

**CITY OF LAKE GENEVA  
PLAN COMMISSION MEETING**

MONDAY, JUNE 16, 2014 - 6:30 PM  
COUNCIL CHAMBERS, CITY HALL

**Agenda**

1. Meeting called to order by Mayor Connors.
2. Roll Call.
3. Approve Minutes of May 19, 2014 Plan Commission meeting as distributed.
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes.
5. Acknowledgment of Correspondence.
6. Downtown Design Review.
  - A. Application by BMHO Properties, LLC for 3 signs and a change in awning color from the previous approved dark charcoal to a Sunbrella jockey red, at Brick and Mortar Home and Outdoor located at , Tax Key No. ZA276000002.
7. Public Hearing and recommendation on a Conditional Use Application filed by John Wright, 968 S Lakeshore Drive, Lake Geneva, WI 53147, to construct an addition (garage and master suite) to a Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at Pine Tree Lane, Tax Key No. ZYUP 00106A.
8. Public Hearing and recommendation on a Conditional Use Application filed by Susan Crowley, 3 Anglican Lane, Lincolnshire, IL 60069, to construct a screen porch on an existing Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at 45 Lakewood Drive, Tax Key No. ZLM 00011. Note: Applicant will also be applying to the Board of Variance for approval to extend six(6) feet into the rear yard setback if Zoning is approved.
9. Public Hearing and recommendation on a Conditional Use Application filed by Rick Bittner for Bittner Properties Inc, 259 Skyline Drive, Lake Geneva, WI 53147, to operate Outdoor Commercial Entertainment (Restaurant & Bar Service) in a Planned Business (PB) Zoning District located at 411 Interchange North, Tax Key No. ZYUP 00137M.
10. Adjournment.

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

*Requests from persons with disabilities, who need assistance in order to participate in this meeting, should be made to the City Clerk's office, in order for appropriate accommodations to be made. Posted 6/13/14*

# CITY OF LAKE GENEVA PLAN COMMISSION MEETING

MONDAY, MAY 19, 2014 - 6:30 PM  
COUNCIL CHAMBERS, CITY HALL

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## MINUTES

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

2. **Roll Call**

*Present* Kupsik, Gibbs, Flower, Olson, Skates, Robers, Connors, Draper

*Also Present* Administrator Jordan, Planner Slavney, Deputy Clerk Gregoles

3. **Approve Minutes of April 21, 2014 Plan Commission meeting as distributed.**

MOTION #1

Flower/Skates motion to approve the Minutes of 4/21/14 Plan Commission meeting as distributed.

The motion carried unanimously.

4. **Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes.**

NONE

5. **Acknowledgment of Correspondence.**

NONE

6. **DOWNTOWN DESIGN REVIEW**

A. **Application by Phillip Bona for a sign for his business, Bona's, located at 848 W. Main Street, Tax Key No. ZOP 00335.**

DISCUSSION

Robers gave a brief description of the application.

MOTION # 2

Kupsik/Gibbs moved to approve the application by Phillip Bona for a sign for his business, Bona's, located at 848 W. Main Street, Tax Key No. ZOP 00335. The motion carried unanimously.

B. **Application by Dori Davis-Beck for two signs for her business, Studio Dori, located at 619 W. Main Street, Tax Key No. ZOP 00291.**

DISCUSSION

Robers gave a brief description of the application.

MOTION # 3

Skates/Kupsik moved to approve the application by Dori Davis-Beck for two signs for her business, Studio Dori, located at 619 W. Main Street, Tax Key No. ZOP 00291. The motion carried unanimously.

- C. Application by Kenneth Conell for a sign for his tenants business, Terroir Bar, located at 725 W. Main Street, Tax Key No. ZOP 00335.**

DISCUSSION

Atty Draper voiced his concern about the name Terroir Bar, as they do not have a Conditional Use to operate a bar and they do not have a liquor license. He believes the sign will be misleading.

Skates asked can it be approved contingent on getting the appropriate license and Conditional Use permits. Robers recommended tabling it due to multiple concerns.

MOTION # 4

Skates/Olsen moved to table the application by Kenneth Conell for a sign for his tenants business, Terroir Bar, located at 725 W. Main Street, Tax Key No. ZOP 00335. The motion was unanimously denied.

MOTION # 5

Skates/Olsen moved to continue the application by Kenneth Conell for a sign for his tenants business, Terroir Bar, located at 725 W. Main Street, Tax Key No. ZOP 00335. The motion was unanimously carried to continue to the June Planning Commission meeting.

- D. Application by Michael Anagnos for two new awnings for his business, Popeye's Galley & Grog Ltd., located at 811 Wrigley Drive, Tax Key No. ZOP 00344.**

DISCUSSION

Robers gave a brief description of the application.

MOTION # 6

Kupsik/Gibbs moved to approve the application by Michael Anagnos for two new awnings for his business, Popeye's Galley & Grog Ltd., located at 811 Wrigley Drive, Tax Key No. ZOP 00344. The motion carried unanimously.

- E. Application by Kathleen Schoo for a new awning for her business, Lake Geneva Spice Company., located at 255 Broad Street, Tax Key No. ZOP 00263.**

DISCUSSION

Robers gave a brief description of the application.

MOTION # 7

Skates/Kupsik moved to approve the application by Kathleen Schoo for a new awning for her business, Lake Geneva Spice Company., located at 255 Broad Street, Tax Key No. ZOP 00263. The motion carried unanimously.

- F. Application by Josh Kahle for a sign at his business, @ home, located at 269 Broad Street, Tax Key No. ZOP 000262.**

DISCUSSION

Robers gave a brief description of the application.

Flowers and Skates asked questions regarding how it would look on the outside.

Robers responded.

MOTION # 8

Kupsik/Flower moved to approve the application by Josh Kahle for a sign at his business, @ home, located at 269 Broad Street, Tax Key No. ZOP 000262. The motion carried unanimously.

**7. Continued Public Hearing and recommendation on a Precise Implement Plan (PIP) Amendment filed by McMurr II, LLC, 351 W. Hubbard St., Suite 610, Chicago, IL, 60654 to allow the developer to reduce the number of condominium dwelling units from thirty-four (34) to twenty-nine (29), Legal Description as follows:**

SUMMERHAVEN OF LAKE GENEVA CONDOMINIUM –

THAT PART OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, AND THE NORTHEAST ¼ OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE ORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 754, RECORDED AS DOCUMENT NO. 28944 OF WALWORTH COUNTY CERTIFIED SURVEYS, SAID POINT LOCATED S 89DEG 31MIN 36SEC W, 733.28 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 36 (T2N, R17E); THENCE S 01DEG 33MIN 07SEC E, ALONG THE WEST LINE OF SAID LOT 1 CSM 754, 65.01 FEET; THENCE S 89DEG 38MIN 02SEC W, 340.89 FEET; THENCE S 04DEG 56MIN 22SEC E, 161.61 FEET; THENCE N 89DEG 41MIN 51SEC W, 124.31 FEET; THENCE N 06DEG 43 MIN 55 SEC W, 226.04 FEET; THENCE S 89DEG 55MIN 25SEC W, 103.47 FEET; THENCE N 00DEG 11MIN 05SEC W, 311.51 FEET; THENCE N 88DEG 58MIN 07SEC E, 199.39 FEET; THENCE S 86DEG 27MIN 48SEC E, 126.62 FEET; THENCE N 88DEG 41MIN 15SEC E, 42.80 FEET; THENCE N 01DEG 12MIN 03SEC W, 16.91 FEET; THENCE N 89DEG 31MIN 07SEC E, 24.01 FEET; THENCE N 01DEG 55MIN 11SEC W, 134.92 FEET; THENCE N 00DEG 41MIN 12SEC W, 50.00 FEET; THENCE N 89DEG 18MIN 48SEC E, 239.56 FEET TO THE SOUTHWEST LINE OF WELLS STREET; THENCE S 37DEG 55MIN 32SEC E ALONG WELLS STREET, 202.94 FEET TO THE WEST LINE OF LAKE GENEVA BOULEVARD; THENCE S 01DEG 34MIN 47SEC E, ALONG SAID BOULEVARD, 348.82 FEET TO THE NORTH LINE OF SAID CSM 754; THENCE S 89DEG 37MIN 23SEC W, 90.50 FEET; THENCE CONTINUE ALONG SAID CSM, S 89DEG 38MIN 40SEC W, 89.98 FEET TO THE POINT OF BEGINNING. CONTAINING 8.00 ACRES OF LAND MORE OR LESS. (END OF LEGAL DESCRIPTION) - 750 LAKE GENEVA BOULEVARD

DISCUSSION

Mr. Jim Howe – Godfrey Lawfirm – Elkhorn (representing agent)

Mr. Howe reminded the commission of the details of the application that was tabled from last month.

Mr. Howe updated progress since the last meeting. There was much discussion between Mr. Howe and the Commission regarding the obtained signatures, including clarification between actual home owners and proxy by the bank/developer. In addition they advised that they plan to have a meeting for the members on June 9<sup>th</sup>, to elect new members and also consider hiring a management company.

There was much discussion with regards to the access on Wells Street, the placement of the swimming pool, the retention ponds ability to hold storm water, etc.

Public Speaker #1 Jim McCullough, 1515 Evergreen Lane, Lake Geneva

Mr. McCullough voiced his deep concerns regarding the run-off he has experienced over the past ten years and would like to see that taken care of.

Public Speaker #2 Bruce Jaloszynski – 914 Lake Geneva Blvd., Lake Geneva

He voiced concerns regarding the location of the pool on lot 1, suggested an alternate location.

He voiced his concerns regarding closing the entryway on Wells regarding high traffic volume and safety issues.

Mr. Jaloszynski referenced Planning meeting held on 3-21-2005 regarding CSM# 754. He has concerns of ownership and would like to see proof of ownership. He has hired an attorney to see who owns that road and to see if the purchase was legal. He is concerned that no one owns Lot 1. By his attorney's advice he will go to the Chicago Title company for the proof of ownership and provide the city with his findings. He also has concerns for Phase 2 and Phase 3 EMS route being used for Construction.

Public Speaker #3 Mr. Rosiak (in audible) - 401 Oakwood Lane, Lake Geneva

For the last ten yrs weeds and water collected. There should be some type of fence, no safety of any kind there.

He voiced his concerns for the water basins.

MOTION #9

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

Item #7 Continued

DISCUSSION

The commission, Slavney and Administrator Jordan and Mr. Howe discussed and clarified specific points regarding the application: point of access, pool location, gated or not gated, what is required fencing and what specifically is being voted on, as well as Phase 1, 2 and 3. (Clarification 25 out of 29 home owners – 19 are proxy by the bank/developer.)

MOTION #10

Mayor Connors/Flower moved to approve the recommendation on a Precise Implement Plan (PIP) Amendment filed by McMurr II, LLC, 351 W. Hubbard St., Suite 610, Chicago, IL, 60654; to allow the developer to reduce the number of condominium dwelling units from thirty-four (34) to twenty-nine (29), Legal Description stated above. It passed unanimously with the following conditions (reviewed and approved by Atty. Draper, Mayor Connors and Inspector Robers):

1. Bank letter of consent.
2. Ponds cleaned and verified that they are built to specifications.
3. Road completed to second access on Lake Geneva Boulevard with binder coat and limited to Emergency Vehicle and limited construction traffic.
4. Final lift installed on road for phase one.
5. Complete site cleanup and maintained until project completed.
6. Silt fence around millings on North end and storm water diverted from going to adjacent North property.
7. Record Condominium plat and Amendment to Condominium agreement.
8. Developer's agreement with City of Lake Geneva.
9. Storm water Maintenance agreement with City of Lake Geneva.
10. No pool with this phase of project. Must be approved with development of future phases.
11. Verification that land was purchased for South Lake Geneva Boulevard access point.
12. Construction limited to Hours of 7:30AM – 7:00PM Monday thru Friday unless notice is given to Building Department for limited weekend construction.
13. All Staff recommendations.

