of Landlord _____.

I (we) hereby agree to vacate rented premises no later than the hour and date shown above and to return the keys immediately to the owner. Before vacating, I (we) will clean the premises thoroughly, which includes the following:

- 1. Clean refrigerator. Leave no food or drink in it.
2. Empty all garbage into outside cans.
3. Clean stove, range & grill, counter tops, sinks and appliances. Wipe all surfaces so that they are free of grease and food.
4. Clean bathrooms (include tubs, toilets, sink, shower) and make beds.
5. Vacuum floors and mop tile.
6. Do not re-arrange furniture. Owner will retain \$25 from deposit for moving furniture back.

THE HOUSE MUST BE LEFT CLEAN TO RECEIVE FULL REFUND OF DEPOSIT. Cleaning Service is available at an extra charge.

In the event that a pet, house party or grilling on porches/decks is found on the premises during your stay if they are not allowed per agreement, Landlord/owner shall have the right to ask you to leave the premises immediately with no refund of monies paid.

I (we) agree maintain the property in the same condition in which it was found. Reasonable wear and tear accepted. I (we) agree to replace or pay for losses, breakage or damage should such occur. Tenant to furnish all towels, linens, blankets, etc., and cleaning supplies. (Linen Packs can be made available at extra charge and with ___ weeks notice). LANDLORD/OWNER SHALL NOT BE RESPONSIBLE FOR DAMAGE OR LOSS OF TENANTS PERSONAL PROPERTY.

Please sign both copies and return one with your deposit check to the owner. Dates of rentals are guaranteed (exception: Act of God, e.g. fire, mandatory evacuation due to hurricane) when deposit has been received. Please make all checks payable to Landlord

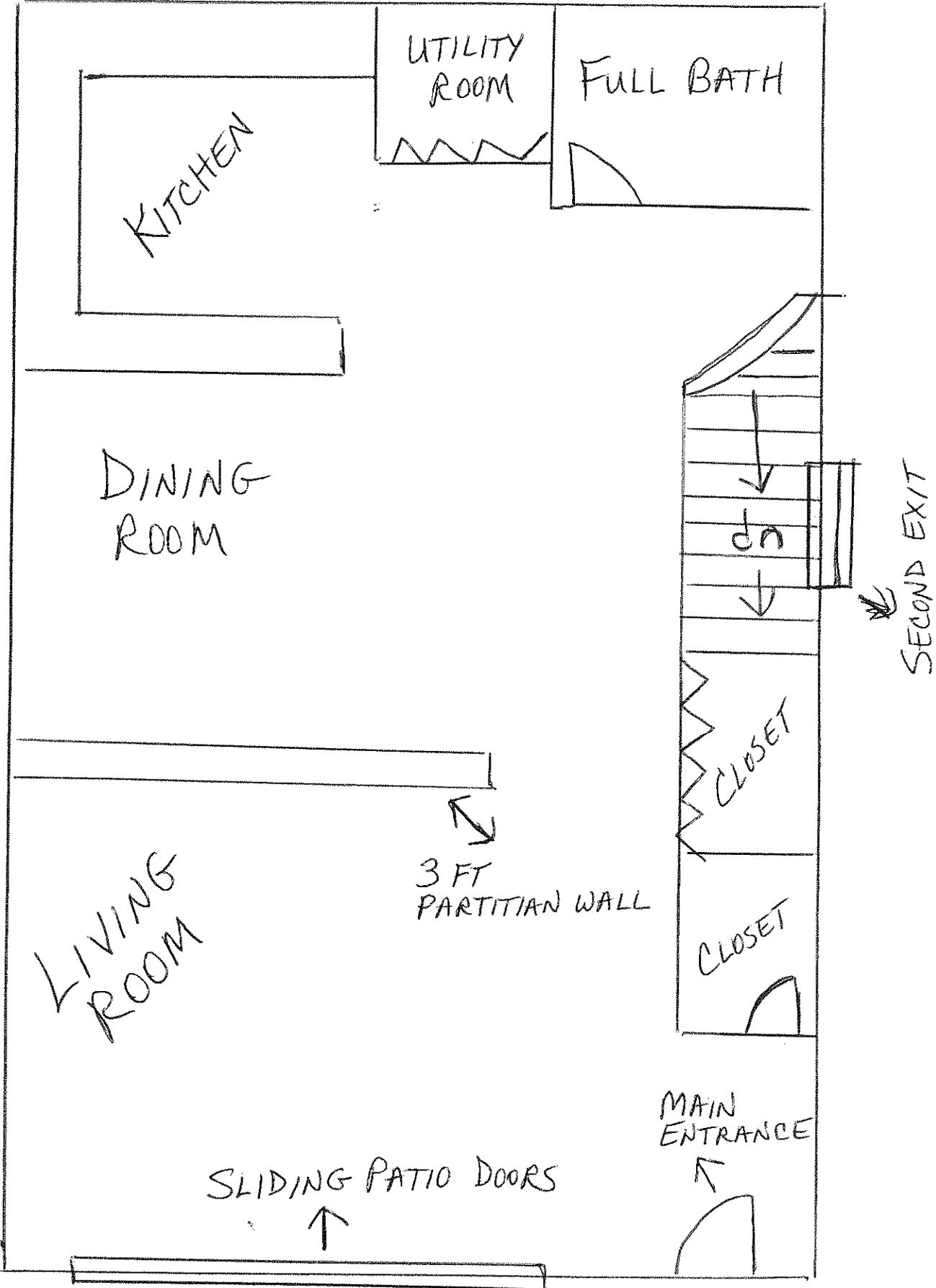
NOTE: AIR CONDITIONING AND APPLIANCES ARE NOT GUARANTEED. REPAIRS WILL BE MADE AS SOON AS POSSIBLE. NO REFUND DUE TO FAILURE. REFUNDS ARE MADE IF DUE TO ACT OF GOD (see previous paragraph)

