

**CITY OF LAKE GENEVA**  
**PLAN COMMISSION MEETING**  
MONDAY, FEBRUARY 15, 2016 - 6:30 PM  
COUNCIL CHAMBERS, CITY HALL

**Agenda**

1. Meeting called to order by Mayor Connors.
2. Roll Call.
3. Approve Minutes of December 21, 2015 Plan Commission meeting as distributed.
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes.
5. Acknowledgment of Correspondence. - None
6. Downtown Design Review.
  - A. Application by Elizabeth Chappell for Americuts, 511 Broad Street, Lake Geneva, WI 53147 for a new exterior menu board sign on the storefront at Tax Key No. ZOP 00029.
  - B. Application by Elizabeth Chappell for Lake Geneva Art Museum, 513 Broad Street, Lake Geneva, WI 53147 for a new exterior menu board sign on the storefront at Tax Key No. ZOP 00029.
7. Review and Recommendation on an Application for Site Plan Review for landscape alteration filed by Dan Winkler, City of Lake Geneva Utility Commission, 361 West Main Street, Lake Geneva, WI 53147 for the front lawn and fountain area at the Riviera, 812 Wrigley Drive.
8. Public Hearing and recommendation on a Conditional Use Application filed by Liquid Capital dba Melges Car Wash, 1100 S Edwards Blvd., Lake Geneva, WI 53147, for the installation of an electronic message center on a freestanding monument sign located at 1100 S Edwards Blvd., Tax Key No. ZA456600003.
9. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted by GPC Real Estate LLC, PO Box 400, Libertyville, IL 60048 for land located Wells Street and North Bloomfield Road, Lake Geneva, WI 53147, Tax Key Nos. ZGM 00001 thru ZGM 00109.
10. Public Hearing and recommendation on a Planned Development (PD) for a new residential Final Plat and onsite club house/amenity center for Symphony Bay, filed by Taylor Morrison of Illinois, Inc., 1834 Walden Office Square, Suite 300, Schaumburg, Illinois 60173 for property located South of Townline Road, North of Bloomfield Road and East of Edwards Blvd. Lake Geneva, WI 53147, formally known as Southland Farms Subdivision, Tax Key No's to be assigned.
11. Adjournment

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

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

*Posted 2/11/16*

**STAFF REPORT**  
To Lake Geneva Plan Commission

Meeting Date: February 16, 2016

Agenda Item #6A

Applicant:

Elizabeth Chappell for Americuts

511 Broad Street

Lake Geneva, WI 53147

Request:

Exterior Menu Board Sign

Tax Key No. ZOP 00307

Description:

The applicant proposes to a Menu Board sign at her business. The design of the Menu Board meets the new Sign Ordinance and also the Downtown Design Overlay District requirements.

Staff Recommendation:

The new Menu Board Sign meets all specifications for the Downtown district and Sign Ordinance. Staff's recommendation is that the Menu Board be approved as presented with any Commission amendments. Staff commends the applicant for being the first application of this new sign in the City.

Agenda Item #6B

Applicant:

Elizabeth Chappell for Lake Geneva Art Museum

513 Broad Street

Lake Geneva, WI 53147

Request:

Exterior Menu Board Sign

Tax Key No. ZOP 00307

Description:

The applicant proposes to a Menu Board sign at her business. The design of the Menu Board meets the new Sign Ordinance and also the Downtown Design Overlay District requirements.

Staff Recommendation:

The new Menu Board Sign meets all specifications for the Downtown district and Sign Ordinance. Staff's recommendation is that the Menu Board be approved as presented with any Commission amendments. Staff commends the applicant for being the first application of this new sign in the City.

Agenda Item #7

Applicant:  
City of Lake Geneva Utility Commission  
361 W Main Street  
Lake Geneva, WI 53147

Request:  
Applying for site plan approval to relandscape the front lawn and fountain area at the Riviera building at 812 Wrigley Drive.

Description:

The applicant is proposing to have an extensive remodeling of the Driehaus Plaza at the Riviera.

Staff Report and Recommendation:

The landscaping plans have been approved by both the Beautification and Public Works committees and exceed all of the landscaping requirements of the Zoning Code. Staff believes that the area will be enhanced and more aesthetically pleasing than the current landscaping and recommends approval of the site plan.

Agenda Item #8

Applicant:  
Liquid Capital (Melges Car Wash)  
1100 S Edwards Blvd.  
Lake Geneva, WI 53147

Request:  
Conditional Use to install a electronic messaging center at the current location of the monument sign of the business at 1100 S Edwards, Blvd., Lake Geneva, WI 53147, Tax Parcel ZA456600003.

Description: The applicant would like to replace the existing monument sign at his business with an electronic message board.

Action by the Plan Commission:

As part of the consideration of a requested Conditional Use Permit, the Plan Commission needs to make findings per the requirements of the Zoning Ordinance, and then make a recommendation to the city Council.

Staff Recommendation:

Staff has no objection to the electronic message board as a replacement for the current monument sign as long as the applicant adheres to the requirements that the message on the sign cannot scroll or change more than once per minute. The area is predominately rural and commercial properties and the business directly to the North and the church to the South both have electronic signs.

Suggested Plan Commission Finding for Recommendation to Common Council:

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

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

Agenda Item #9

Applicant:  
GPC Real Estate, LLC  
PO Box 400  
Libertyville, IL 60048

Request:  
Certified Survey Map approval for land located in the City of Lake Geneva at Wells Street and North Bloomfield Road, Tax Key No's ZGM 00001-00109.

Description:

Application for Land Division Review for a for a Certified Survey Map (CSM) to combine all of the parcels of a condominium plat into one parcel.

Staff Recommendation:

Staff has no objection to a recommendation for approval and the City Engineer has reviewed and has no objections to proceeding. The property was designed to originally be a condominium complex, but has always been run as an apartment complex. The condominium has already received approval to vacate the existing agreement and is looking to combine the parcels together into one plat.

Agenda Item #10

Applicant:  
Taylor Morrison of Illinois, Inc.  
1834 Walden Office Square, Suite 300  
Schaumburg, IL 60173

Request:  
Applying for a Planned Development, Final Plat and Precise Implementaion Pland (PIP) for the Symphony Bay Subdivision and onsite Club House and Amenity Center located at Townline and Bloomfield Roads, East of Edwards Blvd, Tax Key No's to be assigned.

Staff Recommendation:

Staff has no problem with granting the Planned Development for the Final Plat and onsite Club House/Amenity Center for the project with the requirements that the developer finalize the Developer's agreement with the City of Lake Geneva. The developer has work extensively with City Staff and has addressed all of the Plan Commissions requirements from the General Development Plan (GDP) that was previously approved.

- 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.*

Kenneth Robers  
Zoning Administrator

Minutes

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

**2. Roll Call**

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

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

**MOTION #1**

Skates/Gibbs moved to approve the minutes of November 16, 2015 Plan Commission meeting as distributed.  
The motion carried unanimously.

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

**5. Acknowledgment of Correspondence**

Letter dated 12-17-15 received from Kapur & Associates, Inc. regarding the review of Drainage Plans & Calculations for 145 Lake View Drive which is Agenda Item # 7 (*copy filed with these hard copy minutes*).

Email letter received on 12-21-15 from Dan Winkler regarding the fence at 1322 West Main Street, Agenda Item # 9 (*copy filed with these hard copy minutes*).

**6. Downtown Design Review - None**

**7. Continued Public Hearing and recommendation on a Conditional Use Application filed by Kelly C. Frazier of McCormack + Etten / Architects, LLP, 400 Broad Street, Lake Geneva, WI 53147 for Bruce & Joy Irussi, 13481 Edgewater Drive, Lakewood, OH 44107, to construct an addition to a Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at 145 Lakeview Drive, Lake Geneva, WI, Tax Key No. ZLM 00074.**

**DISCUSSION – Kelly C. Frazier / McCormack & Etten (agent for applicant)**

Frazier gave brief overview of the application details and there was a brief discussion amongst the Commission to clarify the details. Warren Hansen then discussed the drainage plans with the commission, referencing the drainage site maps 1 & 2 that they submitted prior to the meeting. These plans were submitted and reviewed by the City Engineer, Kapur & Associates. There was significant discussion regarding the details of the existing drainage issues and the future drainage plans. Several conditions were agreed to be added to the motion including the need for a maintenance agreement that would stay with the property not the owners.

**PUBLIC SPEAKER #1 –Hugh Connelly/1589 Orchard, LG**

Connelly thanked the home owner and their agents for working with them on the drainage issues.  
He emphasized that the maintenance of the new drainage plans will be critical, especially in the Fall season.  
In addition he had some questions related to the proposed rain garden which Mr. Hansen replied to promptly.

**PUBLIC SPEAKER #2 –Jim Wilken/1650 Lakeview Drive, LG**

Wilken had questions regarding the location of some of the drainage plans as well as concerns about the trees that may be affected during this project. Frazier and Hansen were able to reply to his concerns immediately. He also thanked the home owner and their agents for working with them on the drainage issues.

Mayor Connors asked for clarification on where the drainage pipe on the west side of the street and how far south it will go. Hansen replied that it would be approximately 5 feet behind the curb, between the curb and the sidewalk and will go down to just about the start of the curve at a location where there is an existing catch basin. Hansen used the GIS map on the overhead screen to show the commission where this would be. Flower and Hansen discussed future development on the west side and how it would be affected. Flower suggested increasing the slope which could solve future home development issues.

**PUBLIC SPEAKER #3 –Dave Merhar, 1591 Lakeview, LG**

Merhar voiced his concerns regarding the drainage solution. He stated that today with little rain we received, the intersection was flooded with standing pavement water 3-4 inches deep. He also had concerns about how long this project would take and when it would take place. There was some back and forth discussion with the applicants to clarify these issues.

**PUBLIC SPEAKER #1 again – Hugh Connelly/1589 Orchard, LG**

Connelly (Speaking again) spoke about the seriously deteriorated curb issues in this area and the serious ponding that occurs during a rain storm. This ponding then adds to the curb/gutter deterioration problem. He stated there is currently no storm sewer there. This generated more general discussion amongst the commission and the agents in reply to his concerns.

**PUBLIC SPEAKER #2 again –Jim Wilken /1650 Lakeview Drive, LG**

Wilken (Speaking again) – He had more questions regarding the drainage plans and gave details of the drainage currently in place on his property.

**MOTION #2**

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

Planner Slavney stated the conditions that need to be considered for this project regarding construction, ongoing maintenance responsibilities and replacement of any existing trees that may be damaged during the project. Inspector Robers commented on the right of way issues and that they would typically be handled thru Dan Winkler's office. Attorney Draper addressed and recommended that the connection point be dedicated to the City and therefore it would become the City's responsibility. The City Engineer would have to approve any plans.

City Planner Slavney gave a brief explanation of what ER1 and SR4 requirements are. He stated that historically we have approved these types of Conditional Uses'. However, it is not uncommon to add conditions to the approval. He also stated that the installation of this storm sewer will cost the home owner tens of thousands of dollars and is not a requirement. Inspector Robers detailed typical construction requirements and general timelines for a project this size.

**MOTION #3**

Flower/Skates moved to approve the application filed by Kelly C. Frazier of McCormack + Etten / Architects, LLP, 400 Broad Street, Lake Geneva, WI 53147 for Bruce & Joy Irussi, 13481 Edgewater Drive, Lakewood, OH 44107, to construct an addition to a Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at 145 Lakeview Drive, Tax Key No. ZLM 00074. Pursuant to the Finding of facts and City staff comments with the provisions that the owner construct the drainage system as presented, approved, and inspected by the City Engineer, deed the portions of storm sewer constructed in the City ROW to the City, restore all areas constructed in the ROW to pre-existing conditions, check that storm sewer does not interfere with the ability to supply utilities to undeveloped lots, provide a sequence of construction to the Building Inspector and City Engineer, and that an ongoing maintenance agreement for the storm inlets be applied to the property in perpetuity. The motion carried unanimously.

8. **Public Hearing and recommendation on a Precise Implement Plan (PIP) Amendment for additions to an existing building filed by Ken Etten of McCormack + Etten / Architects, LLP, 400 Broad Street, Lake Geneva, WI 53147 for Geneva Professional Group, 312 Center Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00161.**

**DISCUSSION –Ken Etten, McCormack + Etten Architects, LLP, 400 Broad Street, LG - on behalf of Applicants**

Etten gave brief overview of the application details and there was a brief discussion amongst the Commission to clarify the details.

**PUBLIC SPEAKERS** - None

**MOTION #4**

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

**MOTION #5**

Kupsik/Gibbs moved to approve recommendation on a Precise Implement Plan (PIP) Amendment for additions to an existing building filed by Ken Etten of McCormack + Etten / Architects, LLP, 400 Broad Street, Lake Geneva, WI 53147 for Geneva Professional Group, 312 Center Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00161.

