

**CITY OF LAKE GENEVA
PLAN COMMISSION MEETING**

MONDAY, JUNE 15, 2015 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

Agenda

1. Meeting called to order by Mayor Connors.
2. Roll Call.
3. Approve Minutes of May 18, 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 Halvar Petersen for Geneva Java, 252 Center Street, Lake Geneva, WI 53147 for a new exterior sign at the storefront at Tax Key No. ZOP 00258.
 - B. Application by Venture Investment Partners, LLP, PO Box 460, Lake Geneva, WI 53147, for new exterior siding and colors at 251 Cook Street, Tax Key No. ZOP00252A.
 - C. Application by Kinga Miceusz for @Properties, 239 Cook Street, Lake Geneva, WI 53147, for new exterior awnings and signage at 880 W Main Street, Tax Key No. ZOP 00337.
 - D. Application by Michelle Woolard N3169 Acacia Road, and Samantha Strenger, 721 Geneva Street, Lake Geneva, WI 53147 for Good Vibes, for new exterior storefront colors and signage for the property at 234 Broad Street, at Tax Key No. ZOP 00257.
 - E. Application by Sarah Hamick, for JAYNE, for new exterior signs 771 W. Main Street, Tax Key No. ZOP 00267.
 - F. Application for reconsideration 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.
7. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted by Kathleen B. King Trust, Patricia A Weitz, Trustee, 15509 S. Duncan Road, Oak Forest, IL 60452 for the parcel at 406 Curtis Street, Tax Key No. ZA124300002.
8. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted by Philip & Kay Barrett, 234 W. Main Street, Lake Geneva, WI 53147 for the parcel at 234 W. Main Street, Tax Key No. ZPI 00013.
9. 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. Note this application was removed by the applicant for consideration until DNR approval is obtained.
10. Public Hearing and recommendation on a Conditional Use Application filed by Scott DeParvine & Ashlee Box agents for Mariane E Weigley, 38137 N. Bolton Place, Antioch, IL 60002, to construct a Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at a vacant lot on Pine Tree Lane, Tax Key No. ZSY 00025.

11. Review and Recommendation on an Application for a Comprehensive Plan Amendment to change from Single-Family Residential Urban to Institutional and Community Services, and to start the Public Review process and set a Public Hearing on said matter before a joint meeting of the Plan Commission and City Council, submitted by James Gottinger, for Lake Geneva Joint 1 School District, 208 South Street, Lake Geneva, WI 53147 for the parcel at 833 Wisconsin Street, Tax Key No. ZOP 00100.

12. Adjournment

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

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

Posted 6/12/15

**CITY OF LAKE GENEVA
PLAN COMMISSION MEETING**

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

MINUTES

1. Meeting called to order at 6:32 pm by Mayor Connors.

2. Roll Call

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

3. Approve Minutes of April 20, 2015 Plan Commission meeting as distributed.

MOTION #1

Flower/Skates moved to approve the minutes of April 20, 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.

PUBLIC SPEAKER #1 – Penny Roar - 951 S. Lake Shore Drive, LG

She stated her concerns and suggestions regarding agenda item #13 Hillmore Lake Development proposal.

PUBLIC SPEAKER #2 – Terry O’Neil - 954 George Street, LG

He stated his concerns regarding agenda item #13 Hillmore Lake Development proposal.
Furthermore stating ‘we’ do not need or want an artificial lake in the heart of Lake Geneva to facilitate Housing Development and he feels it does not agree or fit with the Master Plan as a “Recreation Facility”.

PUBLIC SPEAKER #3 – Mary-Jo Fesenmeyer – 955 George Street, LG

She stated her concerns regarding agenda item #13 Hillmore Lake Development proposal.
She pointed out that people of this community wanted this land preserved as rural holding and people voted for saving the property as rural holding.

PUBLIC SPEAKER #4 – Richard Mellman – N1991 S Lake Shore Drive, LG

Speaking as a member of the community organization Care For Lake Geneva.
He stated his concerns regarding agenda item #13 Hillmore Lake Development proposal.
He is against the rezoning of this property.

5. Acknowledgment of Correspondence - NONE

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.

MOTION #2

Kupsik/Adams moved to approve the 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.
The motion carried unanimously.

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.

DISCUSSION

Brief discussion by the Commissioners regarding the details of the application.

MOTION #3

Kupsik/Flower moved to approve the 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.
The motion carried unanimously.

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.

DISCUSSION

Flower suggested the sign be cream with pink polka dots to look more like the other signs.

MOTION #4

Kupsik/Skates moved to approve the 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.
The motion carried 6/1 with Flower voting No.

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.

DISCUSSION - Peter Jergens (agent) – 133 Darwin, LG

Peter Jergens addressed the commission regarding details of the application.

He passed around samples of materials for review. There was a brief discussion amongst Jergens and the commissioners to clarify some of the details of the application.

MOTION #5

Skates/Gibbs moved to approve the application by Peter Jergens 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. The motion carried unanimously.

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.

MOTION #6

Flower/Adams moved to approve the 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.
The motion carried unanimously.

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.

DISCUSSION

Inspector Robers and Slavney gave a brief overview of the details of the application.

Slavney stated he would much prefer the reversal of colors as discussed with the Inspector and the applicant.

Flower stated that she does not think that it matches with the downtown design in Lake Geneva.

Design of the signage does not sit well with many of the commissioners. It looks like a factory or smog.

It should match in color and style to neighboring downtown businesses and perhaps they should drop the logo image. Commissioner Adams suggested just the cloud and not the building images.

MOTION #7

Flower/Skates moved to deny the application for a new exterior sign at 772 W. Main Street, Tax Key No. ZOP 00321. The motion to deny was carried unanimously.

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.

MOTION #8

Flower/Mayor Connors moved to approve the 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. The 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

Inspector Robers stated that the applicant has redesigned to have completely on his property. Requesting to continue to the next meeting.

MOTION #9

Skates/Mayor Connors moved to continue the Public Hearing and the 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 – to the June Planning Meeting. The motion carried unanimously.

- 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.**

DISCUSSION - Paul Ochalek (agent) N53W34959 Road B, Okauchee, WI 53069

Ochalek addressed the commission regarding the details of the application. Inspector Robers confirmed that the Fire Department has no issues with the approval of this application.

PUBLIC SPEAKERS - None

MOTION #10

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

MOTION #11

Kupsik/Gibbs moved to approve the 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, to include staff recommendations, finding of facts and letter from the Fire Department dated 4-29-15. The motion carried unanimously.

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.

DISCUSSION – Samantha Strenger (agent) – 721 Geneva Street, LG

Strenger addressed the commission briefly regarding the details of the application. Inspector Robers also addressed the commission to clarify details further.

PUBLIC SPEAKERS - None

MOTION #12

Kupsik/Adams moved to close the public hearing. The motion carried unanimously.

MOTION #13

Kupsik/Skates moved to approve the 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 to include the following: staff recommendations, Finding of facts, Fire Department recommendations, the inclusion of a rear gate and a fence. The motion carried unanimously.

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.

DISCUSSION – Frank Clepitch(agent/architect)

He gave a brief presentation regarding the details of the application and history of the property.

Slavney addressed the commission with further details regarding zoning history and requirements for zoning related to this application. There was also some discussion amongst the Inspector and the commissioners to clarify what is being requested.

PUBLIC SPEAKERS - None

MOTION #14

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

MOTION #15

Kupsik/Flower moved to approve the 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, to include staff recommendations and Finding of facts. The motion carried unanimously.

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.

DISCUSSION – Josh Basso (Basso Builders) and Warren Hansen (Farris & Hansen)

There was general discussion amongst the commission and applicants regarding the details of the application.

Elimination of one building has been done, reducing 30 units to 28 units. Grading was discussed. Parking will accommodate 97 cars (3 per unit) including stalls and garages. Storm Water basins were discussed. Vacation rental is NOT approved.

Material Samples were brought in by Josh Basso and passed around to the commissioners. A Speed Table is being utilized to deter traffic from the Manning Way exit and also written into the lease that Manning Way is to be used only as an emergency exit.

Green space increased by 59%. There was some discussion regarding the landscape buffering along the property line of the Caboose'. They will be building in a wooded area thereby maintaining as many of the existing trees and vegetation as possible. Slavney stated all landscaping requirements have been met.

There was extensive discussion about issues with driving onto the Bike Path. It was pointed out that this has been a concern for some time not just with this development and perhaps the Police Department needs to be involved in the growing issues of safety related to the Bike Path.

Flower had safety concerns with the western driveway and Slavney suggested that they make it an "IN" entry only. Flower agreed this would help.

PUBLIC SPEAKER #1 - Manford Boos – 301 E. Townline Road, LG (Caboose Owner)

Boos thanked Basso for the changes they have already made but voiced his concerns regarding building #2 specifically. He is concerned that the Basso residents will be able to look down onto the Caboose properties due to a height difference and feels this is a big concern. He is also concerned about density, proximity of building #2 to the Caboose' properties etc.

PUBLIC SPEAKER #2 - Cheryl Ryan – 795 Curtis Street, LG

She voiced her concerns and questions regarding the BASSO Development project.

Concerns: Property Value Concerns, Pets Running Loose
Outdoor Storage/Garbage/Personal Belongings Unkempt

Questions: Month to Month? Adults only? How many people will reside in each unit?
Parking – where will excess cars be parked? Pet Policy? Etc.

PUBLIC SPEAKER #3 - Bernice Filler - 505 Manning Way, LG

She stated that she is devastated that this is happening and voiced her concerns regarding the BASSO Development project, specifically the effect on Nature, bike path, property values, Manning Way exit, traffic issues etc.

PUBLIC SPEAKER #4 - Maureen Ziggenhorne – 301 E. Townline Road, LG (Caboose owner)

She voiced her concerns regarding the BASSO Development project, specifically density and proximity of building #2, water runoff, Manning Way etc.

PUBLIC SPEAKER #5 - Jan Peterson – 721 S. Curtis Street, LG

She voiced her concerns regarding the BASSO Development project and will be very sad to see the bike path gone.

PUBLIC SPEAKER #6 - Sheila Campbell – 301 E. Townline Road, LG (Caboose Owner)

She voiced her concerns regarding the BASSO Development project and would like to know what 'existing' and new vegetation means? She also has concerns regarding the bike path as it relates to safety and traffic issues on Curtis Street.

PUBLIC SPEAKER #7 - Penny Roar - 951 S. Lake Shore Drive, LG

She voiced her concerns regarding the BASSO Development project as it relates to the effect on nature and the conservation area.

PUBLIC SPEAKER #8 - Tim Dunn - 499 Manning Way, LG

Regarding the BASSO Development project, he asked if there will be any basements? He also voiced his concerns regarding parking and loss of property value.

PUBLIC SPEAKER #9 - Caboose D Owner (Name not given)

She voiced her concerns regarding the BASSO Development project related to noise and loss of property value etc.

DISCUSSION/RESPONSE – Warren Hanson (Farris & Hansen)

Hanson responded briefly to some of the public speaker's concerns.

PUBLIC SPEAKER #10 – Manford Boos – 301 E townline Road, LG (Caboose Owner)

What is the difference in elevation from caboose to building #2?

DISCUSSION/RESPONSE – Warren Hanson (Farris & Hansen)

Hanson responded briefly to some of the public speaker's concerns.

MOTION #16

Kupsik/Adams moved to close the public hearing. The motion carried unanimously.

DISCUSSION

There was general discussion amongst the commission regarding the details of the application.

Mayor Connors requested the densities of the surrounding properties. Inspector Robers stated that the Caboose Condominiums were about 13.1 units per acre and single family is 4 units per acre (SR4 zoning).

Attorney Draper commented that if there is no motion to approve or disapprove (by the Plan Commission), then the City Council can have a public hearing and they can then take a vote on it.

MOTION #17

Kupsik/Mayor Connors moved to approve the 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, to include all of the staff recommendations, the report from the GIA consultants and finding of facts. The item was approved 5/2 (Gibb and Flower).

***PLEASE NOTE:**

Staff had no objection to this request. The development will act as a buffer between the single family development to the North and the Multi Family Planned Development to the South West. The Developer has worked with staff to alleviate most of the concerns that were brought up in previous meetings and staff requirements. The density requirement falls well below the allowable standards within the Multi Family residential district - MR8 zoning district. Therefore staff recommends approval of the group development with any Plan Commission requirements.

DISCUSSION

Commissioner Kupsik and Adams stated that they feel Basso has done a good job addressing the issues of concern. Commissioner Flower still has concerns regarding the safety, parking and density issues.

**** AMENDMENT MOTION # 1 –** Mayor Connor/Kupsik moved to amend the motion to include a speed table with border of Manning Way, to assign the Western driveway for entry only and to make sure the concrete pads are adequately sized for the refuse containers. In addition, there should be some sort of bollards or obstacle placed at both ends across the bike trail. The AMENDMENT motion carried unanimously.

DISCUSSION

There was extended conversation by the Commissioners regarding the bike path safety.

Kupsik concluded that perhaps because this has been an on-going issue, it may be time for the Police Department to review and get more involved in the clean up and patrol of the bike path. Further discussion related to the bike path safety issue in relation to the Manning Way exit and grading contours related to the wetlands.

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.

DISCUSSION - Brian Pollard - Fairwyn Development/SEE TAPE 2:25

(Southland Farms – Old Raceway Park)

Pollard gave a brief overview of the conceptual Design and re-development.

