CITY OF LAKE GENEVA
PLAN COMMISSION MEETING
MONDAY, MARCH 21, 2016 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

A g e n d a

1. Meeting called to order by Mayor Connors.

2. Roll Call.

3. Approve Minutes of February 15, 2016 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 Nancy Gissendaner & Kim Davidson for Queen Bee Artisan Market, 755 Main Street - Lower, Lake Geneva, WI 53147 for a new exterior sign and awning on the storefront at Tax Key No. ZOP 00269.

   B. Application by Lake Geneva Party Rental, 706 Geneva Street, Lake Geneva, WI 53147 for a new exterior sign on the storefront at Tax Key No. ZOP 00259.

7. Public Hearing and Recommendation on a Conditional Use Application filed by Milliette Family LP, 493 Wrigley Drive, Lake Geneva, WI 53147, to install an accessory structure (Pier) closer to the lake shore than the primary structure, within Lakeshore Overlay Zoning District located at 493 Wrigley Drive, Lake Geneva, WI 53147, Tax Key No. ZOP 00369.

8. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map to combine two parcels submitted by Jeffrey Kimps, agent for Carrie Kielty Trust, P.O. Box 322, Lake Geneva, WI 53147, for land located at 411 Center Street, Tax Key Nos. ZOP 00127 & ZXRR 00005.

9. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map to clarify and correct the overlapping legal descriptions submitted by David & Cheryl Hawkins, 1205 W. Main Street and Barbara Lucksinger, 222 Maxwell Street, Lake Geneva, WI 53147, Tax Key Nos. ZOP 00209 and ZOP 00211.

10. Review and Recommendation on an Application for Land Division Review for a Removal of Restriction submitted by Salvatore & Donna DeSimone, 184 South Street, Elmhurst, IL 60126, for land located in the Town of Linn Extra-territorial Jurisdiction Boundary, at N1769 Wildwood Drive, Lake Geneva, WI 53147, Tax Key Nos. ITE 00034A.

11. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted by Lake Geneva Development Corp., c/o Richard W. Torhorst, P.O. Box 1300, Lake Geneva, WI 53147 for land located at Tax Key Nos. ZOP 00154 & ZOP 00155.

12. Public Hearing and recommendation on a Planned Development (PD), Precise Implementation Plan (PIP) submitted by Richard W. Torhorst, P.O. Box 1300, Lake Geneva, WI for the Lake Geneva Development Corp., on behalf of Paul and Allison Page at 726 Wisconsin Street, current Tax Key No. ZOP 000154.

13. Public Hearing and recommendation on a Conditional Use Application filed by Paul Lauterbach, 914 Bennett Ct. Walworth, WI 53184 on behalf of Lake Geneva Tennis Club, to operate and Indoor Tennis Club (Physical Activity Studio) in the Planned Business Park (PBP) zoning district in a proposed building on Veterans Parkway Tax Key No's ZLGBP 200029.

14. Public Hearing and recommendation on a General Development Plan (GDP) Application filed by Paul Lauterbach, 914 Bennett Ct. Walworth, WI 53184 on behalf of Lake Geneva Tennis Club, for a new commercial building (Tennis Club)in the Planned Business Park (PBP) zoning district in a proposed building on Veterans Parkway Tax Key No's ZLGBP 200029.

15. Adjournment

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

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

Posted 3/18/16

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

MINUTES

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

2. **Roll Call**

Present:	Al Kupsik, 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:	John Gibbs, Sarah Adams

3. **Approve Minutes of December 21, 2015 Plan Commission meeting as distributed.**

   MOTION #1
   Kupsik/Skates moved to approve the minutes of December 21, 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.** - 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.**

      DISCUSSION
      Inspector Robers gave an overview of the application details and there was a brief discussion with the Commission.

      MOTION #2
      Kupsik/Flower moved to approve the 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.
      The motion carried unanimously.

   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.**

      DISCUSSION
      Inspector Robers gave an overview of the application details and there was a brief discussion with the Commission.

      MOTION #3
      Kupsik/Flower moved to approve the 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.
      The motion carried unanimously.

7. **Review and Recommendation on an Application for Site Plan Review for landscape alteration filled by Dan Winkler, City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI 53147 for the front lawn and fountain area at the Riviera, 812 Wrigley Drive.**

DISCUSSION

Dan Winkler/City of Lake Geneva and Jim Cruthers/Grand Geneva gave an overview of the application details and there was a brief discussion with the Commission. For the record the Mayor stated that he is a member of the Beautification Committee but the city attorney Dan Draper does not see this as a conflict of interest for voting purposes.

MOTION #4

Kupsik/ Frederick moved to approve the application for Site Plan Review for landscape alteration filled by Dan Winkler, City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI 53147 for the front lawn and fountain area at the Riviera, 812 Wrigley Drive, and to include any staff recommendations. The motion carried unanimously.

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.**

DISCUSSION

Hans Melges owner and applicant gave an overview of the application details and there was a brief discussion with the Commission. The new sign will have the ability to be tied to the city for bad weather alerts or police amber alerts. Melges suggested that this should be a consideration for any LED lighted signs that go up in the city as it is a nice safety feature.

PUBLIC SPEAKERS – None

MOTION #5

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

MOTION #6

Kupsik/ Mayor Connors moved to approve the 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 and to include any finding of facts and staff recommendations. The motion carried unanimously.

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.**

DISCUSSION

Inspector Robers gave an overview of the application details and there was a brief discussion with the Commission.

MOTION #7

Kupsik/Skates moved to approve recommendation on the 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, to include all staff recommendations.
The motion carried unanimously.

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.

DISCUSSION

Rick Zirk of Taylor Morrison gave an overview of the application details, including a power point slide show and there was a discussion with the Commission to clarify several points of interest and concern. City Planner Slavney provided a letter dated February 15, 2016 with 8 items for review and compliance by the applicant regarding the zoning flexibility for the single family lots in Symphony Bay. Specifying that the approval of those items of zoning flexibility for the Duplex lots should wait until specific floor plans and the resulting required setbacks are submitted for City approval. Several items were discussed as conditional approvals for a final motion including but not limited to garage setbacks, further staff review of the recreation center and engineering review of steep drainage ditch slopes, etc.

PUBLIC SPEAKER #1 –Terri O'Neill, 954 George Street, LG

O'Neill voiced his density concerns with regards to the lots being too small.

PUBLIC SPEAKER #2 –? Shroeder, 1151 Townline Rd - Unit 101, LG

Shroeder voiced his concerns of what the existing Towline Road area will look like after this development goes in.
Shroeder also questioned where the construction entrances would be? (Reply – Bloomfield Rd)
In addition he brought up concerns regarding the dangers at the intersections at Townline Road and the need for a traffic light.

MOTION #8

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

MOTION #9

Kupsik/Skates moved to approve 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, including recommendations contained in letters from Nielson Madsen & Barber S.C. dated February 10, 2016, Kapur & Associates dated February 12, 2016 and Vanderwalle & Associates dated February 15, 2016, the condition that the Final Building Plans for the Club House / Amenity Center and Duplex Units be approved by the Plan Commission at a future meeting, the Subdivision entrance signs be set back from the property line a distance equal to the height of the sign, a note be added to the Plat stating that garages will be equal or set back from the building/porch front plane, and final approval from Nielson Madsen & Barber S.C. for the grading and storm water management plans. *(Letters mentioned in this motion are attached to these minutes.)*

Amendment by Mayor Connors/Flower to have both sets of engineering firms review the slope of the East West running drainage ditches and to limit all construction traffic to the entrance on Bloomfield Rd. The amendment carried unanimously.

The original motion incorporating the above amendment carried unanimously 5/0

11. Adjournment

MOTION #11

Skates/Flower moved to adjourn the meeting at 8:10 pm. The motion carried unanimously.

/s/Jackie Gregoles, B&Z Administrative Assistant

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE PLAN COMMISSION

STAFF REPORT
To Lake Geneva Plan Commission

Meeting Date: February 16, 2016

Agenda Item #6A

Applicant:
Gisssendaner / Davidson for Queen Bee
755 Main Street -Lower
Lake Geneva, WI 53147

Request:
Exterior Sign and Awnings
Tax Key No. ZOP 00269

Description:
The applicants propose to add a sign and update the awning at their business. The design of the sign and awning meet the Downtown Design Overlay District requirements.

Staff Recommendation:
The new Sign and Awning meet all specifications for the Downtown district and Sign Ordinance. Staff's recommendation is that the both be approved as presented with any Commission amendments.

Agenda Item #6B

Applicant:
Lake Geneva Party Rental
706 Geneva Street
Lake Geneva, WI 53147

Request:
Exterior Menu Board Sign
Tax Key No. ZOP 00259

Description:
The applicant proposes a sign at the business. The design of the new sign meets the Downtown Design Overlay District requirements.

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

Agenda Item #7

Applicant:
Milliette Family LP
493 Wrigley Drive
Lake Geneva, WI 53147

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

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

Staff Recommendation: Staff has no objection to the proposed pier which is currently in for approval from the Wisconsin DNR. Proof of approval to be supplied before any construction begins. The applicant has worked with

staff on a compromise to the Riparian rights of the neighbor to the South (City of Lake Geneva) to allow the pier to be closer than the 12.5 feet required in the City Ordinance to maintain the clearance on the North side for that property owner.

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.

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

1. In general, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

2. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

4. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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

6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant’s proposal and any requirements recommended by the Applicant to ameliorate such impacts.

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

1. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

2. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

3. The proposed conditional use in its proposed location, and as depicted on the required site plan does result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the

Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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

6. The potential public benefits of the proposed conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Agenda Item #8

Applicant:
Jeffrey Kimps agent for Carrie Kielty Trust
P.O. Box 322
Lake Geneva, WI 53147

Request:
Certified Survey Map approval for land located in the City of Lake Geneva at 411 Center Street
Tax Key No.ZOP 00127 & ZXRR 00211.

Description:
Application for Land Division Review for a Certified Survey Map (CSM) to combine the parcels 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 combination of the lots into one lot will result in the house meeting current setbacks.

Agenda Item #9

Applicant:
David & Cheryl Hawkins / Barbara Lucksinger
1205 W Main St / 222 Maxwell Street
Lake Geneva, WI 53147

Request:
Certified Survey Map approval for land located in the City of Lake Geneva at 1205 W Main Street and 222 Maxwell Street, Tax Key No's ZOP 00209 & 00211.

Description:
Application for Land Division Review for a Certified Survey Map (CSM) to clarify and correct overlapping legal descriptions for the two parcels involved.

Staff Recommendation:
Staff has no objection to a recommendation for approval and the City Engineer has reviewed and has no objections to proceeding. This CSM will correct the overlapping of legal descriptions and will not adversely affect the conforming status of the properties.

Agenda Item #10

Applicant:
Salvatore & Donna DeSimone
184 South Street
Elmhurst, IL 60126

Request:
Removal of Restrictions for land located in the Town of Linn, in the City's Extra-Territorial Jurisdiction Boundary at N1769 Wildwood Drive, Tax Key No. ITE 00034A.

Description:
Application for Land Division Review for a Removal of Restrictions required by Walworth County to allow the construction of an addition onto the home on the parcel.

Staff Recommendation:
Staff has no objection to a recommendation for approval as this is basically a housekeeping issue due to the parcel being located in our Extra- territorial Jurisdiction Boundary.

Agenda Item #11

Applicant:
Lake Geneva Development Corp.
c/o Richard W Torhorst
P.O. Box 1300

Request:
Certified Survey Map approval for land located in the City of Lake Geneva at 323 Broad Street and 726 Wisconsin Street Tax Key No's ZOP 00155 & 00154.

Description:
Application for Land Division Review for a Certified Survey Map (CSM) to adjust the lot-lines for the two parcels.

Staff Recommendation:
Staff has no objection to a recommendation for approval and the City Engineer has reviewed and has no objections to proceeding. This CSM will make the parcel on Broad Street larger and facilitate development on the old Traver Hotel site.

Agenda Item #12

Applicant:
Lake Geneva Development Corp.
c/o Richard W Torhorst
P.O. Box 1300
Lake Geneva, WI 53147

Request:
Precise Implementation Plan (PIP) for a Planned Development (PD) to set the setbacks and current uses for the property at 726 Wisconsin Street, Tax Key No's ZOP00154.

Description:
PIP to set setbacks and uses for an existing building that currently do not meet the 1997 Zoning Code for the General Business Zoning District.

Staff Recommendation:
Staff has no problem with granting the Precise Implementation Plan (PIP) for the Planned Development (PD) as all of the uses are currently "grandfathered" and this procedure will allow them to be consistent with the current Zoning Code.

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.

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

1. In general, the proposed Planned Development 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 Planned Development 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 Planned Development 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 Planned Development 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 Planned Development 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 Planned Development outweigh all potential adverse impacts of the proposed Planned Development 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 Planned Development 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 Planned Development 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 Planned Development 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 Planned Development 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 Planned Development 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 Planned Development do not outweigh all potential adverse impacts of the proposed Planned Development after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Agenda Item #13

Applicant:
Paul Lauterbach on behalf of Lake Geneva Tennis Club
914 Bennett Court
Walworth, WI 53184

Request:
Conditional Use to operate an Indoor Tennis Club (Physical Activity Studio) in the Planned Business Park on Veterans Parkway , Tax Key No. ZLGBP 200029.

Description:
The applicant proposes to operate an indoor tennis club which requires a Conditional Use Permit for a Physical Activity Studio at a proposed site in the Planned Business Park (PBP).

Staff Recommendation:
The building and site will require State of Wisconsin building and site approval for all trades and site plans must be reviewed by the City's engineer for compliance. Building will also require City of Lake Geneva Zoning approval for a Planned Development. This was approved in 2014 but expired while financing was obtained.

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.

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 #14

Applicant:
Paul Lauterbach on behalf of Lake Geneva Tennis Club
914 Bennett Court
Walworth, WI 53184

Request:
Conditional Use to operate an Indoor Tennis Club (Physical Activity Studio) in the Planned Business Park on Veterans Parkway , Tax Key No. ZLGBP 200029.

Description:
The applicant proposes to operate an indoor tennis club which requires a Planned Development Process. The General Development Plan (GDP) is the first step of this process at a proposed site in the Planned Business Park (PBP).

Staff Recommendation:
The building and site will require State of Wisconsin building and site approval for all trades and site plans must be reviewed by the City's engineer for compliance. Staff recommends approval of the General Development Plan with any Plan Commission Requirements. Final Precise Implementation Plan (PIP) approval will be required to proceed with construction.

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.

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

1. In general, the proposed Planned Development 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 Planned Development 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 Planned Development 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 Planned Development 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 Planned Development 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 Planned Development outweigh all potential adverse impacts of the proposed Planned Development 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 approval, then the appropriate fact finding would be:

1. In general, the proposed Planned Development 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 Planned Development 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 Planned Development 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 Planned Development 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 Planned Development 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 Planned Development do not outweigh all potential adverse impacts of the proposed Planned Development 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

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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:
755 main street lower

Name & Address of Current Building Owner:
Roger wolff P.O box 460 Lake Geneva

Telephone Number of Current Building Owner: 262 903 3222

Name & Address of Applicant:
Queen bee artisan market Nancy Gissendaner
Kym Davidson 1401 camden drive Gurnee 60031

Telephone Number of Applicant: 847 9771528

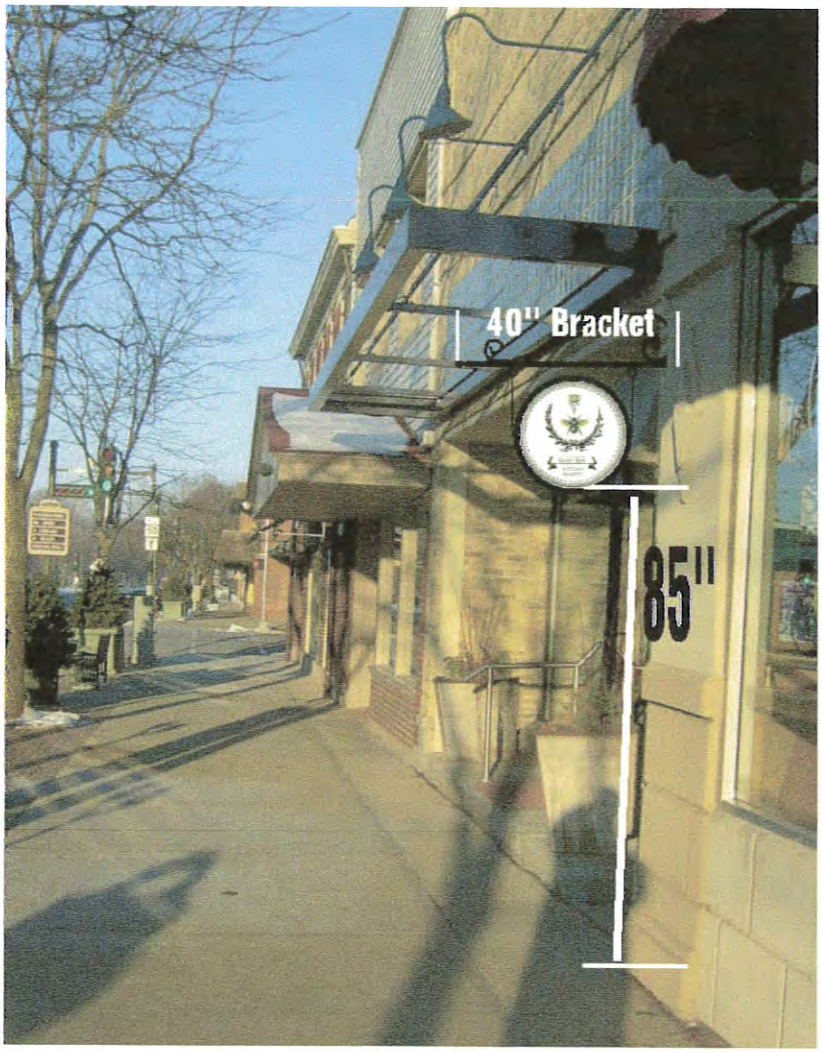
Proposed Design Change:
Sign + awning

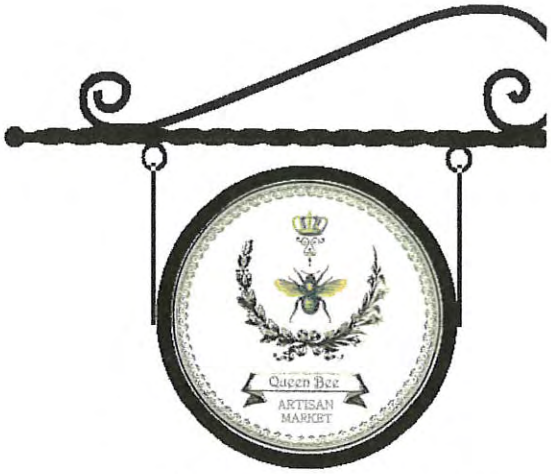
Zoning District: _____

Names & Address of Architect, Engineer, and/or Contractor of Project:
awning Northrop awning Company 411 South pearl street
Janesville, Wisconsin 53548
sign signature signs W2888 Krueger rd lake Geneva
WI 53147

Description of Project:
new sign and replacement of existing awning

Date: march 7 2016 Signature of Applicant: [signature]





total area 40"x35"
sign size 22" diameter

22" diameter sign face to be
Inkjet print with laminate
mounted on .75" MDO
COLORS, Antique White, Lt. Gold, Black
Sidewalk clearance to be same as awning 85"

755
KEEFE
LOSED
E ARE SORRY

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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.: 706 Geneva St. Lake Geneva, WI 53147

Name & Address of Current Building Owner: Kocourek Property Holdings 880 S. Lake Shore Dr. Lake Geneva WI 53147

Telephone Number of Current Building Owner: 847-525-9060

Name & Address of Applicant: Lake Geneva Party Rental 706 Geneva St. Lake Geneva, WI 53147

Telephone Number of Applicant: 262-812-0005

Proposed Design Change: New Sign Installation

Zoning District: _____

Names & Address of Architect, Engineer, and/or Contractor of Project: Signature Signs W2888 Krueger Rd Lake Geneva, WI 53147

Description of Project: New Sign Installation

Date: 3-9-16 Signature of Applicant: _____

706 Geneva St.
SIGN SIZE 96"x27.5"
Aluminum composite with
vinyl lettering
Colors, White background with
Aqua, Black and Light Gray

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

493 Wrigley Dr. Lake Geneva WI 53147

Com 83'W of SE cor Lot 11 Blk 37 op N 85'W to W LN Blk 38 Sly to SW cor Blk 38 E To Pob Original Plat City of Lake Geneva

NAME AND ADDRESS OF CURRENT OWNER:

Milliette Family LP 493 Wrigley Dr Lake Geneva WI 53147

Gary Milliette

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

NAME AND ADDRESS OF APPLICANT:

Reed's Construction LLC

W3199 South Lake Shore Drive Lake Geneva WI 53147

TELEPHONE NUMBER OF APPLICANT: 262-248-8393

PROPOSED CONDITIONAL USE:

Build a New 6'X100' main pier with L on Each side 8'X27'6" and walkway 4'X27'6" to Create 4 Boat slips to Replace the pier that is there now

ZONING DISTRICT IN WHICH LAND IS LOCATED: MR-8

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

Reed's Constrution LLC

W3199 S. Lake Shore Dr.

Lake Geneva WI 53147

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

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

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

2-4-16
DATE

Jeff Reed 262-949-5064
SIGNATURE OF APPLICANT

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

____ ____ (e) **Written justification for the proposed conditional use:**

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

I.JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

1. How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?
The pier will be 13' or more off lot line
will be create 4 Boat slip for docking Boats

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

3. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 98-905(3)(d)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development?
No this is all on private property is a pier
just like all the other pier on the lake

4. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
Used for private boat dock and fishing off of and
swimming and for storing the boat for the summer.

5. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?
Pier is down on the water + the home owner is responsible
for repair + up keep. It is made at a building and haul into be
installed.

6. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 98-905(4)(b)1.-5.), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?
Public does not benefit this is a private pier for private use only
will not cost public anything.

State of Wisconsin
Department of Natural Resources
dnr.wi.gov

Water Resources Application for Project Permits

Form 3500-053 (R 9/12)

Notice: Pursuant to chs. 30 and 31, Wis. Stats., ch. 281, Wis. Stats. and s. 283.33, Wis. Stats., this form is used to apply for coverage under the state construction site storm water runoff general permit, and to apply for a state or federal permit or certification for waterway and wetland projects or dam projects. This form and any required attachments constitute the permit application. Failure to complete and submit this application form may result in a fine and/or imprisonment or forfeiture under the provisions of applicable laws including s. 283.91, Wis. Stats. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Public Records Laws (ss. 19.31-19.39, Wis. Stats.).

Use this form for (check all that apply):

- ☐ Work in public waters (DNR - ch. 30, Wis. Stats.)
- ☐ Work in waters of the U.S (Corps of Engineers)
- ☐ Permit for Wetland Fill (DNR or Corps of Engineers)
- ☐ Storm water NOI - New land disturbing construction activity
- ☐ Storm water NOI - Renewal FIN # _____
- ☐ Dam projects (DNR or Corps of Engineers)

Read all instructions provided before completing. If additional space is needed, attach additional pages.

Section 1: Applicant/Permittee Information

Applicant Name (Ind., Org. or Entity)	Authorized Representative	Title
Milliette Family LP	Gary Milliette	Owner

Mailing Address	City	State	ZIP Code
493 Wrigley Dr	Lake Geneva	WI	53147

Email Address	Phone Number (incl. area code)	FAX Number (incl. area code)
LAKEGENEVA@LIVE.COM	262-248-8393	

Section 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind., Org. or Entity)	Contact Person	Title

Mailing Address	City	State	ZIP Code

Email Address	Phone Number (incl. area code)	FAX Number (incl. area code)

Section 3: Other Contact Information (check one)

☐ Consultant or Plan Preparer ☒ Contractor ☐ Agent ☐ Other If Other, specify:

Name (Ind., Org. or Entity)	Contact Person	Title
Reed's Construction LLC	Jeff Reed	Owner of Reeds

Mailing Address	City	State	ZIP Code
W3199 South Lake Shore Dr	Lake Geneva	WI	53147

Email Address	Phone Number (incl.area code)	FAX Number (incl. area code)
	262-248-2934	262-248-3537

Section 4: Project or Site Location

Project Name	County	
Milliette Family LP	Walworth	☒ City ☐ Town ☐ Village of

Location Address/Description

493 Wrigley Dr. Lake Geneva WI 53147

Section 5: Location Information

Create a map depicting the project location or the perimeter of the construction site (land disturbance) and relationship to nearby water resources using the Surface Water Data Viewer http://dnr.wi.gov/topic/surfacewater/swdv/ or a 7.5-minute series topographic map. You can print the map and then draw the location on the map.

Provide the section, range, township information and if available, the Latitude and Longitude information.