The motion carried unanimously.

9. **Public Hearing and recommendation on a Conditional Use Application filed by Ken Etten of McCormack + Etten / Architects, LLP, 400 Broad Street, Lake Geneva, WI 53147 for Edith G. Andrew Trust for the installation of a decorative fence in excess of three feet (six feet), in the front street yard on property line and in Right of Way at 1322 W. Main Street, Lake Geneva, WI 53147, Tax Key No. ZYUP 00094L.**

**DISCUSSION – Ken Etten of McCormack + Etten /Architects, LLP, 400 Broad Street, LG for Edith G. Andrew**

Etten gave brief overview of the application details and there was a some discussion amongst the Commission to clarify the details.

**PUBLIC SPEAKERS** - None

**MOTION #6**

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

**MOTION #7**

Kupsik/Mayor Connors moved to approve recommendation on a Conditional Use Application filed by Ken Etten of McCormack + Etten / Architects, LLP, 400 Broad Street, Lake Geneva, WI 53147 for Edith G. Andrew Trust for the installation of a decorative fence in excess of three feet (six feet), in the front street yard on property line and in Right of Way at 1322 W. Main Street, Lake Geneva, WI 53147, Tax Key No. ZYUP 00094L. Pursuant to the Finding of facts and City staff comments with the provisions that the owner obtains a ROW occupancy permit from the Public Works department and the fence be removed at the owners expense if deemed necessary by the city at some future date. The motion carried unanimously.

10. **Public Hearing and recommendation on a Precise Implement Plan (PIP) Amendment filed by Tom Howald, ALDI, Inc. Oak Creek Division, 9342 South 13<sup>th</sup> Street, Oak Creek, WI 53154 for Interra-Sky Lake Geneva LLC, 2400 Augusta Drive, Suite 330, Houston TX, 77057 for the building at 200 N Edwards Blvd., Lake Geneva, WI 53147 to modify the entrance over an existing tenant space and add a loading dock to rear of building, Tax Key No. ZA196100001.**

**DISCUSSION – Tom Howald, ALDI, Inc. Oak Creek Division, Oak Creek, WI**

Howald gave brief overview of the application details and there was a brief discussion amongst the Commission to clarify the details. It is to be noted that the brick presented at the meeting is not representative of what would be used during construction.

**PUBLIC SPEAKERS** - None

**MOTION #8**

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

**MOTION #9**

Kupsik/Flower moved to approve recommendation on a Precise Implement Plan (PIP) Amendment filed by Tom Howald, ALDI, Inc. Oak Creek Division, 9342 South 13<sup>th</sup> Street, Oak Creek, WI 53154 for Interra-Sky Lake Geneva LLC, 2400 Augusta Drive, Suite 330, Houston TX, 77057 for the building at 200 N Edwards Blvd., Lake Geneva, WI 53147 to modify the entrance over an existing tenant space and add a loading dock to rear of building, Tax Key No. ZA196100001, Pursuant to the Finding of facts and City staff comments and staff to approve the brick colors so that they match the existing other units. The motion carried unanimously.

**11. Public Hearing and recommendation on a Conditional Use Application filed by Lake Geneva Architects, 201 Broad Street for Dean Athans, W3155 Snake Road, Lake Geneva, WI 53147 to exceed the Twenty foot wide passive recreational corridor in the Shore Yard Setback for new construction at W3155 Snake Road, Lake Geneva, WI 53147, Tax Key No. ZWIL 00004.**

**DISCUSSION –Jason Bernard – LG Architects for Dean Athans Family**

Bernard gave brief overview of the application details and there was a brief discussion amongst the Commission to clarify the details.

**PUBLIC SPEAKER #1 –Dale Buelter, W3147 Geneva Bay Dr, LG (First house on the right in Geneva Bay)**

Buelter gave commendations to Dean Athans on the tree retention and the estate that he is restoring back to its natural state. He has concerns however about the trucks that would be coming in during construction. Bernard replied that they would be using the main driveway and not the gravel driveway.

**MOTION #10**

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

**MOTION #11**

Kupsik/Gibbs moved to approve recommendation on a Conditional Use Application filed by Lake Geneva Architects, 201 Broad Street for Dean Athans, W3155 Snake Road, Lake Geneva, WI 53147 to exceed the Twenty foot wide passive recreational corridor in the Shore Yard Setback for new construction at W3155 Snake Road, Lake Geneva, WI 53147, Tax Key No. ZWIL 00004. Pursuant to the Finding of facts and City staff comments with the provisions that the owner use the main driveway into the property for all construction activity. The motion carried unanimously.

**12. Adjournment**

**MOTION #12**

Gibbs/Flower moved to adjourn the meeting at 8:37 pm. The motion carried unanimously.

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

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

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**To:** Mr. Ken Robers, **Date:** December 17, 2015

**From:** Greg Governatori, P.E.

**CC:** Plan Commission Members

**Subject:** Review of Drainage Plans & Calculations for 145 Lake View Drive  
(Irussi Residence)

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At the request of the City of Lake Geneva we have completed a review of the site plans and drainage calculations for the proposed residence at 145 Lake View Drive. Our review was conducted to determine compliance with the City of Lake Geneva Municipal Code and standard engineering practices. The purpose of our review is ensure compliance with the Lake Geneva municipal code and to ensure that the proposed residence does not increase storm water or adversely affect the adjacent property owners.

The following documents were submitted for review:

- Drainage Improvement Plan - dated December 16<sup>th</sup>, 2015 as prepared by Farris, Hansen and Associates, Inc.
- Prior Correspondence with neighbors and responses.

The submittal has provided extensive calculations and analysis of the storm water of the property. The owner is proposing to add 490 feet of 10" storm sewer and five catch basins to collect drainage and direct away from the properties to the south. The entire footprint of the residence (existing and proposed) has been capture along with the courtyard, decks and porches within the proposed storm sewer system. In addition, they are proposing a rain garden at the South east corner of the property to detain the runoff from the lawn/landscape area east of the residence.

Complete calculations for all proposed roof drains and storm sewer have been provided. The applicant proposes to oversize all drains to 6" or 8". There is a small discrepancy in the 8" deck drain and the calculation which specifies a 6" as adequate, however the plan specifies an 8" which is oversized and acceptable.

Municipal Storm systems are typically designed to handle up to the 10-year rainfall intensity. The 10" storm sewer has been sized according to the 100-yr rainfall intensity. This may create an issue with the existing city sewer at the connection point. As mentioned in the review comments from the design engineer this would be typical under "normal" heavy conditions.

A "No Mow" Fescue Seed and erosion blanket has been proposed on the side slope to the east which will stabilize the slope after construction and reduce runoff.

The report refers to reducing flow to the south by 60%, but it is unclear from the information submitted how that reduction is being calculated, no existing flow or volume information was provided. It is apparent from the plans that a significant portion of the existing drainage area and runoff is being captured and directed to the storm sewer system.

Maintenance of the storm sewer inlets, and the rain garden will be critical to the functionality of the system. The rain garden is proposed as a secondary beneficial feature. An easement or deed restriction may be considered to ensure the rain garden is not removed or replaced in the future. The owner has mentioned that an off season landscape company will be retained for maintenance.

**Based on the submitted calculations and plans the materials satisfy the requirements for storm water runoff management.**

Please contact me if you have any questions or comments pertaining to this project.



City of Lake Geneva  
Building and Zoning  
626 Geneva Street  
Lake Geneva, WI 53147

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

511 Broad St

Name & Address of Current Building Owner:

Jackie Nenerley

Telephone Number of Current Building Owner:

262-903-3732

Name & Address of Applicant:

Elizabeth Chappell of Americuts  
511 Broad St  
Lake Geneva, WI 53147

Telephone Number of Applicant:

262-903-8035 or 262-249-1020

Proposed Design Change:

menu box on outside of building

Zoning District:

Downtown

Names & Address of Architect, Engineer, and/or Contractor of Project:

N/A

Description of Project:

11x17x 1/8 silver, locking, hinged,  
outdoor menu display case.

Date:

2/3/16

Signature of Applicant:

Elizabeth Chappell

All outdoor menu display case

Try Prime

Account & Lists

Shopping History Elizabeth's Amazon.com Today's Deals

Hello, Elizabeth

Your Amazon.com orders

Your Cart 1

Office Products Office Deals Printers Ink & Toner Office Electronics School Supplies Fine Writing School Lists Pens & Writing



Save with business-only prices and FREE Two-Day Shipping.

Learn more

Back to search results for "outdoor menu display case"



# 11 x 17 Inches Outdoor Poster Case with Locking, Hinged Door - Aluminum (Silver) (V2)

3 customer reviews

**\$80.70**  
\$80.70 + \$11.14 shipping (22%)

\$80.70 + \$11.14 shipping

In Stock Sold by DisplayShops

Add to Cart

Learn more about shipping for this item.

Qty: 1

Ship to:

Elizabeth Chappel

Add to List

Delivery Date: Feb. 4 - 9 when you choose

shipping at checkout.

Shipped by DisplayShops.

For easy access to displayed signage, this gasket to prevent water from entering

The polycarbonate front pane is ideal for

Locking mechanism to prevent tampering.

Dimensions: Overall: 13-7/8" x 19-3/4" x 1-1/8" Viewable

Area: 10 1/4" x 16 1/2" Weight: 7 lbs.

Roll over image to zoom in

Other Sellers on Amazon

\$99.48

Add to Cart

& FREE Shipping

Sold by: Amazon.com





City of Lake Geneva  
Building and Zoning  
626 Geneva Street  
Lake Geneva, WI 53147

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

513 Broad St

Name & Address of Current Building Owner:

Jackie Henerley

Telephone Number of Current Building Owner:

262-903-3732

Name & Address of Applicant:

Elizabeth Chappell of Lake Geneva Art Museum  
513 Broad St  
Lake Geneva, WI 53147

Telephone Number of Applicant:

262-903-8035

Proposed Design Change:

Menu Box on outside of building.

Zoning District:

Downtown

Names & Address of Architect, Engineer, and/or Contractor of Project:

N/A

Description of Project:

11x17x1/8 silver locking, hinged  
outdoor menu display case.

Date:

2/3/16

Signature of Applicant:

Elizabeth Chappell

All outdoor menu display case

Try Prime

Sign in  
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Shopping History Elizabeth's Amazon.com Today's Deals

Hello, Elizabeth  
Your Account

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1 Cart

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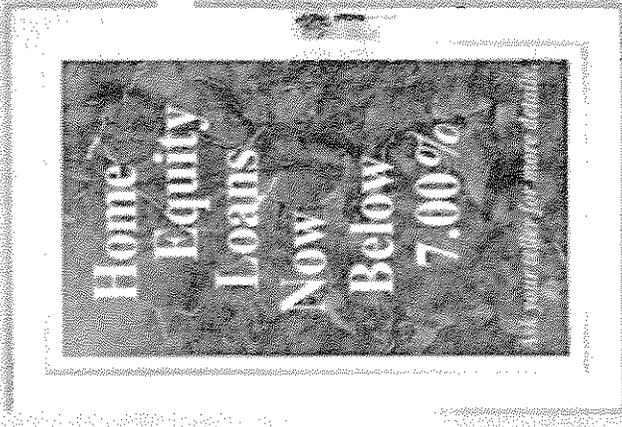
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Back to search results for "outdoor menu display case"



# 11 x 17 Inches Outdoor Poster Case with Locking, Hinged Door - Aluminum (Silver) (V2)

3 customer reviews

~~\$80.70~~

\$70 + \$11.14 shipping

(22%)

Qty: 1

\$80.70 + \$11.14 shipping

In Stock Sold by DisplayShops

Add to Cart

Learn more about this item

Ship to:

Elizabeth Chappel

Add to List

Roll over image to zoom in

- Locking mechanism to prevent tampering.
- Dimensions: Overall: 13-7/8" x 19-3/4" x 1-1/8" Viewable Area: 10 1/4" x 16 1/2" Weight: 7 lbs.

Other Sellers on Amazon

\$99.48

Add to Cart

& FREE Shipping.

Sold by: Amazon.com



APPLICATION FOR SITE PLAN REVIEW  
City of Lake Geneva

Site Address and Parcel No. or Legal Description:

THE RIVERSH, 512 WRIGHT DRIVE, LAKE GENEVA, WI

Name and Address of Current Owner:

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

Telephone No. of Current Owner including area code:

262-248-3673

Name and Address of Applicant:

DANIEL S. WINKLER, CITY OF LAKE GENEVA UTILITY COMMISSION,  
361 WEST MAIN STREET, LAKE GENEVA, WI 53147

Telephone No. of Applicant including area code:

262-248-2311

Proposed Use:

RELANDSCAPING THE FRONT LAWN.

