

**CITY OF LAKE GENEVA  
PLAN COMMISSION MEETING**

MONDAY, MAY 18, 2015 - 6:30 PM  
COUNCIL CHAMBERS, CITY HALL

**Agenda**

1. Meeting called to order by Mayor Connors.
2. Roll Call.
3. Approve Minutes of April 20, 2015 Plan Commission meeting as distributed.
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes.
5. Acknowledgment of Correspondence.
6. Downtown Design Review.
  - A. Application by Roger Steiner for Bangles and Bags, 708 Main Street, Lake Geneva, WI 53147 for a new exterior sign at the storefront at Tax Key No. ZOP 00307.
  - B. Application by Michael Keefe for Keefe Realty, 703 Main Street, Lake Geneva, WI 53147, for new exterior signs and awning at Tax Key No. ZA276000001.
  - C. Application by Robin Scott, 1695 Geneva Nation Avenue N, Lake Geneva, WI 53147, for Popcorn Peddlers for a new exterior monument signs at 220 Cook Street, Tax Key No. ZOP 00243.
  - D. Application by Peter Juergens for Kocourek Properties Holdings, LLC, 880 S Lake Shore Drive, Lake Geneva, WI 53147 for the property at 270 Broad Street, for a new exterior storefront design at Tax Key No. ZOP 00244.
  - E. Application by Philip Sassano, 8817 Ferris Road, Harvard, IL 60033, for The Design Coach, for new exterior signs and awning at 725 W. Main Street, Tax Key No. ZOP 00276.
  - F. Application by Ronald R Stocking Jr., 32 Orchard Street, Williams Bay, WI 53191, for Urban Cloud Factory, for a new exterior sign at 772 W. Main Street, Tax Key No. ZOP 00321.
  - G. Application by Michelle and David Bergsma, 2632 Echo Lane, Burlington, WI 53147, for Paws for Treats, for a new exterior sign at 851 W. Main Street, Tax Key No. ZOP 00254.
7. Continued Public Hearing and Recommendation on a Conditional Use Application filed by Milliette Family LP, 493 Wrigley Drive, 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 493 Wrigley Drive, Lake Geneva, WI 53147, Tax Key No. ZOP 00369.
8. Continued Public Hearing and recommendation on a Conditional Use Application filed by Great Eggs Lake Geneva, Paul Ochalek agent, N53W34959 Road B, Okauchee, WI 53069, to open an Indoor & Outdoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 220 Cook Street, Tax Key No. ZOP 00243.
9. Continued Public Hearing and recommendation on a Conditional Use Application filed by Re-Vive, Samantha Strenger agent, 721 Geneva Street, Lake Geneva, WI 53147, to open an Outdoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 721 Geneva Street, Tax Key No. ZOP 00159.

10. Public Hearing and recommendation on a Conditional Use Application filed by Francis Beidler III and Elizabeth Tisdahl, 698 S. Lake Shore Drive, Lake Geneva, WI 53147, to construct an addition (Garage with Second Level Bedrooms) to a Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at 698 S. Lake Shore Drive, Tax Key No. ZBB 00006.
11. Public Hearing and recommendation on a Conditional Use Application filed by Basso Builders, 405 Skyline Drive, Lake Geneva, WI 53147, for a Group Development to construct two (2) six (6) unit and two (2) eight (8) unit Townhome apartments in a Multi-family Residential District (MR-8) at the parcel created from the following Tax Key No's: ZMEA 00052 and ZYUP 00130C.
12. Review and discussion of a Conceptual Design for the Re-Development of Southland Farms by Brian Pollard of Fairwyn Development in conjunction with Orleans Homes, 875 E Townline Road, Lake Geneva WI, 53147.
13. Review and discussion of a Preliminary Conceptual Design for a Planned Development of Hillmoor Lake Development by John M Ford of Tempo Development Inc., 11921 S. Hubbard Street, Palos Park, IL 60464.
14. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted on behalf of Tri-State Farms, LLC by Margaret G. Lass Gardiner, Trustee of the Clarence Trust, N1208 State Road 120, Lake Geneva, WI 53147 for land located in the extra-territorial plat review area at State Road 120, Lake Geneva, WI 53147.
15. Adjournment

**QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT**

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

*Posted 5/15/15*

**STAFF REPORT**  
To Lake Geneva Plan Commission

Meeting Date: May 18, 2015

**Agenda Item #6A**

Applicant:

Roger Steiner for Bangles & Bags

708 W Main Street

Lake Geneva, WI 53147

Request:

Exterior signage for new business

Tax Key No. ZOP 00307

Description:

The applicant proposes to add a sign to the building at the location for his business. The size of the sign meets downtown design standards and the colors do not fall within our restricted color palette.

Staff Recommendation:

The new sign meets all specifications for the Downtown district and Sign Ordinance. Staff's recommendation is that the sign be approved as presented with any Commission amendments.

**Agenda Item #6B**

Applicant:

Michael Keefe for Keefe Realty

703 W Main Street

Lake Geneva, WI 53147

Request:

Replace exterior signage and awning for business

Tax Key No. ZA276000001

Description:

The applicant proposes a new awning with signage at the location for his business. The color of the awning and size of signage meets downtown design standards and the colors do not fall within our restricted color palette.

Staff Recommendation:

The awning is being replaced with a new color and will contain new signage and meets all specifications for the Downtown district and Sign Ordinance. Staff's recommendation is that the awning and signs be approved as presented with any Commission amendments.

**Agenda Item #6C**

Applicant:

Robin Scott for Popcorn Peddlers

220 Cook Street

Lake Geneva, WI 53147

Request:

New Exterior Signage at existing development

Tax Key No. ZOP 00243

Description:

The applicant proposes to add signage to the current monument signs for the development. The designs meet the Downtown Design Overlay District requirements.

Staff Recommendation:

The new sign meets all specifications for the Downtown district and Sign Ordinance. Staff's recommendation is that the sign be approved as presented with any Commission amendments.

Agenda Item #6D

Applicant:  
Peter Juergens for Kocourek Property Holdings  
270 Broad Street  
Lake Geneva, WI 53147

Request:  
New Exterior Storefront Design  
Tax Key No. ZOP 00244

Description:

The applicant proposes to reface the existing facade, add new awnings and repaint the front façade of the structure. The design meets the Downtown Design Overlay District requirements.

Staff Recommendation:

It is the staff's opinion that the proposed exterior design blends in with the current buildings along Broad Street and improves the appearance of the current façade. Staff's recommendation is that the modifications be approved with any Commission amendments.

Agenda Item #6E

Applicant:  
Philip Sassano for The Design Coach  
725 W Main Street  
Lake Geneva, WI 53147

Request:  
Replace exterior signage and awning for business  
Tax Key No. ZOP 00276

Description:

The applicant proposes a new awning with signage at the location for his business. The color of the awning and size of signage meets downtown design standards and the colors do not fall within our restricted color palette.

Staff Recommendation:

The awning is being replaced with a new color and will contain new signage and meets all specifications for the Downtown district and Sign Ordinance. Staff's recommendation is that the awning and signs be approved as presented with any Commission amendments.

Agenda Item #6F

Applicant:  
Ronald R Stocking Jr for Urban Cloud Factory  
772 W. Main Street  
Lake Geneva, WI 53147

Request:  
New Exterior Signage at existing development  
Tax Key No. ZOP 00321

Description:

The applicant proposes to add signage an existing location for the development. The designs meet the Downtown Design Overlay District requirements the colors do not fall within our restricted color palette.

Staff Recommendation:

The new sign meets all specifications for the Downtown district and Sign Ordinance. Staff's recommendation is that the sign be approved as presented with any Commission amendments.

Agenda Item #6G

Applicant:

Michelle and David Bergsma for Paws for Treats  
851 W Main Street  
Lake Geneva, WI 53147

Request:

New Exterior Signage at existing development  
Tax Key No. ZOP 00243

Description:

The applicant proposes to add signage an existing location for the development. The designs meet the Downtown Design Overlay District requirements the colors do not fall within our restricted color palette.

Staff Recommendation:

The new sign meets all specifications for the Downtown district and Sign Ordinance. Staff's recommendation is that the sign be approved as presented with any Commission amendments.

Agenda Item #7

Applicant:

Milliette Family LP  
493 Wrigley Drive  
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 493 Wrigley Drive.

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

Staff Recommendation: Staff has some reservations that the proposed pier as show on the site plans encroaches on the side property line extension. Pier does not currently have DNR approval, but is currently being reviewed by the Wisconsin DNR. Proof of approval to be supplied before any construction begins. Staff has worked out a compromise design with the owner, but has not received the revised plans, so therefore Staff recommends denial of the pier.

- 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 #8

**Applicant:**

Paul Ochalek for Great Eggs Lake Geneva  
N53W34959 Road B  
Okauchee, WI 53069

**Request:**

Conditional Use approval for Indoor & Outdoor  
Commercial Entertainment (Restaurant) at 220 Cook  
Street, Tax Key No. ZOP 00243.

**Description:** The applicant would like to reopen a commercial space at 220 Cook Street and offer indoor and outdoor dining.

**Staff Recommendation:** Staff has no objection to the request. Location was previously used as a retail store and is currently sitting in an empty condition. Applicant to 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.
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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 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:
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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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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:**

Samantha Strenger for Re-Vive

721 Geneva Street

Lake Geneva, WI 53147

**Request:**

Conditional Use approval for Outdoor

Commercial Entertainment (Restaurant) at 721

Geneva Street, Tax Key No. ZOP 00159.

**Description:** The applicant would like to open a juice and beer bar with the possibility of serving sandwiches and light fare in their existing retail space at 721 Geneva Street and offer indoor and outdoor dining.

**Staff Recommendation:** Staff has no objection to the request. Location is used as a retail store and has the room for expanded services. Outdoor plans seem appropriate to the current location and should have no ill effect on the surrounding neighbors. Applicant to 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.

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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:
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  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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  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 #10

Applicant:

Francis Beidler III & Elizabeth Tisdahl  
698 S Lake Shore Drive  
Lake Geneva, WI 53147

Request:

Conditional Use to construct an addition on an existing home in a Estate Residential District (ER-1) using the setbacks for Single Family Residential District(SR-4).

Description:

The applicant would like to construct a garage and bedroom addition to an existing home in the Estate Residential District using the setback requirements of the Single Family Residential District.

Staff Recommendation:

Staff has no objection to the request as it fits in with the character of the surrounding properties in the area. Lot is non-conforming to the current zoning code, but was legally created under a previous code. Owners want to update the property, but are unable unless they are allowed to build to the lower standards. Staff recommends approval of the request with any Plan Commission 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.
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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 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:

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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:

Basso Builders

698 S Lake Shore Drive

Lake Geneva, WI 53147

Request:

Conditional Use for a Group Development to construct an four multi-family Townhome Apartments on a lot created from two parcels at Skyline Drive and Curtis Street.

Description:

The applicant would like to construct two (2) six (6) unit and two (2) eight unit Townhome Apartments in a Multi-family Residential District (MR-8).

Staff Recommendation:

Staff has no objection to the request. The development will act as a buffer between the Single Family Development to the North and the Multi-Family Planned Developments to the South West. The developer has worked with Staff to alleviate most of the concerns that were brought up in previous meeting and Staff requirements. The density requirements fall well below the allowable standards within the Multi-family Residential District (MR-8) Zoning District. Therefore Staff recommends approval of the Group Development with any Plan Commission requirements.

- A. If, after the public hearing, the Commission wishes to recommend approval, then the appropriate fact finding would be:
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Agenda Item #14

Applicant:

Margaret G. Lass Gardiner, Trustee for Clarence Trust  
N1208 State Road 120  
Lake Geneva, WI 53121

Request:

Certified Survey Map approval for land located in the Town of Linn within the City's extra territorial plat review jurisdiction area.

Description:

The applicant would like to relocate the existing property lines to reflect the current uses of the properties in question.

Staff Recommendation:

Staff has no objection to a recommendation for approval subject to compliance with the recommendation of the memo from the City Engineer dated May 8, 2015.

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

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Zoning Administrator

**CITY OF LAKE GENEVA  
PLAN COMMISSION MEETING**

MONDAY, APRIL 20, 2015 - 6:30 PM  
COUNCIL CHAMBERS, CITY HALL

**MINUTES**

**1. Meeting called to order by Mayor Connors at 6:33 PM.**

**2. Roll Call**

Present: Al Kupsik, Cindy Flower, Tyler Frederick, John Gibbs, Sara Adams, Inspector Robers  
Also Present: Planner Mike Slavney, Atty. Dan Draper, Mayor Connors, City Clerk Waswo  
Not Present: Doug Skates and Assistant Gregoles

**3. Approve Minutes of March 16, 2015 Plan Commission meeting as distributed.**

MOTION #1

Flowers/Kupsik moved to approve the minutes of March 16, 2015 Plan Commission meeting as distributed.  
The motion carried unanimously.

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

**5. Acknowledgment of Correspondence**

ACKNOWLEDGEMENT #1

Letter from the Lake Geneva Fire Department concerning item # 8 Great Eggs and item # 9 at 721 Geneva Street.

ACKNOWLEDGEMENT #2

An email letter was received from Beverly & Jeffrey Leonard giving their full support for approval to Great Eggs (item #8).

**6. Downtown Design Review.**

**A. Continued Application by Angela Durkin for KD Vape Shop, 252 Center Street, Lake Geneva, WI 53147 for four new exterior signs at the storefront at Tax Key No. ZOP 00258.**

DISCUSSION - Commissioner Flower stated concerns over the bright colors saying she feels it looks neon and very bright and does not feel that it fits with our downtown. She also stated her concerns about the sizing of the sign. Ken confirmed that the colors do meet the City standards and stated they have a store in Paddock Lake with the same signage.

MOTION #2

Kupsik/Gibbs moved to approve the application by Angela Durkin for KD Vape Shop, 252 Center Street, Lake Geneva, WI 53147 for four new exterior signs at the storefront at Tax Key No. ZOP 00258, contingent upon property owner's approval. Motion carried 5 to 1 with Flower voting no.

**B. Application by Anthony & Lynn Diedrich for Tres Belle Boutique, 233 Broad Street, Lake Geneva, WI 53147 for new exterior sign at the storefront at Tax Key No. ZA110300001.**

DISCUSSION - Robers stated the sign is the same, however, they are moving two doors down.

MOTION #3

Kupsik/Mayor Connors moved to approve the application by Anthony & Lynn Diedrich for Tres Belle Boutique, 233 Broad Street, Lake Geneva, WI 53147 for new exterior sign at the storefront at Tax Key No. ZA110300001. Motion carried unanimously.

**C. Application by Linda Longwell for Leather Accents, 717 Main Street, Lake Geneva, WI 53147 for a new exterior storefront design at Tax Key No. ZOP 00278.**

DISCUSSION - Flower stated it fits in well with the surrounding signs. Connors agreed and felt it would be a nice enhancement to Main street.

MOTION #4

Flower/Adams moved to approve the application by Linda Longwell for Leather Accents, 717 Main Street, Lake Geneva, WI 53147 for a new exterior storefront design at Tax Key No. ZOP 00278. Motion carried unanimously.

**D. Application by Linda Williams for Cobblestone Peddler, 728 Main Street, Lake Geneva, WI 53147 for new exterior sign at the storefront at Tax Key No. ZOP 00314.**

DISCUSSION - None

MOTION #5

Kupsik/Flower moved to approve the application by Linda Williams for Cobblestone Peddler, 728 Main Street, Lake Geneva, WI 53147 for new exterior sign at the storefront at Tax Key No. ZOP 00314. Motion carried unanimously.

**E. Application by Roger Wolff for Venture Investment Partners, LLP, PO Box 460, Lake Geneva, WI 53147 for the property at 737 Main Street, for a new exterior storefront design at Tax Key No. ZOP 00273.**

DISCUSSION - Mr. Wolff gave a presentation stated that his plan would remove the roof and picked two primary and accent colors for the awning and presented the Benjamin Moore color numbers. Flower stated she likes how they pulled the lighting and coloring together throughout the building. Mayor Connors stated he felt it would work well.

MOTION #6

Kupsik/Flower moved to approve the application by Roger Wolff for Venture Investment Partners, LLP, PO Box 460, Lake Geneva, WI 53147 for the property at 737 Main Street, for a new exterior storefront design at Tax Key No. ZOP 00273. Motion carried unanimously.

**7. Continued Public Hearing and Recommendation on a Conditional Use Application filed by Milliette Family LP, 493 Wrigley Drive, 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 493 Wrigley Drive, Lake Geneva, WI 53147, Tax Key No. ZOP 00369.**

DISCUSSION - City Attorney stated that they met with Mr. Milliette and his attorney and they have revamped the plans. Therefore they would request that we continue the public hearing on this item.

MOTION #7

Kupsik/Gibbs motion to continue to the May plan commission meeting. Motion was unanimously carried.

**8. Public Hearing and recommendation on a Conditional Use Application filed by Great Eggs Lake Geneva, Paul Ochalek agent, N53W34959 Road B, Okauchee, WI 53069, to open an Indoor & Outdoor Commercial**

**Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 220 Cook Street, Tax Key No. ZOP 00243.**

DISCUSSION - Inspector Robers stated that he spoke to the petitioner and he has also asked to continue this to the May plan commission meeting, due to some concerns from the Fire Department.

MOTION #8

Mayor Connors/Kupsik move to continue this to the May plan commission meeting. Motion carried unanimously.

**9. Public Hearing and recommendation on a Conditional Use Application filed by Re-Vive, Samantha Strenger agent, 721 Geneva Street, Lake Geneva, WI 53147, to open an Indoor & Outdoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 721 Geneva Street, Tax Key No. ZOP 00159.**

DISCUSSION

*Samantha Strengner, 721 Geneva Street (Upper), LG*

Ms. Strengner addressed the commission stating that their plan is to continue as Revive Art Gallery and they would like to offer and put up a cold press juicer (Juice Bar) and light fair possibly in the future.

*Mother (Samantha Strenger's), Lake Geneva*

She stated she feels it would be a fine addition to downtown Lake Geneva and will help promote business for the Art Gallery.

The applicants addressed the concerns of Mayor Connors and Plan Commissioners regarding current and future plans, as well as discussing the letter from the Fire Department and their recommendations.

*Shane Markeson, 606 Madison Street, LG*

Mr. Markeson stated he owns a general construction company and will be doing most of the remodeling. He stated concept was an indoor juice bar with outdoor seating if possible. Stated it would be a deck that is completely surrounded, cut off from public access because if applying for potential beer license. Specific designs for fence and deck have not been done. Samantha stated a six foot white fence is desired. Slavney and Markeson discussed potential fence styles.

The Commissioners, Inspector and applicants discussed the indoor vs outdoor approval and timelines.

No comments from the public hearing.

MOTION #9

Mayor Connors /Kupsik moved to close the Public Hearing as related to the interior portion and continue on the exterior portion to the May Plan Commission meeting. The motion was unanimously carried.

MOTION #10

Kupsik/Gibbs moved to approve the recommendation for the interior portion on a Conditional Use Application filed by Re-Vive, Samantha Strenger agent, 721 Geneva Street, Lake Geneva, WI 53147, to open an Indoor & Outdoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 721 Geneva Street, Tax Key No. ZOP 00159 to include the four stipulations by the Fire Department (Occupancy of less than 10 people, updating Exit lights, installation of egress lighting and installation of a fire door separating the business on the lower level and the residence on the upper level), continue the exterior portion to the May Plan Commission meeting and to include staff recommendations and finding of facts. The motion carried unanimously.

**10. Public Hearing and recommendation on a Precise Implement Plan (PIP) Amendment filed by Jill Perry, Manager for Mill Creek Hotel, 123 Center Street, Lake Geneva, WI 53147 to reconstruct the front entranceway from concrete to a wooden deck, Tax Key No. ZMIL 00001 – ZMIL 00034.**

DISCUSSION

*Jill Perry, 3146 Lockwood Blvd, LG*

*Ronald Nordman, Lyle, IL*

*Leon Andross, W1143 Bloomfield Rd, LG*

The applicants gave a brief presentation of what the project would entail. Including great detail from Andross on how he sees the project coming together, materials to be used, dimensions, etc. There was discussion to address concerns regarding the stairs, landscaping, setbacks, railing requirements, etc.

MOTION #11

Kupsik/Gibbs moved to close the Public Hearing. The motion carried unanimously.

DISCUSSION

Setbacks were discussed regarding the existing sidewalk and the proposed porch/deck.

MOTION #12:

Kupsik/Adams moved to approve the recommendation on a Precise Implement Plan (PIP) Amendment filed by Jill Perry, Manager for Mill Creek Hotel, 123 Center Street, Lake Geneva, WI 53147 to reconstruct the front entranceway from concrete to a wooden deck, Tax Key No. ZMIL 00001 – ZMIL 00034 to include all staff recommendations, to have staff review the grade on the ramp to make sure it's ADA compliant and include the siding material painted to match the building exterior and to include finding of fact from the Staff report, and that the applicant will replace any City sidewalk squares that are damaged due to this project. The motion carried unanimously.

**11. Adjournment**

MOTION #13

Gibbs/Flower move to adjourn the meeting at 7:31 PM. The motion carried unanimously.

*/s/Jackie Gregoles, B&Z Administrative Assistant*

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

## Jackie Gregoles

---

**From:** Jim Connors  
**Sent:** Wednesday, April 15, 2015 11:20 AM  
**To:** Jackie Gregoles  
**Subject:** FW: Public Hearing/City Plan Commission/April 20.2015

For correspondence.

---

**From:** Beverly Leonard [beverly@delaneystreet.com]  
**Sent:** Tuesday, April 14, 2015 7:30 PM  
**To:** Alan Kupsik; Jim Connors  
**Subject:** Public Hearing/City Plan Commission/April 20.2015

City Plan Commission

We will not be able to be in attendance on April 20,2015 for the Public Hearing/City Plan Commission meeting.

We ask that it would go on record that we wholeheartedly support Mr. Paul Ochalek in his efforts to open an Indoor & Outdoor Commercial Restaurant, Great Eggs at the 220 Cook Street, Lake Geneva location.

We welcome him as a neighboring business and wish him great success.

--

Beverly and Jeffrey Leonard  
Delaney Street Mercantile  
905 W Main St  
Lake Geneva, WI 53147  
(262) 248-8008

City of Lake Geneva Fire Department  
730 Marshall Street Lake Geneva, WI 53147  
Non-Emergency Phone Number 262-248-7228  
Fire Prevention Bureau 262-248-6075  
Fax 262-248-2264  
E-mail lgfd@sbcglobal.net

Lake Geneva Plan Commission

Reference: Planning Meeting 4/20/15, agenda items #8 & #9

Commissioners,

Upon review of the agenda for April 20, 2015 I present the following comments and recommendations;

Item #8- Public Hearing and recommendation on a Conditional Use Application filed by Great Eggs Lake Geneva, Paul Ochalek agent, N53W34959 Road B, Okauchee, WI 53069, to open an Indoor & Outdoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 220 Cook Street, Tax Key No. ZOP 00243

Department position/recommendation- DENIAL.

The building owner, Ken Wenz, has failed to follow through with the Commissions requirements, as approved at the December 15, 2015 meeting. Specifically, "MOTION #5- Kupsik/Flowers moved to approve the recommendation on a Precise Implement Plan (PIP) Amendment filed by Ken Wenz, 1131 Wisconsin Street, Lake Geneva, WI 53147 for Bistro 220 Restaurant to convert from a restaurant to a Commercial Apartment at 220 Cook Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00243; including staff recommendations and contingent upon meeting the fire code. The motion carried unanimously."

The department has met with Mr. Wenz and presented him with options and our desire to work with him to fulfill the fire code requirements. This included our willingness to accept a "phased" approach in regards to the installation of a fire alarm. To date he has not presented the department with any plans to fulfill this requirement.

Item #9- Public Hearing and recommendation on a Conditional Use Application filed by Re-Vive, Samantha Strenger agent, 721 Geneva Street, Lake Geneva, WI 53147, to open an Indoor & Outdoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 721 Geneva Street, Tax Key No. ZOP 00159

I have had the opportunity to meet with the business owner and survey the site and proposed use. It is my understanding the use of the building is not changing. There is an existing seating area (couches and chairs, end tables) rather than traditional "restaurant style" seating. This area seats less than 10 persons.

It is my belief that the use is still mercantile however now they offer juice squeezed on site for sale in addition to fine art.

The department Position/recommendation- APPROVAL contingent upon the following

- Occupancy load remains less than 10 persons
- Installation of updated exit lights
- Installations of egress lighting
- Installation of a rated fire door separating the business on the lower level from the residence on the second floor.

Please feel free to contact me at any time should you require further assistance or clarification.

Respectfully,



Brent Connelly  
Fire Chief

262-248-6075 Ext 10

[bconnelly@lakegenevafire.org](mailto:bconnelly@lakegenevafire.org)

cc: Building Department, Planning Commission

**APPLICATION FOR CONDITIONAL USE**

*City of Lake Geneva*

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

698 South Lake Shore Drive

NAME AND ADDRESS OF CURRENT OWNER:

Francis Beidler III

Elizabeth Tisdahl

TELEPHONE NUMBER OF CURRENT OWNER:

312.922.3792

NAME AND ADDRESS OF APPLICANT:

Frank Beidler III

53 W. Jackson Blvd Suite 530 Chicago, IL 60604

TELEPHONE NUMBER OF APPLICANT:

312.922.3792

PROPOSED CONDITIONAL USE:

SR4 Setbacks in ER1 district

GR4 ZONING in ER1 district

ZONING DISTRICT IN WHICH LAND IS LOCATED:

ER1

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

Frank J. Klepitsch

420 Sunrise Ave

Lake Bluff, IL 60044

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Remodeling existing coach house and new 3 car garage and second floor bedroom addition.

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

4/24/15

DATE

SIGNATURE OF APPLICANT

Frank Beidler III

## Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, January 18, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Conditional Use Application filed by Francis Beidler III & Elizabeth Tisdahl, 698 S. Lake Shore Drive, Lake Geneva, WI 53147 to construct an addition to a Single Family Residence on an existing lot using the SR-4 requirements in an Estate Residential Zoning District (ER-1), at the following location:

TAX KEY NO. ZBB 00006 - 698 S. Lake Shore Drive

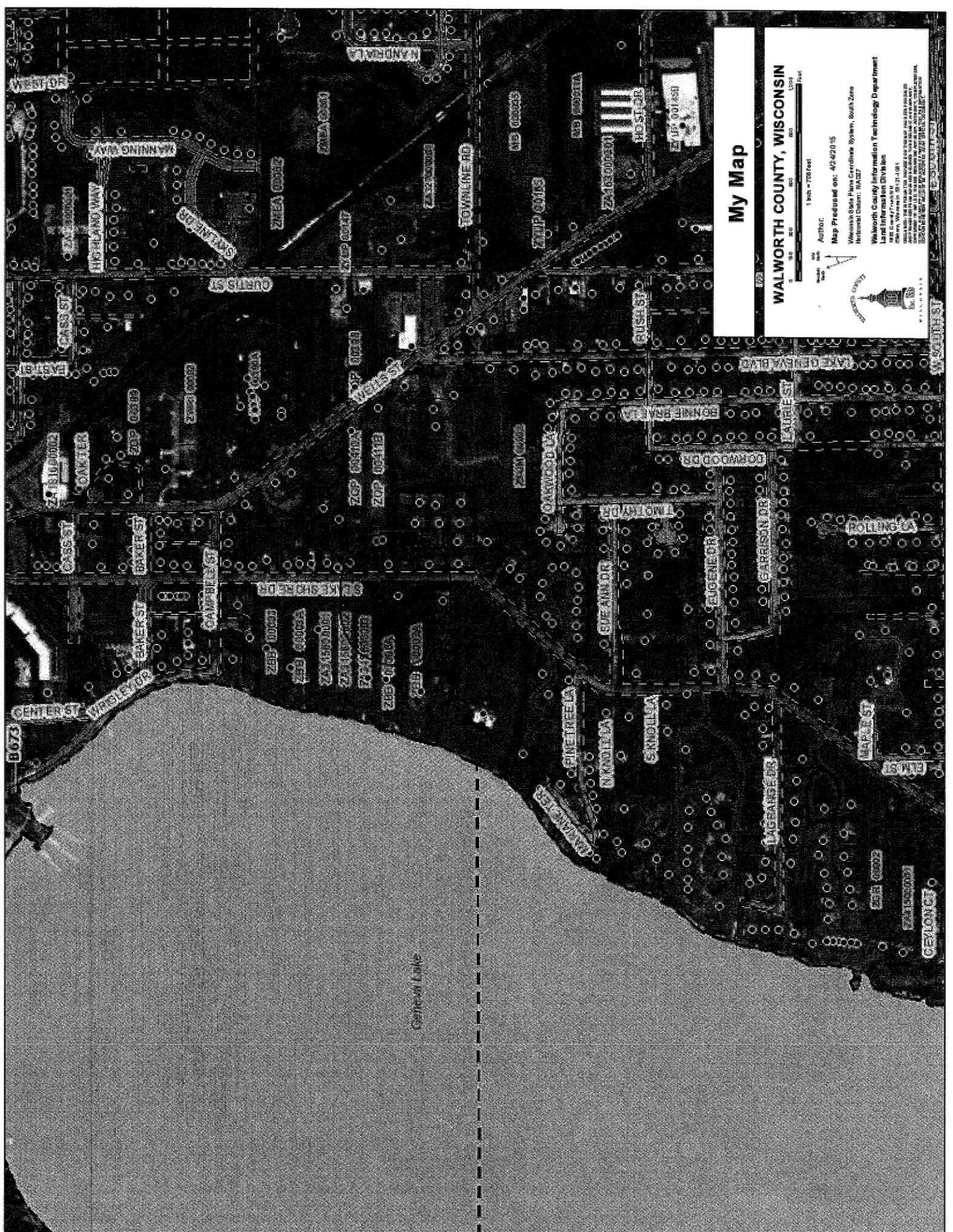
All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, May 18, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 1<sup>st</sup> day of May 2015.

Mayor James R. Connors  
City Plan Commission  
City of Lake Geneva, WI

**A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE**

**Please Publish as small Legal on May 7<sup>th</sup> and 14<sup>th</sup>**



Genesee Lake

**My Map**

**WALWORTH COUNTY, WISCONSIN**

1 inch = 700 Feet

Map Produced on: 4/24/05

Wisconsin State Plane Coordinate System, South Zone

Horizontal Datum: NAD83

Walworth County Information Technology Department

Land Information Division

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# My Map

## WALWORTH COUNTY, WISCONSIN



Author:

Map Produced on: 4/24/2015

Wisconsin State Plane Coordinates System, South Zone  
Horizontal Datum: NAD83

Walworth County Information Technology Department  
Land Information Division

STATE OF WISCONSIN  
COUNTY OF WALWORTH  
WALWORTH COUNTY INFORMATION TECHNOLOGY DEPARTMENT  
LAND INFORMATION DIVISION  
20150424 10:00 AM  
COURTESY OF THE WALWORTH COUNTY INFORMATION TECHNOLOGY DEPARTMENT  
LAND INFORMATION DIVISION  
20150424 10:00 AM







NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

FRANK J. KLEPITSCH, A.I.A.  
 ARCHITECTURE DESIGN-BUILD INTERIOR DESIGN  
 53 WEST JACKSON, SUITE 530  
 CHICAGO, ILLINOIS 60604  
 312.922.7126  
 847.668.8802  
 FAX: 847.295.3820

BEIDLER-TISDAHL RESIDENCE  
 698 SOUTH MAPLE STREET - DEWICK PARK OFFICE  
 HOUSE REHABILITATION  
 GARAGE ADDITION

DATE: 11/20/04

WEST NUMBER: 4-24-15  
 - SK-2  
 OF 2

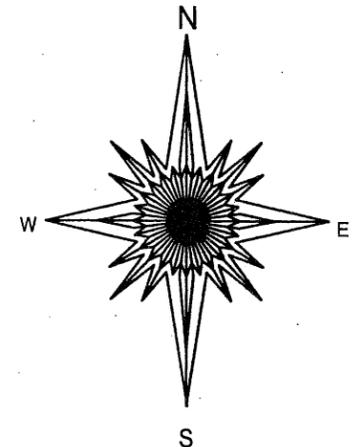
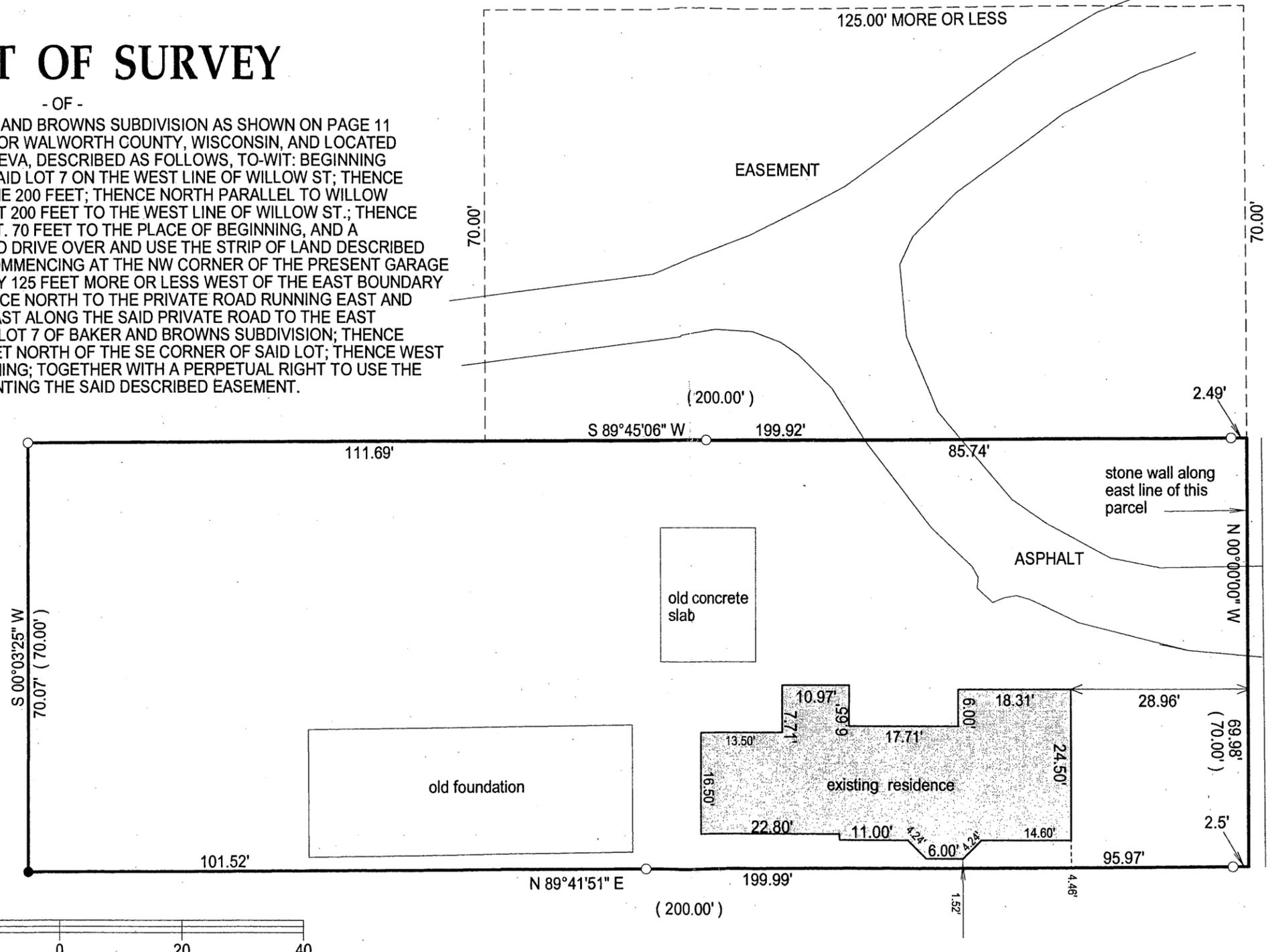
# PLAT OF SURVEY

- OF -

PART OF LOT 7 OF BAKER AND BROWNS SUBDIVISION AS SHOWN ON PAGE 11 OF VOLUME 3 OF PLATS FOR WALWORTH COUNTY, WISCONSIN, AND LOCATED IN THE CITY OF LAKE GENEVA, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING ON THE SOUTH LINE OF SAID LOT 7 ON THE WEST LINE OF WILLOW ST; THENCE WEST ALONG THE LOT LINE 200 FEET; THENCE NORTH PARALLEL TO WILLOW ST. 70 FEET; THENCE EAST 200 FEET TO THE WEST LINE OF WILLOW ST.; THENCE SOUTH ALONG WILLOW ST. 70 FEET TO THE PLACE OF BEGINNING, AND A PERPETUAL EASEMENT TO DRIVE OVER AND USE THE STRIP OF LAND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NW CORNER OF THE PRESENT GARAGE WHICH IS APPROXIMATELY 125 FEET MORE OR LESS WEST OF THE EAST BOUNDARY LINE OF SAID LOT 7; THENCE NORTH TO THE PRIVATE ROAD RUNNING EAST AND WEST; THENCE STRAIT EAST ALONG THE SAID PRIVATE ROAD TO THE EAST BOUNDARY LINE OF SAID LOT 7 OF BAKER AND BROWNS SUBDIVISION; THENCE SOUTH TO A POINT 70 FEET NORTH OF THE SE CORNER OF SAID LOT; THENCE WEST TO THE PLACE OF BEGINNING; TOGETHER WITH A PERPETUAL RIGHT TO USE THE SAID PRIVATE ROAD FRONTING THE SAID DESCRIBED EASEMENT.