DISCUSSION - Rick Zurk (agent) – Orleans Homes

Zurk gave a Power Point presentation and discussed the conceptual Design and re-development details.

There was discussion amongst the Commissioners, Presenters, Slavney, Administrator Jordan and Attorney Draper clarifying different aspects of the presentation and conceptual design of the re-development. An EMS impact report was requested by City Administrator Jordan.

13. Review and discussion of a Preliminary Conceptual Design for a Planned Development of Hillmore Lake Development by John M Ford of Tempo Development Inc., 11921 S. Hubbard Street, Palos Park, IL 60464.

DISCUSSION - Chuck Platz & Mike Ford (presenters)

There was a general discussion and overview of the preliminary conceptual design for a planned development of Hillmore Lake. Ford addressed the commission with his presentation on the Hillmore Lake project, creating a 40 acre lake and housing development.

GUEST SPEAKER - Jim Gaugart – Center Street, LG (Former Owner of Hillmore)

Gaugart addressed the Commission regarding the struggles of running a stand-alone Golf Course today, stating that it is brutal. He mentioned several local area courses that have now closed down. He stated that it is just cost prohibitive. He is open and willing to share his 40 yrs in the golfing industry if anyone has any further questions. He also pointed out that there are at least 25 very nice courses within a 10-12 mile radius of Lake Geneva.

DISCUSSION Cont'

There was continued discussion about the proposed lake. The lake concept is that it would be 10 – 12 ft deep in the center and gradually come back up to shore line. The ground water and well would supply it and then cap off. It would maintain itself. They discussed putting a traffic light in at the entry on Highway 50. There would be no motorized boats – only sail and paddle boats and kayaks. The presenters stated that there is a pipeline running down the middle that Wisconsin Gas has agreed to move.

Zoning and rezoning was discussed in conjunction with our Master Plan.

Traffic impact and soil boring requirements were discussed as well as other general details.

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.

DISCUSSION

There was a brief overview and discussion by the commission.

MOTION #18

Kupsik/Gibbs moved to approve the 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, all staff recommendation and engineering recommendations.

The motion carried unanimously.

15. Adjournment

MOTION #19

Skates/Gibbs moved to adjourn the meeting at 10:19 pm. The motion carried unanimously.

/s/Jackie Gregoles, B&Z Administrative Assistant

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

STAFF REPORT
To Lake Geneva Plan Commission

Meeting Date: June 15, 2015

Agenda Item #6A

Applicant:

Halvar Petersen for Geneva Java
252 Center Street
Lake Geneva, WI 53147

Request:

Exterior signage for new business
Tax Key No. ZOP 00258

Description:

The applicant proposes to add a sign to the Monument Sign at the location for the 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:

Venture Investment Partners, LLC
251 Cook Street
Lake Geneva, WI 53147

Request:

Replace siding and change exterior color scheme
Tax Key No. ZOP 00252A

Description:

The applicant proposes to change the exterior siding and color scheme of the property. The colors meet downtown design standards and the colors do not fall within our restricted color palette.

Staff Recommendation:

The siding is in disrepair and is being replaced with a new product that is close to the original in size and is proposing a new color for the property. The style of the material and colors meet all specifications for the Downtown district. Staff's recommendation is that the siding and colors be approved as presented with any Commission amendments.

Agenda Item #6C

Applicant:

Kinga Miceusz for @Properties
880 W. Main Street
Lake Geneva, WI 53147

Request:

New Exterior Signage and Awnings on existing building, Tax Key No. ZOP 00243

Description:

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

Staff Recommendation:

The new signs and awnings meet 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:
Michelle Woolard for Good Vibes
234 Broad Street
Lake Geneva, WI 53147

Request:
New Exterior Storefront Design
Tax Key No. ZOP 00257

Description:

The applicant proposes to change the color of the existing facade, and add signage to the building. The designs meet 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:
Sarah Hamick for JAYNE
771 W Main Street
Lake Geneva, WI 53147

Request:
Replace exterior signage for business
Tax Key No. ZOP 00267

Description:

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

Staff Recommendation:

The signage and meet all specifications for the Downtown district and Sign Ordinance. Staff's recommendation is that the 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. The sign was not approved at last month's Plan Commission meeting with the biggest concern being the factory logo. The business owner states that this is his trademarked business logo and would like it included in the sign. Staff's recommendation is that the sign be approved as presented with any Commission amendments.

Agenda Item #9

Applicant:
Milliette Family LP
structure
493 Wrigley Drive
structure in the
Lake Geneva, WI 53147
Wrigley Drive.

Request:
Conditional Use approval to install an accessory
(Pier) closer to the lake than the primary
Lakeshore Overlay Zoning District at 493

Description: The applicant would like to remove his application for consideration from the Plan Commission until such time that he has a formal approval from the DNR.

Agenda Item #10

Applicant:
Scott DeParvine & Ashlee Box
existing
38137 N. Bolton Place
the Antioch, IL 60002
Residential District (SR-4).

Request:
Conditional Use to construct a new home on an
lot in a Estate Residential District (ER-1) using
setbacks for Single Family

Description:

The applicant would like to construct a new home on an existing lot in the Estate Residential District using the setback requirements of the Single Family Residential District.

Staff Recommendation:

Staff has received notice that the applicant would like to continue this until next month's Plan Commission meeting.

Agenda Item #11

Applicant:
Lake Geneva Joint 1 School District
208 South Street
Lake Geneva, WI 53147

Request:
Application to amend the Comprehensive Plan
from Single-Family Residential Urban to
Institutional and Community Services for a lot at
833 Wisconsin Street, Tax Key No. ZOP 00100

Description:

The applicant would like to construct a new parking lot on the parcel across the street from Central-Denison Elementary School. This would require an amendment to the City of Lake Geneva Comprehensive Plan.

Staff Recommendation:

Staff has recognized this as a unique and extra ordinary circumstance which would provide a mutual benefit to both the Lake Geneva School District and the City of Lake Geneva. It would provide an off-street parking area for the Staff of Central-Denison Elementary School, which would free up on-street parking during the weekdays and would also provide additional parking for City use during the weekends and summer months that is in high demand. Therefor, Staff recommends that the Plan Commission recommend to the City Council, that an expedited review process be started with the setting of a joint Public Hearing and Public Review period.

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

Zoning Administrator

Downtown Design
APPLICATION FOR CONDITIONAL USE
City of Lake Geneva

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

252 CENTER STREET LAKE GENEVA WI.
TWO STORY WHITE COLUMN BUILDING

NAME AND ADDRESS OF CURRENT OWNER:

MIKE KOCUREK
800 So. Shore LAKE GENEVA WI.

TELEPHONE NUMBER OF CURRENT OWNER:

~~262~~ 847 525-9060

NAME AND ADDRESS OF APPLICANT:

HAWK PETERSEN
7261 Hwy 50 LAKE GENEVA WI. 53147

TELEPHONE NUMBER OF APPLICANT:

262 949 5877

PROPOSED CONDITIONAL USE:

COFFEE SHOP BAKERY
DINING BBQ

ZONING DISTRICT IN WHICH LAND IS LOCATED:

CENTRAL BUSINESS

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

N/A

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

(1) MONUMENT SIGN

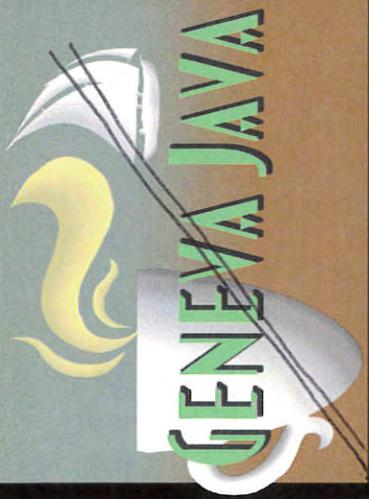
N/A CONDITIONAL Use FEE PAYABLE UPON FILING APPLICATION: \$400.00 [\$100 FOR APPLICATIONS UNDER SEC. 98-407(3)]

22 May 2015
DATE

[Signature]
SIGNATURE OF APPLICANT

**Kavanaugh
Realty**

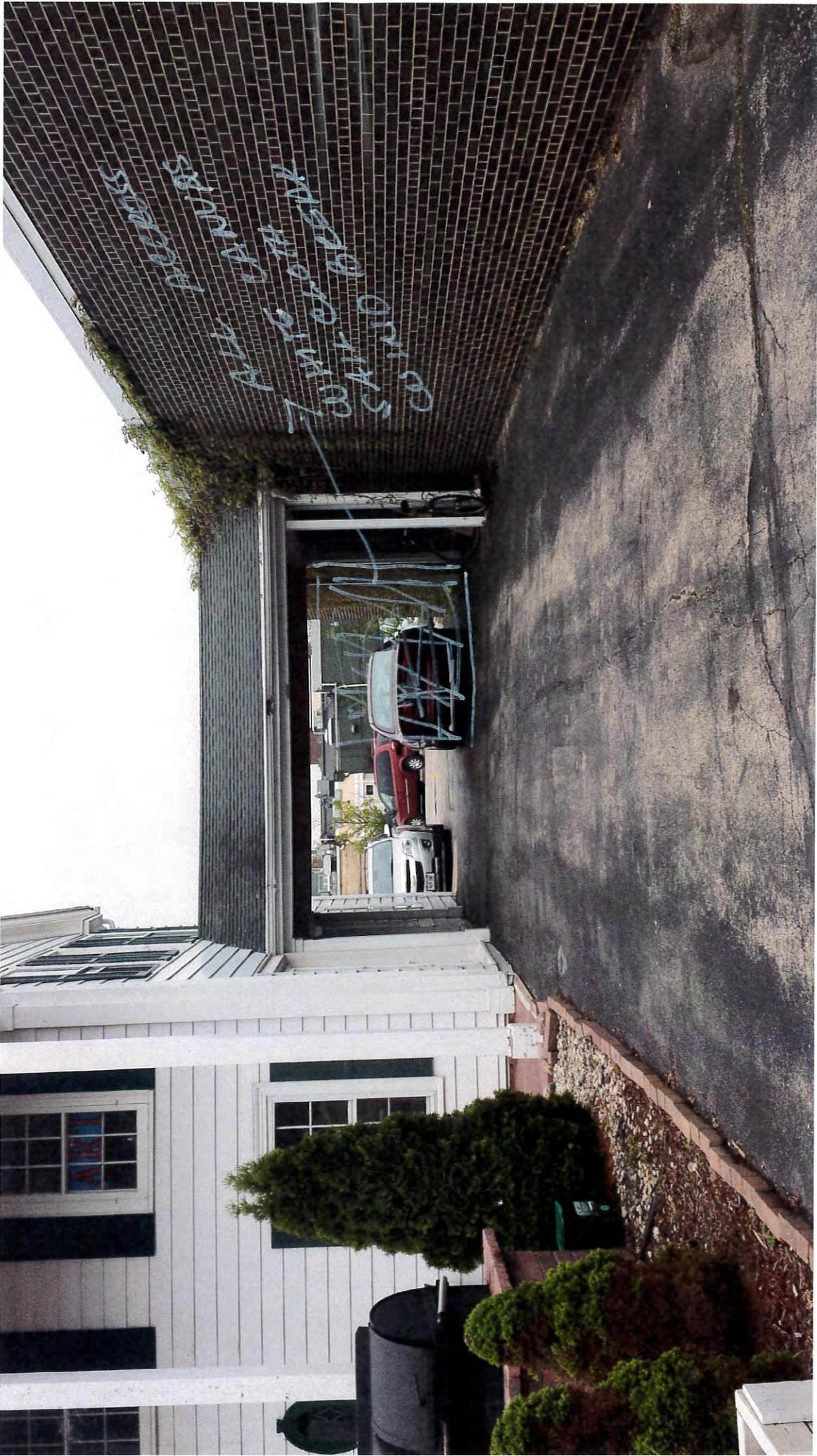
262-903-2999



**IDA'S
Salon**

815-307-2009





ALL HANDS
TURN OFF
WATER
SAND
SAND



APPLICATION FOR CONDITIONAL USE
City of Lake Geneva

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

257 ~~200~~ COOK ST. / TAX KEY # Z0P00252A / LEGAL: SOUTH 65 FEET
OF LOT 6, BLOCK 26, ORIGINAL PLAT

NAME AND ADDRESS OF CURRENT OWNER:

VENTURE INVESTMENT PARTNERS, LLP
PO BOX 460, LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: 262-903-3227

NAME AND ADDRESS OF APPLICANT:

SAME

TELEPHONE NUMBER OF APPLICANT: SAME

PROPOSED CONDITIONAL USE:

DOWNTOWN DESIGN REVIEW

ZONING DISTRICT IN WHICH LAND IS LOCATED: CENTRAL BUSINESS DISTRICT

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

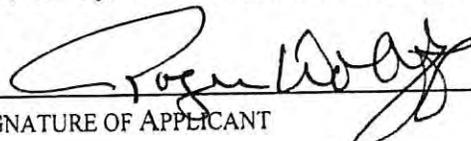
MATHER SPECIALTY - TOM FITZPATRICK - OWNER
PO BOX 480
BURLINGTON, WI 53105

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

EXTERIOR PAINTING / SIDING

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

MAY 27, 2015
DATE


SIGNATURE OF APPLICANT



1033
1034

AVEDA



THE SELLER

APPLICATION FOR DOWNTOWN DESIGN
City of Lake Geneva

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

880 Main Street Lake Geneva WI 53147

NAME AND ADDRESS OF CURRENT OWNER:

Richard Kehoe

2901 Butterfield Rd, Oak Brook IL

TELEPHONE NUMBER OF CURRENT OWNER:

630-472-5167

NAME AND ADDRESS OF APPLICANT:

@properties, Kinga Miceusz

239 Cook St. Lake Geneva WI 53147

TELEPHONE NUMBER OF APPLICANT:

773-988-0660

PROPOSED CONDITIONAL USE:

Building signage

ZONING DISTRICT IN WHICH LAND IS LOCATED:

Central business

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

South Water Signs, 934 N. Church Rd.