Zoning District:

ER-1

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

LANDSCAPE ARCHITECT - WASSERMAN CONNOLLY ARCHITECTURE, LANDSCAPE ARCHITECTURE  
P.O. BOX 1138, SHOREWOOD, WI 53211  
PE - DANIEL S. WINKLER, P.E., LAKE GENEVA UTILITY COMMISSION (SAME AS ABOVE)

Short statement describing activities to take place on site:

REMOVAL OF OVERGROWN LANDSCAPING IN FRONT AREA OF ORIGINAL PLAZA,  
PLANTING OF ORNAMENTAL TREES AND HEDGES, ADDITIONAL BRICK AND CONCRETE  
PLAZA, BENCHES, LIGHTING, AND MULCH.

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

Daniel S. Winkler  
Signature of Applicant

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

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

**I. RECORDATION OF ADMINISTRATIVE PROCEDURES**

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

**II. APPLICATION SUBMITTAL PACKET REQUIREMENTS**

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

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

- \_\_\_ (a) A written description of the intended use describing in reasonable detail the:
  - Existing zoning district(s) (and proposed zoning district(s) if different);
  - Land use plan map designation(s);
  - \_\_\_ Current land uses present on the subject property;
  - \_\_\_ Proposed land uses for the subject property (per Section 98-206);
  - \_\_\_ Projected number of residents, employees, and daily customers;
  - \_\_\_ Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;
  - \_\_\_ Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

- \_\_\_ Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 98-701-98-721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials;
- \_\_\_ If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII.";
- \_\_\_ Exterior building and fencing materials (Sections 98-718 and 98-720);
- \_\_\_ Possible future expansion and related implications for points above;
- \_\_\_ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

\_\_\_ \_\_\_ (b) A **Small Location Map** at 11" x 17" showing the subject property, all properties within 300 feet, and illustrating its relationship to the nearest street intersection. (A photocopy of the pertinent section of the City's Official Zoning Map with the subject property clearly indicated shall suffice to meet this requirement.)

\_\_\_ \_\_\_ (c) A **Property Site Plan drawing which includes:**

- \_\_\_ A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;
- \_\_\_ The date of the original plan and the latest date of revision to the plan;
- \_\_\_ A north arrow and a graphic scale (not smaller than one inch equals 100 feet);
- \_\_\_ A reduction of the drawing at 11" x 17";
- \_\_\_ A legal description of the subject property;
- \_\_\_ All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;
- \_\_\_ All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;
- \_\_\_ All required building setback lines;
- \_\_\_ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;
- \_\_\_ The location and dimension (cross-section and entry throat) of all access points onto public streets;
- \_\_\_ The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;
- \_\_\_ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;
- \_\_\_ The location of all outdoor storage areas and the design of all screening devices;
- \_\_\_ The location, type, height, size and lighting of all signage on the subject property;
- \_\_\_ The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property -- including the clear demonstration of compliance with Section 98-707;
- \_\_\_ The location and type of any permanently protected green space areas;
- \_\_\_ The location of existing and proposed drainage facilities;
- \_\_\_ In the legend, data for the subject property on:
  - \_\_\_ Lot Area;
  - \_\_\_ Floor Area;
  - \_\_\_ Floor Area Ratio (b/a);
  - \_\_\_ Impervious Surface Area;
  - \_\_\_ Impervious Surface Ratio (d/a);
  - \_\_\_ Building Height.

\_\_\_ \_\_\_ (d) A **Detailed Landscaping Plan** of the subject property:

- \_\_\_ Scale same as main plan (> or equal to 1" equals 100')
- \_\_\_ Map reduction at 11" x 17"

- \_\_\_ Showing the location of all required bufferyard and landscaping areas
- \_\_\_ Showing existing and proposed Landscape Point fencing
- \_\_\_ Showing berm options for meeting said requirements
- \_\_\_ Demonstrating complete compliance with the requirements of Article VI
- \_\_\_ Providing individual plant locations and species, fencing types and heights, and berm heights;

\_\_\_ (e) A **Grading and Erosion Control Plan:**

- \_\_\_ Same scale as the main plan (> or equal to 1" equals 100')
- \_\_\_ Map reduction at 11" x 17")
- \_\_\_ Showing existing and proposed grades including retention walls and related devices, and erosion control measures.

\_\_\_ (f) **Elevation Drawings** of proposed buildings or remodeling of existing buildings:

- \_\_\_ Showing finished exterior treatment;
- \_\_\_ With adequate labels provided to clearly depict exterior materials, texture, color and overall appearance;
- \_\_\_ Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.

**NOTE: Initiation of Land Use or Development Activity:** Absolutely no land use or development activity, including site clearing, grubbing, or grading shall occur on the subject property prior to the approval of the required site plan. Any such activity prior to such approval shall be a violation of law and shall be subject to all applicable enforcement mechanisms and penalties.

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

**III.FINAL APPLICATION PACKET INFORMATION**

- \_\_\_ Receipt of 5 full scale copies in blue/line or black/line of complete Final Application Packet by Zoning Administrator: Date: \_\_\_\_\_ by: \_\_\_\_\_
- \_\_\_ Receipt of 25 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: \_\_\_\_\_ by: \_\_\_\_\_



## Public Works Committee

Alderman Bob Kordus Chairman

Alderman Chris Gelting

Alderman Al Kupsik

Alderman Ken Howell

Alderman Sarah Hill

Director of Public Works Daniel S. Winkler, P.E.

Assistant Director of Public Works Tom Earle

City of Lake Geneva 626 Geneva Street Lake Geneva, WI 53147-1914

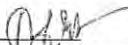
[www.cityoflakegeneva.com](http://www.cityoflakegeneva.com)

Phone: (262) 248-3673

DATE: January 21, 2016

## MEMORANDUM

TO: Mayor Jim Connors & Members of the Plan Commission

FROM: Daniel S. Winkler, P.E.   
Director of Public Works & Utilities

SUBJECT: Riviera Front Lawn (Driehaus Plaza) Re-Landscaping Proposal

### DISCUSSION

The City of Lake Geneva had previously approved naming the area in front of the Riviera in honor of Mr. Richard Driehaus. The Director of Public Works had been directed by the Public Works Committee to work with the Beautification Committee of Lake Geneva, Inc. to develop a landscaping plan to improve the area. The project would be funded through \$100,000 of remaining TIF monies with the balance of the \$175,000 to \$200,000 sized project guaranteed by the Beautification Committee.

Wasserman Connolly Architecture Landscape Architecture of Shorewood, WI has assisted the Committee with development of a plan which enhances the overall appearance of the plaza to include removal of the overgrown landscaping, planting of 10 ornamental trees, additional brick pavers, taxus hedge, bike bollards, 2 more matching yard lights, some opportunities for uplighting of the planted trees, 16 matching benches, 13 matching planters, widening the bus drop-off area, and a dedication inscription. Plans are provided which depict the proposal in plan and perspective views. The Committee's representative from the Grand Geneva has worked with the landscaping architect to make the project less maintenance intense than it presently is.

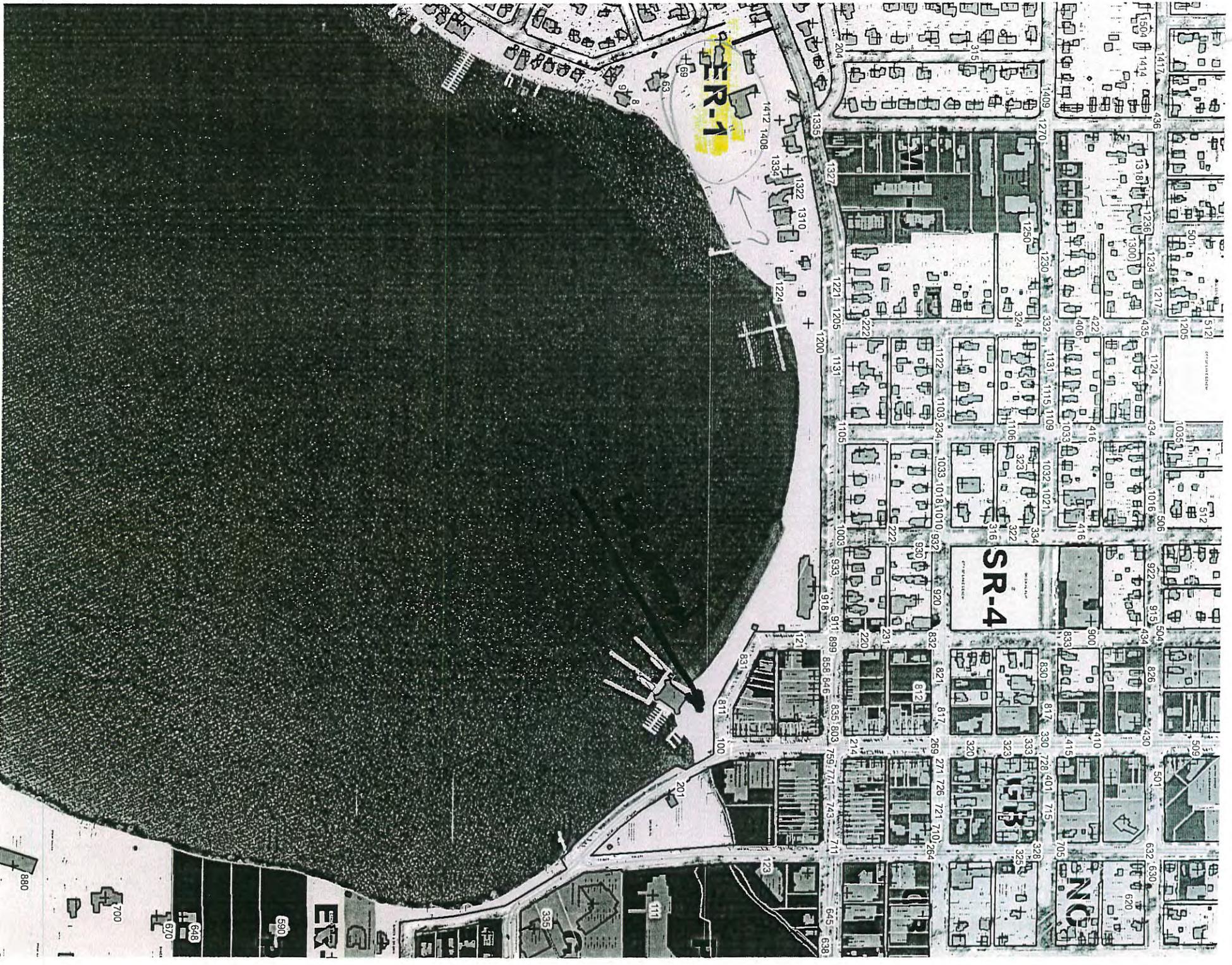
The use of the Riviera front area will not change. But there will be more opportunities for placement of snow sculptures for Winterfest (per Sheet R15.03) and more benches for people to enjoy the space.

This item has been referred to the Plan Commission with a positive recommendation from the Public Works Committee. It is recommended the Plan Commission forward the proposal to Council with a positive recommendation.