PATHFINDER SURVEYING INC.  
(formerly)  
J.K. SURVEYING INC.  
P.O BOX 322  
LAKE GENEVA, WI. 53147  
WWW.PATHFINDERSURVEYING.NET  
262-248-8303

PREPARED FOR  
RODNEY WHETLOW  
KEEFE REAL ESTATE



S. LAKE SHORE DRIVE

- ( ) = recorded as
- = found iron bar
- = found iron pipe
- = set iron pipe
- = set iron bar



SCALE 1" = 20'

JOB # 14-133

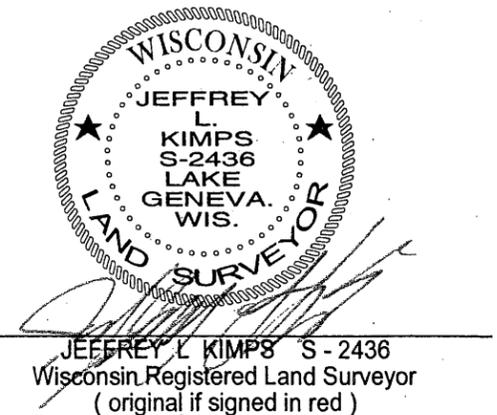
TAX ID # ZBB00006

BASIS OF BEARING OF THIS PLAT: THE WEST LINE OF S. LAKE SHORE DR. WAS ASSUMED TO BEAR NORTH.

"I hereby certify that I have surveyed the above described property and that the above map is a true representation of its exterior boundary and shows the size and location of all visible structures, apparent easements and encroachments if any."

This survey is made for the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto, within one year from the date hereof.

DATED THIS 24th day of June, 2014.



April 20 7:30 PM MAY meeting

DOWNTOWN DESIGN  
APPLICATION FOR CONDITIONAL USE  
City of Lake Geneva

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

708 Main Street  
Lake Geneva, WI

NAME AND ADDRESS OF CURRENT OWNER:

TELEPHONE NUMBER OF CURRENT OWNER:

262-613-3439 - Renter

NAME AND ADDRESS OF APPLICANT:

Banks & Bags / Roger Steiner  
510 W 32960 Timberline Circle Delafield WI 53018

TELEPHONE NUMBER OF APPLICANT:

262-613-3439

PROPOSED ~~CONDITIONAL~~ USE:

ZONING DISTRICT IN WHICH LAND IS LOCATED:

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

n/a

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Rebil- Fashion . . . Costume Jewelry &  
Accessories

CONDITIONAL USE FEE PAYABLE UPON FILING APPLICATION: ~~\$400.00~~ \$100 FOR APPLICATIONS UNDER SEC. 08.407(3)

4-4-15

DATE



SIGNATURE OF APPLICANT



Bangles & Bards

*Downtown Design*

APPLICATION FOR CONDITIONAL USE

*City of Lake Geneva*

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

703 Main Street

Attached

NAME AND ADDRESS OF CURRENT OWNER:

Venture Investment Partners

751 Geneva Parkway, Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: Michael Keefe 262-248-4492

NAME AND ADDRESS OF APPLICANT:

Keefe Real Estate, Inc. Thomas Keefe

P.O. Box 460, 751 Geneva Pkwy., N., Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: 262-743-1770

PROPOSED CONDITIONAL USE:

Replace existing canopy

ZONING DISTRICT IN WHICH LAND IS LOCATED: Central Business

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

Linda Stephens, Trendsetters, 262-949-2707

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Replace existing canopy

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

April 30, 2015

DATE

*Susan Myrus for Tom Keefe*  
SIGNATURE OF APPLICANT



Customer Keefe Real Estate

Location Lake Geneva, WI

Project Awning Replacement Cover

Date 5-1-15

**NORTHRROP**

1890

**Awning Company**

411 South Pearl Street, Janesville, Wisconsin  
608.754.7158 (fax) 608.754.7890

Downtown Design  
APPLICATION FOR CONDITIONAL USE  
City of Lake Geneva

15 copies  
1st page  
15 copies Pic  
of monument sign

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

220 Cook Street, Suite 102, LAKE Geneva WI.  
LAKE Geneva Courtyard

NAME AND ADDRESS OF CURRENT OWNER:

Ken wenz 220 Cook Street, LAKE Geneva, WI.

TELEPHONE NUMBER OF CURRENT OWNER:

815-543-7474

NAME AND ADDRESS OF APPLICANT:

Robyn Scott 1695 Geneva Nation Ave. W.  
LAKE Geneva, WI.

TELEPHONE NUMBER OF APPLICANT:

847-770-8241

PROPOSED CONDITIONAL USE:

Candy retail

ZONING DISTRICT IN WHICH LAND IS LOCATED:

Planned Development

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

N/A

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

retail candy store

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

DATE

May 1, 2015

SIGNATURE OF APPLICANT

Robyn Scott



*Downtown Design*  
APPLICATION FOR CONDITIONAL USE  
City of Lake Geneva

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

270 Broad St.

NAME AND ADDRESS OF CURRENT OWNER:

Kocourch Properties LLC

TELEPHONE NUMBER OF CURRENT OWNER:

847 - 525 - 9060

NAME AND ADDRESS OF APPLICANT:

Peter Juergens 262 Center St. Lake Geneva WI

TELEPHONE NUMBER OF APPLICANT:

414 - 588 - 2909

PROPOSED CONDITIONAL USE:

ZONING DISTRICT IN WHICH LAND IS LOCATED:

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

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

reno - building front

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

5-4-15

DATE

  
SIGNATURE OF APPLICANT



Downtown Design

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

725 MAIN ST. LAKE GENEVA, WI 53147  
(SEE ATTACHED)

NAME AND ADDRESS OF CURRENT OWNER:

725 MAIN ST. LLC - MIKE KEEFE  
P.O. BOX 460, LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER:

(917) 340-6923

NAME AND ADDRESS OF APPLICANT:

PHILIP SASSANO, THE DESIGN COACH, LLC  
8817 FERRIS RD, HARVARD, IL 60033

TELEPHONE NUMBER OF APPLICANT:

(630) 677-5562

PROPOSED CONDITIONAL USE:

RETAIL / DESIGN SHOW ROOM AWNING

ZONING DISTRICT IN WHICH LAND IS LOCATED:

BID / DOWN TOWN

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

NO CONTRACTOR, NO BUILD OUT  
PAINTING - BLOWERS

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

RETAIL / INTERIOR DESIGN

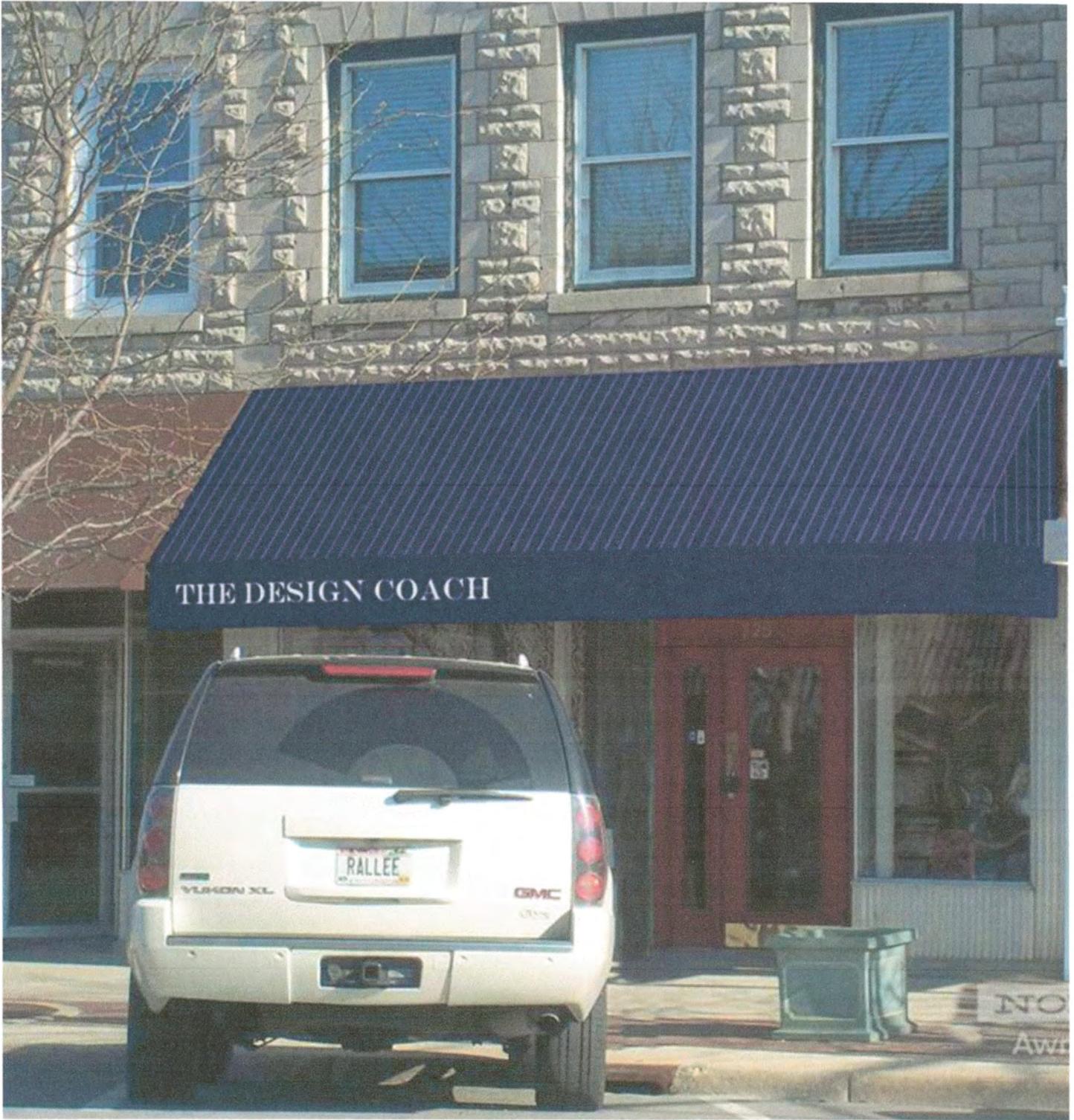
CONDITIONAL USE FEE PAYABLE UPON FILING APPLICATION: \$400.00 [\$100 FOR APPLICATIONS UNDER SEC. 98-407(3)]

4/30/15

DATE

SIGNATURE OF APPLICANT





This email is free from viruses and malware because [avast! Antivirus](#) protection is active.

**APPLICATION FOR CONDITIONAL USE**

*City of Lake Geneva*

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

772 W. Main Street - Suite #102

NAME AND ADDRESS OF CURRENT OWNER:

Al Paas

1034 West California Avenue

Beach Park, IL. 60099

TELEPHONE NUMBER OF CURRENT OWNER:

847-872-6965

NAME AND ADDRESS OF APPLICANT:

Ronald R. Stocking Jr.

32 Orchard Street

Wms. Bay, WI 53191

TELEPHONE NUMBER OF APPLICANT:

262-806-8273

PROPOSED CONDITIONAL USE:

Permanent Sign

ZONING DISTRICT IN WHICH LAND IS LOCATED: \_\_\_\_\_

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

N/A

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Replace the temporary banner (sign) with a permanent sign.

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

5-1-15

DATE



SIGNATURE OF APPLICANT

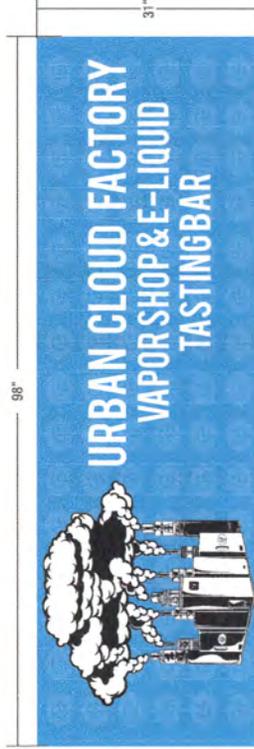
# Downtown Design Permanent Sign:

Landmark Center  
772 W. Main Street  
Suite #102

## Changes:

**Text-** URBAN CLOUD FACTORY  
VAPOR SHOP & TASTING BAR  
[www.urbancloudfactory.com](http://www.urbancloudfactory.com)

**Colors-** All colors will be printed in a matte finish making them compliant with the City of Lake Geneva's approved colors.



**Downtown Design**  
**APPLICATION FOR CONDITIONAL USE**  
City of Lake Geneva

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

851 Main Street Lake Geneva

NAME AND ADDRESS OF CURRENT OWNER:

Michelle & David Bergsma

21032 Echo Lane, Burlington WI 53147

TELEPHONE NUMBER OF CURRENT OWNER:

262-757-5542

NAME AND ADDRESS OF APPLICANT:

Same as above

TELEPHONE NUMBER OF APPLICANT:

PROPOSED CONDITIONAL USE:

Signage for retail store.

ZONING DISTRICT IN WHICH LAND IS LOCATED:

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

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Retail sales

CONDITIONAL USE FEE PAYABLE UPON FILING APPLICATION: \$400.00 (\$100 FOR APPLICATIONS UNDER SEC. 08-407(3))

5/4/15

DATE

Michelle D. Bergsma

SIGNATURE OF APPLICANT



APPLICATION FOR CONDITIONAL USE

Item # 10

City of Lake Geneva

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

493 Wrigley Dr. Lake Geneva WI 53147

Com 83' W of SE cor Lot 11 Blk 37 op N 85' W to W LN  
Blk 38 sly to SW cor Blk 38 E To Pob Original Plat city of Lake Geneva  
NAME AND ADDRESS OF CURRENT OWNER:

Milliette Family LP. 493 Wrigley Dr Lake Geneva WI 53147  
Gary Milliette

TELEPHONE NUMBER OF CURRENT OWNER: Gary Milliette 262-248-8393

NAME AND ADDRESS OF APPLICANT:

Reed's Construction LLC  
W3199 South Lake Shore Drive Lake Geneva WI 53147

TELEPHONE NUMBER OF APPLICANT: 262-248-8393

PROPOSED CONDITIONAL USE:

Build a New 6' x 100' main pier with h on Each side 8' x 27' 6"  
and walkway 4' x 27' 6" to Create 4 Boat slips  
to Replace the pier that is there now

ZONING DISTRICT IN WHICH LAND IS LOCATED: MR-8

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 10 Crib in the water and fill with rock then building  
of crib + Jack + stringer and Decking at Shop. Then haul it to  
the lake put it all together

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

2-22-15  
DATE

Jeff Reed  
SIGNATURE OF APPLICANT

## Notice

NOTICE IS HEREBY GIVEN that a Continued Public Hearing will be held before the City Plan Commission on Monday, May 18, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Conditional Use Application filed by Milliette Family LP, 493 Wrigley Drive, Lake Geneva, WI 53147, to install a replacement accessory structure (Pier) closer to the lake shore than the principal structure, within Lakeshore Overlay Zoning District in accordance with Sec. 98-409(2) Lake Shore lots, at the following location:

TAX KEY NO. ZOP 00369 - 493 Wrigley DRIVE

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, May 18, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 1<sup>st</sup> day of May 2015.

Mayor James R. Connors  
City Plan Commission  
City of Lake Geneva, WI

**A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE**

**Please Publish as small Legal on May 7<sup>th</sup> & 14<sup>th</sup>.**

EXTENSIVE W. HABITAT

WATER RESERVATION

STATEWIDE HABITAT AREAS

Lake Como

800 FOOT BEACH STATE PARK

Geneva Lake

# Milliette

## WALWORTH COUNTY, WISCONSIN

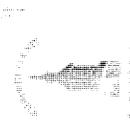
Scale: 1" = 1000' (1:25,000)

Author: Walworth County GIS Unit  
Map Produced on: 03/20/16

Source: State Plane Coordinate System, South Zone  
Horizontal Datum: NAD83

Walworth County Information Technology Department  
100 First Street N  
Dodgeville, WI 53533

Map data is derived from various sources including aerial photography, GIS data, and other public domain information.



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)

**I. 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 pier will be 13' or more off hot line  
will be create 4 Boat slip for docking Boats
2. How is the proposed conditional use, in its specific location, in harmony with the purposed, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?  
Go to be used as private boat docking
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.
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.

**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.)       Storm water NOI - New land disturbing construction activity
- Work in waters of the U.S (Corps of Engineers)       Storm water NOI - Renewal FIN # \_\_\_\_\_
- Permit for Wetland Fill (DNR or Corps of Engineers)       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) <b>Milliette Family LP</b>		Authorized Representative <b>Gary Milliette</b>		Title <b>Owner</b>	
Mailing Address <b>493 Wrigley Dr</b>		City <b>Lake Geneva</b>	State <b>WI</b>	ZIP Code <b>53147</b>	
Email Address <b>LAKEGENEVA@LIVE.COM</b>		Phone Number (incl. area code) <b>262-248-8393</b>		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)		Contact Person		Title	
Mailing Address		City	State	ZIP Code	
Email Address		Phone Number (incl. area code)		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) <b>Reed's Construction LLC</b>		Contact Person <b>JEFF REED</b>		Title <b>owner of Reeds</b>	
Mailing Address <b>W3199 South lake shore Dr</b>		City <b>Lake Geneva</b>	State <b>WI</b>	ZIP Code <b>53147</b>	
Email Address		Phone Number (incl. area code) <b>262-248-2934</b>		FAX Number (incl. area code) <b>262-248-3537</b>	

**Section 4: Project or Site Location**

Project Name <b>Milliette Family LP</b>		County <b>Walworth</b>	<input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of
Location Address/Description <b>493 Wrigley Dr. Lake Geneva WI 53147</b>			

**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/swdvi/> 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:
			N	<input type="checkbox"/> E <input type="checkbox"/> W	

Com 83' W of SE cor lot 11 Blk 37 op N 85' W to W NW Blk 38 sly to SW cor Blk 38 E To PoB Original Plat City of Lake Geneva

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>Milliette Family Lp</u> Address <u>493 Wrigley Dr</u> City, State, Zip Code <u>Lake Geneva WI 53147</u> Telephone No. (Include area code) <u>262-248-8393</u>	2. Agent/Contractor (firm name) <u>Reed's Construction LLC</u> Address <u>W3199 South Lake Shore Dr.</u> City, State, Zip Code <u>Lake Geneva WI 53147</u> Telephone No. (Include area code) <u>262-248-2934</u>
Fire Number <u>493</u> Tax Parcel Number <u>ZOP 00369</u>	Fire Number <u>493</u> Tax Parcel Number <u>ZOP 00369</u>

Gary

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): <u>Com 83' W of SE lot 11 BLK 37</u> <u>Op. N 85' W to W LN BLK 38 SLY</u> <u>to SW cor BLK 83 E to Pob original Plat</u> <u>City of Lake Geneva</u>	5. Project Location Address <u>493 Wrigley Dr</u> Village/City/Town <u>Lake Geneva</u> Fire Number <u>493</u> Tax Parcel Number <u>Zop 00369</u> Waterway <u>Lake Geneva</u> County <u>Walworth</u> <del>Sec 894</del> Govt. Lot _____ OR _____ 1/4, _____ 1/4, of Section _____, Township _____ North, Range _____ (East) (West)
---	---

6. Adjoining Riparian (Neighboring Waterfront Property Owner) Information

Name of Riparian #1	Address	City, State, Zip Code
<u>Mike Lynch</u>		
Name of Riparian #2	Address	City, State, Zip Code
<u>Lina Selman</u>	<u>600 Cambet St</u>	<u>Lake Geneva WI 53147</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 4 Boat slip

(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 2016

(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:  
There is a pier here now that will be removed

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>2-18-15</u>
--	-------------------------------

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



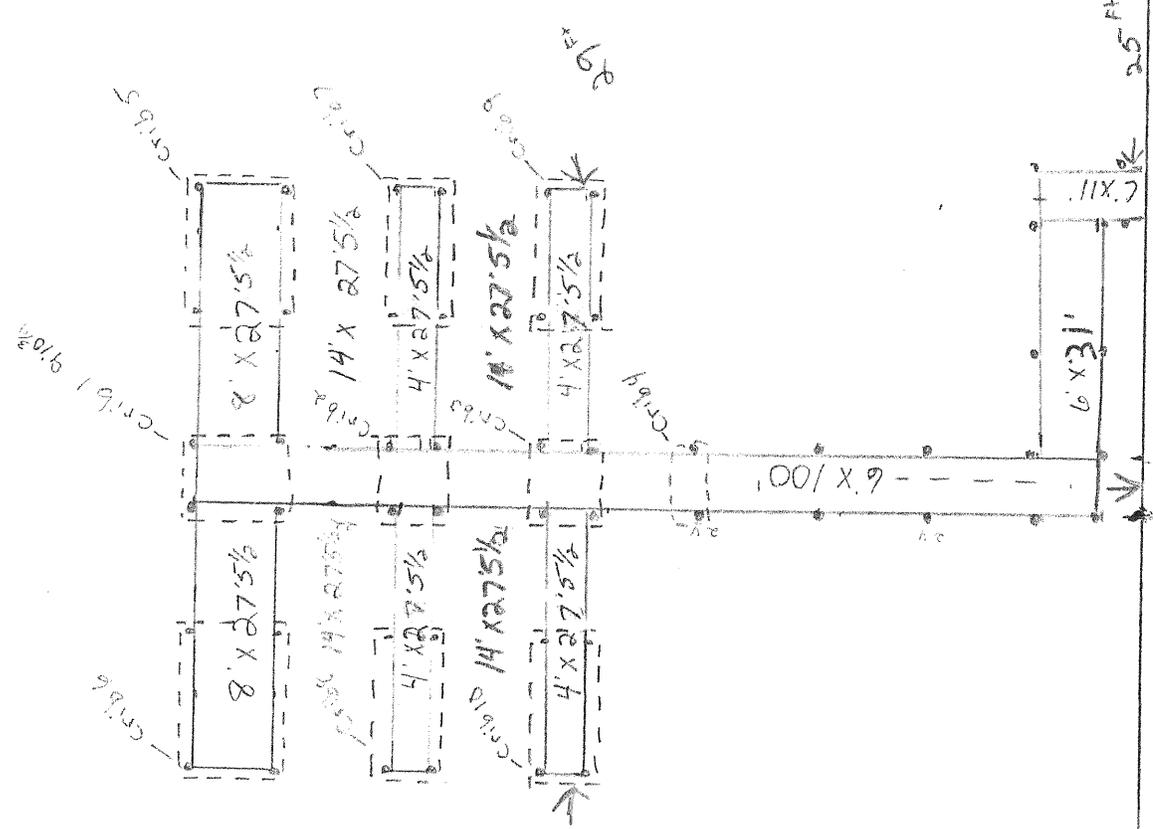




N →

Top View

1" = 20'



Water Depth

- 100' 5'7"
- 90' 5'6"
- 80' 5'
- 70' 4'8"
- 60' 4'3"
- 50' 3'9"
- 40' 3'3"
- 30' 2'9"
- 20' 2'5"
- 10' 1'6"

crib 1	80.4
crib 2	48.8
crib 3	48.8
crib 4	40.0
crib 5	150.0
crib 6	150.0
crib 7	90.0
crib 8	48.8
crib 9	48.8
crib 10	48.8
<b>Total</b>	<b>876.56 Ft</b>
crib	

Lot Line

King Selman

Milliett Family LP

at King

Mike Lynch

C/L WRIGLEY DRIVE  
(50' WIDE)

N 89°55'12" E  
50.25'

N 90°00'00" E  
50.26'

25.11'

S 5°48'43" E 85.21'

S 5°48'43" E 33.17'

SIDEWALK

N 89°55'32" E 33.58'



TAX PARCEL:  
ZOP 00369

N 90°00'00" E 42.82'

NO TAX PARCEL  
NUMBER ASSIGNED



N 90°00'00" E 50.20'

SIGN (TYP.)

DRAINAGE SWAIF

SHORELINE

GENEVA LAKE

PROPOSED PIER 51.00'

LOT LINE EXTENDED

29.05'

11.00'

6.00'

5.00'

31.00'

31.00'

45.00'

4.00'

27.46'

27.46'

14.00'

4.00'

27.46'

27.46'

14.00'

8.00'

27.46'

27.46'

6.00'

27.46'

4.00'

27.46'

27.46'

14.00'

27.46'

27.46'

4.00'

27.69'

C/L OF ROAD EXTENDED

28.98'

27.69'

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

**WALWORTH COUNTY - STATE OF WISCONSIN  
 PROPERTY TAX BILL FOR 2014  
 REAL ESTATE**

MILLIETTE FAMILY LP

Parcel Number: ZOP 00369  
 Bill Number: 133515

133515/ZOP 00369 2831  
 MILLIETTE FAMILY LP  
 493 WRIGLEY DR  
 LAKE GENEVA WI 53147

**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**  
 493 WRIGLEY DR

COM 83' W OF SE COR LOT 11 BLK 37 OP. N 85', W TO W LN  
 BLK 38 SLY TO SW COR BLK 38, E TO POB ORIGINAL PLAT  
 CITY OF LAKE GENEVA  
 0.370 ACRES

Please inform treasurer of address changes.



ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSESSMENT RATIO	NET ASSESSED VALUE	NET PROPERTY TAX
840,000	250,800	1,090,800	0.956436683	(Does NOT reflect credits) 0.02281688	24670.80
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	
878,300	262,200	1,140,500		2,226.62	

TAXING JURISDICTION	2013 EST. STATE AIDS ALLOCATED TAX DIST.	2014 EST. STATE AIDS ALLOCATED TAX DIST.	2013 NET TAX	2014 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	187.60	193.62	3.2%
WALWORTH COUNTY	183,438	201,319	5,098.15	5,253.10	3.0%
City of Lake Geneva	788,244	815,125	6,587.76	6,587.29	0.0%
UHS I.G-Genoa City	547,884	557,354	5,149.41	5,253.77	2.0%
Sch Lake Geneva J 1	4,049,088	4,645,055	6,944.75	6,722.03	-3.2%
Gateway Technical	171,584	214,089	1,807.09	878.84	-51.4%
<b>TOTAL</b>	<b>5,740,238</b>	<b>6,432,942</b>	<b>25,774.76</b>	<b>24,888.65</b>	<b>-3.4%</b>

FIRST DOLLAR CREDIT	-82.97	-80.92	-2.5%
LOTTERY AND GAMING CREDIT	-141.30	-136.93	-3.1%
NET PROPERTY TAX	<b>25,550.49</b>	<b>24,670.80</b>	<b>-3.4%</b>

PAY 1ST INSTALLMENT OF: \$12,266.94      PAY 2ND INSTALLMENT OF: \$12,403.86      PAY FULL AMOUNT OF: \$24,670.80

**TOTAL DUE: \$24,670.80  
 FOR FULL PAYMENT, PAY TO LOCAL  
 TREASURER BY:  
 JANUARY 31, 2015**

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.



# 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	Type <input 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:	County
-------------------------	--------

**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)	Anticipated Project End Date (mm/dd/yyyy)
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.

**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):

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) <b>Jeff Reed</b>	Title <b>Contractor</b>	Phone Number <b>262-248-2934</b>
Signature of Applicant <b>Jeff Reed</b>	Date Signed <b>2-18-15</b>	

**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	

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

220 COOK STREET, LAKE GENEVA, WI 53147 PARCEL NO. ZOP 00243  
LOT 12 BLK 25 EXC. 89.67' ORIGINAL PLAT CITY OF LAKE GENEVA

NAME AND ADDRESS OF CURRENT OWNER:

KENNETH M WENZ  
220 COOK STREET UPPER, LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: 815-543-7474

NAME AND ADDRESS OF APPLICANT:

(GREAT EGGS LAKE GENEVA) PAUL OCHALEK-AGENT  
NS3W34959 ROAD B OKAUCHEE WI 53069

TELEPHONE NUMBER OF APPLICANT: 414-403-4045

PROPOSED CONDITIONAL USE:

TO OPERATE A SMALL LAKE GENEVA BREAKFAST BUNGALOW  
SERVING GOURMET OMELET WRAPS MADE TO ORDER, LOCAL BAKERY,  
COFFEE, FRESH FRUIT SMOOTHIES, MILK, JUICE, TEA, BOTTLED SODA AND WATER

ZONING DISTRICT IN WHICH LAND IS LOCATED: 246 - CITY OF LAKE GENEVA

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

NONE, NO INTERIOR OR EXTERIOR CHANGES ARE NECESSARY.  
MINOR PLUMBING AND ELECTRICAL UPGRADED ONLY WITH  
CITY APPROVAL AND PROPER PERMITS

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

OPEN 7AM WITH LIMITED DAYTIME HOURS, SERVING THREE TYPES  
OF OMELET WRAPS, ONLY A FEW TABLES INSIDE AND SOME OUTSIDE TABLES.

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

3/11/15  
DATE

  
SIGNATURE OF APPLICANT

- \_\_\_\_\_ (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

- 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 USE IS A SIMPLE, SLOW PACED EATING ALTERNATIVE FEATURING FRESH, HEALTHY INGREDIENTS. HOURS WILL BE EARLY MORNING AND AFTERNOON ONLY IN A BEAUTIFUL SETTING
- 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?  
THIS LOCATION FEATURES A BEAUTIFUL GARDEN COURTYARD WHICH ALREADY COMPLIMENTS THE AREA AND WILL NOW BE EVEN MORE ENJOYABLE OFFERING GOURMET EGG WRAPS EARLY MORNING & AFTERNOON
- 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?  
IN NO WAY DOES THE PROPOSED USE OF THIS SPACE HAVE A NEGATIVE IMPACT ON NEARBY PROPERTY, NEIGHBORHOOD OR CHANGE ANY TRAFFIC PATTERNS OR PARKING.
- 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?  
WE ARE OFFERING A HEALTHY, FRESH EATING ALTERNATIVE THAT IS SLOW PACED. THE CONCEPT IS GEARED FOR OUR CUSTOMERS TO NOT ONLY OUR WRAPS, BUT ALSO RELAX ENJOY THE FLOWERS, NEIGHBORHOOD AND DOWNTOWN LAKE GENEVA.

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?

ABSOLUTELY, THE SPACE WILL BE EASILY ACCESSIBLE AND NOT IMPOSE ANY BURDEN ON PUBLIC AGENCIES.

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?

