

**CITY OF LAKE GENEVA
PLAN COMMISSION MEETING**

MONDAY, JULY 21, 2014 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

Agenda

1. Meeting called to order by Mayor Connors.
2. Roll Call.
3. Approve Minutes of June 16, 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 Tim McGrath c/o Lemberg Electric (agent) for 2 signs at Peet's Coffee and Tea located at 883 Main Street, Tax Key No. ZOP 00253.
 - B. Application by Bob Hillier for a sign at Line Honors located at 269 Broad Street, Tax Key No. ZOP 00262.
7. Review and Discussion of a request by Howard Basso agent for Basso Builders, LLC to change the Comprehensive Plan zoning on properties at Curtis & Skyline, Tax Key No's ZYUP 00130C and ZMEA 00052 from Single Family District to Multi-family residential – 8 (MR-8) District.
8. Review and Discussion of a proposal by Howard Basso agent for Basso Builders, LLC for a Parcel combination and Group Development to allow for a Condominium style apartment complex at Curtis & Skyline, Tax Key No's ZYUP 00130C and ZMEA 00052.
9. Review and Discussion of a preliminary site plan by Howard Basso agent for Basso Builders, LLC for a Condominium style apartment complex at Curtis & Skyline, Tax Key No's ZYUP 00130C and ZMEA 00052.
10. Public Hearing and recommendation on a Conditional Use Application filed by Kelly C. Frazier of McCormak + Etten / Architects, LLP, 400 Broad Street, Lake Geneva, WI 53147, on behalf of Frank Sottrel / Oak Birch LLC, 5N501 Curling Pond Road, Wayne, IL 60184 to construct a raised patio and open air pergola on an existing Single Family Residential lot in the 100' shoreland setback in an Estate Residential Zoning District (ER-1) located at 927 Bayview Drive , Tax Key No. ZGB 00002.
11. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted by James F Mullen, 1200 Pheasant Court, Lake Geneva, WI 53147 to split his property into two parcels. Current Tax Key No. ZA293700001.
12. Public Hearing and recommendation on a Conditional Use Application filed by George Kenessey & Meri Vallin, 4341 N Oakley Ave. Chicago, IL 60618, to construct a Single Family Residence on an existing lot using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at 1630 Evergreen Lane, Tax Key No. ZLM 00017.
13. Review and possible recommendation on the Public Participation Plan for the City of Lake Geneva Comprehensive Plan Update.
14. 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 7/18/14

STAFF REPORT
To Lake Geneva Plan Commission

Meeting Date: July 21, 2014

Agenda Item #6

Applicant:
Peet's Coffee and Tea
883 Main Street
Lake Geneva, WI 53147

Request:
Exterior signs
Tax Key No. ZOP 00253

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.

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.

Applicant:
Line Honors
269 Broad Street
Lake Geneva, WI 53147

Request:
Exterior sign
Tax Key No. ZOP 00262

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.

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.

Agenda Item #10

Applicant:

Frank Sottrel / Pak Birch, LLC

5N501 Curling Pond Road

Wayne, IL 60184

Request:

Applying to construct a raised patio and pergola in the required 100' Shoreland setback at his residence in an Estate Residential District (ER-1) at 927 Bayview Drive Tax Key #ZGB 00002

Description:

The applicant would like to construct a patio with an open air pergola in the 100' shoreland setback at his residence.

Staff Recommendation:

Staff has no objections to the proposed structure as it will fit in the established neighborhood construction and esthetics. This is an ongoing improvement to a property that was in need of upgrading.

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

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

Agenda Item #11

Applicant:

James F Mullen

1200 Pheasant Court

Lake Geneva, WI 53147

Request:

Applicant is applying to divide his parcel into two ER-1 parcels, existing Tax Key No. ZA293700001

Description:

The applicant would like to divide a current parcel into two parcels.

Staff Recommendation:

Staff has no problem with the proposed CSM as it complies with the current zoning requirements, recommending that the following restrictions be recorded on the CSM. Future home will face, and access will be obtained from LaSalle Court. In addition all requirements of the letter from the City Engineer dated June 20, 2014 to be complied with.

Agenda Item #12

Applicant:

George Kenessey & Meri Vallin

4341 N Oakley Avenue

Chicago, IL 606148

Request:

Applying for SR-4 Zoning to construct a New Single

Family residence in an Estate Residential District (ER-1)

at 1630 Evergreen Lane, Tax Key No ZLM 00017

Description:

The applicant would like to construct a new Single Family Residence after razing the current structure on the property.

Staff Recommendation:

Staff has no problem with granting the SR-4 zoning to the property in order to build a New Single Family Home, providing that they receive approval from the architectural control committee for the Manor.

- 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

CITY OF LAKE GENEVA

PLAN COMMISSION MEETING

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

MINUTES

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

2. **Roll Call**

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

Also Present Administrator Jordan, Planner Slavney, Gregoles

3. **Approve Minutes of May 19, 2014 Plan Commission meeting as distributed.**

MOTION #1

Skates/Kupsik motion to approve the Minutes of 5/19/14 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 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 230 Center Street, Tax Key No. ZA276000002.**

DISCUSSION

The applicants and the Commission discussed the signage in detail, as well as the change to the street address from 230 to 222 Center Street.

MOTION # 2

Mayor Connors/Kupsik moved to approve the application by BMHO Properties, LLC for 3 signs, contingent on the address being formerly changed to 222 Center Street, at Brick and Mortar Home and Outdoor located at 230 Center Street, Tax Key No. ZA276000002. The motion carried unanimously.

DISCUSSION

The applicants and the Commission discussed the awning color change from dark charcoal to a Sunbrella Jockey Red. Inspector Robers was requested to pull the original minutes and left the chamber to retrieve them from his office. When he returned he read from the December 2013 meeting minutes which clearly stated that charcoal grey was the approved color. Mr. Robers added that multiple conversations have been had with the builder regarding the color of the awnings and signage which Peter Jergens/builder then confirmed. Mr. Robers also clarified that there was only one meeting at which time the red was noted and the applicant was told to come back to staff and work with them with regards to the color and that never happened.

Mr. Jergens brought up the fact that there are many red awnings and umbrellas in the city and he would like to have it clarified as to what is Primary Red. In response Kupsik stated that the umbrella's is another issue because it is temporary use and only out during the summer months. Slavney clarified what the ordinance states regarding the primary red color and there was agreement amongst the Commission and staff that the awnings and lights are a primary red color.

MOTION # 3

Kupsik/Skates moved to deny the application by BMHO Properties, LLC for a change in awning (and lights) color from the previous approved dark charcoal to a Sunbrella jockey red, at Brick and Mortar Home and Outdoor located at 230 Center Street, Tax Key No. ZA276000002. The motion was denied unanimously.

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.

DISCUSSION John and Linda Wright - 968 S Lakeshore Drive, LG
Mr. Robers gave some details regarding the planned garage and master suite.
Skates and Robers discussed the side yard location.

MOTION #4

Kupsik/Flowers move to close the public hearing 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. The motion was carried unanimously.

MOTION #5

Kupsik/Skates move to approve the 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 / N Knoll Lane, Tax Key No. ZYUP 00106A, including all staff recommendations. The motion was carried unanimously.

COMMENTS

Commendations from Skates and Mayor Connors.

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.

DISCUSSION

Mr. Robers gave a summary and recommendation of the application in absence of the applicant.
Mr. Robers and Atty. Draper clarified details with the Commission regarding setbacks and that they are only approving changing the zoning to SR-4 and then subject to any variance that is granted.

MOTION #6

Skates/Gibbs move to close the public hearing 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. ZLM00011. 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. The motion was carried unanimously.

MOTION #7

Kupsik/Skates move to approve the 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 including staff recommendations. (Mayor Connors noted the clarification that if they are to build it, it would have to be in conformance with SR-4. 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. The motion carried unanimously.

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.

DISCUSSION

Mr. Bittner addressed the Commission regarding the details of the application.

MOTION #8

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

MOTION #9

Kupsik/Gibbs move to approve the 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 and to include all staff recommendations and that the hours of service will be until 10:00 pm (per application), 11:00 pm on Friday and Saturday, and contingent upon the extension of premises being approved by the Council and also that the music is not discernable past the lot line. The motion carried unanimously.

13. ADJOURNMENT

MOTION #9

Skates/Gibbs moved to adjourn the meeting at 7:24 pm. Motion carried unanimously.

/s/ Jackie Gregoles, Building & Zoning Administrative Assistant

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE PLAN COMMISSION

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

883 Main Street

NAME AND ADDRESS OF CURRENT OWNER:

Peet's Coffee & Tea

883 MAIN STREET

TELEPHONE NUMBER OF CURRENT OWNER:

NAME AND ADDRESS OF APPLICANT:

TIM McGRATH C/O LEMBERG ELECTRIC

4085 N. 128th Street Brookfield, WI 53005

TELEPHONE NUMBER OF APPLICANT: 262-781-1500 x 130

PROPOSED CONDITIONAL USE:

REPLACE PREVIOUS CARIBOU COFFEE SIGNS WITH PEET'S COFFEE & TEA

ZONING DISTRICT IN WHICH LAND IS LOCATED:

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

Drew Magnuson Phone 651-888-6883

drew@finn-daniels.com

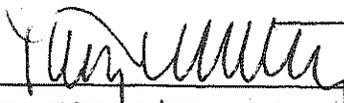
SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

INSTALL NEW PEET'S COFFEE & TEA EXTERIOR SIGNS

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

JULY 11TH 2014

DATE


SIGNATURE OF APPLICANT

AGREEMENT FOR SERVICES

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

Tim McGrath c/o Lemberg Electric, as applicant/petitioner for:

Name: Peet's Coffee & Tea

Address: 883 Main Street

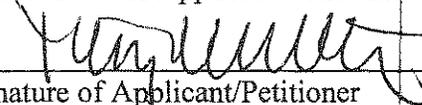
Lake Geneva, WI 53147

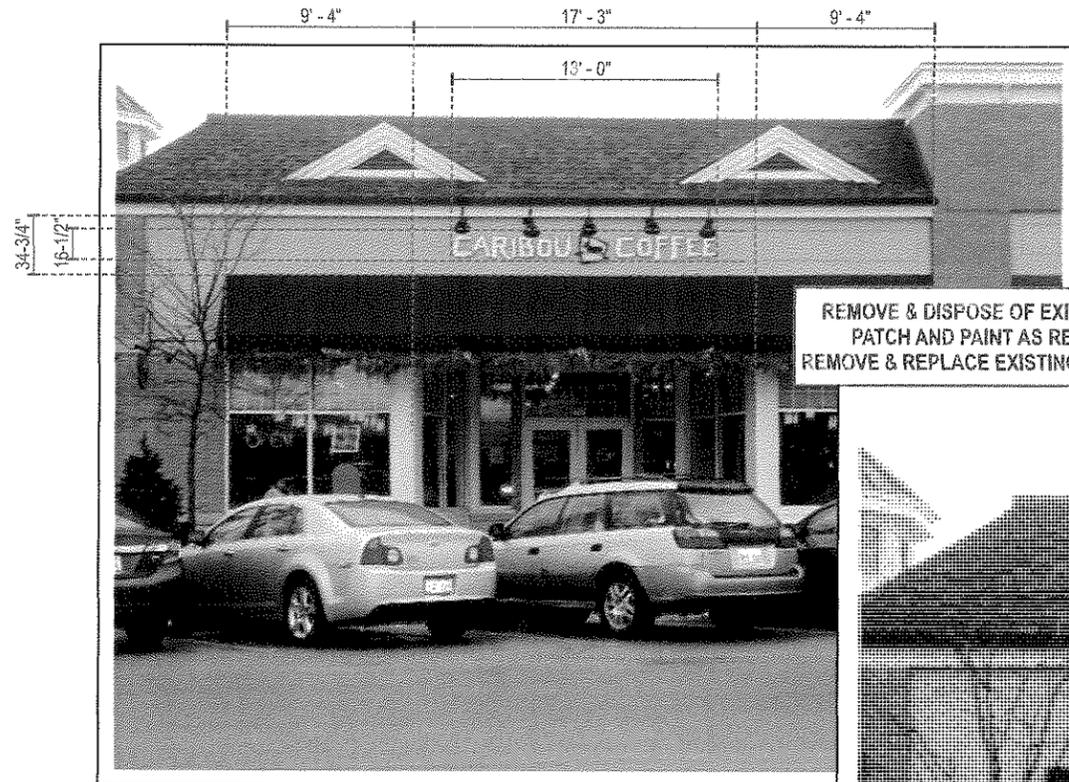
Phone: 651-888-6883

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 11th day of July, 2014.

Tim McGrath
Printed name of Applicant/Petitioner


Signature of Applicant/Petitioner



REMOVE & DISPOSE OF EXISTING SIGN.
PATCH AND PAINT AS REQUIRED.
REMOVE & REPLACE EXISTING EXT. LIGHTS.

EXISTING CONDITIONS



PROPOSED

GENERAL NOTES REGARDING INSTALLATION:

- Unless otherwise specified, installers to supply all appropriate mounting hardware included within approved scope of work.
- Exposed steel poles requiring paint to be completed by installer at time of installation including provision of required paint/materials.
- Installers procuring permits must include all fees in their original estimate, provide copies of application and receive final inspection.



Client
PEET'S COFFEE & TEA

Design #
C141005R6

Sheet 1 of 4

Address
LAKE GENEVA, WI

Account Rep. J MUELLER

Designer A GIANNELL

Date 01/02/14

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

R1:TH:02/28/14:DELETE 'R' MARKS.

R2:ACG:03/05/14: REVISE P-CUP (B).

R3:AAG:05/02/14: REVISE SIGN (A) TO CHANNEL LETTERS W/ EXTERNAL ILLUMINATION SPECS.

R4:HG:05/19/14:REVISE SIGN A TO FABRICATED LETTERS; CHANGE SCOPE OF WORK FOR LIGHTING.

R5:ES:06/10/14: UPDATE & ADD SECTIONS DETAILS TO SIGN (A).

R6:ACG:06/27/14: REVISE TO WHITE FACES, INCREASE LETTERS, ADD 5TH LAMP (A).



www.chandler signs.com

3201 Manor Way Dallas, TX 75235
214.902.2000 Fax 214.902.2044

12106 Vaillant San Antonio, TX 78216
210.349.3904 Fax 210.349.8724

1335 Park Center Dr. Vista, CA 92081
760.967.7003 Fax 760.967.7033

2584 Sand Hill Point Cir. Davenport, FL 33837
863-420-1100 Fax 863-424-1160

37 Waterfront Park Ct. Dawsonville, GA 30534
800-851-7062 Fax 210.349.8724

P.O. Box 125
206 Doral Drive Portland, TX 78374
361-563-5999 Fax 361-643-8533

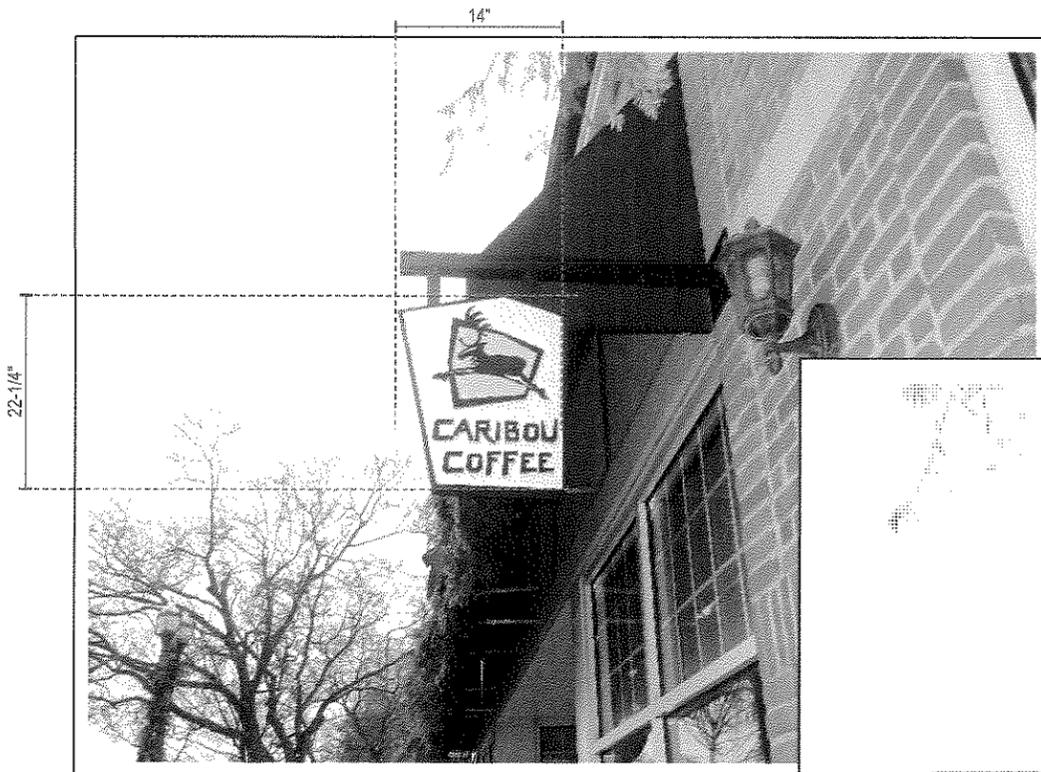
963 Baxter Ave., Suite 200 Louisville, KY 40204
502-479-3075 Fax 502-412-0013

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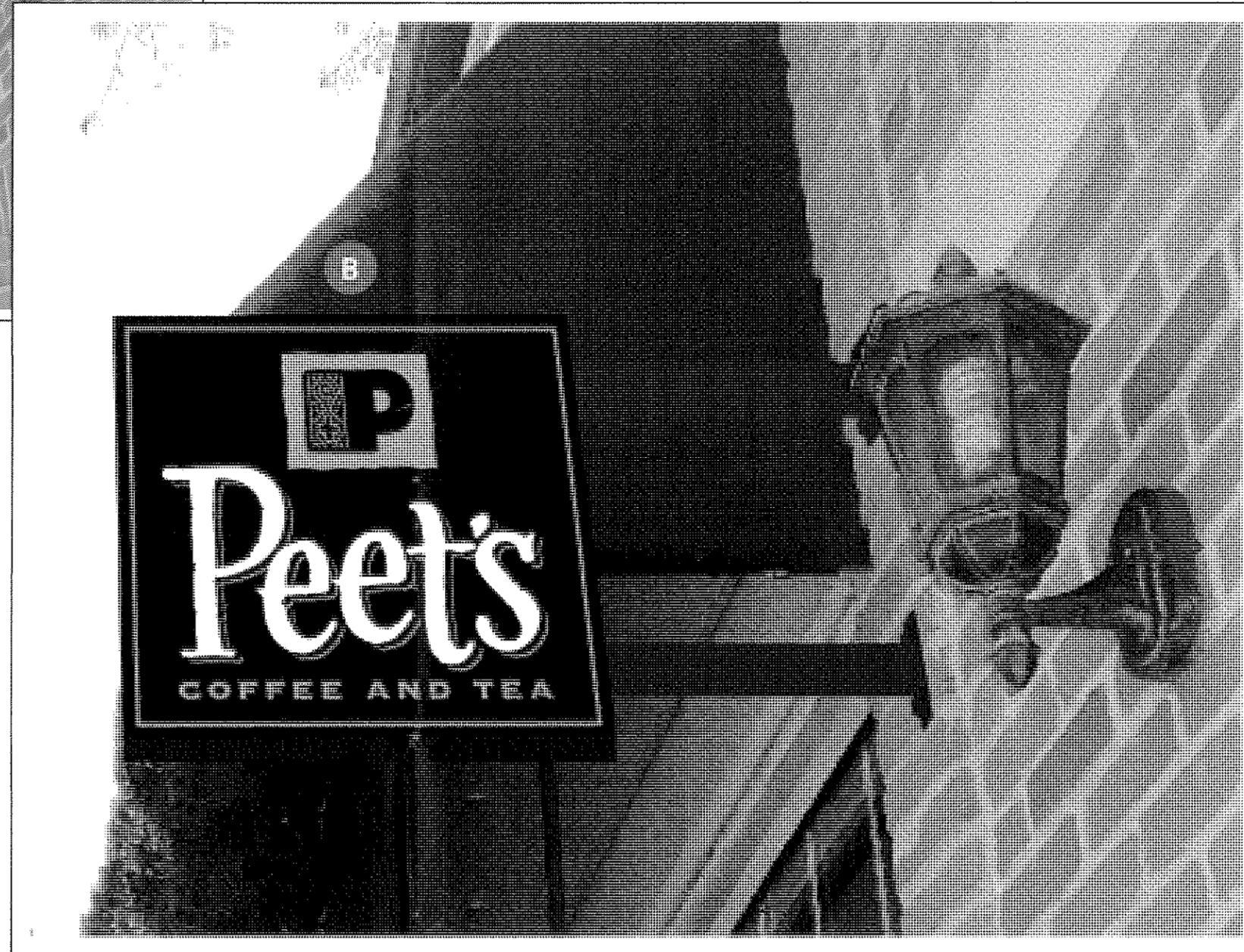
FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 610 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).