Cc: File



OVERGROWN LANDSCAPING



880

700

648

670

590

ER

335

111

645 - 638

BNC

632 630

620

501

509

504

501

504

512

516

521

501

436

1417

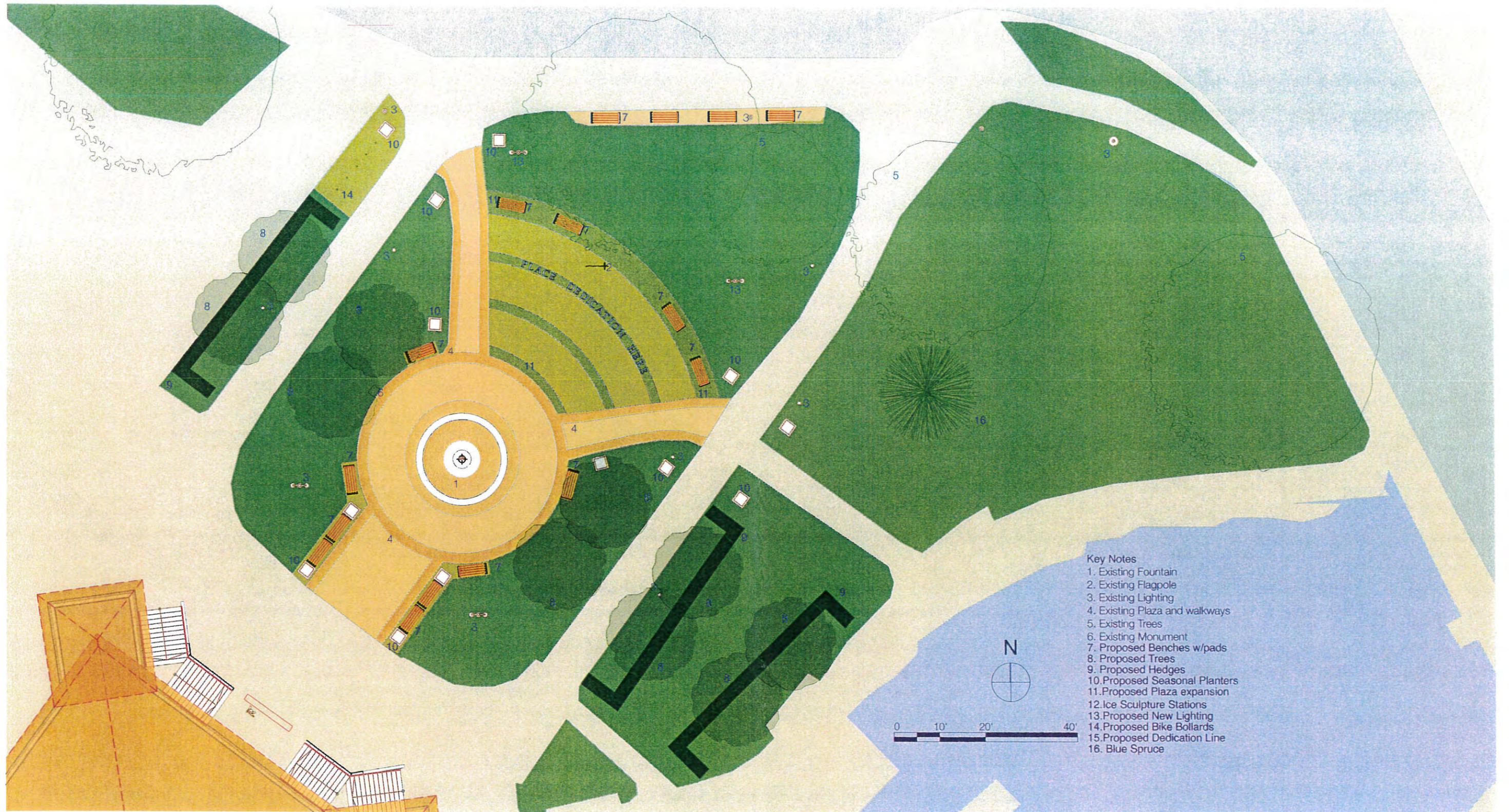


- R15.01 Watercolor
- R15.02 Proposed Plan
- R15.03 Proposed+Ice
- R15.04 Aerial Perspectives
- R15.05 Eye Level Perspectives
- R15.06 Site Section
- R15.11 Prairie Fire
- R15.12 Bob White
- R15.13 Royal Raindrops
- R15.14 Sugar Time
- R15.21 Blue Spruce
- R15.25 Taxus
- R15.31 Street Furniture
- R15.41 Costs



# Riviera Plaza 2015 Proposal

Wasserman Connolly Architecture Landscape Architecture July 2015



- Key Notes**
1. Existing Fountain
  2. Existing Flagpole
  3. Existing Lighting
  4. Existing Plaza and walkways
  5. Existing Trees
  6. Existing Monument
  7. Proposed Benches w/pads
  8. Proposed Trees
  9. Proposed Hedges
  10. Proposed Seasonal Planters
  11. Proposed Plaza expansion
  12. Ice Sculpture Stations
  13. Proposed New Lighting
  14. Proposed Bike Bollards
  15. Proposed Dedication Line
  16. Blue Spruce

Proposed Plan

1" = 20'

**Drawing Index**

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R15.06 Site Section	R15.41 Schematic Cost Estimate
R15.11 Prairie Fire	
R15.12 Bob White	

**Date Description**

10 June 2015	Present
17 July 2015	Committee Present'n
14 Dec 2015	Present'n @ Riviera
31 Dec 2015	Revise per Committee

**Landscape Plan for Lake Geneva RIVIERA FOUNTAIN PLAZA Project #201516**

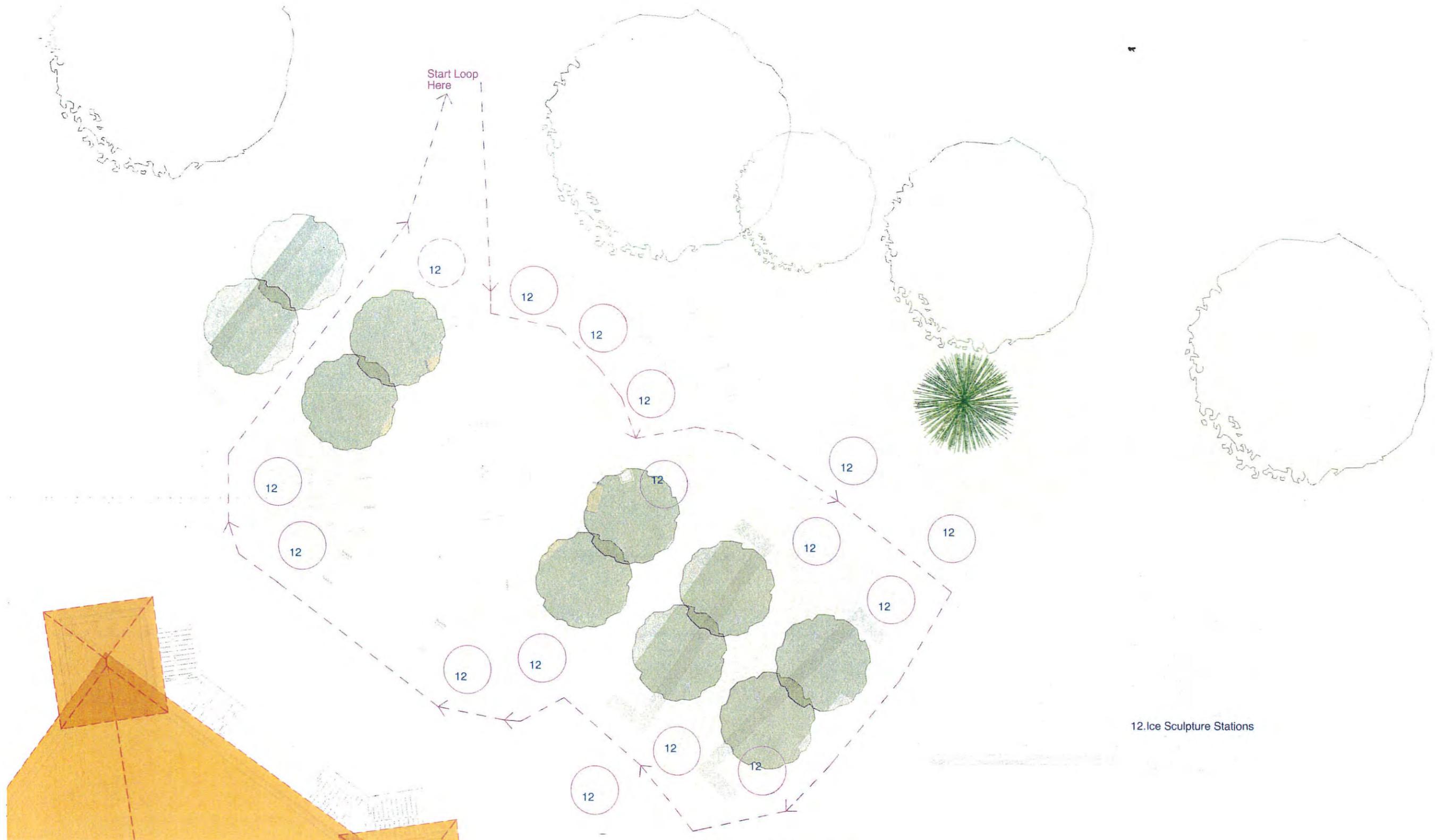
Wasserman Connolly Architecture.Landscape Architecture  
 email: louis@louiswassermandassociates.com  
 web: www.louiswassermandassociates.com  
 P.O. Box 11138 Shorewood, WI 53211 phone 414 271-6474



SHEET TITLE  
Proposed Plan

R15.02

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1

Pro + Ice Stations

1" = 20'

12. Ice Sculpture Stations

Drawing Index

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Date Description

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14Dec2015	Present'n@Riviera
31Dec2015	Revise per Committee

Landscape Plan for Lake Geneva RIVIERA FOUNTAIN PLAZA Project #201516

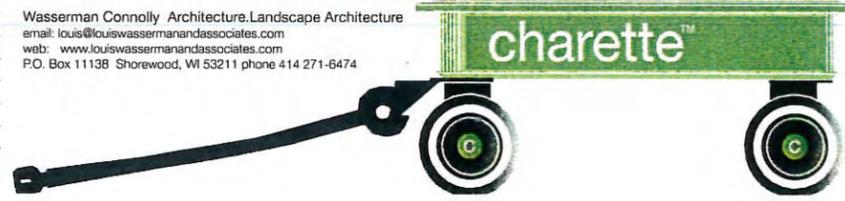
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 P.O. Box 11138 Shorewood, WI 53211 phone 414 271-6474