I TRULY BELIEVE OUR CUSTOMERS WILL ENJOY A WONDERFUL PRODUCT AND EXCELLENT SERVICE. WE WILL HAVE A POSITIVE IMPACT THAT WILL COMPLIMENT THE NEIGHBORHOOD, DOWNTOWN AREA AND RIVERA BEACH

IV.FINAL APPLICATION PACKET INFORMATION

\_\_\_ Receipt of 5 full scale copies in blue/line or black/line of complete Final Application Packet by Zoning Administrator: Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_ Receipt of 25 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: \_\_\_\_\_ by: \_\_\_\_\_

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

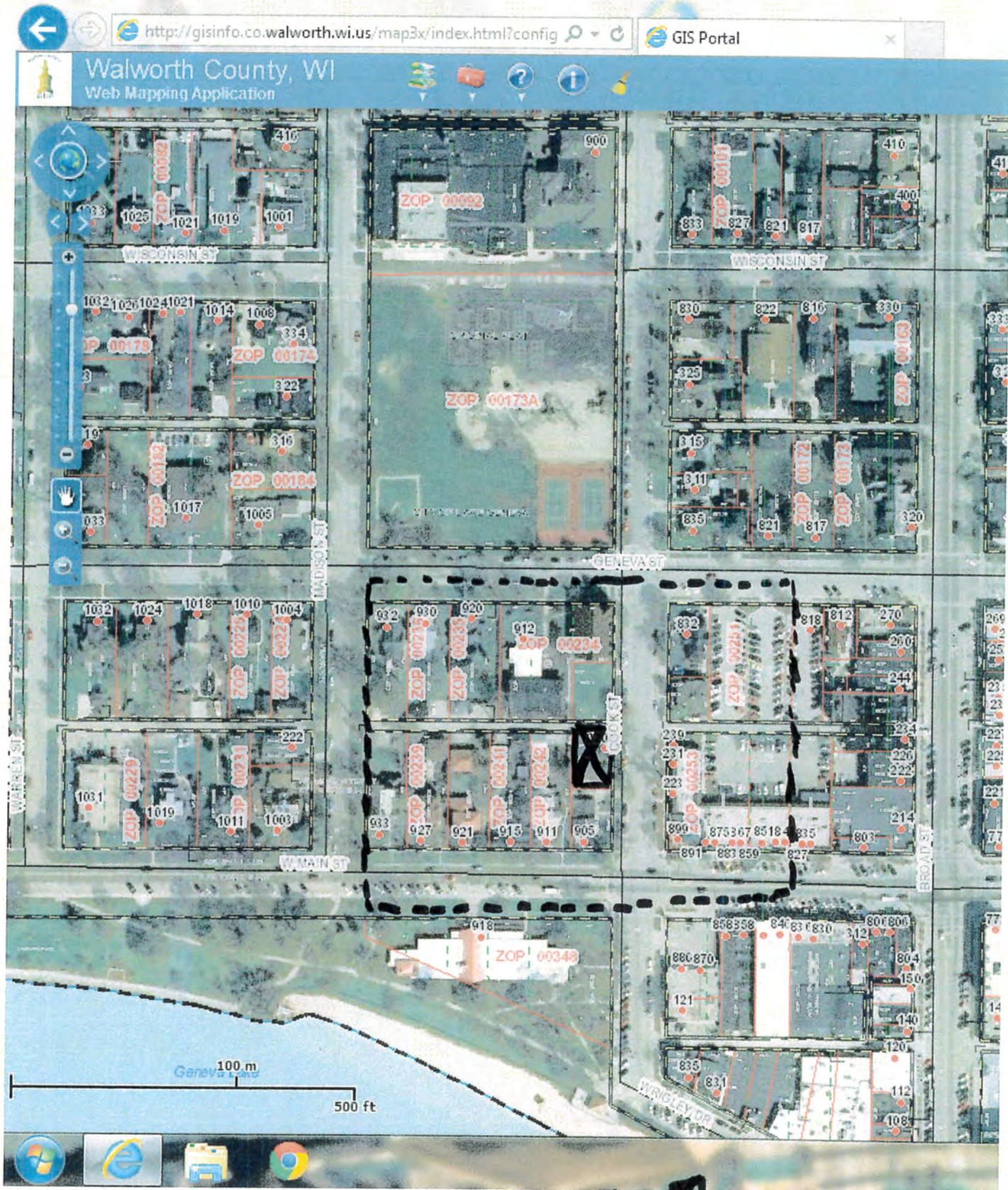
\_\_\_ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: \_\_\_\_\_ by: \_\_\_\_\_

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

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



# MAP



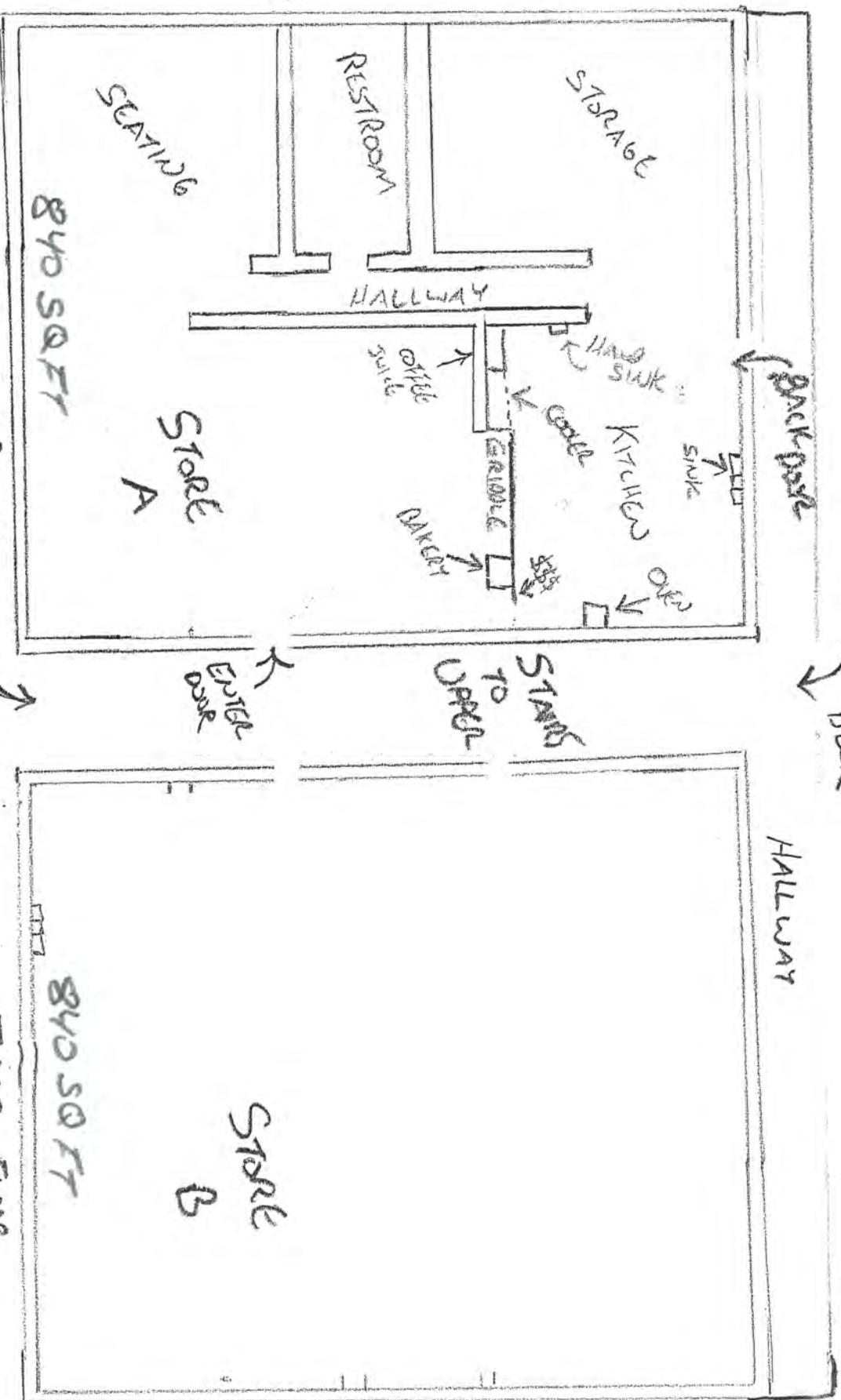
220 COOK STREET   
BOUNDARIES 300 FEET - - - - -

# GARAGE AND DRIVEWAY



REAR OUTSIDE PASSAGE

HALLWAY



OUTDOOR SEATING ALONG BUILDING

840 SQ FT

FIRST FLOOR

OUTDOOR SEATING ALONG BUILDING

SEATING

RESTROOM

STORAGE

HALLWAY

Store A

KITCHEN  
SINK  
HAND SINK  
COOK  
OVEN  
CUPBOARD  
BASKET  
COUNTER

BACK PASSAGE

STAIRS TO UPPER DECK

EXIT DOOR

MAIN ENTRANCE

COOK STREET

840 SQ FT

FIRST FLOOR

Store B

HALLWAY



200

UPPER LEVEL

LIVING QUARTERS

COOK STREET

Written Description Of Proposed Conditional Use  
For GREAT EGGS LAKE GENEVA

I'm proposing to open and operate a small Lake Geneva Breakfast Bungalow serving gourmet omelet wraps made to order. I will be occupying the south lower unit of 220 Cook Street. The space is 840 Square feet and is currently used as a small retail shop. There is one other small retail shop in the north lower unit and the building owner lives upstairs. The menu will consist of three types of gourmet omelet wraps made to order, while you wait, consisting of only fresh and wholesome ingredients. I will also feature local bakery, name brand coffee and fresh fruit smoothies. Milk, juice, tea, bottled soda and water will also be menu items.

The decor will be primarily nostalgic Lake Geneva with an emphasis on boating, sailing, fishing,

swimming and lake living. Inside seating will be limited to just a few tables. The wraps are perfect for grab and go but there will also be limited outdoor seating available. There will be no major renovation necessary. Only some small improvements to accommodate the following equipment: electric coffee machine and smoothie blender, small electric convection oven and small counter top electric griddle along with some limited refrigeration units. There will be no gas equipment or open flames thus no commercial hood or fire suppression system will be required. A small three compartment sink will also be installed.

My hours of operation will be 7am to 1pm seven days a week, May through October and only Saturday and Sundays during the winter months.



# City of Lake Geneva Fire Department

730 Marshall Street  
Lake Geneva, Wisconsin  
Non-emergency 262-248-7228  
Emergency 9-1-1  
Fire Prevention Bureau 262-248-6075  
Fax 262-248-2264  
E-mail [lgfd@sbcglobal.net](mailto:lgfd@sbcglobal.net)  
[www.lakegenevafire.org](http://www.lakegenevafire.org)

April 29, 2015

Ken Wenz  
220 Cook St  
Lake Geneva, WI 53147

Reference- 220 Cook St, Lake Geneva

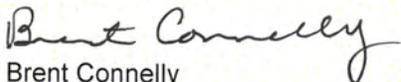
Mr. Wenz,

Thank you for taking the time to meet with Lt. Detkowski. Upon review of the building construction, square footage, proposed use, current state of construction, interior wall finish, and review of applicable state and local fire codes, I approve and grant a variance for the immediate requirement of a fire alarm system throughout contingent upon the following plan/timeline.

1. The fire department will permit occupancy and change of use (to assembly) specifically of the first floor south unit.
2. Occupancy load of this unit will be limited to 20 persons.
3. No grease-laden vapors of other cooking methods, which would require the installation of an exhaust hood system, will be permitted.
4. Tamper proof battery powered smoke detectors will be installed in the east and west stairways.
5. NFPA approved fire alarm components will be installed as currently required (smoke detectors and audio/visual devices throughout) according to the following timeline, unless otherwise agreed to by the building and fire departments
  - a. Completed by December 31, 2016- Common areas and basement
  - b. Completed by December 31, 2017- Lower south and north retail space, upper residential area.
6. In the event the second story is changed, back to assembly use, a full fire alarm will be required throughout at that time.

I hope you find the terms of this variance agreeable. Should you have any further questions, please feel free to contact me.

Respectfully,

  
Brent Connelly  
Fire Chief

Cc: File, Building Dept

## Notice

NOTICE IS HEREBY GIVEN that a Continued Public Hearing will be held before the City Plan Commission on Monday, May 18, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Conditional Use Application filed by Great Eggs Lake Geneva, Paul Ochalek agent, N53W34959, Okauchee, WI 53069, to open an Indoor & Outdoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District, at the following location:

TAX KEY NO. ZOP 00243 - 220 COOK STREET

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, May 18, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 1<sup>st</sup> day of April, 2015.

Mayor James R. Connors  
City Plan Commission  
City of Lake Geneva, WI

**A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE**

**Please Publish as small Legal on May 7<sup>th</sup> & April 14<sup>th</sup>.**

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

721 Geneva Street Lake Geneva, WI 53147

(see survey attached)

NAME AND ADDRESS OF CURRENT OWNER:

Patricia Strenger 721 Geneva Street Upper Lake Geneva,  
WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: (262) 994-2427

NAME AND ADDRESS OF APPLICANT:

Samantha Strenger 721 Geneva Street Upper  
Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: (262) 994-8554

PROPOSED CONDITIONAL USE: Commercial Indoor & Outdoor Entertainment.

Continue as Re-Vive art gallery with  
additional cold pressed juicery and possible light  
fare in future.

ZONING DISTRICT IN WHICH LAND IS LOCATED: (CB) Central Business

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

JBM Construction 606 Madison Street, Lake Geneva WI  
53147. John J. Peacock, Architect 1156 Linden Ave.  
Deerfield IL 60015.

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Art gallery, mosaic classes, juicery, snack bar,  
beer offered.

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

3/24/15

DATE

Samantha Strenger

SIGNATURE OF APPLICANT

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 conditional use will provide an attractive and healthy experience to both residents and visitors to the city.

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 location attracts substantial pedestrian + vehicular traffic to enhance the city's general business attractiveness.

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?

There is no change in the land use and no significant exterior changes to the 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?

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.

## Notice

NOTICE IS HEREBY GIVEN that a Continued Public Hearing will be held before the City Plan Commission on Monday, May 18, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Conditional Use Application filed by Re-Vive, Samantha Strenger agent, 721 Geneva Street, Lake Geneva, WI 53147, to open an Outdoor Commercial Entertainment (Restaurant) in a General Business (GB) Zoning District, at the following location:

TAX KEY NO. ZOP 00159 - 721 GENEVA STREET

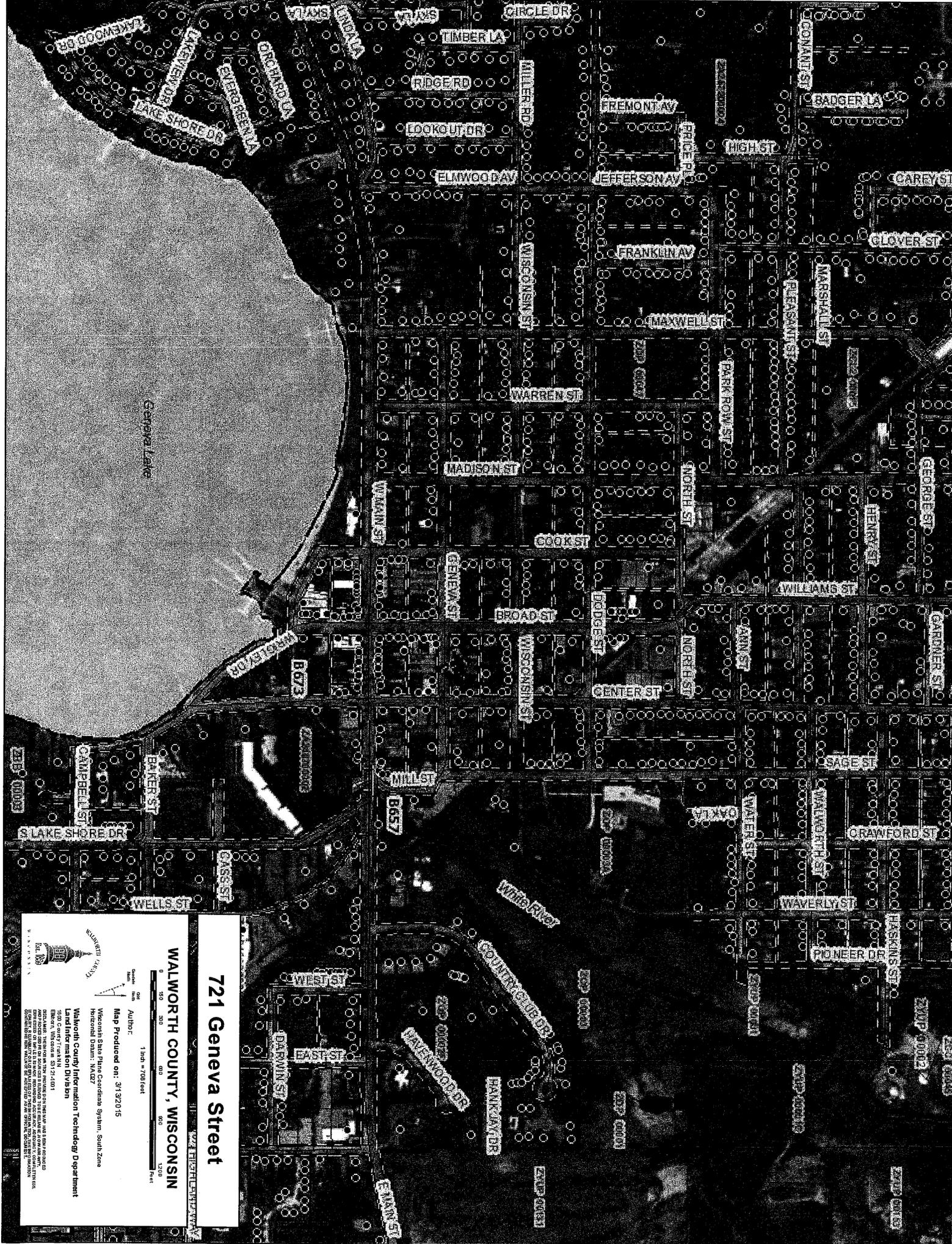
All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, May 18, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 1<sup>st</sup> day of April, 2015.

Mayor James R. Connors  
City Plan Commission  
City of Lake Geneva, WI

**A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE**

**Please Publish as small Legal on May 7<sup>th</sup> & April 14<sup>th</sup>.**



# 721 Geneva Street

WALWORTH COUNTY, WISCONSIN



Author: 1 inch = 700 feet

Map Produced on: 3/13/2015

Wisconsin State Plane Coordinate System, South Zone  
Horizontal Datum: NAD83

Walworth County Information Technology Department  
Map Information Division



DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP WAS OBTAINED FROM PUBLIC RECORDS AND IS PROVIDED AS-IS. THE COUNTY DOES NOT WARRANT THE ACCURACY OF THE INFORMATION. THE COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE COUNTY IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.



## 721 Geneva Street

**WALWORTH COUNTY, WISCONSIN**

1 inch = 79 feet

Author: Walworth County Information Technology Department  
 Map Produced on: 3/13/2015  
 Wisconsin State Plane Coordinate System, South Zone  
 Horizontal Datum: NAD83

**Walworth County Information Technology Department**  
 Land Information Division  
 300 COUNTY PARKWAY  
 WAUKESHA, WISCONSIN 53191  
 PHONE: 262.791.2000 FAX: 262.791.2001  
 WWW: www.walworthcountywi.gov  
 NOTICE: THIS MAP IS PROVIDED AS A SERVICE TO THE PUBLIC AND IS NOT A WARRANTY. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE INFORMATION IS PROVIDED AS IS WITHOUT WARRANTY OF ANY KIND.

May 4<sup>th</sup>, 2015

## **Re-Vive Gallery Outdoor Seating Area Details**

- \*5 foot cedar fence around outdoor seating area (see attached picture)
- \*Approximately 3-4 small tables with chairs (see floorplan)
- \*3 outdoor residential lights (see floorplan and attached picture)
- \*Music will be limited to a conversational volume as it already is at front of Re-Vive
- \*Hours of potential outdoor operation are 8a.m. to 10p.m. at the very latest

Please contact Samantha Strenger, Agent/Owner at (262)994-8554 if additional information is required





More saving.  
More doing.

Your Store: **Lake Geneva #4916**  
Use Current Location or [find store](#)

**Progress Lighting** Model # P5926-77 Internet # 202796665 Store SKU # 328855

# Cypress Collection Wall-Mount Outdoor 1-Light Forged Bronze Mc Lantern

★★★ (23) [Write a Review](#) + [Questions & Answers \(5\)](#) +



**\$64.97** / each

**IN STOCK AT YOUR SELECTED**

**Lake Geneva #4916** [↗](#)  
Lake Geneva, WI 53147

**2** In Stock  
Aisle 57, Bay 01



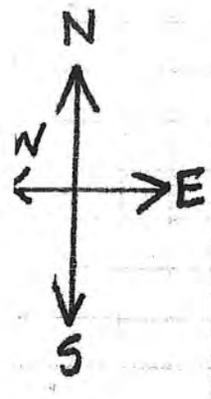
## PRODUCT OVERVIEW

 Model # P5926-77 Internet # 202796665 Store SKU # 328855

Characterized by a serif scroll enclosure, the Cypress lantern is constructed from durable die cast aluminum. Finished in a [brushed bronze](#) finish, the lantern features a beautiful tea-stained glass shade within filigree frame. Perfect to set your home apart with you California residents: see [Proposition 65 information](#) [↗](#)

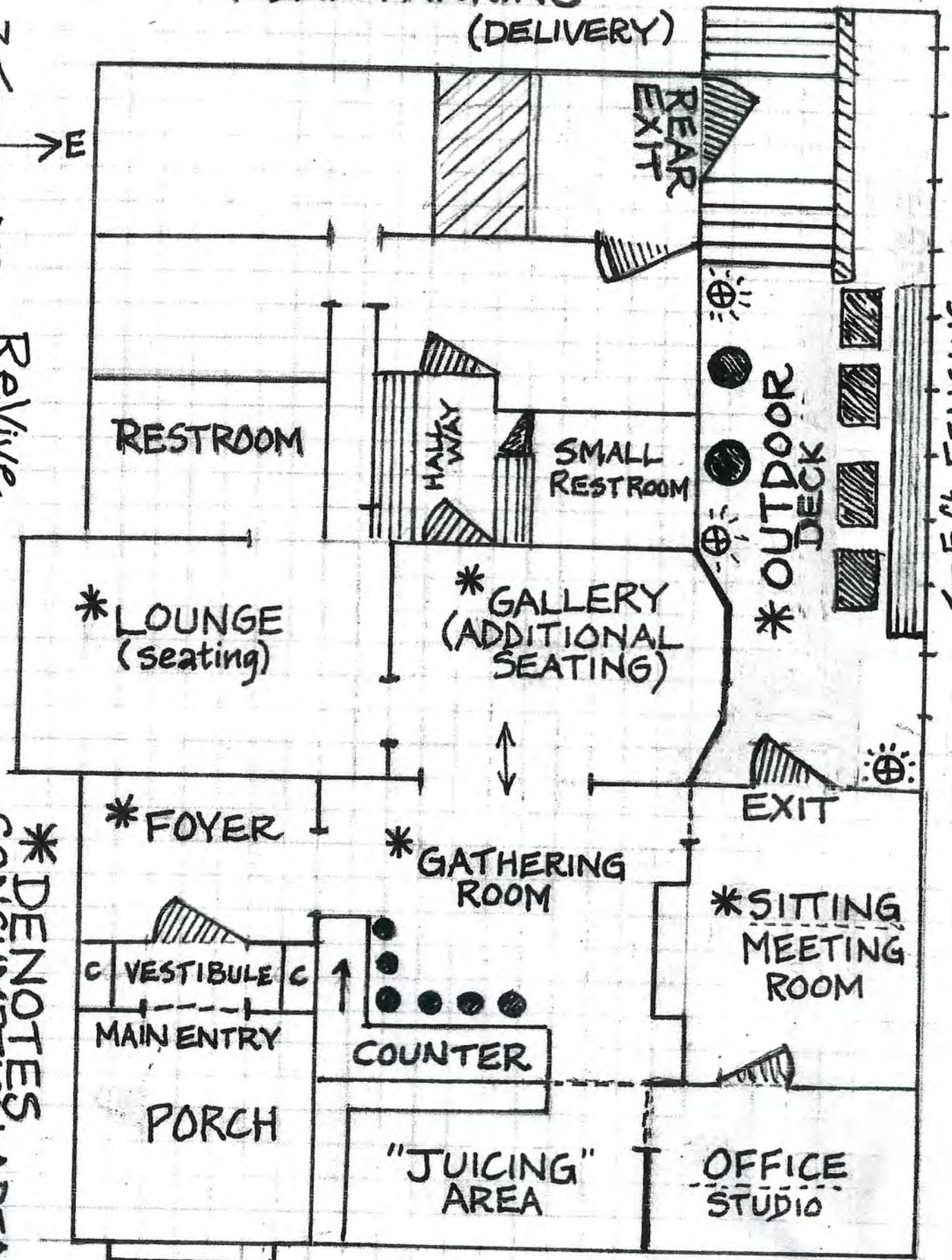
- Forged bronze finish
- Tea-stained glass
- 6-1/2 in. Width x 11 in. Height
- Uses (1) 75-watt medium base bulb (not included)
- Weather-resistant design stands up to the elements for long-lasting use
- Motion sensor's 220-degree field of vision detects movement at up to 25 ft. away, ensuring reliable light activation

NEAR PARKING - (DELIVERY)



Revive

\* DENOTES CONSUMPTION AREAS INDOOR/OUTDOOR



← 5ft. FENCING →

MAY 2015

~ REVIVE GALLERY ~ -FRONT-  
721 GENEVA STREET  
(2 DOORS WEST OF TEMPURA HOUSE)

**APPLICATION FOR CONDITIONAL USE**

*City of Lake Geneva*

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

ZYUP 00130C & ZMEA 00052

NAME AND ADDRESS OF CURRENT OWNER:

Basso Builders, Inc.

405 Skyline Drive, Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: (262) 248-3378

NAME AND ADDRESS OF APPLICANT:

Same

TELEPHONE NUMBER OF APPLICANT: Same

PROPOSED CONDITIONAL USE:

Group Development

ZONING DISTRICT IN WHICH LAND IS LOCATED: MR-8

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

Farris, Hansen & Associates, Inc.

PO Box 437

Elkhorn, WI 53121

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

2-6-Unit and 2-8-Unit Townhouses

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

4/23/15

DATE

  
SIGNATURE OF APPLICANT

## Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, May 18, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a request filed by Basso Builders Inc, 405 Skyline Drive, Lake Geneva, WI 53147 for a Conditional Use permit for a Group Development to construct two (2), six (6) unit, and two (2) eight (8) unit, Townhome apartments, at the parcel created from the following locations:

CURRENT TAX KEY NO'S. ZMEA 00052 & ZYUP 00130C

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, May 18, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 1<sup>st</sup> day of May, 2015.

Mayor James R. Connors  
City Plan Commission  
City of Lake Geneva, WI

**A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE**

**Please Publish as small Legal on May 7th and 14<sup>th</sup>**

\_\_\_\_\_ (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.

See Below

\_\_\_\_\_ (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?

Townhouses meet the standards of Multi-Family Residential on the Comprehensive plan.

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 specific area is shown as Multi-Family Residential on the future land use map and the zoning ordinance allows for Group Developments in any zoning district.

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 Group Development of Townhouses is consistent with the residential density in the area on average and is much less than the adjoining areas to the southwest.

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

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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

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#### 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: \_\_\_\_\_

\_\_\_ 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.

**Previously Submitted**

\_\_\_ (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;

## Whitetail Preserve A Townhouse Group Development

General: The project consists of two land parcels being combined into one parcel with MR-8 (Group Development) zoning requested. The parcels being joined are ZYUP 00130C located at the intersection of Curtis Street and Skyline Drive and Outlot 4 of Meadowland Subdivision. The boundary of Outlot 4 approximately follows the existing mapped wetland. There is an average setback of about 50' to the proposed townhouses from the wetland that was confirmed by SEWRPC. The Group Development will consist of a residential multi-family use plan withing the MR-8 zoning. The existing site is vegetated with brush, invasives and some small trees. Portions of existing natural areas are to remain. The site is located south and adjacent to the Highlands of Lake Geneva and east of and abutting The End of the Line Caboose Village. Access will be off the end of Manning Way and Skyline Drive. There is an existing bike trail that runs east/west on the south side of the Highlands across this site which is to be preserved with an existing railway easement in place. Easements will be created for portions of the trail that are outside of the existing easements.

Master Plan: The residential use and preservation of natural features, where possible, fits the Master Plan. The Group Development is proposed to allow for the best use of the site with the building sites located to achieve this while best preserving natural features. There will be all underground utilities and the mainline sanitary sewer and water loop is proposed to be public. The watermain will loop through the site following the private roadways with public easements provided. The private roadways are designed to accommodate emergency vehicles per State code and the proposed buildings will be sprinklered with a NFPA 13D design.

Building Concepts: The residential units will be designed as condominium units, but will be initially used as long term rentals until market conditions and acceptance of condominium ownership returns. There are four proposed buildings now, having been reduced from that originally proposed (2 – 6-unit and 2 – 8-unit buildings). Of the 28 total units, 10 will have 2 car garages and 18 will have one car garages with an exterior parking space in front of them. In addition, there will be an additional 19 visitor parking spaces off the internal 26 foot wide private drives, for a total of 97 parking spaces provided. The floor plans will be similar for all units with mirrored side by side floor plans except there will be four end ranch units at the ends of buildings #2 and #3. The living space for the 2-story units will be 1,455 to 1,495 square feet built on two floors and the ranch units will be 1,260 square feet with a slab on grade first floor. Each unit will have three bedrooms and an open floor plan design with large patio space. There will be no accessory structures nor dumpsters. Garbage and recycling containers that are assigned are to be set out from garages in designated pad areas on pickup day and moved to garages by the tenants/owners when emptied.

### Residential Densities:

Dwelling Units per acre:	5.96 du per arce
Floor area ratio:	16.0%
Impervious surface area ratio:	24.9%
Green space area ratio:	59.1%

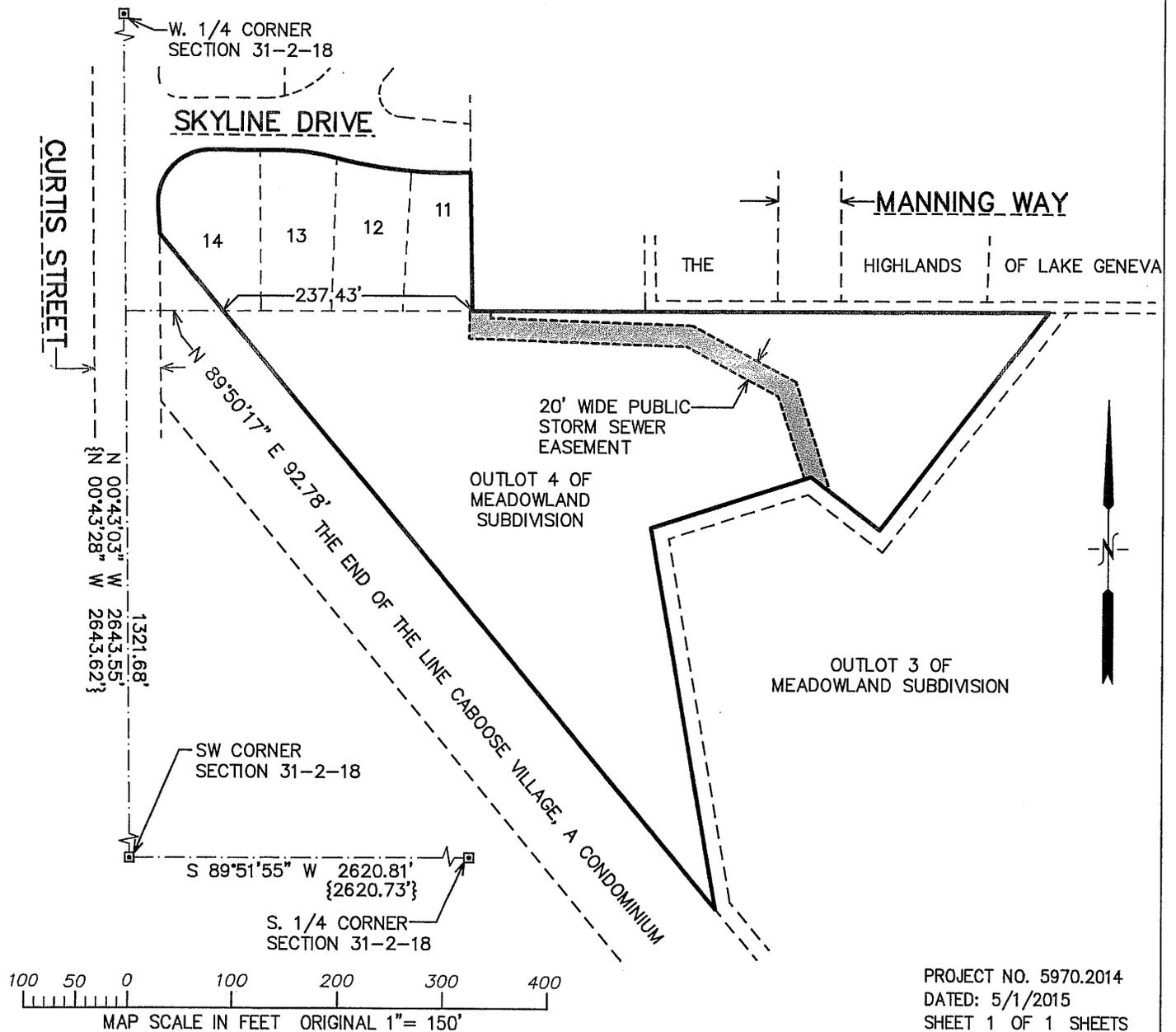
**FARRIS, HANSEN & ASSOC. INC.**

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

# PUBLIC STORM SEWER EASEMENT

**LEGAL DESCRIPTION**

A TWENTY FOOT WIDE PUBLIC STORM SEWER EASEMENT BEING A PART OF OUTLOT 4 OF MEADOWLAND SUBDIVISION, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AS DOCUMENT NO. 538887, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, IN TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 31 (TOWN 2 NORTH, RANGE 18 EAST); THENCE S 89DEG 51MIN 55SEC W, 2620.81 FEET TO A CONCRETE COUNTY MONUMENT FOUND MARKING THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE N 00DEG 43MIN 03SEC W, 1321.68 FEET; THENCE N 89DEG 50MIN 17SEC E, 92.78 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF OUTLOT 4 OF SAID MEADOWLAND SUBDIVISION; THENCE N 89DEG 50MIN 17SEC E, 237.43 FEET ALONG THE NORTHERLY LINE OF SAID OUTLOT 4 TO THE POINT OF BEGINNING; THENCE N 89DEG 50MIN 17SEC E, 17.37 FEET; THENCE S 00DEG 16MIN 49SEC W, 6.50 FEET; THENCE S 88DEG 09MIN 43SEC E, 192.54 FEET; THENCE S 61DEG 55MIN 31SEC E, 111.72 FEET; THENCE S 17DEG 47MIN 15SEC E, 109.49 FEET; THENCE N 52DEG 42MIN 54SEC W, 23.40 FEET; THENCE S 72DEG 12MIN 45SEC W, 6.60 FEET; THENCE N 17DEG 47MIN 15SEC W, 82.20 FEET; THENCE N 61DEG 55MIN 31SEC W, 98.95 FEET; THENCE N 88DEG 09MIN 43SEC W, 207.35 FEET; THENCE N 00DEG 16MIN 49SEC E, 25.81 FEET; THENCE N 89DEG 50MIN 17SEC E, 2.64 FEET TO THE POINT OF BEGINNING.



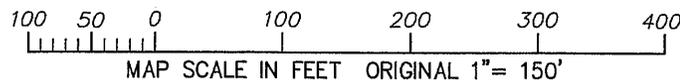
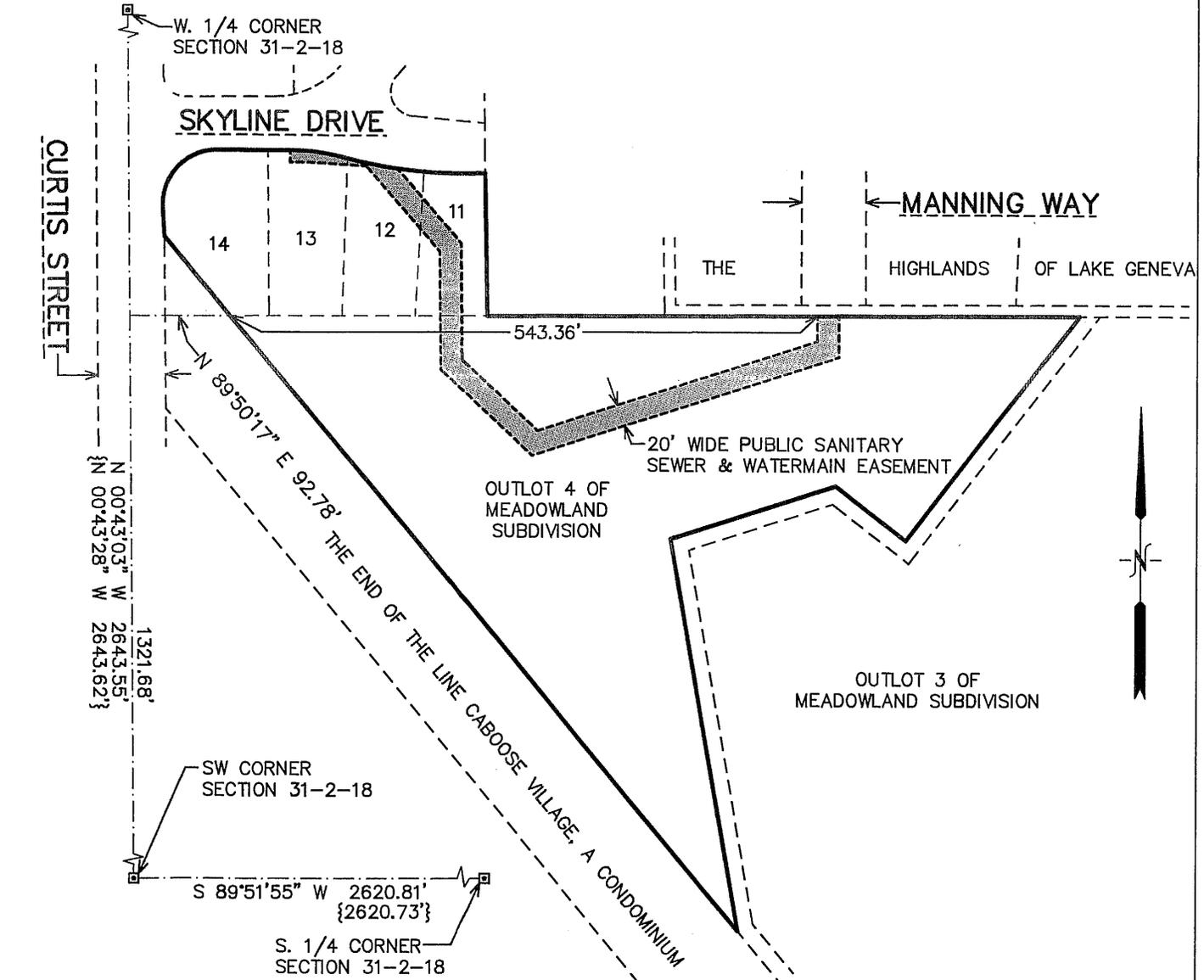
**FARRIS, HANSEN & ASSOC. INC.**

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

**PUBLIC SANITARY SEWER &  
 WATERMAIN EASEMENT**

**LEGAL DESCRIPTION**

A TWENTY FOOT WIDE SANITARY SEWER AND WATERMAIN EASEMENT BEING A PART OF OUTLOT 4 OF MEADOWLAND SUBDIVISION, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AS DOCUMENT NO. 538887, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, IN TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 31 (TOWN 2 NORTH, RANGE 18 EAST); THENCE S 89DEG 51MIN 55SEC W, 2620.81 FEET TO A CONCRETE COUNTY MONUMENT FOUND MARKING THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE N 00DEG 43MIN 03SEC W, 1321.68 FEET; THENCE N 89DEG 50MIN 17SEC E, 92.78 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF OUTLOT 4 OF SAID MEADOWLAND SUBDIVISION; THENCE N 89DEG 50MIN 17SEC E, 543.36 FEET ALONG THE NORTHERLY LINE OF SAID OUTLOT 4 TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY LINE, N 89DEG 50MIN 17SEC E, 20.00 FEET; THENCE S 00DEG 07MIN 07SEC E, 37.79 FEET; THENCE S 72DEG 12MIN 44SEC W, 298.29 FEET; THENCE N 47DEG 09MIN 57SEC W, 115.54 FEET; THENCE N 00DEG 43MIN 27SEC W, 108.18 FEET; THENCE N 41DEG 20MIN 10SEC W, 104.27 FEET; THENCE N 86DEG 20MIN 09SEC W, 50.91 FEET; THENCE S 89DEG 51MIN 54SEC W, 19.09 FEET; THENCE N 00DEG 07MIN 50SEC W, 10.93 FEET TO THE SOUTHERLY LINE OF SKYLINE DRIVE; THENCE ALONG SAID SOUTHERLY LINE, 53.53 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 196.20 FEET AND A CHORD WHICH BEARS S 82DEG 08MIN 36SEC E, 53.36 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY LINE, 46.58 ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 430.63 FEET AND A CHORD WHICH BEARS S 78DEG 45MIN 27SEC E, 46.55 FEET; THENCE S 41DEG 20MIN 10SEC E, 91.10; THENCE S 00DEG 43MIN 27SEC E, 107.00 FEET; THENCE S 47DEG 09MIN 57SEC E, 95.27 FEET; THENCE N 72DEG 12MIN 44SEC E, 271.98 FEET; THENCE N 00DEG 07MIN 07SEC W, 23.15 FEET TO THE POINT OF BEGINNING.