EXISTING CONDITIONS



PROPOSED

Peet's Coffee & Tea

Client
PEET'S COFFEE & TEA

Design #
C141005R6

Sheet 2 of 4

Address
LAKE GENEVA, WI

Account Rep. J MUELLER

Designer A GIANNELL

Date 01/02/14

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date	
R1:TH:02/28/14:DELETE 'R' MARKS.	
R2:ACG:03/05/14: REVISE P-CUP (B).	
R3:AAG:05/02/14: REVISE SIGN (A) TO CHANNEL LETTERS W/ EXTERNAL ILLUMINATION SPECS.	
R4:HG:05/19/14:REVISE SIGN A TO FABRICATED LETTERS. CHANGE SCOPE OF WORK FOR LIGHTING.	
R5:ES:06/10/14: UPDATE & ADD SECTIONS DETAILS TO SIGN (A).	
R6:ACG:06/27/14: REVISE TO WHITE FACES. INCREASE LETTERS, ADD 5TH LAMP (A).	

Chandler Signs
www.chandler signs.com

3201 Manor Way Dallas, TX 75235
214.902.2000 Fax 214.902.2044

12106 Valliant San Antonio, TX 78216
210.349.3804 Fax 210.349.8724

1335 Park Center Dr. Vista, CA 92081
760.967.7093 Fax 760.967.7033

2584 Sand Hill Point Cir. Davenport, FL 33837
863-420-1190 Fax 863.424.1160

37 Waterfront Park Ct. Dawsonville, GA 30534
800-851-7062 Fax 210.349.8724

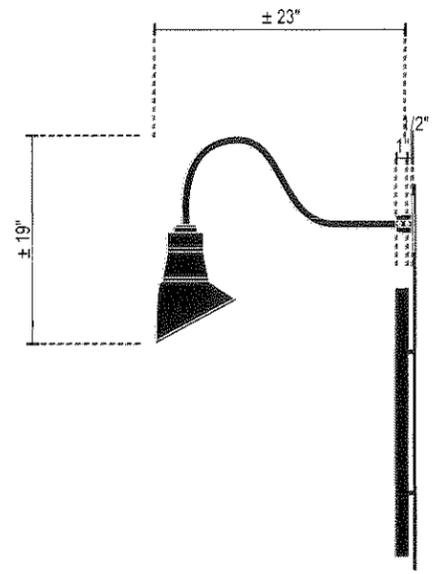
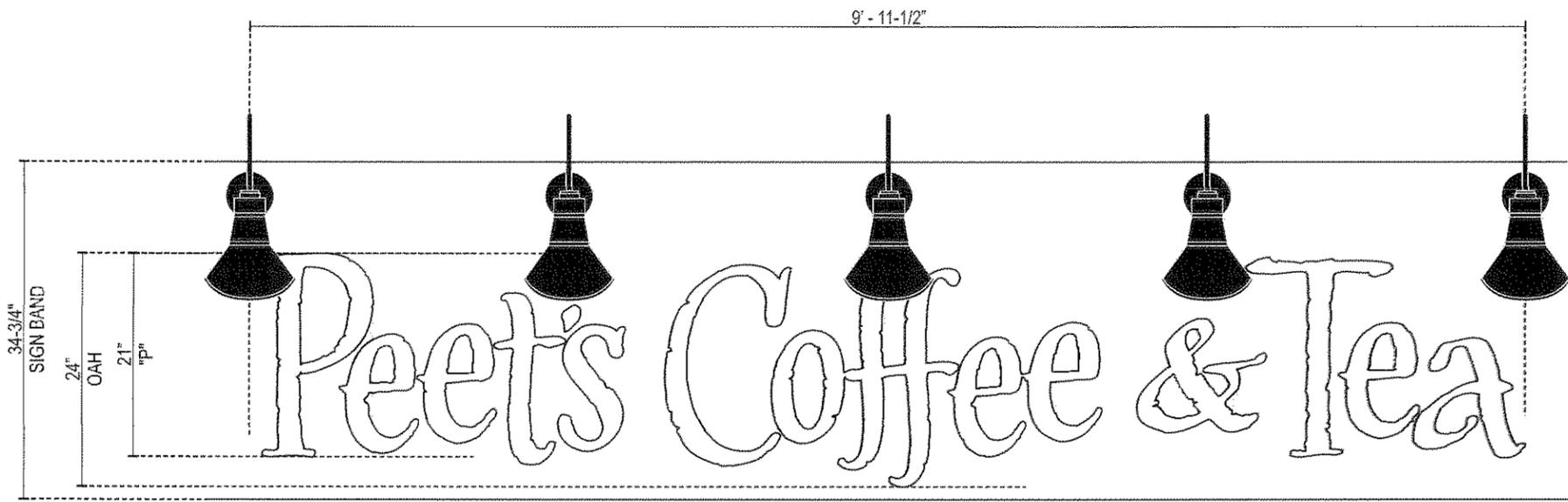
P.O. Box 125
208 Doral Drive Portland, TX 78374
361-563-6599 Fax 361-643-6533

963 Baxter Ave., Suite 200 Louisville, KY 40204
502-479-3075 Fax 502-412-6613

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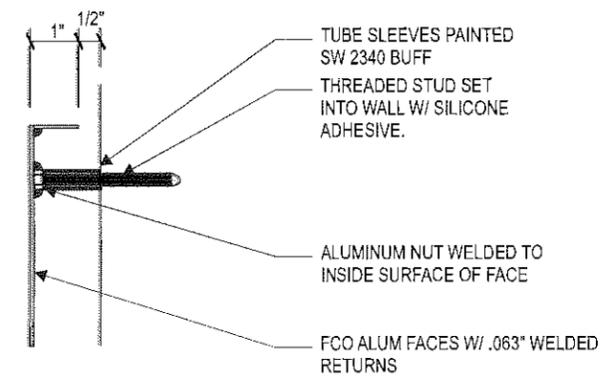
FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 610 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

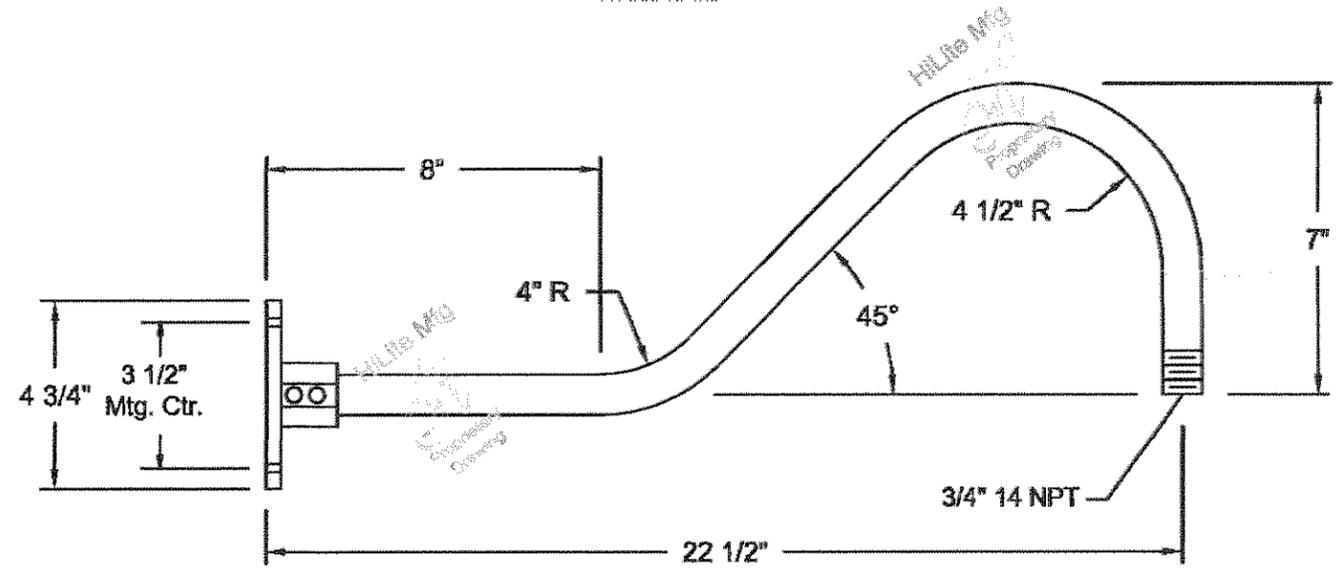
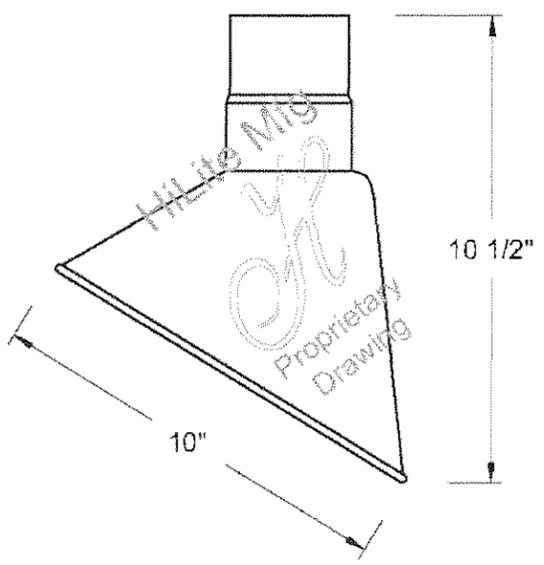


A EXTERNALLY-LIT ALUMINUM LETTERS 18 SF
 SCALE 3/4" = 1' - 0"

GENERAL SPECIFICATIONS
 1" DEEP FABRICATED ALUMINUM LETTERS PAINTED WHITE, MATTE FINISH.
 PIN MOUNT 1" FROM FASCIA.
 ILLUMINATE W/ H-18110 HI-LITE MFG. GOOSENECK SIG LIGHT, FINISHED IN 91 BLACK.
 SOCKETS/LAMPS: INCANDESCENT RATED 200 WATT MAX/120 VOLT, MEDIUM BASE.



TYPICAL DETAIL



Client	PEET'S COFFEE & TEA
Design #	C141005R6
Sheet	3 of 4
Address	LAKE GENEVA, WI
Account Rep.	J MUELLER
Designer	A GIANNELL
Date	01/02/14
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date
R1:TH:02/28/14:DELETE 'R' MARKS.
R2:ACG:03/05/14: REVISE P-CUP (B).
R3:AAG:05/02/14: REVISE SIGN (A) TO CHANNEL LETTERS W/ EXTERNAL ILLUMINATION SPECS.
R4:HG:05/19/14:REVISE SIGN A TO FABRICATED LETTERS, CHANGE SCOPE OF WORK FOR LIGHTING.
R5:ES:06/10/14: UPDATE & ADD SECTIONS DETAILS TO SIGN (A).
R6:ACG:06/27/14: REVISE TO WHITE FACES, INCREASE LETTERS, ADD 5TH LAMP (A).

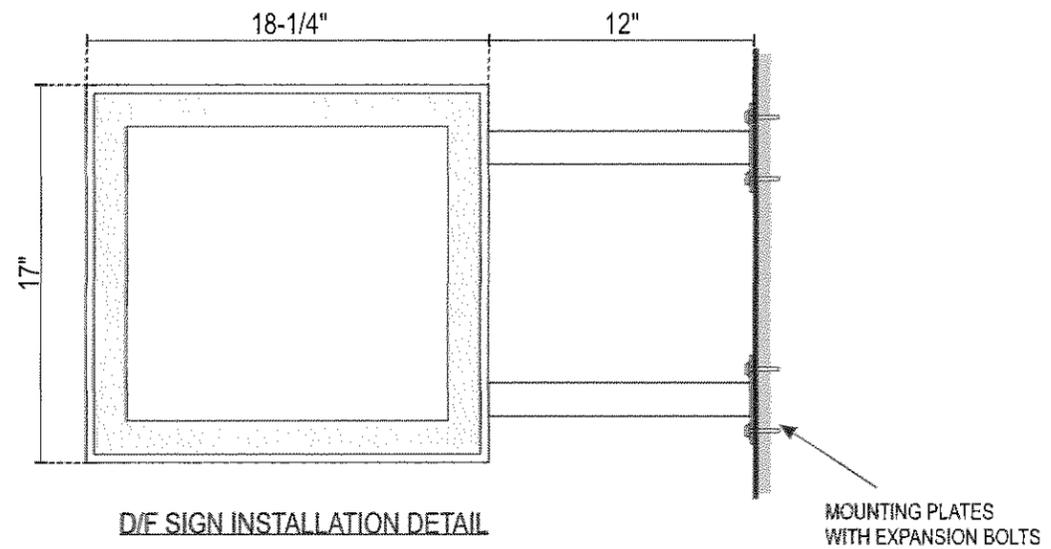
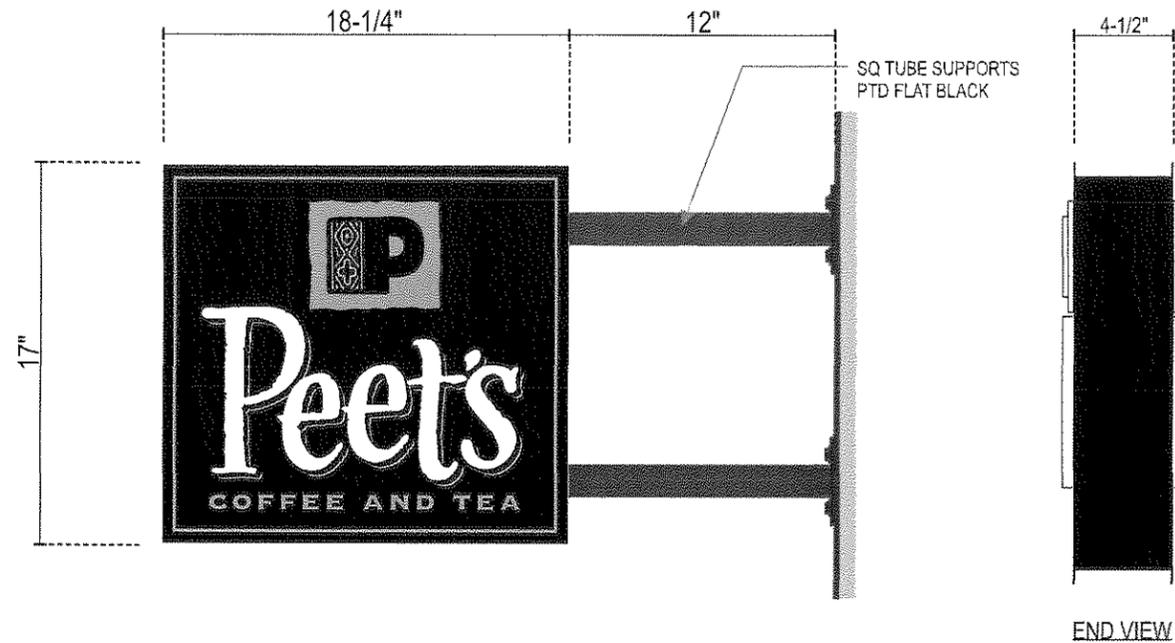


www.chandler signs.com
 3201 Manor Way Dallas, TX 75235
 214.902.2000 Fax 214.902.2044
 12106 Valliant San Antonio, TX 78216
 210.349.3804 Fax 210.349.8724
 1335 Park Center Dr. Vista, CA 92081
 760.967.7003 Fax 760.967.7033
 2584 Sand Hill Point Cir. Davenport, FL 33837
 863-420-1100 Fax 863.424.1160
 37 Waterfront Park Ct. Dawsonville, GA 30534
 800-851-7062 Fax 210.349.8724
 P.O. Box 125
 206 Doral Drive Portland, TX 78374
 361-563-5599 Fax 361-643-6533
 963 Baxter Ave., Suite 200 Louisville, KY 40204
 502-479-3075 Fax 502-412-0813

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FINAL ELECTRICAL CONNECTION BY CUSTOMER





B D/F BLADE SIGN W/ LOGO - NON-ILLUM 2.1 SQFT
 SCALE 1-1/2" = 1' - 0"

GENERAL SPECIFICATIONS

4-1/2" DEEP D/F ALUMINUM BLADE SIGN W/ OVERSIZED FACES PEETS DARK BROWN (APPROVED PAINT COLOR), SATIN FINISH.