Tenant Date

Landlord/Owner Date

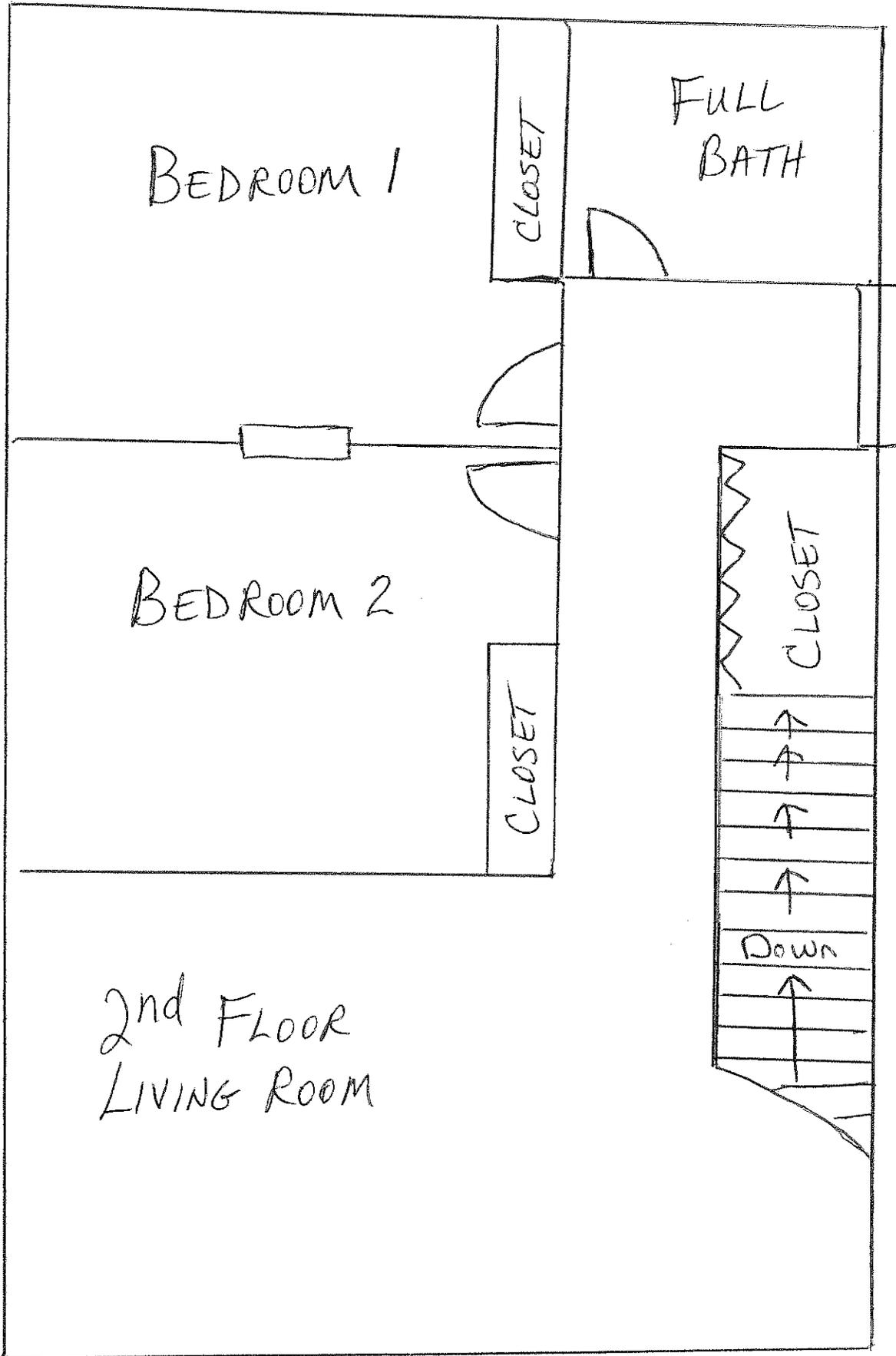
328 CENTER ST.

1ST FLOOR



328 CENTER ST.

2nd FLOOR





LAKE GENEVA FIRE DEPARTMENT

730 MARSHALL STREET
LAKE GENEVA, WISCONSIN 53147
FIRE DEPT. (262) 248-7228

FIRE PREVENTION BUREAU
PHONE (262) 248-6075
FAX (262) 248-2264

Mr. Carmelo Alfano
Pie High Pizza
820 Williams Street
Lake Geneva, WI. 53147

March 12, 2014

Dear Mr. Alfano,

I have reviewed your request for a variance for the proposed Pie High Pizza Restaurant at 820 Williams Street. I have also discussed this with my Fire Prevention Bureau personnel and the Building Department.

It is the general consensus of the fire department that because of the location, size of the structure, and the type of business, makes this a relatively low hazard operation. Also taken into consideration is the fact that one half of the occupancy has operated as a pizza establishment since 1995 and will not require any remodeling of the structure.

Therefore, we are willing to approve the requested fire department variance to allow the additional portion of the building to be used for seating not to exceed 25 occupants at any given time with the following stipulations;

1. The proposed installation of 3 (three) smoke detectors and 2 (2) carbon monoxide detectors be installed in the main seating area and food pick up area.
2. Adequate signage clearly marking the Exits per local Fire and Building Codes.
3. Fire suppression systems (for cooking if needed), fire extinguishers as required, etc.
4. A requirement for all employees to be trained to assist the public in evacuation of the occupancy in the event of an emergency.
5. There will be an "Occupancy Load" sign posted in a conspicuous place near the entrance of the restaurant. The occupancy load number must be strictly adhered to.

Please contact the Lake Geneva Fire Department Fire Prevention Bureau at 262 248-6075 if you have any further questions.

A final inspection for compliance will be required prior to occupancy being granted.

Thank you,

Brent Connelly
Fire Chief