PROJECT NO. 5970.2014  
 DATED: 5/1/2015  
 SHEET 1 OF 1 SHEETS

**FARRIS, HANSEN & ASSOC. INC.**

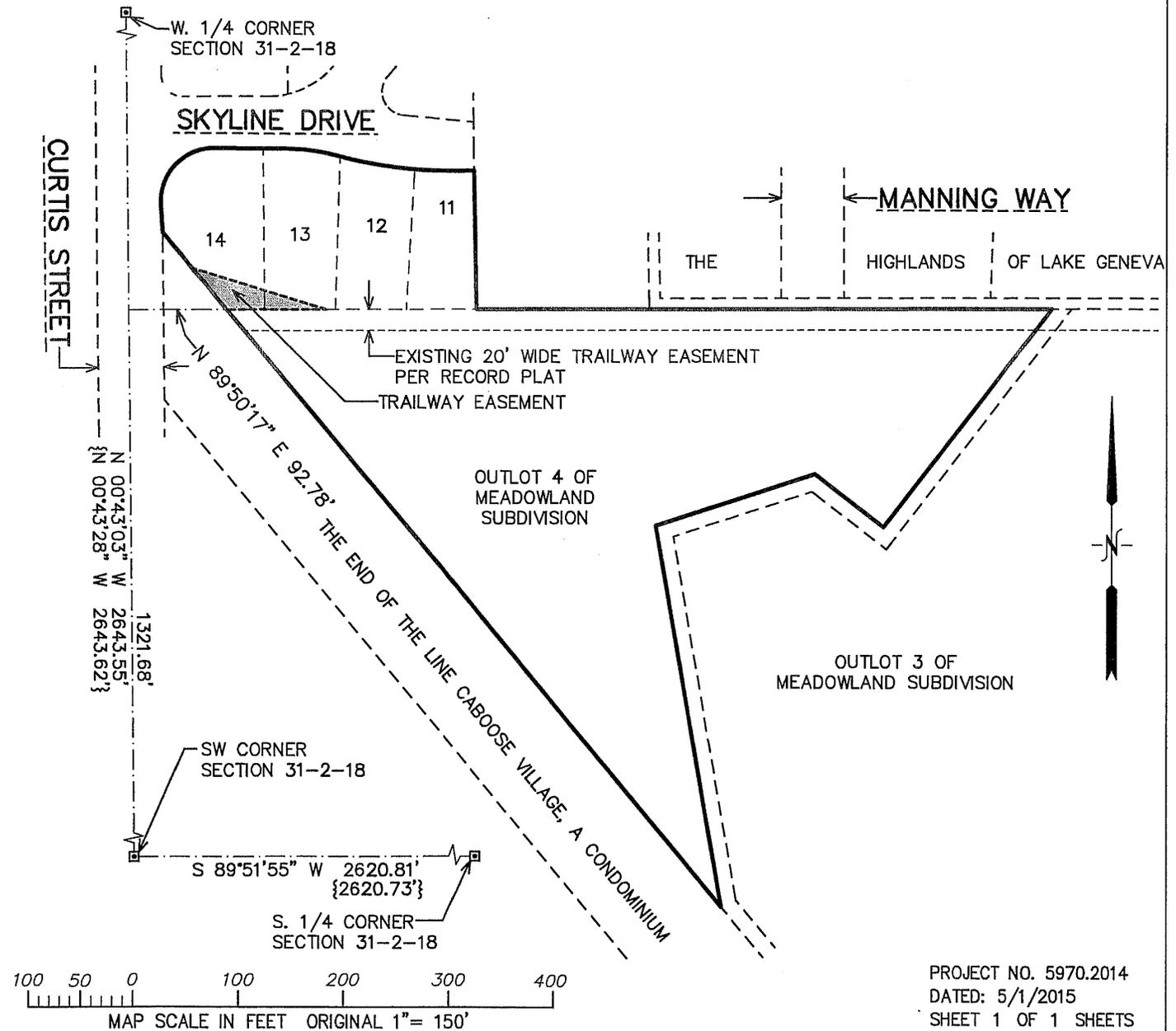
7 RIDGWAY COURT- P.O. BOX 437  
 ELKHORN, WISCONSIN 53121  
 PHONE (262) 723-2098  
 FAX (262) 723-5886

**TRAILWAY EASEMENT**

**LEGAL DESCRIPTION**

A TRAILWAY EASMEENT BEING A PART OF LOTS 13 AND 14 OF THE UNRECORDED PLAT OF HABECKERS SKY HIGH ADDITION LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, IN TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 31 (TOWN 2 NORTH, RANGE 18 EAST); THENCE S 89DEG 51MIN 55SEC W, 2620.81 FEET TO A CONCRETE COUNTY MONUMENT FOUND MARKING THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE N 00DEG 43MIN 03SEC W, 1321.68 FEET; THENCE N 89DEG 50MIN 17SEC E, 92.78 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF OUTLOT 4 OF SAID MEADOWLAND SUBDIVISION AND THE POINT OF BEGINNING; THENCE N 32DEG 12MIN 00SEC W, 0.52 FEET TO A CONCRETE MONUMENT FOUND MARKING THE SOUTHWEST CORNER OF LOT 14 OF SAID UNRECORDED PLAT OF HABECKERS SKY HIGH ADDITION; THENCE N 39DEG 51MIN 56SEC W, 50.00 FEET; THENCE S 73DEG 07MIN 15SEC E, 132.77 FEET; THENCE S 89DEG 50MIN 17SEC W, 94.72 FEET TO THE POINT OF BEGINNING.





SITE PLAN  
WHITETAIL PRESERVE  
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

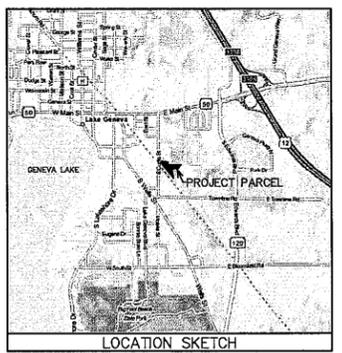
FARRIS, HANSEN & ASSOCIATES, INC.  
ENGINEERING - ARCHITECTURE - SURVEYING  
7 RIDGEWAY COURT P.O. BOX 437  
ELKHORN, WISCONSIN 53121  
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS  
4/30/2015 - 13  
MISC. ADVANCEMENT

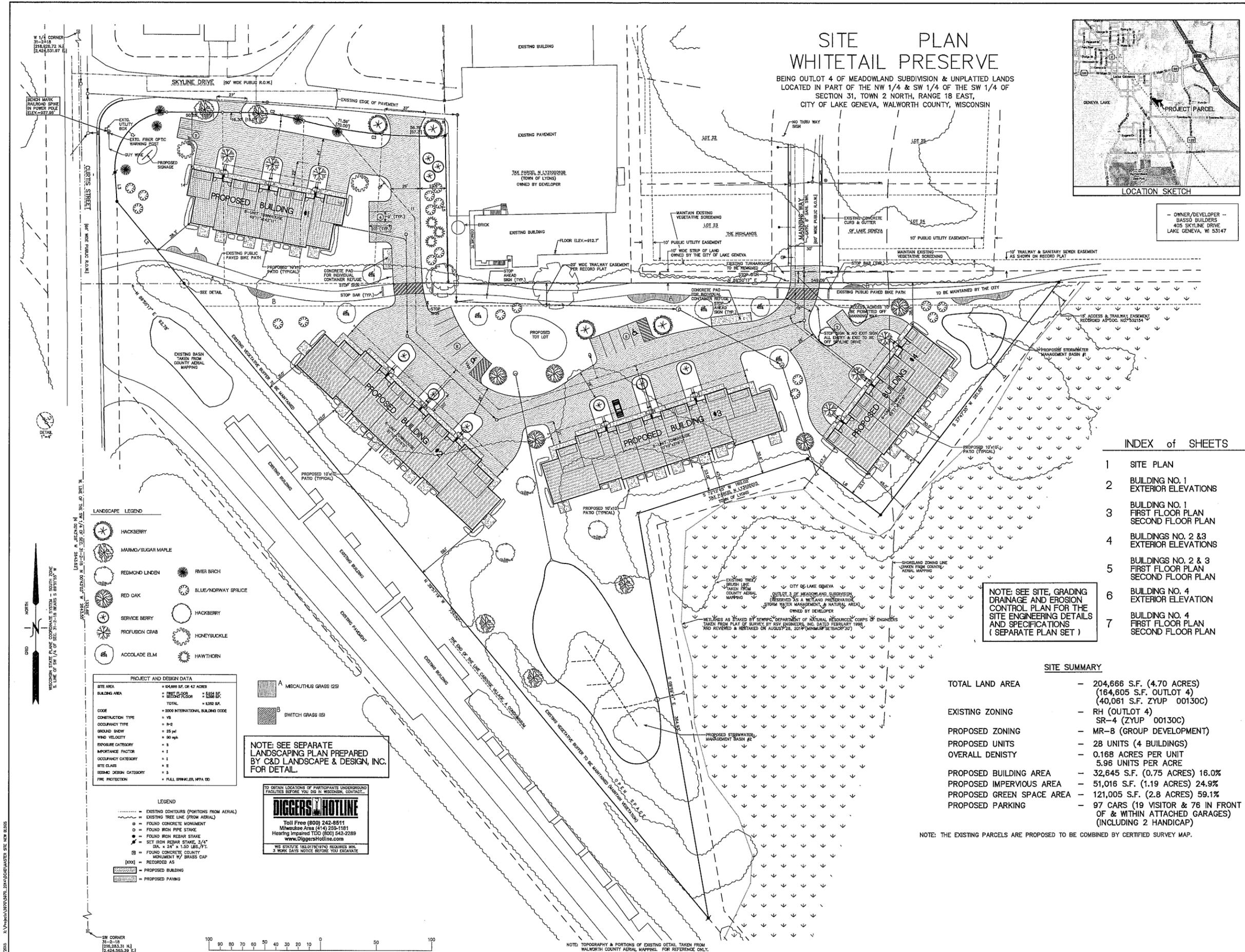
PROJECT NO.  
5970.2014  
DATE  
3/6/2015  
SHEET NO.  
1 OF 7

# SITE PLAN WHITETAIL PRESERVE

BEING OUTLOT 4 OF MEADOWLAND SUBDIVISION & UNPLATTED LANDS  
LOCATED IN PART OF THE NW 1/4 & SW 1/4 OF THE SW 1/4 OF  
SECTION 31, TOWN 2 NORTH, RANGE 18 EAST,  
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



OWNER/DEVELOPER  
BASSO BUILDERS  
405 SKYLINE DRIVE  
LAKE GENEVA, WI 53147



**LANDSCAPE LEGEND**

	HACKBERRY		RIVER BIRCH
	MARBLE/SUGAR MAPLE		BLUE/NORWAY SPRUCE
	REDMOND LINDEN		HAWTHORN
	RED OAK		HONEYSUCCLE
	SERVICE BERRY		HACKBERRY
	PROFUSION CRAB		HONEYSUCCLE
	ACCOLADE ELM		HAWTHORN

**PROJECT AND DESIGN DATA**

SITE AREA	= 164,605 S.F. OR 4.70 ACRES
BUILDING AREA	= 32,645 S.F. OR 0.75 ACRES
IMPERVIOUS AREA	= 51,016 S.F. OR 1.19 ACRES
TOTAL	= 121,005 S.F. OR 2.8 ACRES
CODE	= 2008 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	= V-B
OCCUPANCY TYPE	= R-2
GROUND SNOW	= 25 IN.
WIND VELOCITY	= 90 MPH
RESILIENCE CATEGORY	= B
IMPORTANCE FACTOR	= 1
OCCUPANCY CATEGORY	= I
SITE CLASS	= B
SEISMIC DESIGN CATEGORY	= B
FIRE PROTECTION	= FULL SPRINKLER, NFPA 102

	MISCANTHUS GRASS (25)
	SWITCH GRASS (15)

NOTE: SEE SEPARATE  
LANDSCAPING PLAN PREPARED  
BY C&D LANDSCAPE & DESIGN, INC.  
FOR DETAIL.

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

**DIGGERS HOTLINE**  
Toll Free (800) 242-8811  
Mississippi Area (414) 225-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com

WE NOTIFY PARTICIPANTS BY REGISTERED MAIL  
3 WORK DAYS BEFORE YOU EXCAVATE

**LEGEND**

	EXISTING CONTOURS (PORTIONS FROM AERIAL)
	EXISTING TREE LINE (FROM AERIAL)
	FOUND CONCRETE MONUMENT
	FOUND IRON PIPE STAKE
	FOUND IRON REBAR STAKE
	SET IRON REBAR STAKE 3/4"
	SET IRON REBAR STAKE 24" x 24" x 1.50 LBS./FT.
	FOUND CONCRETE COUNTY MONUMENT W/ BRASS CAP
	RECORDED AS
	RECORDED AS
	PROPOSED BUILDING
	PROPOSED PAVING

**INDEX of SHEETS**

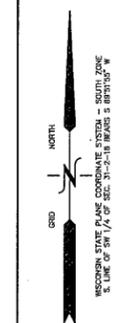
- 1 SITE PLAN
- 2 BUILDING NO. 1 EXTERIOR ELEVATIONS
- 3 BUILDING NO. 1 FIRST FLOOR PLAN SECOND FLOOR PLAN
- 4 BUILDINGS NO. 2 & 3 EXTERIOR ELEVATIONS
- 5 BUILDINGS NO. 2 & 3 FIRST FLOOR PLAN SECOND FLOOR PLAN
- 6 BUILDING NO. 4 EXTERIOR ELEVATION
- 7 BUILDING NO. 4 FIRST FLOOR PLAN SECOND FLOOR PLAN

NOTE: SEE SITE, GRADING DRAINAGE AND EROSION CONTROL PLAN FOR THE SITE ENGINEERING DETAILS AND SPECIFICATIONS (SEPARATE PLAN SET)

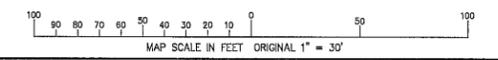
**SITE SUMMARY**

TOTAL LAND AREA	= 204,666 S.F. (4.70 ACRES) (164,605 S.F. OUTLOT 4) (40,061 S.F. ZYUP 00130C)
EXISTING ZONING	= RH (OUTLOT 4) SR-4 (ZYUP 00130C)
PROPOSED ZONING	= MR-8 (GROUP DEVELOPMENT)
PROPOSED UNITS	= 28 UNITS (4 BUILDINGS)
OVERALL DENSITY	= 0.168 ACRES PER UNIT 5.96 UNITS PER ACRE
PROPOSED BUILDING AREA	= 32,645 S.F. (0.75 ACRES) 16.0%
PROPOSED IMPERVIOUS AREA	= 51,016 S.F. (1.19 ACRES) 24.9%
PROPOSED GREEN SPACE AREA	= 121,005 S.F. (2.8 ACRES) 59.1%
PROPOSED PARKING	= 97 CARS (19 VISITOR & 76 IN FRONT OF & WITHIN ATTACHED GARAGES) (INCLUDING 2 HANDICAP)

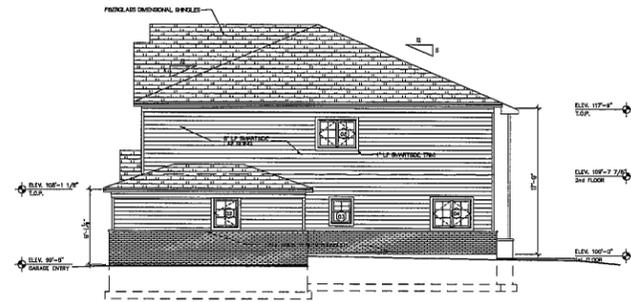
NOTE: THE EXISTING PARCELS ARE PROPOSED TO BE COMBINED BY CERTIFIED SURVEY MAP.



SW CORNER  
31-24-18  
218,283.31 N  
12,424,565.39 E



NOTE: TOPOGRAPHY & PORTIONS OF EXISTING DETAIL, TAKEN FROM WALWORTH COUNTY AERIAL MAPPING, FOR REFERENCE ONLY.



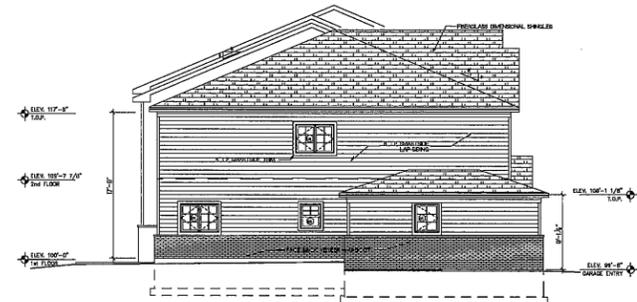
WEST ELEVATION  
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NORTH ELEVATION  
SCALE 1/8"=1'-0"



SOUTH ELEVATION  
SCALE 1/8"=1'-0"



EAST ELEVATION  
SCALE 1/8"=1'-0"

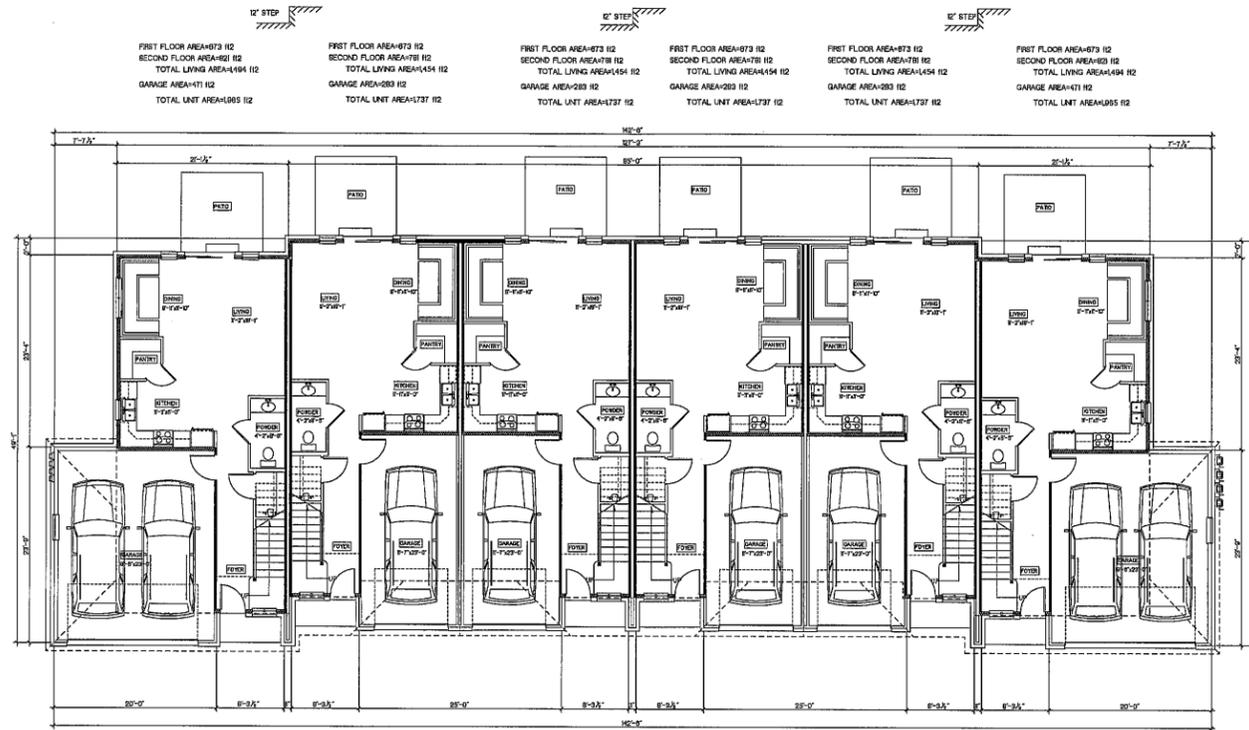
EXTERIOR ELEVATIONS

BUILDING NO. 1  
WHITETAIL PRESERVE  
CITY OF LAKE GENEVA  
WALWORTH CO., WISCONSIN

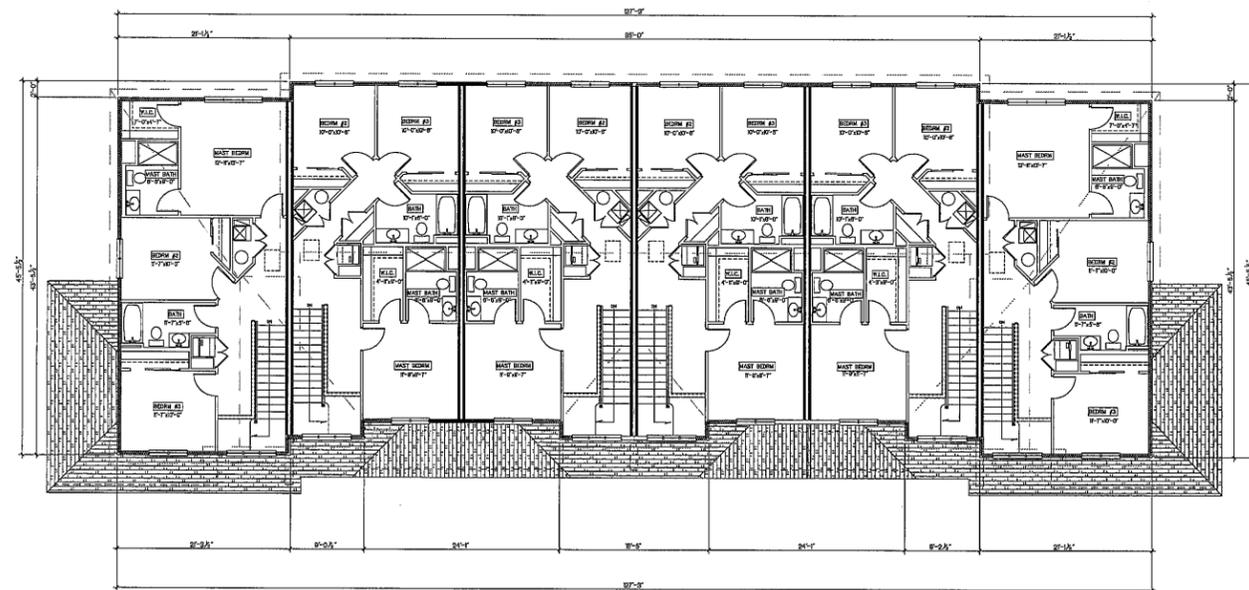
FARRIS, HANSEN & ASSOCIATES, INC.  
Engineering, Architecture, Surveying  
7 Ridgway Court P.O. Box 437  
ELKHORN, WISCONSIN 53121  
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REVISIONS

PROJECT NO.  
5970.2014  
DATE  
04/23/15  
SHEET NO.  
2 of 7



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



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

FIRST FLOOR PLAN  
SECOND FLOOR PLAN

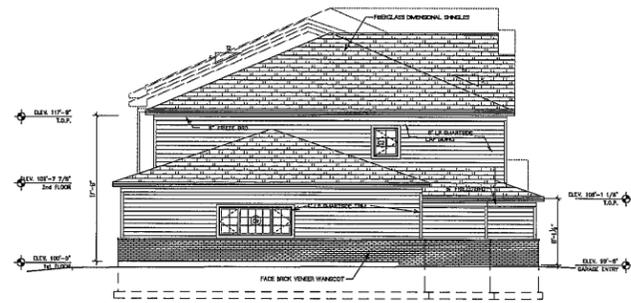
BUILDING NO. 1  
WHITETAIL PRESERVE  
CITY OF LAKE GENEVA  
WALWORTH CO., WISCONSIN

FARRIS, HANSEN & ASSOCIATES, INC.  
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ELKHORN, WISCONSIN 53121  
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Fax: (262) 723-0888

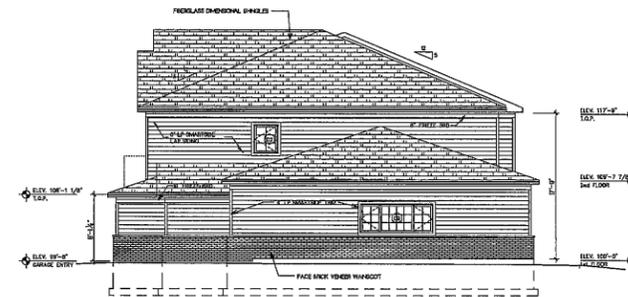
PROJECT NO.  
5970.2014  
DATE  
04/23/15  
SHEET NO.  
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NORTH ELEVATION  
SCALE 1/8"=1'-0"



EAST ELEVATION  
SCALE 1/8"=1'-0"



WEST ELEVATION  
SCALE 1/8"=1'-0"



SOUTH ELEVATION  
SCALE 1/8"=1'-0"

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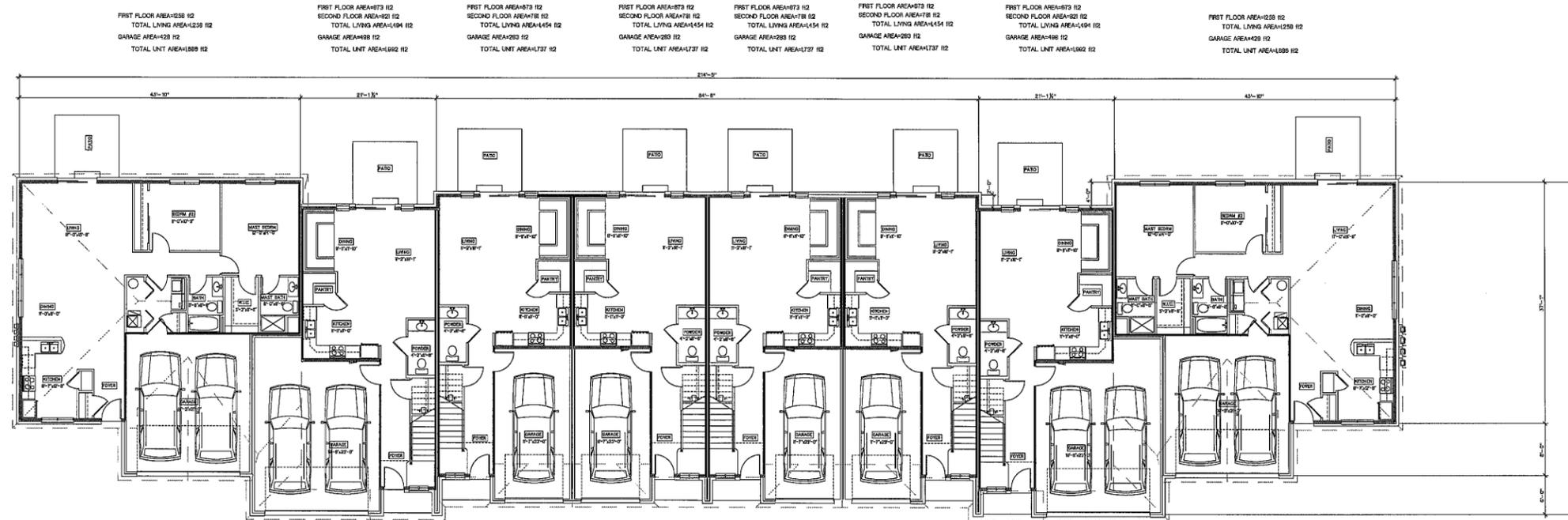
EXTERIOR ELEVATIONS

BUILDING NO. 2 & 3  
WHITETAIL PRESERVE  
CITY OF LAKE GENEVA  
WALWORTH CO., WISCONSIN

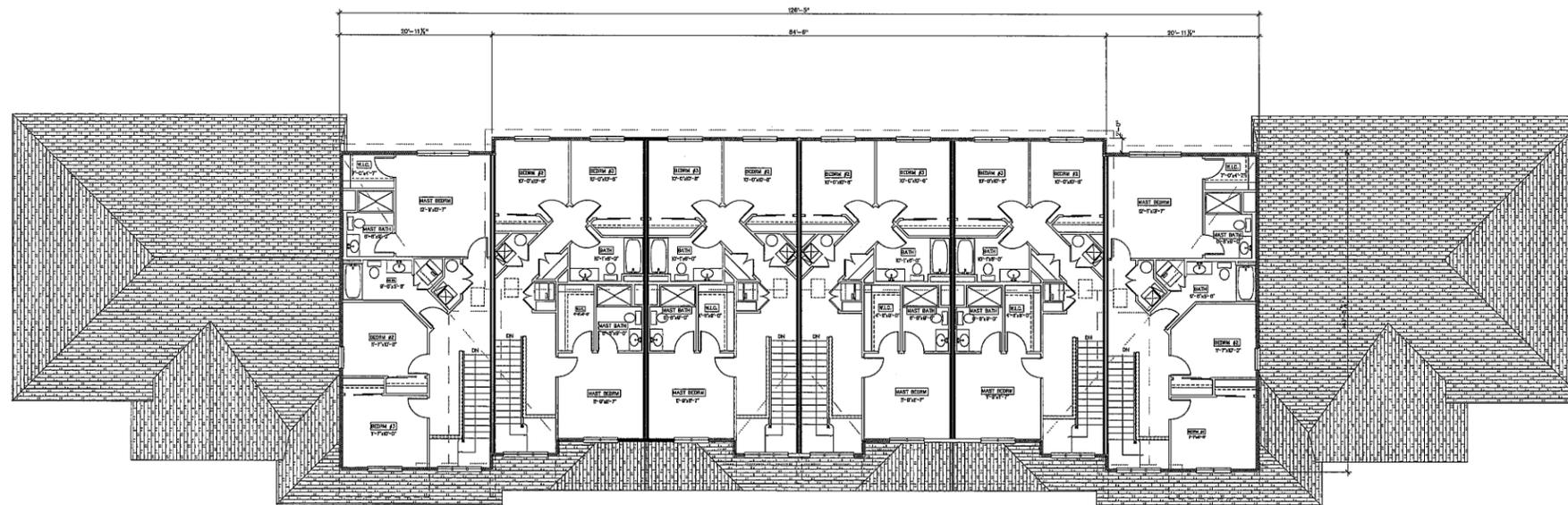
FARRIS, HANSEN & ASSOCIATES, INC.  
Engineering, Architecture, Surveying  
7 Ridgway Court P.O. Box 437  
ELKHORN, WISCONSIN 53121  
Office: (262) 723-2099  
Fax: (262) 723-5986

REVISIONS

PROJECT NO.  
5970.2014  
DATE  
04/23/15  
SHEET NO.  
4 of 7



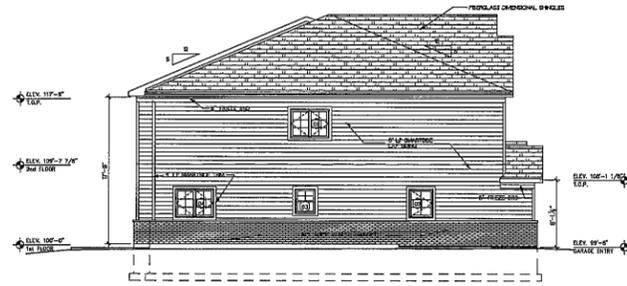
FIRST FLOOR PLAN  
SCALE 1/8"=1'-0"



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

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FIRST FLOOR PLAN SECOND FLOOR PLAN	BUILDING NO. 2 & 3 WHITETAIL PRESERVE CITY OF LAKE GENEVA WALWORTH CO., WISCONSIN	FARRIS, HANSEN & ASSOCIATES, INC. Engineering, Architecture, Surveying 7 Ridgway Court P.O. Box 437 ELKHORN, WISCONSIN 53121 Office: (262) 723-2098 Fax: (262) 723-5886	REVISIONS	PROJECT NO. 5970.2014 DATE 04/23/15 SHEET NO. 5 of 7
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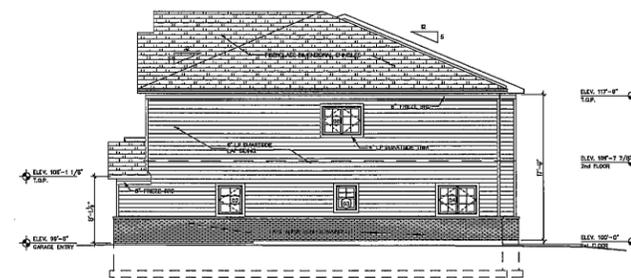
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NORTH ELEVATION  
SCALE 1/8"=1'-0"



SOUTH ELEVATION  
SCALE 1/8"=1'-0"



WEST ELEVATION  
SCALE 1/8"=1'-0"