LOGO IS TWO LAYERS 1/4" THICK FCO ACRYLIC. FIRST LAYER (LOGO FIELD), PTM "PEETS GOLD" PMS 874C. 2ND LAYER (P-CUP) PAINTED TO MATCH "PEETS DARK BROWN" W/ 1ST SURFACE VINYL DECORATION:
 3630-131 GOLD METALLIC (TRIBAL PATTERN)

PEETS IS 1/2" THICK FCO ACRYLIC PTD TO MATCH PMS 9140 CREAM, SATIN FINISH.

BORDER, COPY DROP SHADOWS AND TAGLINE ARE 1ST SURFACE 3630-131 GOLD METALLIC VINYL APPLIED TO PANELS.

MOUNT W/ 1-1/2" SQ TUBE SUPPORTS AND APPROPRIATE MOUNTING PLATES/HARDWARE PTD FLAT BLACK.

NON-ILLUMINATED.



Client	PEET'S COFFEE & TEA
Design #	C141005R6
Sheet	4 of 4
Address	LAKE GENEVA, WI
Account Rep.	J MUELLER
Designer	A GIANNELL
Date	01/02/14
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

- R1:TH:02/28/14:DELETE 'R' MARKS.
- R2:ACG:03/05/14: REVISE P-CUP (B).
- R3:AAG:05/02/14: REVISE SIGN (A) TO CHANNEL LETTERS W/ EXTERNAL ILLUMINATION SPECS.
- R4:HG:05/19/14:REVISE SIGN A TO FABRICATED LETTERS; CHANGE SCOPE OF WORK FOR LIGHTING.
- R5:ES:06/10/14: UPDATE & ADD SECTIONS DETAILS TO SIGN (A).
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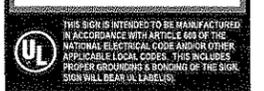


www.chandler signs.com

- 3201 Manor Way Dallas, TX 75235
214.902.2000 Fax 214.902.2044
- 12106 Valliant San Antonio, TX 78216
210.349.3884 Fax 210.349.8724
- 1335 Park Center Dr. Vista, CA 92081
760.967.7003 Fax 760.967.7033
- 2584 Sand Hill Point Cir. Davenport, FL 33837
863-420-1100 Fax 863.424.1180
- 37 Waterfront Park Cl. Dawsonville, GA 30534
800-851-7062 Fax 210.349.8724
- P.O. Box 125
206 Doral Drive Portland, TX 78374
361-663-5599 Fax 361-643-6533
- 953 Baxter Ave., Suite 200 Louisville, KY 40204
502-479-3075 Fax 502-412-0013

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FINAL ELECTRICAL CONNECTION BY CUSTOMER



APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

726 Geneva St. Lake Geneva, WI 53147

NAME AND ADDRESS OF CURRENT OWNER:

Michael Kocourek 880 S. Lake Shore Dr
Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER:

847-215-3455

NAME AND ADDRESS OF APPLICANT:

Bob Hillier - Line Honors

TELEPHONE NUMBER OF APPLICANT:

262-248-8800

PROPOSED CONDITIONAL USE:

Sign for retail space

ZONING DISTRICT IN WHICH LAND IS LOCATED:

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

Signature Signs - Joe Savage

W2888 Krueger Rd

Lake Geneva, WI 53147

262-248-3991

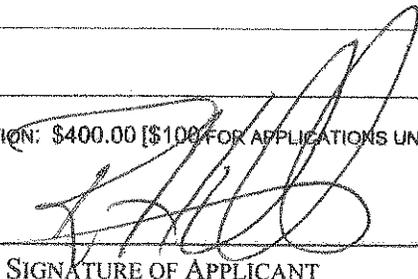
SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Retail store

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

7/15/14

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:

Robert Hillier, as applicant/petitioner for:

Name: Line Honors
Address: 750 Veterans Parkway
Lake Geneva, WI 53147
Phone: 262-248-8800

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 15th day of July, 2014.

Robert M. Hillier
Printed name of Applicant/Petitioner

Signature of Applicant/Petitioner

83"



348"

SIGN TYPE DIMENSIONAL
3/8" FLAT LASER CUT ACRYLIC
COLORS, COPY MIDNIGHT BLUE
WITH DOVE GRAY STRIPE AND BORDER
LETTER HEIGHTS 7.5" AND 3"
TOTAL COPY AREA WITH GRAPHIC 100" x 23.5"



Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday July 21, 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 Kelly C. Frazier of McCormack + Etten / Architects, LLP, 400 Broad Street, Lake Geneva, WI 543147 for Frank Sottrel / Oak Birch LLC, 5N501 Curling Pond Road, Wayne, IL 60184, for a raised paver patio and open pergola in the Lakeshore Overlay Zoning District in the required 100' shoreland setback in the ER-1 District at:

Tax Key No. ZGB 00002 927 Bayview Drive

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, July 21, 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 10th day of July 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 July 10th & 17th.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

927 Bayview Drive, Geneva Bay Estates, Lot 2 and part of Lot 1

See attached Plat of survey for legal description Tax Key No. ZGB 00002

NAME AND ADDRESS OF CURRENT OWNER:

OAK BIRCH LLC - Frank Sottrel

2955 HANOVER RD FRANKLIN PARK IL 60031

TELEPHONE NUMBER OF CURRENT OWNER: Frank Sottrel, cell phone: 847-404-9139

LLC MANAGER

NAME AND ADDRESS OF APPLICANT:

Kelly C. Frazier of McCormack + Etten / Architects, LLP

400 Broad Street, Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: Kelly Frazier, home office phone: 262-245-9531

PROPOSED CONDITIONAL USE:

Section 98-409 (2) Lakeshore Lots -any new accessory structure proposed to be located, in whole or in part, closer to the lakeshore than the principal structure on the lot may only be approved through the Conditional Use process. Setbacks for accessory structure

using SR-4 zoning setback requirements since property is substandard in a ER-1 zoning district per Ordinance 98-408-(3)

ZONING DISTRICT IN WHICH LAND IS LOCATED: ER-1

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

McCormack + Etten / Architects, LLP, 400 Broad Str, Lake Geneva, WI 53147

Engineer and Builder yet to be determined

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Permission to add Patio with open pergola structure at Existing Gazebo Building with low landscape walls needed for sloped grade to make patio level. Patio will have masonry seating bar with gas grilltop. Patio also has a portable free-standing hot tub.

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

06/17/14

DATE

SIGNATURE OF APPLICANT

FRANK SOTTREL

MANAGER OAK BIRCH LLC

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:

OAK BIRCH, LLC, OWNER • Kelly Frazier, M+E/ Architects, applicant as applicant/petitioner for.

Name: OAK BIRCH LLC - Frank Sottriel
Address: 2955 MANVILLE RD
FRANKLIN PARK IL 60131
Phone: 847-404-9139

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 17TH day of JUNE, 2014

FRANK D SOTTRIEL OAK BIRCH LLC MANAGER
Printed name of Applicant/Petitioner

[Signature]
Signature of Applicant/Petitioner
MANAGER, OAK BIRCH LLC

June 20, 2014

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

**RE: APPLICATION FOR CONDITIONAL USE IN ER-1 DISTRICT
FOR PATIO WITH OPEN PERGOLA AT EXISTING ACCESSORY
BUILDING AT EXISTING RESIDENCE
MR. FRANK SOTTREL
927 BAY VIEW DRIVE
LAKE GENEVA, WISCONSIN 53147**

Dear Mr. Robers and Members of the Plan Commission:

Frank Sottrel, owner of the property at 927 Bay View Drive in the Geneva Bay Estates Subdivision in the City of Lake Geneva is requesting permission to add a paver patio with open pergola structure at an existing accessory structure. Although this patio with pergola is not considered an accessory structure as the pergola structure is an open decorative feature, it was determined that the raised patio landscape walls (needed for grade change) and features on the patio require a conditional use approval. *This proposed patio is subject to approval of a Conditional Use per the following Zoning Ordinance:*

Section 98-409 Lakeshore Lots (Ord. No. 04-04 1/26/04)

(1) New development on lakeshore lots shall comply with the requirements of the Lakeshore Overlay Zoning District, Section 98-505 (as it is within 100'-0" of ordinary high water mark of Geneva Lake per definition.)

(2) With the exception of fences, which are permitted per the requirements of Section 98-720, any new accessory structure proposed to be located, in whole or in part, closer to the lakeshore than the principal structure on the lot may only be approved through the Conditional Use process, Section 98-905.

For clarification, the property is currently zoned ER-1 Estate Residential Zoning under the City of Lake Geneva Zoning Ordinance. The Property is Lot 2 and Part of Lot 1, Tract 1 of Geneva Bay Estates Subdivision and is designated as Tax Key #ZGB 00002. This lot is substandard under the bulk requirements of the ER-1 District in that the lot width is only an average of 121.76' wide and the lot area is approximately 23,030.58 square feet (0.53 acres). Under a previously adopted change in the Zoning Ordinance 98.407(3), Existing Single Family Residences on legal substandard lots within the ER-1 Zoning District can be remodeled as a Conditional Use using the lot width, lot frontage and setback requirements of the

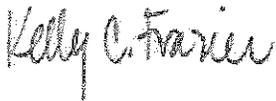
SR-4 Zoning District. The SR-4 Zoning District allows for a minimum Lot Area of 9,000 square feet, a minimum Lot Width of 75', a minimum Street Frontage of 50', Street Setback of 25', Rear Lot Line Setback of 30', and Side Lot Line Setback of 6' minimum with a total combined Sideyard Setback of 15'. Accessory Structures side yard setback is 3'-0" from property line, paved surface side yard setback is 5'-0". The existing accessory structure where patio is being proposed meets these requirements. The proposed paver patio also meets the paved surface side yard setback. We have also limited the width of the proposed patio with pergola to 20'-0" since it encroaches into the 100'-0" lakeshore setback, which as stated in section 98-206(10)(b) Passive Outdoor Recreation areas limitations. See site plan for size and setbacks off of side property line and ordinary high water mark.

Included within this packet are the following:

- **Application for Conditional Use** and required fee, \$100.00.
- **Agreement for Services**, signed by the Owner (to follow when signed copy is received)
- **A. Lake Geneva Zoning Map showing location of Subject Property for Conditional Use** with zoning district and map of lands within 300' of property (Walworth County Map)
- **B. Existing Plat of Survey of Subject Property** showing existing buildings, driveway, lot dimensions, graphic scale, and north arrow
- **C. Proposed site plan of Subject Property** with all lot dimensions and setbacks as per the SR-4 requirements showing graphic scale and north arrow
- **D. Written Justification** of the proposed **Conditional Use**.
- **E. Preliminary Floor Plans and Elevations** of the proposed **patio and open pergola structure**.

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

Sincerely,



Kelly C. Frazier
McCormack + Etten / Architects

APPLICATION FOR CONDITIONAL USE
City of Lake Geneva

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

927 Bayview Drive, Geneva Bay Estates, Lot 2 and part of Lot 1

See attached Plat of survey for legal description Tax Key No. ZGB 00002

NAME AND ADDRESS OF CURRENT OWNER:

Frank Sottrel / Antoinette L. Sottrel Trust (ownership is still pending closing date)

5N501 Curling Pond Road, Wayne, IL 60184

TELEPHONE NUMBER OF CURRENT OWNER: Frank Sottrel, cell phone: 847-404-9139

NAME AND ADDRESS OF APPLICANT:

Kelly C. Frazier of McCormack + Etten / Architects, LLP

400 Broad Street, Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: Kelly Frazier, home office phone: 262-245-9531

PROPOSED CONDITIONAL USE:

Section 98-409 (2) Lakeshore Lots -any new accessory structure proposed to be located, in whole or in part, closer to the lakeshore than the principal structure on the lot may only be approved through the Conditional Use process. Setbacks for accessory structure

using SR-4 zoning setback requirements since property is substandard in a ER-1 zoning district per Ordinance 98-408-(3)

ZONING DISTRICT IN WHICH LAND IS LOCATED: ER-1

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

McCormack + Etten / Architects, LLP, 400 Broad Str, Lake Geneva, WI 53147

Engineer and Builder yet to be determined

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Permission to add Patio with open pergola structure at Existing Gazebo Building with low landscape walls needed for sloped grade to make patio level. Patio will have masonry seating bar with gas grilltop. Patio also has a portable free-standing hot tub.

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

6/20/14

DATE

Kelly C Frazier

SIGNATURE OF APPLICANT

pd
\$100-
✓7038
6-20-14

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:

Frank Sottrel, owner, Kelly Frazier, M+E/ Architects, applicant as applicant/petitioner for:

Name: Frank Sottrel / Antoinette L. Sottrel Trust

Address: 5N501 Curling Pond Road

Wayne, IL 60184

Phone: 847-404-9139

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

Dated this 20 day of June, 2014.

Kelly C. Frazier, McCORMACK + FETTER ARCHITECTS, (OWNER TO SIGN & SEND COPY)
Printed name of Applicant/Petitioner

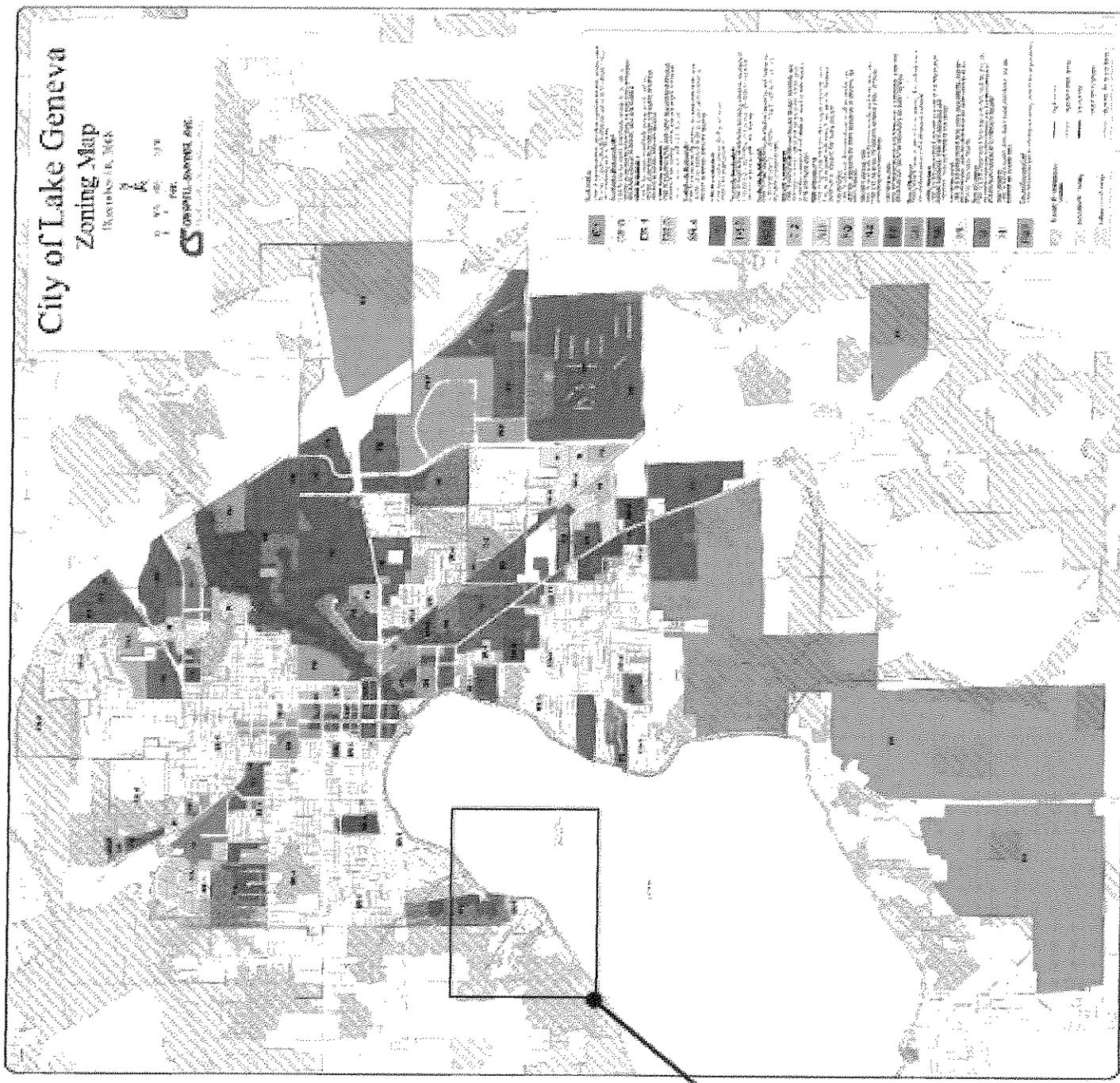
Kelly C Frazier
Signature of Applicant/Petitioner