8. **Continued Review and recommendation on a Land Division Review Application filed by McMurr II, LLC, 351 W. Hubbard St., Suite 610, Chicago, IL, 60654 to amend the Condominium Plat for phase 1 of the Summerhaven of Lake Geneva Condominium Development, Legal Description as follows:**

SUMMERHAVEN OF LAKE GENEVA CONDOMINIUM –

THAT PART OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, AND THE NORTHEAST ¼ OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE ORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 754, RECORDED AS DOCUMENT NO. 28944 OF WALWORTH COUNTY CERTIFIED SURVEYS, SAID POINT LOCATED S 89DEG 31MIN 36SEC W, 733.28 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 36 (T2N, R17E); THENCE S 01DEG 33MIN 07SEC E, ALONG THE WEST LINE OF SAID LOT 1 CSM 754, 65.01 FEET; THENCE S 89DEG 38MIN 02SEC W, 340.89 FEET; THENCE S 04DEG 56MIN 22SEC E, 161.61 FEET; THENCE N 89DEG 41MIN 51SEC W, 124.31 FEET; THENCE N 06DEG 43 MIN 55 SEC W, 226.04 FEET; THENCE S 89DEG 55MIN 25SEC W, 103.47 FEET; THENCE N 00DEG 11MIN 05SEC W, 311.51 FEET; THENCE N 88DEG 58MIN 07SEC E, 199.39 FEET; THENCE S 86DEG 27MIN 48SEC E, 126.62 FEET; THENCE N 88DEG 41MIN 15SEC E, 42.80 FEET; THENCE N 01DEG 12MIN 03SEC W, 16.91 FEET; THENCE N 89DEG 31MIN 07SEC E, 24.01 FEET; THENCE N 01DEG 55MIN 11SEC W, 134.92 FEET; THENCE N 00DEG 41MIN 12SEC W, 50.00 FEET; THENCE N 89DEG 18MIN 48SEC E, 239.56 FEET TO THE SOUTHWEST LINE OF WELLS STREET; THENCE S 37DEG 55MIN 32SEC E ALONG WELLS STREET, 202.94 FEET TO THE WEST LINE OF LAKE GENEVA BOULEVARD; THENCE S 01DEG 34MIN 47SEC E, ALONG SAID BOULEVARD, 348.82 FEET TO THE NORTH LINE OF SAID CSM 754; THENCE S 89DEG 37MIN 23SEC W, 90.50 FEET; THENCE CONTINUE ALONG SAID CSM, S 89DEG 38MIN 40SEC W, 89.98 FEET TO THE POINT OF BEGINNING. CONTAINING 8.00 ACRES OF LAND MORE OR LESS. (END OF LEGAL DESCRIPTION) - 750 LAKE GENEVA BOULEVARD

DISCUSSION

Mr. Jim Howe – Godfrey Lawfirm – Elkhorn (representing agent)  
Mr. Howe gave a brief description of what the application is for.

Item #8 Continued

MOTION #11

Kupsik/Skates moved to approve the recommendation on a Land Division Review Application filed by McMurr II, LLC, 351 W. Hubbard St., Suite 610, Chicago, IL, 60654 to amend the Condominium Plat for phase 1 of the Summerhaven of Lake Geneva Condominium Development, Legal Description stated above. The motion carried unanimously.

9. **Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted by Barbara C Braden, 1175 S. Lake Shore Drive, Lake Geneva, WI 53147 to split her property into two parcels. Current Tax Key No. ZLG 00002.**

DISCUSSION

Slavney and the Mayor discussed comments from Staff review meeting regarding limited access on both lots as described here: Lot 1 would be limited to Elm Street and lot 2 would be limited to South Street.

MOTION #12

Mayor Connors/Kupsik moved to approve the recommendation on an Application for Land Division Review for a Certified Survey Map submitted by Barbara C Braden, 1175 S. Lake Shore Drive, Lake Geneva, WI 53147 to split her property into two parcels. Current Tax Key No. ZLG 00002. Limiting the access on lot 1 to Elm Street and limiting access to lot 2 to South Street. The motion carried unanimously.

10. **Public Hearing and recommendation on a Conditional Use Application filed by Scott Sweet and Candice Finnegan, 1134 Geneva Street, Lake Geneva, WI 53147, for the installation of a decorative fence in excess of three feet in the streetyard (on both Geneva and Maxwell) at 1134 Geneva Street, Lake Geneva, Tax Key No. ZOP 00218.**

DISCUSSION – Candice Finnegan - 1134 Geneva Street, Lake Geneva

Ms. Finnegan addressed the commission regarding the details of the application. Finnegan and the commission discussed details of the existing fencing, the perimeter of the property and existing chain link fencing.

PUBLIC SPEAKER

NONE

MOTION #13

Kupsik/Skates moved to CLOSE THE PUBLIC hearing.  
The motion carried unanimously.

MOTION #14

Kupsik/Skates moved to approve the recommendation on a Conditional Use Application filed by Scott Sweet and Candice Finnegan, 1134 Geneva Street, Lake Geneva, WI 53147, for the installation of a decorative fence in excess of three feet in the street yard (on both Geneva and Maxwell) at 1134 Geneva Street, Lake Geneva, Tax Key No. ZOP 00218. The motion carried unanimously.

**14. ADDITIONAL NEWS**

Commissioner Olsen – This will be her last meeting.

**13. ADJOURNMENT**

MOTION #15

Skates/Gibbs moved to adjourn the meeting at 8:12 pm. Motion carried unanimously.

/s/ Jackie Gregoles, Building & Zoning Administrative Assistant

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

**STAFF REPORT**  
To Lake Geneva Plan Commission

Meeting Date: June 16, 2014

Agenda Item #6

Applicant:  
Brick & Mortar Home & Outdoor  
230 Center Street  
Lake Geneva, WI 53147

Request:  
Exterior sign and Awnings  
Tax Key No. ZA276000002

Description:

The applicant proposes to install two new signs. The designs meet not only the Downtown Design Overlay District requirements, but also complies with the Main Street requirements. The applicant also proposes to change the awning color from the previous approved charcoal grey to a Sunbrella jockey red.

Staff Recommendation:

It is the staff's opinion that the proposed signs will no adverse effects on the downtown appearance and it is the staff's recommendation that the signs be approved with any Commission amendments. The awning color is a brighter red, was installed without approval and borders on being a primary color and thusly does not appear to meet the downtown design standards.

Agenda Item #7

Applicant:  
John Wright  
968 S Lake Shore Drive  
Lake Geneva, WI 53147

Request:  
Applying for SR-4 Zoning to construct a garage and master bedroom addition to an existing residence in a Estate Residential District (ER-1)

Description:

The applicant razed an existing attached garage that was in a dilapidated condition and unsafe condition and would like to construct a replacement attached garage with a second story master suite.

Staff Recommendation:

Staff has no objections to the proposed structure as it will fit in the established neighborhood construction and esthetics. Staff commends the new homeowner for cleaning up a dilapidated structure.

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

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

Agenda Item #8

Applicant:

Susan Crowley

3 Anglican Lane

Lincolnshire, IL 60069

Request:

Applying for SR-4 Zoning to construct a screen porch master bedroom addition to an existing residence in a Estate Residential District (ER-1)

Description:

The applicant would like to construct a screen in porch at the rear of her single family home.

Staff Recommendation:

Staff has no problem with granting the SR-4 zoning to the property in order to build a screen porch. The applicant will also be applying for a variance from the SR-4 zoning requirements for set-back from the rear property line. The current deck on the property extends into the setback on one corner and staff would recommend a variance to be built in the current footprint of the deck. The applicant proposes to extend a further into the set back and staff does not support that proposal. Staff would recommend the allowance of the SR-4 zoning with the conditions that the new structure meets the set back requirements for rear yards or the applicant receives approval from the Board of Variance reducing the set back requirements.

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

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

Agenda Item #9

Applicant:

Rick Bittner for Bittner Properties Inc.  
259 Skyline Drive  
Lake Geneva, WI 53147

Request:

Application for Commercial Outdoor Entertainment  
in a Planned Business District (PB) to allow food and  
service on an existing outdoor patio area

Description:

The applicant would like to serve appetizers and have bar service on an existing outdoor patio while patrons wait for their tables inside.

Staff Recommendation:

Staff has no objections to allowing the service, much like most of the downtown district. The area does not have any residentially zoned property in the required 300' notification area and will not be an undue burden on the resources of the City.

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

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

B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be:

1. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
2. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
3. The proposed conditional use in its proposed location, and as depicted on the required site plan does result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
5. The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on any of improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

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

---

Zoning Administrator

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

230 Center Street # 2A ~~230~~ 2760 00002

NAME AND ADDRESS OF CURRENT OWNER:

BMHO Properties, LLC, 230 Center Street,  
Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: \_\_\_\_\_

NAME AND ADDRESS OF APPLICANT:

BMHO - Same as Above

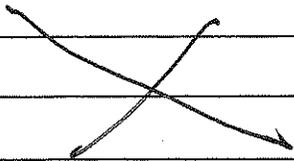
TELEPHONE NUMBER OF APPLICANT: \_\_\_\_\_

PROPOSED CONDITIONAL USE:

Downtown Design Approval for Signage Package  
and Awning Color Change.

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

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



SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Furniture and Home Decor Store

CONDITIONAL USE FEE PAYABLE UPON FILING APPLICATION: ~~\$100.00~~ [\$100 FOR APPLICATIONS UNDER SEC. 98-407(9)]

DATE

SIGNATURE OF APPLICANT

## AGREEMENT FOR SERVICES

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

\_\_\_\_\_, as applicant/petitioner for:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

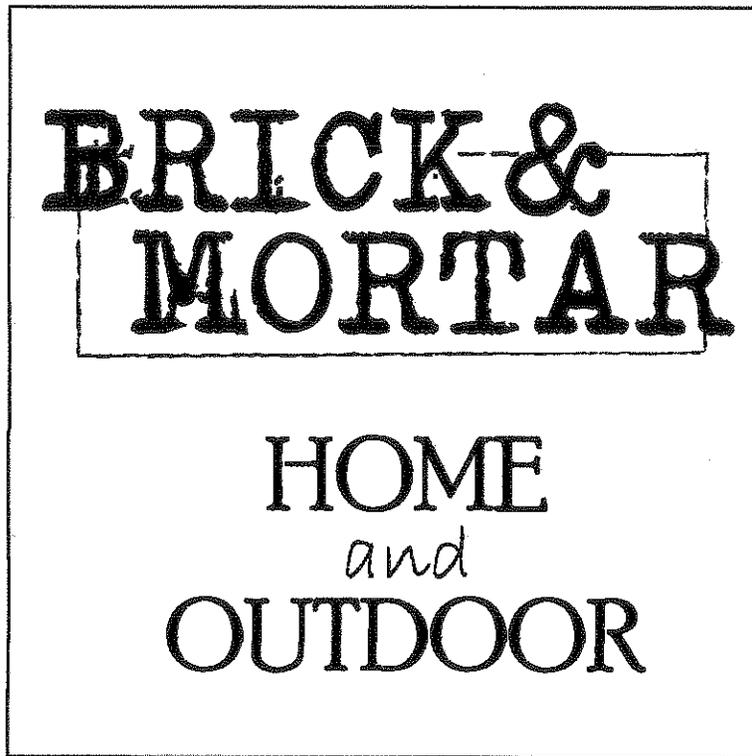
Agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
Printed name of Applicant/Petitioner

\_\_\_\_\_  
Signature of Applicant/Petitioner

Center Street SIDE



Black on  
white  
Background.  
(TYP.)

84" X 84" SQUARE

Center Street SIDE



3" x 3" SQUARE

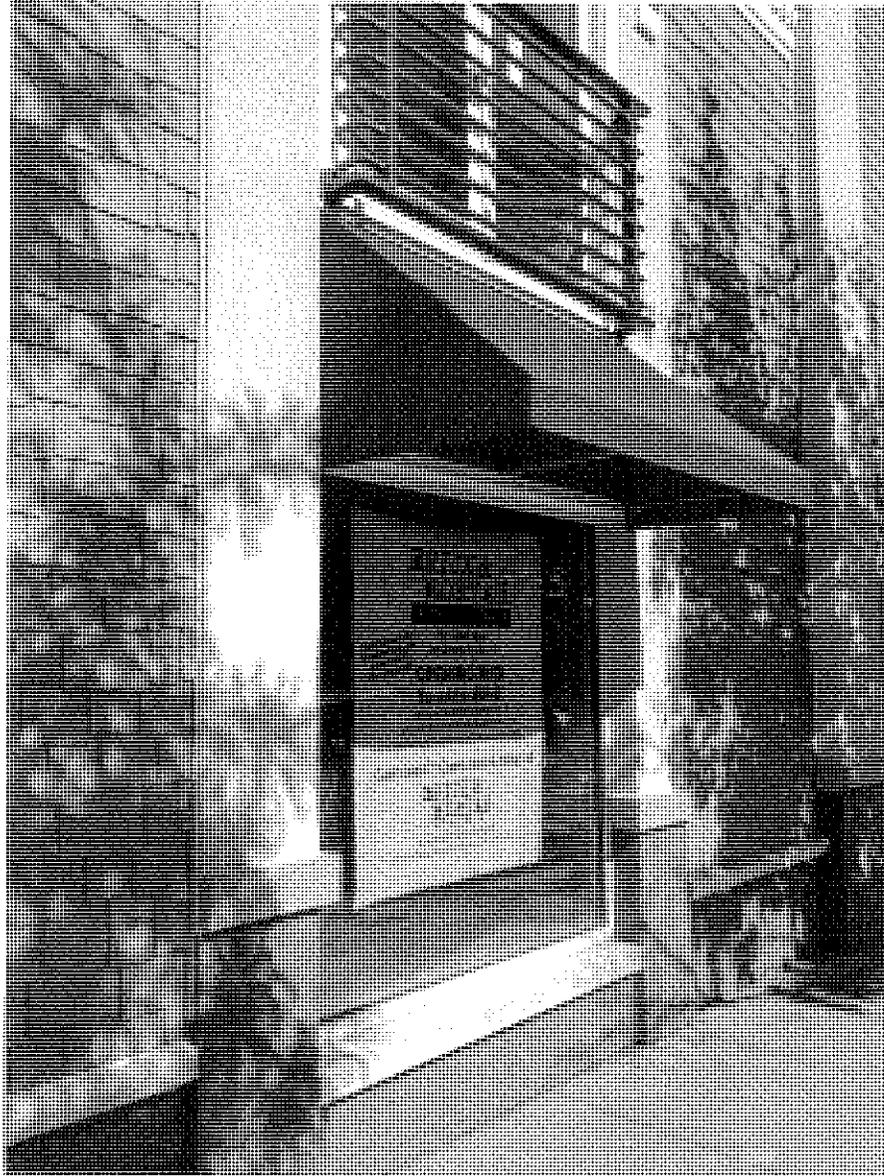
ALLEY SIDE

**BRICK &  
MORTAR**

HOME  
and  
OUTDOOR

61" x 61" SQUARE





APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

(\*)