Elmhurst IL 60126

(630) 607. 6694

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

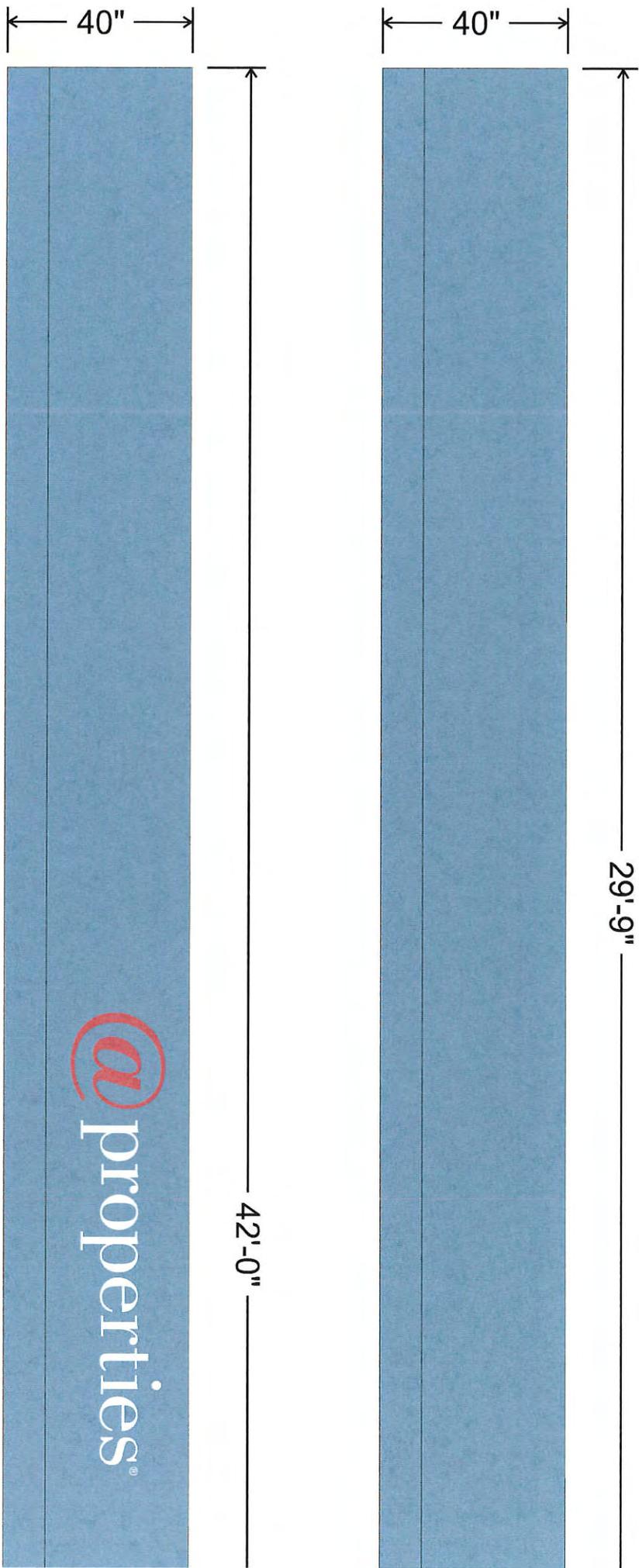
6/2/15

DATE

Kinga Miceusz

SIGNATURE OF APPLICANT

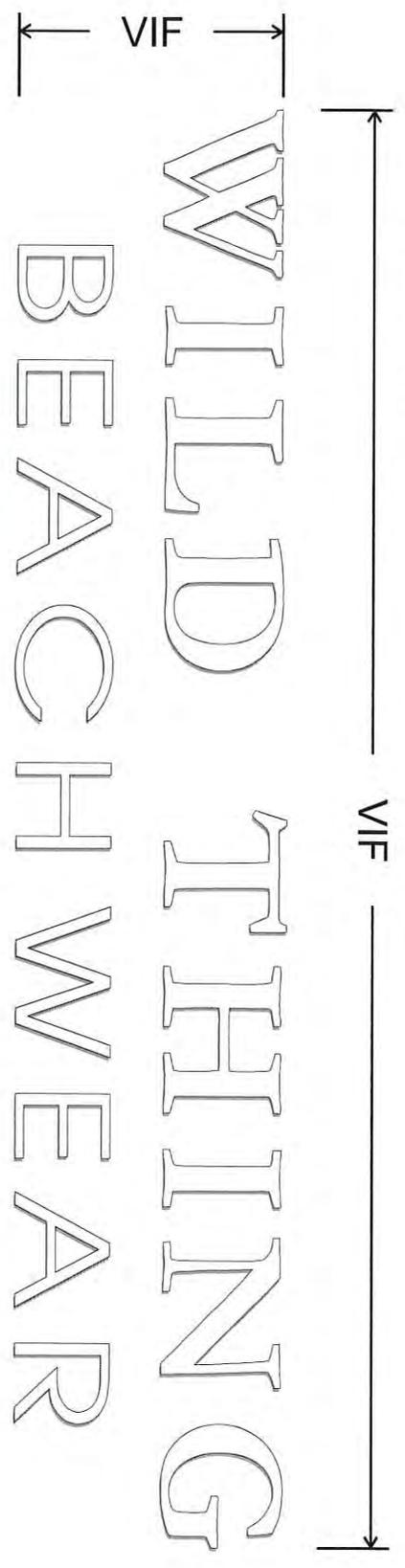
Awnings
3/8" = 1'



Blue Sunbrella Awnings (Exact Blue TBD)
Mounted to existing awning frames
"@properties" to be applied vinyl

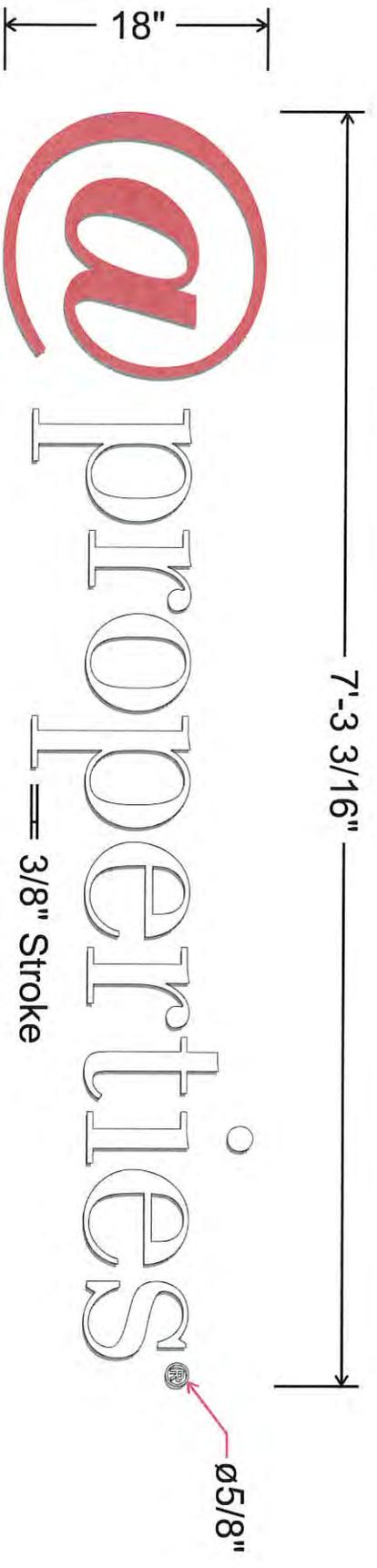
Non-illuminated FCOs
3/8" = 1'

Front Elevation



Artwork Needed

Rear Elevation



Front Elevation



Side Elevation



APPLICATION FOR DOWNTOWN DESIGN
City of Lake Geneva

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

234 Broad Street Lake Geneva, WI 53147
2,400 square feet

NAME AND ADDRESS OF CURRENT OWNER:

Richard Hermann W4920 Oakwood Dr. East Troy,
WI 53120

TELEPHONE NUMBER OF CURRENT OWNER: 262-642-2894

NAME AND ADDRESS OF APPLICANT:

Michelle Woolard N3169 Acacia Rd. Lake Geneva, WI 53147
Samantha Strenger 721 Geneva Street Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: (262)607-1018

PROPOSED ~~CONDITIONAL~~ USE:

Retail, food, + gifts. Painting what is currently
red on exterior charcoal by Benjamin Moore.
See attached swatch + pictures.

ZONING DISTRICT IN WHICH LAND IS LOCATED: Downtown Lake Geneva

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

N/A

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Juicing, food prepping, retail sales, beauty services:
Spray tanning /make up

6/8/15
DATE

Michelle J. Woolard
SIGNATURE OF APPLICANT

June 3rd, 2015

Good Vibes Juice Bar and Eatery Exterior Modifications

234 Broad Street

Sign dimensions: 9.5 feet long, 32 inches high

*Leaving the creamy white trim on the exterior as it is and painting the currently red areas in Kendall Charcoal by Benjamin Moore (see swatch)

*Will go nicely with the exterior colors of our neighbors the Cornerstone Shops and Coldwell Banker (see picture)



Treasure Hut
flowers & Gifts

Please consult Michelle Woolard (262)607-1018 or Samantha Strenger (262)994-8554 if further information is needed







*Our exterior contrast with the brick and Coldwell Banker building



*Our new exterior color against existing cream trim

APPLICATION FOR DOWNTOWN DESIGN
City of Lake Geneva

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

771 W. Main St.

Lake Geneva, WI 53147

NAME AND ADDRESS OF CURRENT OWNER:

Craig Cohen

TELEPHONE NUMBER OF CURRENT OWNER:

773 459 8274

NAME AND ADDRESS OF APPLICANT:

Sarah C Hamrick

771 W. Main St. Lake Geneva WI, 53147

TELEPHONE NUMBER OF APPLICANT:

262 348 1911

PROPOSED ~~CONDITIONAL~~ USE:

Signage

ZONING DISTRICT IN WHICH LAND IS LOCATED:

CB

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

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

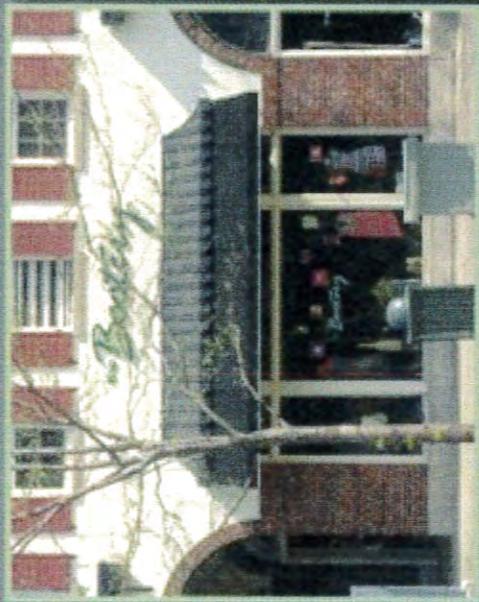
Women's Boutique

6/8/15

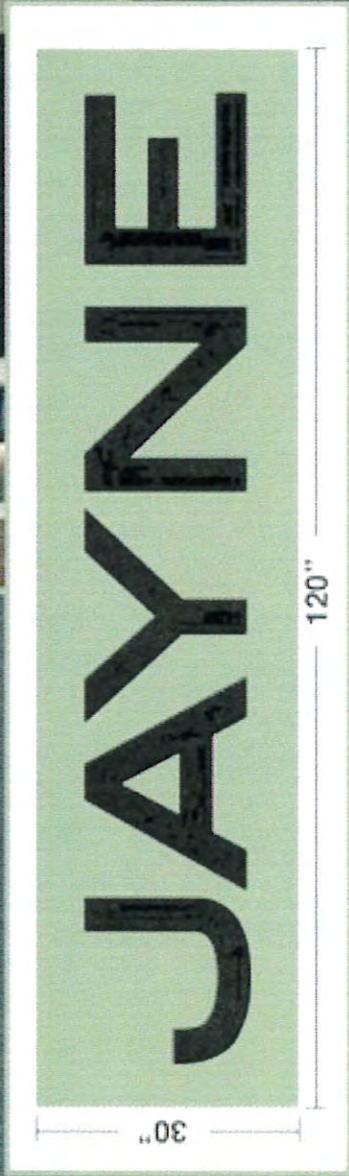
DATE


SIGNATURE OF APPLICANT

EXISTING



PROPOSED



REMOVE EXISTING SIGNAGE
INSTALL NON-LIT FCO LETTERS WITH
BACKER PANEL

This is an original drawing submitted for your personal use in connection with a project being planned for you by Signco. It is not to be reproduced in any fashion without permission by Signco incorporated. ARTWORK APPROVED 6.3.2015

signcochicago.com

Signco Inc. Melrose Park, IL Phone: 708-865-1717 FAX: 708-865-1728



EXISTING



PROPOSED

JAYNE



JAYNE

30"