A. MAP OF PROPOSED CONDITIONAL USE

City of Lake Geneva Zoning Map

REVISED BY: MGS

DATE: 07/17/17
BY: MGS



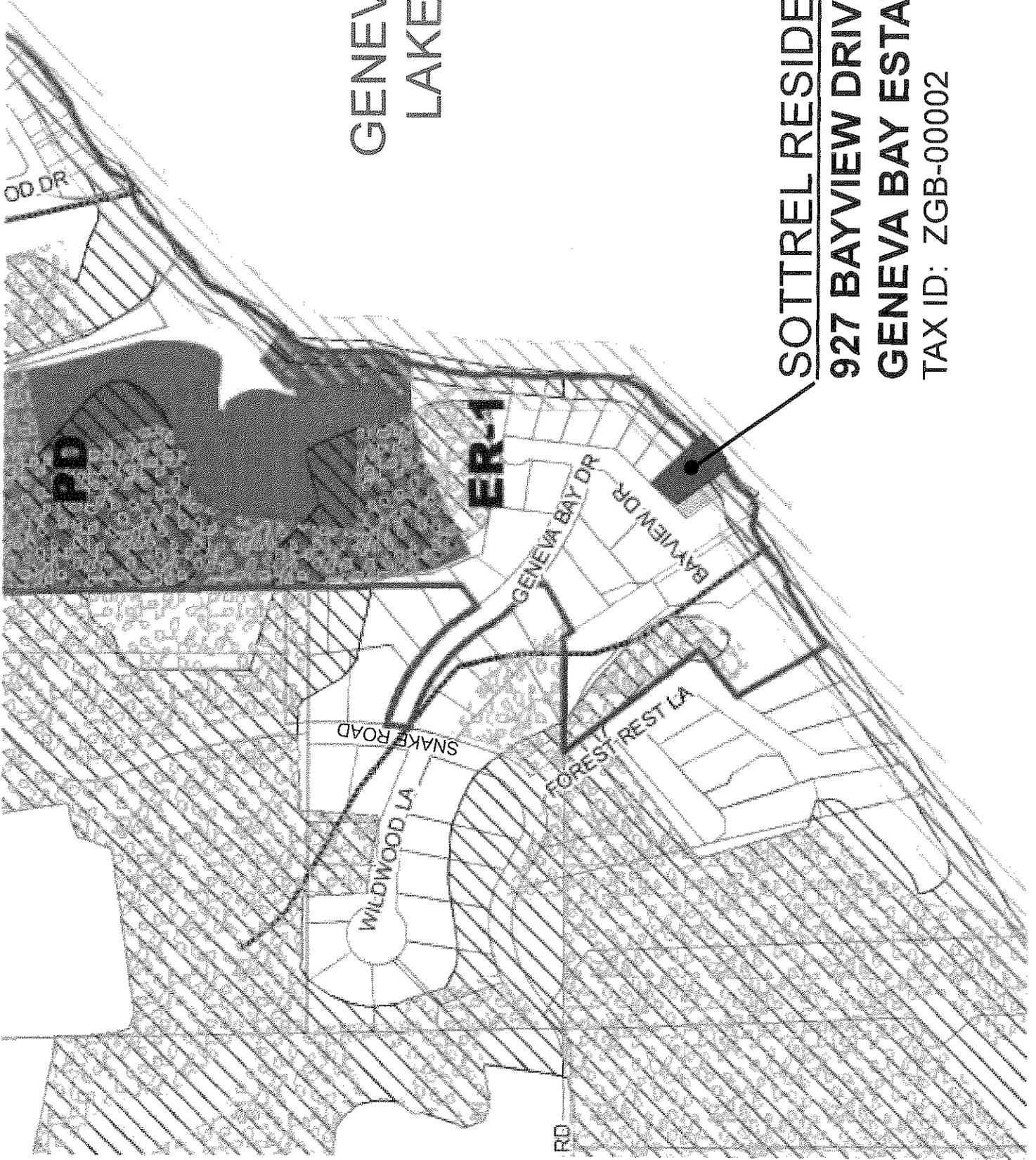
Code	Description
RS-1	Single-Family Detached
RS-2	Single-Family Detached (Medium Density)
RS-3	Single-Family Detached (High Density)
RS-4	Single-Family Detached (Very High Density)
RS-5	Single-Family Detached (Special Use)
RS-6	Single-Family Detached (Historic District)
RS-7	Single-Family Detached (Waterfront)
RS-8	Single-Family Detached (Lakefront)
RS-9	Single-Family Detached (Hillside)
RS-10	Single-Family Detached (Rural)
RS-11	Single-Family Detached (Suburban)
RS-12	Single-Family Detached (Urban)
RS-13	Single-Family Detached (City Center)
RS-14	Single-Family Detached (Downtown)
RS-15	Single-Family Detached (Historic Core)
RS-16	Single-Family Detached (Waterfront Core)
RS-17	Single-Family Detached (Lakefront Core)
RS-18	Single-Family Detached (Hillside Core)
RS-19	Single-Family Detached (Rural Core)
RS-20	Single-Family Detached (Suburban Core)
RS-21	Single-Family Detached (Urban Core)
RS-22	Single-Family Detached (City Center Core)
RS-23	Single-Family Detached (Downtown Core)
RS-24	Single-Family Detached (Historic Core Core)
RS-25	Single-Family Detached (Waterfront Core Core)
RS-26	Single-Family Detached (Lakefront Core Core)
RS-27	Single-Family Detached (Hillside Core Core)
RS-28	Single-Family Detached (Rural Core Core)
RS-29	Single-Family Detached (Suburban Core Core)
RS-30	Single-Family Detached (Urban Core Core)
RS-31	Single-Family Detached (City Center Core Core)
RS-32	Single-Family Detached (Downtown Core Core)
RS-33	Single-Family Detached (Historic Core Core Core)
RS-34	Single-Family Detached (Waterfront Core Core Core)
RS-35	Single-Family Detached (Lakefront Core Core Core)
RS-36	Single-Family Detached (Hillside Core Core Core)
RS-37	Single-Family Detached (Rural Core Core Core)
RS-38	Single-Family Detached (Suburban Core Core Core)
RS-39	Single-Family Detached (Urban Core Core Core)
RS-40	Single-Family Detached (City Center Core Core Core)
RS-41	Single-Family Detached (Downtown Core Core Core)
RS-42	Single-Family Detached (Historic Core Core Core Core)
RS-43	Single-Family Detached (Waterfront Core Core Core Core)
RS-44	Single-Family Detached (Lakefront Core Core Core Core)
RS-45	Single-Family Detached (Hillside Core Core Core Core)
RS-46	Single-Family Detached (Rural Core Core Core Core)
RS-47	Single-Family Detached (Suburban Core Core Core Core)
RS-48	Single-Family Detached (Urban Core Core Core Core)
RS-49	Single-Family Detached (City Center Core Core Core Core)
RS-50	Single-Family Detached (Downtown Core Core Core Core Core)

**SOTTREL RESIDENCE
927 BAYVIEW DRIVE**

**SEE ENLARGEMENT OF
PROPERTY LOCATION
ATTACHED**

GENEVA
LAKE

SOTTREL RESIDENCE
927 BAYVIEW DRIVE
GENEVA BAY ESTATES
TAX ID: ZGB-00002



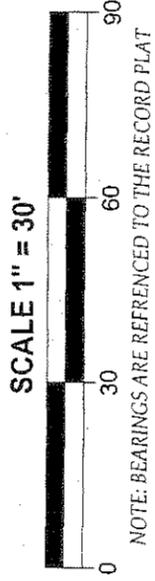
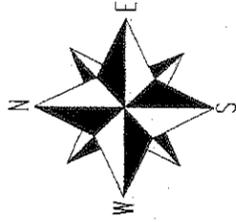
B. SURVEY OF SUBJECT SITE

PREPARED FOR
 DIANE K. URLAKIS
 KEEFE REAL ESTATE
 751 GENEVA PARKWAY
 LAKE GENEVA WI. 53147

KROTT SURVEYING INC.
 N3705 WILLOW BEND LANE
 LAKE GENEVA WI. 53147
 PHONE # (262)248-3697
 FAX # (262)249-0639

PLAT OF SURVEY

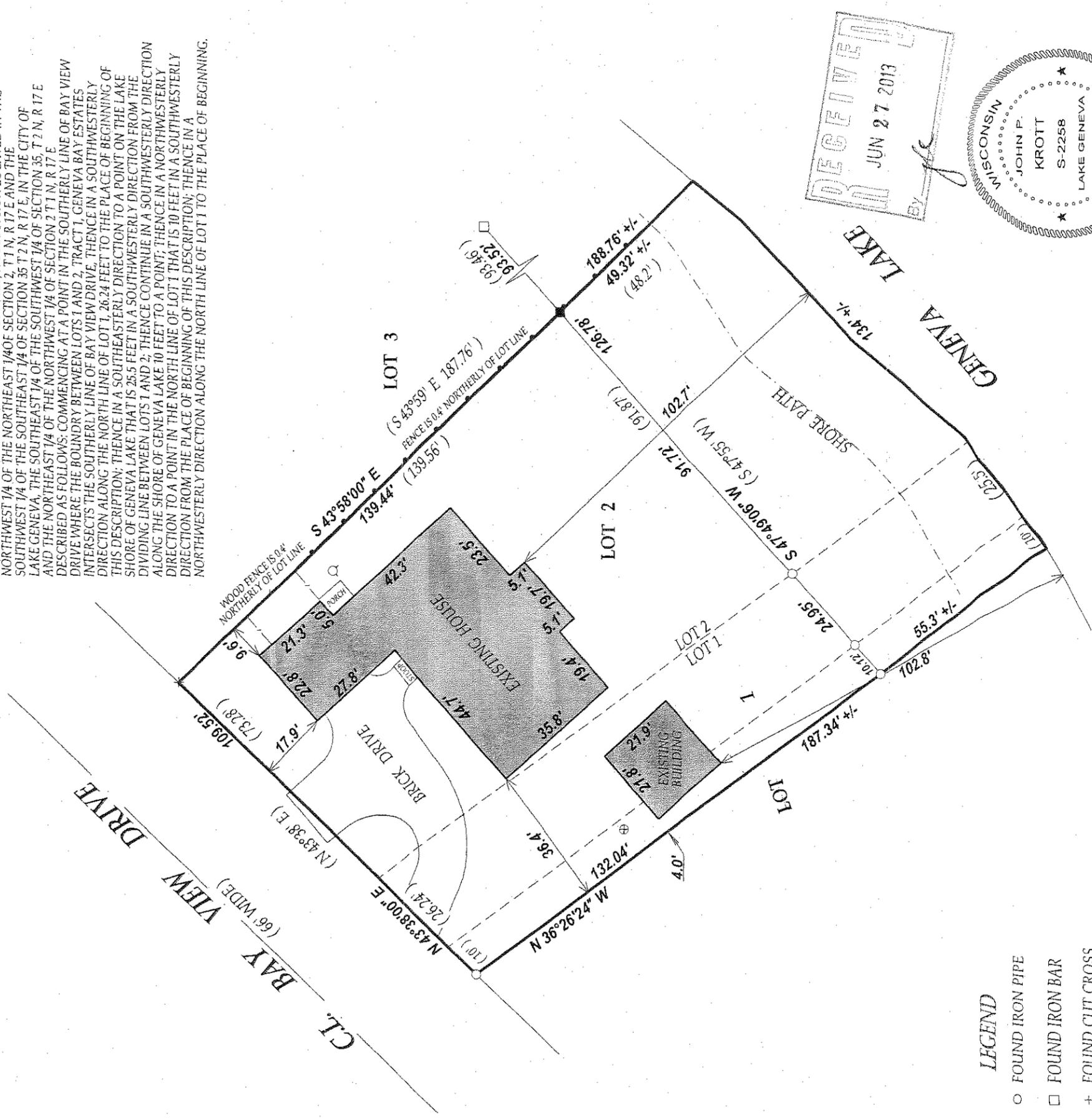
-OF-



LOT 2 IN TRACT 1, IN GENEVA BAY ESTATES, A SUBDIVISION LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 17 EAST, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWN 2 NORTH RANGE 17 EAST IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWN 2 NORTH, RANGE 17 EAST, AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 17 EAST.

ALSO COMMENCING AT A POINT IN THE SOUTHERLY LINE OF BAY VIEW DRIVE, IN SAID GENEVA BAY ESTATES, WHERE THE BOUNDARY BETWEEN LOTS 1 AND 2 IN TRACT 1 IN GENEVA BAY ESTATES, INTERSECT THE SOUTH LINE OF BAY VIEW DRIVE; THENCE SOUTHEASTERLY DIRECTION ALONG THE BOUNDARY LINE BETWEEN LOTS 1 AND 2 IN TRACT 1, AFORESAID, TO THE SHORE OF GENEVA LAKE AT LOW WATER MARK; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE SHORE OF GENEVA LAKE AT LOW WATER MARK, IN A DISTANCE OF 25.5 FEET TO A POINT; THENCE IN A NORTHWESTERLY DIRECTION TO A POINT IN THE SOUTH LINE OF BAY VIEW DRIVE WHICH IS 26.24 FEET IN A SOUTHWESTERLY DIRECTION FROM THE PLACE OF BEGINNING; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTH LINE OF BAY VIEW DRIVE A DISTANCE OF 26.24 FEET TO THE PLACE OF BEGINNING.

ALSO PART OF LOT 1, TRACT 1, GENEVA BAY ESTATES; A SUBDIVISION LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, T1 N, R 17 E AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, T 2 N, R 17 E, IN THE CITY OF LAKE GENEVA, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, T 2 N, R 17 E AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2 T 1 N, R 17 E DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTHERLY LINE OF BAY VIEW DRIVE WHERE THE BOUNDARY BETWEEN LOTS 1 AND 2, TRACT 1, GENEVA BAY ESTATES INTERSECTS THE SOUTHERLY LINE OF BAY VIEW DRIVE, THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE NORTH LINE OF LOT 1, 26.24 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE IN A SOUTHEASTERLY DIRECTION TO A POINT ON THE LAKE SHORE OF GENEVA LAKE THAT IS 25.5 FEET IN A SOUTHWESTERLY DIRECTION FROM THE DIVIDING LINE BETWEEN LOTS 1 AND 2; THENCE CONTINUE IN A SOUTHWESTERLY DIRECTION ALONG THE SHORE OF GENEVA LAKE 10 FEET TO A POINT; THENCE IN A NORTHWESTERLY DIRECTION TO A POINT IN THE NORTH LINE OF LOT 1 THAT IS 10 FEET IN A SOUTHWESTERLY DIRECTION FROM THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTH LINE OF LOT 1 TO THE PLACE OF BEGINNING.



LEGEND

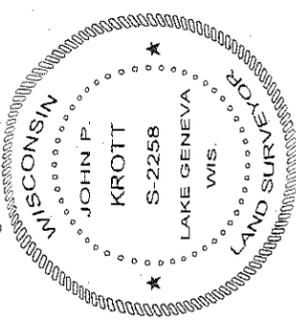
- FOUND IRON PIPE
- FOUND IRON BAR
- + FOUND CUT CROSS
- SET IRON BAR
- ⊕ STEEL LID
- WELL

(XX) RECORDED AS
 TAX ID # ZCB00002
 JOB # 13-068

I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences apparent encumbrances and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof, and as to them I warrant the accuracy of said survey map.

RECEIVED
 JUN 27 2013



DATED THIS 23rd DAY OF MAY 2013

John P. Krott

JOHN KROTT S - 2258
 Wisconsin Registered Land Surveyor
 (original if signed in red)

007-2948

C. SITE PLAN

**D. WRITTEN JUSTIFICATION OF THE
PROPOSED CONDITIONAL USE**

**PROPOSED ADDITION & REMODELING TO EXISTING RESIDENCE
MR. FRANK SOTTREL
927 BAY VIEW DRIVE
LAKE GENEVA, WISCONSIN 53147**

JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

1. The proposed Conditional Use is intended to allow the Applicant to construct accessory structures closer to the lake than the principal structure as stated:

Section 98-409 Lakeshore Lots (Ord. No. 04-04 1/26/04)

(1) New development on lakeshore lots shall comply with the requirements of the Lakeshore Overlay Zoning District, Section 98-505 (*as it is within 100'-0" of ordinary high water mark of Geneva Lake per definition.*)

(2) With the exception of fences, which are permitted per the requirements of Section 98-720, **any new accessory structure proposed to be located, in whole or in part, closer to the lakeshore than the principal structure on the lot may only be approved through the Conditional Use process, Section 98-905.**

The proposed patio with pergola, being an accessory use to a residential property, this use is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva.

2. The proposed patio with pergola is closer to the lake than the principal structure within the lakeshore lot under Section 98-40. Aside from its location closer to the lakeshore than the principal structure meets and exceeds side yard setback requirements for the SR-4 (conditionally approved as it doesn't meet the requirements of the ER-1 Estate Residential Zoning District) and limited the width to 20'-0" since it encroaches into the 100'-0" lakeshore setback, which as stated in Section 98-206(10)(b) Passive Outdoor Recreation areas limitations. Under the Conditional Use provisions, the proposed patio with pergola would comply with the allowable requirements of the SR-4 district, (per previous Conditional Use approvals on this property) and this use is in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva. .

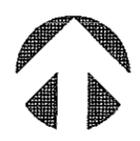
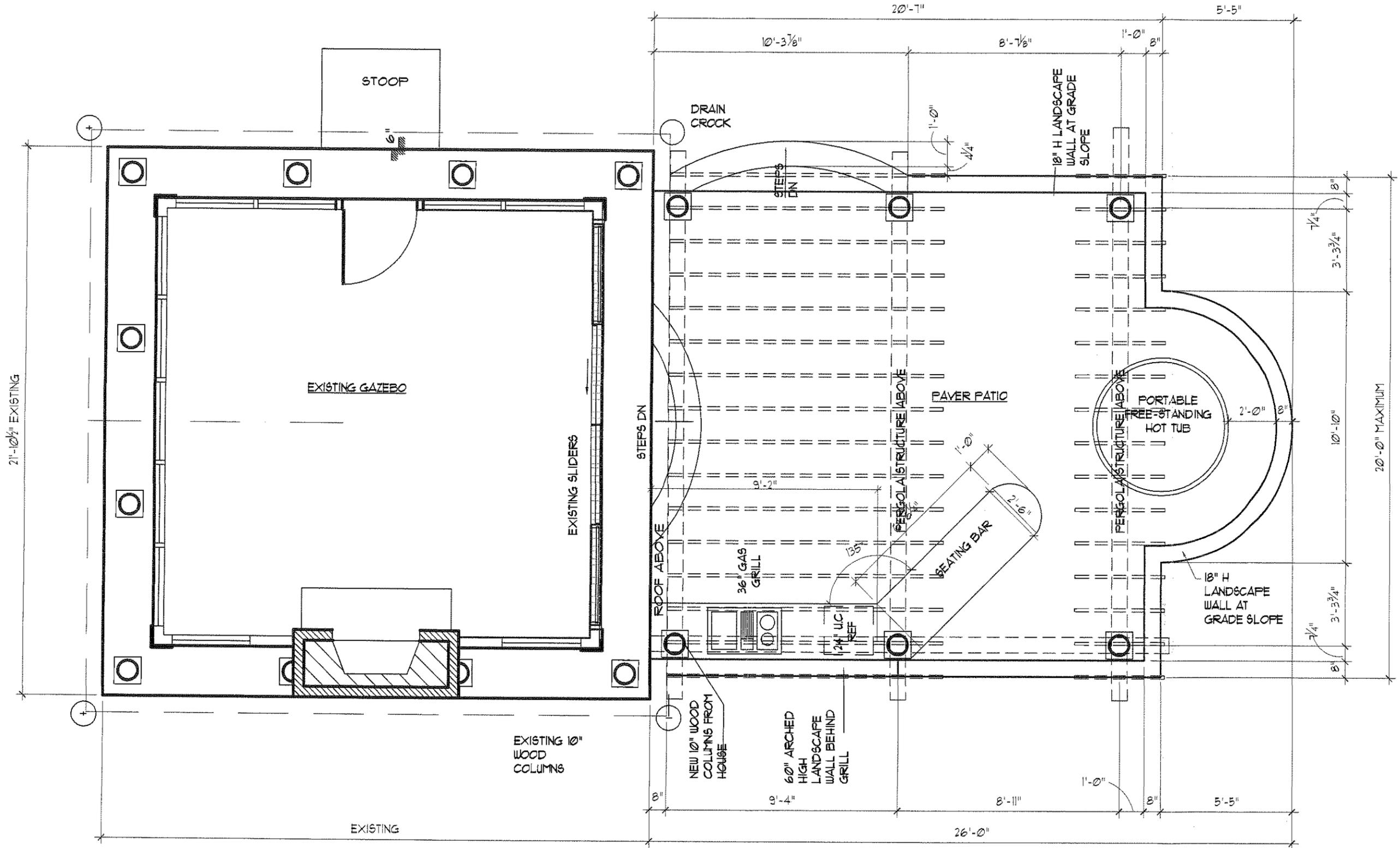
3. The granting of this proposed Conditional Use would not be a substantial detriment to the adjacent properties in that the proposed new patio would meet or exceed the requirements of the SR-4 Single Family Residential District for paved surface setbacks and would be no closer to the neighboring houses as it is adjacent to subdivision common areas and would be in keeping with the single-family character of the neighborhood, We believe this patio would not adversely affect the health, safety or general welfare of the public, or the provisions of the Zoning Ordinance or Comprehensive Master Plan.