SHEET TITLE  
 Proposed+Ice



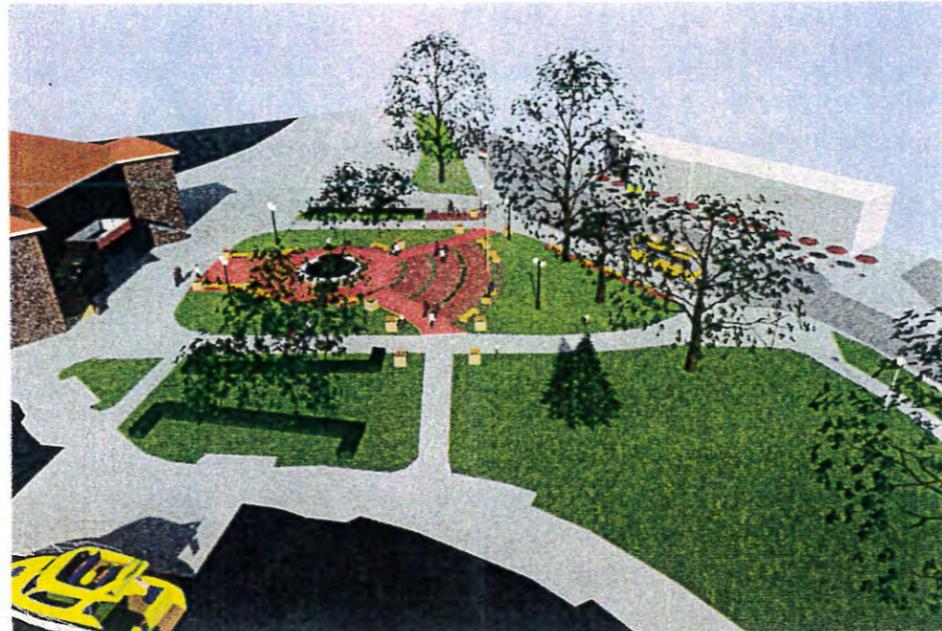
R15.03

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1 Riviera View #7



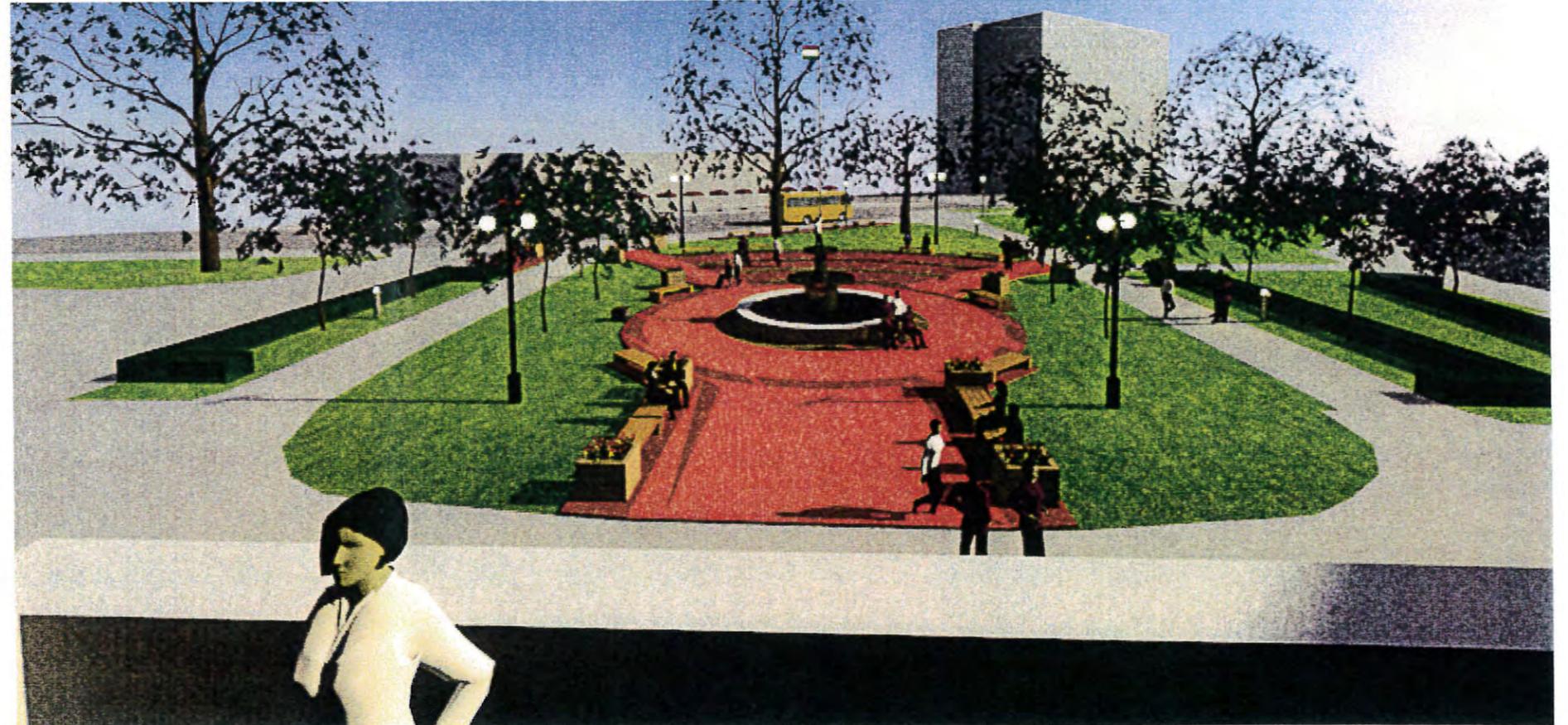
2 Riviera View #1



3 Riviera View #14



4 Riviera View #9



5 Riviera View #4

Drawing Index

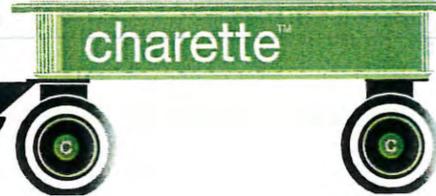
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Landscape Plan for Lake Geneva RIVIERA FOUNTAIN PLAZA Project #201516

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 P.O. Box 11138 Shorewood, WI 53211 phone 414 271-8474



SHEET TITLE  
 Aerial Perspectives

R15.04

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1

Riviera View #19



2

Riviera View #25



3

Riviera View #18



2

Riviera View #20



5

Riviera View #21

Drawing Index

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Landscape Plan for Lake Geneva RIVIERA FOUNTAIN PLAZA Project #201516

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charette™

SHEET TITLE  
 Eye Level Perspectives

R15.05

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1

"Flat" Site Looking NW

1/8" = 1'-0"

Drawing Index

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SHEET TITLE  
Site Section

R15.06

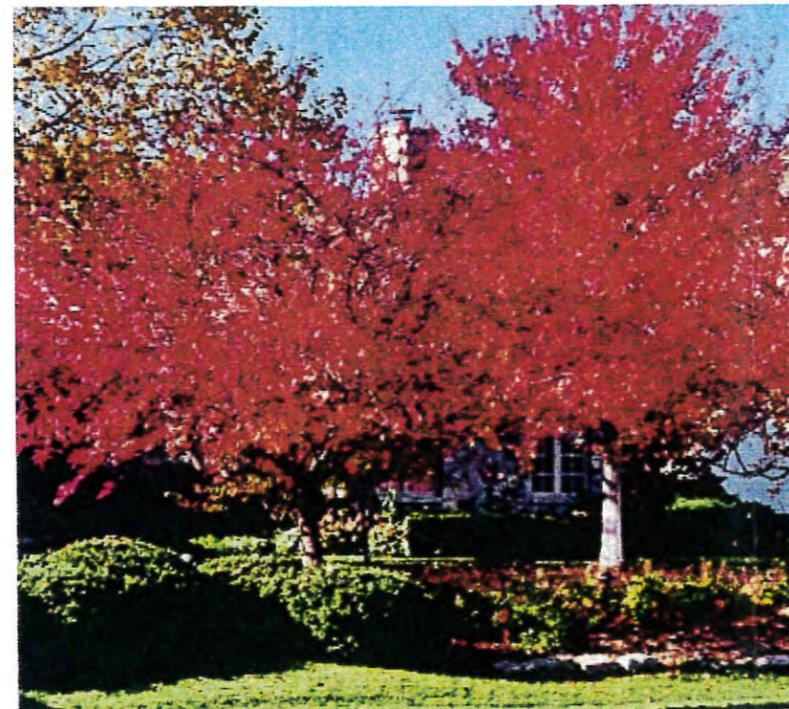
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1 Prairie Fire Malus



2 Prairie Fire



3 Prairie Fire



4 Prairie Fire

'Prairiefire'  
 Zone 4-7  
 Height 20'  
 Spread 20'  
 Habit Dense, rounded, slightly upward growing shape  
 Foliage Summer- purple tinged green leaves. Fall- bright orange.  
 Flowers Pink to crimson flowers.  
 Fruit Showy dark red 3/8-1 1/2"  
 Bark Dark red

Plant Selections/Options

Common Name Crabapple  
 All eight trees of one species should match perfectly in height, trunk diameter, and form. These four choices are available in Wisconsin nurseries.

Four choices are provided so if the committee's first choice is not available in the size and or quantity they desire, they have equally good alternatives to choose from.

- The four were chosen for
- Habit/Form
- Spring flowering
- Fall Color
- Decorative Fruit (not messy)
- Resistance to blight, mildews, and scab
- Winter hardiness
- Winter Interest
- Sun conditions
- Flower color compatibility with the Riviera brick

Drawing Index

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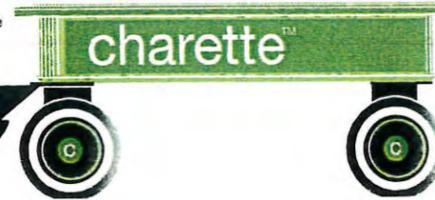
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Landscape Plan for Lake Geneva RIVIERA FOUNTAIN PLAZA Project #201516

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 P.O. Box 11138 Shorewood, WI 53211 phone 414 271-6474



SHEET TITLE  
 Prairie Fire

R15.11



1 Bob White

Plant Selections/Options

Common Name Crabapple  
 All eight trees of one species should match perfectly in height, trunk diameter, and form. These four choices are available in Wisconsin nurseries.

Four choices are provided so if the committee's first choice is not available in the size and or quantity they desire, they have equally good alternatives to choose from.

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- Fall Color
- Decorative Fruit (not messy)
- Resistance to blight, mildews, and scab
- Winter hardiness
- Winter Interest
- Sun conditions
- Flower color compatibility with the Riviera brick



2 Bob White



3 Bob White

'Bob White'  
 Zone 4-7  
 Height 14- 30'  
 Spread 10 - 20'  
 Habit Rounded dense branching  
 Foliage Summer- dark green. Fall-Golden yellow warm orange.  
 Flowers Fragrant, long lasting single flowers. Cherry colored 1" blossoms fade to white. Flowering alternates heavy and light alternate years.  
 Fruit- 5/8" yellow fruit, effective all winter, borne in alternate years.

Drawing Index

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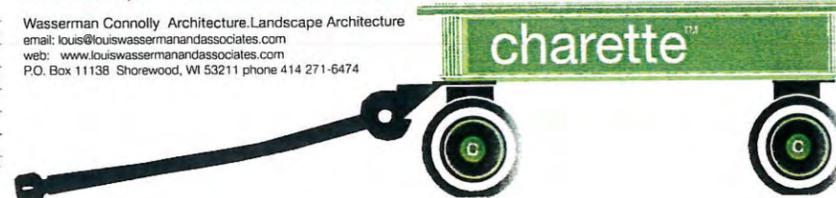
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 web: www.louiswassermanandassociates.com  
 P.O. Box 11138 Shorewood, WI 53211 phone 414 271-6474



SHEET TITLE  
 Bob White

R15.12



1 Royal Raindrop



2 Royal Raindrop

Plant Selections/Options

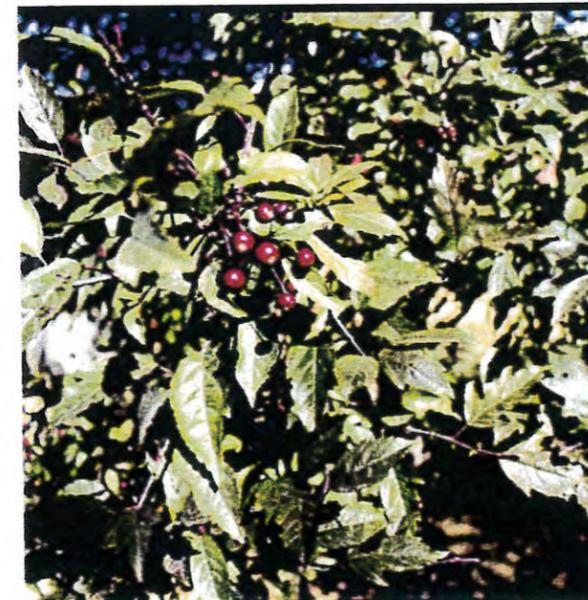
Common Name Crabapple  
 All eight trees of one species should match perfectly in height, trunk diameter, and form. These four choices are available in Wisconsin nurseries.

Four choices are provided so if the committee's first choice is not available in the size and or quantity they desire, they have equally good alternatives to choose from.

- The four were chosen for
- Habit/Form
- Spring flowering
- Fall Color
- Decorative Fruit (not messy)
- Resistance to blight, mildews, and scab
- Winter hardiness
- Winter interest
- Sun conditions
- Flower color compatibility with the Riviera brick



3 Royal Raindrop



4 Royal Raindrop

'Royal Raindrops'  
 Zone 4-8  
 Height 15-20'  
 Spread 12-16'  
 Habit- Upright, rounded, strong dense branch angles- minimizes pruning and shaping.  
 Foliage- Cut leaf shape. Leaves emerge deep purple, bronze, orange red fall color.  
 Flowers- showy magenta pink single flowers  
 Fruit 1/4" persistent red fruit, good winter interest.

Drawing Index

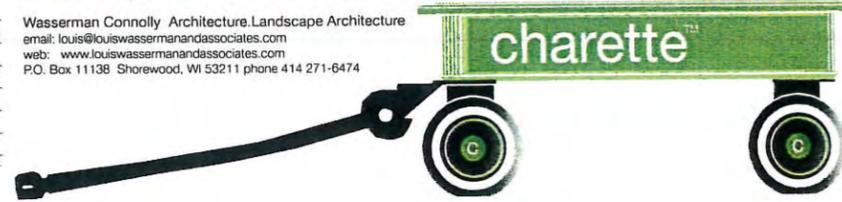
R15.01 Watercolor	R15.13 Royal Raindrops
R15.02 Proposed Plan	R15.14 Sugar Tyme
R15.03 Proposed+Ice	R15.21 Blue Spruce
R15.04 Aerial Perspectives	R15.25 Taxus
R15.05 Eye Level Perspectives	R15.31 Street Furniture & Materials
R15.06 Site Section	R15.41 Schematic Cost Estimate
R15.11 Prairie Fire	
R15.12 Bob White	

Date Description

10June2015 Present
17July2015 Committee Present'n
14Dec2015 Present'n@Riviera
31Dec2015 Revise per Committee

Landscape Plan for Lake Geneva RIVIERA FOUNTAIN PLAZA Project #201516

Wasserman Connolly Architecture.Landscape Architecture  
 email: louis@louiswassermanandassociates.com  
 web: www.louiswassermanandassociates.com  
 P.O. Box 11138 Shorewood, WI 53211 phone 414 271-6474