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

968 S. Lake Shore Drive - ZYUP 00106A

NAME AND ADDRESS OF CURRENT OWNER:

John Wright  
968 S. LAKE SHORE DR. LAKE GENEVA 53147

TELEPHONE NUMBER OF CURRENT OWNER:

262-245-9510

NAME AND ADDRESS OF APPLICANT:

968 S. LAKE SHORE DR  
LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF APPLICANT:

262-245-9510

PROPOSED CONDITIONAL USE:

Addition in ER-1 Zoning Asking for SR-4 Zoning  
Setbacks

ZONING DISTRICT IN WHICH LAND IS LOCATED:

ER-1

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

BECKWITH DESIGN - EAGLE, WI  
JOHN E. WRIGHT - OWNER - GEN. CONTR.  
PLUM CONST. / RB MGT (ELEC)

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Building Garage Addition with Master Bedroom

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

05/21/2014  
DATE

John E. Wright  
SIGNATURE OF APPLICANT

**AGREEMENT FOR SERVICES**

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

JOHN E. WRIGHT, as applicant/petitioner for:  
Name: JOHN E. WRIGHT  
Address: 968 S. LAKE SHORE DR.  
LAKE GENEVA WI 53147  
Phone: 262-245-9510

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

Dated this 21 day of MAY, 2014

JOHN E. WRIGHT  
Printed name of Applicant/Petitioner

[Signature]  
Signature of Applicant/Petitioner

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

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

**I. RECORDATION OF ADMINISTRATIVE PROCEDURES**

\_\_\_ Pre-submittal staff meeting scheduled:

Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_

Follow-up pre-submittal staff meetings scheduled for:

\_\_\_ Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_ Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_ Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_ Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_ Application form filed with Zoning Administrator: Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_ Application fee of \$ \_\_\_\_\_ received by Zoning Administrator: Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_ Reimbursement of professional consultant costs agreement executed: Date: \_\_\_\_\_ by: \_\_\_\_\_

**II. APPLICATION SUBMITTAL PACKET REQUIREMENTS**

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

*Initial Packet (5 Copies to Zoning Administrator)*

Date: \_\_\_\_\_ by: \_\_\_\_\_

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

Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_ (a) A map of the proposed conditional use:

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

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

\_\_\_ (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations (see Site Plan Review checklist);

\_\_\_ (d) A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as



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

(e) Written justification for the proposed conditional use:

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

In September of 2013, we purchased our single family home at 968 Lake Shore Dr the lot for which is a small part of an eighty six acre property purchased by Oliver Tiffany and Thomas Hovey in 1839 from the United States of America. The property passed to Theodore Wheeler Finney M.D. and was eventually subdivided becoming known as the Finney Subdivision. The property became the site for Dr. Finney's caretaker's home and was sold in 1940 by Finney to the Van Slycks. It passed from the Van Slycks to McDermotts and subsequently to us. We purchased it with the intention of making improvements to the standards set out in the City of Lake Geneva Comprehensive Plan. The home has a Lake Shore (Willow St) address but the front door was moved in 1941 to North Knoll Lane, an unpaved one and one half lane gravel road that the City of Lake Geneva does not maintain. At purchase, the home had a rotten cedar shake roof, covered with moss in spots and was leaking badly with many overhanging tree branches. The garage was so unstable that the architect advised us not to park in the garage during the winter for fear of it falling in. (see attached photo). We obtained a permit and re-roofed the home and obtained a permit to demolish the garage prior to learning the need for a variance. We currently have no garage and a large unsightly gap where the garage was located. Because all the properties on the lane all have short setbacks, we did not anticipate the need for a zoning variance.

- 1) Based on what we have read of the City's Comprehensive Plan, we believe the proposed new construction meets the standards of the Plan. The proposed new attached garage has a 30 ft. setback (greater than the existing home) from the unpaved lane and a 50 ft. setback from the near neighbor's property. We believe the proposed construction fits well on the plat of survey provided to the building inspector and depicted on your materials. The new

construction would represent an improvement for the neighborhood and we believe would please the neighbors.

- 2) The proposed construction would be in harmony with the current neighborhood use. The setbacks on all the homes on the lane are very moderate and the proposed construction would more than conform to that standard.
- 3) There is no conflict with the neighborhood use. All construction is modest sized single family with short setbacks. There are no government facilities in the area. There is no street parking on the lane and the current driveway is a mix of mud and crushed granite. The proposed plan includes a concrete drive with two parking spaces which would be an improvement for the neighbors relieving them of the concern about any lane parking. The width of the lane often requires one car to pull to the side and stop for the other to pass.
- 4) The proposed construction has no conflict with the consistent use of property in the neighborhood.
- 5) There is police and fire protection, garbage collection and mail delivery, but no other government services on the lane.
- 6) We do not believe there is any adverse impact on the area, only an improvement to the neighborhood. Neighbors have been critical of the former condition of the home and the deferred maintenance. We are rehabbing the house and want to build a new attached garage. We learned from a builder that the design we desire would have room for a bedroom on a second floor and that the use of the space would be cost effective.

## Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, June 16, 2014 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Conditional Use Application filed by John Wright, 968 S Lake Shore Drive, Lake Geneva, WI 53147, to construct an addition (garage and master suite) to an existing Single Family Residence to replace razed structure, using the SR-4 requirements in an Estate Residential Zoning District (ER-1), at the following location:

TAX KEY NO. ZYUP 00106A - 968 S. Lakeshore Drive

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, June 16, 2014 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 30<sup>th</sup> day of May 2014.

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 5<sup>th</sup> & June 12<sup>th</sup>**