4. The proposed **Conditional Use** would be in compliance with the long range plans of the **City of Lake Geneva** in that it would maintain this property as a high quality single family residential use. Homes have been built in this area in recent years and others have been remodeled, upgraded and lakeshore areas improved in similar manner. *The proposed conditional use request maintains the desired consistency of land use, land use intensities and impacts as related to the quality single family residences at the current density as the original intention in the creation of the ER-1 District in these lakeshore and lake access areas.*

5. The **Subject Property** is currently served by City sanitary sewer and water. *This project would not impose an undue burden on any improvements, utilities or services provided by public agencies serving the subject property.*

6. *The approval of the Conditional Use would allow for the construction of the patio with pergola and would meet the required setbacks of the SR-4 Zoning District and previously approved Conditional Uses on this site. In this context, we believe that the patio with pergola (limited to 20'-0" in width) nonconforming portions of this Conditional Use would be minimal and would be far outweighed by the long-range benefits.*

E. PLANS & ELEVATIONS



GAZEBO PLAN
 SCALE 1/4" = 1'-0"

McCormack + Eiten / Architects, LLP
 400 Broad Street
 Lake Geneva, WI 53147
 Ph (262) 249-8391
 Fax (262) 249-8392
 contact@mccormackeiten.com
 http://www.mccormackeiten.com

McCormack + Eiten / Architects, LLP

ADDITION & REMODELING FOR FRANK SOTTREL AT
927 BAYVIEW DRIVE
 GENEVA BAY ESTATES, LAKE GENEVA, WISCONSIN

PROJECT NO.
 1345

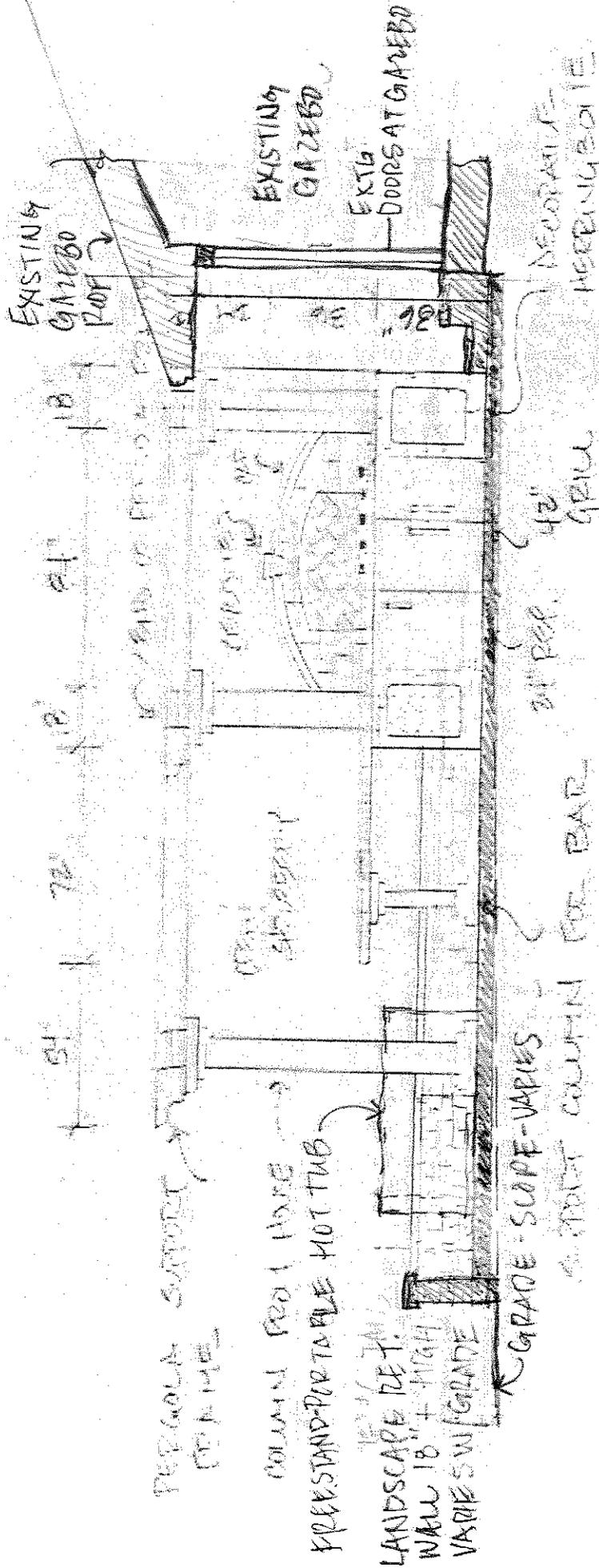
DATE
 06-13-14

SHEET
 A1

T.A. BARBANO DESIGN

BACKVIEW PATIO

Sheet Size: 14" x 16"



ELEVATION

A2

David W Baughman Trust
Sara Baughman Trust
1895 Geneva Bay Drive
Lake Geneva, WI 53147

Virginia A Magda Living Trust
2060B NE Ocean Blvd.
Stuart, FL 34996

Jean C Morack
John L Morack
2041 Noth 107th Street
Wauwatosa, WI 53226

William S Matzelle
Gretchen Matzelle
532 W 8th Street
Hinsdale, IL 60521

Peggy A Nicodem
1608 Anthony Lane
McHenry, IL 60050

Matthew Skiba
C/O Michael Zak
1882 Geneva Bay Drive
Lake Geneva, WI 53147

Robert J Ryan
Nancy A Ryan
23501 Cuba Road
Barrington, IL 60010

Oak Birch LLC
5N501 Curling Pond Road
Wayne, IL 60184

Robert D Larson Trust
2403 Comstock Court
Naperville, IL 60564

Geneva Bay Property Owners
C/O Sara Baughman
1895 Geneva Bay Drive
Lake Geneva, WI 53147

Neuman Family Trust
100 Crescent Court, Ste. 1200
Dallas, TX 75201

TICO Inc.
3106 US Hwy 12
Spring Grove, IL 60081

Thomas A Frattinger Trust
Virginia H Frattinger Trust
1350 Avalon Court
Wheaton, IL 60189

John W Salyer Jr
Barbara A Salyer
456 W Sunset Road
Barrington, IL 60010

Stuart Erickson
Calista Erickson
190 Locust Avenue
Rye, NY 10580

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

CERTIFIED SURVEY MAP or

SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

James F. Mullen

1200 Pheasant Court

Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: (262) 248-5282

NAME AND ADDRESS OF APPLICANT:

James F. Mullen

1200 Pheasant Court

Lake Geneva, WI 53147

Copies to:

Attorney Richard W. Torhorst

PO Box 1300

Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: (262) 248-5282
(262) 248-3333 Attorney Richard W. Torhorst

NAME AND ADDRESS OF SURVEYOR:

Krott Surveying Inc.

N3705 Willow Bend Lane

Lake Geneva, WI 53147

TELEPHONE NUMBER OF SURVEYOR: (262) 249-0639

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

To create two parcels out of one existing parcel.

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:

James F. Mullen, as applicant/petitioner for:

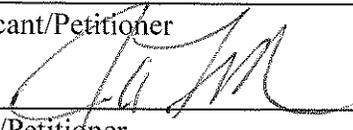
Name: James F. Mullen
Address: 1200 Pheasant Court
Lake Geneva, WI 53147
Phone: 262-248-5282

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 20th day of June, 2014.

James F. Mullen

Printed name of Applicant/Petitioner


Signature of Applicant/Petitioner

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.

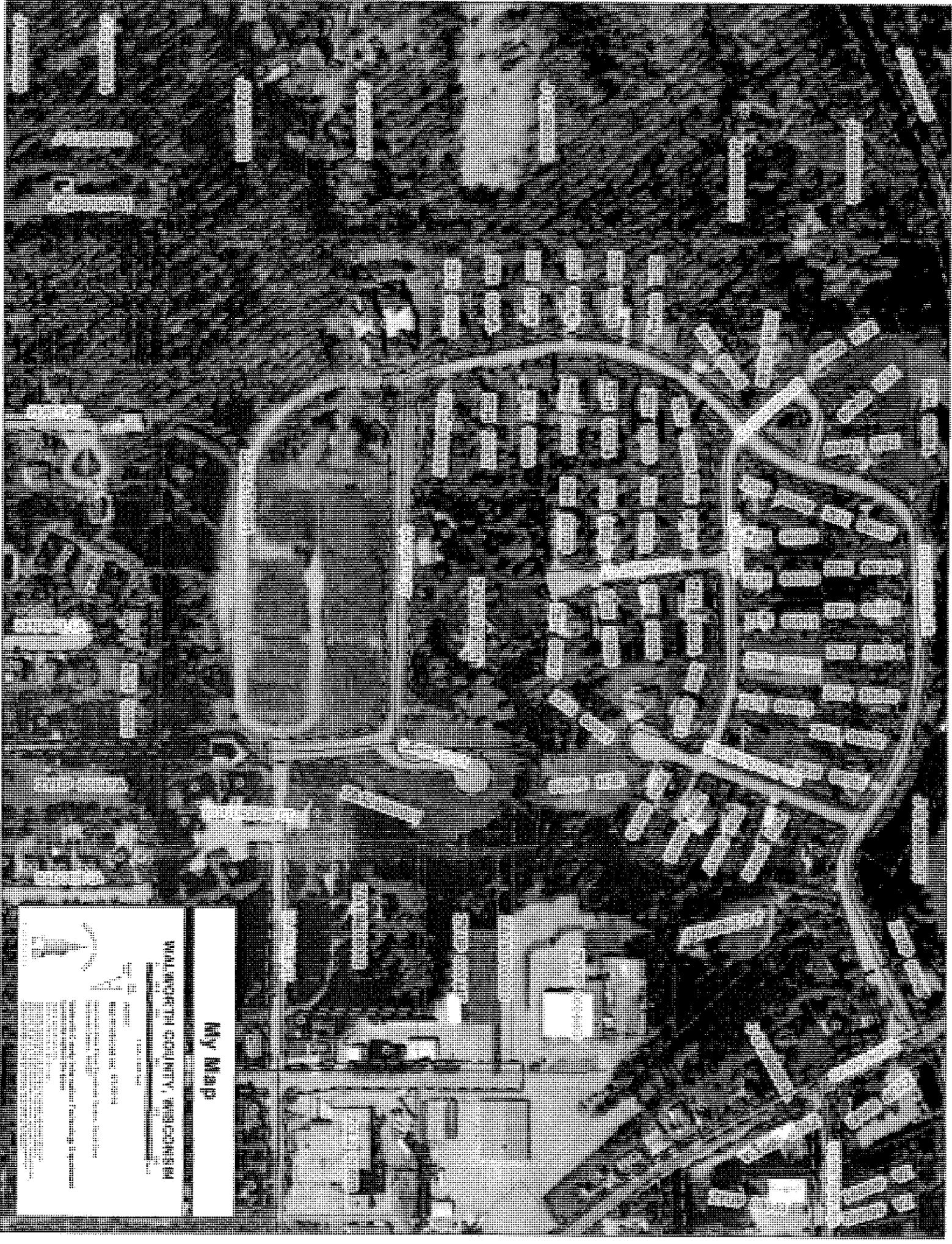
I UNDERSTAND THAT THE CITY OF LAKE GENEVA LAND DIVISION ORDINANCE REQUIRES THE CITY TO DENY LAND DIVISIONS WHICH CREATE NEW, BUILDABLE PARCELS OR LOTS WITHIN THE EXTRATERRITORIAL AREA WITH OVERALL DENSITY THAT EXCEEDS MORE THAN ONE DWELLING UNIT PER THIRTY-FIVE ACRES UNLESS THE CITY DETERMINES THAT THE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

June 20, 2014

DATE



SIGNATURE OF APPLICANT



My Map

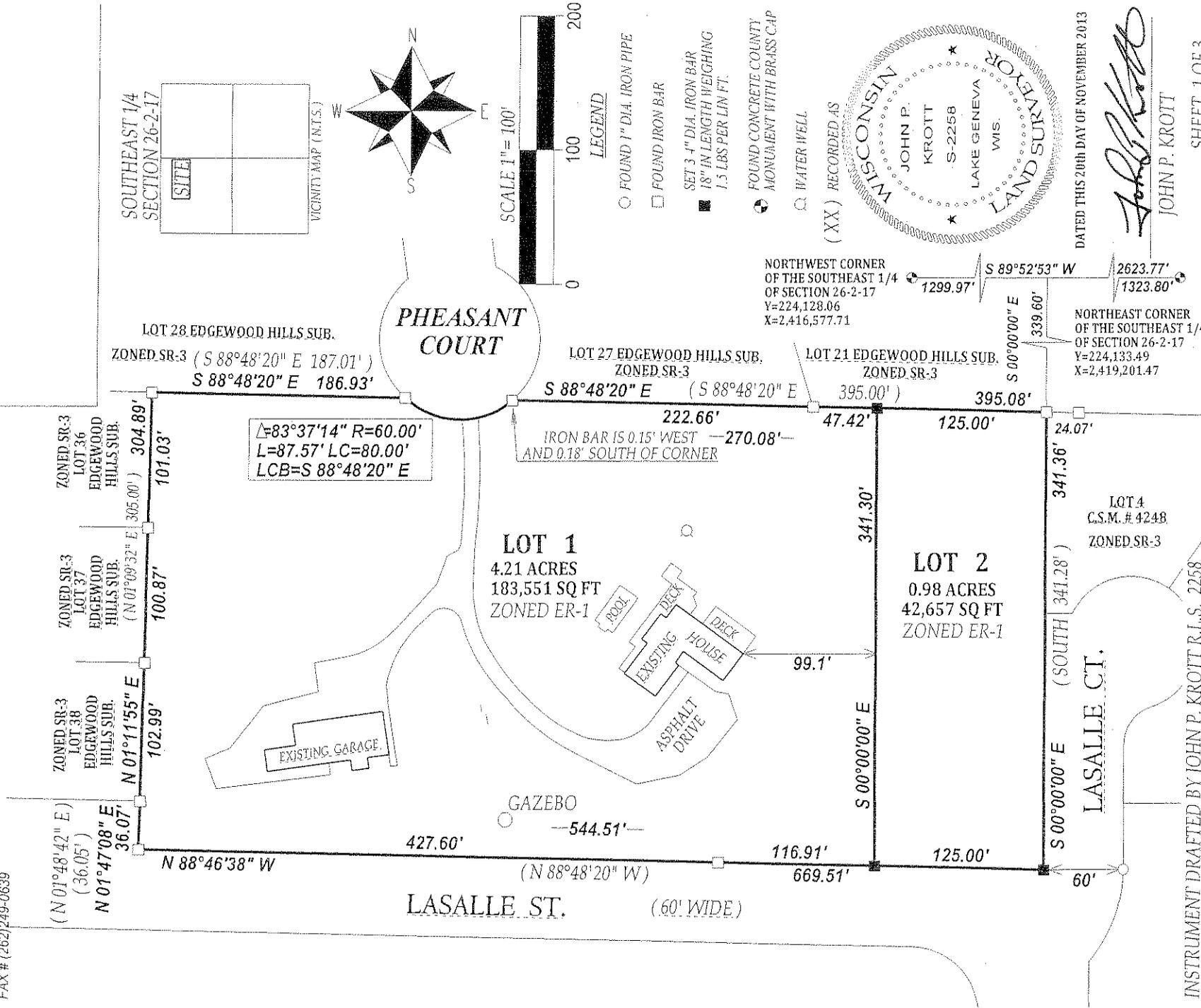
MILWAUKEE COUNTY, WISCONSIN

1:50,000 Scale

CERTIFIED SURVEY MAP NO. _____
 PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2937 LOCATED
 IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26,
 TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA,
 WALWORTH COUNTY, WISCONSIN.

OWNER:
 JAMES F MULLEN
 1200 PHEASANT CT.
 LAKE GENEVA WI. 53147
 SURVEYOR:
 KROTT SURVEYING INC.
 N3705 WILLOW BEND LANE
 LAKE GENEVA WI. 53147
 PHONE # (262)248-3697
 FAX # (262)249-0639

NOTE: BEARINGS REFERENCED TO THE NORTH
 LINE OF THE SOUTHEAST 1/4 OF SECTION 26-2-17
 NOTE: BEARINGS HEREON RELATED TO GRID
 NORTH OF THE WISCONSIN STATE PLANE
 COORDINATE SYSTEM GRID, SOUTH ZONE
 (NAD-27)



DATED THIS 20th DAY OF NOVEMBER 2013

 JOHN P. KROTT
 SHEET 1 OF 3

INSTRUMENT DRAFTED BY JOHN P. KROTT R.L.S. 2258

CERTIFIED SURVEY MAP NO. _____

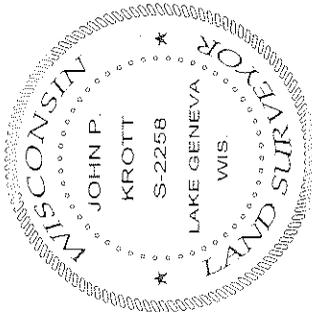
PART OF LOT 1 OF CERIFIED SURVEY MAP NO. 2937 LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, JOHN P. KROTT REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND BOUNDED AND DESCRIBED AS FOLLOWS:

PART OF LOT 1 OF CERIFIED SURVEY MAP NO. 2937 LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN. MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE S 89°52'53" W ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, 1323.80 FEET; THENCE S 0°0'00" E 339.60 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE PLACE OF BEGINNING; THENCE CONTINUE S 0°00'00" E ALONG THE EAST LINE OF SAID LOT 1, 341.36 FEET; THENCE N 88°46'38" W 669.51 FEET TO A POINT IN THE WEST LINE OF SAID LOT 1; THENCE N 1°47'08" E ALONG SAID WEST LINE 36.07 FEET; THENCE N 1°11'55" E ALONG SAID WEST LINE 304.89 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S 88°48'20" E 186.93 FEET; THENCE 87.57 FEET ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET WHOSE CHORD BEARS S 88°48'20" E 80.00 FEET; THENCE S 88°48'20" E 395.08 FEET TO THE PLACE OF BEGINNING. SAID PARCEL OF LAND CONTAINING 226,208 SQ. FT. MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE THIS SURVEY AND MAP IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 236.34 OF THE STATE STATUTES AND THE SUBDIVISION CONTROL ORDINANCE, CITY OF LAKE GENEVA, WISCONSIN AND BY THE DIRECTION OF THE OWNER AND SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF IT.