SHEET TITLE  
 Royal Raindrops

R15.13

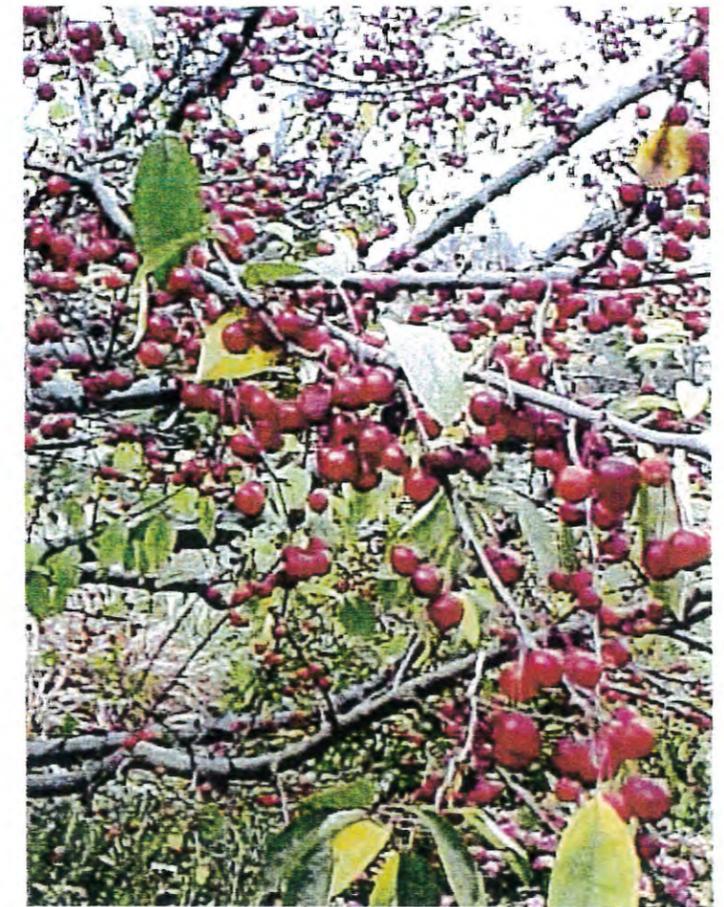
Information based on existing inexact documentation.  
 Survey & Field Confirm all conditions.  
 © by Louis Wasserman & Associates 2015



1 Sugar Tyme



2 Sugar Tyme



3 Sugar Tyme



4 Sugar Tyme

Plant Selections/Options

Common Name Crabapple  
All eight trees of one species should match perfectly in height, trunk diameter, and form. These four choices are available in Wisconsin nurseries.

Four choices are provided so if the committee's first choice is not available in the size and/or quantity they desire, they have equally good alternatives to choose from.

- The four were chosen for
- Habit/Form
- Spring flowering
- Fall Color
- Decorative Fruit (not messy)
- Resistance to blight, mildews, and scab
- Winter hardiness
- Winter Interest
- Sun conditions
- Flower color compatibility with the Riviera brick

'Sugartyme'  
Zone 4-8  
Height 18'  
Spread 15'  
Habit Upright, spreading, oval  
Foliage Slender dark green leaves in summer. Fall-gold.  
Flowers Fragrant 1" pale pink to white flowers.  
Fruit ½" persistent red fruits

Drawing Index

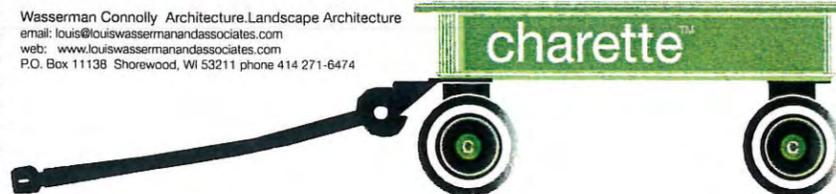
R15.01	Watercolor	R15.13	Royal Raindrops
R15.02	Proposed Plan	R15.14	Sugar Tyme
R15.03	Proposed+Ice	R15.21	Blue Spruce
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R15.11	Prairie Fire		
R15.12	Bob White		

Date Description

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17July2015	Committee Present'n
14Dec2015	Present'n@Riviera
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Landscape Plan for Lake Geneva RIVIERA FOUNTAIN PLAZA Project #201516

Wasserman Connolly Architecture.Landscape Architecture  
email: louis@louiswassermanandassociates.com  
web: www.louiswassermanandassociates.com  
P.O. Box 11138 Shorewood, WI 53211 phone 414 271-6474



SHEET TITLE  
Sugar Tyme

R15.14

Information based on exist'g inexact documentation.  
Survey & Field Confirm all conditions.  
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1 Blue Spruce



2 Blue Spruce

Common Name  
Colorado Blue Spruce

Latin Name  
*Picea Pungens Glauca*

Richard Driehaus asked specifically for a blue Evergreen of large size to be placed in this location to provide winter interest and visual screening.

Johnson's nursery in Jackson WI does have some large specimens. The species does have some issues with blight; care should be taken to have it regularly inspected by a certified arborist.

Zone 2  
Height- 40-60'  
Spread- 20'-30'  
Habit- Pyramidal  
Evergreen light bluish green needles

Drawing Index

R15.01	Watercolor	R15.13	Royal Raindrops
R15.02	Proposed Plan	R15.14	Sugar Tyme
R15.03	Proposed+Ice	R15.21	Blue Spruce
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Landscape Plan for Lake Geneva RIVIERA FOUNTAIN PLAZA Project #201516

Wasserman Connolly Architecture.Landscape Architecture  
email: louis@louiswassermanandassociates.com  
web: www.louiswassermanandassociates.com  
P.O. Box 11138 Shorewood, WI 53211 phone 414 271-6474



SHEET TITLE  
Blue Spruce

R15.21

Information based on exist'g inexact documentation.  
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1

Taxus



2

Taxus

Shrubs

Three choices based on hedging properties, resistance to winter damage, low growth, and sun/shade tolerance.

Taxus x media 'Herbs Low Dense'  
Zone 4

Height 3-5'

Spread 4-8'

Habit Dense and spreading

Foliage Dark Green

Low spreader that does not weather burn.

A good substitute for Taxus cuspidata 'Nana', which can grow too large and woody over time.

Taxus cuspidata 'Sieboldii'  
Zone 4

Height 3-5'

Spread 4-6'

Habit Compact dense, and spreading

Female, with dark green needles with a blue cast, and red fruits.

Resistant to winter burn.

Taxus x media 'Tauntonii'  
Zone 4

Height 3-5'

Spread 6-8'

Habit rounded

Foliage Dark Green

Fruit Red aril (an extra seed-covering, the fleshy cup around the yew seed)

Slow spreader, very resistant to winter burn

Drawing Index

R15.01	Watercolor	R15.13	Royal Raindrops
R15.02	Proposed Plan	R15.14	Sugar Tyne
R15.03	Proposed+Ice	R15.21	Blue Spruce
R15.04	Aerial Perspectives	R15.25	Taxus
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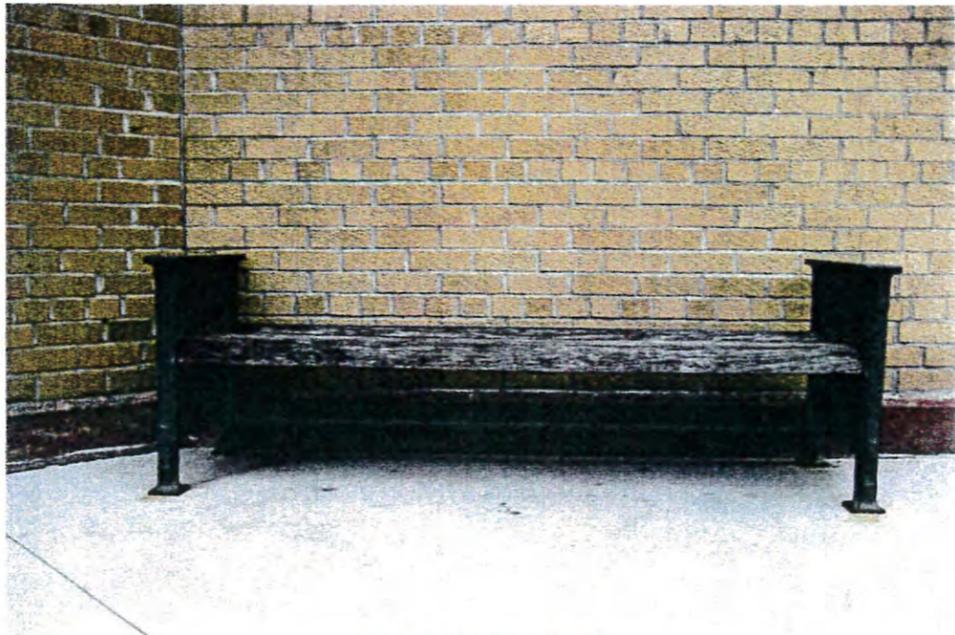
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SHEET TITLE  
Taxus

R15.25

Information based on existing project documentation.  
Survey & Field Confirm all conditions.  
© by Louis Wasserman & Associates 2015



1 Bench Typical



2 Bollard Typical



3 Bench & Plaque



4 Typical Double Lamp



5 Planter



6 Trash recept & Drinking Fntn



7 Street Furniture



8 Bike Bollard



9 Match Existing Paving



10 Dedication

All site new site furniture shall match existing Timberform Craftsman site furniture, including bicycle bollards. See plan for number and location.

Drawing Index

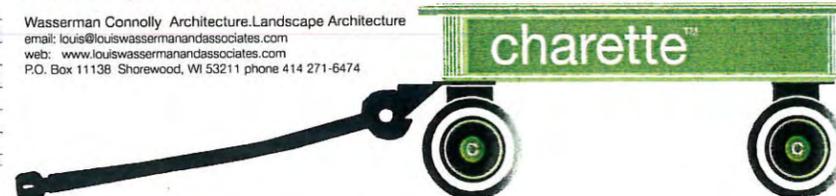
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SHEET TITLE  
 Street Furniture & Materials

R15.31

Information based on exist'g inexact documentation. Survey & Field Confirm all conditions. © by Louis Wasserman & Associates 2015

# CITY OF LAKE GENEVA

626 Geneva Street  
Lake Geneva, WI 53147  
(262) 248-3673  
[www.cityoflakegeneva.com](http://www.cityoflakegeneva.com)



## Memorandum

**Date:** February 3, 2016

**To:** Piers, Harbors and Lakefront Committee

**From:** Blaine Oborn, City Administrator

**Subject:** Discussion/Recommendation on Driehaus Plaza (Riviera Grounds) Project

Attached is the Riviera Plaza 2015 Proposal Plan submitted by the Beautification Committee and approved by the Public Works Committee on January 14, 2016. The plans go to the Plan Commission for consideration on February 15, 2016.

The concerns of the Street Department are:

- 1) The Blue Spruce Tree in the plans is a type that does not do well in the Wisconsin climate. The recommended comparable substitute is the Concolor Fir Tree.
- 2) The pictures show grass in the plans but the specifications call for rock areas near the fountain. Grass instead of rocks is recommended to simplify maintenance.
- 3) The plans call for ornamental Crab Trees. There is some concern with berry picking and droppings. The Crab Tree variety selected has berries that stay on the tree longer allowing birds to eat them rather than falling to the ground and staining the blocks. Also the trees will require regular trimming. There is not a recommended substitute and the above maintenance issues can be managed.

**APPLICATION FOR CONDITIONAL USE**

*City of Lake Geneva*

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

1100 Edwards Blvd. Parcel # ZA456600003  
Lake Geneva, WI 53147 See attached for legal description

NAME AND ADDRESS OF CURRENT OWNER:

(Liquid Capital)  
Hans Melges 1150 Townline Road, Unit 205  
Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: (262) 745-3755

NAME AND ADDRESS OF APPLICANT:

Complete Signs 227 Hostdale Drive  
Dothan, AL 36303

TELEPHONE NUMBER OF APPLICANT: (334) 556-0214 x 101

PROPOSED CONDITIONAL USE:

The installation and operation of an electronic message center sign. (LED)

ZONING DISTRICT IN WHICH LAND IS LOCATED: Planned Office

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

N/A

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

This location is used as a car wash.

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

Dec. 22, 2015  
DATE

Brian Sumlat  
SIGNATURE OF APPLICANT

LAKE Geneva Wash  
LEGAL VIA:  
CHICAGO Title LAKE Geneva

**LEGAL DESCRIPTION:**

A parcel of land located in the Southwest 1/4 of the Northeast 1/4 of Section 6, T1N, R18E, City of Lake Geneva, Walworth County, Wisconsin, described as follows: Commencing at the Southwest corner of the Northeast 1/4 of said Section 6; thence N 02° 40' 40" W along the West line of said Northeast 1/4 a distance of 1317.15 feet; thence N 87° 44' 01" E, 99.96 feet to the point of beginning; thence continuing N 87° 44' 01" E, 391.12 feet to the Westerly right-of-way of S.T.H. "120"; thence S 02° 40' 40" E, 233.64 feet; thence 618.19 feet along the arc of a curve to the right with a radius of 9770.32 feet and whose chord bears S 00° 52' 02" E a distance of 618.09 feet; thence N 39° 58' 06" W, 613.50 feet; thence N 02° 39' 39" W, 366.14 feet to the point of beginning.