PLSS (Public Land Survey System) Method

Quarter-Quarter	Quarter	Section	Township	Range	If this site is not wholly contained on the quarter-quarter section, more description:
			N	☐E ☐W	

Com 83' W of SE cor Lot 11 Blk 37 op N 85' W to W LN Blk 38 Sly to SW Cor Blk 38 E To PoB Original Plat City of Lake Geneva

State of Wisconsin
Department of Natural Resources
(Return to appropriate DNR Regional/Service Center Office)

State / Federal Application for Water Regulatory Permits and Approvals

Form 3500-053 (R 4/01)

PLEASE COMPLETE BOTH PAGES 1 & 2 OF THIS APPLICATION. PRINT OR TYPE. The Department requires use of this form for any application filed pursuant to Chapter 30, Wis. Stats. The Department will not consider your application unless you complete and submit this application form. Personally identifiable information on this form will not be used for any other purpose, but it must be made available to requesters under Wisconsin's open records law [s. 19.31-19.39, Wis. Stats.].

1. Applicant (Individual or corporate name)
Millicette Family LP
Address
493 Wrigley Dr
City, State, Zip Code
Lake Geneva WI 53147
Fire Number
493
Tax Parcel Number
ZOP 00369
Telephone No. (Include area code)
Gary 262 248-8393

2. Agent/Contractor (firm name)
Reed's Construction LLC
Address
W3199 South Lake Shore Dr.
City, State, Zip Code
Lake Geneva WI 53147
Telephone No. (Include area code)
262-248-2934

3. If applicant is not owner of the property where the proposed activity will be conducted, provide name and address of owner and include letter of authorization from owner. Owner must be the applicant or co-applicant for structure, diversion and stream realignment activities.

Owner's Name | Address | City, State, Zip Code

4. Is the applicant a business? ☐ Yes ☒ No

If YES, is the permit or approval you are applying for necessary for you to conduct this business in the State of Wisconsin?

☐ Yes ☐ No

If YES, please explain why (attach additional sheets if necessary):

5. Project Location
Address 493 Wrigley Dr
Village/City/Town Lake Geneva
Fire Number 493 Tax Parcel Number ZOP 00369
Waterway Lake Geneva
County Walworth
~~Govt. Lot~~ OR ____ 1/4 ____ 1/4 of Section ____,
Township ____ North, Range ____ (East) (West)

6. Adjoining Riparian (Neighboring Waterfront Property Owner) Information

Name of Riparian #1 | Address | City, State, Zip Code
Mike Lynch
Name of Riparian #2 | Address | City, State, Zip Code
Lina Selman 600 Cambet st Lake Geneva WI 53147

7. Project Information (Attach additional sheets if necessary)

(a) Describe proposed activity (include how this project will be constructed)
Wood Construction pier with wood crib Filled with Rock

(b) Purpose, need and intended use of project
Main pier with 4 Boat slip

(c) I have applied for or received permits from the following agencies: (Check all that apply)
☒ Municipal ☐ County ☒ Wis. DNR ☐ Corps of Engineers

(d) Date activity will begin if permit is issued ASAP ; be completed: Dec 2016

(e) Is any portion of the requested project now complete? ☒ Yes ☐ No
If yes, identify the completed portion on the enclosed drawings and indicate here the date activity was completed:
There is a pier there Now that will be Removed

I hereby certify that the information contained herein is true and accurate. I also certify that I am entitled to apply for a permit, or that I am the duly authorized representative or agent of an applicant who is entitled to apply for a permit. Any inaccurate information submitted may result in permit revocation, the imposition of a forfeiture(s) and requirement of restoration.

Signature of Applicant(s) or Duly Authorized Agent
Jeff Reed
Date Signed
12-4-16

LEAVE BLANK - FOR RECEIVING AGENCY USE ONLY

Corps of Engineers Process No.	Wisconsin DNR File No.	
Received By	Date Received	Date Application Was Complete

State / Federal Application for Water Regulatory Permits and Approvals
Form 3500-053 (R 4/01)

Drawings of proposed activity should be prepared in accordance with sample drawing.

Location Sketch (Indicate scale)
Show route to project site: include nearest main road and crossroad.

N 1" = _____ ft.

Fire Number 493

Proposed Materials

10 Rock Filled crib
All wood will be Doug. Fir
6X6 post + Jacks
6X6 stringer
2x8 Deckins
Wood Crib Filled
with Field stone

See Next page

Project Plans (Include top view and typical cross sections. Clearly identify features and dimensions or indicate scale.)
Use additional sheets if necessary.

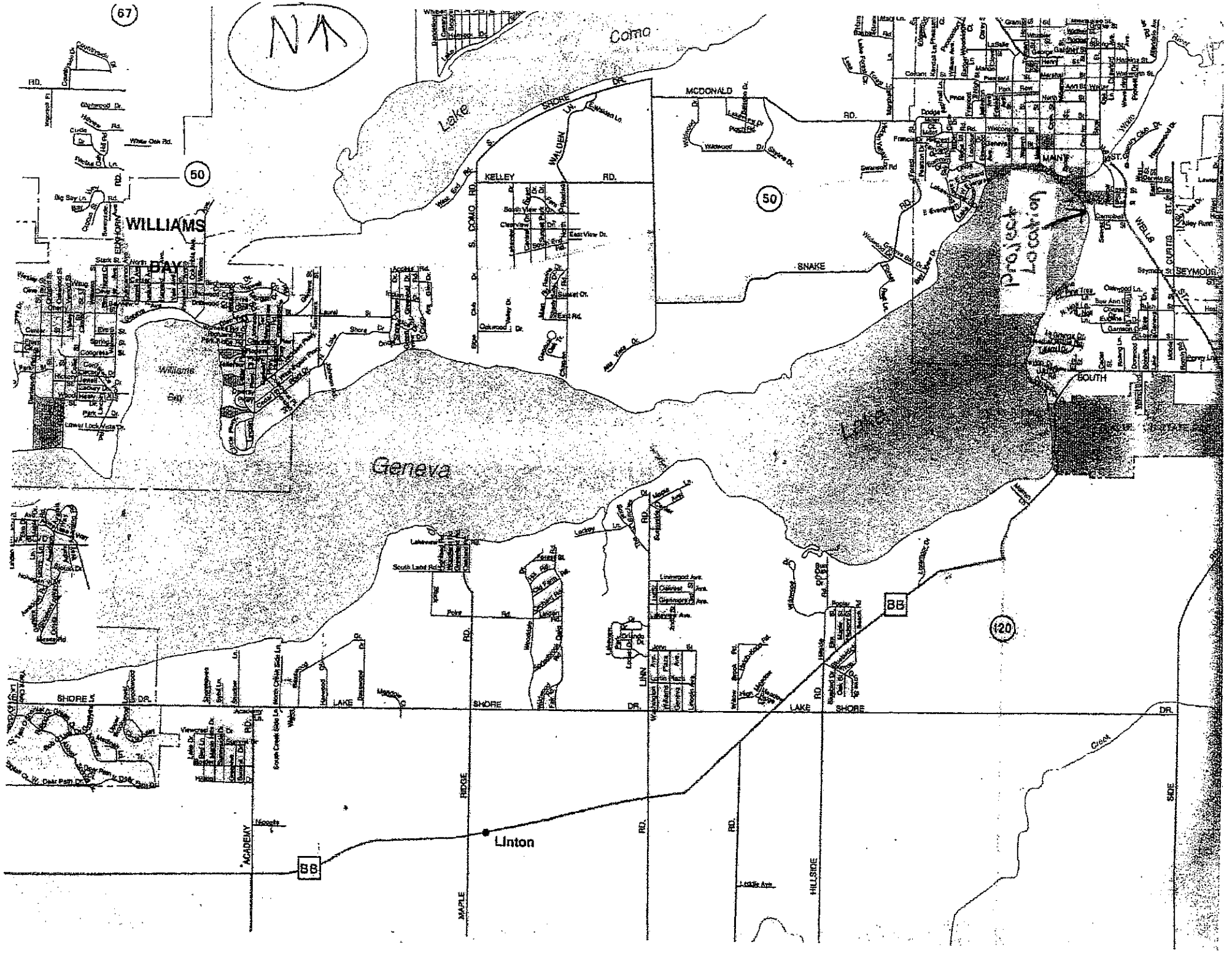
N 1" = _____ ft.

Top View

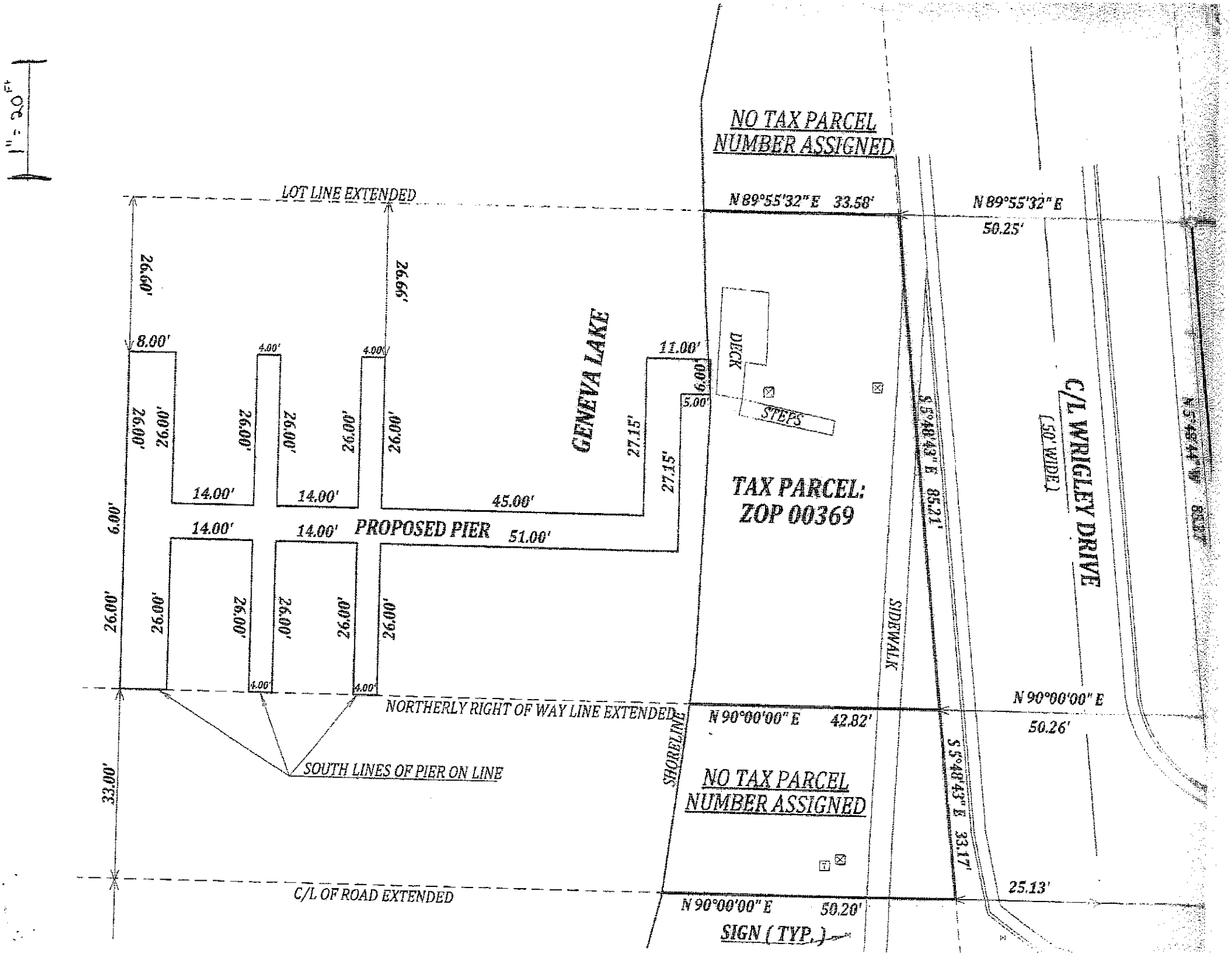
See Next pages

Cross Section

See Next pages



N
Lake Como
Geneva
Lake
WILLIAMS BAY
Williams Bay
Project Location
Linton
MCDONALD RD.
KELLEY RD.
SNAKE
SHORE DR.
LAKE SHORE DR.
ACADEMY
MAPLE RIDGE RD.
HILLSIDE RD.
SIDE
SEYMOUR
WELLS
CURTIS
SOUTH
MAIN
BB
50
67
120



1" = 20 Ft
NO TAX PARCEL
NUMBER ASSIGNED
LOT LINE EXTENDED
N 89°55'32" E 33.58'
N 89°55'32" E
50.25'
26.60'
26.66'
8.00'
4.00'
4.00'
11.00'
6.00'
5.00'
DECK
STEPS
GENEVA LAKE
26.00'
26.00'
26.00'
26.00'
26.00'
26.00'
27.15'
27.15'
14.00'
14.00'
45.00'
TAX PARCEL:
ZOP 00369
S 5°48'43" E 85.21'
C/L WRIGLEY DRIVE
(50' WIDE)
6.00'
14.00'
14.00'
PROPOSED PIER
51.00'
26.00'
26.00'
26.00'
26.00'
26.00'
26.00'
SIDEWALK
4.00'
4.00'
NORTHERLY RIGHT OF WAY LINE EXTENDED
N 90°00'00" E 42.82'
N 90°00'00" E
50.26'
SHORELINE
SOUTH LINES OF PIER ON LINE
33.00'
NO TAX PARCEL
NUMBER ASSIGNED
S 5°48'43" E 33.17'
25.13'
C/L OF ROAD EXTENDED
N 90°00'00" E 50.20'
SIGN (TYP.)

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

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

MILLIETTE FAMILY LP

Parcel Number: ZOP 00369
Bill Number: 133515

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
493 WRIGLEY DR

COM 82' W OF SE COR LOT 11 BLK 37 OP, N 85', W TO W LN BLK 38 SLY TO SW COR BLK 38, E TO POB ORIGINAL PLAT CITY OF LAKE GENEVA
0.370 ACRES

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

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE (Does NOT reflect credits)
840,000	250,800	1,090,800	0.956436683	0.02281688

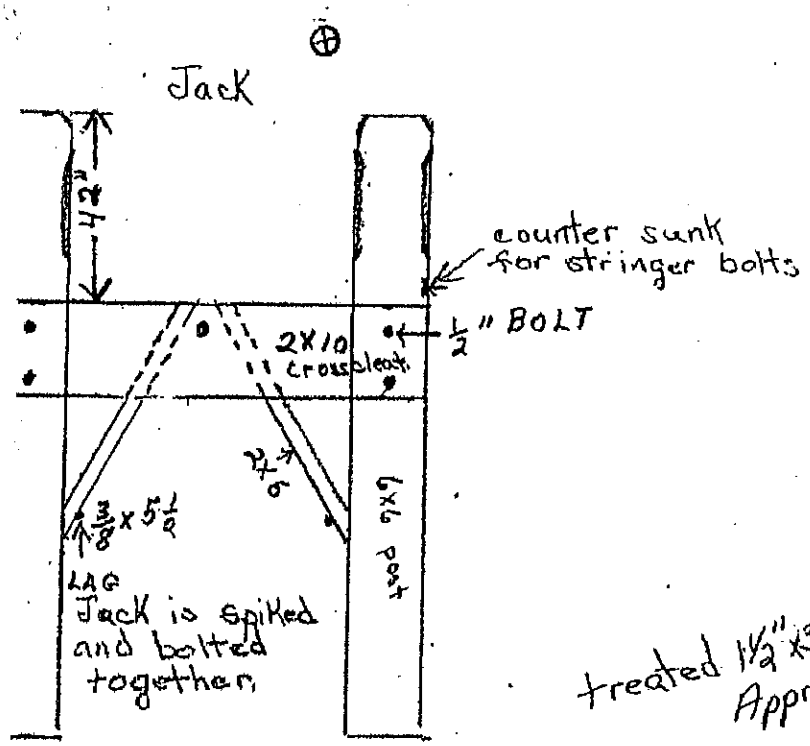
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	☐ A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit
878,300	262,200	1,140,500		2,226.62

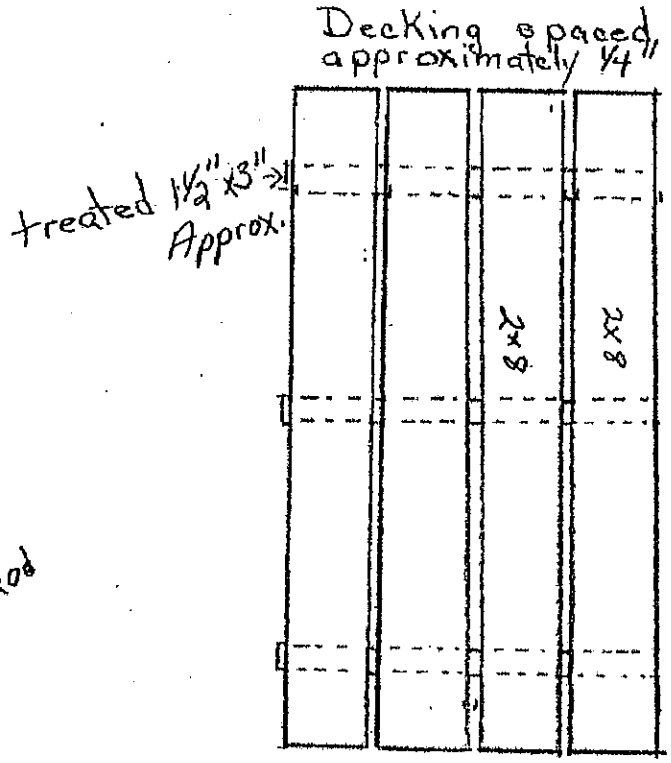
NET PROPERTY TAX 24670.80

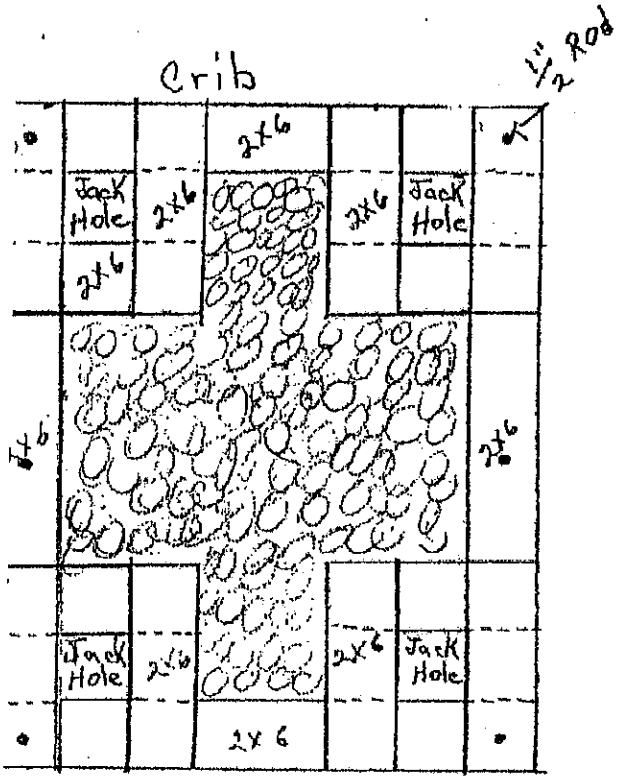
TAXING JURISDICTION	2013 EST. STATE AIDS ALLOCATED TAX DIST.	2014 EST. STATE AIDS ALLOCATED TAX DIST.	2013 NET TAX	2014 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	187.60	193.62	3.2%
WALWORTH COUNTY	183,438	201,319	5,098.15	5,253.10	3.0%
City of Lake Geneva	788,244	815,125	6,587.76	6,587.29	0.0%
UHS LG-Genoa City	547,884	557,354	5,149.41	5,253.77	2.0%
Sch Lake Geneva J 1	4,049,088	4,645,055	6,944.75	6,722.03	-3.2%
Gateway Technical	171,584	214,089	1,807.09	878.84	-51.4%
TOTAL	**5,740,238**	**6,432,942**	**25,774.76**	**24,888.65**	**-3.4%**
FIRST DOLLAR CREDIT			**-82.97**	**-80.92**	**-2.5%**
LOTTERY AND GAMING CREDIT			**-141.30**	**-136.93**	**-3.1%**
NET PROPERTY TAX			**25,550.49**	**24,670.80**	**-3.4%**

TOTAL DUE: $24,670.80
FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:
JANUARY 31, 2015
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

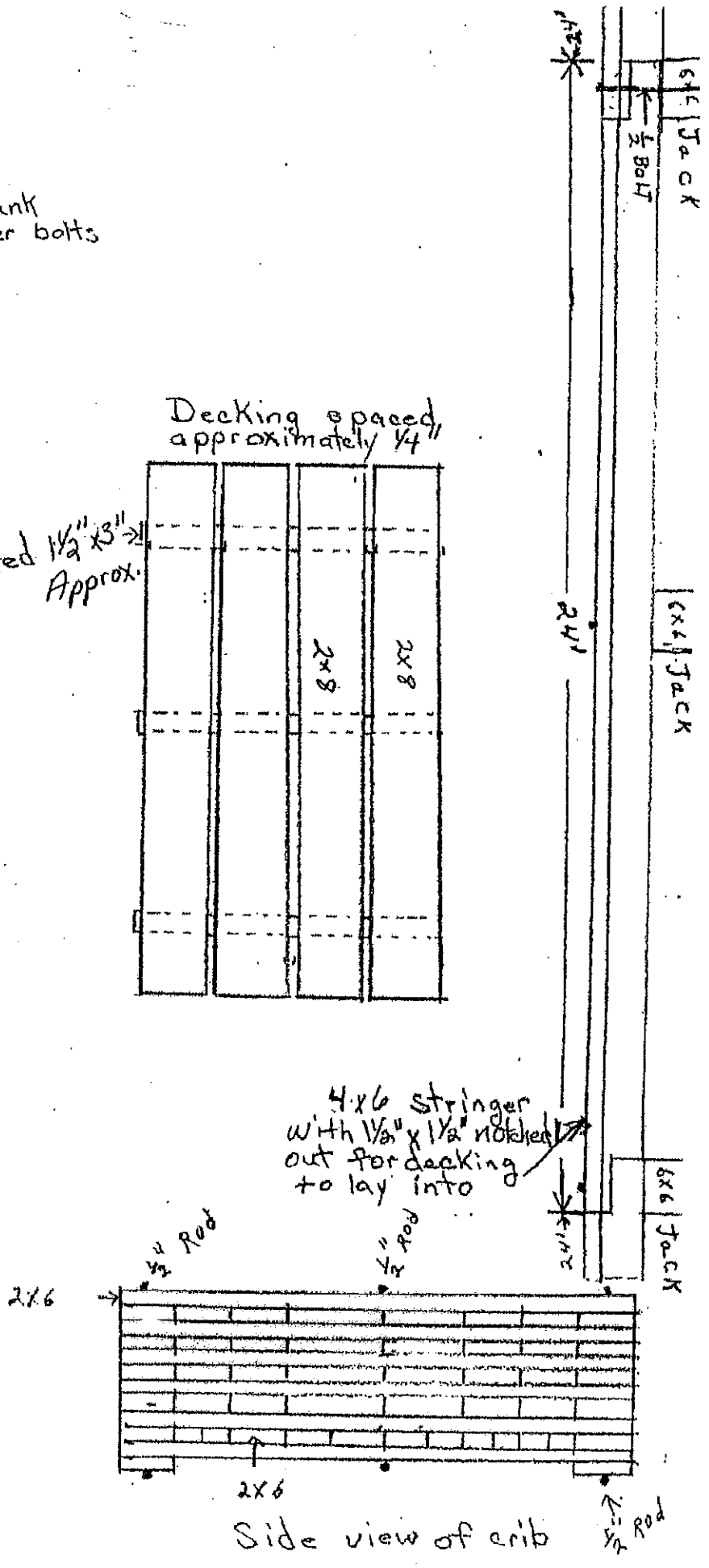
PAY 1ST INSTALLMENT OF: $12,266.94 PAY 2ND INSTALLMENT OF: $12,403.86 PAY FULL AMOUNT OF: $24,670.80







Top View of crib



Side view of crib

Section 6: Waterways and Wetlands (see instructions about potential additional application requirements)

Name (description if unnamed) of closest waterbodies	Type	Special Status
	○ Lake ○ Stream	○ ORW/ERW ○ 303(d) listed

Yes No Wetlands:

☐ ☐ Wetlands will be filled, excavated, or disturbed during construction or as part of this project.

The presence of wetlands has been evaluated using: (check all that apply)

☐ Wisconsin Wetlands Inventory ☐ Wetland Delineation (attached report)

☐ Wetland Locator Tool http://dnr.wi.gov/topic/Wetlands/locating.html ☐ Soils (NRCS maps) ☐ Other:

Applicant/Project Name:	County

Latitude and Longitude Method (if available)

	Degrees	Minutes	Seconds	Method of Determining
Latitude				☐ GPS
Longitude				☐ DNR's Surface Water Data Viewer ☐ Other:

Section 7: Project Information (attach additional sheets as necessary)

Duration:	Anticipated Project Start Date (mn/dd/yyyy)	Anticipated Project End Date (mm/dd/yyyy
Photos: Provide photographs of the "before" condition.		Date of Photographs (mm/dd/yyyy)

Narrative of the Project:

Provide a one to two paragraph description of the proposed project, including land and water alterations and intended use(s) of the project.

Section 8: Attachments and Permit Access (include required attachments for each proposed activity.)

The following attachments, such as the construction Erosion and Sediment Control (form 3500-052A) and the Post-Construction Storm Water Management (form 3500-052B) for a storm water construction permit application, constitute this permit application: (include all that apply)

Attachment name(s):

☐ I have obtained a copy of the construction site storm water runoff general permit from the department's internet site: http://dnr.wi.gov/topic/Stormwater/construction/forms.html

Section 9: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or imprisonment or forfeiture under the provisions of applicable laws.