GENEVA BAY CLUB LLC  
8200 JONES BRANCH RD  
MCLEAN, VA 22101

SHERRY L KULHANEK TRUST  
4118 WOODLANDM AVE  
WESTERNM SPRINGS, IL 60558

JOHN C REED  
ERIKA V REED  
633 SUE ANN DR  
LAKE GENEVA, WI 53147

LANE J KAPELA TRUST  
5640 WHITETAIL RIDGE DR  
YORKVILLE, IL 60560

JOSEPH W MALECKI  
SANDRA MALECKI  
731 PINE TREE LN  
LAKE GENEVA, WI 53147

ROBERT E KRAWISZ TRUST  
2632 N PRINDLE AVE  
ARLINGTON HEIGHTS, IL 60004

DENNIS SOPHER  
MICHAELE SOPHER  
739 N KNOLL LN  
LAKE GENEVA, WI 53147

KOCOUREK PROPERTY  
HOLDINGS LLC  
880 S LAKE SHORE DR  
LAKE GENEVA, WI 53147

ANNEMARIE WIELONDEK  
951-5 LAKE SHORE DR  
LAKE GENEVA, WI 53147

DONALD STONEBERG  
SANDRA STONEBERG  
951 S LAKE SHORE DR #8  
LAKE GENEVA, WI 53147

TEAM E-I LLC  
318 HALF DAY RD  
BUFFALO GROVE, IL 60089

BRIAN C POLLARD  
SPECIAL TRUST  
920 S LAKE SHORE, UNIT 4  
LAKE GENEVA, WI 531447

MARY ANTONOPOULOS  
GEORGE ANTONOPOULOS  
1006 HILLSIDE RD  
NORTHBROOK, IL 60062

DONNA CROOK  
721 PINE TREE LN  
LAKE GENEVA, WI 53147

ELEANORE G BARTH  
KARLA E KOSTEIN, ETAL  
739 PINE TREE LN  
LAKE GENEVA, WI 53147

TIMOTHY A KEIDERLING  
CANDACE CROWFORD  
1149 W VERNON PARK PLACE,  
UNIT C  
CHICAGO, IL 60607

JOHN G SYVER  
C/O MARIANE E WEIGLEY  
2398 PACIFIC AVE #207  
SAN FRANCISCO, CA 94115

FRANK R SERRECCHIA  
JULIE A SERRECCHIA  
1423 VINEYARD LN  
LIBERTYVILLE, IL 60048

RAYMOND ALOIS RING  
PAMELA ANN RIN  
951 S LAKE SHORE DR #6  
LAKE GENEVA, WI 53147

IRWIN ABRAMS  
LISA ABRAMS  
101 WESTMORELAND DR  
WILMETTE, IL 60091

NATVAR S GOYAL  
9300 LINDEN AVE  
MORTON GROVE, IL 60053

TIMOTHY R FISCHER  
DEBORAH A FISCHER  
PO BOX 520  
LAKE GENEVA, WI 53147

MARGARET A  
KLINGENBERG TRUST  
3910 RIDGE RD  
SPRING GROVE, IL 60081

JOSEPH B CARDIFF TRUST  
725 PINE TREE LN  
LAKE GENEVA, WI 53147

RICHARD WOJNAROWSKI  
LISA M WOJNAROWSKI  
13018 S 71<sup>ST</sup> CT  
PALOS HEIGHTS, IL 60463

KEVIN BROOKS  
JOANN PEARLMAN  
17020 TIGER TAIL CT  
GURNEE, IL 60031

PENELOPE ROEHRER  
951 S LAKE SHORE DR  
UNIT 1  
LAKE GENEVA, WI 53147

4SQUARE LLC  
951-4 LAKE SHORE DR  
LAKE GENEVA, WI 53147

HANS MELGES  
MICHAELNE MELGES  
951 S LAKE SHJORE DR #7  
LAKE GENEVA, WI 53147

BRIAN L O'BYRN  
GAIL M O'BYRN  
3 JENNIFER CT  
BARRINGTON HILLS, IL 60010

ELAINE VLAHAKIS  
DAVID LOOMOS  
222 N WASHINGTON  
PARK RIDGE, IL 60068

JOHN WRIGHT  
968 S LAKE SHORE DR  
LAKE GENEVA, WI 53147

ERNEST BAYER  
26161 VIA MAREJADA  
MISSION VIEJO, CA 92691

JULIE A BUSH  
795 S KNOLL LN  
LAKE GENEVA, WI 53147

MARK A SOLHEIM  
PATRICIA K SOLHEIM  
636 SUE ANN DR  
LAKE GENEVA, WI 53147

JOE PORTER MCLEAN  
LINDA S MCLEAN  
951 S LAKE SHORE DR #12  
LAKE GENEVA, WI 53147

WILLIAM MEISTER  
1028 S LAKE SHORE DR  
LAKE GENEVA, WI 53147

CHRISTINE MCCARTHY  
TRUST  
831 OVERLOOK RD  
ROCKFORD, IL 61107

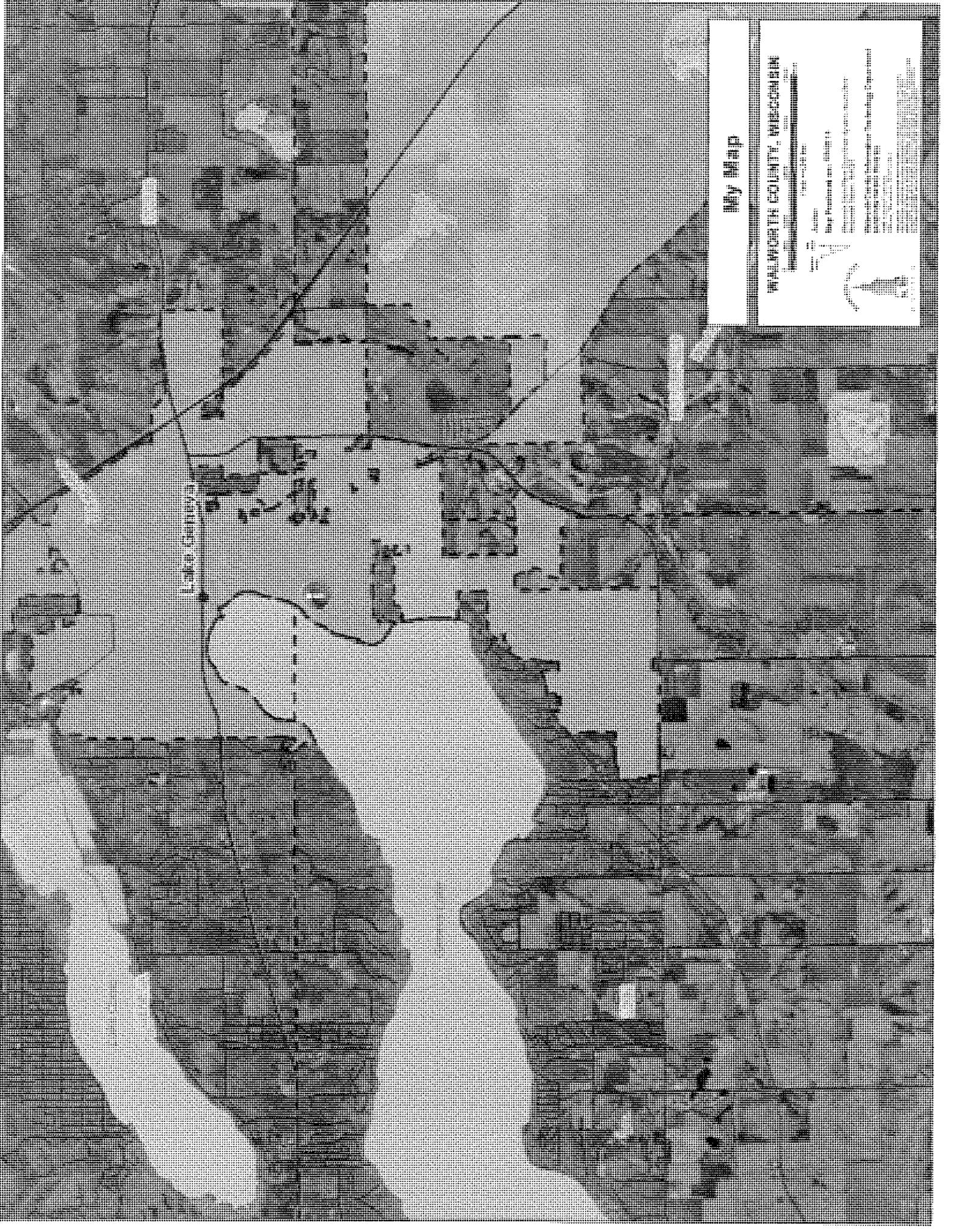
MARK TEBBE TRUST  
205 E BUTTERFIELD #225  
ELMHURST, IL 60126

LORANNE ZEMAN  
EHLENBACH TRUST  
20571 W LAKERIDGE CT  
LAKE GENEVA, WI 53147

LAWRENCE E COVI JR  
LOUANN COVI  
794 N KNOLL LN  
LAKE GENEVA, WI 53147

DOCTOR'S HOUSE LLC  
20571 LAKERIDGE CT  
KILDEER, IL 60047

JEROME R ORF TRUST  
1006 S LAKE SHORE DR  
LAKE GENEVA, WI 53147



**My Map**

**WALWORTH COUNTY, WISCONSIN**

Scale: 1:25,000  
 Date: 1998  
 Project: Walworth County GIS  
 Prepared by: GIS Department  
 Approved by: Board of Supervisors  
 Walworth County, Wisconsin  
 1000 Wisconsin Street  
 Watertown, WI 53095  
 Phone: 920.261.1000  
 Fax: 920.261.1001  
 Website: www.walworthcounty.com





58 S Lake Shore Dr, Lake Geneva, WI 53147 - Zillow



7

out of 10

Central - Denison Elementary

PK-3

0.9 mi

S 00°15'44" W  
69.55' (70.00')  
N 00°03'47" W

SIDEWALK

66' WIDE ROW

# WILLOW STREET

Begin at the NE corner of Sec. 1 Twp 1 North, Range 17 E., of the 4th P.M., City of Lake Geneva; run thence S on the N and S 1 section line 1192.62 ft. to a concrete monument; thence N 69° 48' 27" E 42.40 ft. to a point; thence N 0° 03' 47" W 439.25 ft. to a stone monument. Said stone monument marks the place of beginning of parcel of land hereinafter described. Run thence S 89° 45' 25" W 200.00 ft. to a point; thence S 0° 14' 35" E 70.00 ft. to a point; thence N 89° 45' 25" E 199.78 ft. to a point; thence N 0° 03' 47" W 70.00 ft. to a stone monument and the place of beginning. Containing .32122 acres of land more or less. Said parcel of land is located in the NW 1/4 and the NE 1/4 of said Sec. 1.

Together with an easement in common with other users for ingress and egress to and from the shore and water of Geneva Lake, described as follows, to-wit: Begin at the NE corner of Sec. 1 T 1 North, Range 17 E., of the 4th P.M., City of Lake Geneva, County of Walworth, State of Wisconsin. Run thence S on the N and S 1 section 1192.62 ft. to a concrete monument; thence N 89° 48' 27" E 42.40 ft. to a point; thence N 0° 03' 47" W 349.25 ft. to a point; said point marks the place of beginning of easement hereinafter described. Run thence N 0° 03' 47" W 20.00 ft. to a point; thence S 89° 45' 25" W 531.68 ft. to an iron stake; thence S 88° 45' 25" W 138.80 ft. to a point; thence on an arc the chord of which is N 45° 37' 18" W 29.81 ft. (Radius 20.85 ft.) to a point; thence S 69° 20' 43" W 64.11 ft. to a stone monument; thence S 89° 11' 12" W 100.60 ft. to a stone monument; thence N 66° 25' 18" W 235.25 ft. to the shore line of Geneva Lake; thence S 31° 46' W 8.24 ft. to a point; thence S 66° 25' 18" E 233.90 ft. to a point; thence S 0° 49' E 15.37 ft. to a point; thence N 89° 11' 12" E 100.90 ft. to a point; thence N 89° 45' 25" E 222.28 ft. to a point; thence N 89° 45' 25" E to the place of beginning. Said easement is located in the NW 1/4 and the NE 1/4 of Sec. 1 T 1 N R 17 E of the 4th P.M., City of Lake Geneva, County of Walworth, State of Wisconsin.

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

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

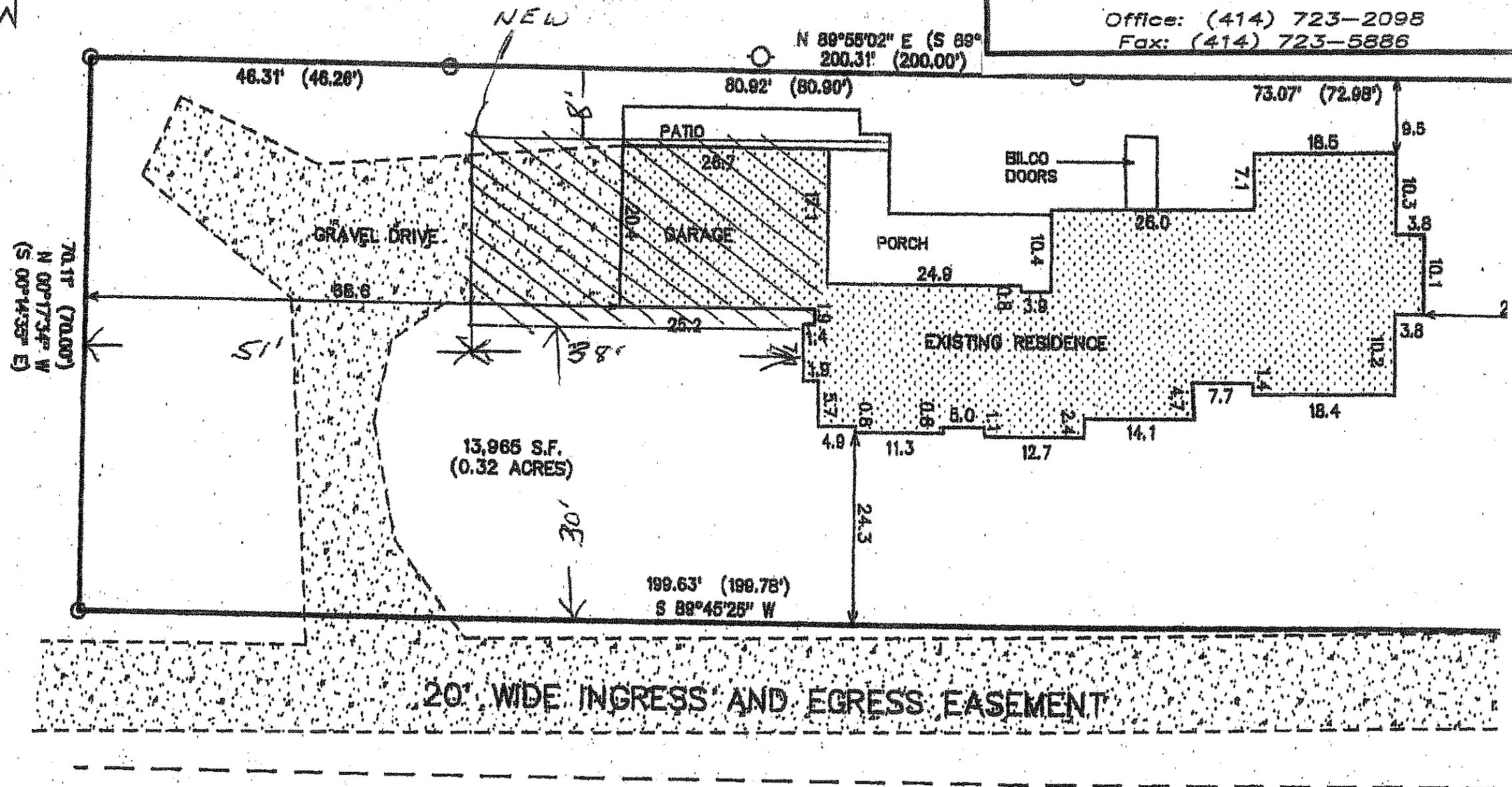
DATED: 10/20/85

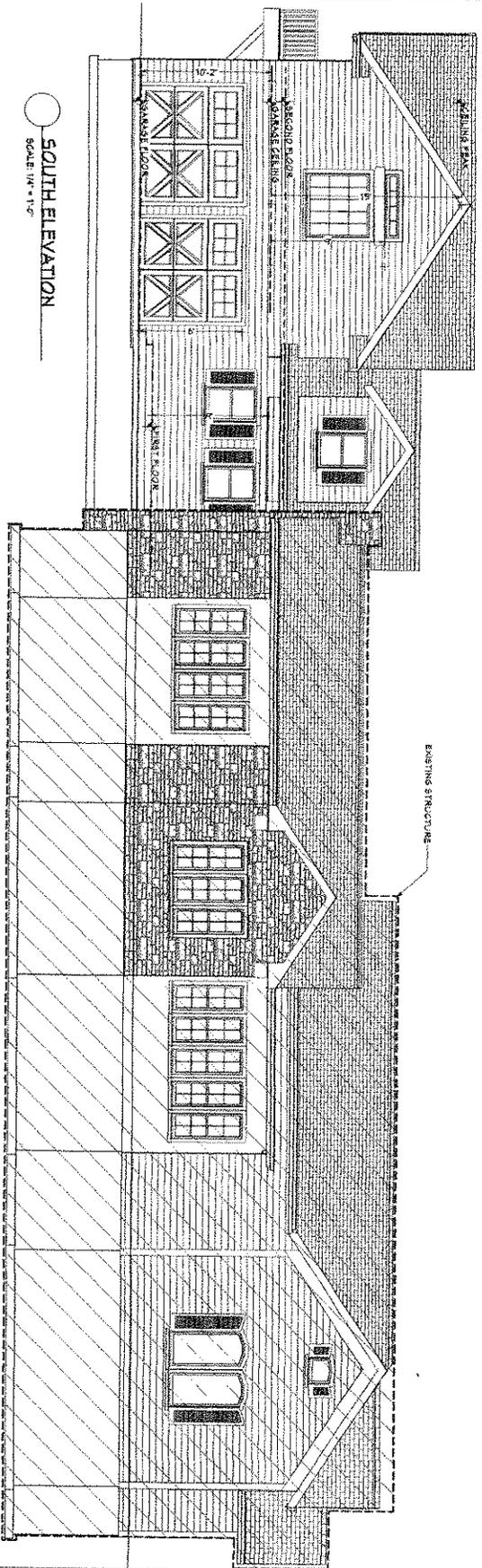
PETER S. GORDON R.L.S. 2101

# PLAT OF SURVEY

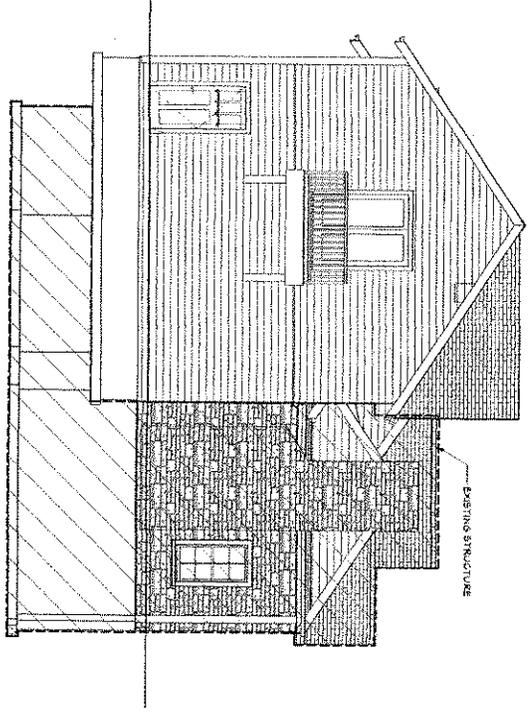
PART OF THE NORTH 1/2 OF SECTION 1  
 TOWN 1 NORTH, RANGE 17 EAST  
 CITY OF LAKE GENEVA  
 WALWORTH COUNTY, WISCONSIN

**FARRIS, HANSEN & ASSOCIATES, INC.**  
 Engineering, Architecture, Surveying  
 7 Ridgway Court P.O. Box 437  
 ELKHORN, WISCONSIN 53121  
 Office: (414) 723-2098  
 Fax: (414) 723-5886





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



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

**BECKWITH-  
DESIGN, LLC**  
Residential Designers &  
Draftsmen since 1995

NOTE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.