120"

REMOVE EXISTING SIGNAGE
INSTALL NON-LIT FCO LETTERS WITH
BACKER PANEL

This is an engine drawing submitted for your personal use in connection with a project being planned for you by Signco. It is not to be reproduced in any fashion without permission by Signco Incorporated.
ARTWORK APPROVED 6.3.2015

Signco Inc. Melrose Park, IL Phone: 708-865-1717 FAX: 708-865-1728
signcochicago.com



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

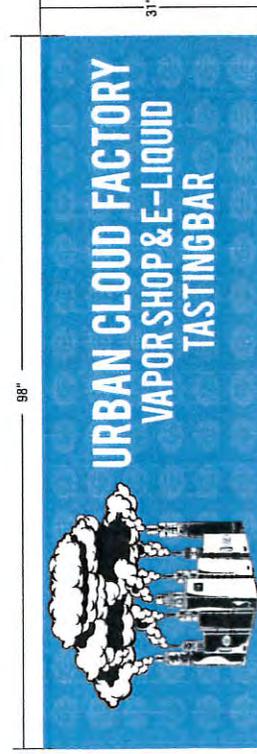
Downtown Design Permanent Sign:

Landmark Center
772 W. Main Street
Suite #102

Changes:

Text- URBAN CLOUD FACTORY
VAPOR SHOP & TASTING BAR
www.urbancloudfactory.com

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



City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW



CERTIFIED SURVEY MAP or



SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Kathleen B King Trust

Patricia A. Weitz Trustee

15509 S. Duncan Rd., Oak Forest, IL. 60452

TELEPHONE NUMBER OF CURRENT OWNER:

(708) 738-5155, 708-535-0155

NAME AND ADDRESS OF APPLICANT:

Patricia A. Weitz Trustee

Kathleen B. King Trust

15509 S. Duncan Rd, Oak Forest, IL. 60452

TELEPHONE NUMBER OF APPLICANT:

(708) 738-5155, 708, 535-0155

NAME AND ADDRESS OF SURVEYOR:

Jeffrey L. Kimps

Pathfinder Surveying, Inc.

P.O. Box 322, Lake Geneva, WI. 53147

TELEPHONE NUMBER OF SURVEYOR:

(262) 248-8303, 262-210-1290

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Owners of the Trust wish to sell one half of property
inherited at 406 Curtis Street, Lake Geneva, WI. 53147

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.

May 22, 2015
DATE

Patricia A. White
SIGNATURE OF APPLICANT

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 2 OF WALWORTH COUNTY CERTIFIED MAP No. 1243 LOCATED IN LARGE LOTS 5 AND 6 OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY OF LAKE GENEVA), AND LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

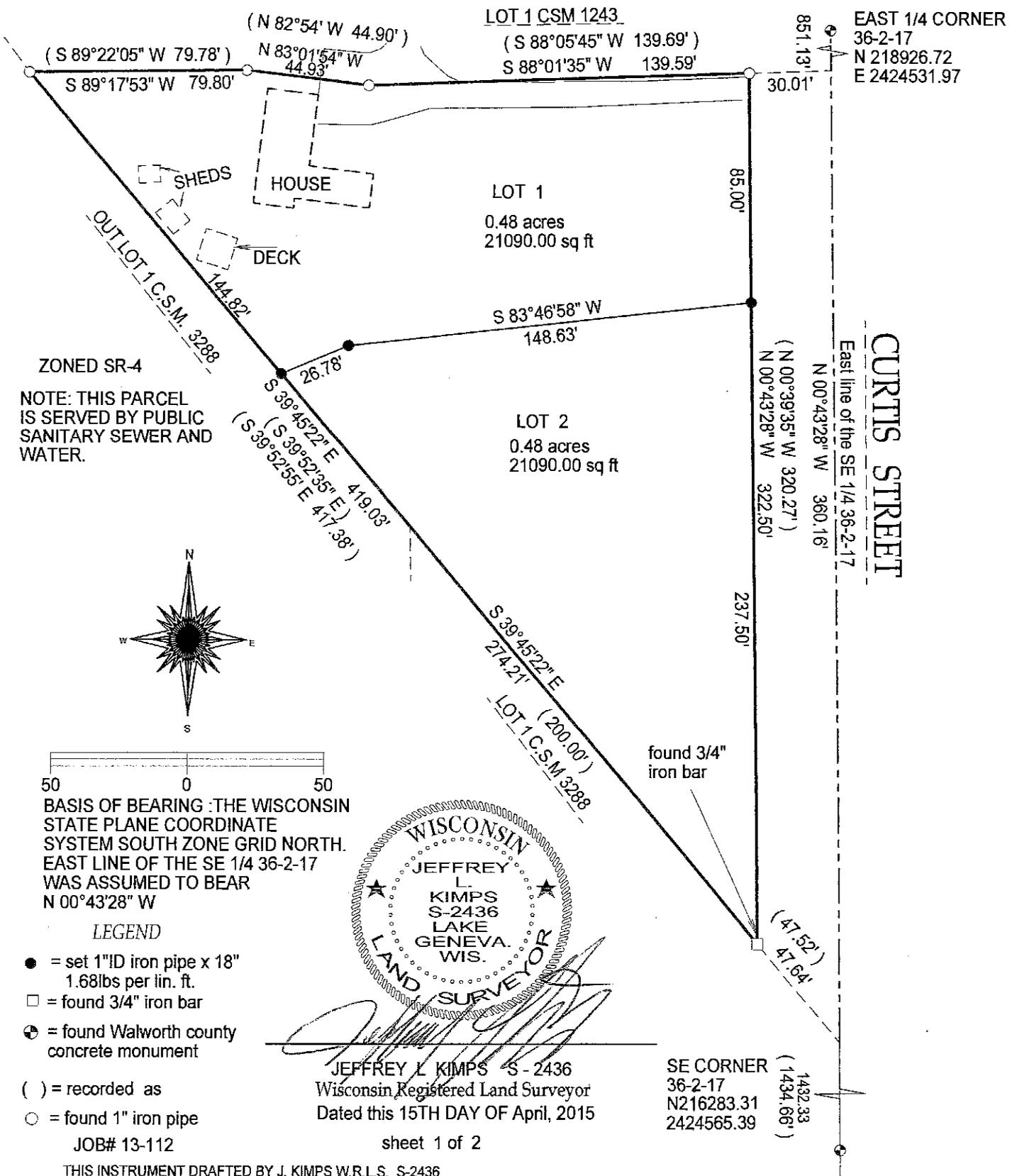
SURVEYOR

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

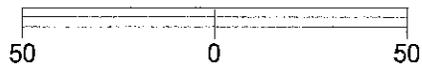
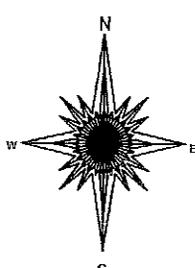
OWNERS

KATHLEEN B. KING TRUST
11033 S. RIDGEWAY
CHICAGO, IL. 60655-0000

RECORDING DATA



ZONED SR-4
NOTE: THIS PARCEL IS SERVED BY PUBLIC SANITARY SEWER AND WATER.



BASIS OF BEARING : THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE GRID NORTH. EAST LINE OF THE SE 1/4 36-2-17 WAS ASSUMED TO BEAR N 00°43'28" W

LEGEND

- = set 1" ID iron pipe x 18" 1.68lbs per lin. ft.
 - = found 3/4" iron bar
 - ⊕ = found Walworth county concrete monument
 - () = recorded as
 - = found 1" iron pipe
- JOB# 13-112

CERTIFIED SURVEY MAP NO.

A REDIVISION OF LOT 2 OF WALWORTH COUNTY CERTIFIED MAP No. 1243 LOCATED IN LARGE LOTS 5 AND 6 OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY OF LAKE GENEVA), AND LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

LEGAL DESCRIPTION:

A REDIVISION OF LOT 2 OF WALWORTH COUNTY CERTIFIED MAP No. 1243 LOCATED IN LARGE LOTS 5 AND 6 OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY OF LAKE GENEVA), AND LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE N00°43'28" W ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 36 1432.33 FEET, TO THE NE CORNER OF WALWORTH COUNTY CERTIFIED SURVEY MAP No. 3288; THENCE N 39°45'22" W 47.64 FEET TO A FOUND IRON BAR ON THE WEST LINE OF CURTIS STREET AND THE POINT OF BEGINNING; THENCE N00°43'28" W ALONG SAID WEST LINE, 322.50 FEET TO AN IRON PIPE ; THENCE S 88°01'35" W 139.59 FEET, TO AN IRON PIPE; THENCE N 83°01'54" W 44.93 FEET, TO AN IRON PIPE; THENCE S 89°17'53" W 79.80 FEET, TO AN IRON PIPE AND THE NORTHERLY LINE OF CERTIFIED SURVEY No. 3288; THENCE S 39°45'22" E , ALONG SAID NORTHERLY LINE, 419.03 FEET TO THE POINT OF BEGINNING.

SURVEYORS CERTIFICATE:

I, JEFFREY L. KIMPS, SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF THE KATHLEEN B. KING TRUST , I HAVE SURVEYED THE LAND DESCRIBED HEREON AND THAT THE MAP SHOWN IS A CORRECT REPRESENTATION OF ITS EXTERIOR BOUNDARIES AND THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE CITY OF LAKE GENEVA'S LAND DIVISION ORDINANCES.

DATED THIS 15TH DAY OF APRIL, 2015

JEFFREY L. KIMPS R.L.S. S-2436

OWNERS CERTIFICATE:

AS OWNER'S WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. I ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF LAKE GENEVA FOR APPROVAL.

DATE: _____

AUTHORIZED AGENT FOR THE KATHLEEN B. KING TRUST

STATE OF WISCONSIN) SS.
COUNTY OF WALWORTH)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2015, THE ABOVE NAMED, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC _____, WISCONSIN

CITY PLANNING COMMISSION RESOLUTION

RESOLVED: THAT THE CERTIFIED SURVEY MAP SHOWN HEREON, IN THE CITY OF LAKE GENEVA WALWORTH COUNTY, WISCONSIN. OWNER'S KATHLEEN B. KING TRUST, IS HEREBY APPROVED BY THE CITY OF LAKE GENEVA ON THIS _____ DAY OF _____, 2015.

MAYOR
JIM CONNORS

CITY CLERK
SABRINA WASWO

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW



CERTIFIED SURVEY MAP or



SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Philip + Kay Barrett
234 W. Main St.
Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: (262) 374-1235

NAME AND ADDRESS OF APPLICANT:

Philip + Kay Barrett
234 W. Main St.
Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: ()

NAME AND ADDRESS OF SURVEYOR:

Jeff Kimps, Pathfinder Surveying
P.O. Box 322
Lake Geneva, WI 53147

TELEPHONE NUMBER OF SURVEYOR: (262) 248-8303

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

To split equally 80' x 239.63' Lot into
two 80' x 119.75' (9582.61^{sq ft} + 9581.57^{sq ft}) lots.
Vacant lot would become a buildable lot
with alley + West Street access.

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.