TOGETHER WITH an easement for ingress and egress over a strip of land 100 feet wide as described in deed to Kevin Dawson and Mary Lynn Dawson recorded January 14, 1997 in Volume 645 on Page 2051 as Document No. 346729.

} W/A  
} OLD  
} DRAG  
} STRIP

PARENT COMPANY

\* LIQUID CAPITAL, LLC

EIN # 20-0614944

CAR WASH

\* MELGES CAR WASH-LAKE Geneva, LTD.

EIN # 39-2043781

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

**III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE**

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

The proposed LED sign is in harmony with the city's standards in that the maximum height and square footage fall within regulations, and the messages are set so that they change no more than once per minute with no scrolling or flashing.

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

See previous statement.

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

No, vacant farm land and Business & Institutional uses surround ~~subject~~ parcel.

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?

N/A

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

No Yes, Land Already Improved with services provided

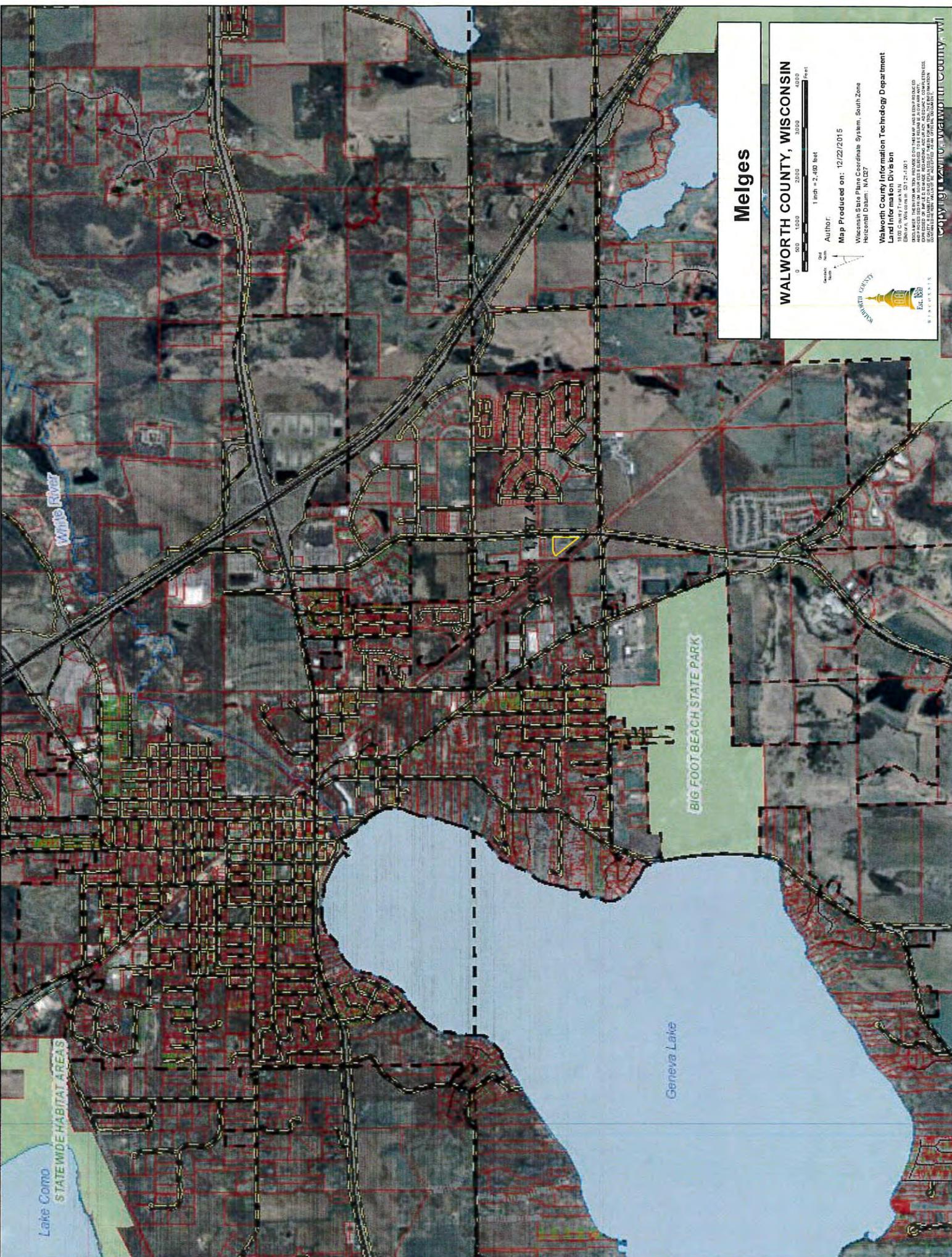
6. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 98-905(4)(b)1.-5.), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate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

N/A

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





Lake Como  
STATEWIDE HABITAT AREAS

White River

Geneva Lake

BIG FOOT BEACH STATE PARK

# Melges

**WALWORTH COUNTY, WISCONSIN**



Author:

Map Produced on: 12/22/2015

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

**Walworth County Information Technology Department  
Land Information Division**

1800 GENEVETTE AVENUE  
EAGLE, WISCONSIN 53121-1001  
AND THESE USES OR RIGHTS ARE RESERVED TO THE WALWORTH COUNTY LAND INFORMATION DIVISION.  
NO WARRANTY IS MADE BY THE WALWORTH COUNTY LAND INFORMATION DIVISION.  
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## Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, February 15, 2016 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Conditional Use Application filed by Liquid Capital (Melges Car Wash), 1150 Townline Road, Lake Geneva, WI 53147, to install an electronic message center on a proposed monument sign, at the following location:

TAX KEY NO. ZA456600003

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, February 15, 2016 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 29<sup>th</sup> day of January 2016.

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 February 4<sup>th</sup> & 11<sup>th</sup>.**

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

CERTIFIED SURVEY MAP or  SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

GPC REAL ESTATE LLC                      KEN GLICK  
PO BOX 400  
LIBERTYVILLE, IL. 60048

TELEPHONE NUMBER OF CURRENT OWNER:                      ( 847 ) 956-1330

NAME AND ADDRESS OF APPLICANT:

SAME

TELEPHONE NUMBER OF APPLICANT:                      (       )

NAME AND ADDRESS OF SURVEYOR:

PETER S. GORDON  
7 RIDGWAY COURT PO BOX 437  
ELKHORN, WI. 53121

TELEPHONE NUMBER OF SURVEYOR:                      ( 262 ) 723-2098

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

CONSOILDATE PRIOR CONDO INTO 1 TAX PARCEL (EXISTING AS UNPLATTED LANDS  
AND LOT 2 OF CSM 1784).

**AGREEMENT TO REMOVE ALL PROPERTY FROM GENEVA  
MEADOWS CONDOMINIUM**

This Agreement To Remove All Property From Geneva Meadows Condominium (the "Removal Agreement") is entered into on January 5, 2016, by the undersigned, Geneva Meadows, LLC, a Wisconsin limited liability company, as the sole owner of all of the Units within the Geneva Meadows Condominium (the "Condominium").

**RECITALS**

A. The Condominium was created by the Declaration of Condominium dated May 15, 1990, and recorded May 17, 1990 in the Office of the Walworth County Register of Deeds, in Volume 486 of Records, on Pages 260 through 301, inclusive, as Document No. 194190 (the "Declaration") and by an accompanying condominium plat (the "Plat").

B. The Declaration and Plat provide that the Condominium consists of the land legally described on the attached Exhibit A, together with all easements, rights, and appurtenances pertaining thereto (the "Property").

C. The undersigned owns all of the units within the Condominium, and by and through this Removal Agreement, intends to remove all of the Property from the Condominium, in accordance with the provisions of Section 703.28 of the Wisconsin Statutes.

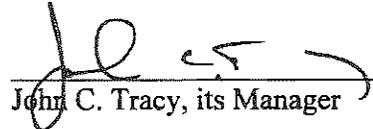
**AGREEMENT**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned agrees that, upon the recording of this Agreement, all of the Property shall be, and hereby is, removed from the Condominium, and from the provisions of chapter 703 of the Wisconsin Statutes. The undersigned intends this Removal Agreement to be the removal instrument referred to in Section 703.28(1) of the Wisconsin Statutes.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date first above written.

Property Owner:

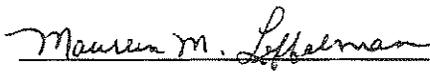
Geneva Meadows, LLC, a Wisconsin limited liability company

By:   
John C. Tracy, its Manager

**ACKNOWLEDGMENT**

STATE OF WISCONSIN    )  
  )    ss.  
COUNTY OF WALWORTH)

Personally came before me this 18 day of Dec, 2015 John C. Tracy, who executed the above instrument and acknowledged the same, in his capacity as Manager of Geneva Meadows, LLC, a Wisconsin limited liability company.

  
Name: Maureen M. Leffelman  
Notary Public, State of Wisconsin  
My Commission: exp. 8/16/2019



**EXHIBIT A**

LEGAL DESCRIPTION  
OF THE PROPERTY,  
WITH TAX KEY NUMBERS

**Parcel 1:**

Units 1A1, 1A2, 1A3, 1A4, 1B1, 1B2, 1B3, 1B4, 1C1, 1C2, 1C3 and 1C4 in Building No. 1,

AND

Units 2A1, 2A2, 2A3, 2A4, 2B1, 2B2, 2B3, 2B4, 2C1, 2C2, 2C3, 2C4, 2D1, 2D2, 2D3 and 2D4  
in Building No. 2,

AND

Units 3A1, 3A2, 3A3, 3A4, 3B1, 3B2, 3B3, 3B4, 3C1, 3C2, 3C3, 3C4, 3D1, 3D2, 3D3, and 3D4,  
in Building No. 3,

AND

Units 4A1, 4A2, 4A3, 4A4, 4B1, 4B2, 4B3, 4B4, 4C1, 4C2, 4C3 and 4C4, in Building No. 4,

AND

Units 5A1, 5A2, 5A3, 5A4, 5B1, 5B2, 5B3, 5B4, 5C1, 5C2, 5C3, and 5C4 in Building No. 5,

AND

Units 6A1, 6A2, 6A3, 6A4, 6B1, 6B2, 6B3 and 6B4, in Building No. 6,

AND

Units 7A1, 7A2, 7A3, 7A4, 7B1, 7B2, 7B3 and 7B4, in Building No. 7,

AND

Units 8A1, 8A2, 8A3, 8A4, 8B1, 8B2, 8B3, 8B4, 8C1, 8C2, 8C3 and 8C4, in Building No. 8,

AND

Units 9A1, 9A2, 9A3, 9A4, 9B1, 9B2, 9B3, 9B4, 9C1, 9C2, 9C3 and 9C4 in Building No. 9,

Together with said units undivided percentage interest in the common elements (and the exclusive use of the limited common elements appurtenant to said unit) all in Geneva Meadows Condominium, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Walworth County, Wisconsin, on May 17, 1990, in Volume 486 of Records, on Pages 260 through 301, inclusive as Document No. 194190, said condominium being located in the City of Lake Geneva, County of Walworth, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.

Tax Key No. ZGM 00001 through ZGM 00108

**Parcel 2:**

Garage Unit 1, together with said unit's undivided percentage interest in the common elements (and the exclusive use of the limited common elements appurtenant to said unit) all in Geneva Meadows Condominium, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration as such condominium in the Office of the Register of Deeds for Walworth County, Wisconsin, on May 17, 1990, in Volume 486 of Records, on Pages 260 through 301, inclusive, as Document No. 194190, said condominium being located in the City of Lake Geneva, County of Walworth, State of Wisconsin on the real estate described in said Declaration and incorporated herein by this reference thereto.