Permission: I hereby give the Department permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print)	Title	Phone Number
Jeff Reed	Contractor	262-248-2934

Signature of Applicant	Date Signed
Jeff Reed	2-4-16

LEAVE BLANK - AGENCY USE ONLY				
Date Received	Fee Received $	Construction Site ID#	Docket #	Corps #
Initial screening: Completeness	☐ Historic checked	☐ Rare species (NHI) checked	☐ Wetlands checked	

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, March 21, 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 Milliette Family LP, 493 Wrigley Drive, Lake Geneva, WI 53147, to install a replacement accessory structure (Pier) closer to the lake shore than the principal structure, within Lakeshore Overlay Zoning District in accordance with Sec. 98-409(2) Lake Shore lots, at the following location:

TAX KEY NO. ZOP 00369 - 493 Wrigley Drive

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, March 21, 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 4th day of March 2016.

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 March 10th & 17th.

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

☒ CERTIFIED SURVEY MAP or ☐ SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Carrie Kielty TRUST
1239 Leighton RD.
Caledonia, IL 61011

TELEPHONE NUMBER OF CURRENT OWNER: (815) 987-4050

NAME AND ADDRESS OF APPLICANT:

Jeffrey Kimps (Agent for Carrie Kielty)
Pathfinder Surveying
P.O. Box 322 Lake Geneva WI 53147

TELEPHONE NUMBER OF APPLICANT: (262) 248-8303

NAME AND ADDRESS OF SURVEYOR:

Pathfinder Surveying INC
P.O Box 322
Lake Geneva WI 53147

TELEPHONE NUMBER OF SURVEYOR: (262) 248-8303

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

TO COMBINE 2 Tax Parcels

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.

02/26/2016
DATE

SIGNATURE OF APPLICANT

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS

Memo to the City of Lake Geneva

Phone: (262) 767-2747
Fax: (262) 767-2750

To: Ken Robers **Date:** March 4, 2016

From: Gary R. Splinter, P.L.S.

CC: Tom Foht, Greg Governatori

Subject: **Review of Certified Survey Map for Carrie Kielty Trust in the City of Lake Geneva**

We have completed a review of a Certified Survey Map prepared by Jeffrey L. Kimps of Pathfinder Surveying Inc. Our review was conducted to determine compliance with Chapter 236 of the Wisconsin State Statutes, Chapter 66-36 of the City of Lake Geneva Municipal Code and good surveying practices. The Certified Survey Map dated February 25, 2016 was reviewed.

The below comments from the March 1st review have been addressed and we recommend approval of the Certified Survey Map.

Comments for the Certified Survey Map:

- ~~As per s.236.20 (2(b)) - Please indicate the outside diameter of all monuments (sheet 1 of 2).~~
- ~~As per s.236.20 (2(d)) - Please underscore all adjoining streets and platted lots (sheet 1 of 2).~~
- ~~As per s.236.20 (2(e)) - Please add the width of Center Street (sheet 1 of 2).~~
- ~~Square footage is normally to the nearest foot and acreage to the nearest x.xxx.~~
- ~~As per s.236.34 (1(d)) - Please check the preamble to reflect all of Lot 5 and vacated alley. Not sure if these are correct.~~
- ~~As per s.236.20 (2(c)) - Please add a bearing to the 90.34' coarse (sheet 1 of 2).~~

~~**We recommend approval of the Certified Survey Map contingent upon enclosed surveyor's comments.** Although the material has been reviewed, the surveyor is ultimately responsible for the thoroughness and accuracy of the Certified Survey Map with state statutes and municipal city code.~~

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

CERTIFIED SURVEY MAP NO. _____

PART OF LOTS 6,7 AND 8, BLOCK 14, ORIGINAL PLAT OF THE VILLAGE NOW CITY OF LAKE GENEVA, AND ALL THAT PART OF THE ABANDONED CHICAGO NORTH WESTERN RAIL ROAD, LYING NORTH OF THE NORTH LINE OF WISCONSIN ST. AND EAST OF THE EAST LINE OF CENTER STREET , LOCATED IN THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE NW 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

NW CORNER
36-2-17
N 221506.58
E 2387661.79

NORTH 1/4 CORNER
36-2-17
N 221532.864
E 2390323.325

2647.50

S 89°26'03" W 14.16

S 00°33'57" E 688.57'

OWNER

CARRIE KIELTY TRUST
12319 LEIGHTON DR.
CALEDONIA, IL. 61011

RECORDING DATA

Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	00°09'58"	5696.58'	16.50'	16.50'	S 43°09'53" E
C2	00°47'02"	5762.58'	78.85'	78.85'	N 43°28'32" W

SURVEYOR

PATHFINDER SURVEYING INC.
(formerly)
J.K. SURVEYING INC.
N3705 WILLOWBEND LANE
LAKE GENEVA, WI, 53147
262-248-8303

LOT 6 | LOT 5 | LOT 4 | LOT 3 | LOT 2

N 43°56'09" W (N43°33'50" W) 128.20'

S 00°21'01" E 165.34'

CENTER STREET
(80' WIDE)

N 58°51'41" W 30.58'

16' WIDE PLATTED ALLEY

Ihouse

Lot 1
0.56 acres
24225.25 sq ft

BLOCK 14

N 89°22'18" E 76.72'

(N43°33'50" W) N 43°52'03" W 158.57'

LOT 10 | LOT 11

CENTER LINE OF ABANDONED RAIL ROAD

S 43°56'47" E (S 43°33'50" E) 143.97'

P.C. L=78.85' C2

N 00°19'08" W (116.00') 116.02'

LOT 7 | LOT 8 | LOT 9

P.C. C1

SW CORNER
BLOCK 14

N 89°40'23" E 90.34'

WISCONSIN STREET

(80' WIDE IMPROVED TO APPROXIMATELY TO THIS AREA)

N
W E
S

REVISED 3-1-2016 KAPUR COMMENTS

DATED THIS 25TH DAY OF FEBRUARY, 2016.

JOB# 14-139CSM

60 0 60 120

LEGEND

◔ = found Walworth county concrete monument

( ) = recorded as

○ = found 1" OD iron pipe

□ = found 3/4" round iron bar

BASIS OF BEARING OF THIS PLAT: THE US STATE PLANE COORDINATE SYSTEM SOUTH ZONE, GRID NORTH, NAD 83. WISCORS.

NORTH LINE OF THE NW 1/4 WAS ASSUMED TO BEAR S89°20'03" W.

WISCONSIN
JEFFREY L. KIMPS S-2436 LAKE GENEVA. WIS.
LAND SURVEYOR

Wisconsin Professional Land Surveyor

THIS INSTRUMENT DRAFTED BY J. KIMPS W.R.L.S. S-2436

CERTIFIED SURVEY MAP NO. _____

PART OF LOTS 6,7 AND 8, BLOCK 14, ORIGINAL PLAT OF THE VILLAGE NOW CITY OF LAKE GENEVA, AND ALL THAT PART OF THE ABANDONED CHICAGO NORTH WESTERN RAIL ROAD, LYING NORTH OF THE NORTH LINE OF WISCONSIN ST. AND EAST OF THE EAST LINE OF CENTER STREET , LOCATED IN THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE NW 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

LEGAL DESCRIPTION:

PART OF LOTS 6,7 AND 8, BLOCK 14, ORIGINAL PLAT OF THE VILLAGE NOW CITY OF LAKE GENEVA, AND ALL THAT PART OF THE ABANDONED CHICAGO NORTH WESTERN RAIL ROAD, LYING NORTH OF THE NORTH LINE OF WISCONSIN ST. AND EAST OF THE EAST LINE OF CENTER STREET , LOCATED IN THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE NW 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARY DESCRIBED AS FOLLOWS:

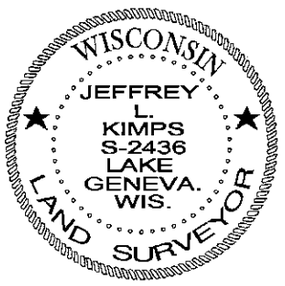
Commencing at north 1/4 corner of section 36, town 2 north, range 17 east; thence S89°26'03"W, along the north line of the NW 1/4 of said section 36 a distance of 14.16 feet; thence S00°33'57"E, a distance of 688.57 feet to the POINT OF BEGINNING; thence S00°21'01"E, along the east line of Center Street a distance of 165.34 feet; thence N89°22'18"E, a distance of 76.72 feet; to the southerly line of the abandoned railroad, thence S43°56'47"E, along said southerly line a distance of 143.97 feet to the point of curvature of a non-tangent curve, concave to the southwest, having a radius of 5696.58 feet a central angle of 00°09'58", and a chord of 16.50 feet bearing S43°09'53"E; thence Southeast along said curve, a distance of 16.50 feet to the north line of Wisconsin Street ; thence N89°40'23"E, along said north line a distance of 90.34 feet to the northerly line of the abandoned railroad and a point of curvature of a non-tangent curve, concave to the southwest, having a radius of 5762.58 feet a central angle of 00°47'02", and a chord of 78.85 feet bearing N43°28'32"W; thence Northwest along said curve, a distance of 78.85 feet; thence N43°52'03"W, along said northerly line a distance of 158.57 feet; thence N58°51'41"W, a distance of 30.58 feet; thence N43°56'09"W, a distance of 128.20 feet to the west line of Center Street and the POINT OF BEGINNING; said described tract containing 0.6 Acres, 24225.25 sq. ft. more or less.

SURVEYORS CERTIFICATE:

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

DATED THIS 25TH DAY OF FEBRUARY, 2016.

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



JOB # 14-139

OWNERS CERTIFICATE:

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

DATE:_____

_____

AUTHORIZED AGENT FOR THE CARRIE KIELTY TRUST

CITY PLANNING COMMISION RESOLUTION

RESOLVED: THAT THE CERTIFIED SURVEY MAP SHOWN HEREON, IN THE CITY OF LAKE GENEVA WALWORTH COUNTY, WISCONSIN. OWNER THE CARRIE KIELTY TRUST, IS HEREBY APPROVED BY THE CITY OF LAKE GENEVA ON THIS _____DAY OF _____, 2016.

_____ _____

MAYOR
JIM CONNERS

CITY CLERK
SABRINA WASWO

THIS INSTRUMENT DRAFTED BY J. KIMPS W.R.L.S S-2436

Original Signatures

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

☑ CERTIFIED SURVEY MAP or ☐ SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

David & Cheryl Hawkins
1205 W. Main St.
Lake Geneva, WI 53147

Barbara Lucksinger
222 Maxwell St.
Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: CH (847) 971-8580 / DH (224) 279-7972 ( ) 414-416-3149

NAME AND ADDRESS OF APPLICANT:

David & Cheryl Hawkins
1205 W. Main St.
Lake Geneva, WI 53147

Barbara Lucksinger
222 Maxwell ST.
Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: CH (847) 971-8580 / DH (224) 279-7972 ( ) 414-416-3149

NAME AND ADDRESS OF SURVEYOR:

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

TELEPHONE NUMBER OF SURVEYOR: (262) 248-8303

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Lotline agreement to cure deeded overlap.

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.

March 2, 2016
DATE

David R Hawkins Cheryl A Hawkins Barbara Luckinger
SIGNATURE OF APPLICANT

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS

Memo to the City of Lake Geneva

Phone: (262) 767-2747
Fax: (262) 767-2750

To: Ken Robers **Date:** March 4, 2016

From: Gary R. Splinter, P.L.S.

CC: Tom Foht, Greg Governatori

Subject: **Review of Certified Survey Map for David and Cheryl Hawkins and Barbara Lucksinger in the City of Lake Geneva**

We have completed a review of a Certified Survey Map prepared by Jeffrey L. Kimps of Pathfinder Surveying Inc. Our review was conducted to determine compliance with Chapter 236 of the Wisconsin State Statutes, Chapter 66-36 of the City of Lake Geneva Municipal Code and good surveying practices. The Certified Survey Map dated February 25, 2016 was reviewed.

The below comments from the February 26th review have been addressed and we recommend approval of the Certified Survey Map.

Comments for the Certified Survey Map:

- ~~As per s.236.20 (2(b)) - Please indicate the outside diameter of all monuments (sheet 1 of 2).~~
- ~~As per s.236.20 (2(b)) - Please indicate what the square symbols represent in legend (sheet 1 of 2).~~
- ~~As per s.236.20 (2(d)) - Please underscore all adjoining streets and platted lots (sheet 1 of 2).~~
- ~~As per s.236.20 (2(e)) - Please add the width of Maxwell Street (sheet 1 of 2).~~
- ~~As per s.236.20 (2(e)) - Please label CSM Lots 1 & 2 (sheet 1 of 2).~~
- ~~As per s.236.20 (2(i)) - Please add a North Arrow (sheet 1 of 2).~~
- ~~As per s.236.20 (2(j)) - Please add the square footage of each lot and total square footage (both sheets).~~
- ~~As per s.236.34 (1(d)) - Please revise the preamble to reflect all of Lot 11 (both sheets).~~

~~**We recommend approval of the Certified Survey Map contingent upon enclosed surveyor's comments.** Although the material has been reviewed, the surveyor is ultimately responsible for the thoroughness and accuracy of the Certified Survey Map with state statutes and municipal city code.~~

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

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF ALL OF LOT 11 AND THE NORTH 65 FEET OF LOT 12 , BLOCK 22 ORIGINAL PLAT OF THE VILLAGE (NOW CITY OF LAKE GENEVA) AND THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH OF SAID LOTS 11 AND 12, BEING PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, COUNTY OF WALWORTH AND STATE OF WISCONSIN.

" THIS A LOT LINE AGREEMENT BETWEEN ADJOINING LAND OWNERS .

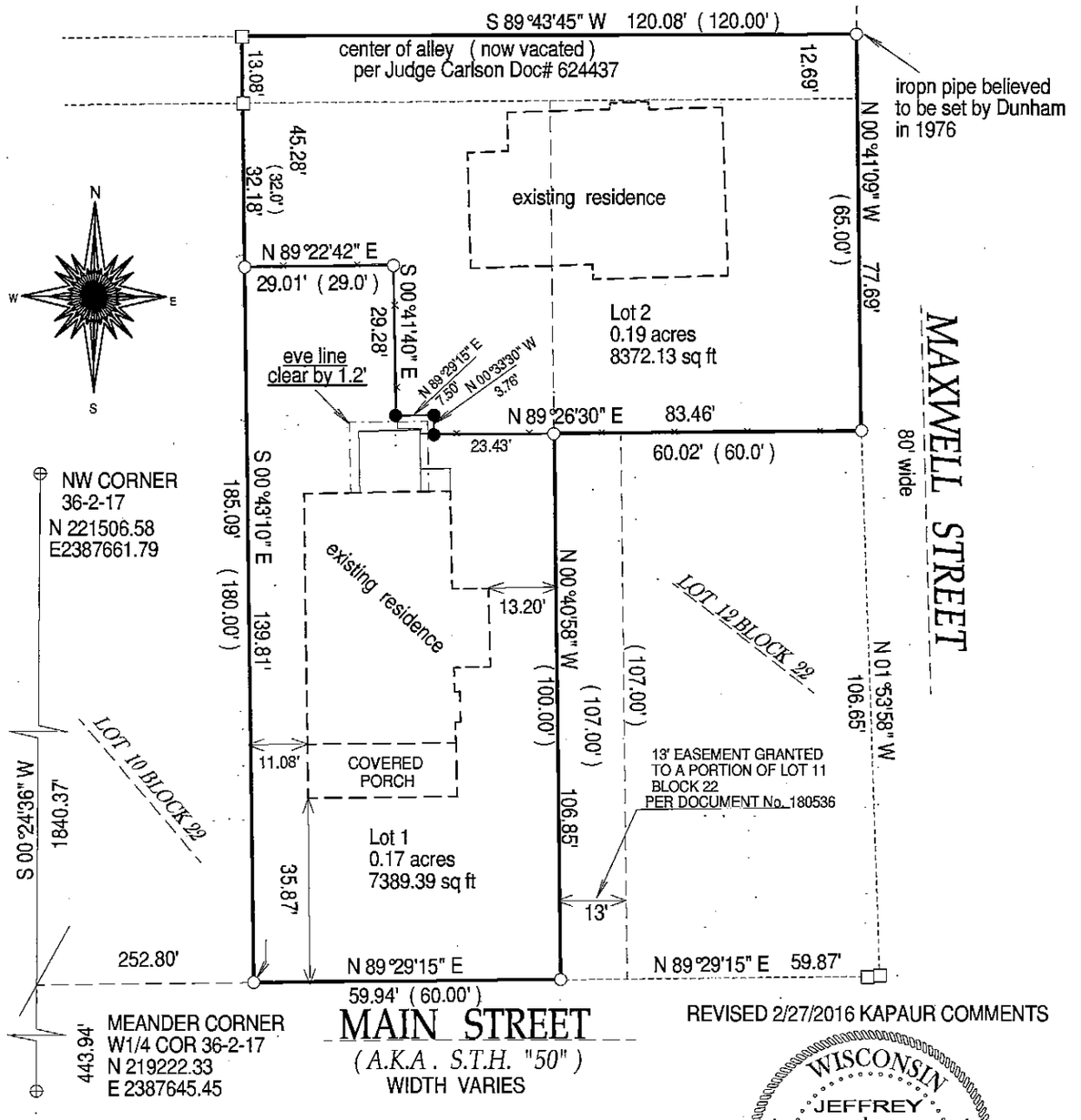
SURVEYOR

PATHFINDER SURVEYING INC.
P.O. BOX 322
LAKE GENEVA, WI, 53147
262-248-8303

OWNERS

DAVID AND CHERYL HAWKINS
AND
BARBARA LUCKSINGER

RECORDING DATA



REVISED 2/27/2016 KAPAUR COMMENTS

LEGEND

- □ = found 5/8" iron bar
- ○ = found 1" O.D. iron pipe
- ⊕ = found Walworth county concrete monument
- ( ) = recorded as
- ● = set 1.25" OD iron pipe X 18" 1.68 LBS PER LIN FT

BASIS OF BEARING OF THIS MAP: THE US STATE PLANE COORDINATE SYSTEM SOUTH ZONE GRID NORTH NAD 88. THE WEST LINE OF THE NW 1/4 36-2-17 WAS ASSUMED TO BEAR N 0°24'36" E. WISCORS WAS USED.

JOB# 14-176CSM

THIS INSTRUMENT DRAFTED BY J. KIMPS W.R.L.S. S-2436

WISCONSIN JEFFREY L. KIMPS S-2436 LAKE GENEVA. WIS. LAND SURVEYOR

JEFFREY L KIMPS S - 2436
Wisconsin Professional Land Surveyor

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF ALL OF LOT 11 AND THE NORTH 65 FEET OF LOT 12 , BLOCK 22 ORIGINAL PLAT OF THE VILLAGE (NOW CITY OF LAKE GENEVA) AND THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH OF SAID LOTS 11 AND 12, BEING PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, COUNTY OF WALWORTH AND STATE OF WISCONSIN.

LEGAL DESCRIPTION:

A REDIVISION OF ALL OF LOT 11 AND THE NORTH 65 FEET OF LOT 12 , BLOCK 22 ORIGINAL PLAT OF THE VILLAGE (NOW CITY OF LAKE GENEVA) AND THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH OF SAID LOTS 11 AND 12, BEING PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, COUNTY OF WALWORTH AND STATE OF WISCONSIN.

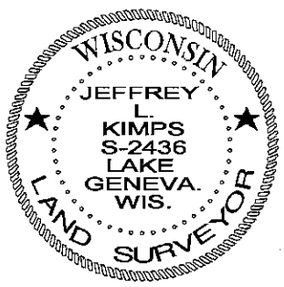
Commencing at the northwest corner of section 36, town 2 north, range 17 east ; thence S00°24'36"W, along the west line of the NW 1/4 of said section 36 a distance of 1840.37 feet; thence N89°29'15"E, a distance of 252.80 feet to the southwest corner of lot 11 block 22 Original Plat of the Village now city of Lake Geneva and the POINT OF BEGINNING; thence N89°29'15"E, along the south line of said lot 11 and the northerly line of Main Steet a distance of 59.94 feet to the southeast corner of said lot 11; thence N00°40'58"W, along the east line of said lot 11 a distance of 106.85 feet; thence N89°26'30"E, a distance of 60.02 feet to the west line of Maxwell Street; thence N00°41'09"W, along said west line a distance of 77.69 feet to the center line of an Alley now vacated as dermined by Judge Carlson in November of 2004 case No. 03CV00778 , recorded as document No. 624437; thence S89°43'45"W, along said centerline a distance of 120.08 feet; thence S00°43'10"E, a distance of 185.09 feet to the POINT OF BEGINNING; said described tract containing 0.4 Acres,15,769 sq. ft. , more or less.

SURVEYORS CERTIFICATE:

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

DATED THIS 25TH DAY OF FEBRUARY, 2016.

_____
JEFFREY L. KIMPS P.L.S. S-2436



job# 14-176

revised 02/27/2106 kapur comments

OWNERS CERTIFICATE:

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

DATE:_____

_____ _____
(DAVID HAWKINS) (BARBARA LUCKSINGER)

_____
(CHERYL HAWKINS)

CITY OF LAKE GENEVA PLANNING COMMISION RESOLUTION

RESOLVED: THAT THE CERTIFIED SURVEY MAP SHOWN HEREON, IN THE CITY OF LAKE GENEVA WALWORTH COUNTY, WISCONSIN. OWNER'S DAVID AND CHERLY HAWKINS AND BARBARA LUCKSINGER, IS HEREBY APPROVED BY THE CITY OF LAKE GENEVA ON THIS _____DAY OF _____, 2016.

_____ _____
MAYOR CITY CLERK
JIM CONNERS SABRINA WASWO

THIS INSTRUMENT DRAFTED BY J. KIMPS W.R.L.S S-2436

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

REMOVAL OF RESTRICTION

☐ CERTIFIED SURVEY MAP or ☐ SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Salvatore and Donna DeSimone
184 South Street
Elmhurst, IL 60126

TELEPHONE NUMBER OF CURRENT OWNER: (262) 248-3333

NAME AND ADDRESS OF APPLICANT:

Same
c/o Richard W Forhorst, Attorney
P.O. Box 1300, Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: (262) 248-3333

NAME AND ADDRESS OF SURVEYOR:

Kenneth B. Mehring
Lynch and Associates
405 Skyline Dr, Ste C, Lake Geneva WI 53147

TELEPHONE NUMBER OF SURVEYOR: (262) 248-3697

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

See County Application submitted herewith

[redacted]

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.

2/29/16
DATE

SIGNATURE OF APPLICANT

[redacted]

RESTRICTION REMOVAL / AFFIDAVIT OF CORRECTION

FEE: $200.00

FEE: $300.00 if County Zoning Agency Hearing is required for a restriction removal approval

The undersigned hereby applies to the Walworth County Zoning Agency pursuant to Chapter 236 of Wisconsin State Statutes for:

☒ **RESTRICTION REMOVAL**

☒ **AFFIDAVIT OF CORRECTION**

OWNER OF PARCEL Salvatore and Donna De Simone

ADDRESS 184 South St., Elmhurst, IL 60126

PHONE NUMBER 262-248-3333 (Attorney Richard W. Torhorst)

APPLICANT (if other than owner) Same

ADDRESS _____

PHONE NUMBER _____

TAX PARCEL NUMBER ITE 00034A

ZONING DISTRICT R-1

ATTACH COPY OF THE CSM OR SUBDIVISION PLAT SHOWING CORRECTION AND OR RESTRICTION TO BE REMOVED OR CHANGED AND A ATTACHED COPY OF THE PROPOSED AFFIDAVIT OF CORRECTION *

ADDITIONAL INFORMATION MAY BE REQUESTED UPON STAFFS REVIEW OF THE REQUEST.

PURPOSE OF REQUEST The residence constructed upon the property in the 1990s was built in compliance with the County setback from Wildwood Drive but not the setback per the plat of subdivision of Trinke Estates. An amendment to the plat setback is necessary to allow an addition to the rear of the existing residence.

This request is for those items that will meet existing Ordinance Requirements and is not meant to supersede Ordinance Requirements.