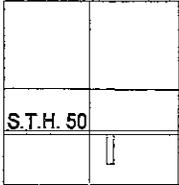
I UNDERSTAND THAT THE CITY OF LAKE GENEVA LAND DIVISION ORDINANCE REQUIRES THE CITY TO DENY LAND DIVISIONS WHICH CREATE NEW, BUILDABLE PARCELS OR LOTS WITHIN THE EXTRATERRITORIAL AREA WITH OVERALL DENSITY THAT EXCEEDS MORE THAN ONE DWELLING UNIT PER THIRTY-FIVE ACRES UNLESS THE CITY DETERMINES THAT THE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

6-8-15
DATE

Kay M. Barrett
Julie E. Barrett
SIGNATURE OF APPLICANT

CERTIFIED SURVEY MAP NO. _____

LOT 5, AND THE WEST 4 FEET OF LOT 4, BLOCK 2 OF E.D. PHILLIP'S SUBDIVISION, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

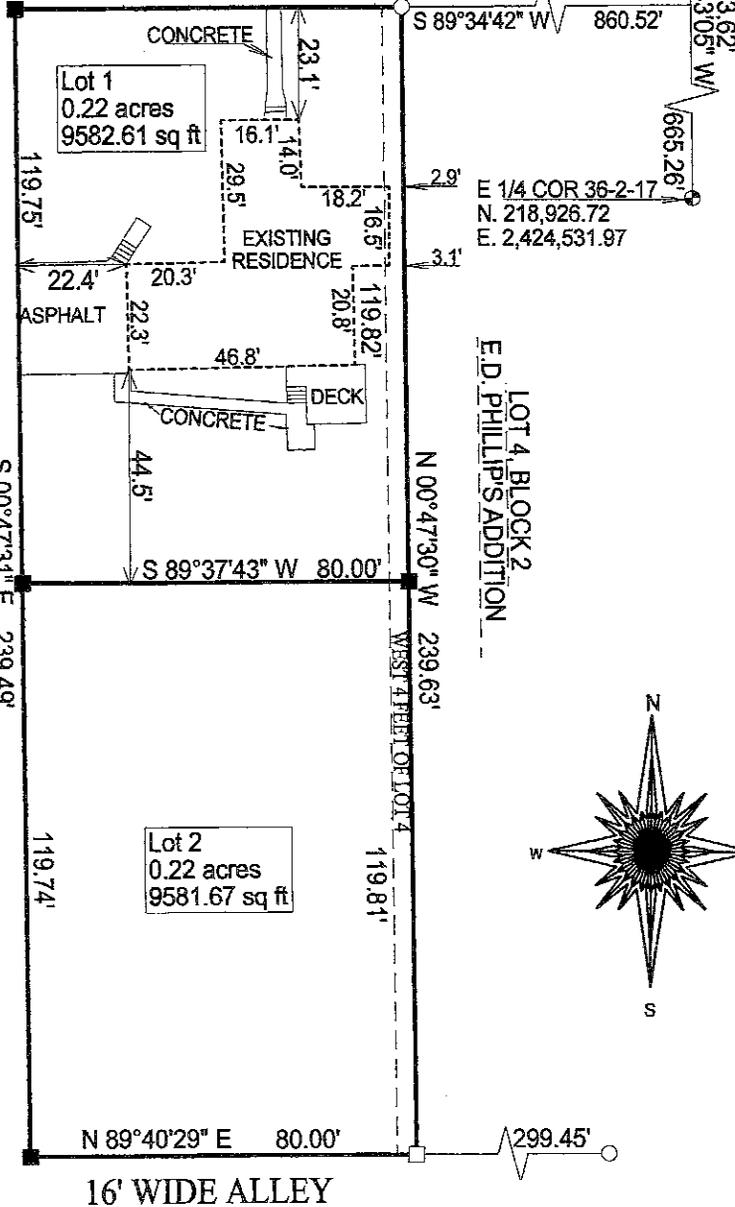


VICINITY MAP
NE 1/4 36-2-17
NOT TO SCALE

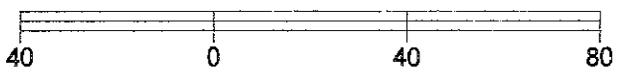
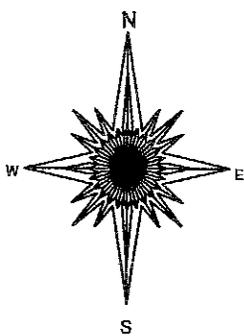
MAIN STREET

(A.K.A. "S.T.H. 50")
(WIDTH VARIES)

S 89°34'42" W 80.00'



WEST STREET
(66' WIDE)



NOTE: BEARINGS HEREON RELATED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE EAST LINE OF THE NORTHEAST 1/4 SECTION 36, T2N, R17E, WAS ASSUMED TO BEAR N 00°43'05" W

RECORDING DATA

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

OWNER
PHILLIP AND KAY BARRETT
234 MAI STREET
LAKE GENEVA, WI. 53147

NOTE: THESE PARCELS ARE SERVED BY PUBLIC SANITARY SEWER.

LEGEND
() = recorded as
○ = found 1" I.D. iron pipe
■ = set iron bar 1 1/4" X 18" 3.5 lbs per lin. ft.
⊙ = found concrete monument with brass cap



JEFFREY L KIMPS S- 2436
Wisconsin Registered Land Surveyor
Dated this 26th DAY OF MAY, 2015.

CERTIFIED SURVEY MAP NO. _____

LOT 5, AND THE WEST 4 FEET OF LOT 4, BLOCK 2 OF E.D. PHILLIP'S
SUBDIVISION, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST,
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

LEGAL DESCRIPTION:

LOT 5, AND THE WEST 4 FEET OF LOT 4, BLOCK 2 OF E.D. PHILLIP'S SUBDIVISION, LOCATED IN PART OF THE
SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE
GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST
CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE N 00°43'05" W ALONG THE EAST LINE OF SAID
NORTHEAST 1/4, 665.26 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MAIN STREET; THENCE
S 89°34'42" W ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 860.52 FEET TO A FOUND IRON PIPE AND THE
POINT OF BEGINNING; THENCE CONTINUE S 89°34'42" W, 80.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF
WEST STREET; THENCE S 00°47'31" E ALONG SAID EASTERLY RIGHT OF WAY LINE, 239.49 FEET; THENCE N
89°40'29" E, 80.00 FEET; THENCE N 00°47'30" W, 239.63 FEET TO THE POINT OF BEGINNING, SAID LAND LYING
AND BEING IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH, AND STATE OF WISCONSIN

SURVEYORS CERTIFICATE:

I, JEFFREY L. KIMPS, SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF PHILIP AND KAY
BARRETT, I HAVE SURVEYED THE LAND DESCRIBED HEREON AND THAT THE MAP SHOWN IS A
CORRECT REPRESENTATION OF ITS EXTERIOR BOUNDARIES AND THAT I HAVE FULLY COMPLIED
WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE CITY OF LAKE GENEVA'S LAND
DIVISION ORDINANCES.

DATED THIS 26th DAY OF MAY, 2015.

JEFFREY L. KIMPS R.L.S. S-2436



OWNERS CERTIFICATE:

AS OWNER'S WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE
SURVEYED, DIVIDED, MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. I ALSO CERTIFY THAT
THIS MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF LAKE GENEVA FOR APPROVAL.

DATE: _____

(PHILIP BARRETT)

(KAY BARRETT)

STATE OF WISCONSIN)
COUNTY OF WALWORTH) SS.

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2015, THE ABOVE NAMED, TO ME KNOWN
TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC _____, WISCONSIN

CITY PLANNING COMMISION RESOLUTION

RESOLVED: THAT THE CERTIFIED SURVEY MAP SHOWN HEREON, IN THE CITY OF LAKE GENEVA
WALWORTH COUNTY, WISCONSIN. OWNER'S PHILIP AND KAY BARRETT, IS HEREBY APPROVED BY
THE CITY OF LAKE GENEVA ON THIS _____ DAY OF _____, 2015.

MAYOR
(JIM CONNORS)

CITY CLERK
(SABRINA WASWO)

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 k 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, June 15, 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

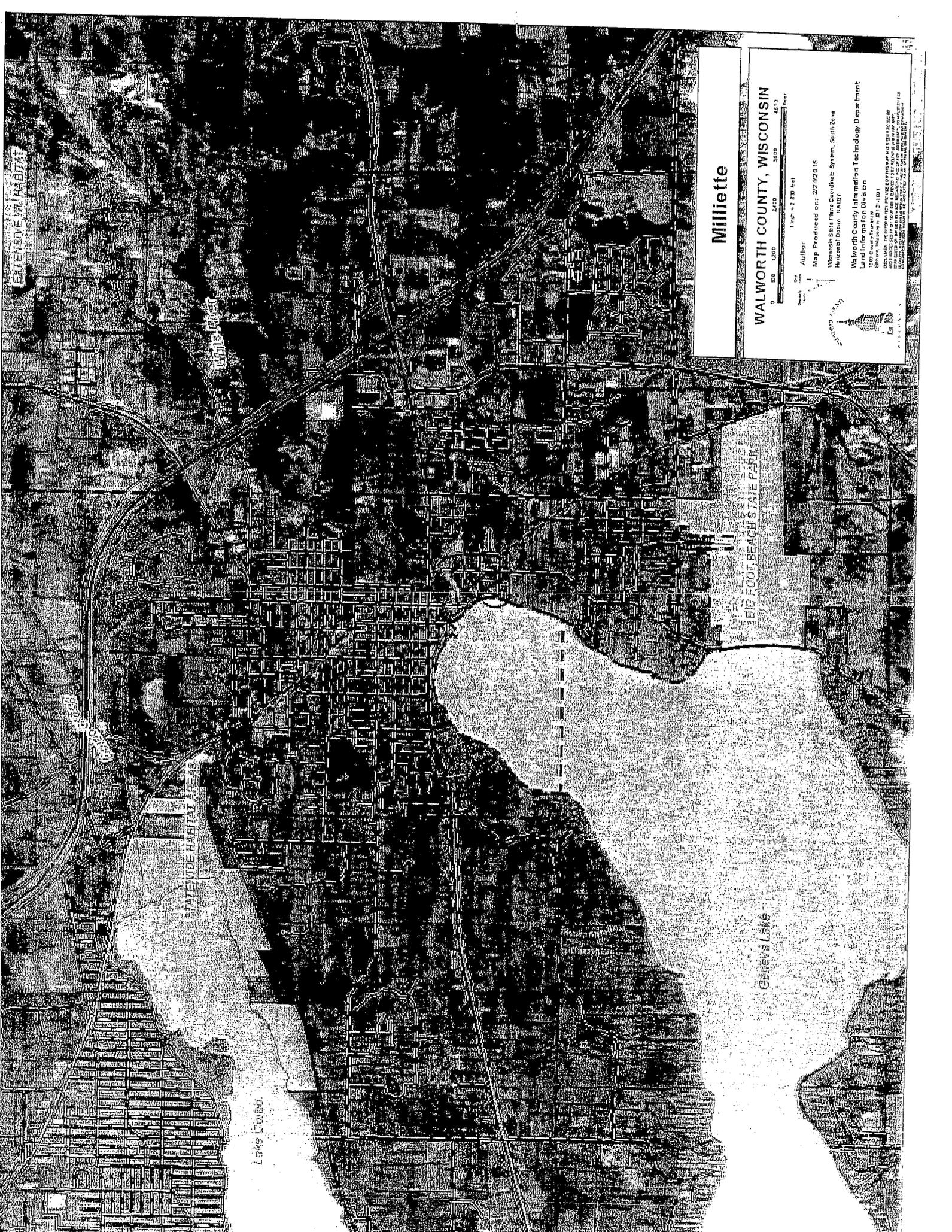
All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, June 15, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 29th 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 June 4th and 11th.



EXTENSIVE WILDRIDGES

Millette

WALWORTH COUNTY, WISCONSIN

Scale: 1 inch = 2.50 feet
0 1,000 2,000 3,000 4,000 Feet

Author: Walworth County Information Technology Department
Map Produced on: 2/24/2015
Wisconsin State Plane Coordinate System, South Zone
National datum: NAD83

Walworth County Information Technology Department
Land Information Division
300 County Trunkline
Milwaukee, WI 53212-1101
© 2015 Walworth County Information Technology Department
All rights reserved. This map and its contents are the property of Walworth County Information Technology Department. No part of this map may be reproduced without the prior written permission of Walworth County Information Technology Department.



WATERVILLE HOSPITAL

LITTLE BEACH STATE PARK

MILLETTE

MILLETTE

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

Lot #25 Pine Tree Lane, Lake Geneva

- NAME AND ADDRESS OF CURRENT OWNER:

Marianne E Weigley

2398 Pacific Ave. Apt. 207 San Francisco, CA

- TELEPHONE NUMBER OF CURRENT OWNER:

94115-1216

NAME AND ADDRESS OF APPLICANT:

Scott DiLarone + Ashlee Box

38137 N. Bolton Place Antioch, IL 60002

TELEPHONE NUMBER OF APPLICANT:

847-848-7530

PROPOSED CONDITIONAL USE:

Construction of a single-family dwelling

ZONING DISTRICT IN WHICH LAND IS LOCATED:

ER1

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

Cheryl Stinson Nick Conigliaro

Serenity Homes Elite

25123-113rd St. Trevor, WI 53179

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Excavation, construction of new home

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

5-18-15

DATE

[Signature]

SIGNATURE OF APPLICANT

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, June 15, 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 Scott L. DiParvine acting as agent for Mariane E. Weigley, Trustee, to construct 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. ZSY 000025 - PINE TREE LANE

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, June 15, 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 29th 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 June 4th and 11th.

_____ (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations;

_____ (d) A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

Single family home, will match existing.

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?

Single family home

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?