EXTERIOR ELEVATIONS

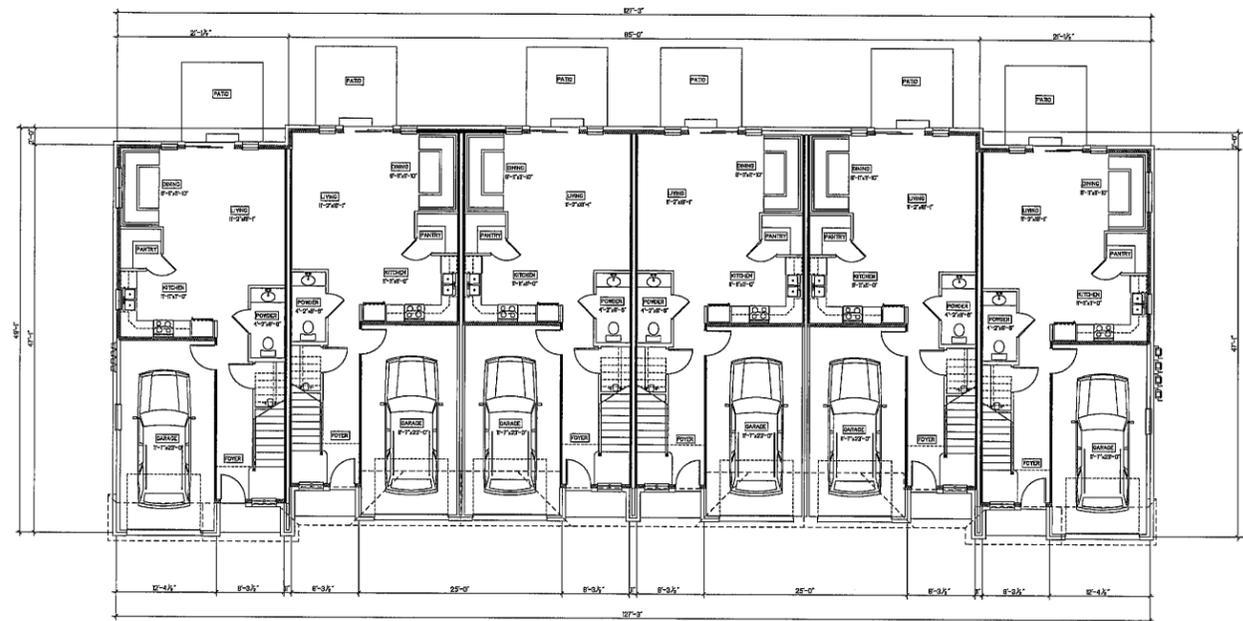
BUILDING NO. 4  
WHITETAIL PRESERVE  
CITY OF LAKE GENEVA  
WALWORTH CO., WISCONSIN

FARRIS, HANSEN & ASSOCIATES, INC.  
Engineering, Architecture, Surveying  
7 Ridgway Court P.O. Box 437  
ELKHORN, WISCONSIN 53121  
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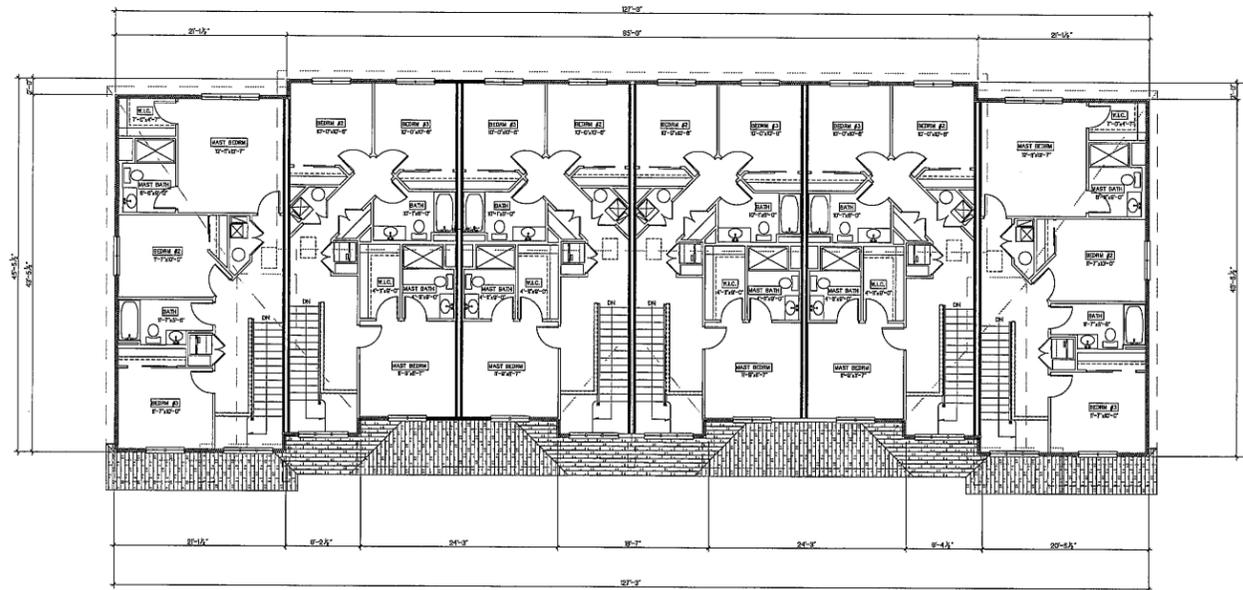
REVISIONS

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5970.2014  
DATE  
04/23/15  
SHEET NO.  
6 of 7

FIRST FLOOR AREA=872 SQ FT					
SECOND FLOOR AREA=781 SQ FT					
TOTAL LIVING AREA=1454 SQ FT					
GARAGE AREA=283 SQ FT					
TOTAL UNIT AREA=1737 SQ FT					



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



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

FIRST FLOOR PLAN  
SECOND FLOOR PLAN

BUILDING NO. 4  
WHITETAIL PRESERVE  
CITY OF LAKE GENEVA  
WALWORTH CO., WISCONSIN

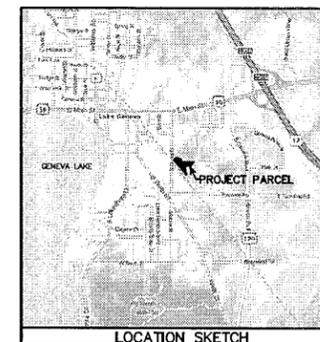
FARRIS, HANSEN & ASSOCIATES, INC.  
Engineering, Architecture, Surveying  
7 Ridgway Court P.O. Box 437  
ELKHORN, WISCONSIN 53121  
Office: (262) 723-2098  
Fax: (262) 723-9886

REVISIONS

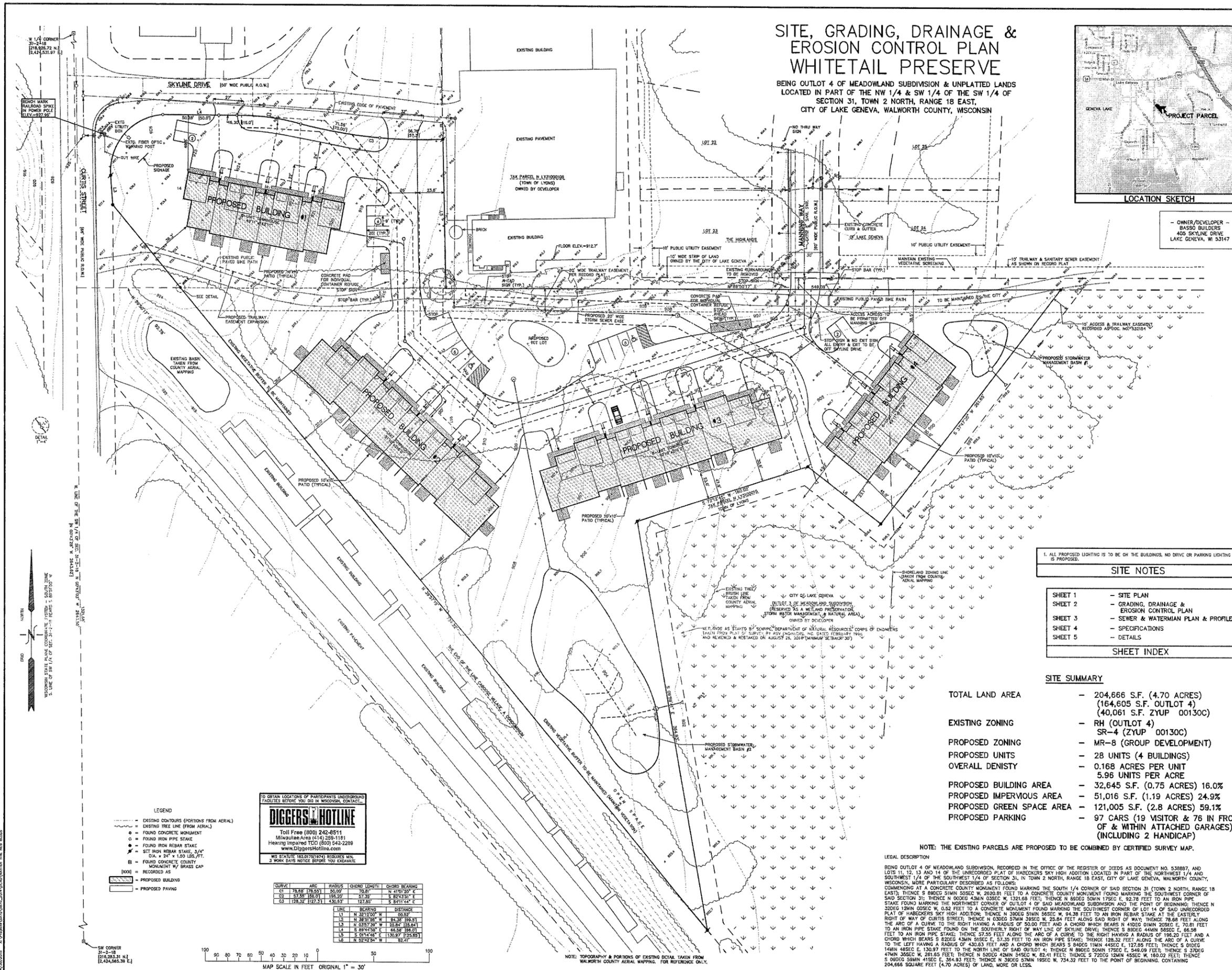
PROJECT NO.  
5970.2014  
DATE  
04/23/15  
SHEET NO.  
7 of 7

# SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN WHITETAIL PRESERVE

BEING OUTLOT 4 OF MEADOWLAND SUBDIVISION & UNPLATTED LANDS  
LOCATED IN PART OF THE NW 1/4 & SW 1/4 OF THE SW 1/4 OF  
SECTION 31, TOWN 2 NORTH, RANGE 18 EAST,  
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



OWNER/DEVELOPER -  
BASSO BUILDERS  
405 SKYLINE DRIVE  
LAKE GENEVA, WI 53147



1. ALL PROPOSED LIGHTING IS TO BE ON THE BUILDINGS, NO DRIVE OR PARKING LIGHTING IS PROPOSED.

### SITE NOTES

SHEET #	DESCRIPTION
SHEET 1	- SITE PLAN
SHEET 2	- GRADING, DRAINAGE & EROSION CONTROL PLAN
SHEET 3	- SEWER & WATER MAIN PLAN & PROFILE
SHEET 4	- SPECIFICATIONS
SHEET 5	- DETAILS

### SHEET INDEX

### SITE SUMMARY

TOTAL LAND AREA	- 204,666 S.F. (4.70 ACRES)
	(164,605 S.F. OUTLOT 4)
	(40,061 S.F. ZYUP 00130C)
EXISTING ZONING	- RH (OUTLOT 4)
	SR-4 (ZYUP 00130C)
PROPOSED ZONING	- MR-8 (GROUP DEVELOPMENT)
PROPOSED UNITS	- 28 UNITS (4 BUILDINGS)
OVERALL DENSITY	- 0.168 ACRES PER UNIT
	5.96 UNITS PER ACRE
PROPOSED BUILDING AREA	- 32,645 S.F. (0.75 ACRES) 16.0%
PROPOSED IMPERVIOUS AREA	- 51,016 S.F. (1.19 ACRES) 24.9%
PROPOSED GREEN SPACE AREA	- 121,005 S.F. (2.8 ACRES) 59.1%
PROPOSED PARKING	- 97 CARS (19 VISITOR & 76 IN FRONT OF & WITHIN ATTACHED GARAGES) (INCLUDING 2 HANDICAP)

NOTE: THE EXISTING PARCELS ARE PROPOSED TO BE COMBINED BY CERTIFIED SURVEY MAP.

LEGAL DESCRIPTION  
BEING OUTLOT 4 OF MEADOWLAND SUBDIVISION, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AS DOCUMENT NO. 538887, AND LOTS 11, 12, 13 AND 14 OF THE UNRECORDED PLAT OF HABECKERS SKY HIGH ADDITION LOCATED IN PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, IN TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 31 (TOWN 2 NORTH, RANGE 18 EAST); THENCE S 88DEG 51MIN 55SEC W, 809.81 FEET TO A CONCRETE COUNTY MONUMENT FOUND MARKING THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE N 00DEG 43MIN 03SEC W, 1321.66 FEET; THENCE N 88DEG 50MIN 17SEC E, 92.78 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF OUTLOT 4 OF SAID MEADOWLAND SUBDIVISION AND THE POINT OF BEGINNING; THENCE N 32DEG 12MIN 05SEC W, 632.22 FEET TO A CONCRETE COUNTY MONUMENT FOUND MARKING THE SOUTHWEST CORNER OF LOT 14 OF SAID UNRECORDED PLAT OF HABECKERS SKY HIGH ADDITION; THENCE N 30DEG 51MIN 55SEC W, 94.38 FEET TO AN IRON REBAR STAKE AT THE EASTERLY RIGHT OF WAY OF CURTIS STREET; THENCE N 83DEG 57MIN 58SEC W, 25.64 FEET ALONG SAID RIGHT OF WAY; THENCE 78.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CHORD WHICH BEARS N 41DEG 01MIN 20SEC E, 70.81 FEET TO AN IRON PIPE STAKE FOUND ON THE SOUTHERLY RIGHT OF WAY LINE OF SKYLINE DRIVE; THENCE S 89DEG 44MIN 58SEC E, 66.56 FEET TO AN IRON PIPE STAKE; THENCE S 89DEG 44MIN 58SEC E, 198.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 198.20 FEET AND A CHORD WHICH BEARS S 82DEG 43MIN 51SEC E, 57.35 FEET TO AN IRON PIPE STAKE; THENCE 128.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 430.63 FEET AND A CHORD WHICH BEARS S 84DEG 11MIN 44SEC E, 127.65 FEET; THENCE S 01DEG 14MIN 48SEC E, 130.97 FEET TO THE NORTH LINE OF SAID OUTLOT 4; THENCE N 88DEG 50MIN 17SEC E, 549.09 FEET; THENCE S 37DEG 47MIN 55SEC W, 281.85 FEET; THENCE N 52DEG 42MIN 54SEC W, 82.41 FEET; THENCE S 72DEG 12MIN 05SEC W, 180.02 FEET; THENCE S 09DEG 53MIN 41SEC E, 384.81 FEET; THENCE N 34DEG 57MIN 18SEC W, 274.32 FEET TO THE POINT OF BEGINNING, CONTAINING 204,666 SQUARE FEET (4.70 ACRES) OF LAND, MORE OR LESS.

LEGEND

- EXISTING CONTOURS (POSITIONS FROM AERIAL)
- EXISTING TREE LINE (FROM AERIAL)
- FOUND CONCRETE MONUMENT
- FOUND IRON PIPE STAKE
- FOUND IRON REBAR STAKE
- SET IRON REBAR STAKE, 3/4" DIA. x 24" x 1.50 LBS./FT.
- FOUND CONCRETE COUNTY MONUMENT W/ BRASS CAP
- RECORDED AS
- PROPOSED BUILDING
- PROPOSED PAVING

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

**DIGGERS HOTLINE**

Toll Free (800) 242-8511  
Milwaukee Area (414) 258-1181  
Healing Impaired TCO (800) 542-2289  
www.DiggersHotline.com

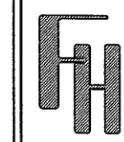
WIS STATUTE 183.07(5)(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
C1	78.68	178.55	50.00	70.81° N 41°01'20" E
C2	57.35	188.91	198.20	57.35° S 82°43'51" E
C3	128.32	128.32	130.97	128.32° S 84°11'44" E

LINE	BEARING	DISTANCE
L1	N 30°12'50" W	94.38
L2	N 83°57'58" W	84.38
L3	N 03°57'39" W	25.64
L4	S 89°44'58" E	66.56
L5	S 01°14'48" E	130.97
L6	N 52°42'54" W	82.41

NOTE: TOPOGRAPHY & PORTIONS OF EXISTING DETAIL TAKEN FROM WALWORTH COUNTY AERIAL MAPPING, FOR REFERENCE ONLY.



**SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN  
WHITETAIL PRESERVE**  
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

**SITE PLAN**

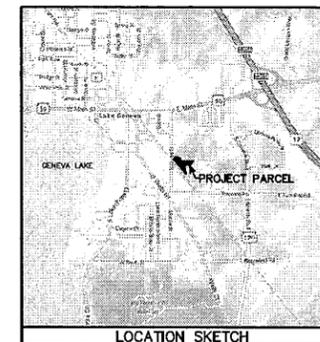
**FARRIS, HANSEN & ASSOCIATES, INC.**  
ENGINEERING - ARCHITECTURE - SURVEYING  
7 RIDGWAY COURT, P.O. BOX 437  
ELKHORN, WISCONSIN 53121  
OFFICE: (262) 723-2098 FAX: (262) 723-8888

PERMITS  
4/20/2015 - 10  
WSC ADVISEMENT

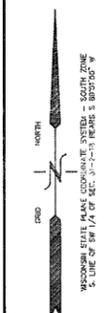
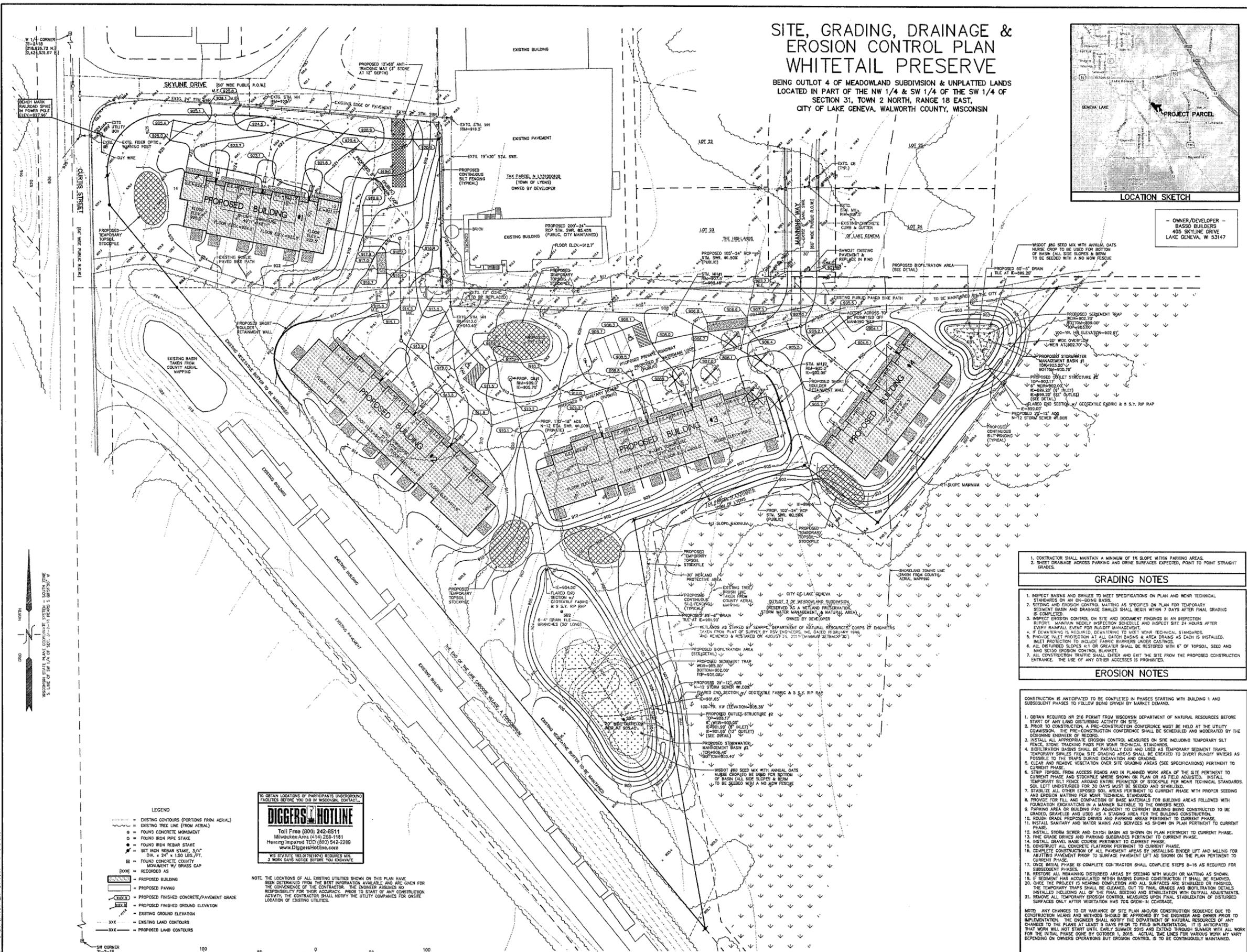
PROJECT NO.  
5970.2014  
DATE  
3/6/2015  
SHEET NO.  
1 OF 5

# SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN WHITETAIL PRESERVE

BEING OUTLOT 4 OF MEADOWLAND SUBDIVISION & UNPLATTED LANDS  
LOCATED IN PART OF THE NW 1/4 & SW 1/4 OF THE SW 1/4 OF  
SECTION 31, TOWN 2 NORTH, RANGE 18 EAST,  
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



OWNER/DEVELOPER  
BASSO BUILDERS  
405 SKYLINE DRIVE  
LAKE GENEVA, WI 53147



- LEGEND**
- EXISTING CONTOURS (PORTIONS FROM AERIAL)
  - - - EXISTING TREE LINE (FROM AERIAL)
  - FOUND CONCRETE MONUMENT
  - FOUND IRON PIPE STAKE
  - FOUND IRON REBAR STAKE
  - SET IRON REBAR STAKE, 3/4" DIA. x 24" x 1.50 LBS./FT.
  - FOUND CONCRETE COUNTY MONUMENT W/ BRASS CAP
  - RECORDED AS
  - ▨ PROPOSED BUILDING
  - ▨ PROPOSED PAVING
  - ▨ PROPOSED FINISHED CONCRETE/PAVEMENT GRADE
  - ▨ PROPOSED FINISHED GROUND ELEVATION
  - ▨ EXISTING GROUND ELEVATION
  - ▨ EXISTING LAND CONTOURS
  - ▨ PROPOSED LAND CONTOURS

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NO STATUTE 182.075(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

NOTE: THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO START OF ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATION OF EXISTING UTILITIES.

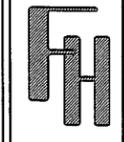
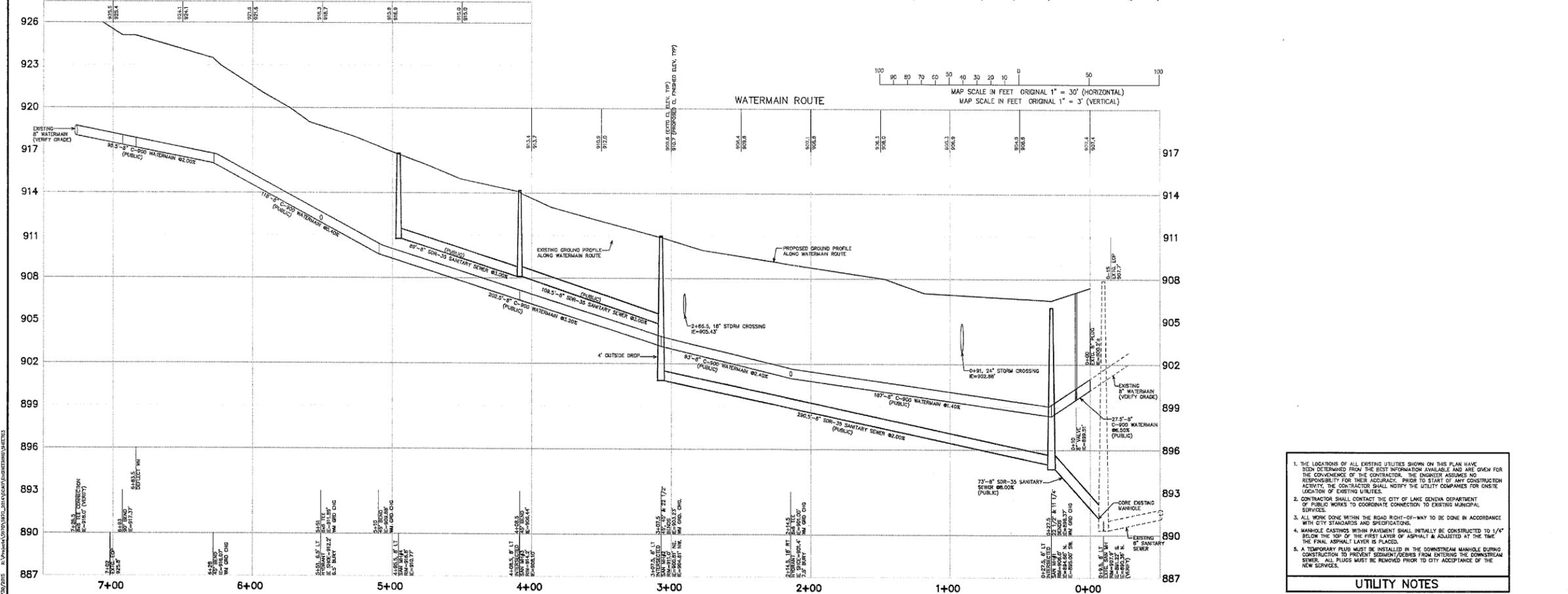
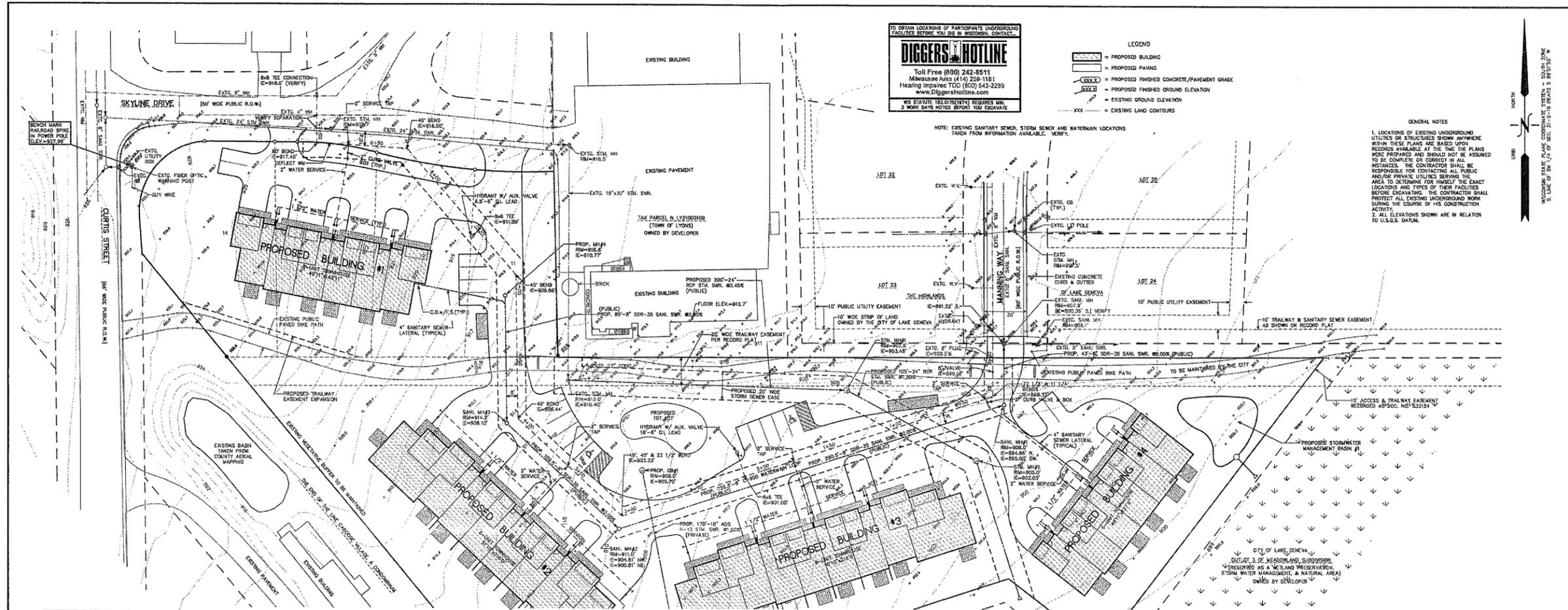
- GRADING NOTES**
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 1% SLOPE WITH PARKING AREAS.
  - SHEET DRAINAGE ACROSS PARKING AND DRIVE SLOPES EXPLORED, POINT TO POINT STRAIGHT GRADES.

- EROSION NOTES**
- INSPECT BASINS AND SWALES TO MEET SPECIFICATIONS ON PLAN AND MEET TECHNICAL STANDARDS ON AN ON-GOING BASIS.
  - SEEDING AND EROSION CONTROL MATTING AS SPECIFIED ON PLAN FOR TEMPORARY SEDIMENT BASIN AND DRAINAGE SWALES SHALL BEGIN WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.
  - INSPECT EROSION CONTROL ON SITE AND DOCUMENT FINDINGS IN AN INSPECTION REPORT. MAINTAIN WEEKLY INSPECTION SCHEDULE AND INSPECT SITE 24 HOURS AFTER EVERY RAINFALL EVENT FOR RUNOFF MANAGEMENT.
  - IF DEVIATION FROM TECHNICAL STANDARDS IS OBSERVED, NOTIFY ENGINEER IMMEDIATELY.
  - PROVIDE SILT PROTECTION AT ALL CATCH BASINS & AREA DRAINS AS EACH IS INSTALLED. INLET PROTECTION TO INCLUDE FABRIC BARRIERS UNDER CASTINGS.
  - ALL DISTURBED SLOPES 4:1 OR GREATER SHALL BE RESTORED WITH 6" OF TOPSOIL, SEED AND HARD SOIL EROSION CONTROL BLANKET.
  - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE FROM THE PROPOSED CONSTRUCTION ENTRANCE. THE USE OF ANY OTHER ACCESSES IS PROHIBITED.

- SEQUENCE OF CONSTRUCTION**
- CONSTRUCTION IS ANTICIPATED TO BE COMPLETED IN PHASES STARTING WITH BUILDING 1 AND SUBSEQUENT PHASES TO FOLLOW BEING DRIVEN BY MARKET DEMAND.
- OBTAIN REQUIRED NR 216 PERMIT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES BEFORE START OF ANY LAND DISTURBING ACTIVITY ON SITE.
  - PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION CONFERENCE MUST BE HELD AT THE UTILITY COMMISSION. THE PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED AND MODERATED BY THE DISTURBING ENGINEER OF RECORD.
  - INSTALL ALL APPROPRIATE EROSION CONTROL MEASURES ON SITE INCLUDING TEMPORARY SILT FENCE, STONE TRACKING PADS PER MEET TECHNICAL STANDARDS.
  - EXCAVATION BASINS SHALL BE PARTIALLY OUP AND USED AS TEMPORARY SEDIMENT TRAPS. TEMPORARY SWALES FROM SITE GRADING AREAS SHALL BE CREATED TO DIVERT RUNOFF WATERS AS POSSIBLE TO THE TRAPS DURING EXCAVATION AND GRADING.
  - CLEAR AND REMOVE VEGETATION OVER SITE GRADING AREAS (SEE SPECIFICATIONS) PERTINENT TO CURRENT PHASE.
  - STRIP TOPSOIL FROM ACCESS ROADS AND IN PLANNED WORK AREA OF THE SITE PERTINENT TO CURRENT PHASE AND STOCKPILE WHERE SHOWN ON PLAN OR AS FIELD ADJUSTED. INSTALL TEMPORARY SILT FENCE AROUND ENTIRE PERIMETER OF STOCKPILE PER MEET TECHNICAL STANDARDS. SOIL LEFT UNDISTURBED FOR 30 DAYS MUST BE SEEDING AND STABILIZED.
  - STABILIZE ALL OTHER EXPOSED SOIL AREAS PERTINENT TO CURRENT PHASE WITH PROPER SEEDING AND EROSION MATTING PER MEET TECHNICAL STANDARDS.
  - PROVIDE FOR FILL AND CONSTRUCTION OF BASE MATERIALS FOR BUILDING AREAS FOLLOWED WITH FOUNDATION EXCAVATIONS IN A MANNER SUITABLE TO THE OWNERS NEED.
  - PARKING AREA OR BUILDING PAD ADJACENT TO CURRENT BUILDING BEING CONSTRUCTED TO BE GRADED, GRAVELED AND USED AS A STAGING AREA FOR THE BUILDING CONSTRUCTION.
  - ROUGH GRADE PROPOSED DRIVES AND PARKING AREAS PERTINENT TO CURRENT PHASE.
  - INSTALL SANITARY AND WATER MAINS AND SERVICES AS SHOWN ON PLAN PERTINENT TO CURRENT PHASE.
  - INSTALL STORM SEWER AND CATCH BASIN AS SHOWN ON PLAN PERTINENT TO CURRENT PHASE.
  - INSTALL GRAVEL BASE COURSE PERTINENT TO CURRENT PHASE.
  - CONSTRUCT ALL CONCRETE PLATFORM PERTINENT TO CURRENT PHASE.
  - COMPLETE CONSTRUCTION OF ALL PAVEMENT AREAS BY INSTALLING RUBBER LIFT AND MILLING FOR ABUTTING PAVEMENT PRIOR TO SURFACE PAVEMENT LIFT AS SHOWN ON THE PLAN PERTINENT TO CURRENT PHASE.
  - ONCE INITIAL PHASE IS COMPLETE CONTRACTOR SHALL COMPLETE STEPS 6-16 AS REQUIRED FOR SUBSEQUENT PHASES.
  - RESTORE ALL REMAINING DISTURBED AREAS BY SEEDING WITH MULCH OR MATTING AS SHOWN.
  - IF SEDIMENT HAS ACCUMULATED WITHIN BASINS DURING CONSTRUCTION IT SHALL BE REMOVED.
  - ONCE THE PROJECT IS NEARLY COMPLETED AND ALL SURFACES ARE GRAVELED OR FINISHED, THE TEMPORARY TRAPS SHALL BE CLEANED, CUT TO FINAL GRADES AND BOFFTRATION DETAILS SHALL BE INSTALLED. THE TRAPS SHALL BE SEEDING AND STABILIZED WITH OUTSILL ADJUSTMENTS.
  - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES UPON FINAL STABILIZATION OF DISTURBED SURFACES ONLY AFTER VEGETATION HAS 70% GROW-IN COVERAGE.
- NOTE: ANY CHANGES TO OR VARIANCE OF SITE PLAN AND/OR CONSTRUCTION SEQUENCE DUE TO CONSTRUCTION MEANS AND METHODS SHOULD BE APPROVED BY THE ENGINEER AND OWNER PRIOR TO IMPLEMENTATION. THE ENGINEER SHALL NOTIFY THE DEPARTMENT OF NATURAL RESOURCES OF ANY CHANGES TO THE PLAN AT LEAST 3 DAYS PRIOR TO FIELD IMPLEMENTATION. IT IS ANTICIPATED THAT WORK WILL NOT START UNTIL EARLY SUMMER 2015 AND EXTEND THROUGH SUMMER WITH ALL WORK FOR THE INITIAL PHASE DONE BY OCTOBER 1, 2015. ACTUAL TIME LINES FOR VARIOUS WORK MAY VARY DEPENDING ON OWNERS OPERATIONS BUT EROSION CONTROL IS TO BE CONTINUOUSLY MAINTAINED.