**BECKWITH DESIGN**  
3103 WYOMING AVENUE  
PHOENIX, AZ 85018  
PHONE: (602) 944-3440  
FAX: (602) 944-3442  
EMAIL: [info@beckwith-design.com](mailto:info@beckwith-design.com)  
WEB SITE: [www.beckwith-design.com](http://www.beckwith-design.com)

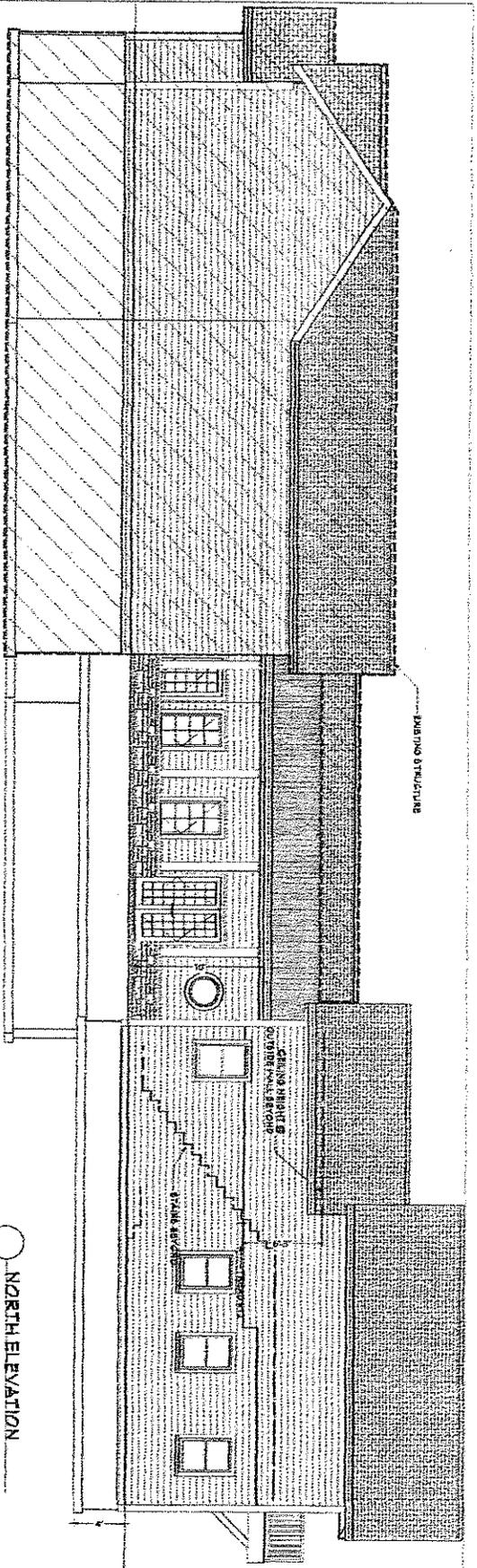
Owner:	DMK
Design:	3/1/14
Design Concept:	3/1/14
Concept Revision 1:	3/12/14
Concept Revision 2:	3/12/14
Contract Approval by Owner:	3/12/14
Working Drawings:	3/12/14
Consultant Permits:	3/12/14
Site Visit:	3/12/14
Permit Issue:	3/12/14
Construction Start:	3/12/14

**WRIGHT RESIDENCE**  
3103 WYOMING AVENUE  
PHOENIX, AZ 85018  
LAKI GARDEN, WILSON

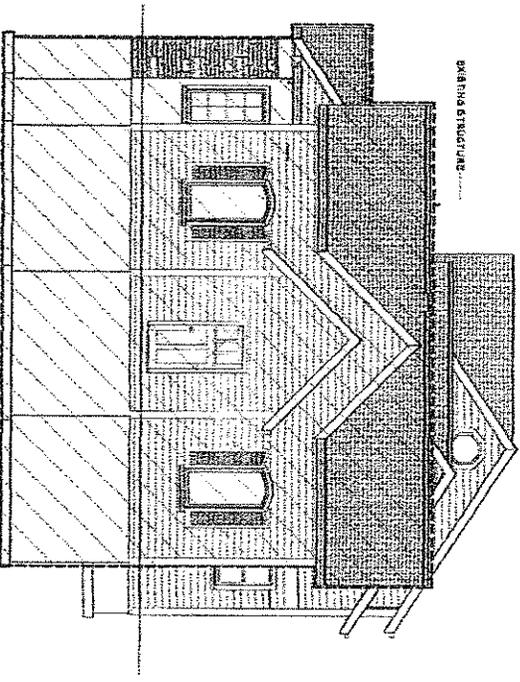
PROJECT NUMBER: 14049  
DESIGN BY: Scott Beckwith  
SCALE: 1/4" = 1'-0"

PAGE: 1  
OF  
PAGE: 4

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



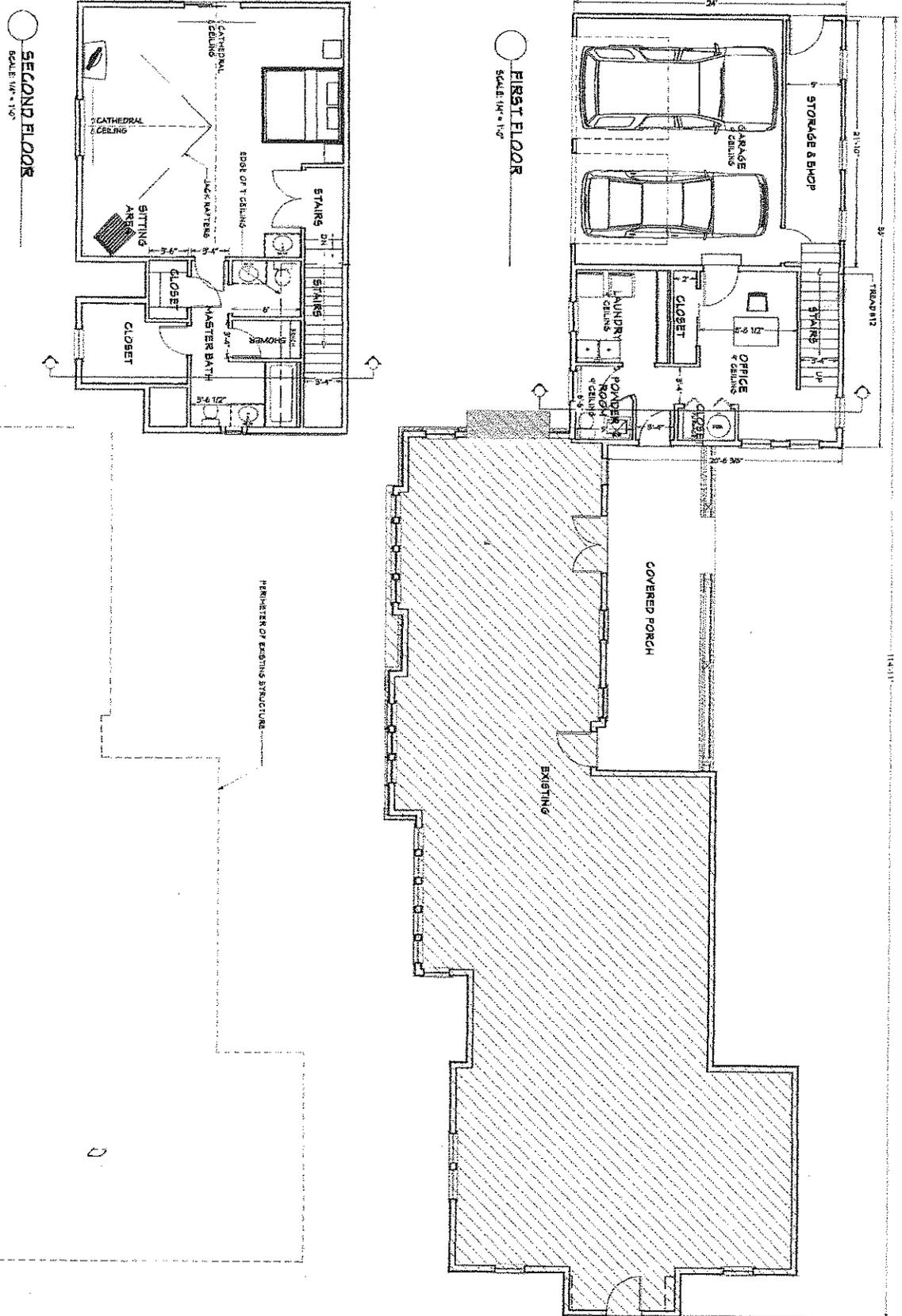
NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

**BECKWITH-  
DESIGN, LLC**  
Residential Designers &  
Draftsmen since 1995

**NOTE:**  
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**3101 BECKWITH DRIVE ROAD  
EAGLE, WI 53116  
PHONE: 262 942-2000  
FAX: 262 942-2001  
EMAIL: info@beckwith-design.com  
WEB SITE: www.beckwith-design.com**

DATE:	10/15/2010
DRAWN BY:	JANIS HANSEN
CHECKED BY:	JOHN HANSEN
DESIGNED BY:	JOHN HANSEN
PROJECT NUMBER:	101010
DATE:	10/15/2010
SCALE:	1/8" = 1'-0"
PAGE:	4
OF:	4



**BECKWITH-  
DESIGN, LLC**  
Residential Designers &  
Craftsmen since 1949

**NOTE:**  
ALL ROOMS EXCEPT FRONT HALLWAY MADE IN  
EXISTING. ALL OTHER ROOMS MADE IN NEW  
CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL  
DIMENSIONS AND CONDITIONS OF ALL ROOMS AND  
FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR  
OBTAINING ALL NECESSARY PERMITS AND  
APPROVALS FROM ALL APPLICABLE AGENCIES.