APPLICANT'S SIGNATURE: Richard Torhorst Attorney **DATE:** 2/25/16

☐ **OTHER APPROVING AGENCY(S) INVOLVED:** Town of Linn; City of Lake Geneva
ATTACH A COPY OF THE SPECIFIED AGENCYS REVIEW AND APPROVAL

*** NOTE: SUBMITAL OF THE AFFIDAVIT OF CORRECTION WITH THIS APPLICATION WILL MINIMIZE DELAYS.**

Document Number

AFFIDAVIT OF CORRECTION

Pursuant to Wis. Stat. §236.295, I, Kenneth B. Mehring, Professional Land Surveyor, S-2838, hereby make this affidavit for the purpose of modifying the restriction on the Plat of Subdivision for Trinke Estates, recorded with the Walworth County Register of Deeds on August 9, 1951 as Document no. 436633, specifically relating to the lands described in Exhibit A, attached hereto and incorporated herein, said restriction being a building setback line shown on said Plat of Subdivision, described more particularly in Exhibit B, attached hereto and incorporated herein, said building line should be changed to read as follows:

ITE 00034A

Parcel Identification Number (PIN)

A BUILDING SETBACK LINE, LOCATED WITHIN LOT SEVENTEEN (17) IN BLOCK TWO (2) OF TRINKE ESTATES, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, ON PAGE 49, LOCATED IN GOVERNMENT LOT ONE (1) WHICH LOT IS IN THE SE 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 10, T. 1 N., R. 17 E., SAID LAND BEING IN THE TOWN OF LINN, WALWORTH COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS; COMMENCING AT A 1" IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF SAID LOT 17; THENCE S85°29'00"W, ALONG SAID SOUTH LINE, 25.06' TO THE PLACE OF BEGINNING; THENCE ALONG A CURVE TO THE RIGHT, 25' WEST OF, AS MEASURED NORMAL TO, THE EAST LINE OF SAID LOT 17, 59.86', SAID CURVE HAVING A RADIUS OF 419.00' AND A CHORD BEARING N3°22'33"E, 59.81'; THENCE N7°47'00"E, 91.76' TO THE POINT OF TERMINATION OF SAID BUILDING LINE, SAID POINT BEING ON THE NORTH LINE OF THE LANDS DECRIBED IN TRUSTEE'S DEED, DOCUMENT NO. 885601 AND N88°20'05"W, 25.14' FROM A 1" IRON PIPE FOUND MARKING THE NORTHEAST CORNER OF SAID LANDS. Said building setback line is depicted on the Plat of Survey attached hereto and incorporated herein as Exhibit C

IN WITNESS WHEREOF, the undersigned has executed this Affidavit of Correction,

this _____ day of _____, 2016.

By: _____
Printed Name: Kenneth B. Mehring S-2838

STATE OF WISCONSIN)
) ss
COUNTY OF WALWORTH)

Personally came before me on _____,
the above-named Kenneth B. to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____
*
_____
Notary Public, State of Wisconsin
My Commissioner (is permanent) (expires _____

Drafted by: Kenneth B. Mehirng, PLS

EXHIBIT A

RECORD LEGAL DESCRIPTION (PER TRUSTEE'S DEED, DOCUMENT NO. 885601)

LOT SEVENTEEN (17) IN BLOCK TWO (2) OF TRINKE ESTATES, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, ON PAGE 49, LOCATED IN GOVERNMENT LOT ONE (1) WHICH LOT IS IN THE SE 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 10, T. 1 N., R. 17 E., SAID LAND BEING IN THE TOWN OF LINN, WALWORTH COUNTY, WISCONSIN.

EXCEPTING THEREFROM THE NORTH TWO HUNDRED (200') FEET OF LOT SEVENTEEN (17) IN BLOCK TWO (2) OF TRINKE ESTATES, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, ON PAGE 49, LOCATED IN GOVERNMENT LOT ONE (1) WHICH LOT IS IN THE SE 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 10, T. 1 N., R. 17, MORE4 SPECIFICALLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING ON THE NORTHWEST CORNER OF SAID LOT 17; RUNNING THENCE SOUTH ALONG THE WEST LINE OF LOT 17 TWO HUNDRED (200') FEET; THENCE EASTERLY PARALLEL WITH THE NORTH BOUNDARY LINE OF LOT 17 TO THE ROAD KNOWN AS WILDWOOD DRIVE; THENCE NORTHEASTERLY ALONG WILDWOOD DRIVE TO THE NORTHEAST CORNER OF SAID LOT 17; RUNNING THENCE WESTERLY ON THE NORTH BOUNDARY LINE OF LOT 17 BACK TO THE PLACE OF BEGINNING.

EXHIBIT B

LEGAL DESCRIPTION OF PLATTED BUILDING LINE

A BUILDING LINE, ACCORDING TO THE SUBDIVISION PLAT OF TRINKE ESTATES, RECORDED IN VOLUME 12 OF PLATS, ON PAGE 49 AND LOCATED WITHIN LOT SEVENTEEN (17) IN BLOCK TWO (2) OF TRINKE ESTATES, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, ON PAGE 49, LOCATED IN GOVERNMENT LOT ONE (1) WHICH LOT IS IN THE SE 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 10, T. 1 N., R. 17 E., SAID LAND BEING IN THE TOWN OF LINN, WALWORTH COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS; COMMENCING AT A 1" IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF SAID LOT 17; THENCE S85°29'00"W, ALONG SAID SOUTH LINE, 45.00' TO THE PLACE OF BEGINNING; THENCE N1°26'07"W, ALONG SAID BUILDING LINE, 153.39', POINT OF TERMINATION OF SAID BUILDING LINE, SAID POINT BEING ON THE NORTH LINE OF THE LANDS DECRIBED IN TRUSTEE'S DEED, DOCUMENT NO. 885601 AND N88°20'05"W, 64.83' FROM A 1" IRON PIPE FOUND MARKING THE NORTHEAST CORNER OF SAID LANDS.

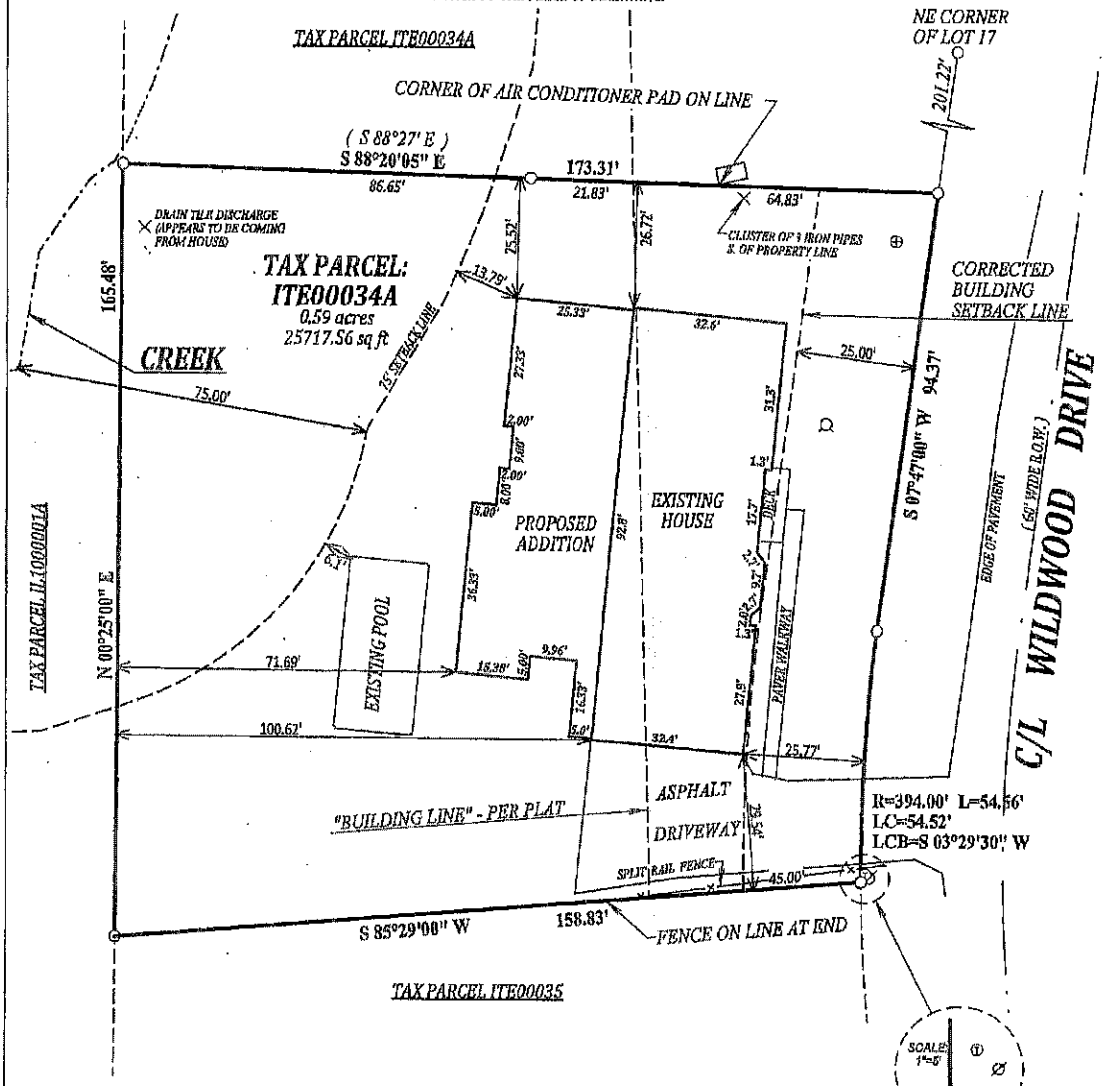
PREPARED FOR:
SALVATORE AND DONNA DESIMONE
184 SOUTH ST.
ELMHURST, IL 60126

EXHIBIT C
PLAT OF SURVEY
-OF-

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC.
405 SKYLINE DRIVE, SUITE C
LAKE GENEVA, WI 53147
(262) 248-3697

RECORDED LEGAL DESCRIPTION: (TAKEN FROM DOC. NO. 885601)

LOT SEVENTEEN (17) IN BLOCK TWO (2) OF TRINKE ESTATES, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, ON PAGE 49, LOCATED IN GOVERNMENT LOT ONE (1) WHICH LOT IS IN THE SE 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 10, T. 1 N., R. 17 E., SAID LAND BEING IN THE TOWN OF LINN, WALWORTH COUNTY, WISCONSIN.
EXCEPTING THEREFROM THE NORTH TWO HUNDRED (200') FEET OF LOT SEVENTEEN (17) IN BLOCK TWO (2) OF TRINKE ESTATES, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, ON PAGE 49, LOCATED IN GOVERNMENT LOT ONE (1) WHICH LOT IS IN THE SE 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 10, T. 1 N., R. 17, MORE SPECIFICALLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING ON THE NORTHWEST CORNER OF SAID LOT 17; RUNNING THENCE SOUTH ALONG THE WEST LINE OF LOT 17 TWO HUNDRED (200') FEET; THENCE EASTERLY PARALLEL WITH THE NORTH BOUNDARY LINE OF LOT 17 TO THE ROAD KNOWN AS WILDWOOD DRIVE; THENCE NORTHEASTERLY ALONG WILDWOOD DRIVE TO THE NORTHEAST CORNER OF SAID LOT 17; RUNNING THENCE WESTERLY ON THE NORTH BOUNDARY LINE OF LOT 17 BACK TO THE PLACE OF BEGINNING.



LEGEND

- O FOUND 1" IRON PIPE
- (XX) RECORDED AS
- WELL
- Ø POWER POLE
- TELEPHONE PEDISTAL
- HOLDING TANK COVER

JOB # 15-513
TAX ID # ITE00034A

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 easements 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 puchase, mortgage,or insure the title therto within one (1) year from date hereof; and as to them I warrant the accuracy of said survey map.

WISCONSIN
KENNETH B. MEHRING
S-2838
WATERFORD WIS.
LAND SURVEYOR

DATED THIS 20th DAY OF MARCH, 2014
REVISED THIS 11th DAY OF MARCH, 2015
REVISED THIS 26th DAY OF OCTOBER, 2015
REVISED THIS 16th DAY OF FEBRUARY, 2015

KENNETH B. MEHRING S - 2838
Wisconsin Registered Land Surveyor
(original if signed in red)

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

[X] CERTIFIED SURVEY MAP or [ ] SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Paul and Allison Page
3464 Country View Dr.
Delavan, WI 53115

TELEPHONE NUMBER OF CURRENT OWNER: ( )

NAME AND ADDRESS OF APPLICANT:

Lake Geneva Economic Development Corp.
c/o Richard W. Torhorst, Secretary
PO Box 1300, Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: (262) 248-3333

NAME AND ADDRESS OF SURVEYOR:

Pathfinder Surveying, Inc./Jeff Kimps
PO Box 322
Lake Geneva, WI 53147

TELEPHONE NUMBER OF SURVEYOR: (262) 248-8303

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Applicant is purchasing tax parcel ZOP 00154 to add the south 100 feet +/- to tax parcel ZOP 00155 for development. The north 72 fet +/- to be sold as a separate and distinct parcel.

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS

Memo to the City of Lake Geneva

Phone: (262) 767-2747
Fax: (262) 767-2750

To: Ken Robers **Date:** March 4, 2016

From: Gary R. Splinter, P.L.S.

CC: Tom Foht, Greg Governatori, Jeffrey L. Kimps

Subject: **Review of Certified Survey Map for Lake Geneva Economic Development Corp. & Paul Page, Allison Moebus - Page in the City of Lake Geneva**

We have completed a review of a Certified Survey Map prepared by Jeffrey L. Kimps of Pathfinder Surveying Inc. Our review was conducted to determine compliance with Chapter 236 of the Wisconsin State Statutes, Chapter 66-36 of the City of Lake Geneva Municipal Code and good surveying practices. The Certified Survey Map dated February 25, 2016 was reviewed.

The below comments from the March 1st review have been addressed and we recommend approval of the Certified Survey Map.

Comments for the Certified Survey Map:

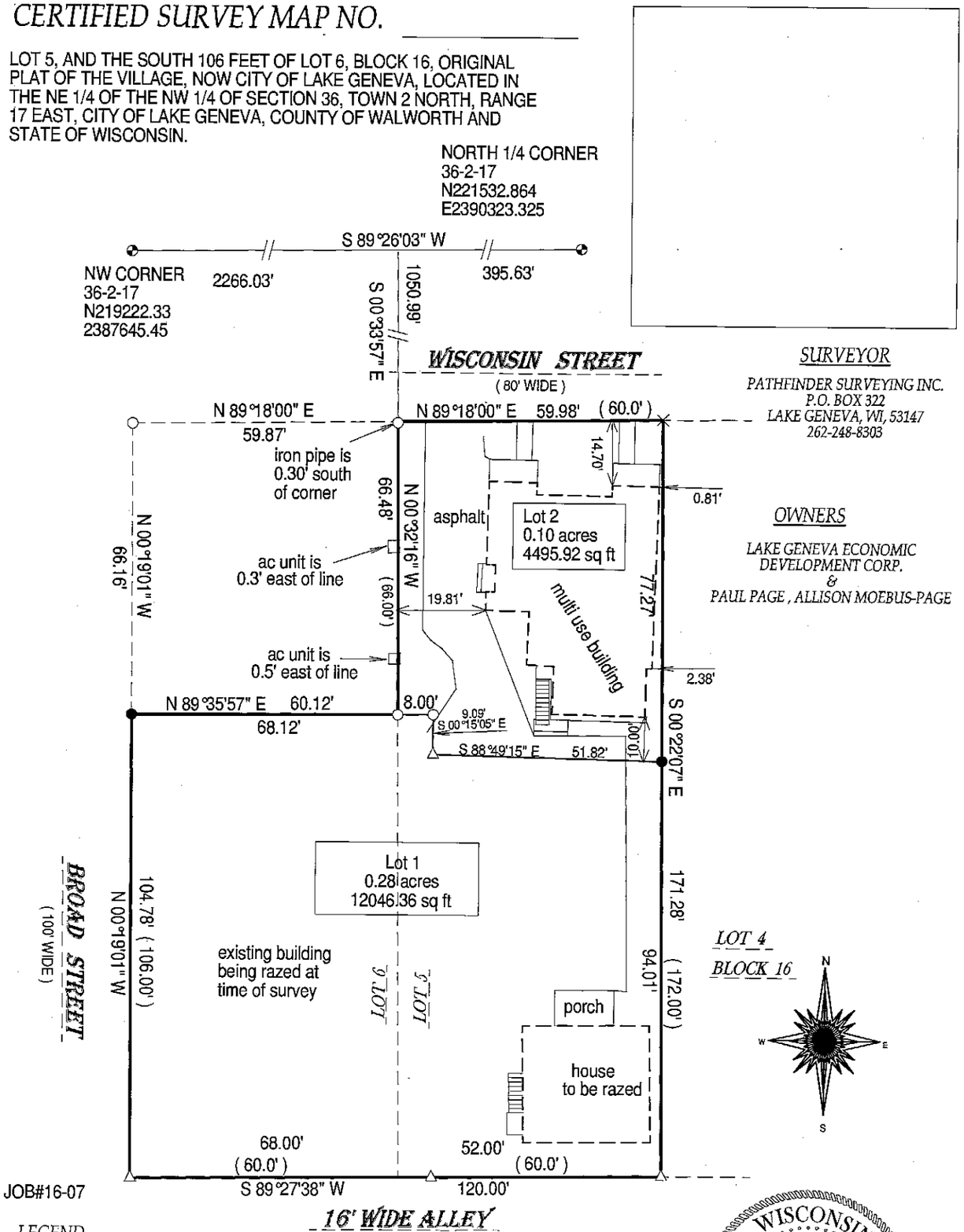
- ~~As per s.236.20 (2(b)) - Please indicate the outside diameter of all monuments (sheet 1 of 2).~~
- ~~As per s.236.20 (2(d)) - Please underscore all adjoining platted lot (sheet 1 of 2).~~
- ~~Square footage is normally to the nearest foot and acreage to the nearest x.xxx.~~

~~**We recommend approval of the Certified Survey Map contingent upon enclosed surveyor's comments.** Although the material has been reviewed, the surveyor is ultimately responsible for the thoroughness and accuracy of the Certified Survey Map with state statutes and municipal city code.~~

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

CERTIFIED SURVEY MAP NO. _____

LOT 5, AND THE SOUTH 106 FEET OF LOT 6, BLOCK 16, ORIGINAL PLAT OF THE VILLAGE, NOW CITY OF LAKE GENEVA, LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, COUNTY OF WALWORTH AND STATE OF WISCONSIN.



SURVEYOR

PATHFINDER SURVEYING INC.
P.O. BOX 322
LAKE GENEVA, WI, 53147
262-248-8303

OWNERS

LAKE GENEVA ECONOMIC DEVELOPMENT CORP.
&
PAUL PAGE , ALLISON MOEBUS-PAGE

JOB#16-07

LEGEND

X = cross cut
△ = found mag nail
○ = found 1.25" OD iron pipe
◒ = found Walworth county concrete monument
( ) = recorded as
● = set 1.25"OD iron pipe X 18" 1.68 LBS PER LIN FT

REVISED 3-1-2016 KAPUR COMMENTS

30 0 30 60

BASIS OF BEARING OF THIS MAP: THE US STATE PLANE COORDINATE SYSTEM SOUTH ZONE, GRID NORTH, NAD 83.
THE NORTH LINE OF THE NW 1/4 OF SECTION 36-2-17 WAS ASSUMED TO BEAR S89°26'03" W.

WISCONSIN
JEFFREY L. KIMPS S-2436 LAKE GENEVA, WIS.
LAND SURVEYOR

JEFFREY L KIMPS S - 2436
Wisconsin Professional Land Surveyor

THIS INSTRUMENT DRAFTED BY J. KIMPS P.L.S. S-2436

CERTIFIED SURVEY MAP NO. _____

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Commencing at the north 1/4 corner of section 36, town 2 north, range 17 east ; thence S89°26'03"W, along the north line of the NW 1/4 of said section 36, a distance of 395.63 feet; thence S00°33'57"E, a distance of 1050.99 feet to the northwest corner of lot 5 , block 16 Original Plat of the Village now City of Lake Geneva and the POINT OF BEGINNING; thence N89°18'00"E, along the north line of said lot 5 and the south line of Wisconsin Street a distance of 59.98 feet; to the northeast corner of said lot 5, thence S00°22'07"E, along the east line of said lot 5 a distance of 171.28 feet to the southeast corner of said lot 5 and the north line of a public Alley ; thence S89°27'38"W, along said north line a distance of 120.00 feet along the north line of said Alley until it intersects with the east line of Center Street, said point being the southwest corner of lot 6, block 16 of said Original Plat ; thence N00°19'01"W, along the west line of said lot 6 and the east line of Center Street a distance of 104.78 feet; thence N89°35'57"E, a distance of 60.12 feet; thence N00°32'16"W, a distance of 66.48 feet to the northwest corer of said lot 5 and the POINT OF BEGINNING; said described tract containing 0.4 Acres, more or less.

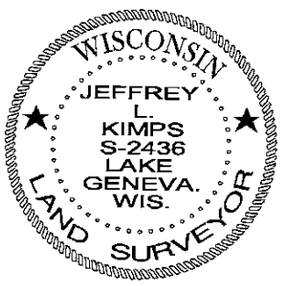
SURVEYORS CERTIFICATE:

I, JEFFREY L. KIMPS, SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF LAKE GEVEVA ECONOMIC DEVELOPMENT CORP , PAUL PAGE AND ALLISON MOEBUS-PAGE, I HAVE SURVEYED THE LAND DESCRIBED HEREON AND THAT THE MAP SHOWN IS A CORRECT REPRESENTATION OF ITS EXTERIOR BOUNDARIES AND THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE CITY OF LAKE GENEVA'S LAND DIVISION ORDINANCES.

DATED THIS 25TH DAY OF FEBRUARY, 2016.

_____

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



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DATE:_____

_____

(PAUL PAGE)

_____

(AUTORIZED AGENT FOR LAKE GENEVA ECONOMIC DEVELOPMENT CORP)

_____

(ALLISON MOEBUS-PAGE)

CITY PLANNING COMMISION RESOLUTION

RESOLVED: THAT THE CERTIFIED SURVEY MAP SHOWN HEREON, IN THE CITY OF LAKE GENEVA WALWORTH COUNTY, WISCONSIN. OWNERS LAKE GENEVA ECONOMIC DEVELOPMENT CORP , PAUL PAGE AND ALLISON MOEBUS-PAGE, IS HEREBY APPROVED BY THE CITY OF LAKE GENEVA ON THIS _____DAY OF _____, 2016.

_____

MAYOR

JIM CONNORS

_____

CITY CLERK

SABRINA WASWO

THIS INSTRUMENT DRAFTED BY J. KIMPS W.R.L.S S-2436

APPLICATION FOR ZONING MAP AMENDMENT FOR PLANNED DEVELOPMENT ZONING INCLUDING GENEVRAL DEVELOPMENT PLAN APPROVAL (PD/GDP) AND ONE PRECISE IMPLEMENTATION PLAN APPROVAL (PD/PIP)

Name of Applicant: Lake Geneva Economic Development Corp.

Address of Applicant: c/o Richard W. Torhorst

PO Box 1300

Lake Geneva, WI 53147

Telephone No. (262) 248-3333

Fax and/or email: ( ) torhorstlaw@genevaonline.com

Name of Owner: Paul and Allison Page

Address of Owner: 3464 Country View Dr.

Delavan, WI 53115

Telephone No. ( )

Fax and/or email: ( )

Subject property address and/or complete legal description (use attached sheet if necessary):

726 Wisconsin Street

See Survey attached

Current Zoning District: General Business GB

Fee of $750.00 payable upon filing application.

Feb 29 2016
Date

By Richard W Torhorst, Sec
Signature of Applicant

LAKE GENEVA ECONOMIC DEVELOPMENT CORPORATION

APPLICATION SUBMITTAL FOR PLAN DEVELOPMENT/PRECISE IMPLENTATION PLAN

LOCATION MAP. Attached hereto is a location map of the subject property and its vicinity as depicted on the City of Lake Geneva Land Use Plan Map.

MAP OF SUBJECT PROPERTY. Attached hereto is a map showing all lands within 300 feet of the boundaries of the subject property together with a list of the names and addresses of the owners of all lands within 300 feet. Also attached please find the proposed certified survey map for the property showing all lot dimensions thereof.

WRITTEN DESCRIPTION. The Lake Geneva Economic Development Corporation ("LGEDC") is purchasing the property known as 726 Wisconsin Street, which is currently zoned General Business ("GB"), and dividing the property into two parcels by means of a certified survey map.

Lot 1 of the Certified Survey Map consists of a multi-use commercial building facing north on the south side of Wisconsin Street to be zoned Planned Development ("PD"). The building use consists of a commercial office on the first floor and two one bedroom residential apartments on the second floor. This multi-use commercial building will remain as is and LGEDC is requesting that the Precise Implementation Plan be adopted for the existing building and the current use thereof. Lot 1 provides an off-street parking for each one bedroom apartment. Parking for the commercial unit will be off premises on Wisconsin Street. The creation of Lot 1 of Certified Survey Map will result in result in the following variances from the normal requirements of the General Business Zoning District:

(i) Side yard setback ten feet to .81 feet
(ii) Rear setback twenty-five feet to ten feet
(iii) Front setback twenty-five feet to 14.70 feet

These setbacks currently exist and are shown on the Certified Survey Map as the location of the present building which has been located thereon for many, many years. There is no request to construct any additional improvements upon the property nor for any change in the existing use of the property. Attached hereto are photographs of the existing building showing the building elevations, open areas and existing landscaping.

Lot 2 of the Certified Survey Map combines the south 194 feet (+/-) of Tax Key No. ZOP 00154 with Tax Key No. ZOP 00155 (known as 323 Broad Street) and is to be rezoned to Central Business resulting from the lotline adjustment. All structures upon or which were previously upon the proposed lot have been or will be razed. Any areas which have not been improved with asphalt will after the razing of the structures be brought to existing grade, seeded and maintained as green area pending development. LGEDC has received TIF funds from the City of Lake Geneva for the razing of the old Traver Hotel building and restoration of the property to grade as green area. It is the intention of LGEDC to work with a developer to whom Lot 2 would be sold requiring the construction of a commercial building which may or may not contain residential units on the second floor and to be constructed in compliance with the requirements of LGEDC and the City of Lake Geneva Zoning Ordinance.