**FARRIS, HANSEN & ASSOCIATES, INC.**  
ENGINEERING - ARCHITECTURE - SURVEYING  
7 RIDGWAY COURT P.O. BOX 437  
ELKHORN, WISCONSIN 53121  
OFFICE: (262) 723-2098 FAX: (262) 723-0865

PROJECT NO.  
5970.2014  
DATE  
3/6/2015  
SHEET NO.  
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**SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN**  
**WHITETAIL PRESERVE**  
 CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

**SEWER & WATERMAIN PLAN & PROFILE**

**FARRIS, HANSEN & ASSOCIATES, INC.**  
 ENGINEERING - ARCHITECTURE - SURVEYING  
 7 RIDGWAY COURT P.O. BOX 437  
 ELKHORN, WISCONSIN 53121  
 OFFICE: (262) 723-2198 FAX: (262) 723-5886

REVISIONS  
 4/30/2015-08  
 400-ADVISORCHIT

PROJECT NO.  
**5970.2014**  
 DATE  
**3/6/2015**  
 SHEET NO.  
**3 OF 5**



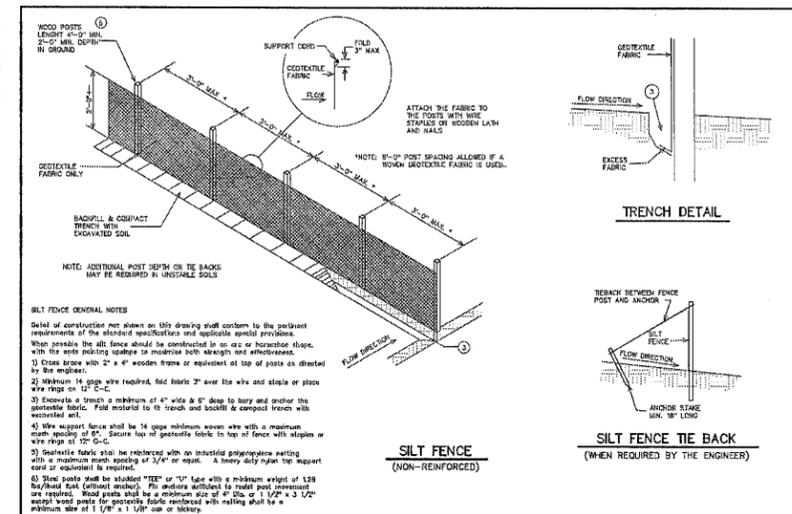
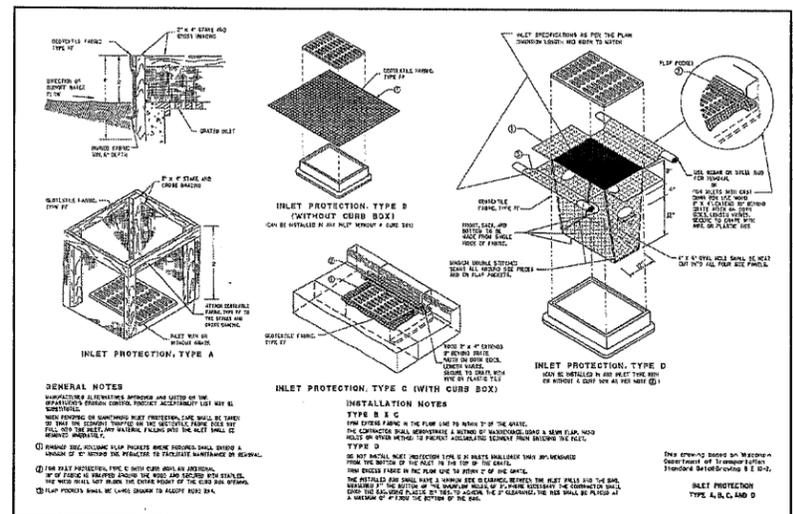
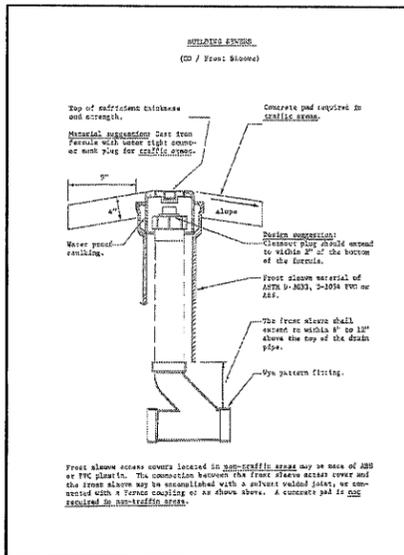
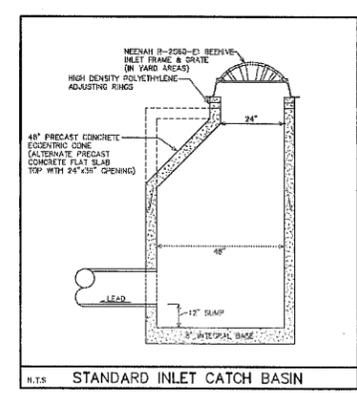
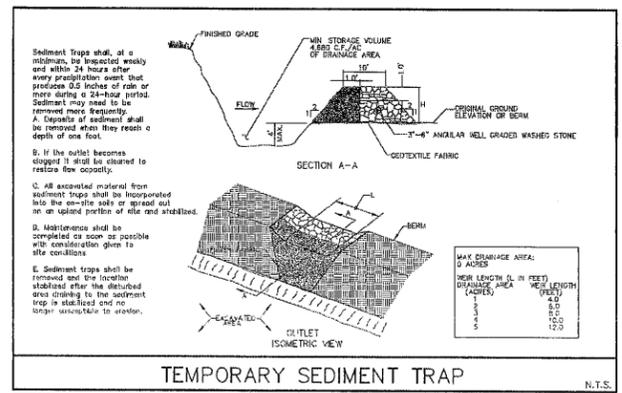
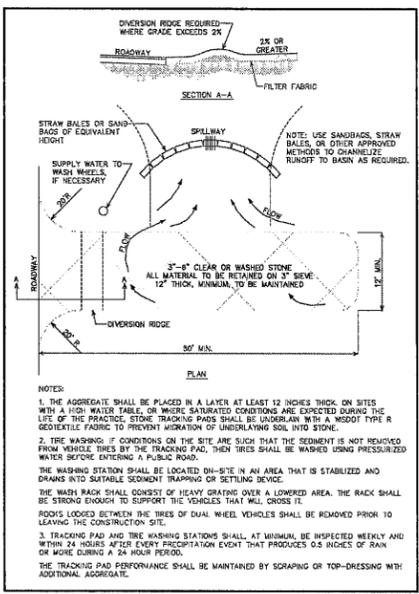
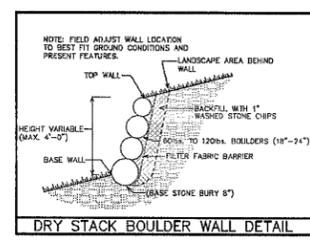
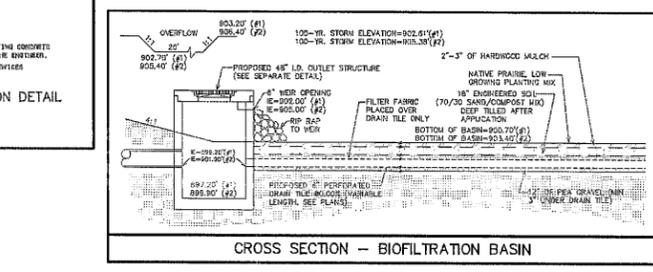
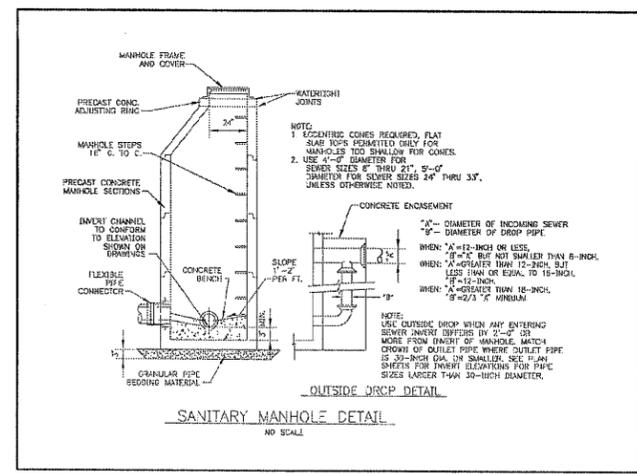
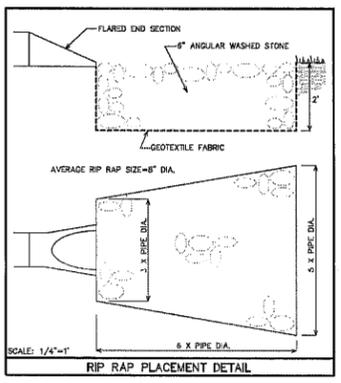
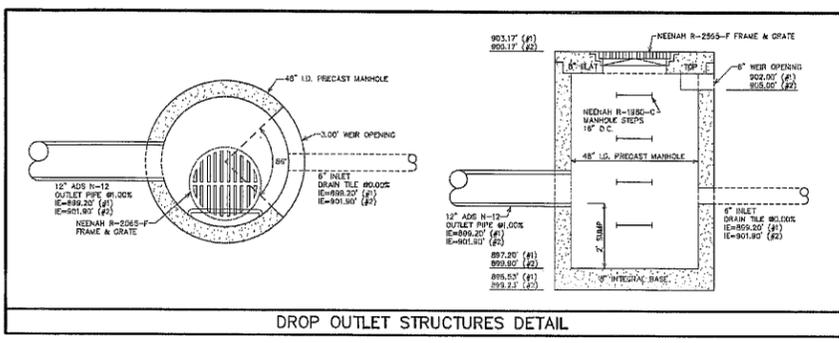
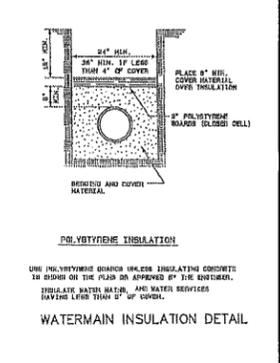
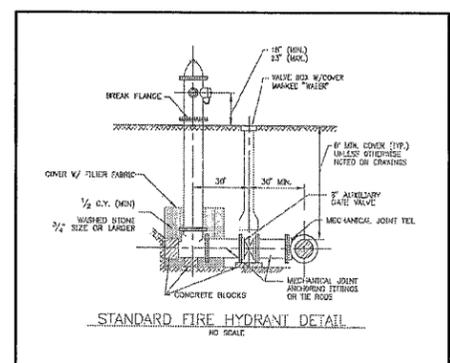


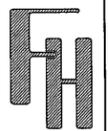
**SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN**  
**WHITETAIL PRESERVE**  
 CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

**DETAILS**

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

PROJECT NO.  
**5970.2014**  
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**5 OF 5**

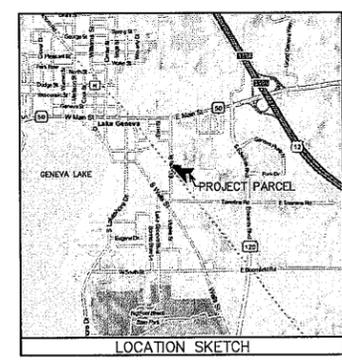




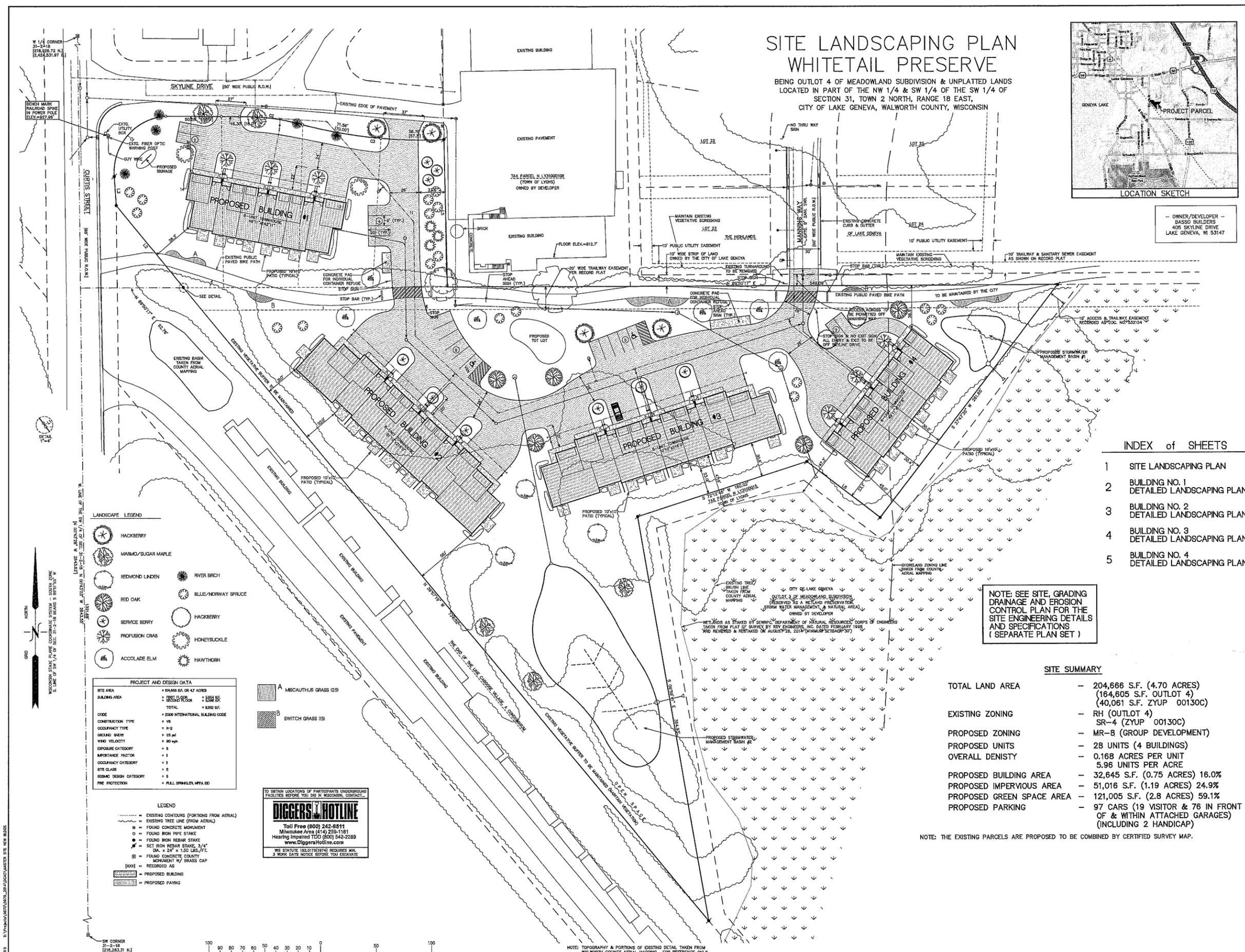
**SITE LANDSCAPING PLAN  
WHITETAIL PRESERVE**  
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

**SITE LANDSCAPING PLAN  
WHITETAIL PRESERVE**

BEING OUTLOT 4 OF MEADOWLAND SUBDIVISION & UNPLATTED LANDS  
LOCATED IN PART OF THE NW 1/4 & SW 1/4 OF THE SW 1/4 OF  
SECTION 31, TOWN 2 NORTH, RANGE 18 EAST,  
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



OWNER/DEVELOPER  
SASSO BUILDERS  
406 SKYLINE DRIVE  
LAKE GENEVA, WI 53147



**LANDSCAPE LEGEND**

	HACKBERRY		RIVER BIRCH
	MARMO/SUGAR MAPLE		BLUE/NORWAY SPRUCE
	REDMOND LINDEN		HAWTHORN
	RED OAK		HONEYSUCKLE
	SERVICE BERRY		HAWTHORN
	PROFUSION CRAB		HAWTHORN
	ACCOLADE ELM		HAWTHORN

**PROJECT AND DESIGN DATA**

SITE AREA	4,648 S.F. OR 0.17 ACRES
BUILDING AREA	32,645 S.F. OR 0.75 ACRES
TOTAL	37,293 S.F.
CODE	2009 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	VB
OCCUPANCY TYPE	R-2
WIND SPEED	35 mph
WIND VELOCITY	90 mph
EXPOSURE CATEGORY	B
IMPORTANCE FACTOR	1
OCCUPANCY CATEGORY	1
SITE CLASS	B
ISSM DESIGN CATEGORY	B
FIRE PROTECTION	FULL SPRINKLER NFPA 10

**LEGEND**

	EXISTING CONTOURS (PORTIONS FROM AERIAL)
	EXISTING TREE LINE (FROM AERIAL)
	FOUND CONCRETE MONUMENT
	FOUND IRON PIPE STAKE
	FOUND IRON REBAR STAKE
	SET IRON REBAR STAKE, 3/4" DIA. x 24" x 1.50 LBS./FT.
	FOUND CONCRETE COUNTY MONUMENT W/ GRASS CAP
	RECORDED AS
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	PROPOSED PAVING

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WIS STATUTE 182.017(1874) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

**INDEX of SHEETS**

- 1 SITE LANDSCAPING PLAN
- 2 BUILDING NO. 1 DETAILED LANDSCAPING PLAN
- 3 BUILDING NO. 2 DETAILED LANDSCAPING PLAN
- 4 BUILDING NO. 3 DETAILED LANDSCAPING PLAN
- 5 BUILDING NO. 4 DETAILED LANDSCAPING PLAN

**NOTE: SEE SITE, GRADING DRAINAGE AND EROSION CONTROL PLAN FOR THE SITE ENGINEERING DETAILS AND SPECIFICATIONS (SEPARATE PLAN SET)**

**SITE SUMMARY**

TOTAL LAND AREA	204,666 S.F. (4.70 ACRES)
	(164,605 S.F. OUTLOT 4)
	(40,061 S.F. ZYUP 00130C)
EXISTING ZONING	RH (OUTLOT 4)
	SR-4 (ZYUP 00130C)
PROPOSED ZONING	MR-8 (GROUP DEVELOPMENT)
PROPOSED UNITS	28 UNITS (4 BUILDINGS)
OVERALL DENSITY	0.168 ACRES PER UNIT
	5.96 UNITS PER ACRE
PROPOSED BUILDING AREA	32,645 S.F. (0.75 ACRES) 16.0%
PROPOSED IMPERVIOUS AREA	51,016 S.F. (1.19 ACRES) 24.9%
PROPOSED GREEN SPACE AREA	121,005 S.F. (2.8 ACRES) 59.1%
PROPOSED PARKING	97 CARS (19 VISITOR & 76 IN FRONT OF & WITHIN ATTACHED GARAGES) (INCLUDING 2 HANDICAP)

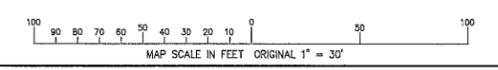
NOTE: THE EXISTING PARCELS ARE PROPOSED TO BE COMBINED BY CERTIFIED SURVEY MAP.

**FARRIS, HANSEN & ASSOCIATES, INC.**  
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ELKHORN, WISCONSIN 53121  
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS  
1/30/2015-19  
MISC. ADVANCEMENT

PROJECT NO.  
5970.2014  
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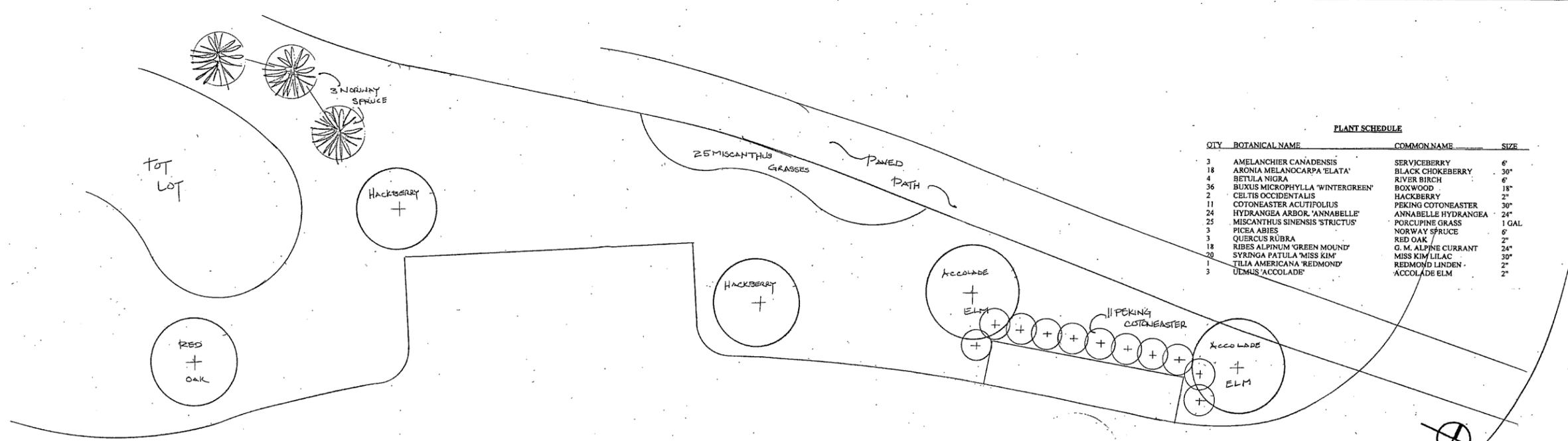
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NOTE: TOPOGRAPHY & PORTIONS OF EXISTING DETAIL TAKEN FROM WALWORTH COUNTY AERIAL MAPPINGS. FOR REFERENCE ONLY.

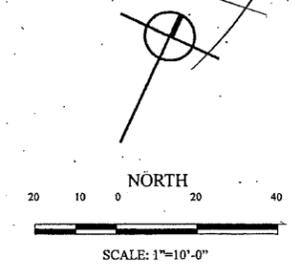




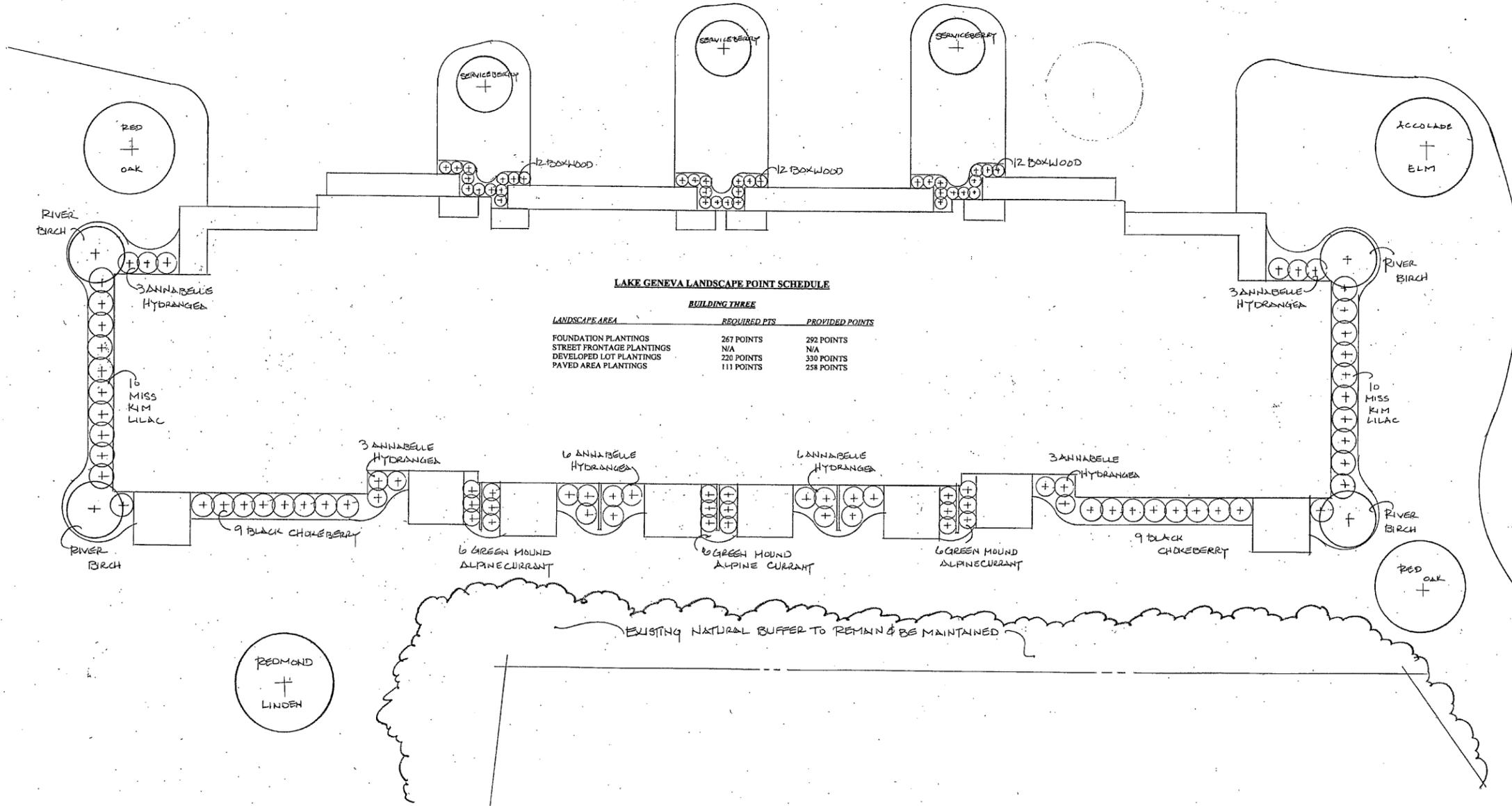


**PLANT SCHEDULE**

QTY	BOTANICAL NAME	COMMON NAME	SIZE
3	AMELANCHIER CANADENSIS	SERVICEBERRY	6'
18	ARONIA MELANOCARPA 'ELATA'	BLACK CHOKEBERRY	30"
4	BETULA NIGRA	RIVER BIRCH	6'
36	BUXUS MICROPHYLLA 'WINTERGREEN'	BOXWOOD	18"
2	CELTIS OCCIDENTALIS	HACKBERRY	2"
11	COTONEASTER ACUTIFOLIUS	PEKING COTONEASTER	30"
24	HYDRANGEA ARBOR 'ANNABELLE'	ANNABELLE HYDRANGEA	24"
25	MISCANTHUS SINENSIS 'STRICTUS'	PORCUPINE GRASS	1 GAL
3	PICEA ABIES	NORWAY SPRUCE	6"
3	QUERCUS RUBRA	RED OAK	2"
18	RIBES ALPINUM 'GREEN MOUND'	G. M. ALPINE CURRANT	24"
20	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	30"
1	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	2"
3	ULMUS 'ACCOLADE'	ACCOLADE ELM	2"



REVISION BY	DATE OF REVISION



**LAKE GENEVA LANDSCAPE POINT SCHEDULE**

LANDSCAPE AREA	BUILDING THREE	
	REQUIRED PTS	PROVIDED POINTS
FOUNDATION PLANTINGS	267 POINTS	292 POINTS
STREET FRONTAGE PLANTINGS	N/A	N/A
DEVELOPED LOT PLANTINGS	220 POINTS	330 POINTS
PAVED AREA PLANTINGS	111 POINTS	258 POINTS

WHITETAIL PRESERVE BUILDING #3  
LAKE GENEVA WI  
MARCH 29, 2015  
BY: SLS

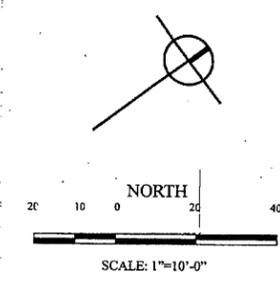


N4819 Bowers Road  
Elkhorn, WI 53121  
262-248-0893  
262-248-5267-FX

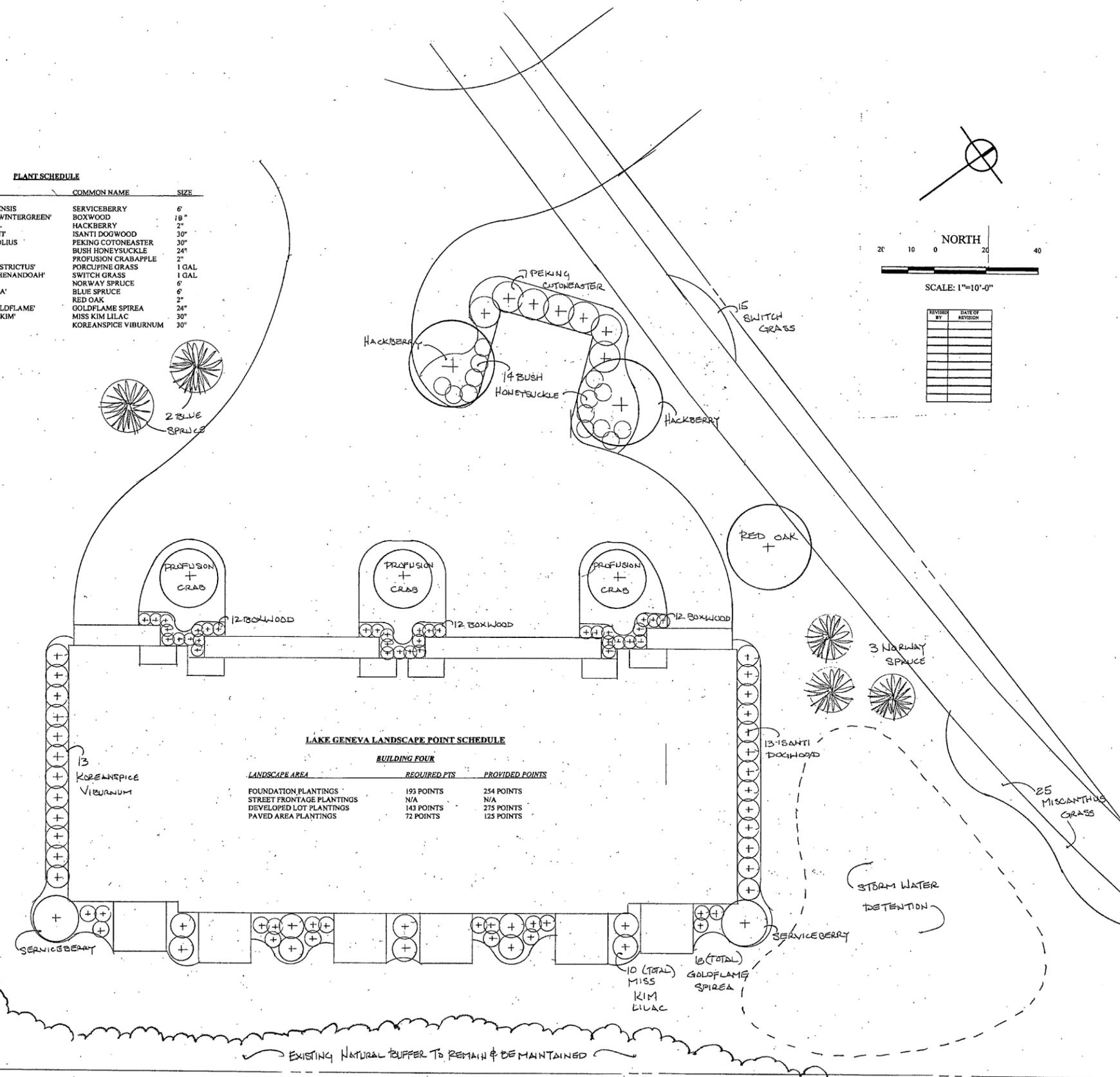
© C&D Landscaping & Design Inc. 2015

**PLANT SCHEDULE**

QTY	BOTANICAL NAME	COMMON NAME	SIZE
2	AMELANCHIER CANADENSIS	SERVICEBERRY	6"
36	BUXUS MICROPHYLLA 'WINTERGREEN'	BOXWOOD	18"
2	CELTIS OCCIDENTALIS	HACKBERRY	2"
13	CORNUS SERICEA 'ISANTI'	ISANTI DOGWOOD	30"
7	COTONEASTER ACUTIFOLIUS	PEKING COTONEASTER	30"
14	DIERVILLA LONICERA	BUSH HONEYSUCKLE	24"
3	MALUS SP. 'PROFUSION'	PROFUSION CRABAPPLE	2"
25	MISCANTHUS SINENSIS 'STRICTUS'	PORCUPINE GRASS	1 GAL
15	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	1 GAL
3	PICEA ABIES	NORWAY SPRUCE	6"
2	PICEA PLUNGENS 'GLAUCA'	BLUE SPRUCE	6"
1	QUERCUS RUBRA	RED OAK	2"
18	SPIREA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	24"
10	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	30"
13	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	30"



REVISOR	DATE OF REVISION



**LAKE GENEVA LANDSCAPE POINT SCHEDULE**

BUILDING FOUR		
LANDSCAPE AREA	REQUIRED PTS	PROVIDED POINTS
FOUNDATION PLANTINGS	193 POINTS	254 POINTS
STREET FRONTAGE PLANTINGS	N/A	N/A
DEVELOPED LOT PLANTINGS	143 POINTS	275 POINTS
PAVED AREA PLANTINGS	72 POINTS	125 POINTS

WHITETAIL PRESERVE BUILDING #4  
LAKE GENEVA WI

MARCH 29, 2015

BY: SLS



N4819 Bowers Road  
Elkhorn, WI 53121  
262-248-0893  
262-248-5267-FX

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May 6, 2015

Project No. W130140.01

Mr. Ken Robers  
Zoning Administrator  
City of Lake Geneva  
626 Geneva Street  
Lake Geneva, Wisconsin 53147

**Site Review**  
**Whitetail Preserve - Basso Builders**

Dear Mr. Robers:

We have reviewed the Stormwater Management Plan and the plan set dated March 6, 2015, for Whitetail Preserve in the City of Lake Geneva, and we offer the following concerns/comments to be addressed by the builder or their representative:

1. A Stormwater Management System Maintenance Agreement with the signatures of the owner and the City of Lake Geneva shall be signed and recorded, giving the City of Lake Geneva the right to enter the property and make repairs to the stormwater management system if needed. Include a copy of the Stormwater Management System Maintenance Agreement in the Stormwater Management Report.
2. Include the soil boring reports for the biofiltration areas in the Stormwater Management Plan.
3. A drop manhole shall be installed at the existing downstream sanitary manhole.
4. Proposed radii shall be added to the paved areas.
5. Snow storage locations shall be labeled on the site plan.
6. Provide 18 inch deep sumps in the new storm manholes that carry the offsite water through the site, and discharge directly into the wetlands.
7. Provide cleanouts at the end of the drain tiles in the biofiltration areas.
8. Provide riprap at the detention basin overflow spillways.
9. The tracking pad shall be as wide as the entrance but not more than 24 feet.
10. The green space between buildings #3 and #4 shall be graded to make sure the area north of building #3 drains to the east and not between the buildings, directly to the wetlands. Add more detail to the grading plan to ensure that this area is properly graded.
11. In the event of roadway overtopping during a large storm event, it appears that the contours south of the proposed playground area will direct the overland flow to the southeast, and not directly south to the larger detention basin. Make adjustment to better identify the overland route. Add more detail to the grading plan to ensure that this area is properly graded.
12. Adjust the contours at the north end of the south basin to make sure that overland flow between buildings #2 and #3 continues south to the basin and doesn't turn east at the southwest corner of building #3.
13. Detectable warnings (truncated domes) are an Americans with Disabilities Act (ADA) requirement in the current Americans with Disabilities Act Accessibility Guidelines (ADAAG) for detecting the

boundary between the sidewalk and the street, or other hazardous vehicular ways. Detectible warning fields shall be 6-foot wide for 10-foot wide openings and 8-foot wide for 12-foot wide openings. Detectible warning fields shall be centered in openings.