DATED THIS 20th DAY OF NOVEMBER 2013

John P. Krott

JOHN P. KROTT, S-2258

OWNERS CERTIFICATE:

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

JAMES F MULLEN

STATE OF _____

COUNTY OF _____

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2013, THE ABOVE NAMED, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2937 LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

_____ OF _____, A BANKING CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF _____ MORTGAGEE OF THE ABOVE DESCRIBED LAND DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, AND MAPPING OF THE LAND DESCRIBED ON THIS MAP, AND DOES HEREBY CONSENT TO

THE ABOVE CERTIFICATE OF JAMES F MULLEN, OWNER

IN WITNESS WHEREOF, THE SAID _____ OF _____, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____

AT _____, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS _____ DAY OF _____, 2013.

STATE OF _____
COUNTY OF _____

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2013, THE ABOVE NAMED, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

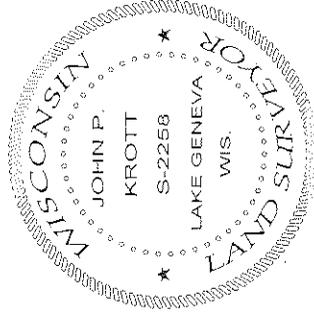
MY COMMISSION EXPIRES _____
NOTARY PUBLIC _____

CITY PLANNING COMMISSION

APPROVED BY CITY OF LAKE GENEVA, THIS _____ DAY OF _____, 2013.

JAMES CONNORS
(MAYOR)

TIM NEUBECK
(CLERK)



DATED THIS 20th DAY OF NOVEMBER 2013

JOHN P. KROTT, S-2258

June 24, 2014

W130140.01

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

Mullen Certified Survey Map Review

Dear Mr. Robers:

We have completed our review of the proposed Certified Survey Map (CSM), received on June 23, 2014, prepared by Krott Surveying, Inc., John P. Krott, R.L.S. The proposed CSM is dated: November 20, 2013. We have the following comments and recommendations:

Sheet 1:

- Note that Lot 38 of Englewood Hills Subdivision is now also Lot 1 of CSM 4494.
- Regarding the found iron bar on the Pheasant Court cul-de-sac that is noted as being "0.15' west and 0.18' south of corner": Either, accept the found iron bar as marking the corner and adjust the curve and course data, or, set a new monument at the corner as currently shown on the proposed map.
- In the legend, note the outside diameter (O.D.) of the found iron bars. If the diameters vary, note the size next to each bar.

Zoning:

- The parcel is zoned ER-1 (Estate Residential). The City has a residential bulk standard and a nonresidential bulk standard. The minimum lot width for the residential standard is 150.00 feet. The minimum lot width for the nonresidential standard is 100.00 feet. If Lot 2 of the proposed CSM is considered in the typical manner, where the lot width is less than the lot depth, then Lot 2 would be 125.00 feet in width and not in conformance with the minimum lot width requirement of 150.00 feet per the residential bulk standard. We have not been made aware of the intended use of proposed Lot 2, and therefore recommend that the City consult with the applicant regarding the planned use, future driveway locations, etc.

Please see the enclosure for an illustration and location of the above comments.

Based on our review, we can recommend approval of the proposed CSM contingent on the above-comments technical comments being addressed and the zoning compliance issue resolved.

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

Should you have any questions, please feel free to contact our Lake Geneva office.

Sincerely,
GAI Consultants, Inc.



Michael W. Rubendall
Project Civil Technical Specialist

MWR/pat

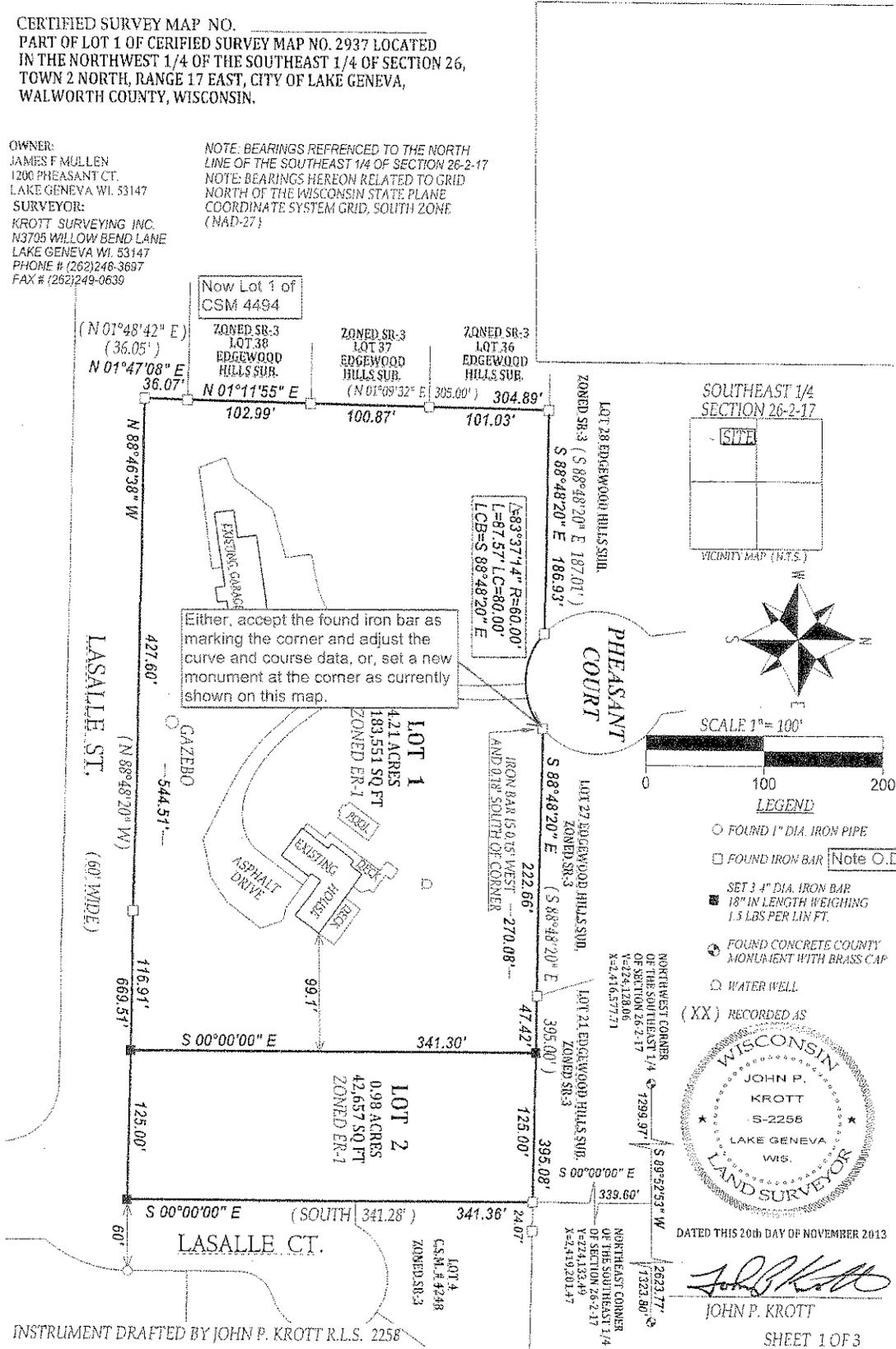
Encl: As Noted

cc: John P. Krott, R.L.S. - Krott Surveying, Inc.
Tim Hastings, Project Manager, GAI Consultants, Inc., *via email*

CERTIFIED SURVEY MAP NO.
 PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2937 LOCATED
 IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26,
 TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA,
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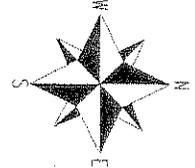
OWNER:
 JAMES F MULLEN
 1200 PHEASANT CT.
 LAKE GENEVA WI. 53147
 SURVEYOR:
 KROTT SURVEYING INC.
 N3705 WALLOW BEND LANE
 LAKE GENEVA WI. 53147
 PHONE # (262)248-3697
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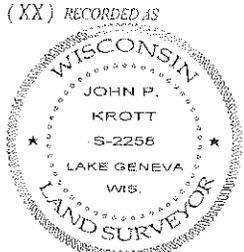


Either, accept the found iron bar as marking the corner and adjust the curve and course data, or, set a new monument at the corner as currently shown on this map.

SOUTHEAST 1/4 SECTION 26-2-17



- LEGEND**
- FOUND 1" DIA. IRON PIPE
 - FOUND IRON BAR [Note O.D.]
 - SET 3" DIA. IRON BAR 18" IN LENGTH WEIGHING 1.5 LBS PER LIN FT.
 - ⊕ FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP
 - WATER WELL



DATED THIS 20th DAY OF NOVEMBER 2013

John P. Krott
 JOHN P. KROTT

CERTIFIED SURVEY MAP NO. _____

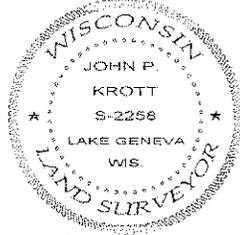
PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2937 LOCATED
IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26,
TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA,
WALWORTH COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, JOHN P. KROTT REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED,
AND MAPPED THE FOLLOWING LAND BOUNDED AND DESCRIBED AS FOLLOWS;

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2937 LOCATED IN THE NORTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA,
WALWORTH COUNTY, WISCONSIN. MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE S 89°52'53" W
ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, 1323.80 FEET; THENCE S 0°0'00" E 339.60 FEET
TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE PLACE OF BEGINNING; THENCE CONTINUE
S 0°00'00" E ALONG THE EAST LINE OF SAID LOT 1, 341.36 FEET; THENCE N 88°46'38" W 669.51 FEET
TO A POINT IN THE WEST LINE OF SAID LOT 1; THENCE N 1°47'08" E ALONG SAID WEST LINE 36.07 FEET;
THENCE N 1°11'55" E ALONG SAID WEST LINE 304.89 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;
THENCE S 88°48'20" E 186.93 FEET; THENCE 87.57 FEET ALONG THE ARC OF A CURVE TO THE LEFT WITH
A RADIUS OF 60.00 FEET WHOSE CHORD BEARS S 88°48'20" E 80.00 FEET; THENCE S 88°48'20" E 395.08
FEET TO THE PLACE OF BEGINNING. SAID PARCEL OF LAND CONTAINING 226,208 SQ FT MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE THIS SURVEY AND MAP IN ACCORDANCE WITH THE REQUIREMENTS OF
SECTION 236.34 OF THE STATE STATUTES AND THE SUBDIVISION CONTROL ORDINANCE, CITY OF LAKE GENEVA,
WISCONSIN AND BY THE DIRECTION OF THE OWNER AND SUCH MAP IS A CORRECT REPRESENTATION OF ALL
THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF IT.



DATED THIS 20th DAY OF NOVEMBER 2013

JOHN P. KROTT, S-2258

OWNERS CERTIFICATE:

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

JAMES F MULLEN

STATE OF _____)

COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ 2013, THE ABOVE NAMED, TO ME KNOWN
TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 1 OF CERIFIED SURVEY MAP NO. 2937 LOCATED
IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26,
TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA,
WALWORTH COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

_____ OF _____, _____, A BANKING CORPORATION DULY
ORGINIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF _____,
MORTGAGEE OF THE ABOVE DESCRIBED LAND DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING,
AND MAPPING OF THE LAND DESCRIBED ON THIS MAP, AND DOES HEREBY CONSENT TO
THE ABOVE CERTIFICATE OF JAMES F MULLEN, OWNER

IN WITNESS WHEREOF, THE SAID _____ OF _____, _____, HAS CAUSED THESE
PRESENTS TO BE SIGNED BY

AT _____, _____, AND ITS CORPORATE SEAL TO BE HEREUNTO
AFFIXED THIS ____ DAY OF _____, 2013.

STATE OF _____

COUNTY OF _____

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2013, THE ABOVE NAMED, TO ME KNOWN
TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, _____

CITY PLANNING COMMISSION

APPROVED BY CITY OF LAKE GENEVA, THIS ____ DAY OF _____, 2013

JAMES CONNORS
(MAYOR)

TIM NEUBECK
(CLERK)



DATED THIS 20th DAY OF NOVEMBER 2013

[Handwritten Signature]

JOHN P. KROTT, S-2258

TORHORST LAW OFFICES LLC
RICHARD W. TORHORST
Attorney at Law
LAKE GENEVA PROFESSIONAL CENTER
500 COMMERCIAL COURT, SUITE 300
PO BOX 1300
LAKE GENEVA, WI 53147
TEL: 262-248-3333 FAX: 262-248-2595

June 20, 2014

Mr. Ken Robers
City of Lake Geneva
City Hall
626 Geneva Street
Lake Geneva, WI 53147

RE: James F. Mullen Application for Land Division Review
Certified Survey Map

Please File. Application for Land Division Review. I have enclosed the Agreement for Services, a location map and an original and 20 copies of the CSM. Please place the matter on the Plan Commission Agenda.

For Your Information.

Please Review and Contact Me.

Please Sign and Return.

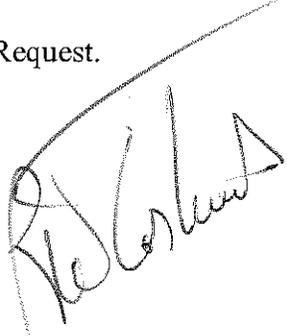
Pursuant to Our Telephone Conversation.

Pursuant to Your Request.

Other:

Richard W. Torhorst

Enclosures



Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, July 21, 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 George Kenessey & Meri Vallin, 4341 N Oakley Ave, Chicago, IL 60618, 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. ZLM 00017 - 1630 Evergreen Lane

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, July 21, 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 10th day of July 2014.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on July 10th & July 17th

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

1630 Evergreen Lane, Lake Geneva, WI 53147 - Lots 5 and 6, Block 14, Lake Geneva Manor, A Subdivision located in section 35

Township 2 North, Range 17 East, City of Lake Geneva, County of Walworth, And State of Wisconsin

NAME AND ADDRESS OF CURRENT OWNER:

Meri Vallin & George Kenessey

4341 N Oakley Ave, Chicago IL 60618

TELEPHONE NUMBER OF CURRENT OWNER: Meri Vallin (773.750-9618) or George Kenessey (630-235-4782)

NAME AND ADDRESS OF APPLICANT:

Meri Vallin & George Kenessey

4341 N Oakley Ave, Chicago IL 60618

TELEPHONE NUMBER OF APPLICANT: Meri Vallin (773.750-9618) or George Kenessey (630-235-4782)

PROPOSED CONDITIONAL USE:

The above mention property is currently zoned ER-1. We are requesting approval for SR-4 zoning to build a single family home.

ZONING DISTRICT IN WHICH LAND IS LOCATED: ER-1

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

Contractor - Darrell Salerno, Salerno Home L.L.C., 211 Merriburr Ln, Racine, WI 53402, Phone: 262.681.3801

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

The existing single family home located at the property site will be removed and

a new single family home will be built.

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

June, 20, 2014

DATE

Meri S. Vallin George R. Kenessey
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:

Meri Vallin & George Kenessey, as applicant/petitioner for:

Name: Meri Vallin & George Kenessey

Address: 4341 N Oakley Ave, Chicago IL 60618

Phone: Meri Vallin (773.750-9618) or George Kenessey (630-235-4782)

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 20th day of June, 2014.

Meri Vallin & George Kenessey

Printed name of Applicant/Petitioner

Meri S. Vallin George Kenessey
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: _____



See Exhibit A (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.

See Exhibit B (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:



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

See Exhibit E (e) Written justification for the proposed conditional use:

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

The SR-4 conditional use is harmony with the the City's mission of maintaining a small city atmosphere for families. In this case living in a single family residence.

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

The SR-4 conditional use is harmony with the City's current and future Comprehensive Plan. The subdivision in which the property is located currently is comprised of single family residences.

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?

The conditional use will not result in any adverse effect on nearby property or the neighborhood.

The conditional use will not impose any additional burden on traffic, water usage or city services as a single family residence currently exists on the property site.

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

The proposed conditional use will maintain the desired consistency of land use for single family residences as defined by the City of Lake Geneva. Currently a single family residence occupies the property. All surrounding parcels also have single family residences on them. We believe the new single family home will maintain consistency of land use.

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

The existing residence on the property for the proposed conditional use is currently served by public agencies and the new residence will not present any undue burden for those agencies.

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

We believe there will not be any adverse impacts from the conditional use.