**BECKWITH DESIGN**  
5102 WILSON BERRY ROAD  
PHONE: (262) 884-3344  
FAX: (262) 884-3344  
EMAIL: info@beckwithdesign.com  
WEB SITE: www.beckwithdesign.com

Description	Date
Final Concept	3/1/14
Concept Revision I	3/1/14
Concept Revision II	3/1/14
Contract Approved By Owner	3/1/14
Working Drawings	3/1/14
Construction Permits	3/1/14
Site Work	3/1/14
Interior Work	3/1/14
Construction Done	3/1/14

**WINDHART RESIDENCE**  
490 S. LARK STREET  
LAKESHORE, WISCONSIN 53122

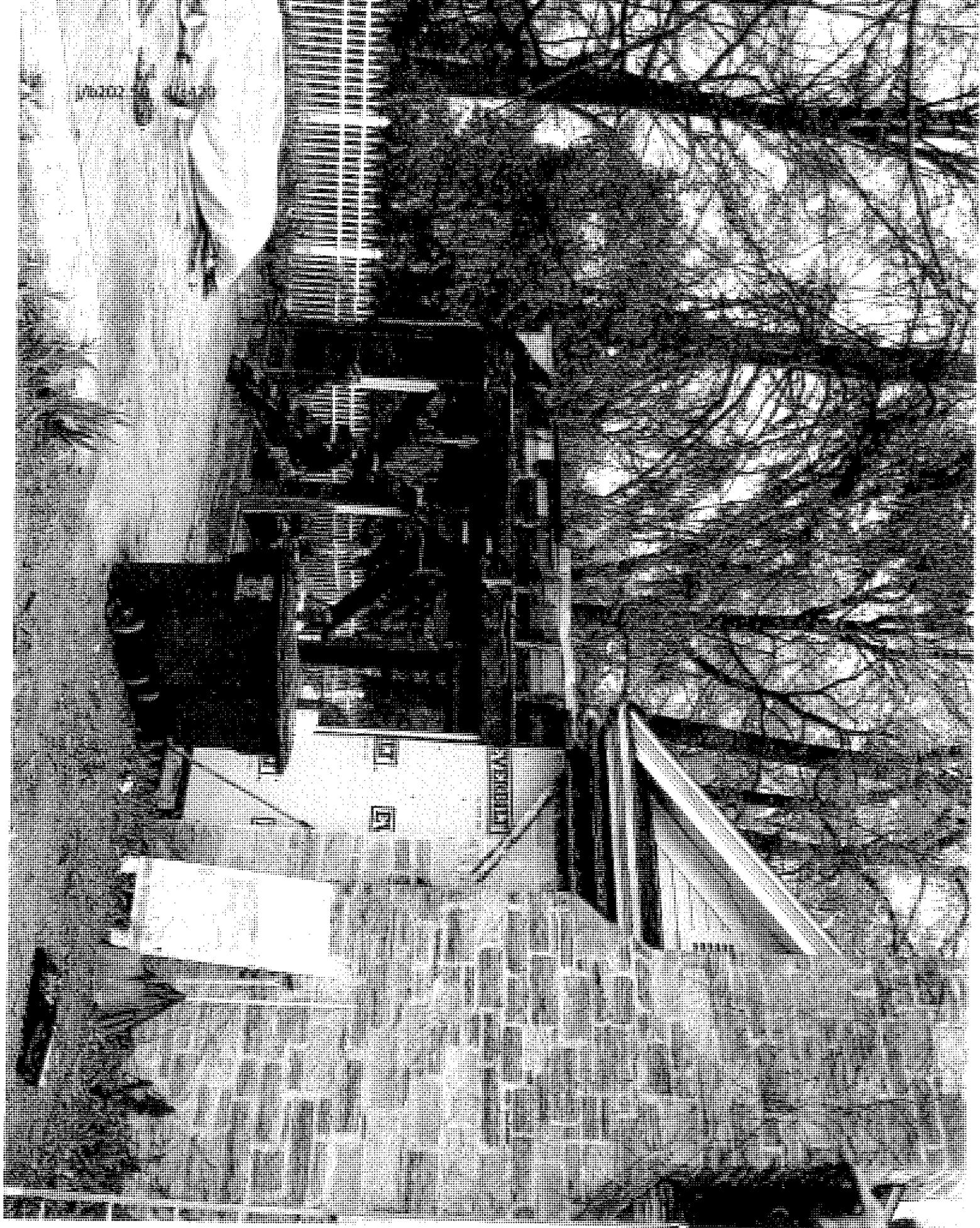
Product Number: 140349  
Design By: Scott Beckwith  
Scale: 1/4" = 1'-0"

**PAGE: 3  
OF  
PAGE: 4**





180 21 June 1968



APPLICATION FOR CONDITIONAL USE  
City of Lake Geneva

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

45 Lake wood Drive Lake Geneva WI

Parcel # ZLM - 00011

NAME AND ADDRESS OF CURRENT OWNER:

Ms. Susan Crowley 3 Anglican Lane

Lincolnshire, IL 60069

TELEPHONE NUMBER OF CURRENT OWNER:

312-405-2428

NAME AND ADDRESS OF APPLICANT:

Kerry Stevens / Kerry Stevens Const. Inc  
319 Martin Ave Twin Lakes WI 53181

TELEPHONE NUMBER OF APPLICANT:

262-215-3207

PROPOSED CONDITIONAL USE:

Screen Porch built to SR-4 Requirements

ZONING DISTRICT IN WHICH LAND IS LOCATED:

ER-1

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

Dave Henry Architecture P.C. 387 High Road  
Cary IL 60013

(Contractor) Kerry Stevens Const. Inc 319 Martin Ave  
Twin Lakes WI 53181

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

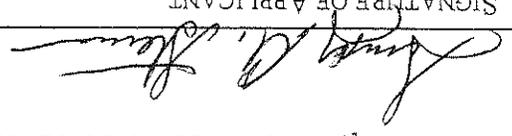
Seasonal residence

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

DATE

5-23-14

SIGNATURE OF APPLICANT



AGREEMENT FOR SERVICES

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

Name: Harry Stevens as applicant/petitioner for:

Address: Ms. Susan Crowley

3 Anglican Lane

Lincolnshire, IL 60069

Phone: 312-405-2428

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

Dated this 23 day of May, 2014.

Printed name of Applicant/Petitioner  
Harry H Stevens

Signature of Applicant/Petitioner  
Harry H Stevens

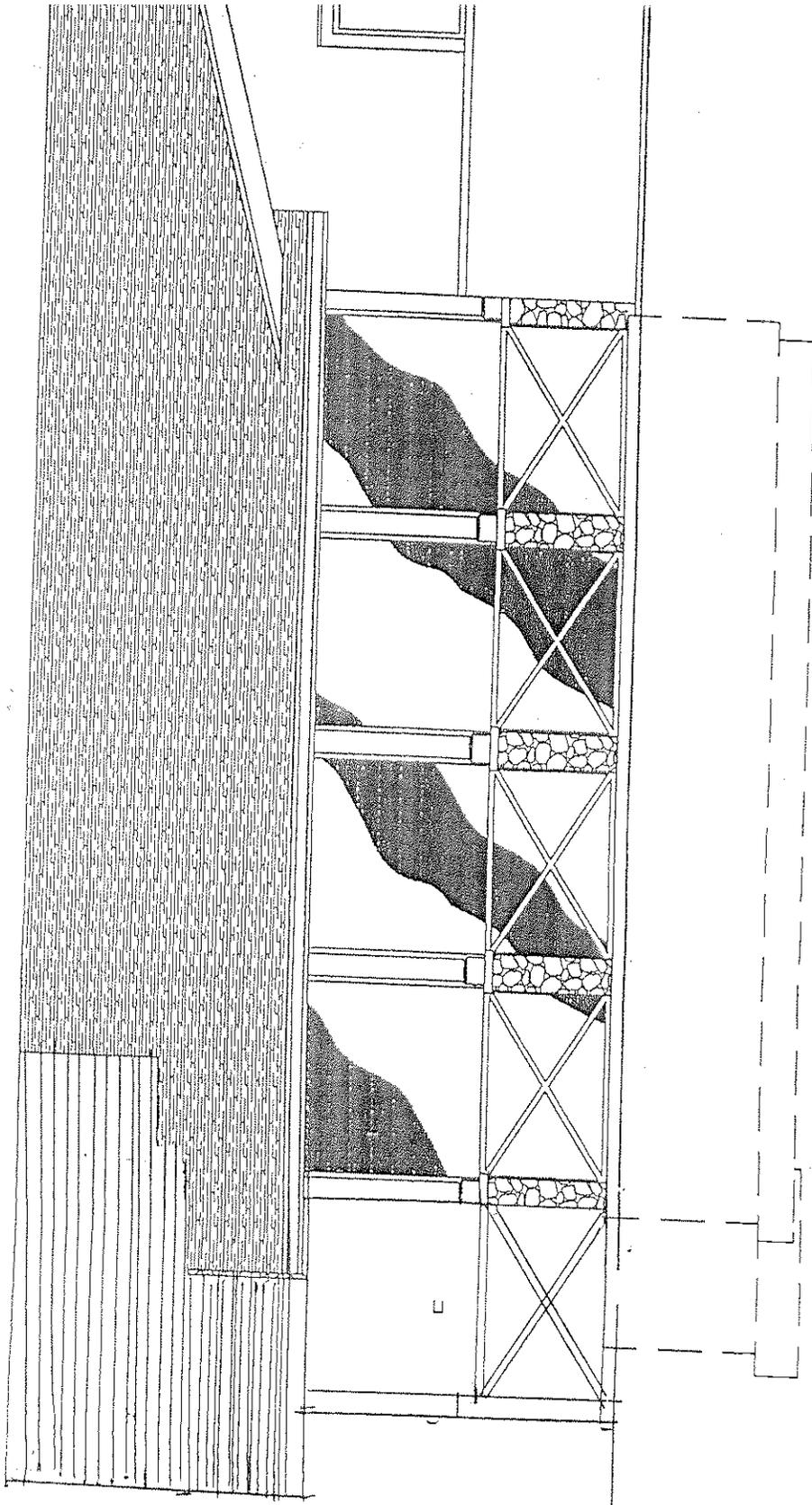


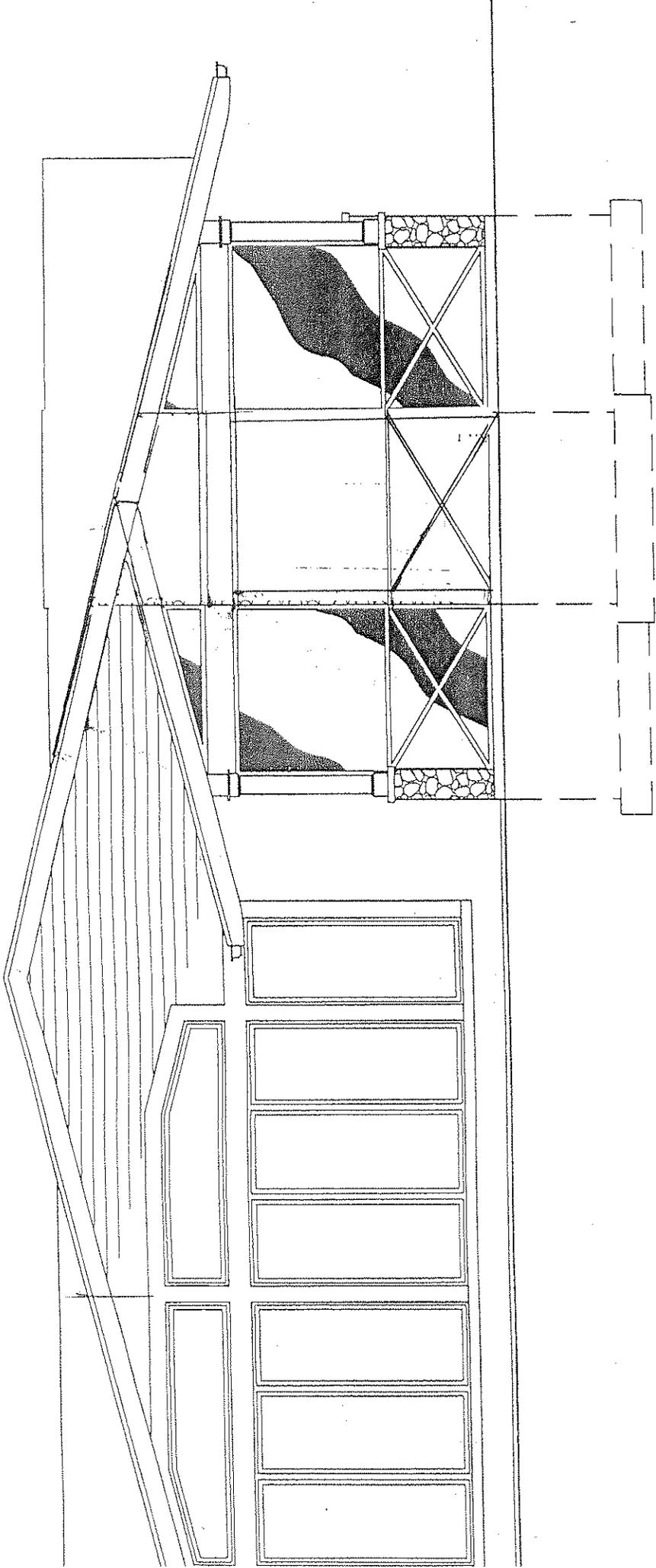


Susan Crowley

45 Lakewood Drive

Lake Geneva WI





**Northeast Elevation**

1/4" = 1'-0"