Attached are the proposed easement exhibits and legal descriptions with our comments that must be addressed.

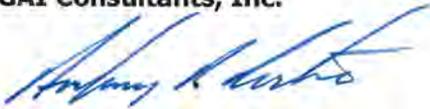
Based on our review, the final detailed engineering plans and supporting documentation shall include addressing the above comments prior to our approval of the same.

Submitted data has been reviewed for conformance with generally accepted engineering/surveying practices and City policies. Although this data has been reviewed, the design engineer is responsible for the thoroughness and accuracy of plans, and supplemental data and for compliance with all state and local codes, ordinances, and procedures. Modification to the plans, etc. may be required should errors or changed conditions be found at a future date.

Should you have any questions, please feel free to call me.

Sincerely,

**GAI Consultants, Inc.**



Anthony R. Fortin, P.E.  
Senior Engineer

ARF/pat

Encs: Redlined Easement Exhibits and Legal Descriptions

cc: Dan Winkler, P.E. - Director of Public Works and Utilities *via email*  
Howard Basso - Basso Builders *via email*  
Timothy J. Hastings - GAI Consultants, Inc. *via email*  
Warren E. Hansen - Farris Hansen & Associates, Inc. *via email*



**FARRIS, HANSEN & ASSOC. INC.**

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

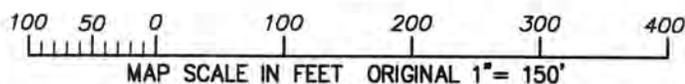
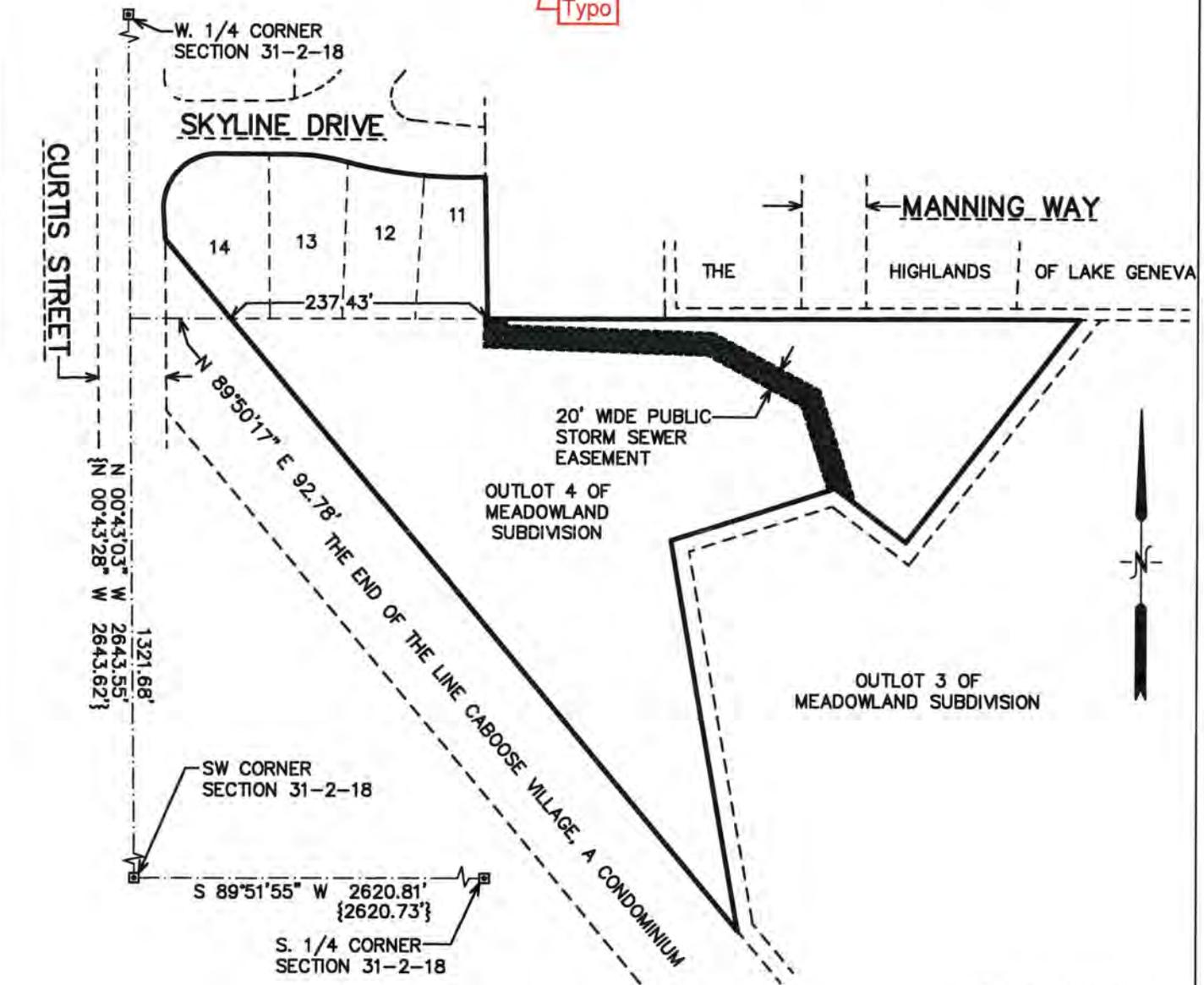
**PUBLIC STORM SEWER  
 EASEMENT**

**Name the easement Grantee.**

**LEGAL DESCRIPTION**

A TWENTY FOOT WIDE PUBLIC STORM SEWER EASEMENT BEING A PART OF OUTLOT 4 OF MEADOWLAND SUBDIVISION, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AS DOCUMENT NO. 538887, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, IN TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 31 (TOWN 2 NORTH, RANGE 18 EAST); THENCE S 89DEG 51MIN 55SEC W, 2620.81 FEET TO A CONCRETE COUNTY MONUMENT FOUND MARKING THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE N 00DEG 43MIN 03SEC W, 1321.68 FEET; THENCE N 89DEG 50MIN 17SEC E, 92.78 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF OUTLOT 4 OF SAID MEADOWLAND SUBDIVISION; THENCE N 89DEG 50MIN 17SEC E, 237.43 FEET ALONG THE NORTHERLY LINE OF SAID OUTLOT 4 TO THE POINT OF BEGINNING; THENCE N 89DEG 50MIN 17SEC E, 17.37 FEET; THENCE S 00DEG 16MIN 49SEC W, 6.50 FEET; THENCE S 88DEG 09MIN 43SEC E, 192.54 FEET; THENCE S 61DEG 55MIN 31SEC E, 111.72 FEET; THENCE S 17DEG 47MIN 15SEC E, 109.49 FEET; THENCE N 52DEG 42MIN 54SEC W, 23.40 FEET; THENCE S 72DEG 12MIN 45SEC W, 6.60 FEET; THENCE N 17DEG 47MIN 15SEC W, 82.20 FEET; THENCE N 61DEG 55MIN 31SEC W, 98.95 FEET; THENCE N 88DEG 09MIN 43SEC W, 207.35 FEET; THENCE N 00DEG 16MIN 49SEC E, 25.81 FEET; THENCE N 89DEG 50MIN 17SEC E, 2.64 FEET TO THE POINT OF BEGINNING.

Typo



PROJECT NO. 5970.2014  
 DATED: 5/1/2015  
 SHEET 1 OF 1 SHEETS

**FARRIS, HANSEN & ASSOC. INC.**

7 RIDGWAY COURT- P.O. BOX 437

ELKHORN, WISCONSIN 53121

PHONE (262) 723-2098

FAX (262) 723-5886

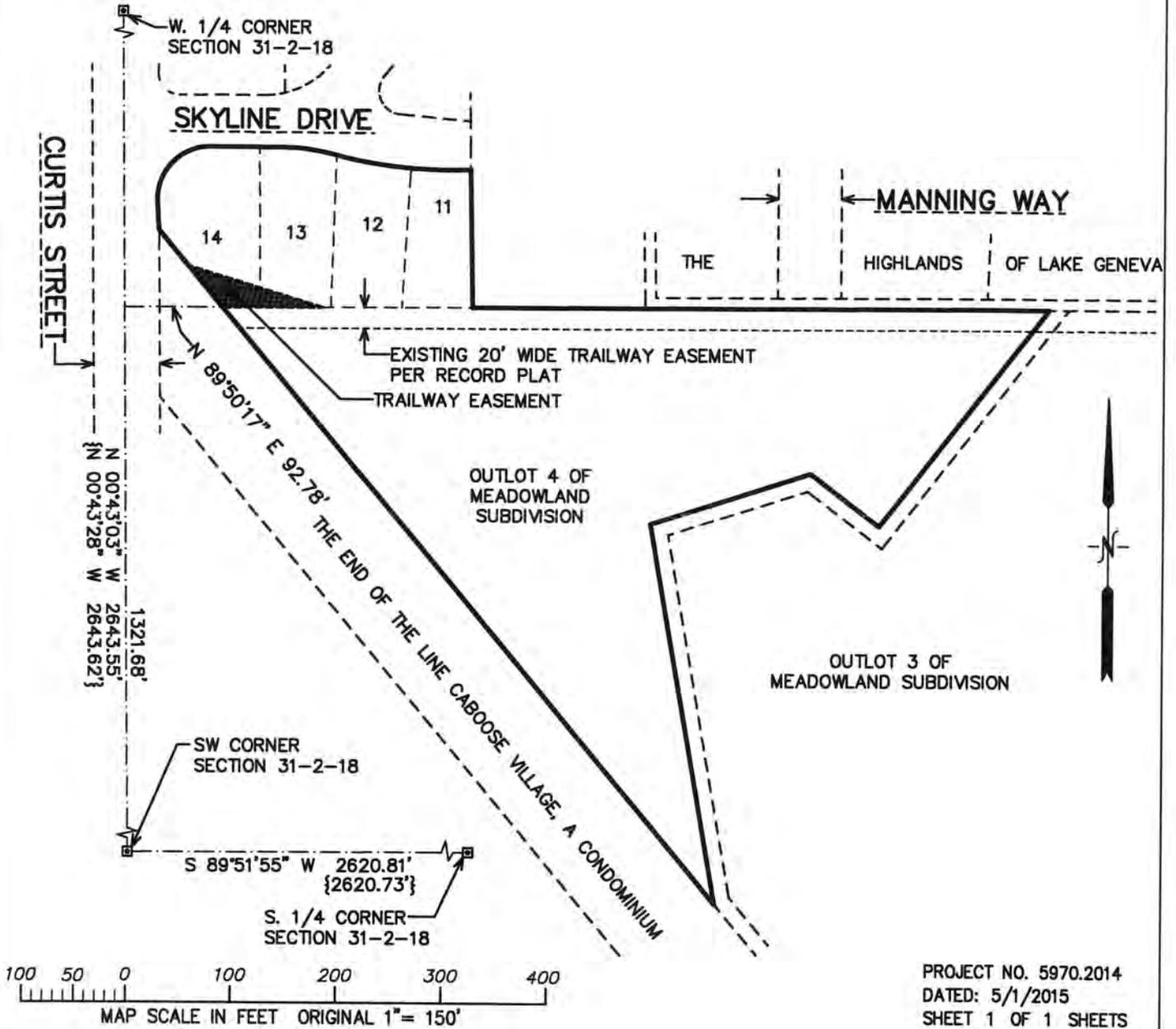
# TRAILWAY EASEMENT

Name the easement Grantee.

## LEGAL DESCRIPTION

A TRAILWAY EASMENT BEING A PART OF LOTS 13 AND 14 OF THE UNRECORDED PLAT OF HABECKERS SKY HIGH ADDITION LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, IN TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 31 (TOWN 2 NORTH, RANGE 18 EAST); THENCE S 89DEG 51MIN 55SEC W, 2620.81 FEET TO A CONCRETE COUNTY MONUMENT FOUND MARKING THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE N 00DEG 43MIN 03SEC W, 1321.68 FEET; THENCE N 89DEG 50MIN 17SEC E, 92.78 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF OUTLOT 4 OF SAID MEADOWLAND SUBDIVISION AND THE POINT OF BEGINNING; THENCE N 32DEG 12MIN 00SEC W, 0.52 FEET TO A CONCRETE MONUMENT FOUND MARKING THE SOUTHWEST CORNER OF LOT 14 OF SAID UNRECORDED PLAT OF HABECKERS SKY HIGH ADDITION; THENCE N 39DEG 51MIN 56SEC W, 50.00 FEET; THENCE S 73DEG 07MIN 15SEC E, 132.77 FEET; THENCE S 89DEG 50MIN 17SEC W, 94.72 FEET TO THE POINT OF BEGINNING.



PROJECT NO. 5970.2014  
DATED: 5/1/2015  
SHEET 1 OF 1 SHEETS

## Ken Robers

---

**From:** Brian Pollard [brian@fairwyn.com]  
**Sent:** Tuesday, April 28, 2015 10:28 AM  
**To:** Ken Robers  
**Cc:** aj@genevaonline.com  
**Subject:** meeting

Ken,

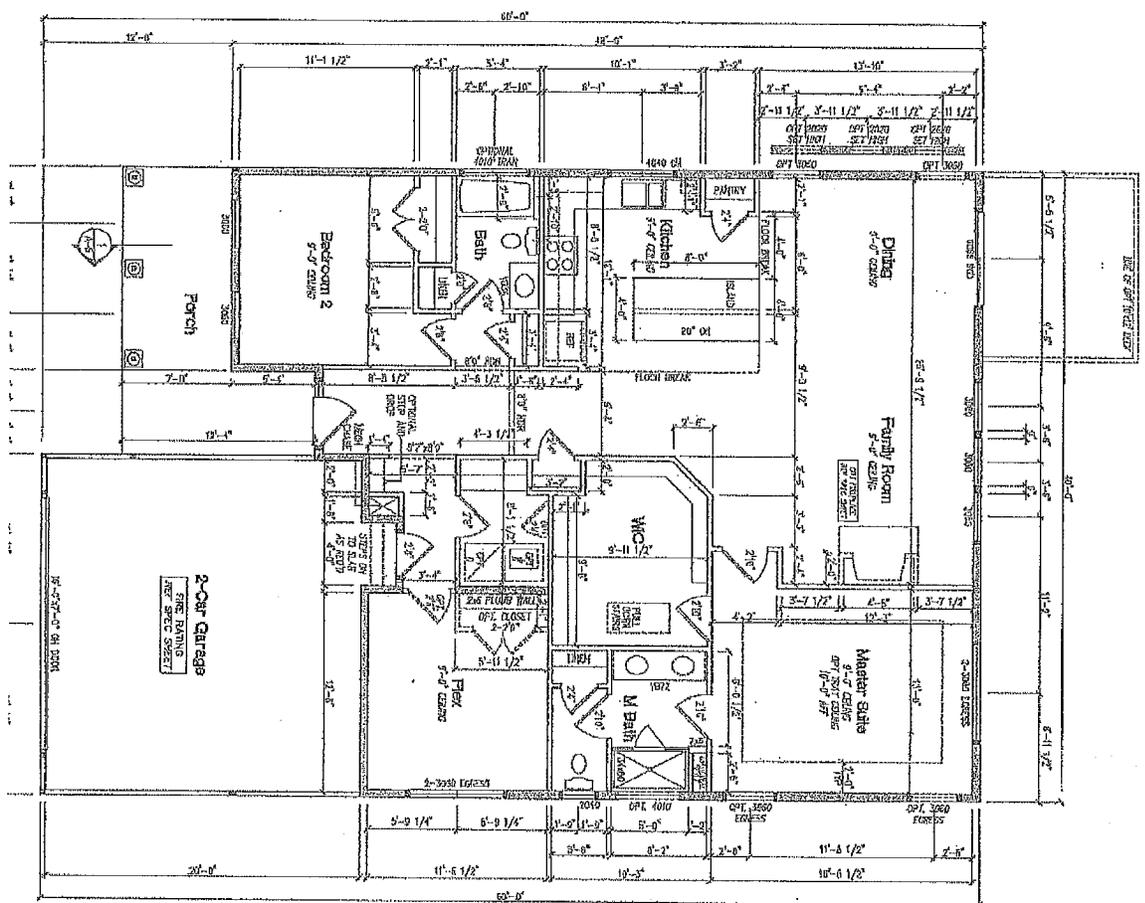
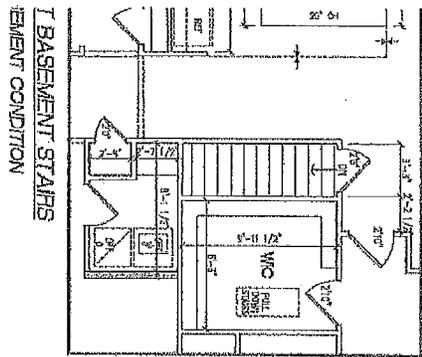
Please accept this email as a request to be on the May 18, 2015 plan Commission Agenda for the re-development of Southland Farms. This will be for discussion purpose only. The plan we will be bring in will be the same that was presented to staff last week. Please let me know if you would like me to bring in extra copies of the plan to pass out to the commissioners. If you need anything else please let me know.

Brian



# **50 FOOT WIDE LOT HOMES**

1704



**FRONT STEPS:**  
 STEPS AND HANDRAIL AS NOTED  
 PER SITE CONDITION  
 CONC SLAB/STEP TO BE  
 SPECIFIED BY CONC WALLS

**GENERAL NOTE:**  
 NOTE: ALL EXTERIOR WALLS ARE TO  
 BE 2x6 EXCEPT AT GARAGE GARAGE  
 EXTERIOR WALLS TO BE 2x4 UNLESS  
 NOTED OTHERWISE.  
 ALL PARTITIONS BETWEEN GARAGE  
 AND HOUSE TO BE 2x6 UNLESS  
 NOTED OTHERWISE.  
 REPRESENTS ALL WALLS AND  
 PARTITIONS THAT ARE TO BE 2x6.

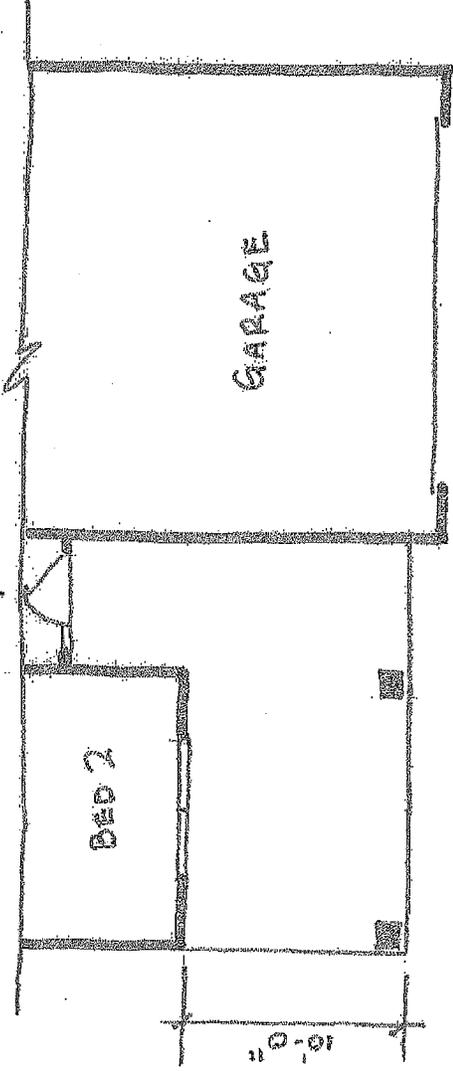
ISSUED DATE	07/19/12
REVISION	07/26/12
REVISION	8/14/12

THE CHATHAM (N) - 2011  
**ORLEANS HOMEBUILDERS**  
 BID SET

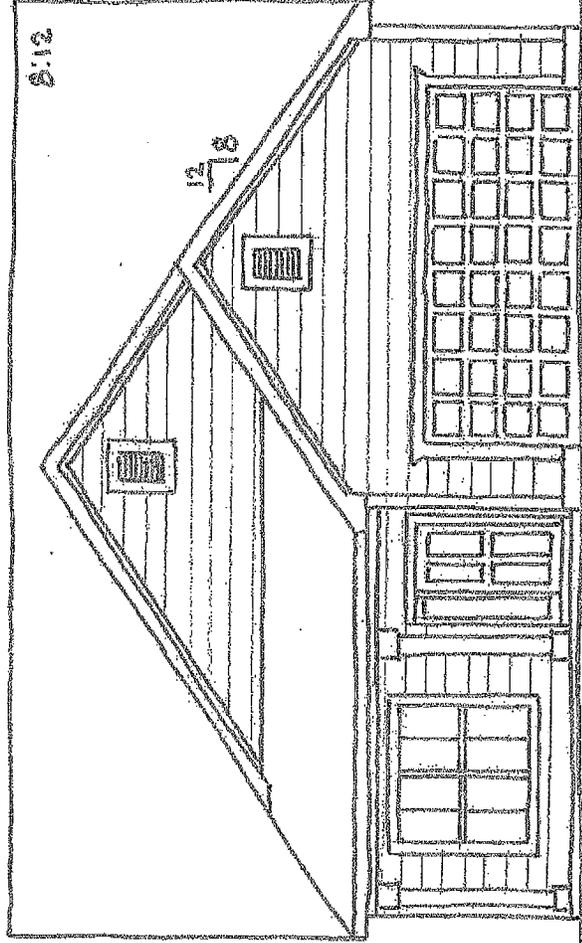


**NO**  
**MA**

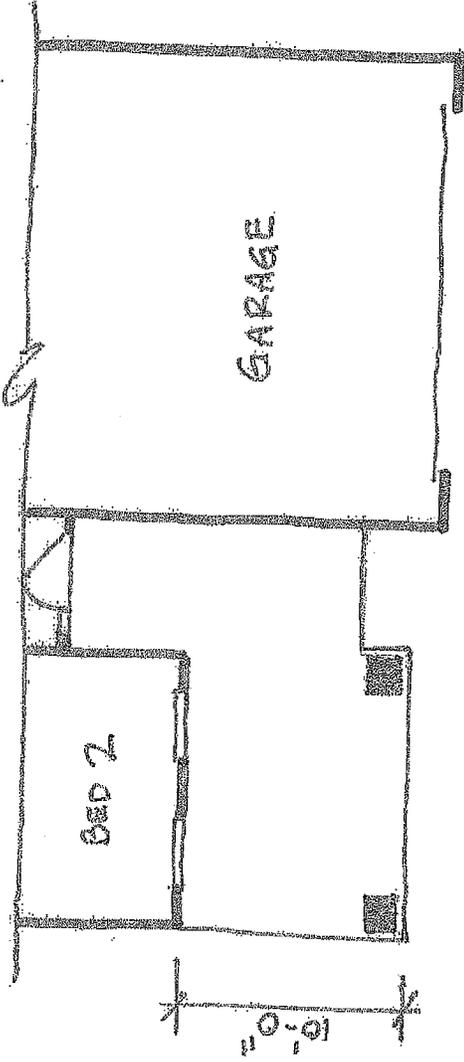
323 SOUTH YORK ROAD  
 HATBORO, PA 19040  
 TEL 215.442.1780  
 FAX 215.442.1781  
 THEOHNIAGROUP.COM



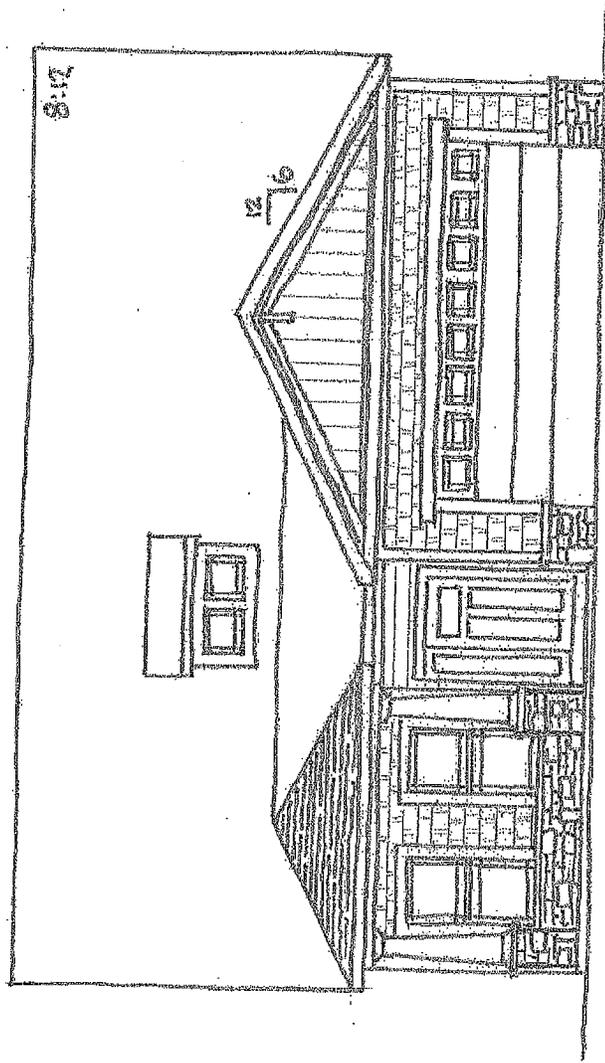
PARTIAL PLAN



CHATHAM - FARMHOUSE

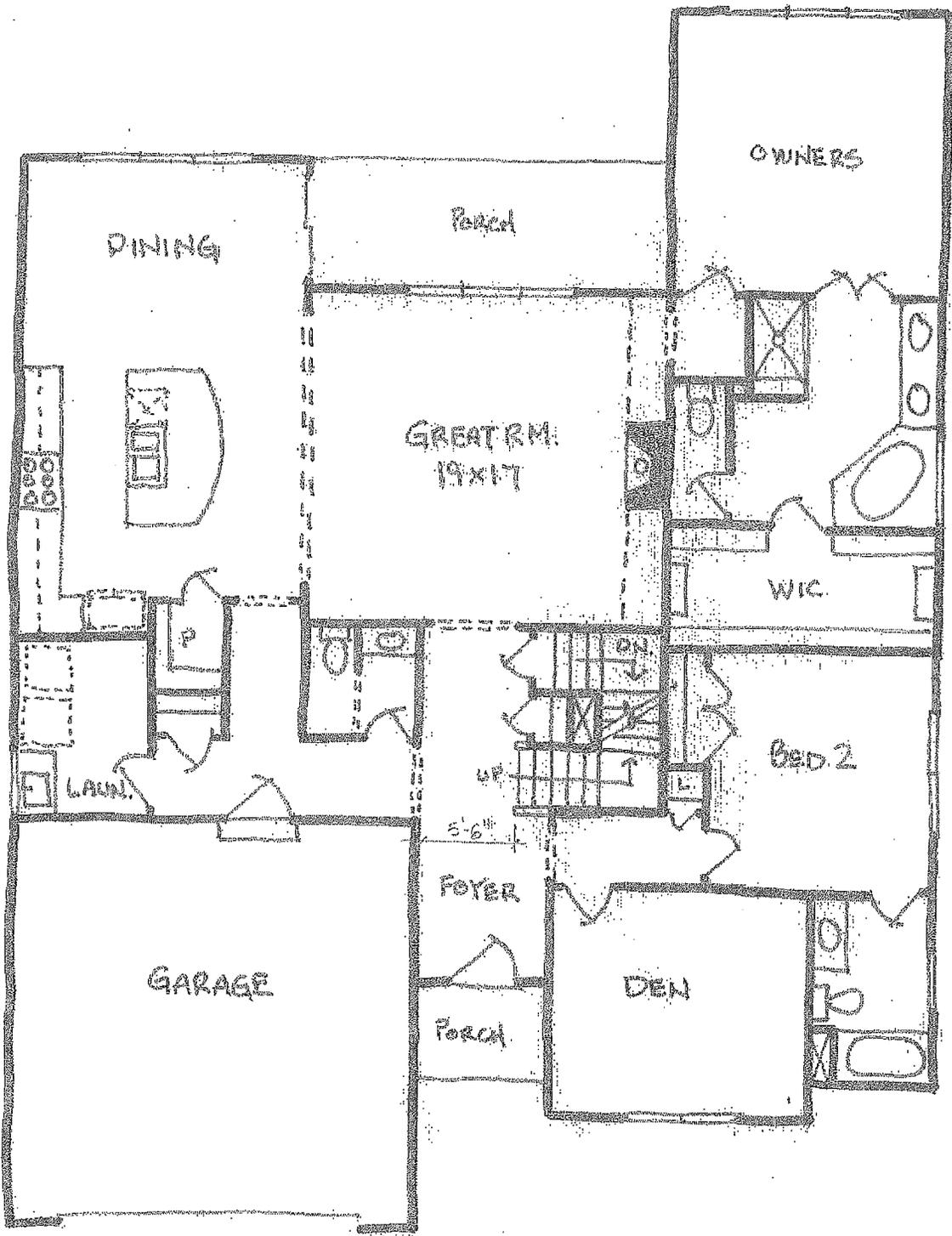


PARTIAL PLAN

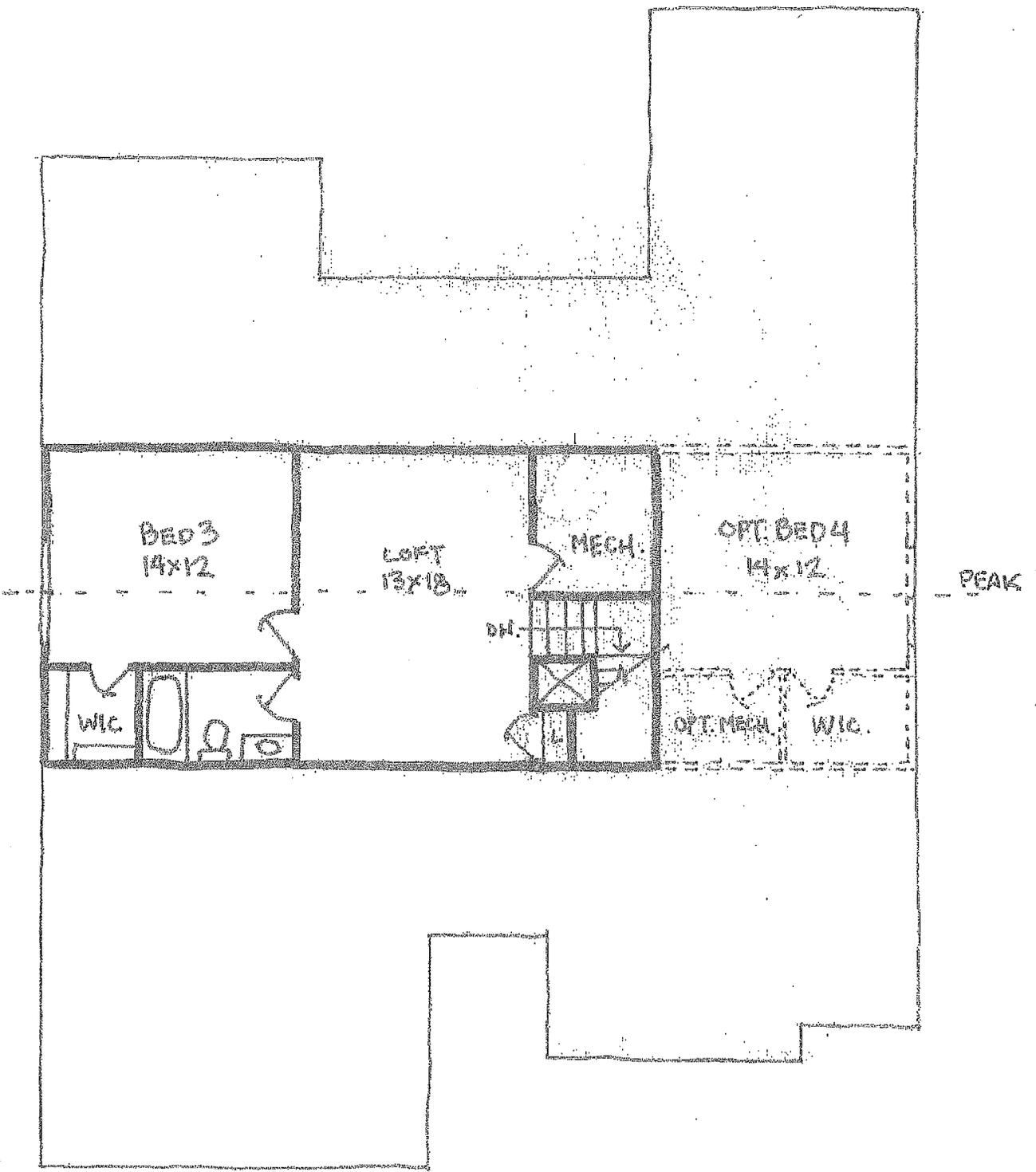


CHATHAM - CRAFTSMAN

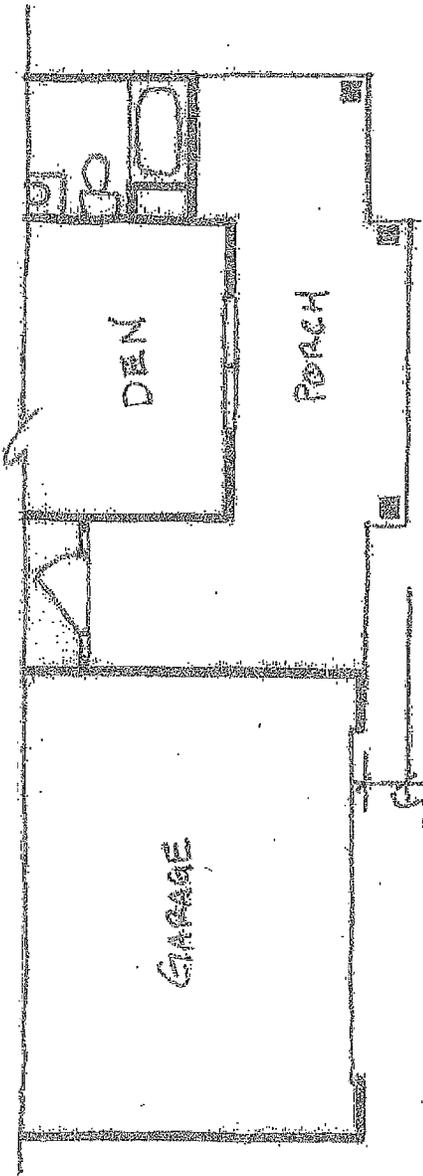
# **65 FOOT WIDE LOT HOMES**



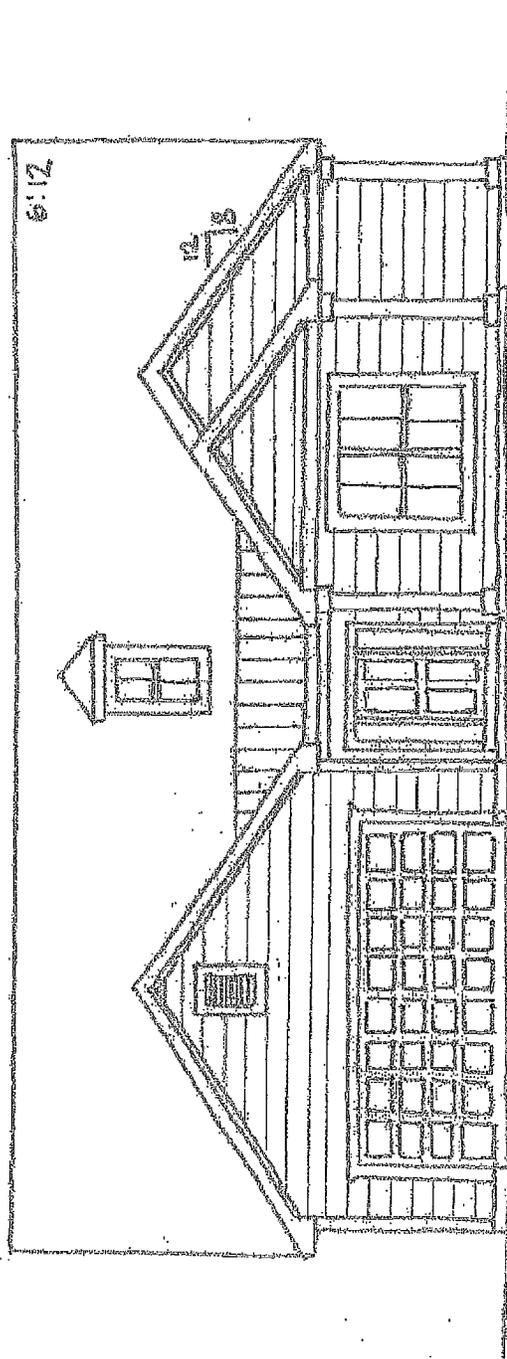
NEW 2050 PLAN - WITH UPPER & LOWER LEVEL