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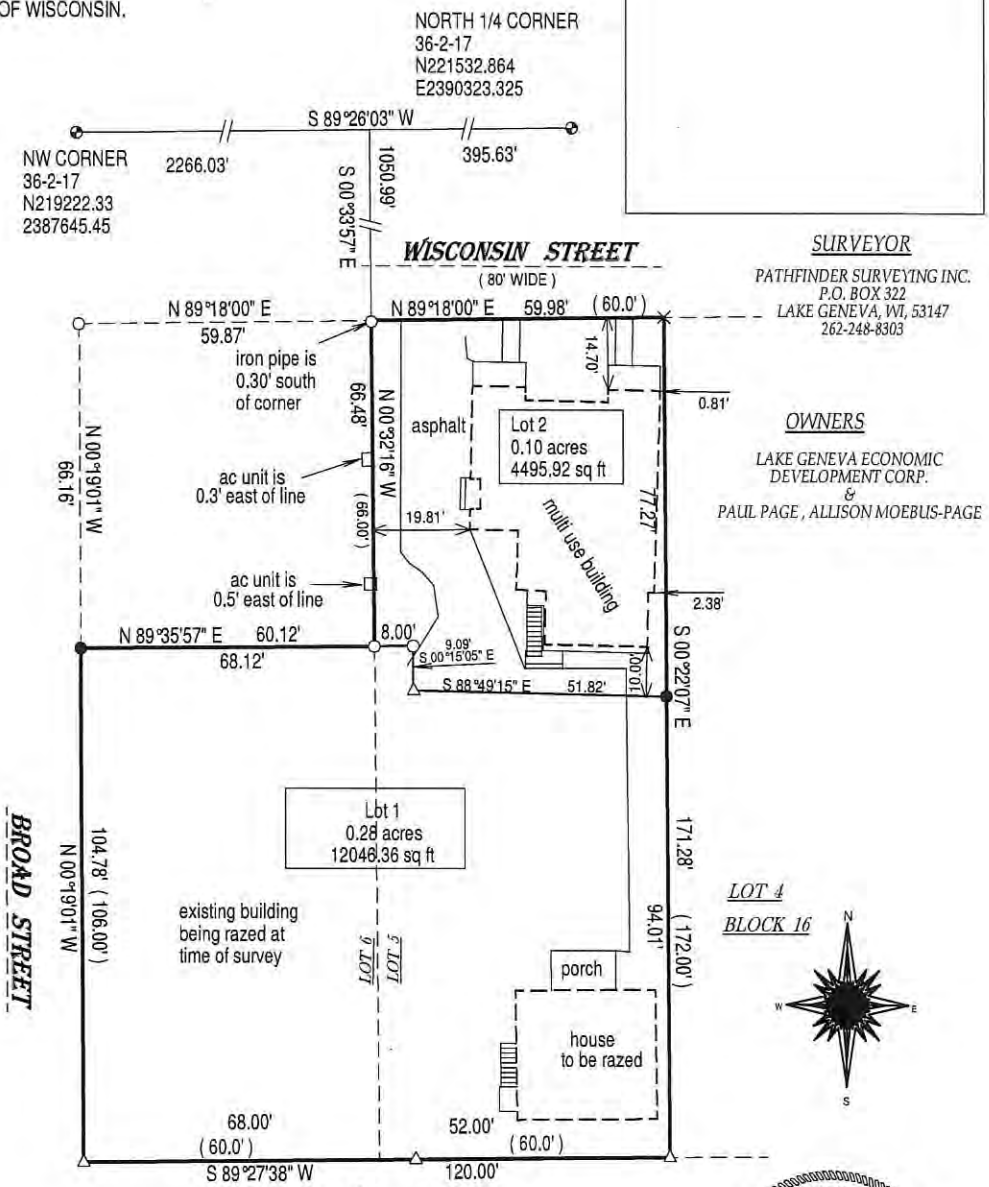

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LEGEND

X = cross cut
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30 0 30 60

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WISCONSIN JEFFREY L. KIMPS S-2436 LAKE GENEVA, WIS. LAND SURVEYOR

JEFFREY L KIMPS S - 2436
Wisconsin Professional Land Surveyor

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DATED THIS 25TH DAY OF FEBRUARY, 2016.

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

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DATE:_____

_____
(PAUL PAGE)

_____
(AUTORIZED AGENT FOR LAKE GENEVA ECONOMIC DEVELOPMENT CORP)

_____
(ALLISON MOEBUS-PAGE)

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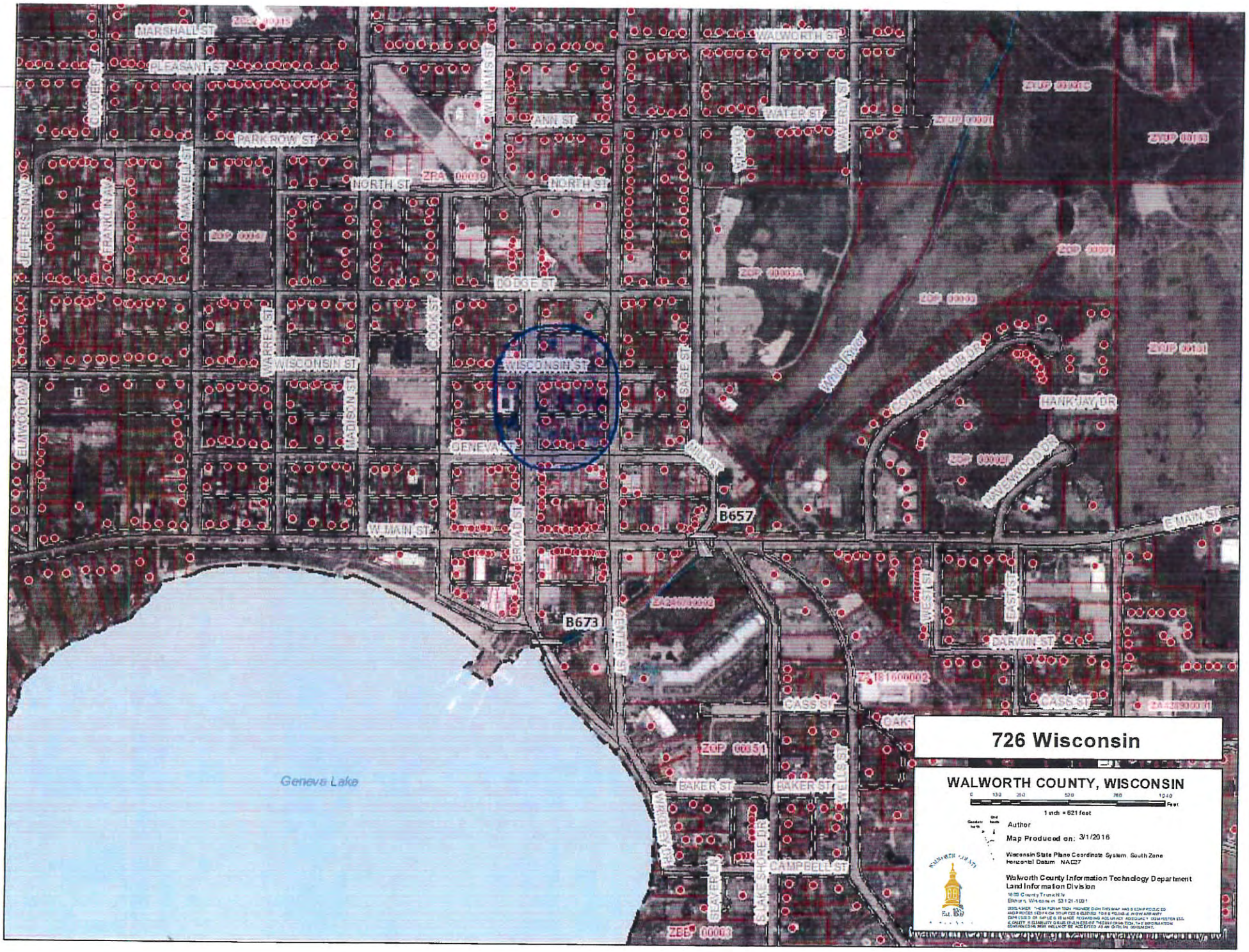
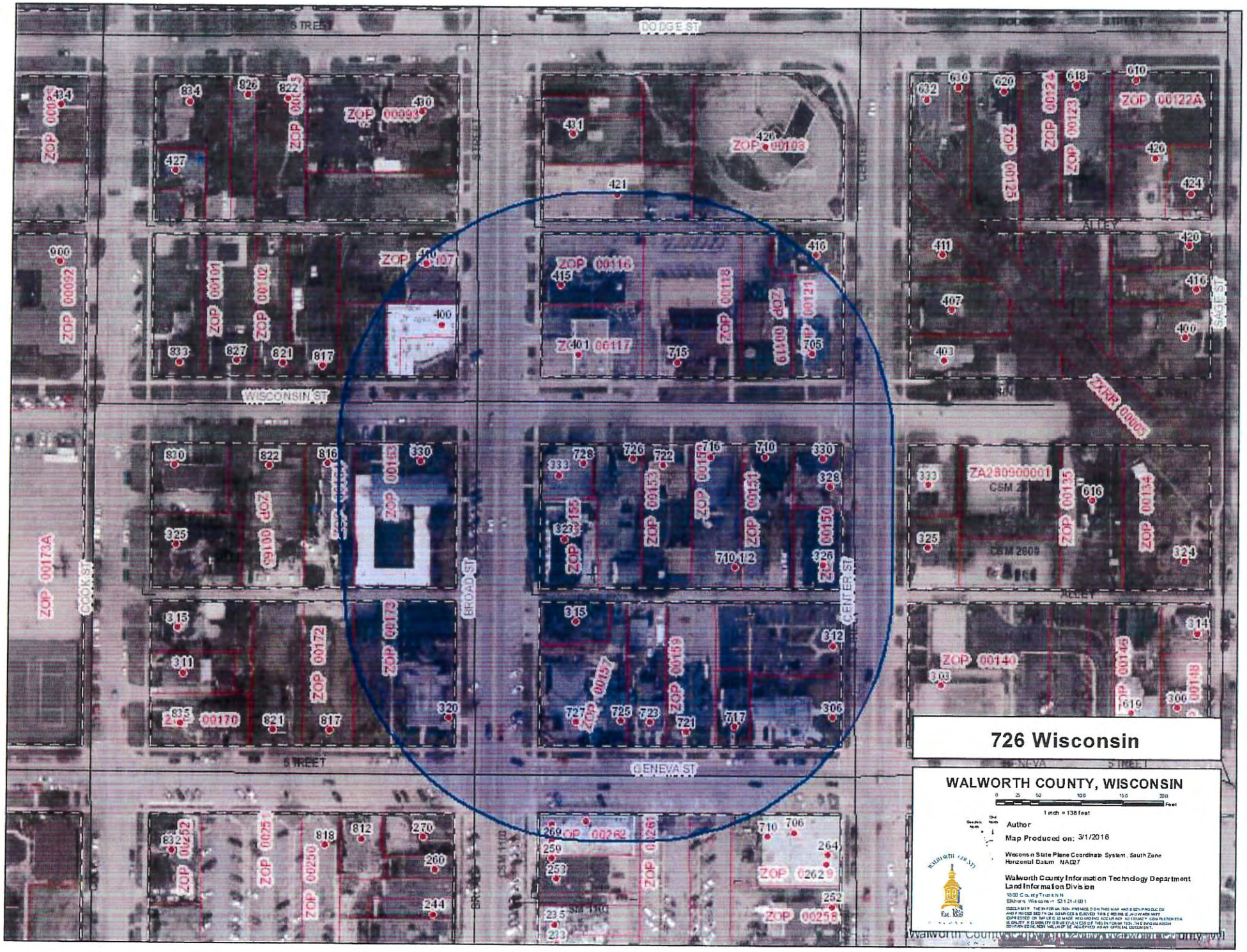
_____
MAYOR
JIM CONNORS

_____
CITY CLERK
SABRINA WASWO

THIS INSTRUMENT DRAFTED BY J. KIMPS W.R.L.S S-2436



726 Wisconsin
WALWORTH COUNTY, WISCONSIN
1 inch = 621 feet
Author
Map Produced on: 3/1/2016
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum NAD27
Walworth County Information Technology Department
Land Information Division
Geneva Lake
MARSHALL ST
PLEASANT ST
PARK ROW ST
NORTH ST
ANN ST
WALWORTH ST
WATER ST
DODGE ST
WISCONSIN ST
GENEVA ST
W MAIN ST
E MAIN ST
HANK JAY DR
DARWIN ST
CASS ST
BAKER ST
CAMPBELL ST
B657
B673


DODGE ST
WISCONSIN ST
GENEVA ST
5 STREET
COOK ST
BROAD ST
CENTER ST
ALLEY
726 Wisconsin
WALWORTH COUNTY, WISCONSIN
1 inch = 138 feet
Author
Map Produced on: 3/1/2016
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD27
Walworth County Information Technology Department
Land Information Division

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before a City Plan Commission Meeting on Monday, March 21, 2016, at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, for approval of a Planned Development (PD) filed by Richard W. Torhorst, PO Box 1300, Lake Geneva, WI 53147 for the Lake Geneva Economic Development Corp, on behalf of Paul and Allison Page, 3464 Country View Drive, Delavan, WI 53115 at a new CSM at the following location:

Current Tax Key Nos. ZOP 000154 – 726 WISCONSIN STREET

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, March 21, 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 4th day of March 2016.

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 March 10th & 17th.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

SITE ADDRESS/PARCEL NO. AND FULL LEGAL DESCRIPTION REQUIRED (ATTACH SEPARATE SHEET IF NECESSARY):
Legal description described to be provided. See attached plot plan 48

NAME AND ADDRESS OF CURRENT OWNER:
Lake Geneva Tennis LLC

TELEPHONE NUMBER OF CURRENT OWNER:
(262) 215-6426

NAME AND ADDRESS OF APPLICANT:
Paul Lauterbach
914 Bennett Ct, Walworth Wisconsin, 53184

TELEPHONE NUMBER OF APPLICANT:
(262) 215-6426

PROPOSED CONDITIONAL USE:
Indoor and outdoor tennis facility per city of Lake Geneva zoning ordinance article II. Land use regulations 98.206 section 4S, physical activity studio.

ZONING DISTRICT IN WHICH LAND IS LOCATED:
Lake Geneva Business Park lots 48

NAMES AND ADDRESSES OF ARCHITECT, PROFESSIONAL ENGINEER AND CONTRACTOR OF PROJECT:
Architect: Robert P Yuhas
4820 Six Mile rd. Racine, Wisconsin 53402
Contractor: Gary Stark
Stark & Company, Inc. 255 Smythe dr. Williams Bay, Wisconsin 53191
Engineer: To be engaged

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

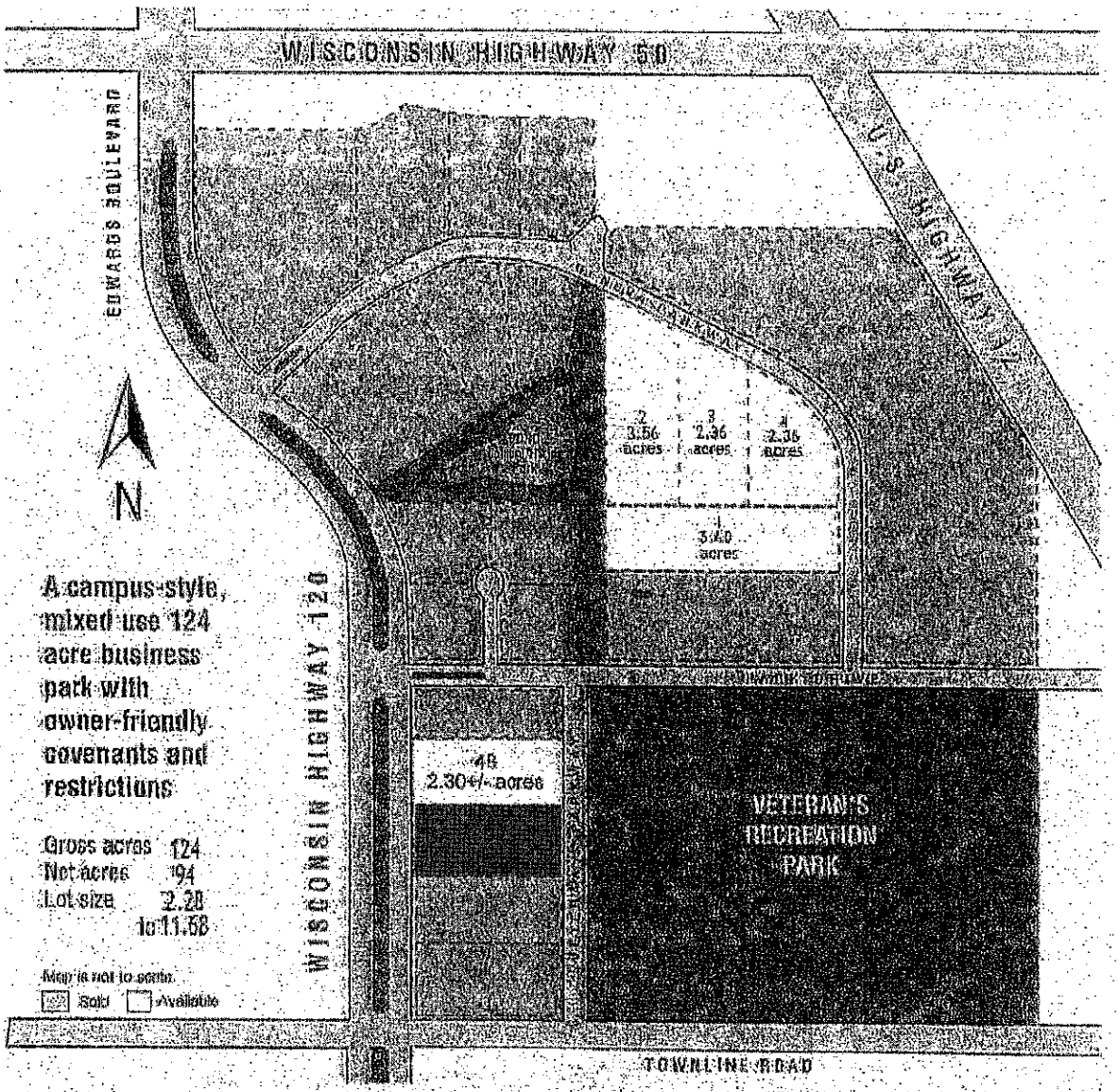
Recreational tennis, instructional tennis, and tennis tournaments. Tennis programming for all ages and abilities.

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

3/3/16
DATE

Paul Lauterbach
SIGNATURE OF APPLICANT

LAKE GENEVA BUSINESS PARK



Wisconsin State Highway 120 connects to Illinois 47 at the state line.

Improved lots from $1 per square foot!

Owner (s):
LAKE GENEVA ECONOMIC DEVELOPMENT CORP
Location:
Mailing Address:
LAKE GENEVA ECONOMIC DEVELOPMENT CORP
500 COMMERCIAL COURT
LAKE GENEVA, WI 53147-0000
School District:
2884 - UHS Lake Geneva-Genoa City
Tax Parcel ID Number:
ZLGBP200029
Tax District:
246-City of Lake Geneva
Status:
Active
Acres:
2.3000
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
LOT 48 LAKE GENEVA BUSINESS PARK PHASE II AS RECORDED IN CAB B SLIDE 174 WCR. LOCATED IN NE 1/4 SE 1/4, SE 1/4 SE 1/4 & SW 1/4 SE 1/4 SEC 31 T2N R18E. 100380 SQ FT. CITY OF LAKE GENEVA OMITS ZYUP-169 & ZA2524-1
Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*

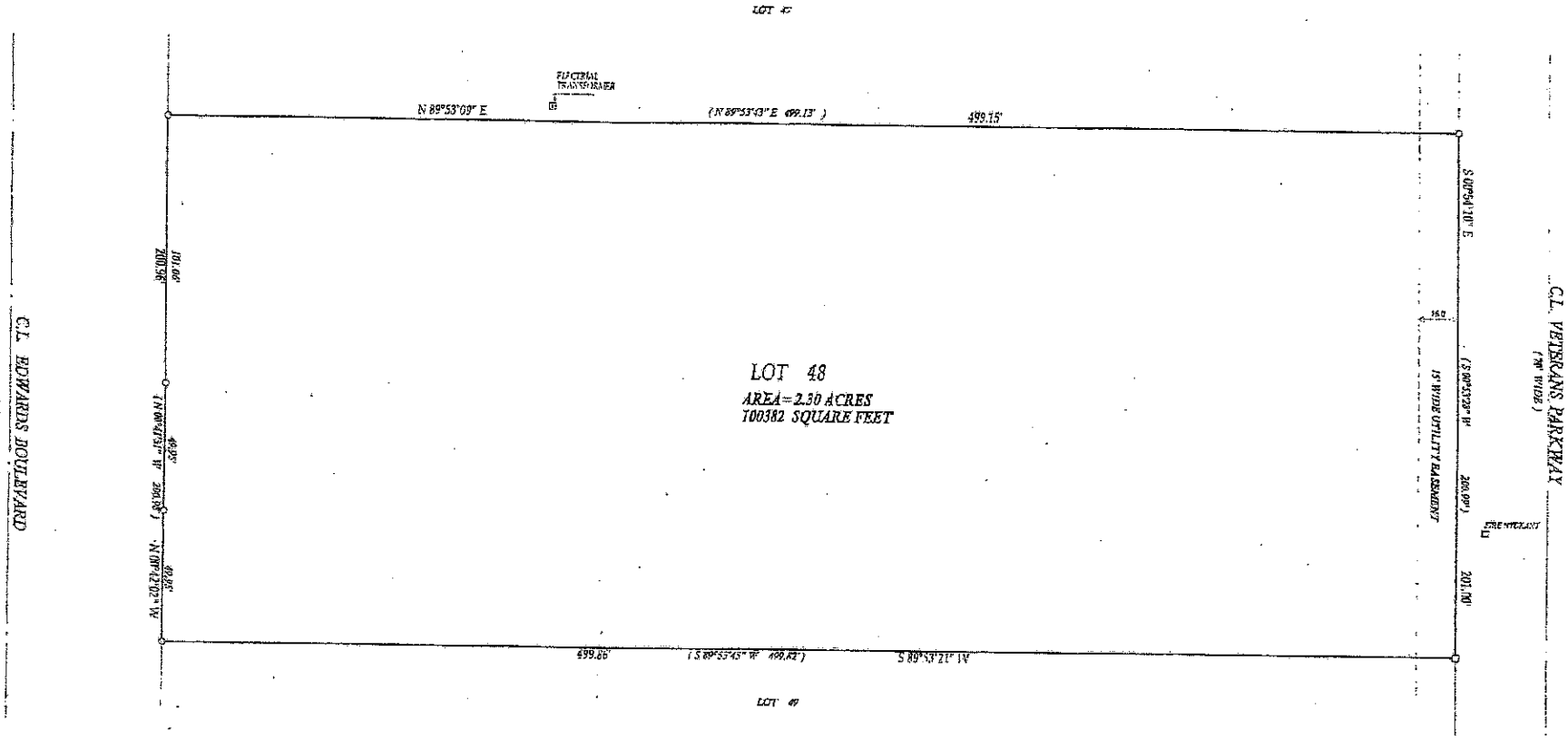
PREPARED FOR:
KENNELLY DEVELOPMENT COMPANY, L.L.C.
303 BRIAN LANE PROSPECT HEIGHTS, ILL
60070

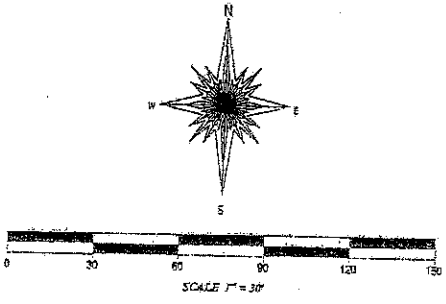
PLAT OF SURVEY

- OF -

LOT 48 OF LAKE GENEVA BUSINESS PARK PHASE 2, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 31; TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

J.K. SURVEYING INC.
N3705 WILLOWBEND LANE
LAKE GENEVA, WI. 53137
262-248-3697





LEGEND
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JOB # 06-49

TAX ID # ZLGWP200029

SEARINGS ARE REFERENCED TO THE RECORD PLAT OF LAKE GENEVA BUSINESS PARK PHASE 2

DESCRIPTION LOCAL DESCRIPTION ABOVE AND CONTAINED WITH DESC. FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN REFER TO DEED, ABSTRACT, SOURCES AND LOCAL MUNICIPAL CODES TO THE SURVEYOR IMMEDIATELY OF ANY DISCREPANCY

"I hereby certify that I have surveyed the above described property and that the above map is a true representation thereof and shows the size and location of all visible structures, apparent easements and encroachments if any."
This survey is made for the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto, within one year from the date hereof.