New home will match current/existing homes in area

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

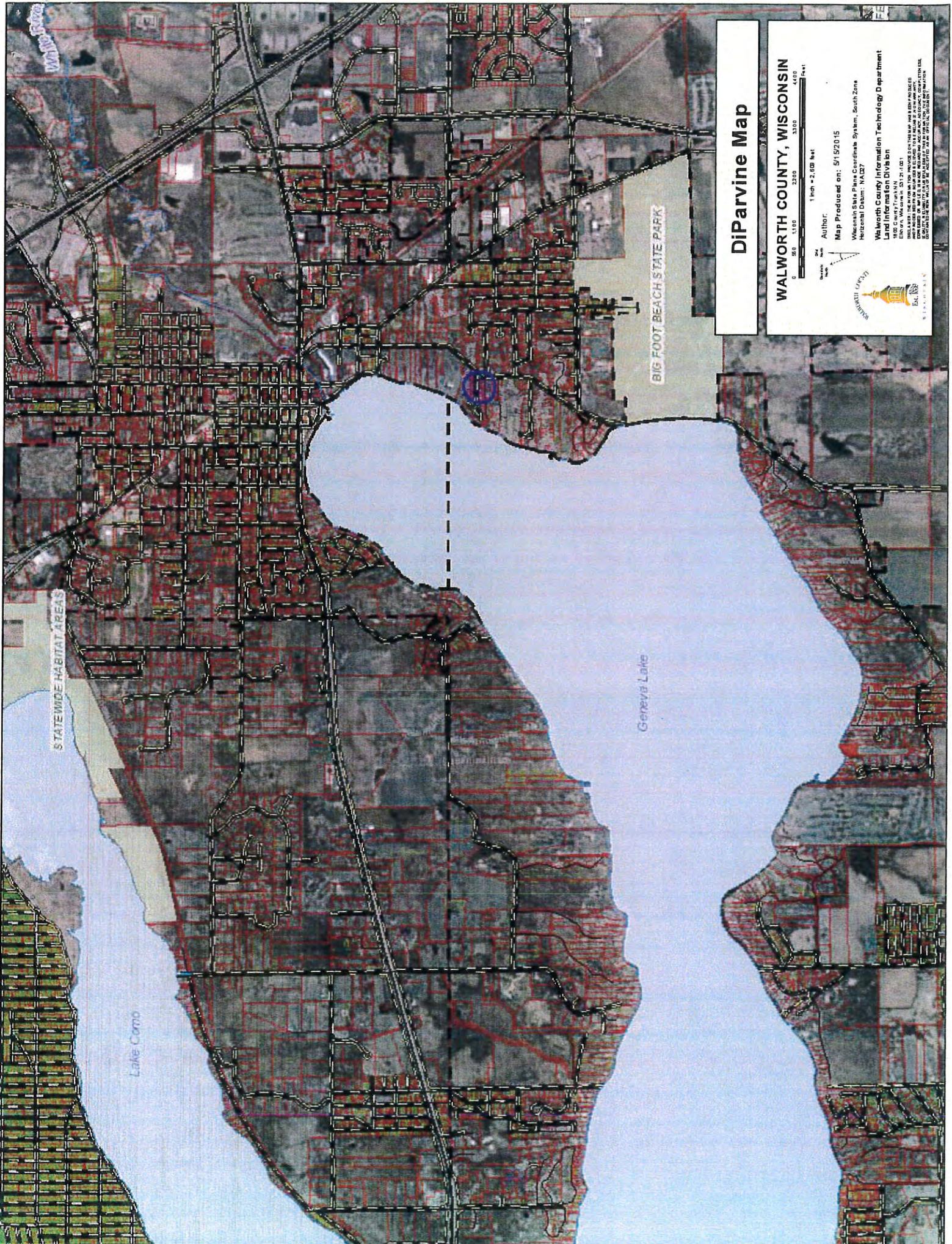
6. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 98-905(4)(b)1.-5.), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate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

Yes

IV.FINAL APPLICATION PACKET INFORMATION

- ____ Receipt of 5 full scale copies in 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: _____





Diparvine Map

WALWORTH COUNTY, WISCONSIN



1 inch = 2,000 feet

Author:

Map Produced on: 5/15/2015

Wisconsin State Plane Coordinate System, South Zone

Horizontal Datum: NAD83

Walworth County Information Technology Department

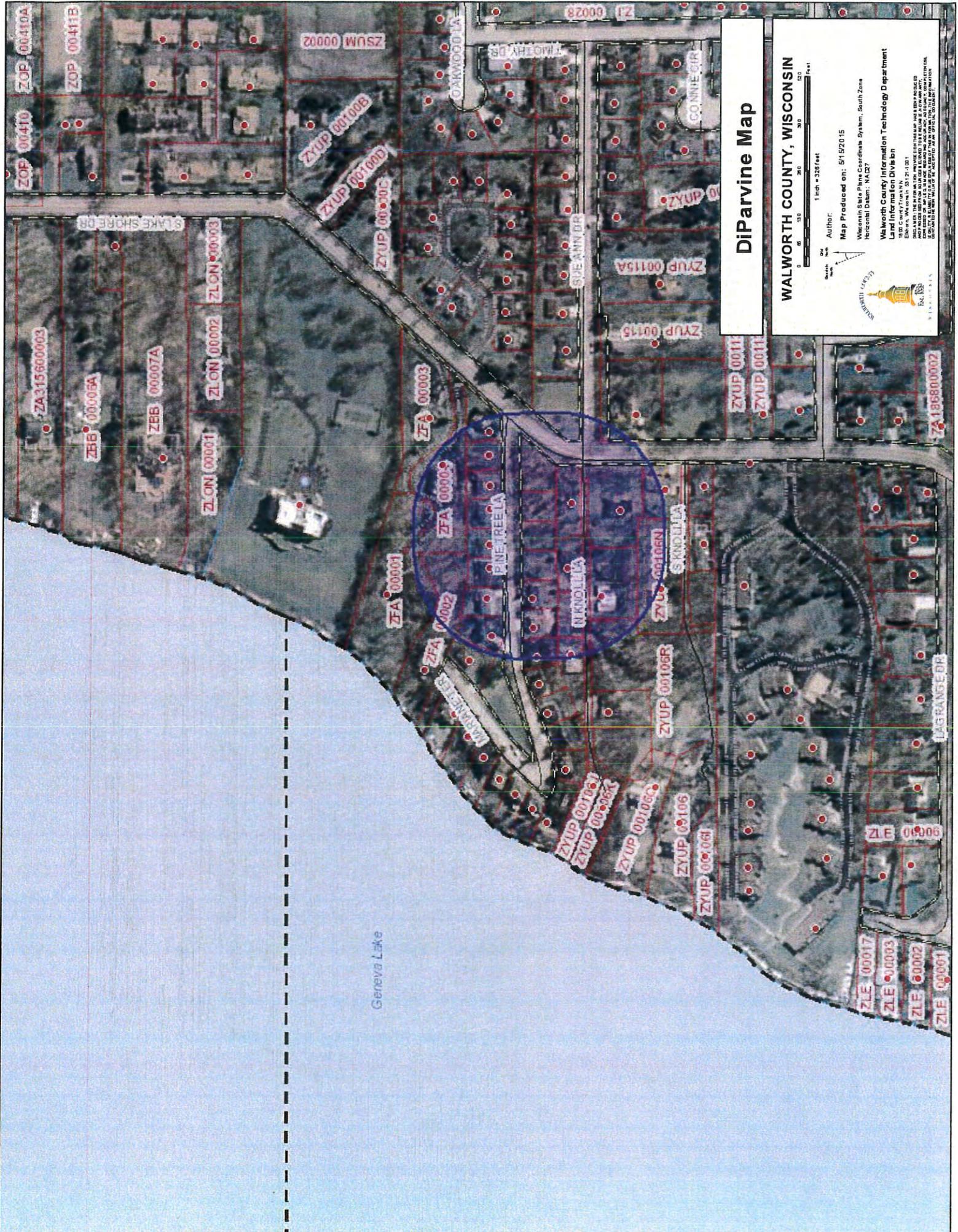
Land Information Division

1000 County Trail NW

Elkhart, Wisconsin 53121-1001

THIS MAP IS A REPRESENTATION OF THE PUBLIC RECORDS OF WALWORTH COUNTY, WISCONSIN. IT IS NOT A GUARANTEE OF ACCURACY. THE USER ASSUMES ALL LIABILITY FOR ANY USE OF THIS MAP.





Geneva Lake

DiParvine Map

WALWORTH COUNTY, WISCONSIN

1 inch = 200 feet

Map Produced on: 5/15/2015

Author: Wisconsin State Plane Coordinate System, South Zone

Horizontal Datum: NAD27

Walworth County Information Technology Department

Land Information Division

1500 County Trunk N N
Elsauk, Wisconsin 53121-1201

FOR MORE INFORMATION, PLEASE CONTACT THE GIS UNIT AT 920 W. COUNTY TRUNK N, ELSAUK, WI 53121-1201. FAX: 920.251.2100. WWW.WALWORTHCOUNTY.WI.GOV



RESOLUTION NO: 15-R

WHEREAS, the Joint 1 School District of Lake Geneva (“Joint 1”) has requested that the City of Lake Geneva (the “City”) to amend the City of Lake Geneva Comprehensive Plan (the “Plan”) to change the designation on a parcel of land located at 833 Wisconsin Street, Lake Geneva, Wisconsin, Tax Parcel No. ZOP00100 from Single-Family Residential Urban to Institutional and Community Services so that a parking lot can be constructed on the premises, and

WHEREAS, “Chapter Eleven: Implementation” of the Plan provides that if an amendment to the Plan is determined necessary to capture a unique economic opportunity that is both consistent with or related to achieving the vision of the Plan and which may be lost if required to wait for the regular Plan amendment cycle, and

WHEREAS, the request by Joint 1 presents an opportunity for the Joint 1 to acquire land for additional parking in an area where there is a dire shortage of parking during the school year and provide safe parking for staff and visitors to Central Denison School, and

WHEREAS, Joint 1 has agreed to provide the proposed parking spaces to the City for its use when not being used by the Joint 1 School District as has been offered for other parking lots owned by the School District, and

WHEREAS, the opportunity to acquire and develop the property into a parking lot may be lost if the Joint 1 is required to wait for the regular Plan amendment process to amend the Plan; and

WHEREAS, the request by the Joint 1 is a unique request and is not intended to be precedent to replace the regular Comprehensive Plan amendment process, and

WHEREAS, the City adopted a public participation process under Resolution 14-R39 for Comprehensive Plan Amendments in the year 2014 which is attached hereto as Exhibit A, and

WHEREAS, the City believes said resolution embodies the spirit and contains the requisite procedures to ensure adequate public input and participation for a change to the Plan, and

WHEREAS, the City wishes to readopt Resolution 14-R39 as the Public Participation Procedures for both unique and regular Plan amendments in the year 2015;

BE IT THEREFORE RESOLVED, that

1. The above recitations are true and correct and incorporated herein by reference.
2. The Common Council shall use those procedures as set forth in § 66.1001(4) *Wis. Stats.* to amend the Comprehensive Plan.
3. The City of Lake Geneva will consider the request by the Joint 1 School District of Lake Geneva to amend the designation on the parcel of land located at 833 Wisconsin Street, Lake Geneva, Wisconsin, Tax Parcel No. ZOP00100, from Single-Family Residential Urban to Institutional and Community Services.

4. The request provides a unique opportunity to both Joint 1 School District of Lake Geneva and the City of Lake Geneva which may be lost if the school district is required to wait for the regular Plan Amendment Cycle process to be completed.
5. The request will be handled outside of the annual amendment process adopted by the City in 2014 under Resolution 14-R15.
6. The City of Lake Geneva hereby readopts Resolution R14-39 attached hereto as Exhibit A as it's Public Participation Procedures for both regular and unique requests to amend the City of Lake Geneva Comprehensive Plan in the year 2015.

Adopted this ____ day of June, 2015.

APPROVED:

James R. Connors, Mayor

ATTEST:

Sabrina Waswo, City Clerk

KEHOE - HENRY & ASSOCIATES, INC.

ARCHITECTURE & ENGINEERING

25 North Wisconsin Street
ELKHORN, WISCONSIN 53121

Daniel R. Kehoe, Architect
Voice 262-723-2660
Fax 262-723-5986

William R. Henry, Architect-P.E.
Voice 262-723-4399
Fax 262-723-4299

May 27, 2015

City of Lake Geneva
626 Geneva Street
P. O. Box 340
Lake Geneva, WI 53147

Attn: Mr. Ken Robers
Zoning Administrator

RE: Proposed Parking Lot at
CENTRAL-DENISON ELEMENTARY SCHOOL
Lake Geneva, Wisconsin
Job No. 1508

Dear Mr. Robers:

The Lake Geneva Joint 1 School District wishes to construct a parking lot across the street from Central-Denison Elementary School at the northeast corner of Cook and Wisconsin Streets. Enclosed please find fifteen copies of the complete application packet requesting an amendment to the City of Lake Geneva Comprehensive Plan, including the following.

- Application for Amendment to the Comprehensive Plan
- City of Lake Geneva Comprehensive Plan Map 5b: Future Land Use – Downtown
with proposed Map Amendment
- Existing Survey
- Walworth County GIS Aerial Photograph with Topography
- Concept Site Plan
- Map of Property Owners within 300ft
- List of Property Owners within 300ft
- Mailing Label List of Property Owners within 300ft

An electronic copy of the above is also being submitted via email to your office.

The \$400.00 application fee is attached as well.

As stated in the application, we are requesting that this be considered an emergency request to initiate an expedited review that will hopefully be completed within approximately two and one-half months. This will give us the opportunity to complete construction of the project prior to area asphalt plants closing for the season sometime this fall.

Page 2
May 27, 2015
Mr. Ken Robers

Please place this item on the earliest possible agenda for the Plan Commission and Common Council. Mr. Warren Flitcroft and I would also be available to attend any other staff meetings prior to the public hearing.

Very truly yours,

KEHOE-HENRY & ASSOCIATES, INC.

William R. Henry

William R. Henry
Architect – P.E.

Enclosure

CC: Mr. Warren Flitcroft
File

**CITY OF LAKE GENEVA
APPLICATION FOR AMENDMENT TO THE COMPREHENSIVE PLAN**

NOTE: All applications for amendments to the Comprehensive Plan must be submitted to the City Clerk on or before June 30th.