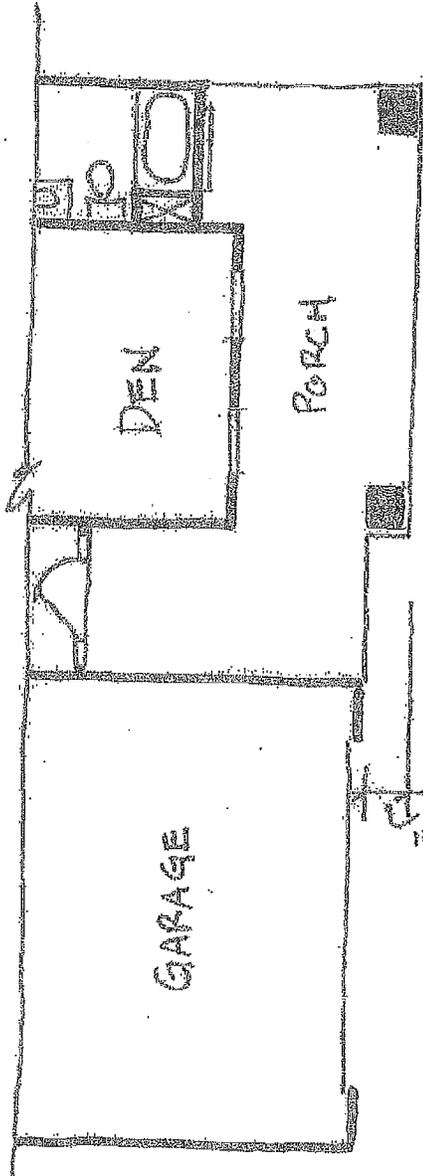
2050 PLAN - OPT. 2<sup>ND</sup> FLOOR



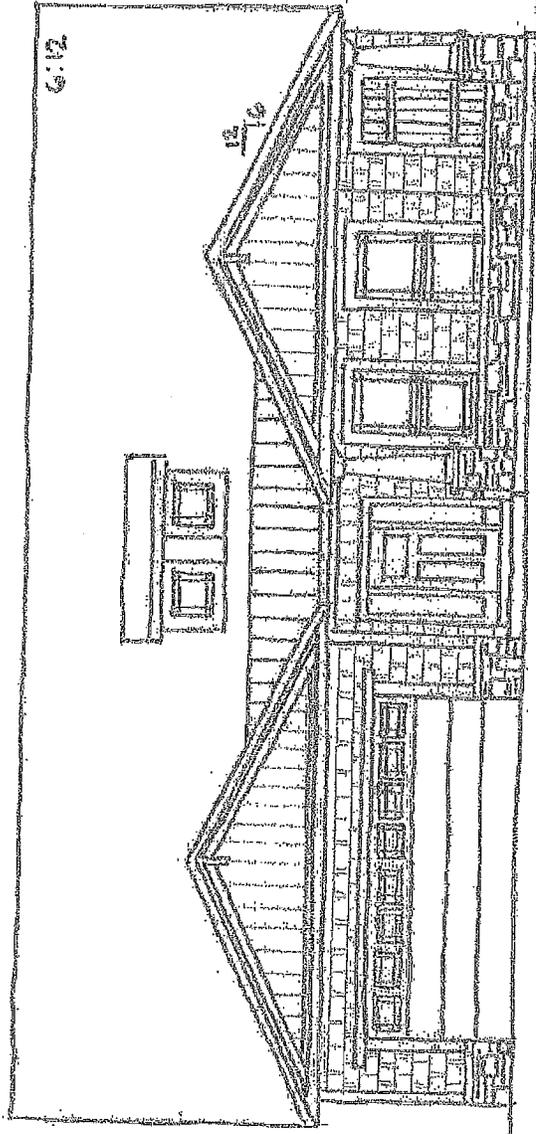
PARTIAL PLAN



2050 PLAN - FARMHOUSE



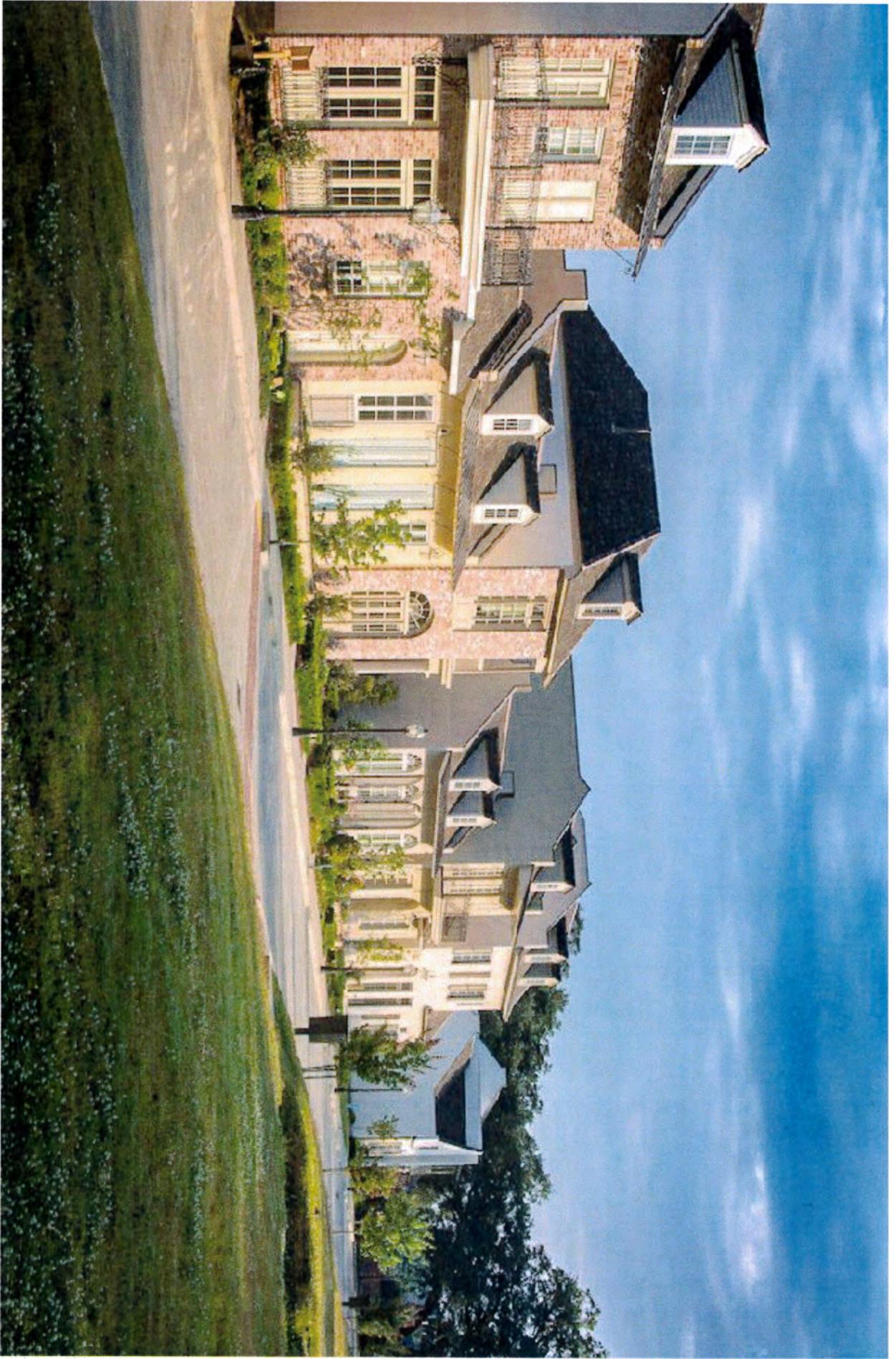
PARTIAL PLAN



2050 PLAN-CRAFTSMAN

## Lake Hillmoor Development

Presentation of a Preliminary Concept Plan for Lake Hillmoor Development by Mike Ford of Tempo Development Inc to the City of Lake Geneva Plan Commission. This is an informational and discussion meeting only and no voting will be done on this proposal.





City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW



CERTIFIED SURVEY MAP or



SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Tri-State Farms, LLC

440 S. LaSalle, Suite 2303

Chicago, IL 60605

TELEPHONE NUMBER OF CURRENT OWNER:

( )

NAME AND ADDRESS OF APPLICANT:

Margaret G. Lass Gardiner, as Trustee of the Clarence Trust dated November 7, 2006

N1208 S. Hwy 120

Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT:

(312 )371-6279

NAME AND ADDRESS OF SURVEYOR:

Robert J. Wetzel

Note Job No. 8872-CSM

B.W. Surveying, Inc.

412 N. Pine Street

Burlington, WI 53105

TELEPHONE NUMBER OF SURVEYOR:

(262 )767-0225

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Neighbors have agreed to adjust the lot lines to reflect the current configuration  
and use of the properties. Tri-State will transfer approximately 1.2 acres  
to the Clarence Trust that are within the Clarence Trust's fence line.

SUBMITTAL CHECKLIST

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

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

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

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

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

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

4-27-2015  
DATE

Margaret L. Smith  
SIGNATURE OF APPLICANT





15-40002A

15-410001

15-310009

15-310007

15-40002C

15-33

15-34

15-35

15-36

15-37

15-200001

15-200001

15-20

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15-25

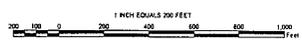
15-26

200 m

55078



**ZONING MAP OF SECTION 24  
TOWNSHIP 1 NORTH, RANGE 17 EAST  
WALWORTH COUNTY, WISCONSIN**



Wisconsin State Plane Coordinate System, South Zone  
Horizontal Datum: NAD27  
Date of Aerial Orthophotography: March / April 2010  
Map Produced on: 4/6/2015



**Walworth County Information Systems Department  
Land Information Division**  
1800 County Trunk NW  
Elkhorn, Wisconsin 53121-1901

DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY IS EXPRESSED OR IMPLIED. IN NO EVENT SHALL THE COUNTY BE HELD LIABLE FOR ANY LEGALITY, RELIABILITY OR USEFULNESS OF THE INFORMATION. THE INFORMATION CONTAINED HEREIN SHALL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.

**Legend**

**PUBLIC LAND SURVEY SYSTEM**

- Monumented Corner
- PLSS Sections
- PLSS Quarter Sections

**ZONING-RELATED BOUNDARIES**

- Zoning District Boundary
- Shoreland Boundary
- Floodplain Boundary (see FEMA maps)
- Shoreland Area

**Extra-Territorial Zoning District**

- City of Delavan Extraterritorial Zoning Jurisdiction

- Tax Parcel Boundary
- Parcel Tie Boundary
- Civil Division Boundary
- Gross Sanitary District Boundary
- DNR Identified Wetland - Not Zoned (see Wisconsin Wetland Inventory Maps)

**NON-SHORELAND WATERWAYS  
(AS IDENTIFIED ON USGS QUADRANGLE MAPS)**

- Perennial
- Intermittent

**DISTRICT CODE**

- A-1 Prime Agricultural Land
- A-2 Agricultural Land
- A-3 Agricultural Land Holding
- A-4 Agricultural-Related Manufacturing, Warehousing, and Marketing
- A-5 Agricultural-Rural Residential
- C-1 Lowland Resource Conservation
- C-2 Upland Resource Conservation
- C-3 Conservancy-Residential
- C-4 Lowland Resource Conservation (Shoreland)
- P-1 Recreational Park
- P-2 Institutional Park
- R-1 Single-Family Residence (Unsewered)
- R-2A Single-Family Residence (Sewered)
- R-2 Single-Family Residence (Sewered)
- R-3 Two-Family Residence (Sewered or Unsewered)

**GENERAL ZONING DISTRICTS**

- R-4 Multiple-Family Residence (Sewered or Unsewered)
- R-5 Planned Residential Development
- R-6 Planned Mobile Home Park Residence
- R-7 Mobile Home Subdivision Residence
- R-8 Multiple-Family Residential (Sewered or Unsewered)
- B-1 Local Business
- B-2 General Business
- B-3 Waterfront Business
- B-4 Highway Business
- B-5 Planned Commercial-Recreation Business
- B-6 Bed and Breakfast
- M-1 Industrial
- M-2 Heavy Industrial
- M-3 Mineral Extraction
- M-4 Sanitary Landfill

For the Most Current Zoning Information, Please Contact the  
Walworth County Land Use and Resource Management Department.

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

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4211 AS RECORDED JANUARY 6, 2009 IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR WALWORTH COUNTY, WISCONSIN IN VOLUME 27 OF CERTIFIED SURVEY MAPS, PAGE 6, AS DOCUMENT NO. 752170 AND PART OF LANDS LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, ALL BEING PART OF THE NORTHEAST 1/4, NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF LINN, WALWORTH COUNTY, WISCONSIN.

PREPARED FOR: TRI-STATE FARMS LLC  
440 S. LASALLE STE 2303  
CHICAGO, IL 60605

MARGARET G. LASS GARDINER, AND HER SUCCESSOR, AS TRUSTEE OF THE CLARENCE 2006 PERSONAL RESIDENCE TRUST, DATED NOVEMBER 7, 2006  
N1208 S. HIGHWAY 120  
LAKE GENEVA, WI 53147

PREPARED BY: B.W. SURVEYING, INC.  
412 N. PINE STREET  
BURLINGTON, WI 53105  
(262)-767-0225  
JOB NO. 8872-CSM

LEGAL DESCRIPTION:

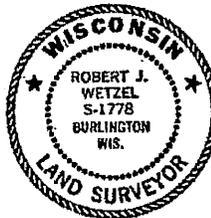
BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4211 AS RECORDED JANUARY 6, 2009 IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR WALWORTH COUNTY, WISCONSIN IN VOLUME 27 OF CERTIFIED SURVEY MAPS, PAGE 6 AS DOCUMENT NO. 752170, AND PART OF LANDS LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, ALL BEING PART OF THE NORTHEAST 1/4, NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF LINN, WALWORTH COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 24; THENCE NORTH 01°27'37" WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 SECTION 1196.86 FEET; THENCE NORTH 88°32'23" EAST 217.00 FEET; THENCE SOUTH 01°27'37" EAST 35.00 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 01°27'37" WEST 35.00 FEET; THENCE SOUTH 88°32'23" WEST 167.00 FEET TO A POINT ON THE EASTERLY LINE OF STATE TRUNK HIGHWAY "120"; THENCE NORTH 01°27'37" WEST ALONG SAID EASTERLY LINE 268.57 FEET; THENCE NORTH 01°24'07" EAST ALONG SAID EASTERLY LINE 200.25 FEET; THENCE NORTH 01°27'37" WEST ALONG SAID EASTERLY LINE 353.30 FEET; THENCE SOUTH 83°10'48" EAST 896.78 FEET; THENCE NORTH 89°17'45" EAST 719.49 FEET; THENCE SOUTH 01°27'37" EAST 186.88 FEET; THENCE SOUTH 83°43'00" WEST 414.0 FEET MORE OR LESS TO A POINT IN THE CENTER LINE OF THE NORTH BRANCH OF NIPPERSINK CREEK; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE TO A POINT THAT IS NORTH 88°32'23" EAST 840.7 FEET MORE OR LESS FROM THE PLACE OF BEGINNING; THENCE SOUTH 88°32'23" WEST 840.7 FEET MORE OR LESS TO THE PLACE OF BEGINNING. CONTAINING 21.04 ACRES OF LAND MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, ROBERT J. WETZEL, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT AT THE DIRECTION OF THE TRI-STATE FARMS LLC, OWNER AND MARGARET G. LASS GARDINER AND HER SUCCESSOR, AS TRUSTEE OF THE CLARENCE 2006 PERSONAL RESIDENCE TRUST, DATED NOVEMBER 7, 2006, I HAVE SURVEYED THE LAND DESCRIBED HEREON AND THAT THE MAP SHOWN IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LOT LINE ADJUSTMENT THEREOF AND THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE SUBDIVISION CONTROL ORDINANCE OF THE TOWNSHIP OF LINN AND THE SUBDIVISION CONTROL ORDINANCE, WALWORTH COUNTY, WISCONSIN.

DATED THIS 27TH DAY OF FEBRUARY, 2015.

  
ROBERT J. WETZEL S-1778





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

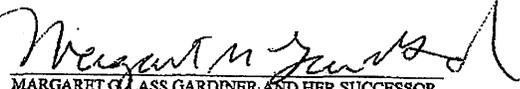
BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4211 AS RECORDED JANUARY 6, 2009 IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR WALWORTH COUNTY, WISCONSIN IN VOLUME 27 OF CERTIFIED SURVEY MAPS, PAGE 6 AS DOCUMENT NO. 752170, AND PART OF LANDS LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, ALL BEING PART OF THE NORTHEAST 1/4, NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF LINN, WALWORTH COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

I, EDWARD MCCARTHY AS MANAGER OF TRI-STATE FARMS, LLC, AND I, MARGARET G. LASS GARDINER, AS TRUSTEE FOR THE CLARENCE 2006 PERSONAL RESIDENCE TRUST, DATED NOVEMBER 7, 2006, HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
EDWARD MCCARTHY                      MANAGER

  
\_\_\_\_\_  
MARGARET G. LASS GARDINER AND HER SUCCESSOR,  
AS TRUSTEE FOR THE CLARENCE 2006 PERSONAL  
RESIDENCE TRUST, DATED NOVEMBER 7, 2006

"THIS LOT LINE ADJUSTMENT IS FOR THE PURPOSE OF A SALE OR EXCHANGE OF LAND BETWEEN ADJOINING LAND OWNERS THAT DOES NOT CREATE ADDITIONAL LOTS AND THE ADDITIONAL PARCELS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED BY THE WALWORTH COUNTY CODE OF ORDINANCES (ZONING/SHORELAND ZONING)."

DATED THIS 27TH DAY OF FEBRUARY, 2015.

  
ROBERT J. WETZEL                      S-1778



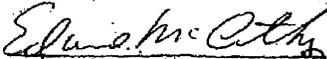
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4211 AS RECORDED JANUARY 6, 2009 IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR WALWORTH COUNTY, WISCONSIN IN VOLUME 27 OF CERTIFIED SURVEY MAPS, PAGE 6 AS DOCUMENT NO. 732170, AND PART OF LANDS LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, ALL BEING PART OF THE NORTHEAST 1/4, NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF LIGN, WALWORTH COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

I, EDWARD MCCARTHY AS MANAGER OF TRI-STATE FARMS, LLC, AND I, MARGARET G. LASS GARDNER, AS TRUSTEE FOR THE CLARENCE 2006 PERSONAL RESIDENCE TRUST, DATED NOVEMBER 7, 2006, HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

  
EDWARD MCCARTHY                      MANAGER

MARGARET G. LASS GARDNER AND HER SUCCESSOR,  
AS TRUSTEE FOR THE CLARENCE 2006 PERSONAL  
RESIDENCE TRUST, DATED NOVEMBER 7, 2006

"THIS LOT LINE ADJUSTMENT IS FOR THE PURPOSE OF A SALE OR EXCHANGE OF LAND BETWEEN ADJOINING LAND OWNERS THAT DOES NOT CREATE ADDITIONAL LOTS AND THE ADDITIONAL PARCELS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED BY THE WALWORTH COUNTY CODE OF ORDINANCES (ZONING/SHORELAND ZONING)."

DATED THIS 27TH DAY OF FEBRUARY, 2015.

  
ROBERT J. WETZEL                      8-1778



**B.W. SURVEYING, INC.**

412 N. Pine Street

Burlington, Wisconsin 53105

Phone: (262) 767-0225 • Fax: (262) 767-0228

LEGAL DESCRIPTION FOR PROPOSED LOT LINE ADJUSTMENT:

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF LINN, WALWORTH COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 24; THENCE NORTH 01°27'37" WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 SECTION 1196.86 FEET; THENCE NORTH 88°32'23" EAST 50.00 FEET TO A POINT ON THE EASTERLY LINE OF STATE TRUNK HIGHWAY "120"; THENCE NORTH 01°27'37" WEST ALONG SAID EASTERLY LINE 268.57 FEET; THENCE NORTH 01°24'07" EAST ALONG SAID EASTERLY LINE 200.25 FEET; THENCE NORTH 01°27'37" WEST ALONG SAID EASTERLY LINE 235.86 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 01°27'37" WEST 117.44 FEET; THENCE SOUTH 83°10'48" EAST 896.78 FEET; THENCE SOUTH 89°17'45" WEST 887.51 FEET TO THE PLACE OF BEGINNING. CONTAINING 1.20 ACRES OF LAND MORE OR LESS.

PREPARED FOR: MARGARET G. LASS GARDINER, AND HER  
SUCCESSOR, AS TRUSTEE OF THE  
CLARENCE 2006 PERSONAL RESIDENCE  
TRUST, DATED NOVEMBER 7, 2006  
N1208 S. HIGHWAY 120  
LAKE GENEVA, WI 53147

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

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4211 AS RECORDED JANUARY 6, 2009 IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR WALWORTH COUNTY, WISCONSIN IN VOLUME 27 OF CERTIFIED SURVEY MAPS, PAGE 6, AS DOCUMENT NO. 752170 AND PART OF LANDS LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, ALL BEING PART OF THE NORTHEAST 1/4, NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF LINN, WALWORTH COUNTY, WISCONSIN.

PREPARED FOR: TRU-STATE FARMS LLC  
440 S. LASALLE STE 2303  
CHICAGO, IL 60605

MARGARET G. LASS GARDNER, AND HER SUCCESSOR, AS TRUSTEE OF THE CLARENCE 2006 PERSONAL RESIDENCE TRUST, DATED NOVEMBER 7, 2006  
N1208 S. HIGHWAY 120  
LAKE GENEVA, WI 53147

PREPARED BY: B.W. SURVEYING, INC.  
412 N. PINE STREET  
BURLINGTON, WI 53105  
(262)-767-0225  
JOB NO. 8872-CSM

LEGAL DESCRIPTION:

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4211 AS RECORDED JANUARY 6, 2009 IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR WALWORTH COUNTY, WISCONSIN IN VOLUME 27 OF CERTIFIED SURVEY MAPS, PAGE 6 AS DOCUMENT NO. 752170, AND PART OF LANDS LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, ALL BEING PART OF THE NORTHEAST 1/4, NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF LINN, WALWORTH COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 24; THENCE NORTH 01°27'37" WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 SECTION 1196.86 FEET; THENCE NORTH 88°32'23" EAST 217.00 FEET; THENCE SOUTH 01°27'37" EAST 35.00 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 01°27'37" WEST 35.00 FEET; THENCE SOUTH 88°32'23" WEST 167.00 FEET TO A POINT ON THE EASTERLY LINE OF STATE TRUNK HIGHWAY "120"; THENCE NORTH 01°27'37" WEST ALONG SAID EASTERLY LINE 268.57 FEET; THENCE NORTH 01°24'07" EAST ALONG SAID EASTERLY LINE 200.25 FEET; THENCE NORTH 01°27'37" WEST ALONG SAID EASTERLY LINE 353.30 FEET; THENCE SOUTH 83°10'48" EAST 896.78 FEET; THENCE NORTH 89°17'45" EAST 719.49 FEET; THENCE SOUTH 01°27'37" EAST 186.88 FEET; THENCE SOUTH 83°43'00" WEST 414.0 FEET MORE OR LESS TO A POINT IN THE CENTER LINE OF THE NORTH BRANCH OF NIPPERSINK CREEK; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE TO A POINT THAT IS NORTH 88°32'23" EAST 840.7 FEET MORE OR LESS FROM THE PLACE OF BEGINNING; THENCE SOUTH 88°32'23" WEST 840.7 FEET MORE OR LESS TO THE PLACE OF BEGINNING. CONTAINING 21.04 ACRES OF LAND MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, ROBERT J. WETZEL, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT AT THE DIRECTION OF THE TRI-STATE FARMS LLC, OWNER AND MARGARET G. LASS GARDNER AND HER SUCCESSOR, AS TRUSTEE OF THE CLARENCE 2006 PERSONAL RESIDENCE TRUST, DATED NOVEMBER 7, 2006, I HAVE SURVEYED THE LAND DESCRIBED HEREON AND THAT THE MAP SHOWN IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LOT LINE ADJUSTMENT THEREOF AND THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE SUBDIVISION CONTROL ORDINANCE OF THE TOWNSHIP OF LINN AND THE SUBDIVISION CONTROL ORDINANCE, WALWORTH COUNTY, WISCONSIN.

DATED THIS 27TH DAY OF FEBRUARY, 2015.

  
ROBERT J. WETZEL S-1778



CERTIFIED SURVEY MAP NO.

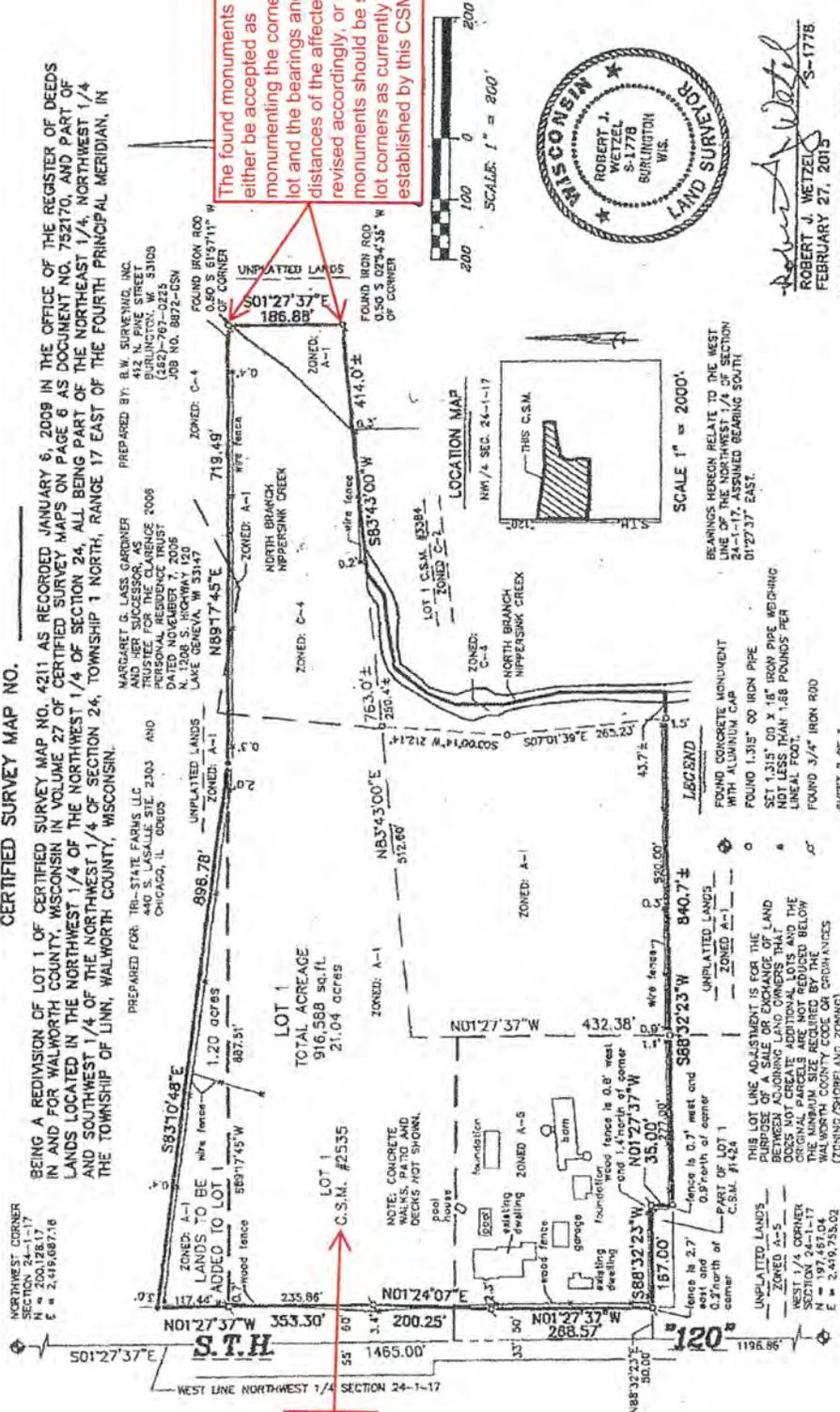
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PREPARED FOR: TRI-STATE FARMS LLC  
440 S. LASALLE ST. 2303  
CHICAGO, IL 60605

PREPARED BY: B.W. SURVEYING, INC.  
412 N. PINE STREET  
BURLINGTON, WISCONSIN 53103  
(262)-767-0223  
BURLINGTON, WISCONSIN 53103  
JOB NO. 8972-CSN

MARGARET G. LASS, GARDNER  
AND HER SUCCESSOR, AS  
TRUSTEE FOR THE CLARENCE 2008  
TRUST, SUCCESSOR TRUST,  
DATED NOVEMBER 7, 2008  
N. 1208 S. HAWKWAY 120  
LAKE OSBEVA, WISCONSIN 53147

The found monuments should either be accepted as monumenting the corners of the lot and the bearings and distances of the affected lot lines revised accordingly, or new monuments should be set at the lot corners as currently established by this CSM.



Assuming this was a previous CSM over this parcel or a portion of it, is it relevant to note it anymore?



*Robert J. Wetzel*  
ROBERT J. WETZEL  
S-1778  
FEBRUARY 27, 2015

THIS INSTRUMENT DRAFTED BY RICHIE P. MENZEL

SCALE 1" = 2000'

BEARINGS HEREON RELATE TO THE MEAN LINE OF THE NORTHWEST 1/4 OF SECTION 24-1-17, ASSUMED BEARING SOUTH 01°27'37" EAST.

FOUND CONCRETE MONUMENT WITH ALUMINUM CAP  
FOUND 1.315" OD X 18" IRON PIPE W/GRINDING SET 1.315" OD X 18" IRON PIPE W/GRINDING NOT LESS THAN 1.58 POUNDS PER LINEAL FOOT.  
FOUND 3/4" IRON ROD

THIS LOT LINE ADJUSTMENT IS FOR THE PURPOSE OF A SALE OR EXCHANGE OF LAND BETWEEN ADJOINING LAND OWNERS THAT RESULTS IN THE ADJUNCTION OF LOTS AND THE ORIGINAL PARCELS ARE NOT TO BE BELOW THE MINIMUM SIZE REQUIRED BY THE WALWORTH COUNTY CODE OR ORDINANCES (ZONING/SHORELAND ZONING)

SHEET 2 OF 3

There are two Sheet 3's.  
Notary Certificates are missing.  
Town of Linn and City of Lake Geneva Approval Certificates are missing.

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

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4211 AS RECORDED JANUARY 6, 2009 IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR WALWORTH COUNTY, WISCONSIN IN VOLUME 27 OF CERTIFIED SURVEY MAPS, PAGE 6 AS DOCUMENT NO. 752170, AND PART OF LANDS LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, ALL BEING PART OF THE NORTHEAST 1/4, NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF LINN, WALWORTH COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

I, EDWARD MCCARTHY AS MANAGER OF TRI-STATE FARMS, LLC, AND I, MARGARET G. LASS GARDNER, AS TRUSTEE FOR THE CLARENCE 2006 PERSONAL RESIDENCE TRUST, DATED NOVEMBER 7, 2006, HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

EDWARD MCCARTHY \_\_\_\_\_ MANAGER

*Margaret G. Lass Gardner*  
MARGARET G. LASS GARDNER AND HER SUCCESSOR,  
AS TRUSTEE FOR THE CLARENCE 2006 PERSONAL  
RESIDENCE TRUST, DATED NOVEMBER 7, 2006

"THIS LOT LINE ADJUSTMENT IS FOR THE PURPOSE OF A SALE OR EXCHANGE OF LAND BETWEEN ADJOINING LAND OWNERS THAT DOES NOT CREATE ADDITIONAL LOTS AND THE ADDITIONAL PARCELS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED BY THE WALWORTH COUNTY CODE OF ORDINANCES (ZONING/SHORELAND ZONING)."

DATED THIS 27TH DAY OF FEBRUARY, 2015.

*Robert J. Wetzel*  
ROBERT J. WETZEL S-1778



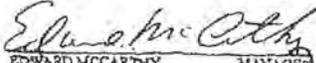
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A REVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 411 AS RECORDED JANUARY 6, 2009 IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR WALWORTH COUNTY, WISCONSIN IN VOLUME 27 OF CERTIFIED SURVEY MAPS, PAGE 6 AS DOCUMENT NO. 71170, AND PART OF LANDS LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, ALL BEING PART OF THE NORTHEAST 1/4, NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 17 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF LDN, WALWORTH COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

I EDWARD MCCARTHY AS MANAGER OF TRI-STATE FARMS, LLC, AND I, MARGARET G. LASS GARDNER, AS TRUSTEE FOR THE CLARENCE 2006 PERSONAL RESIDENCE TRUST, DATED NOVEMBER 7, 2006, HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREOF.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

  
EDWARD MCCARTHY MANAGER

MARGARET G. LASS GARDNER AND HER SUCCESSOR,  
AS TRUSTEE FOR THE CLARENCE 2006 PERSONAL  
RESIDENCE TRUST, DATED NOVEMBER 7, 2006

"THIS LOT LINE ADJUSTMENT IS FOR THE PURPOSE OF A SALE OR EXCHANGE OF LAND BETWEEN ADJOINING LAND OWNERS THAT DOES NOT CREATE ADDITIONAL LOTS AND THE ADDITIONAL PARCELS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED BY THE WALWORTH COUNTY CODE OF ORDINANCES (ZONING/SHORELAND ZONING)."

DATED THIS 29TH DAY OF FEBRUARY, 2015.

  
ROBERT J. WETZEL 8-1778