DATED THIS 10th, DAY OF FEBRUARY, 2006

WISCONSIN
JOHN P. KROTT
S-2258
LAKE GENEVA
WIS
LAND SURVEYOR

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

007-2403

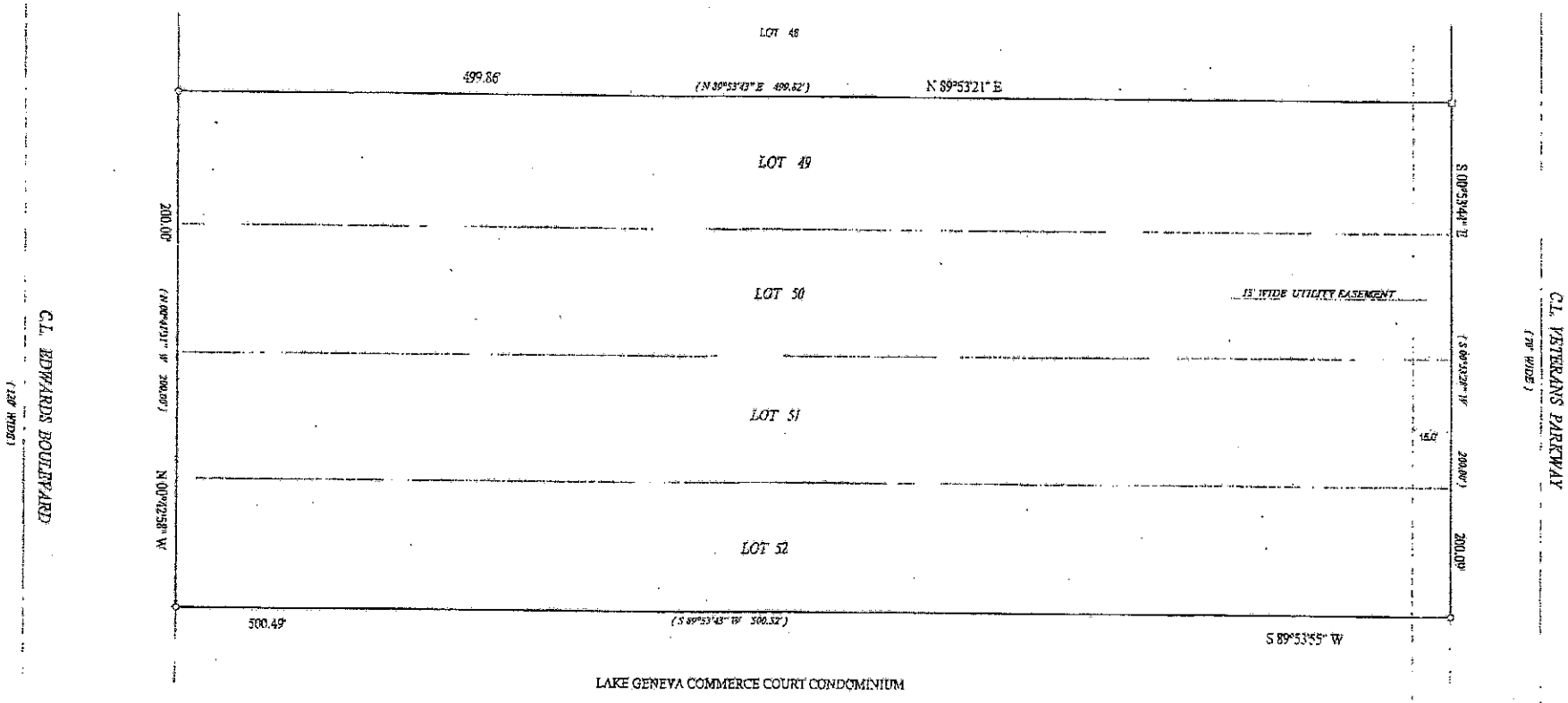
PREPARED FOR:
KENNELLY DEVELOPMENT COMPANY, L.L.C
303 BRIAN LANE PROSPECT HEIGHTS, ILL
60070

PLAT OF SURVEY

- OF -

LOTS 49 THRU 52 OF LAKE GENEVA BUSINESS PARK PHASE 2, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

J.K. SURVEYING INC.
N2705 WILLOWBEND LANE
LAKE GENEVA, WI. 53147
262-248-3697



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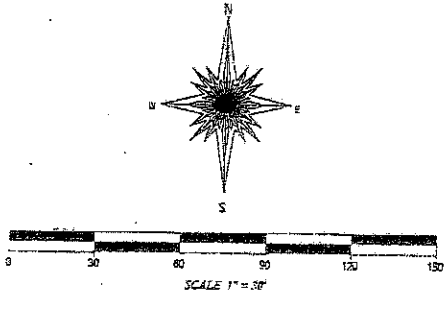


BEARINGS ARE REFERENCED TO THE RECORD PLAT OF LAKE GENEVA BUSINESS PARK PHASE 2

COMPARE LEGAL DESCRIPTION SHOWN AND DRAWING WITH DEED FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN. REFER TO DEED, ABSTRACT SOURCES AND LOCAL MUNICIPAL CODES NOTE THE SURVEYOR IMMEDIATELY OF ANY DISCREPANCY.

"I hereby certify that I have surveyed the above described property and that the above map is a true representation thereof and shows the size and location of all visible structures, apparent easements and encroachments if any."
This survey is made for the present owners of the property, and those who purchase, mortgage, or guarantee the title thereof, within one year from the date hereof.

DATED THIS 10th, DAY OF FEBRUARY, 2006

JOB # 06-49

TAX ID

WISCONSIN JOHN P. KROTT S-2258 LAKE GENEVA WIS. LAND SURVEYOR

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

ZIGOP2 30433

007-2404

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

____ **Pre-submittal staff meeting scheduled:**

Date of Meeting: _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

Follow-up pre-submittal staff meetings scheduled for:

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

____ **Application form filed with Zoning Administrator:** **Date:** _____ **by:** _____

____ **Application fee of $ ____ received by Zoning Administrator:** **Date:** _____ **by:** _____

____ **Reimbursement of professional consultant costs agreement executed:** **Date:** _____ **by:** _____

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (5 Copies to Zoning Administrator) *Date:* _____ *by:* _____

⇓

Draft Final Packet (1 Copy to Zoning Administrator) *Date:* _____ *by:* _____

⇓

____ ____ (a) **A map of the proposed conditional use:**

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

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

II. Application Submittal Packet Requirements

(c) The applicant is proposing a 38,000 sq ft steel frame, insulated panel, masonry trim building for use as a recreational and tennis teaching facility with future proposed outdoor tennis courts and applicable parking on lots 48 in the Lake Geneva Business Park.

(d) Attached is a proposed preliminary, conceptual plat showing the tennis facility and future recreational and outdoor tennis courts.

(e) The applicant believes that the proposed conditional use is appropriate and should be approved by the city of Lake Geneva as it currently meets all of the requirements of the previously approved declarations of covenants, conditions and restrictions of the Lake Geneva Business Park phase II approved by the city of Lake Geneva for the Geneva Lake Development Corporation. Further, per the city of Lake Geneva zoning ordinance section 98.905, the development, as proposed, does not adversely affect properties in the immediate area and conversely adds to the recreational nature already established by the proximity to Veteran's Recreation Park. As the facility will be for members only, it is none the less open to all residents of the city of Lake Geneva and the applicant anticipates the facility will be used to teach tennis for families in and around the Lake Geneva area. Lastly, the facility does not present an undue burden to any city utilities or the services of police, fire department and/or emergency workers.

____ ✓ (c)A written description of the proposed conditional use describing the type of activitie buildings, and structures proposed for the subject property and their gener locations;

____ ✓ (d)A site plan (conforming to the requirements of Section 98-908(3)) of the subject propert as proposed for development OR if the proposed conditional use is a grou development (per Section 98-208) a proposed preliminary plat or conceptual pl may be substituted for the required site plan, provided said plat contains a 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 i appropriate with the recommendations of the City of Lake Geneva Comprehensiv Master Plan, particularly as evidenced by compliance with the standards set out i 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 th purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, th Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant t official notice by the City?

The development is in special harmony with existing and contiguous Veterans Recreation Park and meets the pre-approved covenants, conditions and restrictions of the Lake Geneva Business Park as previously approved by the City of Lake Geneva

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 an other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?

Refer to #1

3. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (se Section 98-905(3)(d)), result in any substantial or undue adverse impact on nearby property, the characte of the neighborhood, environmental factors, traffic factors, parking, public improvements, public propert 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 th Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or unde consideration pursuant to official notice by the City or other governmental agency having jurisdiction t guide development?

As opposed to the current vacant conditions of the subject property, the proposed tennis facility creates positive value for the existing site and surrounding property with less than normal, anticipated traffic and has been approved by the Lake Geneva Economic Development Corporation's Architectural Review Committee on March 20, 2014.

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 use follows a precedent already established by the City of Lake Geneva and the Lake Geneva Economic Development Corporation in the prior approval of the "physical activity studio" and adds an additional recreational facility for use by the citizens of Lake Geneva and surrounding area who may become members.

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?

See #5 (below)

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?

The applicant believes that there are no adverse impacts for the proposed development, but further that there is a great public benefit by adding a tennis facility that will compliment the existing recreational facilities at Veterans Recreational Park. The facility will service children, adults and senior citizens.

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 Administtrator 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: _____

5).
The City of Lake Geneva and the Lake Geneva Economic Development Corporation covenants, conditions and restrictions for the Lake Geneva Business Park have provided, and they already exist, sufficient road and utility improvements to service the proposed development. Further, the quality of the proposed construction and the fact that the building is sprinklered and has security lighting means that there will be less demand on fire and police service as opposed to other types of development.

✓ 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 <u>Small Location Map</u> 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 <u>Property Site Plan</u> 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 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: _____

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, March 21, 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 Paul Lauterbach, 914 Bennett Ct., Walworth, WI 53184 on behalf of Lake Geneva Tennis LLC, to operate a Indoor Tennis Club (Physical Activity Studio) in the Planned Business Park (PBP) zoning district in a proposed building at the following location:

TAX KEY No. ZLGBP 200029 – Veterans Parkway

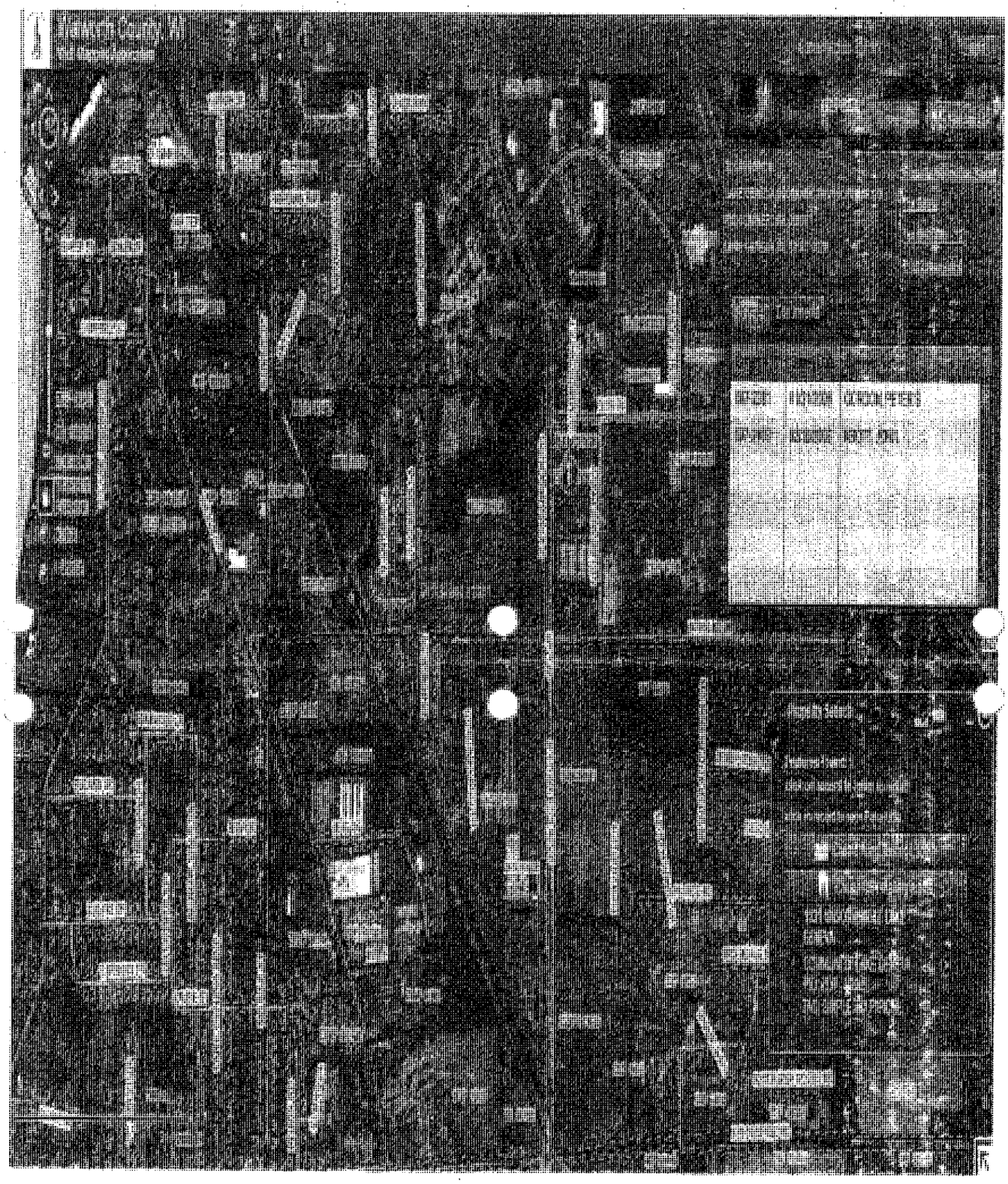
All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, March 21, 2016 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

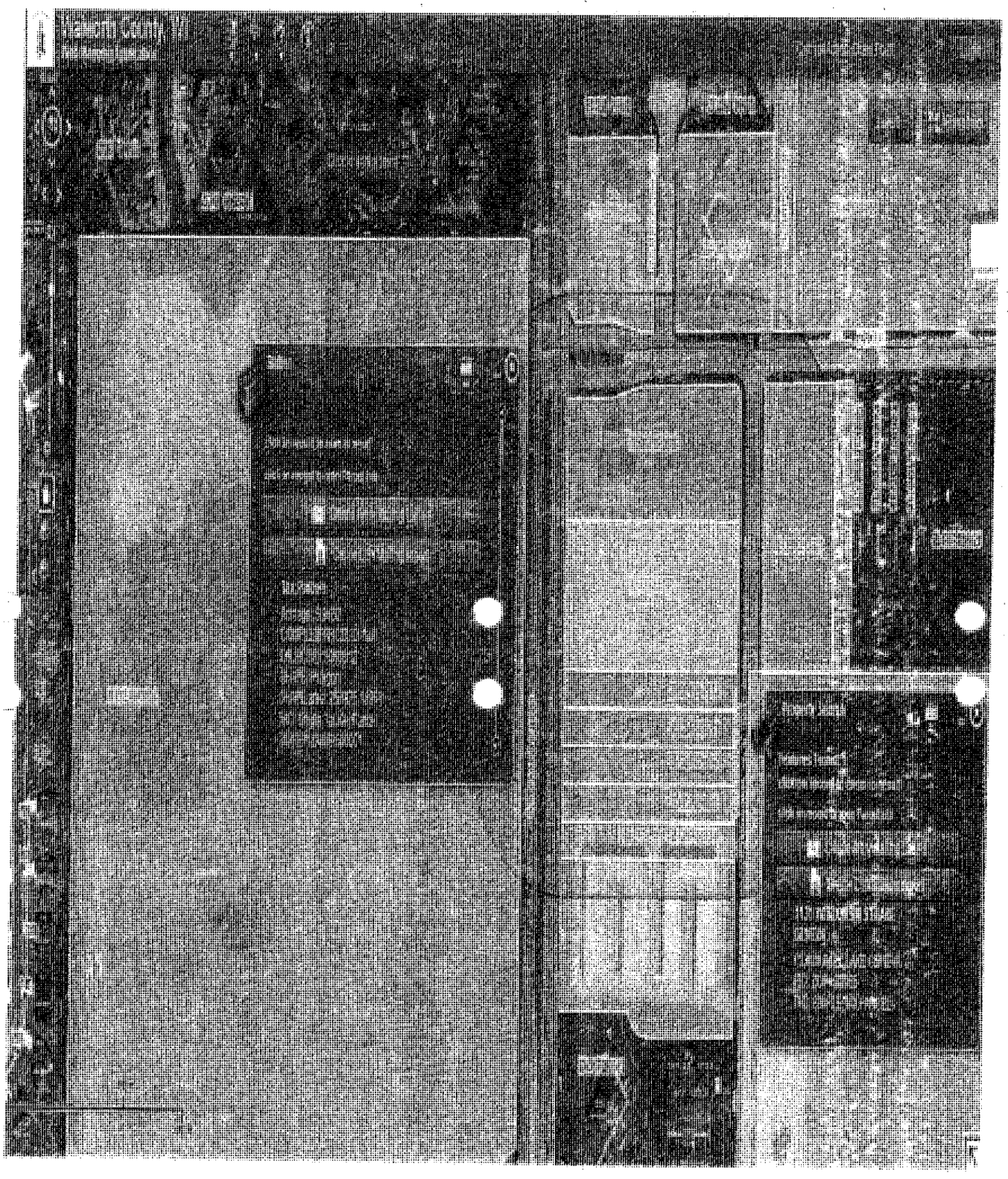
Dated this 4th day of March 2016.

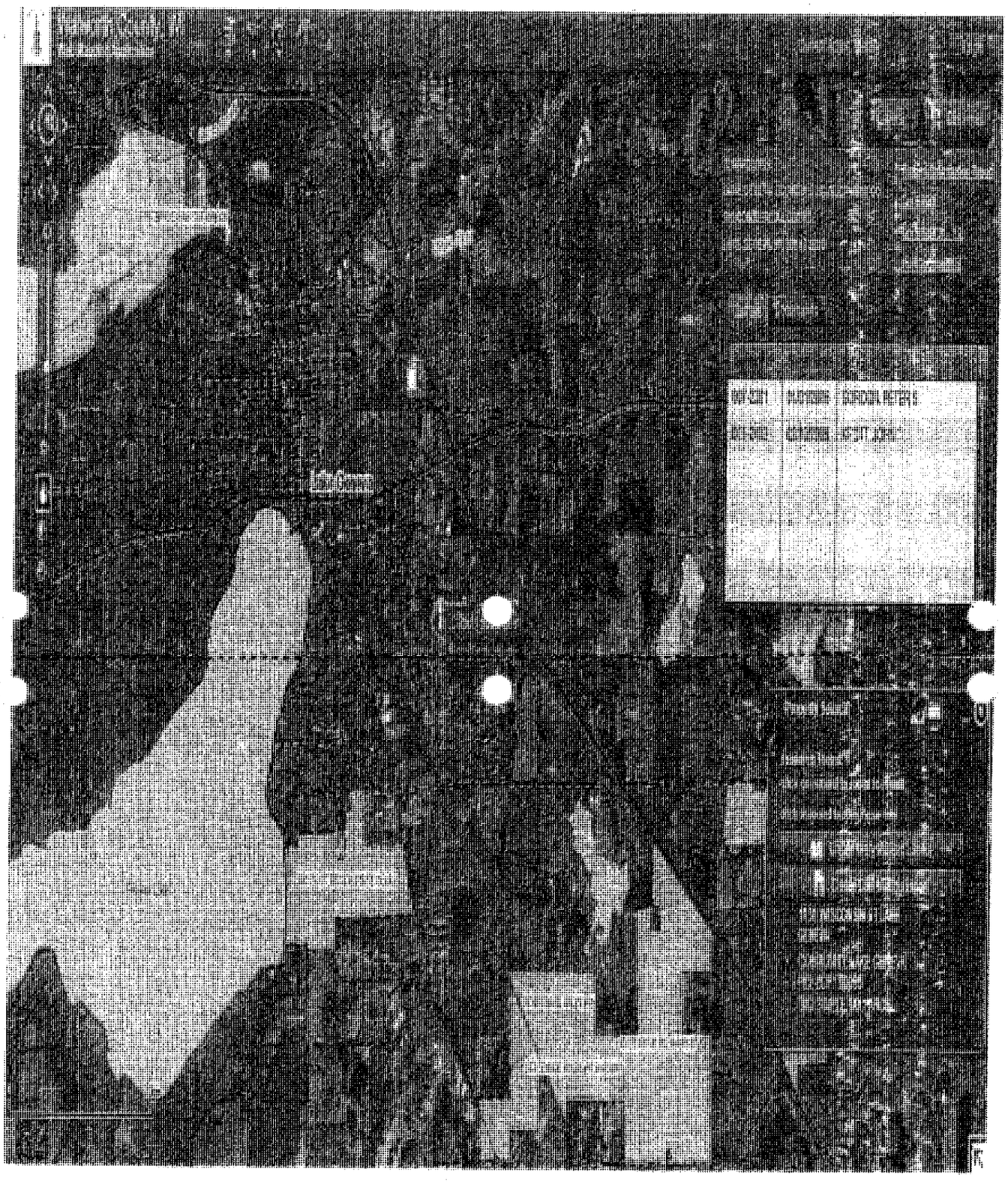
Mayor James R. Connors
City Plan Commission
City of Lake Geneva, WI

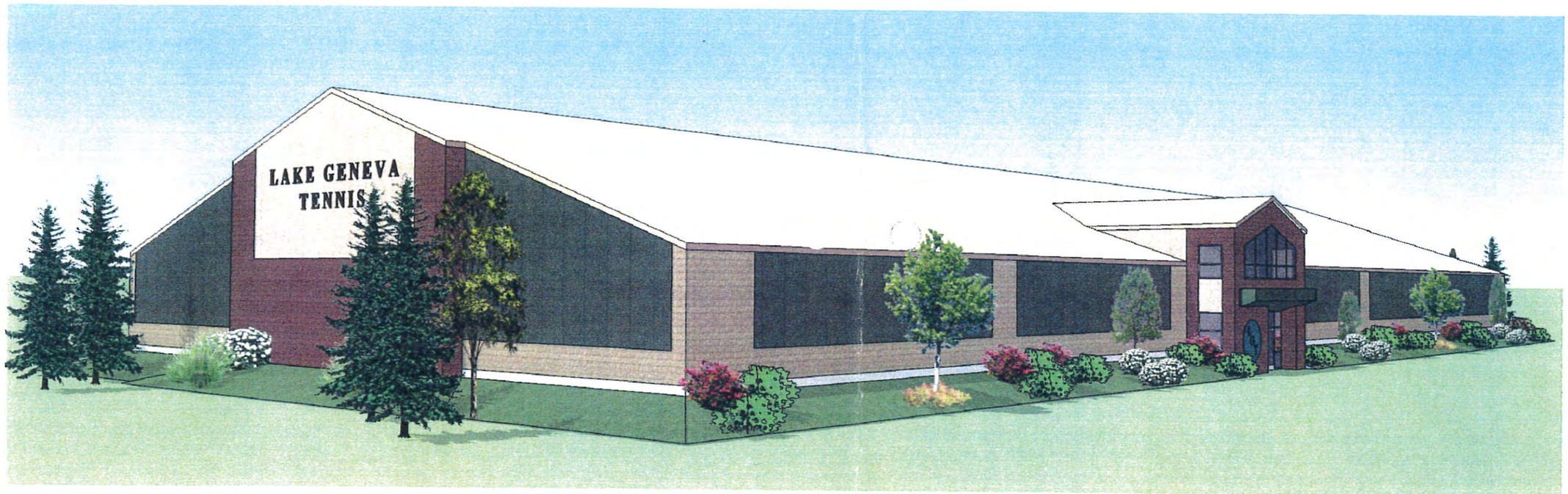
A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on March 10th and 17th









NIELSEN BUILDING SYSTEMS
4820 SIX MILE ROAD
RACINE, WI 53402
(262) 681-0676
FAX
(262) 681-1812
www.nbs-inc.net

ARCHITECTS
ENGINEERS
CONTRACTORS
DEVELOPERS
PLANNERS

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PROJECT

PROPOSED NEW INDOOR TENNIS FACILITY FOR

LAKE GENEVA TENNIS

LAKE GENEVA BUSINESS PARK

REVISION DATES

DATE

DRAWN BY CHECK BY

SHEET TITLE

SHEET NUMBER

PROJECT NO.