Susan Crowley

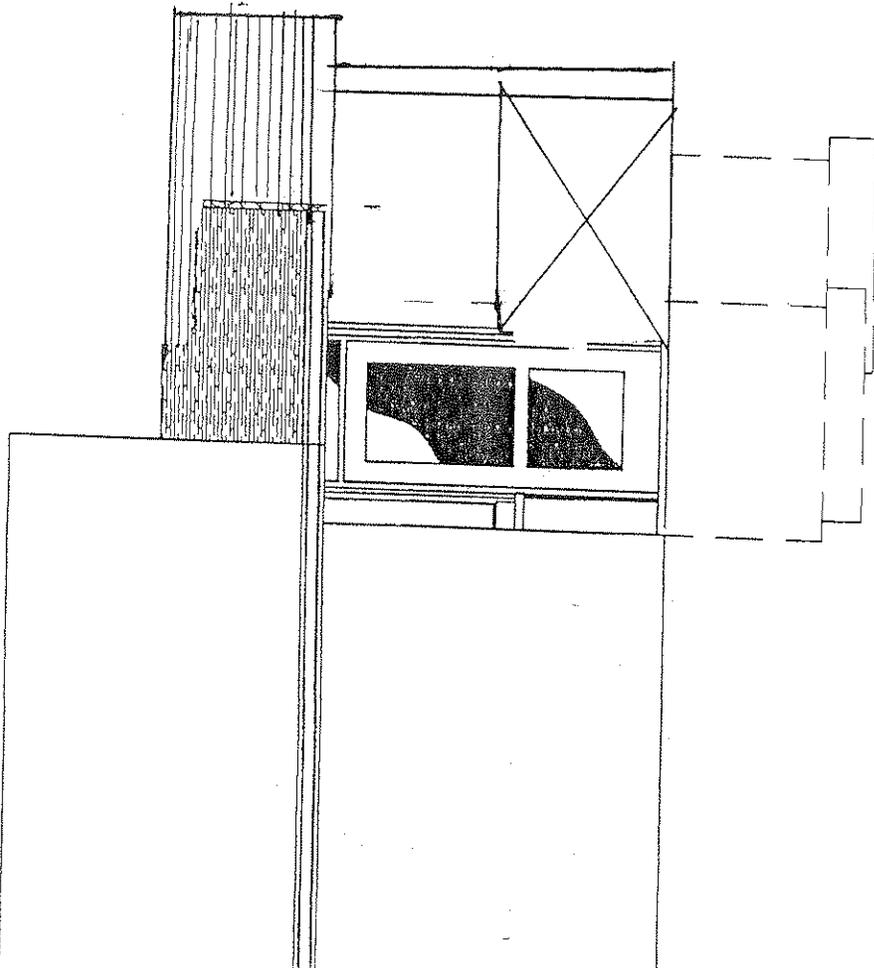
415 Lakewood Drive

Lake Geneva, WI

Susan Crowley

45 Lake wood Drive

Lake Geneva WI



**Southeast Elevation**

1/4" = 1'-0"

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, June 16, 2014 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Conditional Use Application filed by Susan Crowley, 3 Anglican Lane, Lincolnshire, IL 60069, to construct an addition (screened porch) to an existing Single Family Residence, using the SR-4 requirements in an Estate Residential Zoning District (ER-1), at the following location:

TAX KEY NO. ZLM 00011 - 45 Lakewood Drive

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, June 16, 2014 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 30<sup>th</sup> day of May 2014.

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 5<sup>th</sup> & June 12<sup>th</sup>**

THOMAS MYERS MARY A MYERS 425 E MENOMONEE ST, #514 MILWAUKEE, WI 53202	ABRA PRENTICE WILKIN TRUST 179 E LAKE SHORE DR CHICAGO, IL 60611-5100	LYNN A FINNEGAN 139 LAKE VIEW DR LAKE GENEVA, WI 53147
DONALD G FORBES MURIEL G FORBES 50 LAKE VIEW DR LAKE GENEVA, WI 53147	WESTLEY PETERSON 1601 EVERGREEN LN LAKE GENEVA, WI 53147	DAVID P TRAUT TRUST ROSEMAEY C WHITE-TRAUT TRUST 565 WASHINGTON ST HINSDALE, IL 60521
DAVID C WILLIAMS 527 CENTER ST, SUITE 1 9706 RED SKY DR MIDDLETON, WI 53562	JOSEPH S READ JENNIFER A READ 9706 RED SKY DR MIDDLETON, WI 53562	HAROLD E SCHAFER 1611 EVERGREEN LN LAKE GENEVA, WI 53147
ANDREW C KERWIN 1616 EVERGREEN LN LAKE GENEVA, WI 53147	SHEILA EILEEN MORAN 1610 ORCHARD LN LAKE GENEVA, WI 53147	SUSAN CROWLEY 3 ANGELICAN LN LINCOLNSHIRE, IL 60069
DONALD E GETZEN JACQUELYN E GETZEN 15 LAKE VIEW DR LAKE GENEVA, WI 53147	CHERYL A PISCIOTTI 15402 SUNSET RIDGE DR ORLAND PARK, IL 60462	THOMAS W SCHWARTZ KATHERINE G SCHWARTZ 1550 EVERGREEN LN LAKE GENEVA, WI 53147
JAY H KLEIMAM GEORGIANNA M KLEIMAN 60 E MONROE ST #3101 CHICAGO, IL 60603	REUTER FAMILY TRUST 1772 S RANDALL RD, STE 100 GENEVA, IL 60134	LOUISE RUTKOWSKI 1565 LAKE SHORE DR LAKE GENEVA, WI 53147
JOHN W SWANSON KATHRYN K SWANSON 1580 ORCHARD LN LAKE GENEVA, WI 53147	ROBERT L NORDHAUS MARCELLA M HOLLMANN 1566 ORCHARD LN LAKE GENEVA, WI 53147	JOSEPH T MARTINO 1560 ORCHARD LN LAKE GENEVA, WI 53147
JANET R NICHOLS THOMAS W NICHOLS JR 45 LAKEVIEW DR LAKE GENEVA, WI 53147	DAVID J PEZZA SR PAULA G PEZZA 275 COTTAGE HILL AVE ELMHURST, IL 60126	RICHARD R ALTER SUSAN J ALTER 1584 ORCHARD LN LAKE GENEVA, WI 53147
WILLIAM H JONES III MARY W JONES 670 FAIRVIEW AVE ELMHURST, IL 60126	AUGUST R TADDEO SUSAN N TADDEO 1600 N 22 <sup>ND</sup> AVE MELROSE PARK, IL 60160	DAVID W MCCONNELL SARAH T MCCONNELL 926 W BARRY AVE CHICAGO, IL 60657
DAVID TROY TANKING TRUST AIMEE JOY TANKING TRUST 28679 W HERITAGE OAKS RD BARRINGTON, IL 60010	JOAN K THOMPSON 244 WINTHROP AVE ELMHURST, IL 60126	MARIA J JAKUBOWSKI MARK JAKUBOWSKI 116 FOX ST CARY, IL 60013

JAMES E MCCULLOUGH  
MARYANN MCCULLOUGH  
1551 EVERGREEN LN  
LAKE GENEVA, WI 53147  
ROBERT M SCHORSCH  
BEVERLY J SCHORSCH  
61 LAKEVIEW DR  
LAKE GENEVA, WI 53147  
PAUL N SEPE  
SUSAN Y SEPE  
16 LAKEVIEW DR  
LAKE GENEVA, WI 53147  
ANNE RITA SEE TRUST  
1605 LAKE SHORE DR  
LAKE GENEVA, WI 53147

PATRICIA FEDERICO  
TRUST  
901 ASHLAND AVE  
WILMETTE, ILL 60091  
HUGH V CONNOLLY  
CARRIE W CONNOLLY  
650 BEVERLY PLACE  
LAKE FOREST, IL 60045  
BARBARA P SHIELDS  
1600 EVERGREEN LN  
LAKE GENEVA, WI 53147

JAMES T SPRINGER  
KATHLEEN J SPRINGER  
1591 ORCHARD LN  
LAKE GENEVA, WI 53147  
DAWN M MANCUSO JACOBS  
1575 ORCHARD LN  
LAKE GENEVA, WI 53147  
MARYA F GIBBONS TRUST  
1600 N LAKESHORE DR  
LAKE GENEVA, WI 53147



**Crowley**

**WALTON COUNTY, MISSISSIPPI**

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Scale: 1 inch = 100 feet

Map prepared by: [Name]

Project: [Name]

Contract: [Name]

Sheet: [Name]

Notes: [Name]



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APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

411 INTERCHANGE NORTH, LAKE GENEVA WI 53147  
ZYUP00137M

NAME AND ADDRESS OF CURRENT OWNER:

BITTNER Properties Inc. 259 SKYLANE, LAKE GENEVA  
(Rick Bittner) WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: 262-248-2606

NAME AND ADDRESS OF APPLICANT:

Next Door Pub & Pizzeria  
411 INTERCHANGE NORTH, LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF APPLICANT: 262-248-9551

PROPOSED CONDITIONAL USE:

Service of Drinks & Appetizers by our staff as customers  
wait for indoor seating.  
"Commercial Outdoor Entertainment"

ZONING DISTRICT IN WHICH LAND IS LOCATED: P. Business

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

N/A

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Bar & Appetizer service in self contained outdoor  
customer waiting area at restaurant main entrance

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

5/2/2014  
DATE

Rick Bittner  
SIGNATURE OF APPLICANT

AGREEMENT FOR SERVICES

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

Next Door Pub & Pizzeria (Rick Bitner) as applicant/petitioner for:

Name: Next Door Pub & Pizzeria

Address: All Interchange North  
LAKE GENEVA, WI 53147

Phone: 262-248-9551 (414-429-2606)

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

Dated this 2nd day of May, 2011

Richard R. Bitner  
Printed name of Applicant/Petitioner

Richard R. Bitner  
Signature of Applicant/Petitioner

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

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

**I. RECORDATION OF ADMINISTRATIVE PROCEDURES**

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

**II. APPLICATION SUBMITTAL PACKET REQUIREMENTS**

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

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

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

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

(e) Written justification for the proposed conditional use:

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

In compliance with current outdoor seating and beverage service in a defined service area. Service is limited to appetizers & light / soft drinks.

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?

allows for control of any outdoor use of bar service that requires a defined space that is otherwise a difficult issue during high capacity times. Reduces inside congestion as a side benefit.

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?

NONE

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?

Yes - currently exists and is used as a waiting area, weather permitting

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?

NONE

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

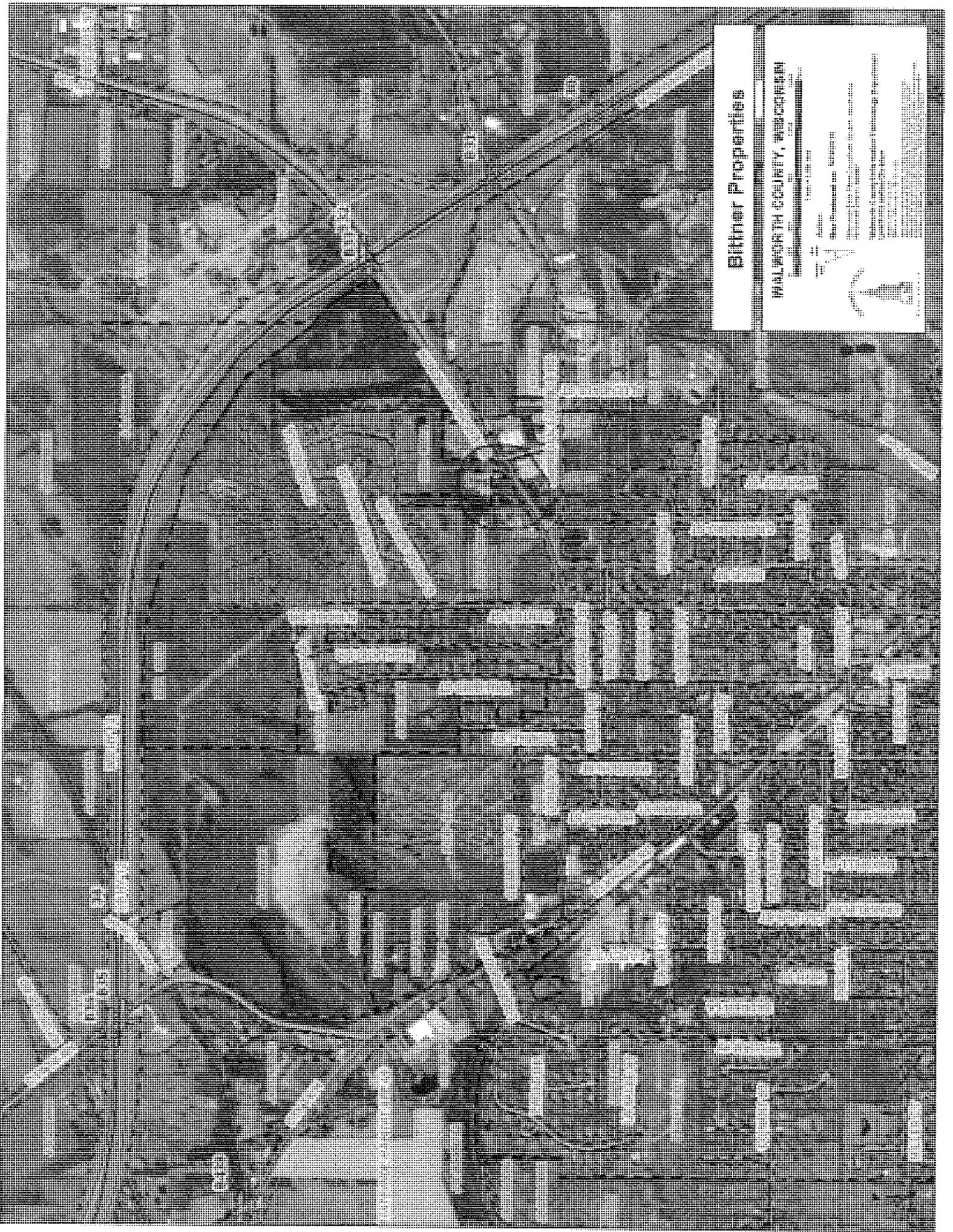
No adverse impact as this service is tied to restaurant hours, not bar hours.