Tax Key No. ZGM 00109

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

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

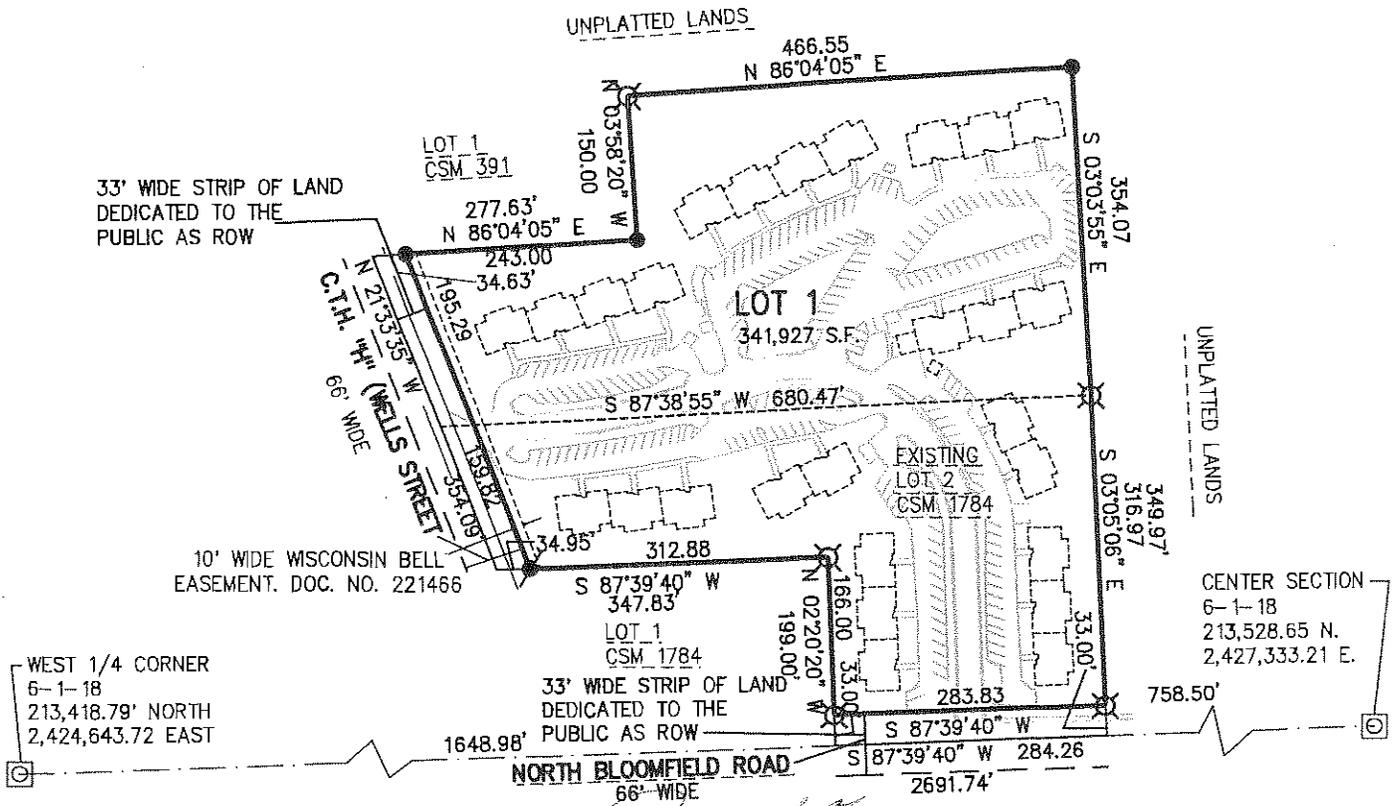
7 RIDGWAY COURT- P.O. BOX 437  
 ELKHORN, WISCONSIN 53121  
 PHONE (262) 723-2098  
 FAX (262) 723-5886

OWNER: GPC REAL ESTATE LLC  
 PO BOX 400  
 LIBERTYVILLE, IL. 60048

ZONING: MR-8

GRID NORTH  
 WISCONSIN STATE PLANE  
 COORDINATE SYSTEM  
 SOUTH ZONE (NAD-27)  
 S. LINE OF THE NW 1/4 OF  
 SECTION 06-1-18 BEARS  
 N 87°39'40" E

**A PARCEL CONSOLIDATION CSM  
 TO COMBINE LOT 2 OF CSM 1784,  
 REC. AS DOC. 174184 & UNPLATTED LANDS  
 LOCATED IN THE SE 1/4 & SW 1/4 OF THE NW 1/4  
 SECTION 6, TOWN 1 NORTH, RANGE 18 EAST  
 CITY OF LAKE GENEVA  
 WALWORTH COUNTY, WI.**



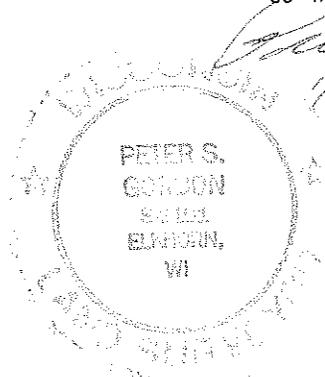
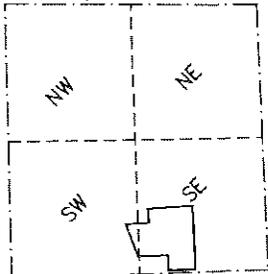
WEST 1/4 CORNER  
 6-1-18  
 213,418.79' NORTH  
 2,424,643.72 EAST

33' WIDE STRIP OF LAND  
 DEDICATED TO THE  
 PUBLIC AS ROW

10' WIDE WISCONSIN BELL  
 EASEMENT. DOC. NO. 221466

33' WIDE STRIP OF LAND  
 DEDICATED TO THE  
 PUBLIC AS ROW

**LOCATION SKETCH  
 NW 1/4 6-1-18**

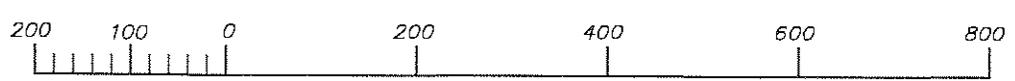


**LEGEND**

- ⊗ = FOUND IRON PIPE STAKE, 1" DIA.
- ⊠ = FOUND CONCRETE COUNTY MONUMENT W/ BRASS CAP
- = FOUND IRON REBAR STAKE 3/4" DIA.
- ⚓ = SET IRON REBAR STAKE 3/4" X 24" X 1.50 lbs./ft.

(XXX) = RECORDED AS  
 NOTE: ALL DIAMETERS SHOWN ARE OUTSIDE DIA.

THIS INSTRUMENT DRAFTED  
 BY PETER S. GORDON  
 PROJECT NO. 3161.15  
 DATED: 12-02-2015  
 SHEET 1 OF 3 SHEETS



MAP SCALE IN FEET ORIGINAL 1" = 200'

A PARCEL CONSOLIDATION CSM  
TO COMBINE LOT 2 OF CSM 1784,  
REC. AS DOC. 174184 & UNPLATTED LANDS  
LOCATED IN THE SE 1/4 & SW 1/4 OF THE NW 1/4  
SECTION 6, TOWN 1 NORTH, RANGE 18 EAST  
CITY OF LAKE GENEVA  
WALWORTH COUNTY, WI.

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

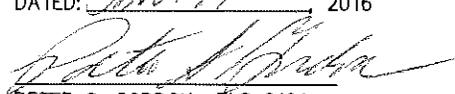
SURVEY CERTIFICATE

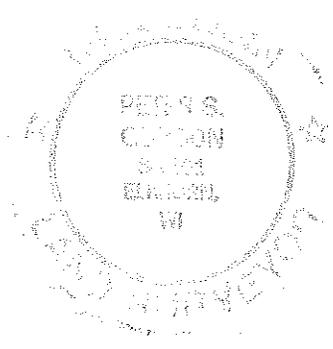
I HEREBY CERTIFY THAT AT THE DIRECTION OF GPC REAL ESTATE, LLC, OWNERS, AND IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE FOR THE CITY OF LAKE GENEVA, I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING DESCRIBED LANDS AND THAT THIS MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE MAP AND OF THE DIVISION THEREOF TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF:

A LOT CONSOLIDATION CERTIFIED SURVEY MAP OF LOT 2 OF CERTIFIED SURVEY MAP NO. 1784 AND UNPLATTED LANDS, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, IN TOWN 1 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE WEST 1/4 CORNER OF SAID SECTION 6 (TOWN 1 NORTH, RANGE 18 EAST); THENCE N 87DEG 39MIN 40SEC E, 1648.98 FEET TO THE POINT OF BEGINNING; THENCE N 02DEG 20MIN 20SEC W, 199.00 FEET TO AN IRON PIPE STAKE MARKING THE NORTHWEST CORNER OF LOT 1 OF SAID CSM 1784; THENCE ALONG THE NORTH LINE OF SAID LOT 1, S 87DEG 39MIN 40SEC W, 347.83 FEET TO THE CENTERLINE OF COUNTY TRUNK HIGHWAY H ALSO KNOWN AS WELLS STREET; THENCE ALONG SAID CENTERLINE, N 21DEG 33MIN 35SEC W, 354.09 FEET TO THE SOUTH LINE OF CERTIFIED SURVEY MAP NO. 391; THENCE N 86DEG 04MIN 05SEC E, 277.63 FEET TO THE SOUTHEAST CORNER OF SAID CSM 391; THENCE N 03DEG 58MIN 20SEC W, 150.00 FEET TO THE NORTHEAST CORNER OF SAID CSM 391; THENCE N 86DEG 04MIN 05SEC E, 466.55 FEET; THENCE S 03DEG 03MIN 55SEC E, 354.07 FEET TO THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 1784; THENCE S 03DEG 05MIN 06SEC E, 349.97 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6; THENCE S 87DEG 39MIN 40SEC W, 284.26 FEET TO THE POINT OF BEGINNING. CONTAINING 363,000 SQUARE FEET OF LAND (8.33 ACRES) MORE OR LESS.

DATED: Jan. 11 2016

  
PETER S. GORDON RLS 2101



CITY OF LAKE GENEVA PLAN COMMISSION CERTIFICATE

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
CITY OF LAKE GENEVA PLAN COMMISSION CHAIRMAN

A PARCEL CONSOLIDATION CSM  
TO COMBINE LOT 2 OF CSM 1784,  
REC. AS DOC. 174184 & UNPLATTED LANDS  
LOCATED IN THE SE 1/4 & SW 1/4 OF THE NW 1/4  
SECTION 6, TOWN 1 NORTH, RANGE 18 EAST  
CITY OF LAKE GENEVA  
WALWORTH COUNTY, WI.

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

CORPORATE OWNER S CERTIFICATE

GPC REAL ESTATE, LLC, AN ILLINOIS LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF ILLINOIS, AS OWNER, DOES HEREBY CERTIFY THAT SAID LLC CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED DEDICATED, AND MAPPED AS REPRESENTED ON THE MAP. GPC REAL ESTATE, LLC DOES FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY S. 236-10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF LAKE GENEVA.

IN WITNESS WHEREOF, THE SAID GPC REAL ESTATE, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_, ITS PRESIDENT, AND COUNTERSIGNED BY \_\_\_\_\_, ITS SECRETARY (CASHIER), AT \_\_\_\_\_, ILLINOIS AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
SECRETARY OF GPC REAL ESTATE, LLC

STATE OF ILLINOIS

COUNTY OF \_\_\_\_\_

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, THE ABOVE NAMED \_\_\_\_\_, PRESIDENT AND \_\_\_\_\_, SECRETARY (CASHIER) OF GPC REAL ESTATE, LLC, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY (CASHIER) OF SAID LLC, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID LLC, BY ITS AUTHORITY.

\_\_\_\_\_  
MY COMMISSION EXPIRES

NOTARY PUBLIC \_\_\_\_\_, ILLINOIS

MORTGAGEE CERTIFICATE

LIBERTYVILLE BANK & TRUST COMPANY, AN ILLINOIS BASED LENDING INSTITUTION, MORTGAGEE OF THE ABOVE DESCRIBED LANDS, DOES HEREBY CONSENT TO SURVEYING, DIVIDING, MAPPING, AND DEDICATION AS REPRESENTED ON THIS MAP AND DO HEREBY CONSENT TO THE CERTIFICATE OF GPC REAL ESTATE, LLC OWNERS.

IN WITNESS WHEREOF, THE SAID LIBERTYVILLE BANK & TRUST COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY

\_\_\_\_\_  
ITS OFFICERS, AT \_\_\_\_\_, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
SIGNATURE OF OFFICER(S) AUTHORIZED TO ACT AS AGENT OF BANK  
STATE OF ILLINOIS)

COUNTY OF \_\_\_\_\_)ss

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, THE ABOVE NAMED OFFICER(S) OF LIBERTYVILLE BANK & TRUST COMPANY, TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION BY ITS AUTHORITY.

\_\_\_\_\_  
MY COMMISSION EXPIRES

NOTARY PUBLIC, \_\_\_\_\_, ILLINOIS

THIS INSTRUMENT DRAFTED  
BY PETER S. GORDON  
PROJECT NO. 3161.15  
DATED: 12-02-2015  
SHEET 3 OF 3 SHEETS