PART A: AMENDMENT REQUEST

Janos Gottager
I, ~~Warren Flitcroft~~, HEREBY REQUEST THE CITY OF LAKE GENEVA PLAN COMMISSION AND COMMON COUNCIL TO HOLD A PUBLIC HEARING ON THE FOLLOWING REQUEST FOR AMENDMENT TO THE LAKE GENEVA COMPREHENSIVE PLAN:

Please check all that apply:

- Amendment to the Future Land Use Map
 Amendment to the Community Facilities & Utilities Map
 Amendment to Other Maps
 Text Amendment (policies, programs, etc.)
 Other

PART B: CONTACT INFORMATION

APPLICANT:

Name (Person OR Firm): Lake Geneva Joint 1 School District Address: 208 South Street, Lake Geneva, WI 53147

Email Address: warren.flitcroft@badger.k12.wi.us Daytime Telephone: 262-348-1070

PROPERTY OWNER: (if different from Applicant) MY SIGNATURE INDICATES THAT I AUTHORIZE AND AGREE WITH ALL ASPECTS OF THIS REQUEST:

Michael D. Sebastian

Name: Kathleen M. Sebastian Signature: See attached letter dated 5-19-2015

PART C: BRIEF DESCRIPTION OF THIS PROPERTY AND PROPOSED LAND USE:

(If request is NOT linked to a particular property, skip to PART D.)

Parcel Number: ZOP 00100 Address: 833 Wisconsin Street, Lake Geneva

BRIEF DESCRIPTION OF THE PROPOSED AMENDMENT REQUEST:

Change Single Family - Urban to Institutional

CURRENT ZONING:

Zoning District: SR - 4

FUTURE PROPOSED USE (be specific)

Off-site parking lot to serve Central-Denison Elementary School, which is located across Cook Street to the west.

PART D: The Plan Commission and Common Council consider the following criteria when making recommendations regarding amendments to the Comprehensive Plan. Please respond to the following questions: (If you need additional space for your response, please attach to the back of this application form.)

1. How will the proposed amendment to the Comprehensive Plan benefit the public, City, and/or surrounding neighbors or neighborhoods?

See attached

2. How does the request advance the Comprehensive Plan vision, and the goals, objectives and policies for the chapter within which the amendment affects?

See attached

3. As it affects the amendment request, what circumstances have changed or what new information is now available since the original adoption of the City's Comprehensive Plan, or in the case of a previously requested amendment, what circumstances have changed since the last amendment process?

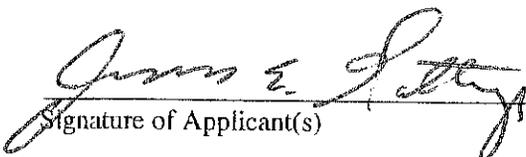
See attached

4. Is there any additional information that the City of Lake Geneva should consider in its evaluation of this request?

See attached

PART E: Please describe below (or on a separate sheet) what your specific request for a Comprehensive Plan amendment is. Provide any necessary maps, charts, or other supporting data as needed, including conceptual development plans (if applicable). Applicant also **MUST ATTACH** a redline/strikeout of the proposed text amendment and/or a clearly labeled and marked-up version of the proposed Map Amendment.

See attached


Signature of Applicant(s)

5/28/15

Date

LAKE GENEVA SCHOOLS

Lake Geneva Joint #1 School District & Lake Geneva-Genoa City Union High School District

District Administration Center
208 South Street
Lake Geneva, WI 53147
(262)348-1000 FAX (262) 248-9704

James Gottinger
District Administrator

Warren Fliteroft
Director of Business Services

Jan Eckola
Director of Curriculum & Instruction

Dan Schmidt
Director of Technology

Steve Zorich
Director of Student Services

May 19, 2015

City of Lake Geneva
626 Geneva Street
P. O. Box 340
Lake Geneva, WI 53147

Attn: Ms. Sabrina Waswo
City Clerk

RE: Proposed Parking Lot at
CENTRAL-DENISON ELEMENTARY SCHOOL
Lake Geneva, Wisconsin

Dear Ms. Waswo:

The Lake Geneva Joint 1 School District wishes to construct a parking lot across the street from Central-Denison Elementary School at the northeast corner of Cook and Wisconsin Streets. The following items were previously submitted to Mr. Ken Robers, Zoning Administrator, and discussed at the staff meeting yesterday afternoon.

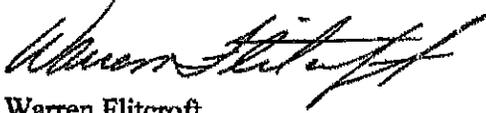
Concept Site Plan
Existing Survey
Walworth County GIS Aerial Photograph

The current owner(s) of the property have authorized Lake Geneva Joint 1 School District to act as their agent throughout any proceedings required by the City of Lake Geneva for review and approval of the proposed parking lot project. Signature(s) of the owner(s) are included below as evidence of this authorization.

As the result of direction by staff received at yesterday's meeting, we hereby request that the Future Land Use Map of the City of Lake Geneva Comprehensive Plan be amended to change parcel number ZOP 00100 from Single Family-Urban to Institutional so that an off-site parking lot may be permitted on the property. We further ask that this be considered an emergency request to initiate an expedited review that will hopefully be completed within approximately two and one-half months. This will give us the opportunity to complete construction of the project prior to area asphalt plants closing for the season sometime this fall.

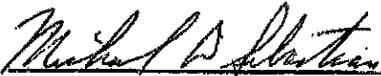
We shall also be submitting the necessary Planned Development applications and supporting documents in the near future for review by the staff, Plan Commission, and Common Council. Please do not hesitate to contact me or the school district's architect for this project, Bill Henry of Kehoe-Henry & Associates (262-723-4399) if you have any questions or require additional information.

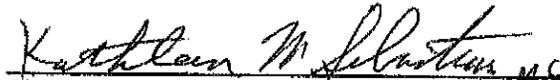
Very truly yours,



Warren Flitcroft
Director of Business Services

Current Property Owners

 MICHAEL D. SEBASTIAN 5-19-15
Signature Printed Name Date

 KATHLEEN M. SEBASTIAN 5-19-15
Signature Printed Name Date

CC: Ken Robers
Michael Slavney
Bill Henry
File

**CITY OF LAKE GENEVA
APPLICATION FOR AMENDMENT TO THE COMPREHENSIVE PLAN**

PART D

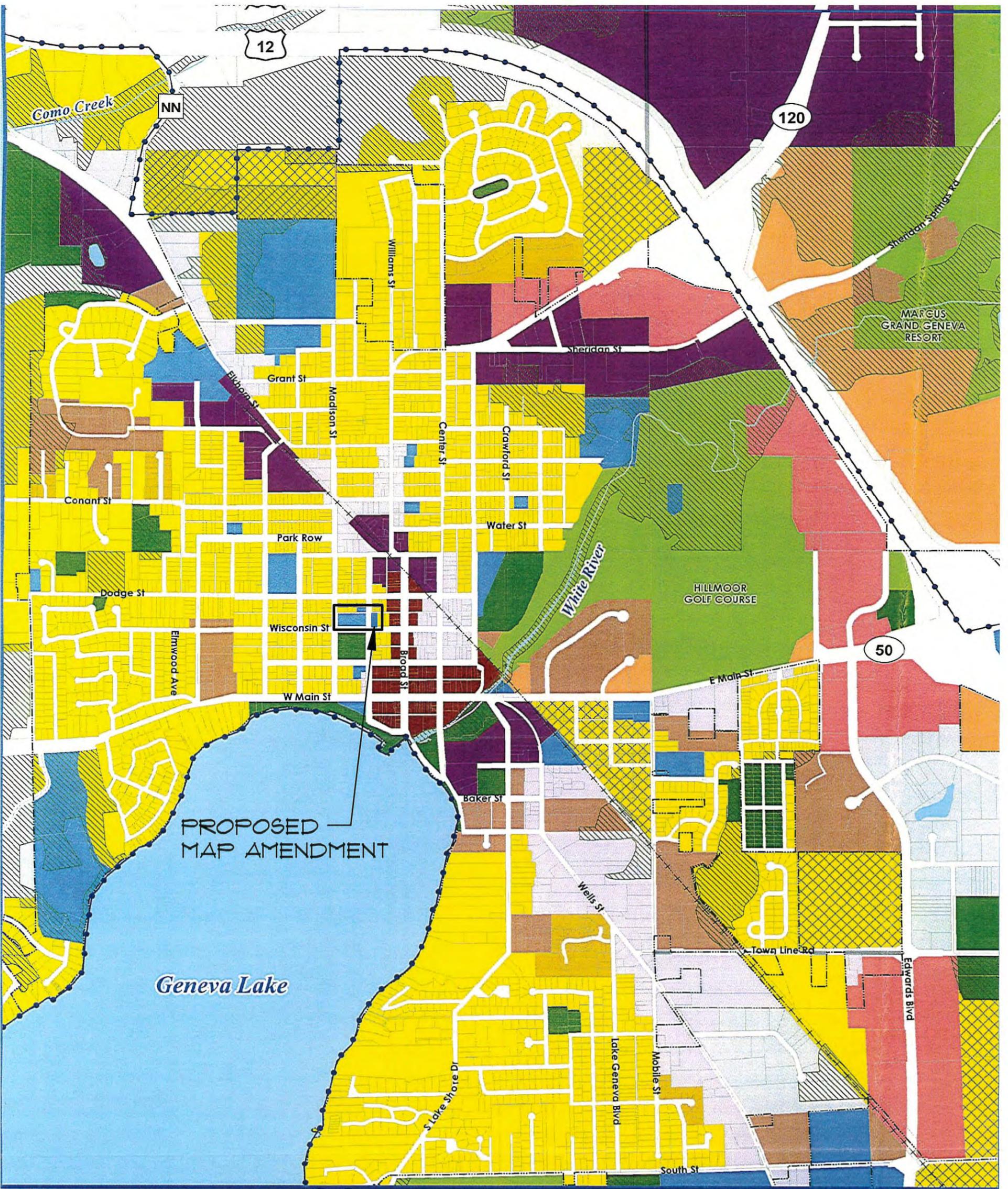
1. The Comprehensive Plan will benefit the public and neighborhood by providing off-street parking for approximately 30 vehicles, reducing the need for school staff to park on the residential streets surrounding the school.
2. Central-Denison has been a neighborhood school for over 110 years. The Single-Family Residential-Urban Land Use Category states that public and institutional uses, including schools, may be located on lands within this category. One of the policies of this category is to continue to thoughtfully locate community facilities, including schools, in order to provide convenient access to residential areas. While on-site parking is permitted, the present zoning of SR-4 does not allow off-site parking. The proposed change to an Institutional Land Use Category would allow off-site parking to serve the existing school which is immediately across the street. The Institutional Land Use Category is intended to facilitate public buildings and uses, including schools. In fact, one of the policies of this category is to continue working with Lake Geneva Schools to coordinate uses and activities on district property.
3. Parking for school staff has always been an issue at Central-Denison. The subject property is conveniently located and has recently become available for purchase.
4. The proposed off-street parking lot will be available for use by the public on weekends and during the times that school is not in session, which will provide additional parking when the city needs it most.

PART E

We request that the Future Land Use Map of the City of Lake Geneva Comprehensive Plan be amended to change parcel number ZOP 00100 from Single Family-Urban to Institutional so that an off-site parking lot may be permitted on property. We further ask that this be considered an emergency request to initiate an expedited review that will hopefully be completed within approximately two and one-half months. This will give us the opportunity to complete construction of the project prior to area asphalt plants closing for the season this fall.

Attached are the following.

City of Lake Geneva Comprehensive Plan Map 5b:
Future Land Use – Downtown with proposed Map Amendment.
Existing Survey
Walworth County GIS Aerial Photograph with Topography
Concept Site Plan



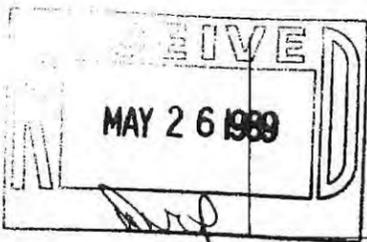
Map 5b: Future Land Use - City of Lake Geneva Comprehensive Plan