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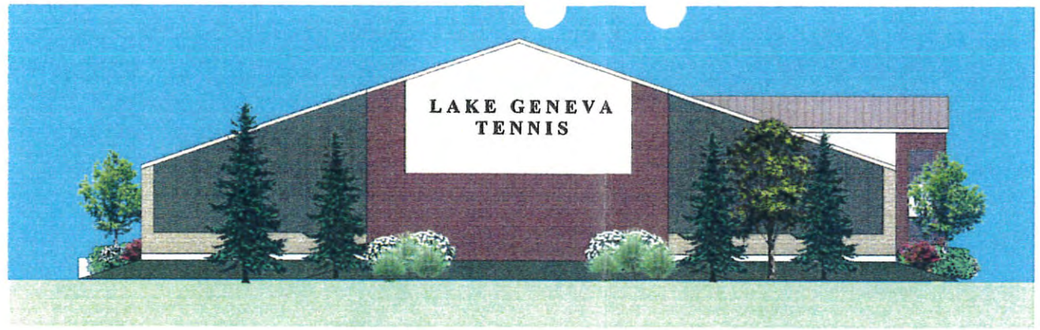
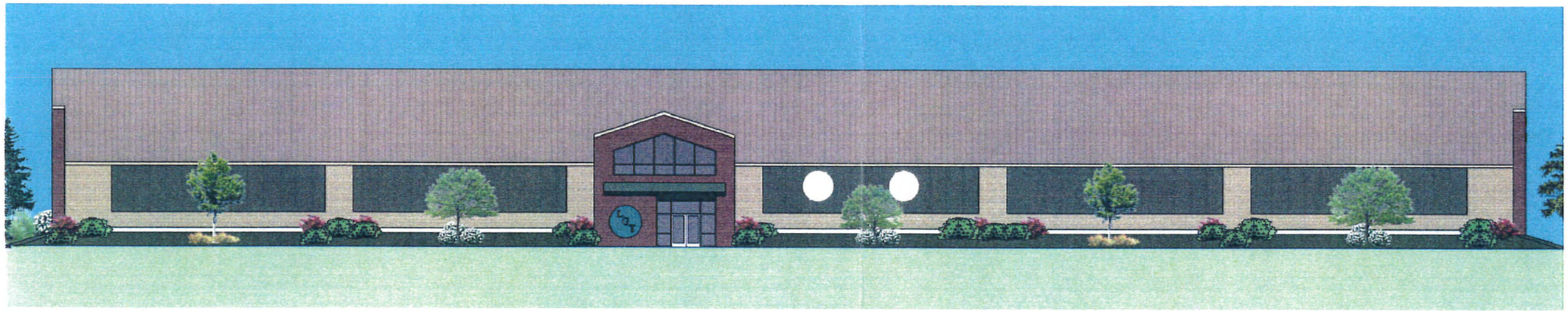


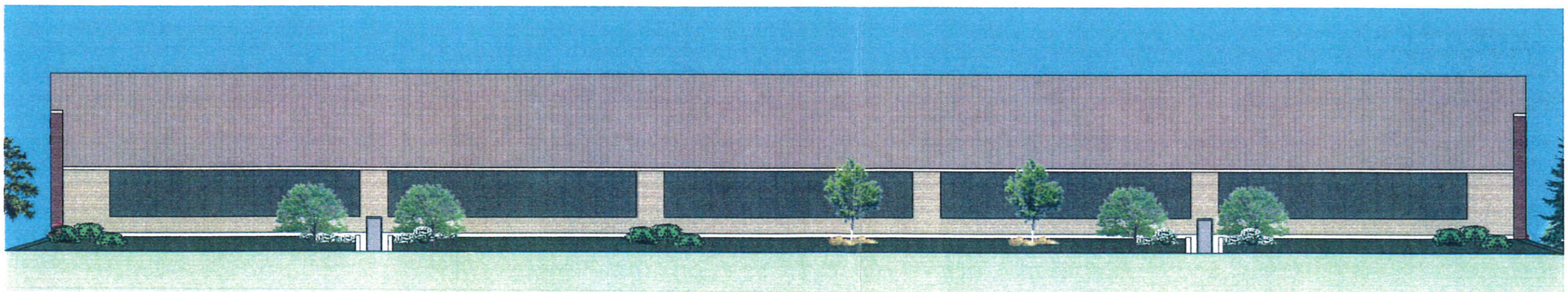
EAST ELEVATION

WEST ELEVATION SAME BUT OPPOSITE HAND SCALE: 1/8" = 1'-0"



NORTH ELEVATION

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



SOUTH ELE \TIO'

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

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PROJECT

PROPOSED NEW INDOOR TENNIS FACILITY FOR

LAKE GENEVA TENNIS

LAKE GENEVA BUSINESS PARK

REVISION DATES

DATE

DRAWN BY CHECK BY

SHEET TITLE

SHEET NUMBER

PROJECT NO.

S:\PROJECTS\Lake Geneva Tennis Center\LGT RENDERING.dwg, 3/20/2014 12:19:20 PM

APPLICATION FOR PRECISE IMPLEMENTATION PLAN REVIEW

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):

PLEASE SEE ATTACHMENT

Name and Address of Current Owner:

LAKE GENEVA ECONOMIC DEVELOPMENT CORP.

900 WELLS ST. LAKE GENEVA WI 53147

Telephone No. of Current Owner including area code: 262-248-9731

Name and Address of Applicant:

LAKE GENEVA TENNIS LLC

914 BENNETT CT WALWORTH WI 53184

Telephone No. of Applicant including area code: 262-215-6426

Proposed Use:

5 COURT INDOOR TENNIS FACILITY

Zoning District in which land is located: PD

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

ARCHITECT ROBERT YUHAS 1434 WEST ST. RACINE WI 53404

ENGINEER: WARREN HASEN 7 RIDGWAY CT P.O. BOX 437 ELKHORN WI 53121

CONTRACTOR: GARY STARCK 255 SMYTH DR. WILLIAMS BAY WI 53191

Short statement describing activities to take place on site:

INDOOR TENNIS FACILITY TO TEACH TENNIS, PLAY TENNIS, HOST TOURNAMENTS AND TENNIS SOCIAL EVENTS

PIP fee ~~$300.00~~ 400.00, payable upon filing application.

Paul Lauterbach

Signature of Applicant

LAKE GENEVA
ECONOMIC DEVELOPMENT CORPORATION
"OUR LAKE MEANS BUSINESS"

Lake Geneva Economic Development Corp.
Architecture Review Committee Minutes
March 20, 2014

LGEDC Members; Andy Dammeir, Joe Cardiff, Mike Ploch, Mike Dunn, Alan Kupsik,
MLG representatives; John Henderson, Vytau Barcas
Developers group; Gary Starck, Thomas Connelly, Paul Lauterbach

Meeting was called to order at 3:05 PM

The developers presented their plans to the committee for a proposed indoor tennis facility on lots 48 in the Lake Geneva Business Park. Building drawings by the architect, site and floor plans were distributed and reviewed by the committee. Specifications called for a 38,000 square foot pre-engineered steel building that would house 5 tennis courts, locker rooms, office and viewing mezzanine. The exterior would feature painted steel panels and split face block.

Discussion followed regarding site setbacks, building colors, landscaping, signage, lighting, and parking. The committee was unanimous in their approval of the project concept, colors, construction materials, and compatibility for the Lake Geneva Business Park.

The LGEDC Architecture Review Committee approved the plans as presented instructed the developers to proceed to the City of Lake Geneva for determination of landscaping requirements, signage, exterior lighting, and the number of required parking stalls.
Meeting was adjourned at 4:15 PM

Respectfully submitted,

Andrew J. Dammeir
LGEDC Executive Director

SCAN WITH YOUR MOBILE DEVICE'S QR CODE READER.

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, March 21, 2016 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a General Development Plan (GDP) filed by Paul Lauterbach, 914 Bennett Ct., Walworth, WI 53184 on behalf of Lake Geneva Tennis LLC, for a new commercial building (Tennis Club) in the Planned Business Park (PBP) zoning district at the following location:

TAX KEY No. ZLGBP 200029 – Veterans Parkway

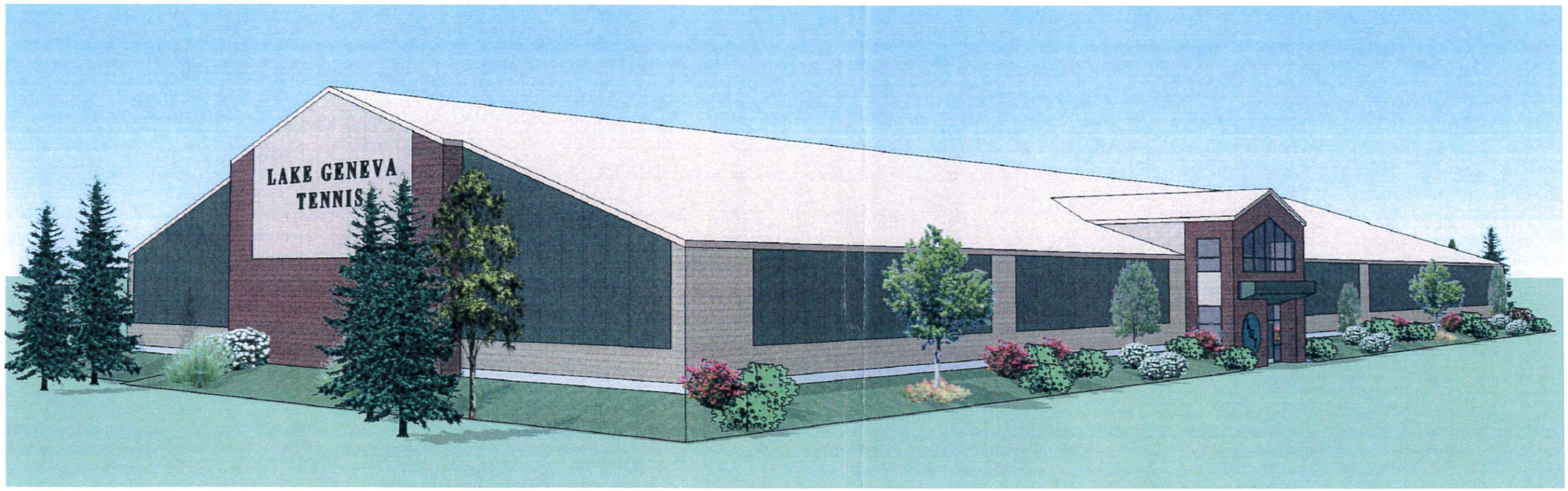
All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, March 21, 2016 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 4th day of March 2016.

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 March 10th and 17th



LAKE GENEVA TENNIS

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PROJECT

PROPOSED NEW INDOOR TENNIS FACILITY FOR

LAKE GENEVA TENNIS

LAKE GENEVA BUSINESS PARK

OWNER:
PAUL LAUTERBACH
914 BENNETT CT.
WALWORTH, WI 53184
262-215-6426

REVISION DATES

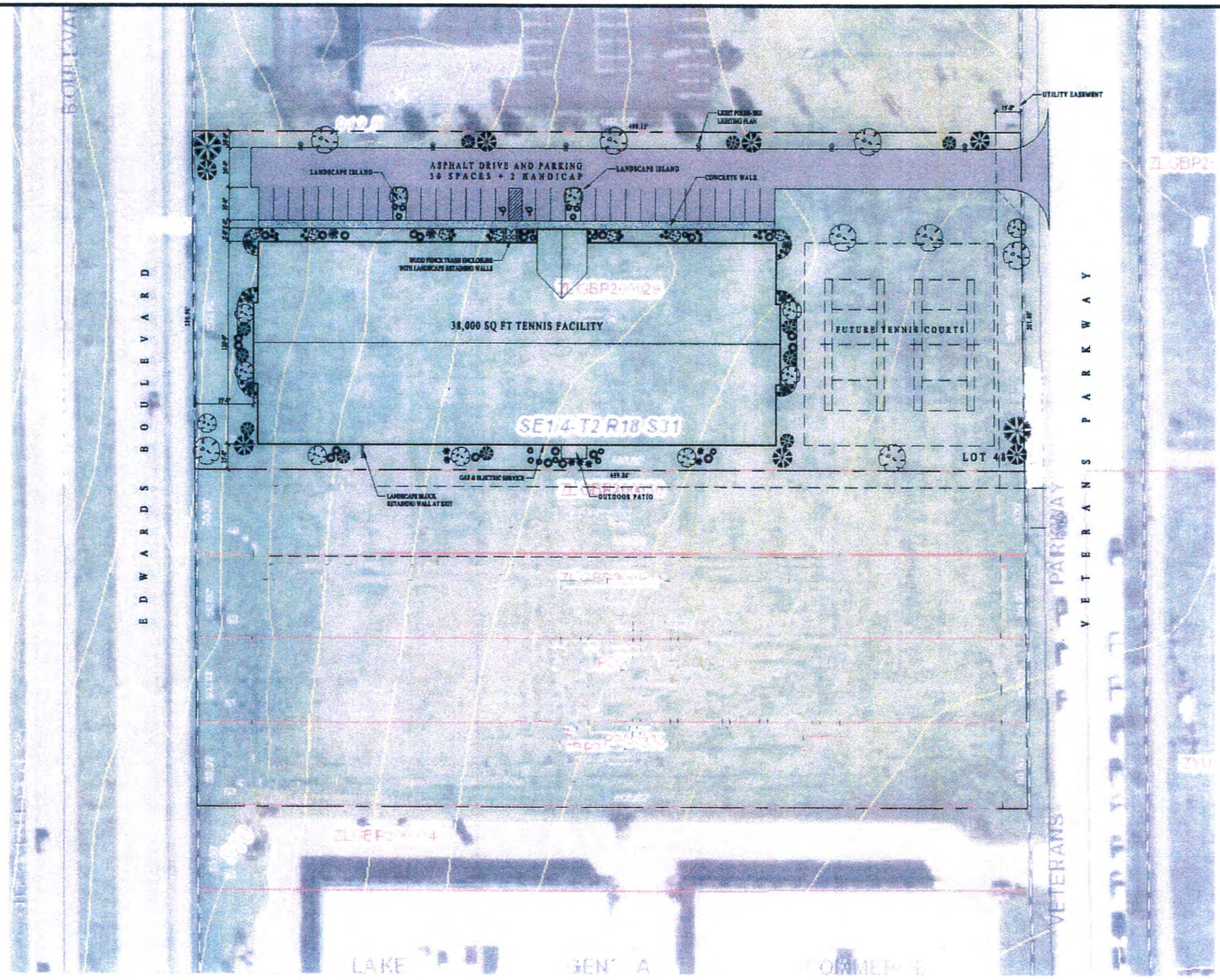
DATE

DRAWN BY CHECK BY

SHEET TITLE

SHEET NUMBER

PROJECT NO.



SITE & LANDSCAPE PLAN

SCALE: 1" = 30'

NORTH

NOTE: SITE GRADING, DRAINAGE AND EROSION CONTROL DESIGN AND PLANS TO BE SUBMITTED UNDER SEPARATE COVER AT A LATER DATE

LANDSCAPING REQUIREMENTS:

BUILDING FOUNDATION 880 LIN FT @ 40 PER 100 = 352 POINTS
DEVELOPED LOT 38,000 SQ FT BUILDING @ 10 PER 1,000 = 380 POINTS
STREET FRONTAGE 400 FT @ 40 PER 100 = 160 POINTS
PAVED AREA 18,000 SQ FT @ 80 PER 10,000 = 144 POINTS

TOTAL LANDSCAPING REQUIREMENTS = 1,036 POINTS

LANDSCAPE MATERIAL LEGEND

KEY	PLANT CATEGORY	POINTS	SIZE	QUANTITY	POINTS
	CLIMAX TREE	75	3" CALIPER		
	TALL DECIDUOUS TREE	30	1½" CALIPER	8	340
	MEDIUM DECIDUOUS TREE	15	8' TALL	11	165
	LOW DECIDUOUS TREE	10	6' TALL	7	70
	TALL EVERGREEN TREE	40	7' TALL	2	80
	MEDIUM EVERGREEN TREE	20	6' TALL	7	140
	LOW EVERGREEN TREE	12	3' TALL	11	132
	TALL DECIDUOUS SHRUB	5	30" TALL	8	40
	MEDIUM DECIDUOUS SHRUB	3	24" TALL	1	60
	LOW DECIDUOUS SHRUB	1	18" TALL	50	50
	MEDIUM EVERGREEN SHRUB	5	18" TALL	21	105
	LOW EVERGREEN SHRUB	3	12" TALL	16	48
	TOTAL LANDSCAPING POINTS PROVIDED				

BUILDING DESIGN CRITERIA

GOVERNING CODE: 2011 WISCONSIN COMMERCIAL BUILDING 2009 INTERNATIONAL BUILDING CODE (IBC)

CONSTRUCTION CLASSIFICATION: TYPE IIB

OCCUPANCY CLASSIFICATION: ASSEMBLY A-4

BUILDING AREA = MAIN FLOOR 37,936 S.F. AND MEZZANI EQUALS 40,936 TOTAL S.F., NON-SEPARATED USE

BUILDING TO BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM PER NFPA 13, LIGHT HAZARD OCCUPANCY.

BUILDING TO BE EQUIPPED THROUGHOUT WITH A FIRE ALARM SYSTEM PER NFPA 72

BUILDING TO BE EQUIPPED WITH FIRE EXTINGUISHERS PER NFPA 10.

ALLOWABLE BUILDING AREA = 9,500 S.F. PER TABLE 503 PLUS 3,800 S.F. FOR 40% FRONTAGE INCREASE PLUS 28,500 S.F. FOR 300% FIRE SPRINKLER INCREASE = 41,800 S.F. TOTAL ALLOWABLE BUILDING AREA

MUNICIPAL CRITERIA

LOCATION: LOT 48 OF THE LAKE GENEVA BUSINESS PARK

ZONING: PLANNED BUSINESS PARK (PBP)

LOT AREA 100,188 SQ. FT.

FLOOR AREA: 37,936 SQ. FT.

FLOOR AREA RATIO: 38%

IMPERVIOUS SURFACE AREA: 18,790 SQ. FT

IMPERVIOUS SURFACE RATIO: 18%

BUILDING HEIGHT: 18' EAVE AND 38' RIDGE

DRAWING INDEX

1- SITE & LANDSCAPING PLAN
2- FLOOR PLAN
3- EXTERIOR ELEVATIONS
RUUD - EXTERIOR LIGHTING PLAN

LG

LAKE GENEVA TENNIS

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PROPOSED NEW INDOOR TENNIS FACILITY FOR

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LAKE GENEVA BUSINESS PARK

OWNER:
PAUL LAUTERBACH
914 BENNETT CT.
WALWORTH, WI 53184
262-215-6426

REVISION DATES

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SHEET NUMBER

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PROJECT NO.

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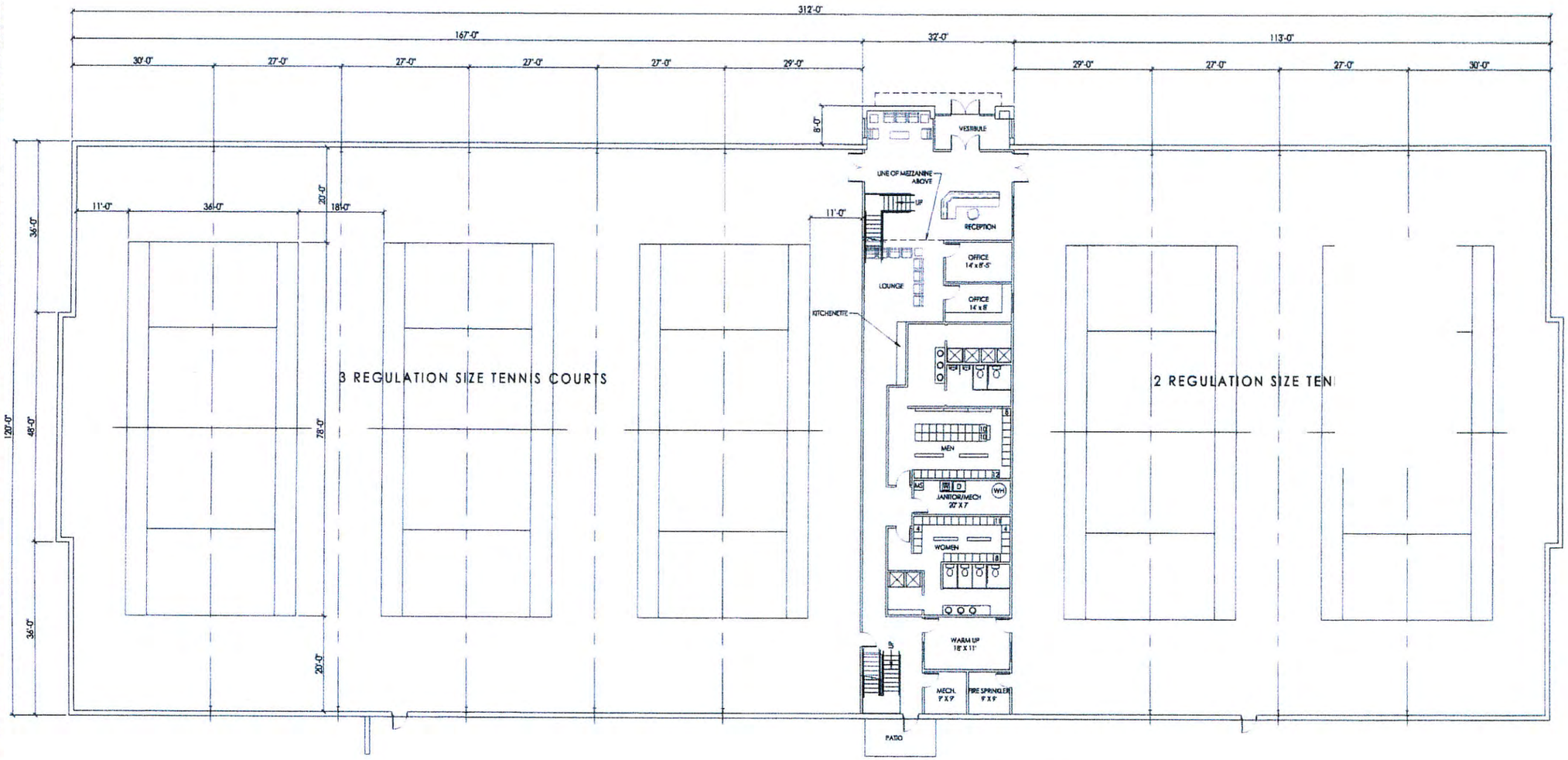

FLOOR PLAN

37,936 SQ. FT. WITH 3,000 SQ. FT.
MEZZANINE = 40,936 TOTAL SQ. FT.

SCALE: 1/20" = 1'-0"

NORTH

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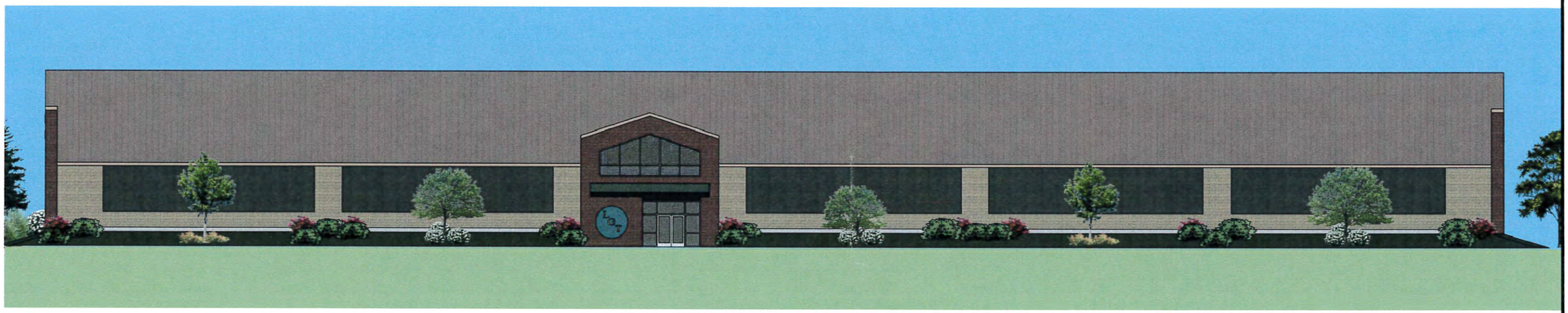
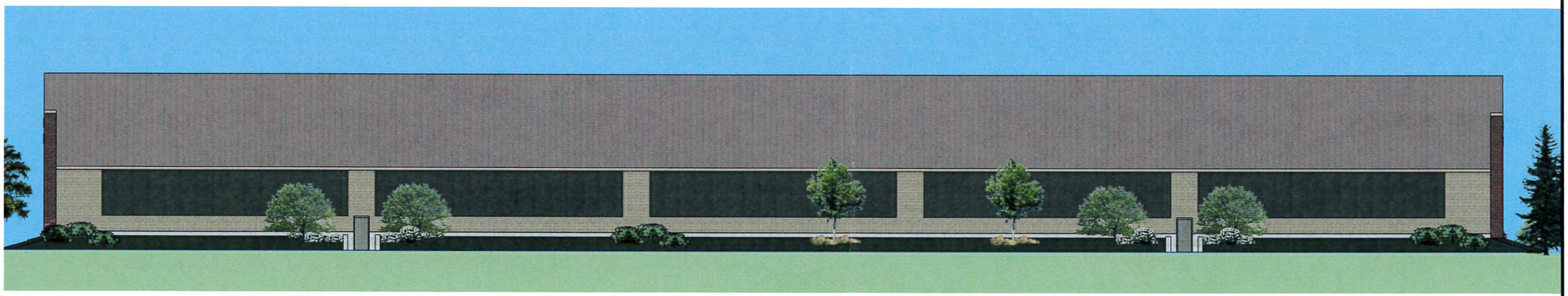
EAST ELEVATION

WEST ELEVATION SAME BUT OPPOSITE HAND SCALE: 1/32" = 1'-0"



NORTH ELEVATION

SCALE: 1/32" = 1'-0"



SOUTH ELEVATION

SCALE: 1/32" = 1'-0"

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SITE & LANDSCAPE PLAN

SCALE: 1" = 30'

NORTH

NOTE: SITE GRADING, DRAINAGE AND EROSION CONTROL DESIGN AND PLANS TO BE SUBMITTED UNDER SEPARATE COVER AT A LATER DATE

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DEVELOPED LOT 38,000 SQ FT BUILDING @ 10 PER 1,000 = 380 POINTS
STREET FRONTAGE 400 FT @ 40 PER 100 = 160 POINTS
PAVED AREA 18,000 SQ FT @ 80 PER 10,000 = 144 POINTS

TOTAL LANDSCAPING REQUIREMENTS = 1,036 POINTS

NOTE: THIS PLAN DEPICTS PLANTINGS BASED ON GROUPINGS PER ARTICLE VI OF THE ZONING ORDINANCE IN ORDER TO PROVIDE MINIMUM SCOPE DESIGN AND POINT REQUIREMENTS. LANDSCAPE ARCHITECT TO PROVIDE LANDSCAPE PLAN WITH SPECIFIC SPECIES PER ARTICLE VI AND WILL HAVE FLEXIBILITY TO EXACT LOCATIONS BASED ON SOUND LANDSCAPING DESIGN.