## Next Door Pub and Pizzeria request for Outdoor Entertainment Conditional Use

### Justification:

- This fits with other businesses in Lake Geneva providing the same services
- The proposed space already fits the required border separations and protections
- This will assist in reducing the congestion at our inside waiting area by moving those that want appetizers and/or beverages by making service legal outside on the waiting deck
- We exceed the required parking spaces needed (by over 10) to service the 12 additional outdoor seats
- We exceed the required bathroom and handicapped access facilities for this additional service
- Outdoor service will stop when restaurant food service stops at 10.p.m (11 p.m. on Friday and Saturday) meeting the guidelines
- We have a two person hostess staff so that service is easy and well monitored
- This stops customers that do not read current signs restricting the use of alcoholic beverages in the proposed area
- We have several new and existing competitors that provide this service. Our additional service would help us maintain our market position



**Bitter Properties**

WALLINGFORD COUNTY, MISSOURI

Address: [Illegible]

Map prepared by: [Illegible]

Map of Bitter Properties, Wallingford County, Missouri

Scale: [Illegible]

Copyright: [Illegible]

## Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, June 16, 2014 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Conditional Use Application filed by Rick Bittner for Bittner Properties Inc., 259 Skyline Drive, Lake Geneva, WI 53147, for Commercial Outdoor Entertainment in a Planned Business District (PB), at the following location:

TAX KEY NO. ZYUP 00137M – 411 Interchange North

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, June 16, 2014 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 30<sup>th</sup> day of May 2014.

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 5<sup>th</sup> & June 12<sup>th</sup>**

120 PROPERTY GROUP LLC  
801 E CENTRALIA ST  
ELKHORN, WI 53121

NORTHERN PRECISION  
CASTING CO  
300 INTERCHANGE NORTH  
LAKE GENEVA, WI 53147

BITTNER PROPERTIES LLC  
259 SKY LANE  
LAKE GENEVA, WI 53147

AUTO-WARES WISCONSIN INC.  
DBA BUMPER TO BUMPER  
440 KIRKLAND SW  
GRAND RAPIDS, MI 49507-9800

MWFLGS INC  
501 INTERCHANGE NORTH  
LAKE GENEVA, WI 53147

PAUL COSTOFF  
AUGUST COSTOFF, ETAL  
7716 SURINI LN  
BULL VALLEY, IL 60012

WILLIAM D BURKE TRUST  
8615 OGDEN AVE  
LYONS, IL 60534

PETROS REAL ESTATE  
HOLDINGS  
PO BOX 505  
LAKE GENEVA, WI 53147

ROBERT E GIRRARD JR  
5614 STATE HWY 11  
ELKHORN, WI 53121

MARK LARKIN  
500 S STONE RIDGE DR  
LAKE GENEVA, WI 53147

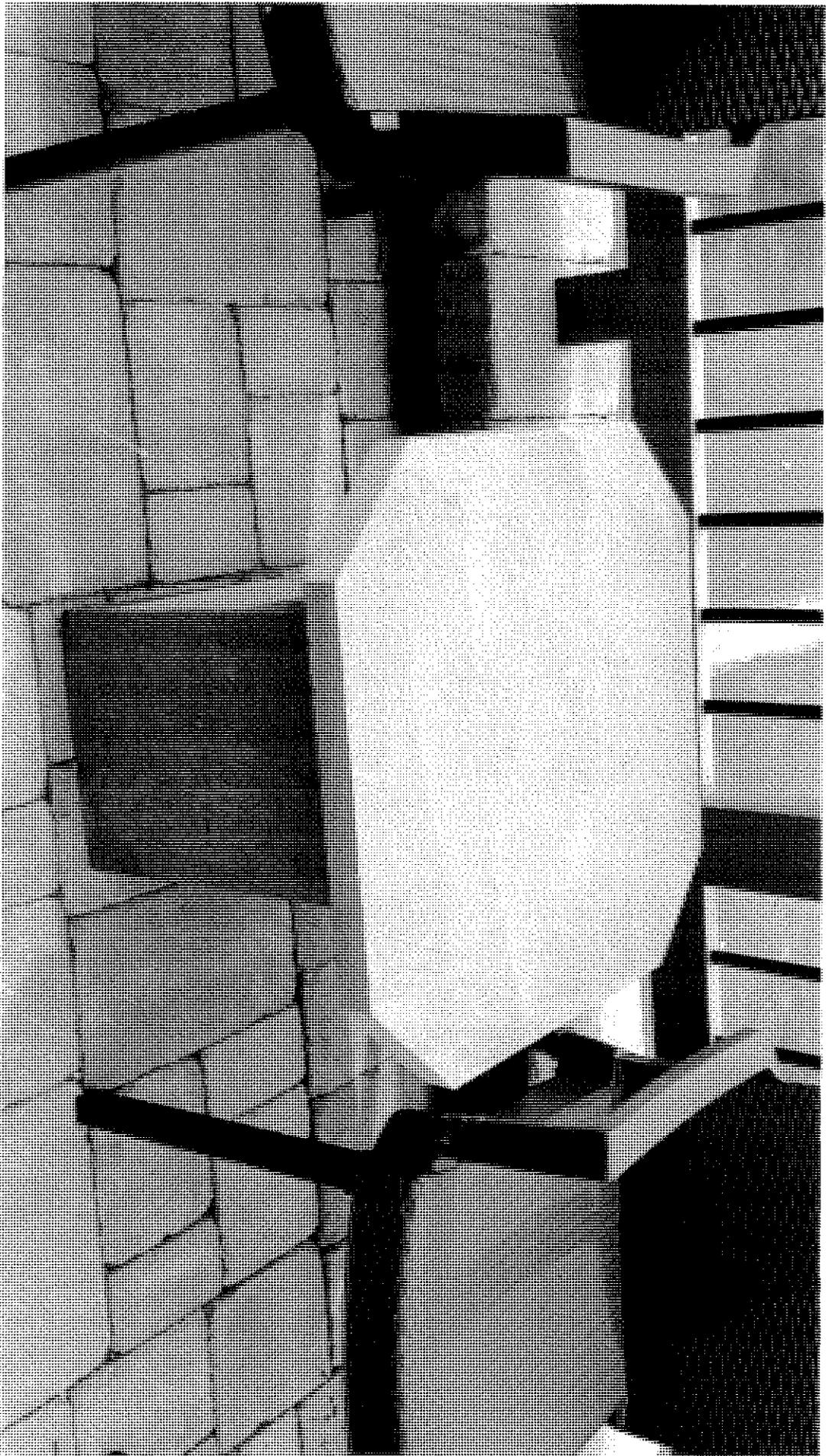
FAIRWYN DEVELOPMENT  
CORP  
875 TOWNLINE RD  
LAKE GENEVA, WI 53147

GENEVA PROFESSIONAL  
BUILDING ASSOCIATION  
C/O MIKE KEEFE  
PO BOX 460  
LAKE GENEVA, WI 53147

TERROIR LLC  
401 SHERIDAN SPRINGS RD  
LAKE GENEVA, WI 53147



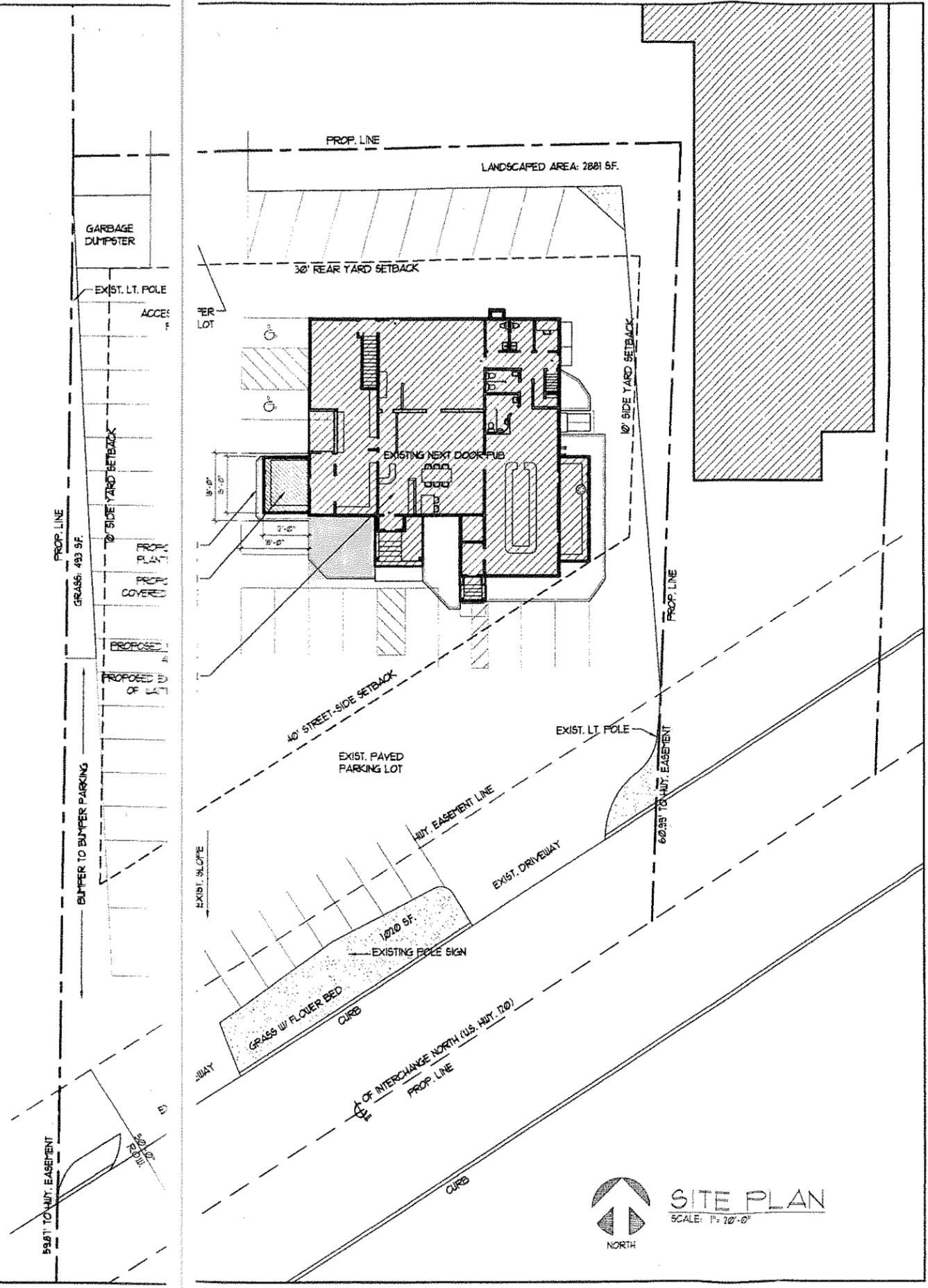




SEATING:	
MAIN DINING ROOM	94
LOST DUE TO WAITING AREA CHANGE	14
	80
REAR DINING ROOM	14.6
TOTAL DINING ROOM SEATING	98
BAR STOOLS	27
BAR CHAIRS	8
PORCH CHAIRS	12
TOTAL NON-DINING RM. SEATING	47
TOTAL SEATING:	98 + 47 = 145

PARKING:	
PARKING SPACES REQUIRED: 1 SPACE FOR EA. 3 SEATS	
$\frac{145}{3} = 48.3$ PARKING SPACES	
EXISTING STALLS IN CITY	50
REMOVED FOR ACCESS TO ADDITIONAL TOWN OF GENEVA PARKING AREA	14
PROPOSED CITY STALLS:	48
ADDITIONAL TOWN OF GENEVA PARKING STALLS	20
TOTAL PROPOSED PARKING:	48 + 20 = 68



**McCormack + Eiten / Architects, LLP**  
 400 Broad Street  
 Lake Geneva, WI 53147  
 Ph (262) 248-8391  
 Fax (262) 248-8392  
 contact@mccormackeiten.com www.mccormackeiten.com



ADDITIONS AND ALTERATIONS TO THE  
**NEXT DOOR PUB**  
 411 INTERCHANGE NORTH  
 LAKE GENEVA, WI 53147

PROJECT NO.  
**0603-IV**

REVISIONS

- PRELIMINARY
- BID/APPROVAL
- PERMIT
- CONSTRUCTION

DATE  
 04/04/11

SHEET  
 S-1

 **SITE PLAN**  
 SCALE: 1" = 10'-0"