Land Use Categories

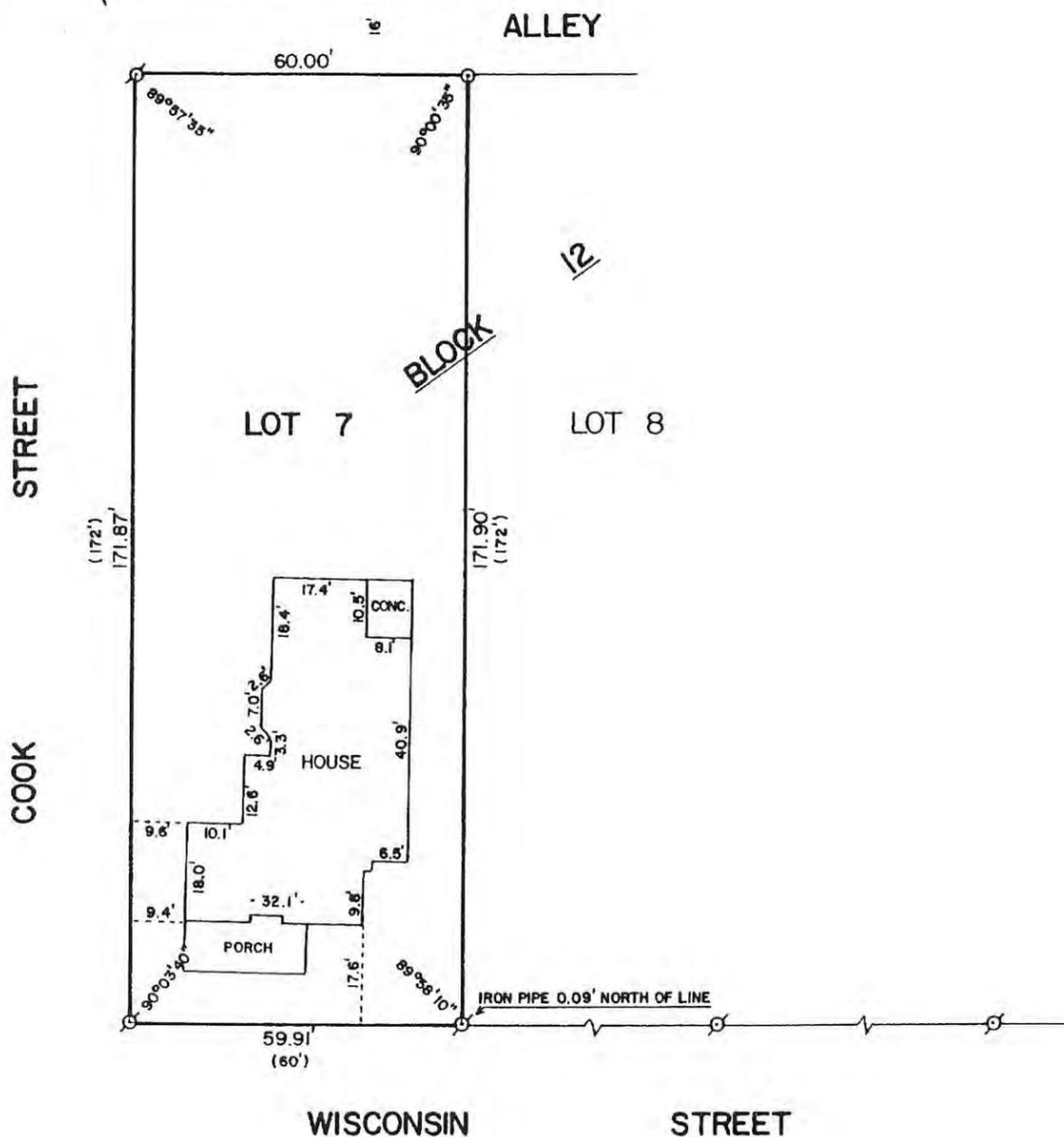
	Agricultural & Rural		Central Business District		City of Lake Geneva
	Single Family Residential - Exurban		Planned Mixed Use		Township Boundary
	Single Family Residential - Urban		*Each "Planned Mixed Use Area" may include mix of: 1. Planned Office 2. Multi-Family Residential 3. Institutional & Community Services 4. Planned Business		Urban Service Area Boundary
	Two-Family/Townhouse Residential		Planned Industrial		Extraterritorial Jurisdiction Boundary
	Multi-Family Residential		General Industrial		Parcels
	Planned Neighborhood		Institutional & Community Services		Surface Water
	*Each "Planned Neighborhood" may include a mix of: 1. Single Family - Urban (predominate land use) 2. Two-Family/Townhouse 3. Multi-Family Residential 4. Institutional & Community Services 5. Neighborhood Mixed Use 6. Public Park & Recreation		Private Recreation Facilities		Abandoned Railroad
	Neighborhood Mixed Use		Public Park & Recreation		
	Planned Office		Environmental Corridor		
	Planned Business		Long Range Exurban Growth Area		

0 0.125 0.25 0.5 Miles

Adopted: December 14, 2009
Amended: October 24, 2014
Source: SEWRPC, WIDNR, Walworth County LIO, V&A



ABELL
SURVEYING & MAPPING
 DELAVAN, WISCONSIN 53115
 414-728-6787



PLAT OF SURVEY OF

LOT 7, BLOCK 12 OF THE ORIGINAL PLAT OF THE VILLAGE, NOW CITY,
 OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

ORDERED BY: ANCHOR SAVINGS & LOAN
 P.O. BOX 997
 LAKE GENEVA, WI. 53147



SCALE - 1"=30'

LEGEND

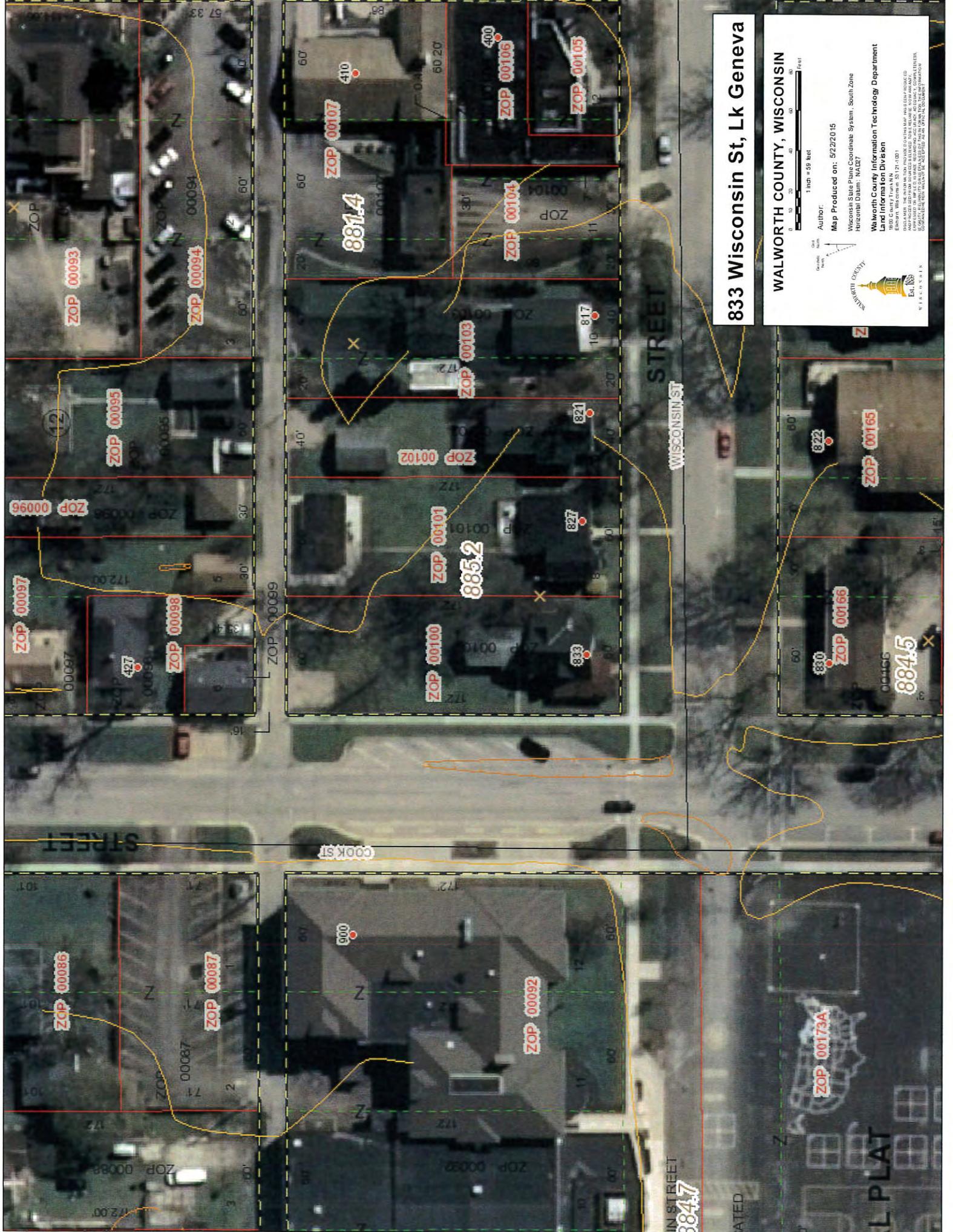
- ⊕ - IRON PIPE FOUND
- - IRON PIPE SET
- () - RECORDED AS

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

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

David F. Abell
 DAVID F. ABELL
 WISCONSIN REGISTERED LAND SURVEYOR, S-1596

DATE *January 17, 1989* JOB NUMBER - 89005
 NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.



833 Wisconsin St, Lk Geneva

WALWORTH COUNTY, WISCONSIN

1 inch = 59 feet

Author:
Map Produced on: 5/22/2015
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD87

Walworth County Information Technology Department
Land Information Division

DISCLAIMER: THE PLATMAN SYSTEM PROVIDES CONVEYANCE MAPS AND RELATED PRODUCTS AS A SERVICE TO THE PUBLIC. THE INFORMATION IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, INCLUDING MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR NONINFRINGEMENT. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION AND FOR OBTAINING NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

EST. 1838

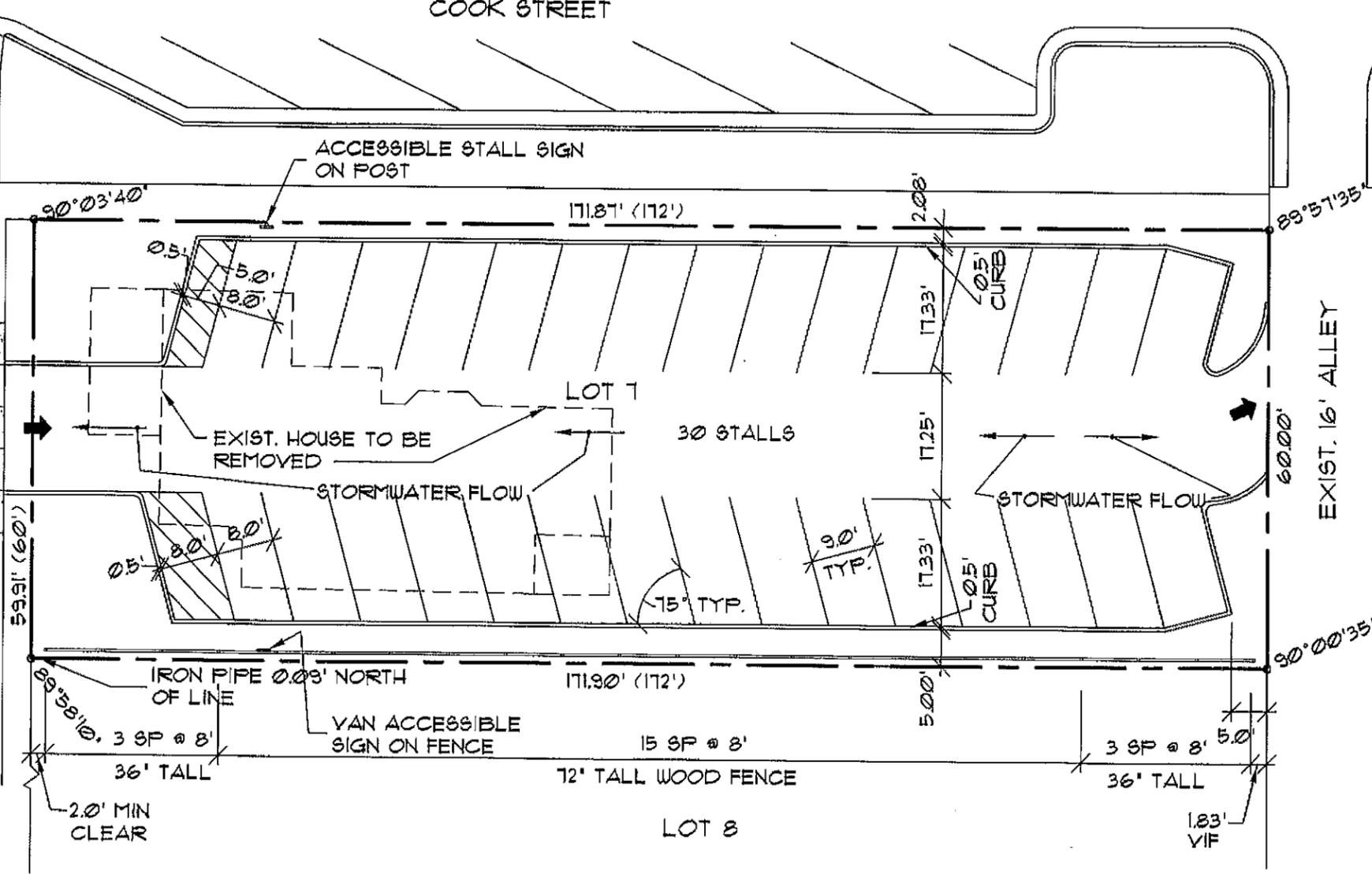
EXIST. STORM
SEWER CURB INLET
TO REMAIN

COOK STREET

ACCESSIBLE STALL SIGN
ON POST

WISCONSIN STREET

NEW
CONCRETE
DRIVE &
WALK



EXIST. 16' ALLEY

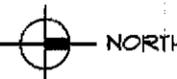
PROPOSED PARKING LOT AT
CENTRAL-DENISON ELEMENTARY SCHOOL
LAKE GENEVA, WISCONSIN

KEHOE - HENRY & ASSOCIATES, INC.

25 NORTH WISCONSIN STREET
ELKHORN, WISCONSIN 53121
TELEPHONE 262-723-4399
FAX 262-723-4299

SITE PLAN

1" = 20'-0"



REVISIONS
ADDENDUM

JOB NO.
1508
DATE
5/27/15

SHEET NO.
C-1