IV. FINAL APPLICATION PACKET INFORMATION

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

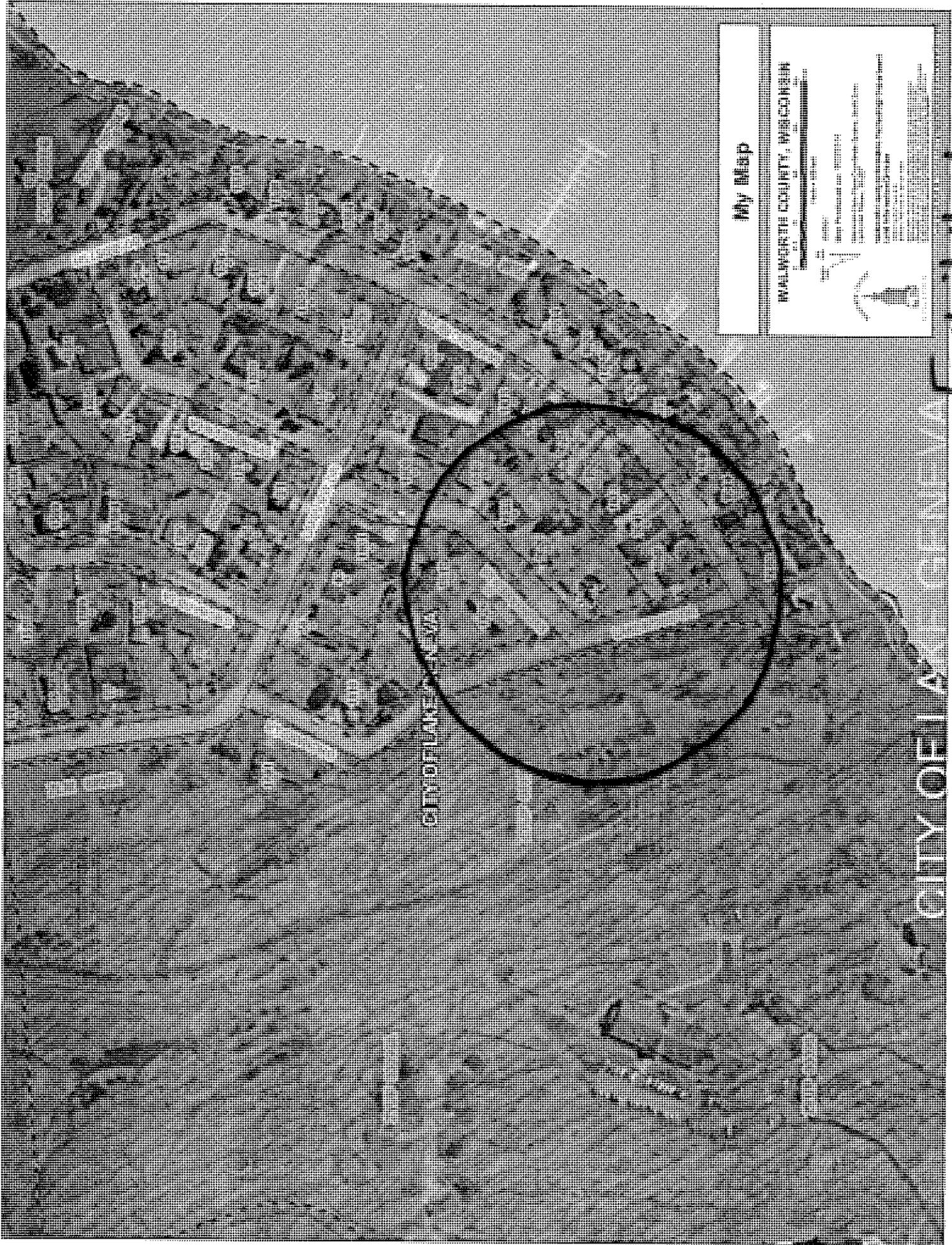
____ Receipt of 25 reduced (8.5" by 11" text and 11" x 17" graphics)
copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

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

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

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

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



My Map

WALWORTH COUNTY, WISCONSIN

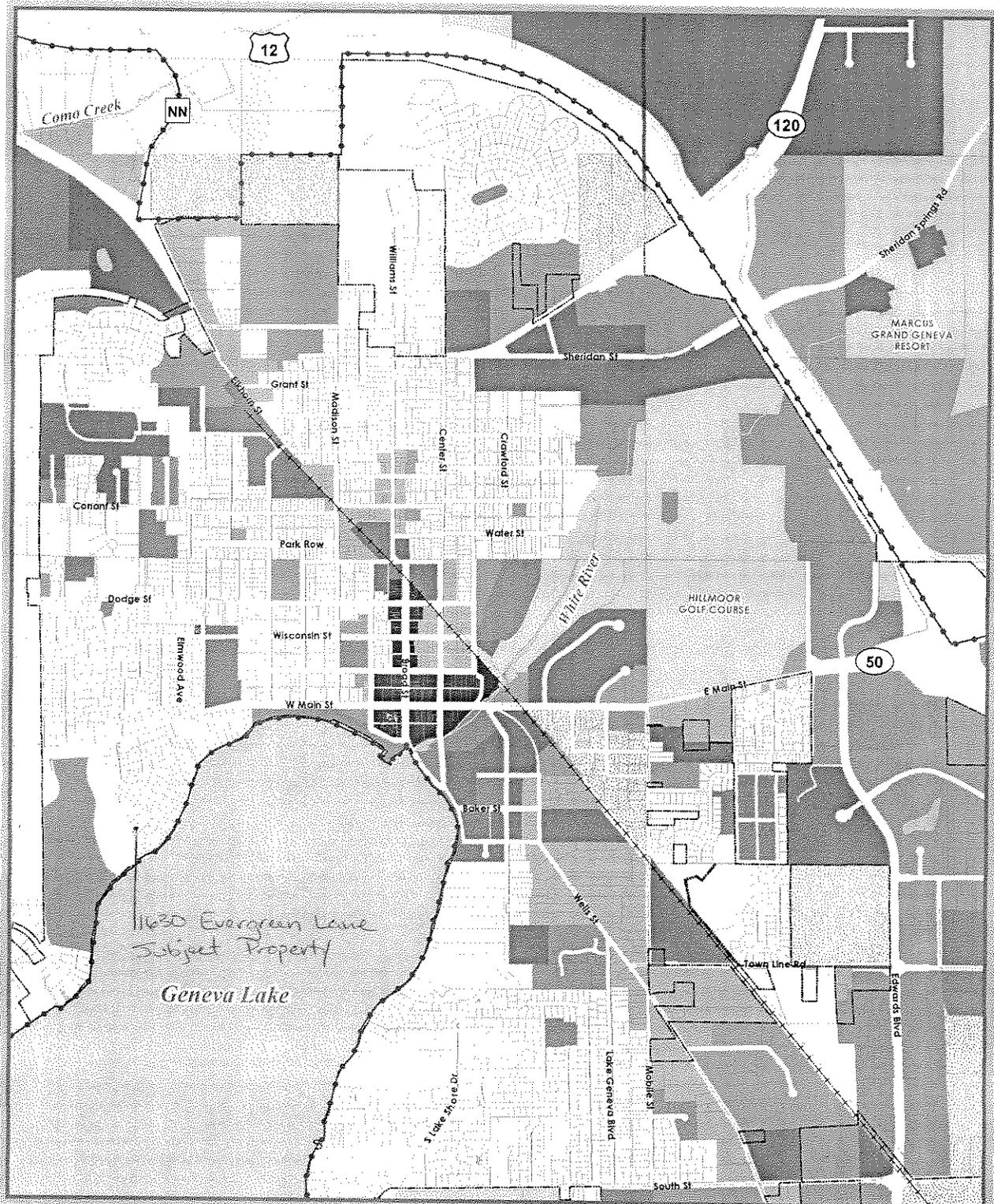
All
 City
 County
 State
 Township
 Water
 Zoning

All
 City
 County
 State
 Township
 Water
 Zoning

Exhibit A

CITY OF I A

CITY OF I A



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		Planned Office		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
<small>*Each "Planned Neighborhood" may include a mix of: 1. Single Family - Urban (predominant land use) 2. Two-Family/Townhouse 3. Multi-Family Residential 4. Institutional & Community Services 5. Neighborhood Mixed Use 6. Public Park & Recreation</small>			Private Recreation Facilities		Abandoned Railroad
	Neighborhood Mixed Use		Public Park & Recreation		
	Planned Office		Environmental Corridor		
	Planned Business		Long Range Exurban Growth Area		

*Each "Planned Mixed Use Area" may include mix of:
1. Planned Office
2. Multi-Family Residential
3. Institutional & Community Services
4. Planned Business

0 0.125 0.25 0.5 Miles

Adopted: December 14, 2009
 Corrected: November 15, 2010
 Source: SEWRPC, WIDNR, Walworth County LCO, V&A

Exhibit B

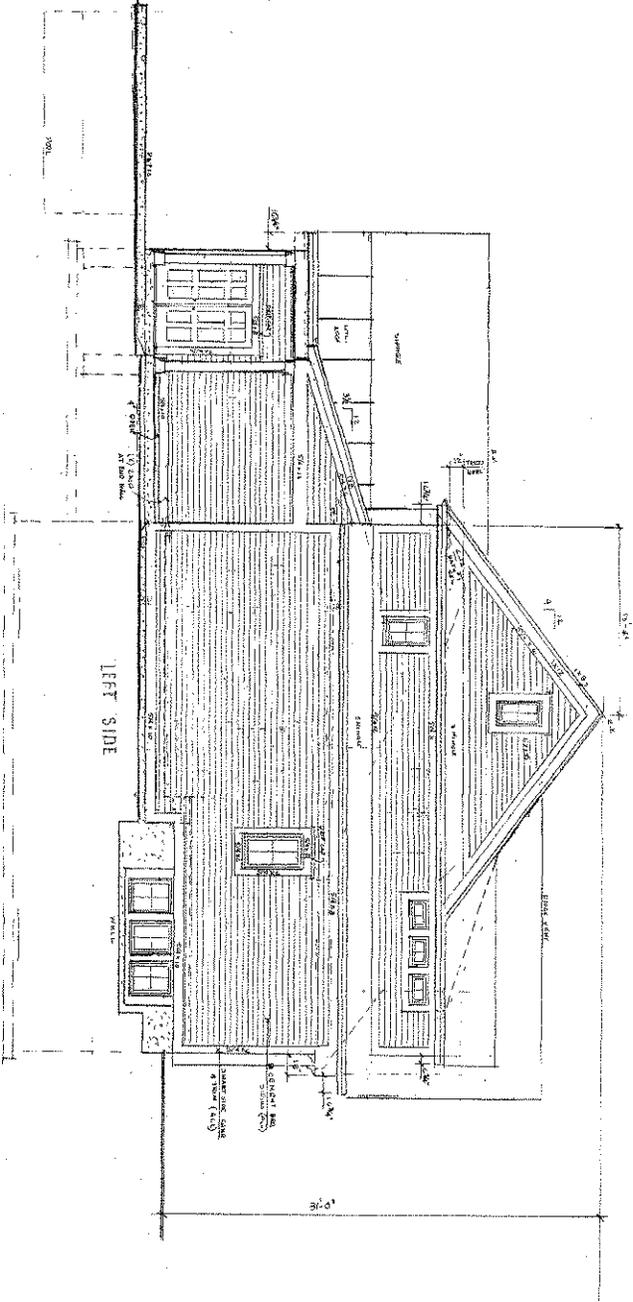
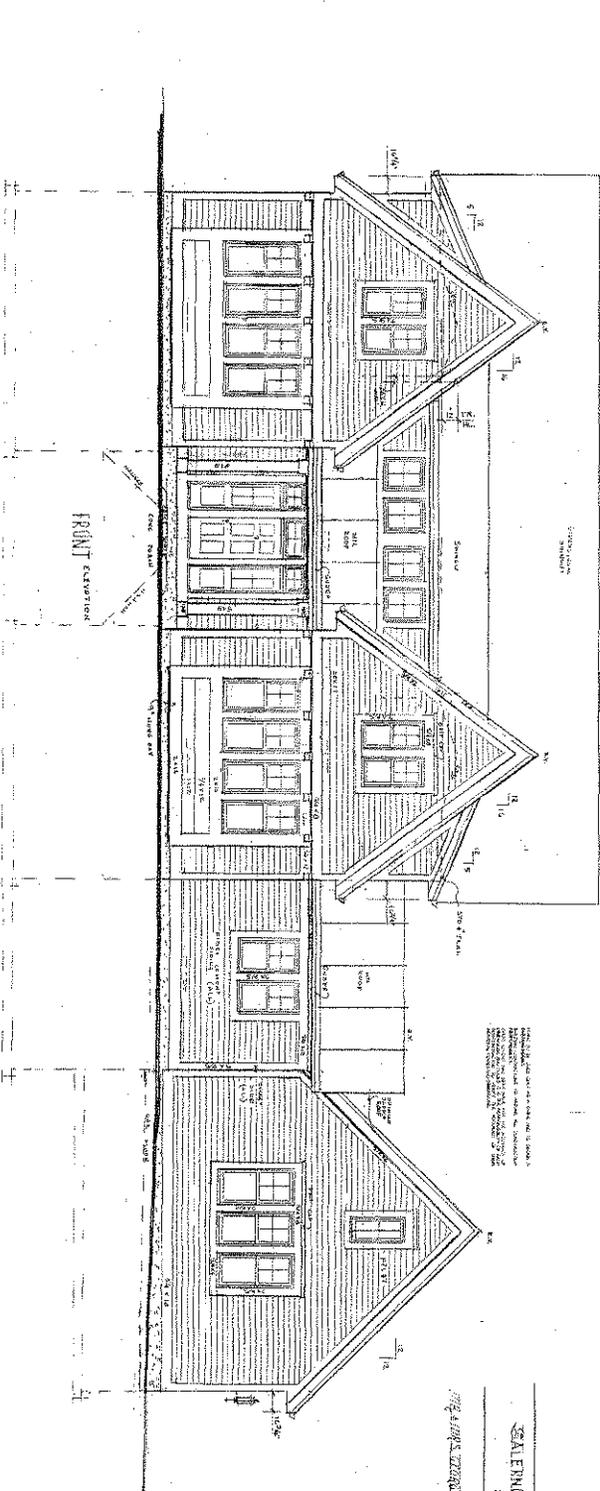
Exhibit C

Description of Proposed Conditional Use

The proposed conditional use will utilize the property at 1630 Evergreen Lane, Lake Geneva, WI 53147 - LOTS 5 and 6, Block 14, Lake Geneva Manor, A Subdivision located in section 35 Township 2 North, Range 17 East, City of Lake Geneva, County of Walworth, And State of Wisconsin in the following way:

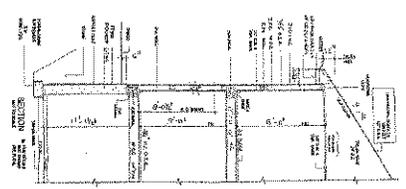
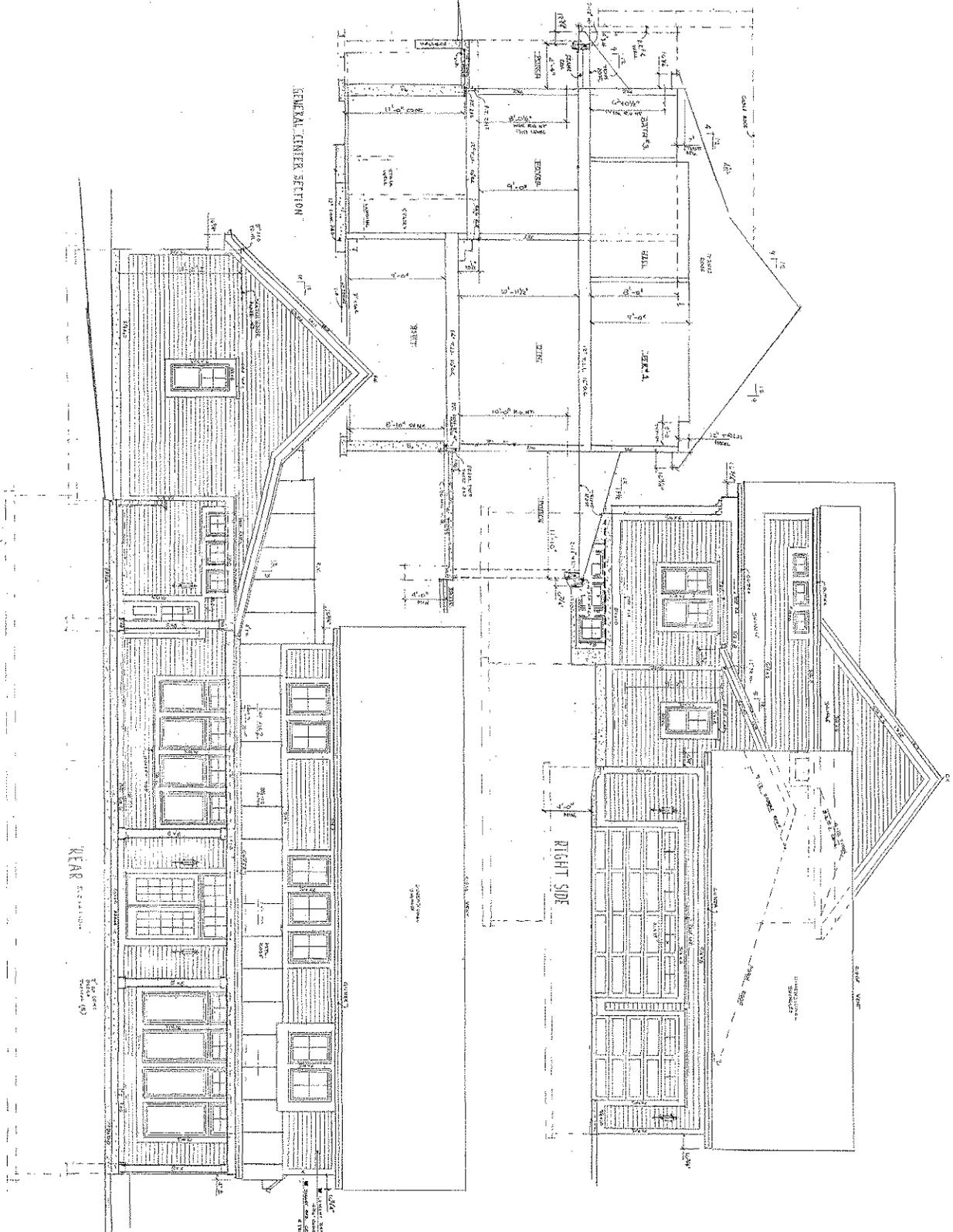
The current single family home will be removed and a new single family home will be built in its place. The new home will be built in accordance with all City of Lake Geneva setback and other requirements. The new home will be a 2 story home and it will include an attached garage and an in-ground swimming pool in the backyard.