LANDSCAPE MATERIAL LEGEND

KEY	PLANT CATEGORY	POINTS	SIZE	QUANITY	POINTS
	CLIMAX TREE	75	2" CALIPER		
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	LOW EVERGREEN TREE	12	3' TALL	11	132
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	MEDIUM DECIDUOUS SHRUB	3	24" TALL	7	40
	LOW DECIDUOUS SHRUB	1	18" TALL	59	59
	MEDIUM EVERGREEN SHRUB	5	18" TALL	21	105
	LOW EVERGREEN SHRUB	3	12" TALL	16	48
	TOTAL LANDSCAPING POINTS PROVIDED				1,100

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OCCUPANCY CLASSIFICATION: ASSEMBLY A-4

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FLOOR AREA: 37,936 SQ. FT.

FLOOR AREA RATIO: 38%

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2- FLOOR PLAN
3- EXTERIOR ELEVATIONS
4- EXTERIOR LIGHTING PLAN

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262-215-6426

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1 OF 4

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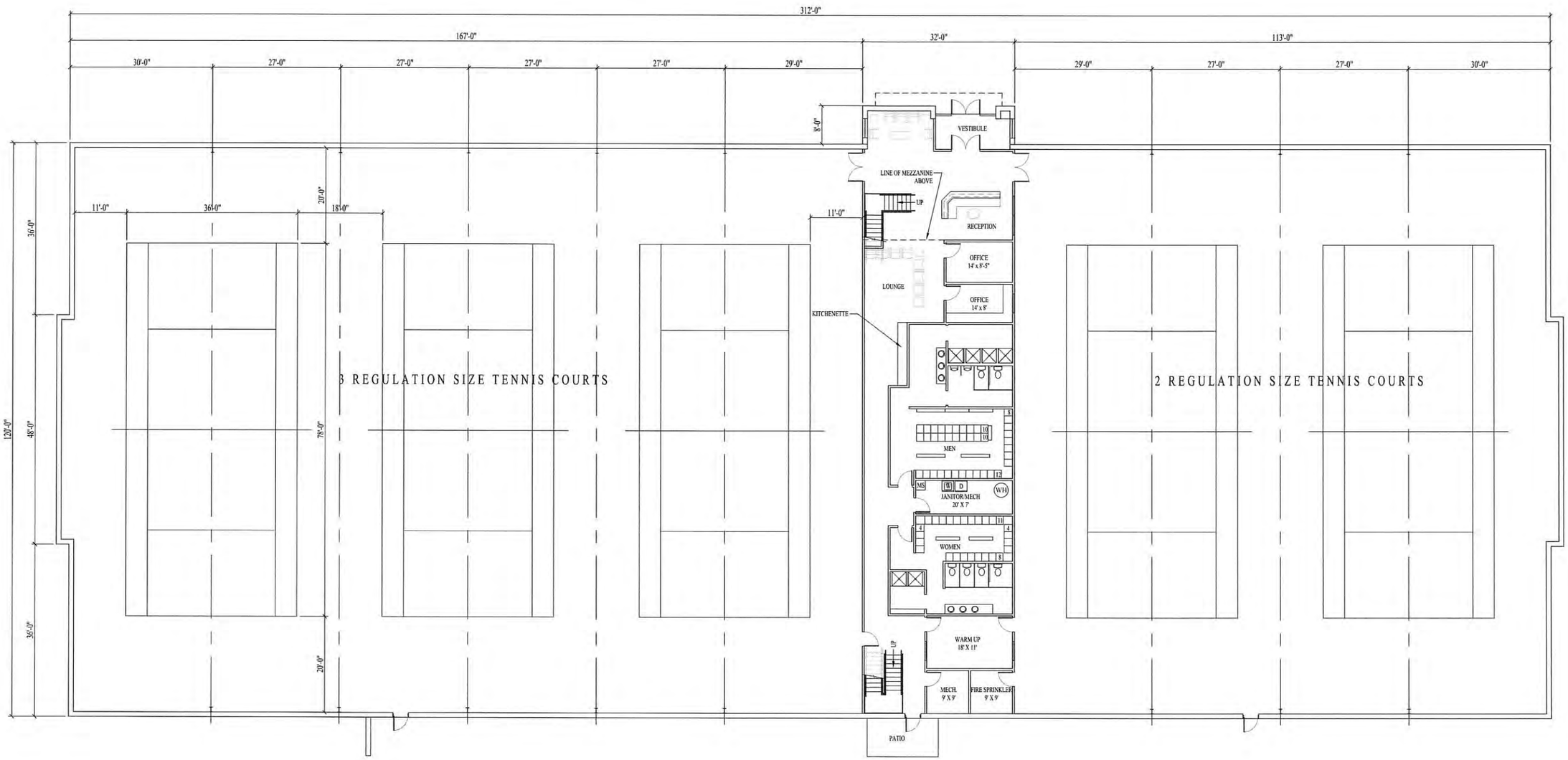
XX-XXX



FLOOR PLAN

37,936 SQ. FT. WITH 3,000 SQ. FT. MEZZANINE = 40,936 TOTAL SQ. FT.

SCALE: 1/32" = 1'-0"

NORTH

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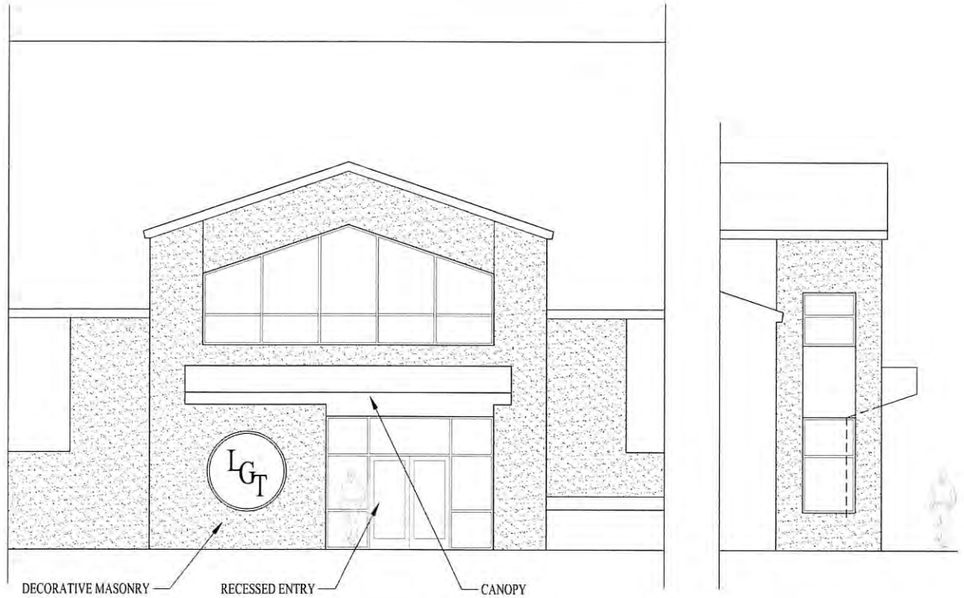
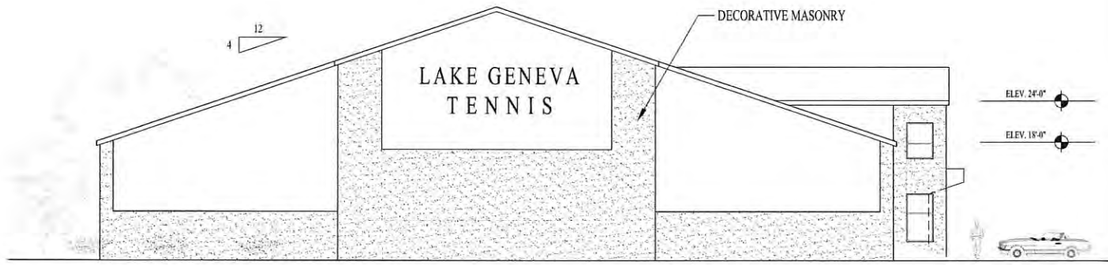


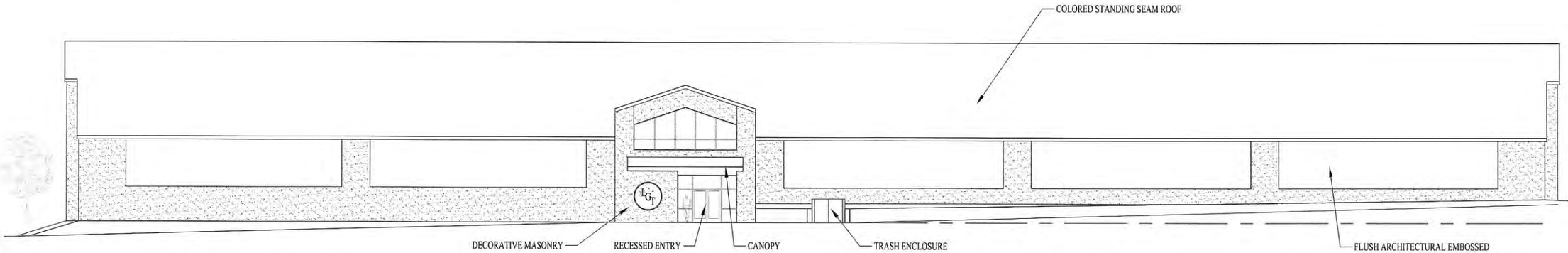
ENTRY ELEVATIONS

SCALE: 3/16" = 1'-0"



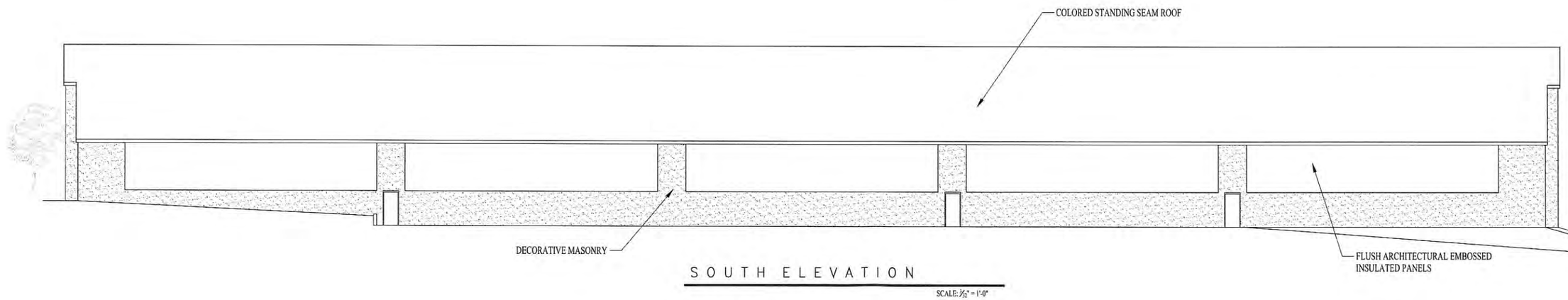
EAST ELEVATION

WEST ELEVATION SAME BUT OPPOSITE HAND SCALE: 1/8" = 1'-0"



NORTH ELEVATION

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



SOUTH ELEVATION

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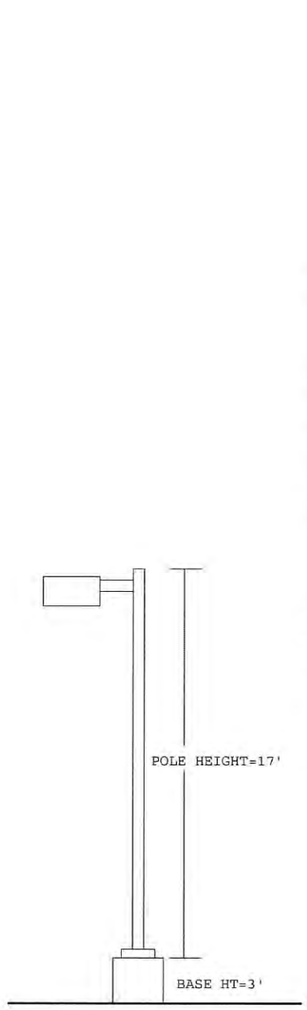

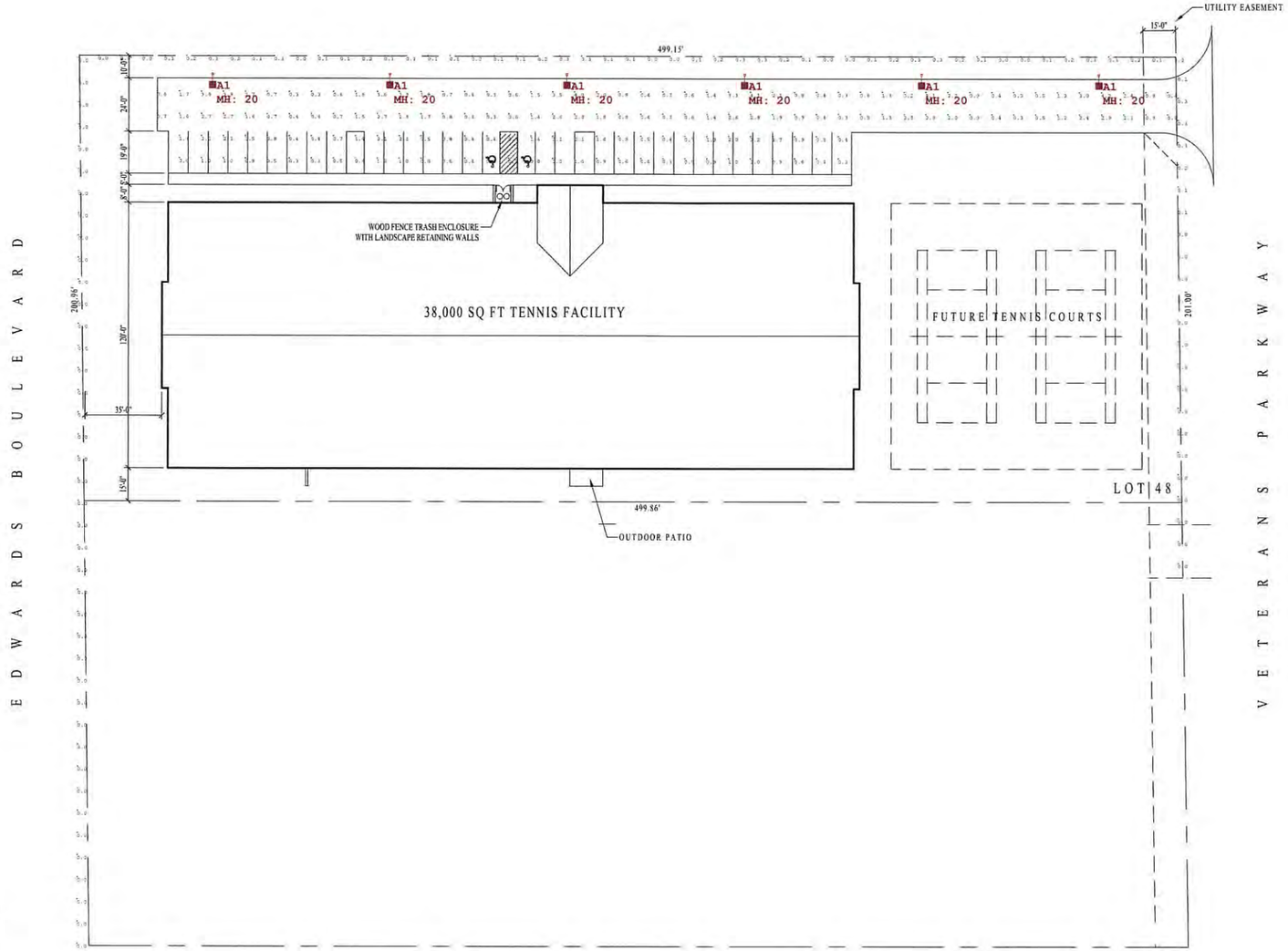

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Total Watts	Description
▭■	6	A1	SINGLE	12600	0.750	1140	MAC2615-M 150w SBL-12

Pole Schedule
(6) PS4S17C1BZ (17' X 4" X .125" STEEL SQUARE POLE)
Proposed poles meet 140 MPH sustained winds.
(6) SBL-12 Backlight Shield for a 12" Housing

*Note: 17' Pole + 3' Concrete Base = 20' Mounting Height

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	1.29	4.2	0.3	4.30	14.00
Property Line	0.07	0.3	0.0	N.A.	N.A.

Date:3/24/2014 | Scale: 1"=40' | Layout by: Kevin Tomczak
Project Name:Lake Geneva Tennis Site Lighting | Customer No:20758
Filename: V:\Common\AppEng\Working\Klt\140324NB1KLT.AGI
Footcandles calculated at grade using mean lumen values

Illumination results shown on this lighting design are based on project parameters provided to Ruud Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

RUUD LIGHTING DIRECT
9201 Washington Ave
Racine, WI 53406
PH: (800) 236-7000
FX: (800) 236-7500
www.ruudlightingdirect.com

SITE LIGHTING PLAN

SCALE: 1" = 30'

NORTH

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XX-XXX

LAKE GENEVA TENNIS

SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN

LOT 48 OF LAKE GENEVA BUSINESS PARK PHASE II

CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

LOCATION SKETCH

ASSIGNED N. LINE OF LOT 48
N 89°53'43" E

LEGEND

- O = FOUND IRON PIPE STAKE
- ● = SET IRON REBAR STAKE
- (XXX) = RECORDED AS
- XXX = EXISTING LAND CONTOURS
- XXX = PROPOSED LAND CONTOURS
- XXX = EXISTING GROUND ELEVATION
- XXX.X = PROPOSED FINISHED PAVEMENT ELEVATION
- XXX.X = PROPOSED FINISHED CONCRETE GRADE
- XXX.X = PROPOSED FINISHED GROUND GRADE
- M.E. = MATCH EXISTING

SITE SUMMARY

TOTAL LAND AREA	–	100,380 S.F. (2.30 ACRES)
EXISTING ZONING	–	PBP (PLANNED BUSINESS PARK)
PROPOSED BUILDING AREA	–	37,936 S.F. (37.8%)
PROPOSED IMPERVIOUS AREA	–	19,470 S.F. (19.4%)
FUTURE TENNIS COURT	–	13,680 S.F. (13.6%)
PROPOSED GREEN SPACE AREA	–	42,974 S.F. (42.8%) INCLUDING TENNIS COURT
PROPOSED PARKING	–	32 SPACES (INCLUDING 2 HANDICAP)
PROPOSED LAND DISTURBANCE	–	2.3 ACRES

1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. SEE ARCHITECTURAL PLAN FOR BUILDING DIMENSIONS.
3. SEE SEPARATE LANDSCAPING PLAN PREPARED.

SITE NOTES

1. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO START OF ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATION OF EXISTING UTILITIES.
2. CONTRACTOR SHALL CONTACT THE CITY OF LAKE GENEVA DEPARTMENT OF PUBLIC WORKS TO COORDINATE CONNECTION TO EXISTING MUNICIPAL SERVICES.

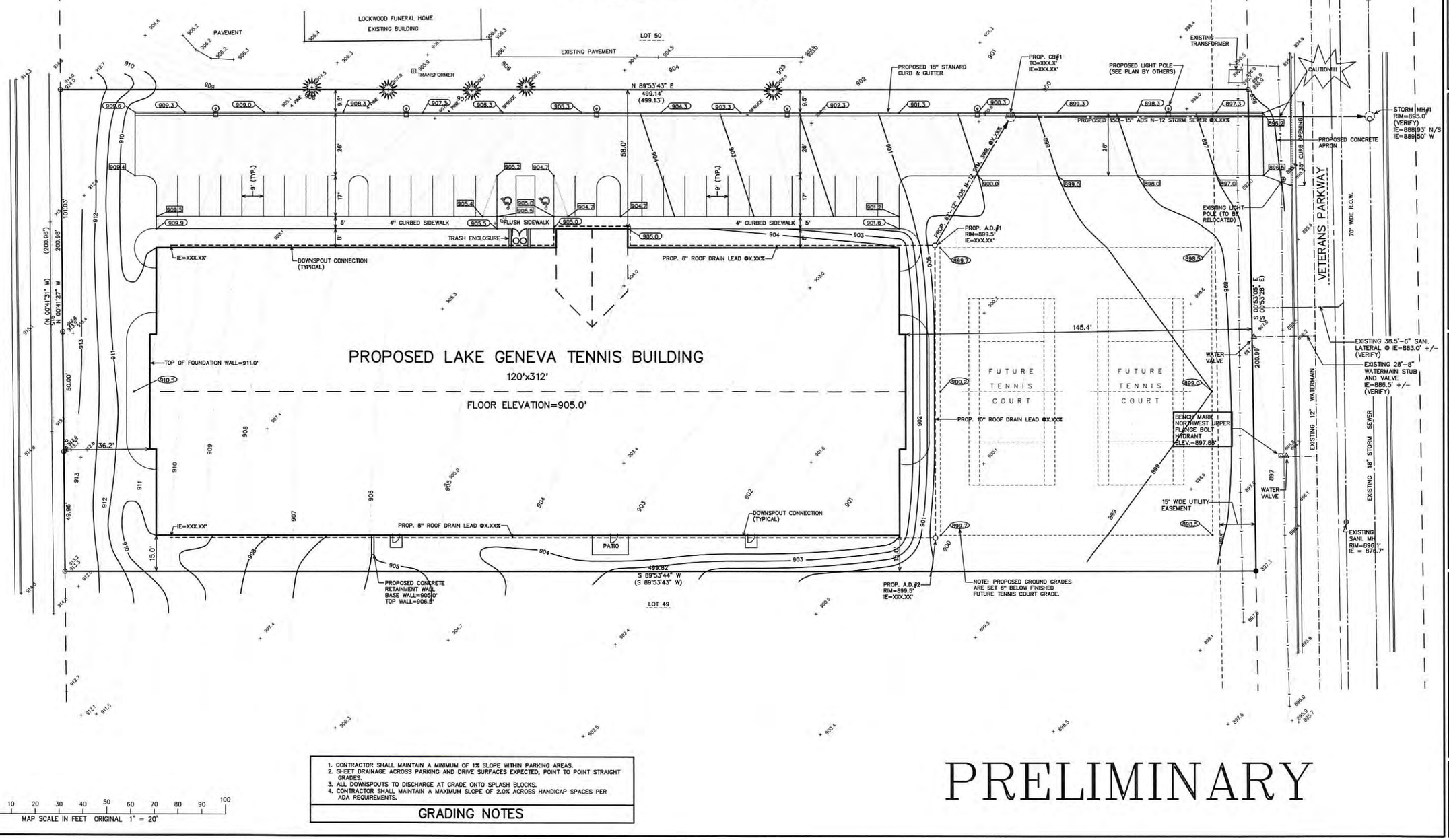
UTILITY NOTES

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

DIGGERS HOTLINE

Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



1. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 1% SLOPE WITHIN PARKING AREAS.
2. SHEET DRAINAGE ACROSS PARKING AND DRIVE SURFACES EXPECTED, POINT TO POINT STRAIGHT GRADES.
3. ALL DOWNSPOUTS TO DISCHARGE AT GRADE ONTO SPLASH BLOCKS.
4. CONTRACTOR SHALL MAINTAIN A MAXIMUM SLOPE OF 2.0% ACROSS HANDICAP SPACES PER ADA REQUIREMENTS.

GRADING NOTES

10 5 0 10 20 30 40 50 60 70 80 90 100
MAP SCALE IN FEET ORIGINAL 1" = 20'

PRELIMINARY

LAKE GENEVA TENNIS
LOT 48 OF LAKE GENEVA BUSINESS PARK PHASE II
CITY OF LAKE GENEVA
WALWORTH COUNTY, WISCONSIN

- WORK ORDERED BY -
PAUL LAUTERBACH
LAKE GENEVA TENNIS CLUB
N4 S5651 COUNTY RD. H
WALWORTH, WI. 53184

FARRIS, HANSEN & ASSOCIATES, INC.
Engineering. Architecture. Surveying
7 Ridgway Court P.O. Box 437
ELKHORN, WISCONSIN 53121
Office: (262) 723-2098
Fax: (262) 723-2866

REVISIONS

PROJECT NO. 9368
DATE 09/14/2015
SHEET NO. 1 OF 1