Exhibit D



SCALE
1" = 1'-0"

SALENO HOMES, L.L.C.
DESIGNER: SALES
1001 W. 10TH ST. SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.SALENOHOMES.COM



NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
 3. ALL MATERIALS ARE TO BE OF THE BEST QUALITY AVAILABLE.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

Exhibit D

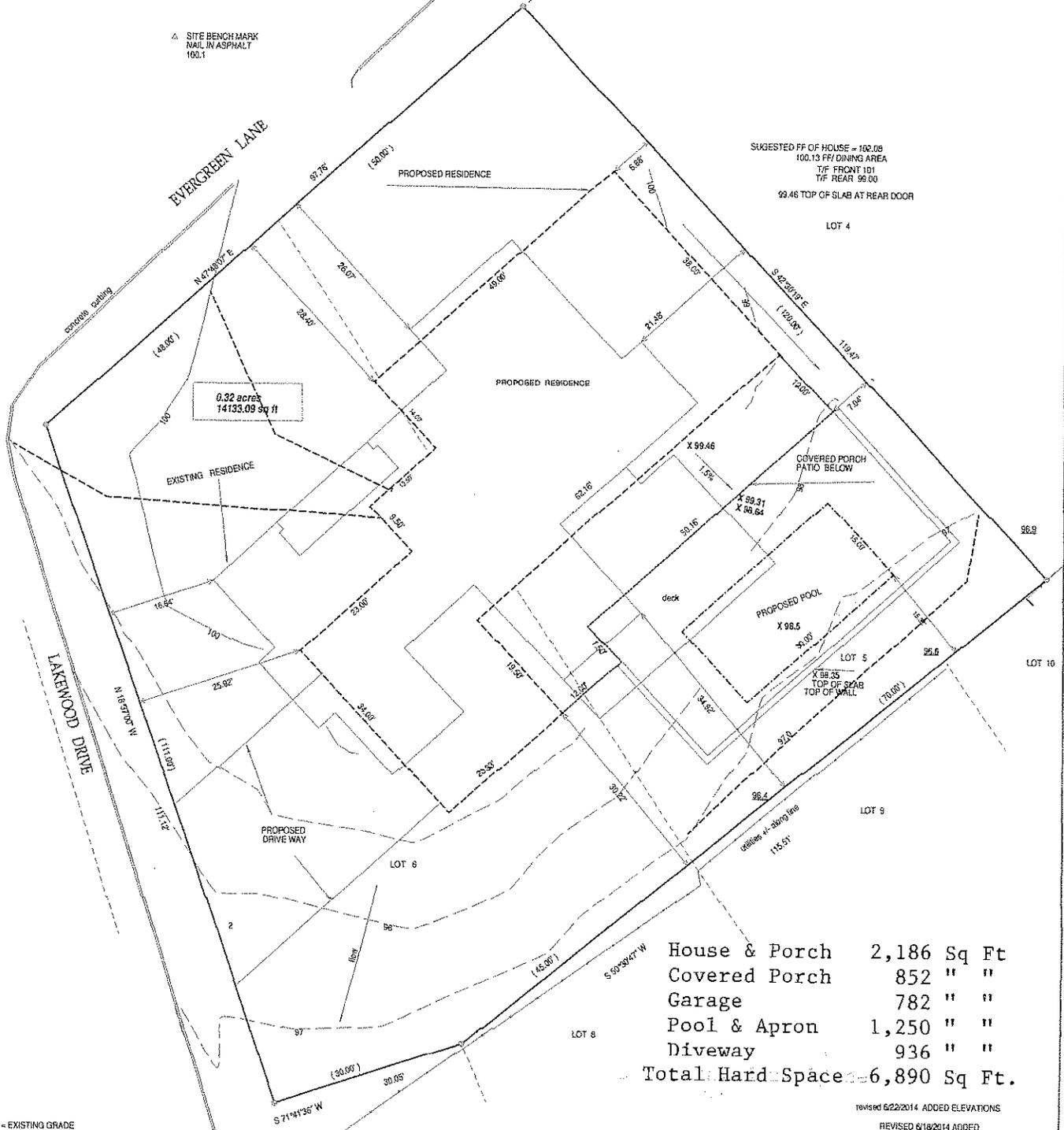
PLAT OF SURVEY

- OF -

LOTS 5 AND 6, BLOCK 14 LAKE GENEVA MANOR, A SUBDIVISION LOCATED IN SECTION 35, TOWNSHIP 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, COUNTY OF WALWORTH, AND STATE OF WISCONSIN.

PATHFINDER SURVEYING INC.
(formerly)
J.K. SURVEYING INC.
P.O. BOX 322
LAKE GENEVA, WI 53147
WWW.PATHFINDERSURVEYING.NET
262-248-8383

▲ SITE BENCHMARK
NAIL IN ASPHALT
100.1



SUGGESTED FF OF HOUSE - 102.08
100.13 FF/ DINING AREA
T/F FRONT 101
T/F REAR 96.00
99.48 TOP OF SLAB AT REAR DOOR

0.32 acres
14193.09 sq ft

House & Porch	2,186 Sq Ft
Covered Porch	852 " "
Garage	782 " "
Pool & Apron	1,250 " "
Diveway	936 " "
Total Hard Space	6,890 Sq Ft.

revised 6/22/2014 ADDED ELEVATIONS

REVISED 8/18/2014 ADDED
PROPOSED RESIDENCE



JEFFREY L. HIMPS S-2436
Wisconsin Registered Land Surveyor
(original if signed in red)

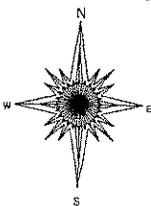
XXX - EXISTING GRADE
XX.XX - PROPOSED

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

SCALE 1" = 20'

JOB # 13-851PH

TAX ID # ZLM 00017



LOT 7



BASIS OF BEARING OF THIS PLAT: THE EAST LINE OF LAKEWOOD DRIVE WAS ASSUMED TO BEAR N 18°37'W AS SHOWN ON THE RECORD PLAT OF LAKE GENEVA MANOR. I hereby certify that I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, appurtenant easements and roadways and visible encroachments if any.

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

DATED THIS 23rd day of December, 2013.

Exhibit D

Exhibit E

Proposed Conditional Use Justification

It is being proposed that the requested conditional use for the property at 1630 Evergreen Lane, Lake Geneva, WI 53147 - LOTS 5 and 6, Block 14, Lake Geneva Manor, A Subdivision located in section 35 Township 2 North, Range 17 East, City of Lake Geneva, County of Walworth, And State of Wisconsin is justifiable because:

The proposed conditional use (rezoning from ER-1 to SR-4, removal of the existing single family home and allowing for the development of a new single family home) is in harmony with our understanding of the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan.

Also because an existing single family home is being replaced with a new single family home we are proposing that this will 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.

We also propose the 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 because it is consistent with the use of the property currently (a single family dwelling). 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 the improvements, facilities, utilities or services provided by public agencies serving the subject property.

TaxKey	Owner1	Owner2	Address1	Address2	City	State	Zip
ZA277000001	PAUL J LEDERER TRUST	JOANNE K LEDERER TRUST	1632 N LAKE SHORE DR		LAKE GENEVA	WI	53147211
ZA277000002	JOHN LOGIUDICE	INGRID A LOGIUDICE	1626 LAKE SHORE DR		LAKE GENEVA	WI	53147000
ZLM 00008	HAROLD E SCHAFER		1611 EVERGREEN LN		LAKE GENEVA	WI	53147000
ZLM 00009	JOSEPH S READ	JENNIFER A READ	9706 RED SKY DR		MIDDLETON	WI	
ZLM 00010	DAVID C WILLIAMS		527 CENTER ST	SUITE 1	LAKE GENEVA	WI	53147000
ZLM 00011	SUSAN CROWLEY		3 ANGLICAN LN		LINCOLNSHIRE	IL	60069000
ZLM 00012	SUSAN CROWLEY		3 ANGLICAN LN		LINCOLNSHIRE	IL	60069000
ZLM 00013	ANDREW C KERWIN		1616 EVERGREEN LN		LAKE GENEVA	WI	
ZLM 00014	JOHN DREW EBOLI	RONALD DEROSA	141 LAKEVIEW DR		LAKE GENEVA	WI	53147000
ZLM 00015	JOHN DREW EBOLI	ATTN BRIAN	1550 HECHT RD		BARTLETT	IL	60103000
ZLM 00016	LOIS B ZINGLE LIFE ESTATE	ANNE Z VENTURELLI, ETAL	1626 EVERGREEN LN		LAKE GENEVA	WI	53147000
ZLM 00017	GEORGE K KENESSEY		4341 N OAKLEY AVE		CHICAGO	IL	
ZLM 00018	RICHARD PUCCI TRUST		1986 CAMPHILL CIRCLE		INVERNESS	IL	60067000
ZLM 00019	JEFFREY U HEATON	JENNIFER D HEATON	321 GREENWOOD AVE		GLENCOE	IL	
ZLM 00020	JEAN A HEFFERNAN		1633 LAKESHORE DR		LAKE GENEVA	WI	53147000
ZLM 00021	JOHN R & DONA MARTIN	JOHN W MARTIN, ETAL	12205 RAMBLING RD		HOMER GLEN	IL	60491000
ZLM 00022	RUTH ANN MONICO		27 ROBINCREST RD		HAWTHORN WOOD	IL	60047000
ZLM 00023	BLONDA LIVING TRUST		10120 BELDEN AVE		MELROSE PARK	IL	
ZLM 00024	H-310 TRUST	C/O CATHERINE T GREEN TRUSTE	1615 LAKE SHORE DR		LAKE GENEVA	WI	53147000
ZLM 00039	BRIAN J NELSON	PEI WANG	21605 N TIFFANY CT		KILDEER	IL	
ZLM 00040	MATUSTIK FAMILY LP	C/O MARILYN A MATUSTIK	1775 RIZZI LN		BARTLETT	IL	60103000
ZLM 00041	ABRA PRENTICE WILKIN TRUST		179 E. LAKE SHORE DR		CHICAGO	IL	60611135
ZLM 00042	ABRA PRENTICE WILKIN TRUST		179 E. LAKE SHORE DR		CHICAGO	IL	60611135
ZLM 00043	ABRA PRENTICE WILKIN TRUST		179 E. LAKE SHORE DR		CHICAGO	IL	60611135
ZLM 00044	ABRA PRENTICE WILKIN TRUST		179 E. LAKE SHORE DR		CHICAGO	IL	60611135
ZLM 00045	ABRA PRENTICE WILKIN TRUST		179 E. LAKE SHORE DR		CHICAGO	IL	60611135
ZLM 00088	PAUL N SEPE	SUSAN Y SEPE	16 LAKE VIEW DR		LAKE GENEVA	WI	53147000
ZLM 00088A	BARBARA P SHIELDS		1600 EVERGREEN LN		LAKE GENEVA	WI	53147000
ZYUP 00095	ABRA PRENTICE WILKIN TRUST		179 E. LAKE SHORE DR		CHICAGO	IL	60611135

Paul J Lederer Trust
Joanne K Lederer Trust
1632 N Lake Shore Dr
Lake Geneva, WI 53147

Joseph S Read
Jennifer A Read
9706 Red Sky Drive
Middleton, WI 53562

Andrew C Kerwin
1616 Evergreen Lane
Lake Geneva, WI 53147

George K Kenessey
4341 N Oakley Avenue
Chicago, IL 60618

Jean A Heffernan
1633 Lakeshore Drive
Lake Geneva, WI 53147

Blonda Living Trust
10120 Belden Avenue
Melrose Park, IL 60160

Matustik Family LP
C/O Marilyn A Matustik
1775 Rizzi Lane
Bartlett, IL 60103

Barbara P Shields
1600 Evergreen Lane
Lake Geneva, WI 53147

John Logiudice
Ingrid A Lociudice
1626 Lake Shore Dr
Lake Geneva, WI 53147

David C Williams
527 Center Street
Suite 1
Lake Geneva, WI 53147

John Drew Eboli
Ronald Derosa
141 Lakeview Drive
Lake Geneva, WI 53147

Richard Pucci Trust
1986 Camphill Circle
Inverness, IL 60067

John R & Dona Martin
John W Martin, ETAL
12205 Rambling Road
Homer Glen, IL 60491

H-310 Trust
C/O Catherine T Green Trustee
1615 Lake Shore Drive
Lake Geneva, WI 53147

Abra Prentice Wilkin Trust
179 E. Lake Shore Drive
Chicago, IL 60611

Harold E Schager
1611 Evergreen Lane
Lake Geneva, WI 53147

Susan Crowley
3 Anglican Lane
Lincolnshire, IL 60069

Lois B Zingle Life Estate
Anne Z Venturelli, ETAL
1626 Evergreen Lane
Lake Geneva, WI 53147

Jeffrey U Heaton
Jennifer D Heaton
321 Greenwood Avenue
Glencoe, IL 60022

Ruth Ann Monico
27 Robincrest Road
Hawthorn Woods, IL 60047

Brian J Nelson
Pei Wang
21605 N Tiffany Court
Kildeer, IL 60047

Paul N Sepe
Susan Y Sepe
16 Lake View Drive
Lake Geneva, WI 53147

Lake Geneva Manor Association
Board of Directors

July 16, 2014

To: Lake Geneva Plan Commission Members
From: The Board of Directors
Subject: 1630 Evergreen Lane, ZLM 00017

Re: 1630 Evergreen Lane, ZLM 00017

We would like to support the request for SR-4 zoning requested for 1630 Evergreen Lane. The applicants, Mr. & Mrs. George Kenessey and Meri Vallin, have followed the architectural review guidelines and process. We have surveyed the nearby neighbors and reviewed the plans for the new residence. No one has expressed concerns to us about the plans and nothing in the plans we have reviewed is outside previous construction in our neighborhood. The design is attractive and appears to fit in with the neighborhood. It is a large house but is on a double lot. The plan being considered meets our architectural committee's goals.

We have not, however, seen drainage, erosion, fencing, grade or landscaping plans and do feel these are important in that area of the neighborhood especially when there is a pool involved. We expect to see these plans before the final hearing on the conditional use variance and will provide another letter prior to that meeting.

This part of our neighborhood under going significant redevelopment. The neighbors and association want to be sure the changes improve the look, feel and values but also retain the character, variety and friendly feel of the Manor neighborhood. Three houses have been built or rebuilt and for houses have been or are being remodeled. Two houses on the street are now for sale and another three within the notice area are likely to go on the market or be rebuilt.

The Manor has uniquely small lots typically 50-55 ft wide (compared to 75 ft or wider in many parts of the city). The lots have lake access, are close to town, and for the most part each house is unique in design and construction. As the value of the lots has increased the size of the house additions or houses being built has increased dramatically. In response, for the past 20 or more years there have been debate, lawsuits and hard feelings related to the size and proximity of new construction.

We appreciate your efforts to maintain the quality and value of our lovely neighborhood and city. Thank you for taking the neighbors and neighborhood into consideration when considering variances.

Sincerely,

The Board of Directors
Lake Geneva Manor Association

Cc: Applicants

RESOLUTION _____

ESTABLISHING PUBLIC PARTICIPATION PROCEDURES
FOR BOTH THE REGULAR AND UNIQUE CONSIDERATION OF
2014 AMENDMENTS TO THE CITY OF LAKE GENEVA COMPREHENSIVE PLAN

WHEREAS, the City of Lake Geneva on August 30, 2011 adopted the City of Lake Geneva Comprehensive Plan, under the authority of and procedures established by §66.1001(4), Wisconsin Statutes; and

WHEREAS, that 2011 Comprehensive Plan document advises both the regular Plan Commission review of the Comprehensive Plan, as well as the ability to respond to unique circumstances which arise in relation to the Comprehensive Plan which are distinct from the regular plan review process, and to enable the City's consideration of potential amendments where the Plan becomes irrelevant or contradictory to emerging policy or trends; and

WHEREAS, §66.1001(4)(a), Wisconsin Statutes, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of the comprehensive plan preparation or amendment process, and that such written procedures shall provide for wide distribution of draft plan materials, an opportunity for the public to submit written comments on the plan materials, and a process for the governing body to respond to such comments; and

WHEREAS, the City of Lake Geneva believes that meaningful public involvement in processes designed to periodically consider and adopt amendments to its Comprehensive Plan is important to assure that the resulting Plan and adopted amendments meet the wishes and expectations of the public; and

WHEREAS, the attached "Public Participation Strategy and Procedures for Amendments to City of Lake Geneva Comprehensive Plan" includes procedures to foster public participation, ensure distribution of draft plan materials, provide opportunities for written comments on such materials, and provide mechanisms to respond to such comments.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lake Geneva hereby adopts the procedures included in the "Public Participation Strategy and Procedures for Amendments to City of Lake Geneva Comprehensive Plan" as its public participation procedures for periodic amendments to the City's Comprehensive Plan, meeting the requirements of §66.1001(4)(a), Wisconsin Statutes.

Approved this ____ day of _____, 2014

James R. Connors, Mayor

ATTEST:

Daniel Draper, City Attorney for City Clerk

PUBLIC PARTICIPATION STRATEGY AND PROCEDURES FOR BOTH THE REGULAR AND UNIQUE CONSIDERATION OF 2014 AMENDMENTS TO CITY OF LAKE GENEVA COMPREHENSIVE PLAN

Introduction

A key required component of Section 66.1001 of Wisconsin Statutes—the State’s comprehensive planning legislation—is actively involving community stakeholders as each local comprehensive plan is being developed, updated, or amended. Public participation helps to ensure that the resulting comprehensive plan accurately reflects the vision, goals, and values of citizens of the community.

Section 66.1001(4)(a) of Wisconsin Statutes requires the City of Lake Geneva to adopt, by resolution, written procedures designed to foster public participation at every stage in the preparation or subsequent amendment of its comprehensive plan. The written procedures must provide for wide distribution of the comprehensive plan, an opportunity for the public to submit written comments on the plan, and provisions for local response to such comments.

This document meets this statutory requirement. It serves as the procedures that will be used to consider and potentially adopt amendments to the City’s August 30, 2011 Comprehensive Plan under both a regular Plan review process, as well as in the instance of responding to an unique Plan amendment circumstance.

Major Goals of Public Participation Strategy

- Provide opportunities for people to participate in processes to consider and adopt amendments to the City’s Comprehensive Plan.
- Adopt plan amendments that reflect the ideas, desires, and objectives of most residents and property owners.
- Meet both the letter and spirit of Wisconsin’s Comprehensive Plan legislation.
- Use the City’s Plan Commission as a foundation for guiding the plan amendment process.
- Recognize that the goals expressed above must be balanced with the need to complete the comprehensive plan amendments within a reasonable timeframe.

Selected Public Participation Techniques

The City will, at a minimum, use the following techniques to obtain public input during the plan amendment process:

- Assure that all Plan Commission and City Council meetings to consider and adopt amendments are open to the public, and are noticed as required by state open meeting regulations.
- Provide an opportunity at each public meeting held on the Plan Amendment for public comment. Some meetings will be particularly meant to encourage wide participation from the public. Other meetings are intended to be work sessions for the Plan Commission, City Council, or some combination. The public comment period will be provided at either the beginning or end of each public meeting, or at one or more other parts of the meeting at the discretion of the Plan Commission or City Council. This will allow the Commission or Council to concentrate on completing tasks without interruption, while still allowing the public an appropriate chance to observe and comment.

- Hold at least one formal public hearing on the proposed comprehensive plan amendments and the adopting ordinance prior to adoption. All members of the public will have an opportunity to present testimony and offer comments at the public hearing. The public hearing will be noticed and held per the requirements of Wisconsin Statutes, Section 66.1001.

Opportunities for Comments/Responses on Draft Comprehensive Plan Amendments

The City will have available copies of draft plan amendment materials at City Hall and the Library during normal business hours. The City will also provide copies of the draft and final plan amendments to adjacent and overlapping governments and non-metallic mineral interests as required by statute, and to members of the participating public as requested. The City may charge for public copies an amount equal to the costs of time and materials to produce such copies.

Public comments will be solicited and responded to at every stage of the plan amendment process. Written comments on the comprehensive plan amendments may also be delivered, mailed, faxed, or e-mailed to the City Clerk. The City will respond to written comments via mail, e-mail, fax, telephone, meeting, and/or through consideration of appropriate changes to the comprehensive plan, or to the proposed amendments to the comprehensive plan.