CITY OF LAKE GENEVA
PLAN COMMISSION MEETING
MONDAY, MAY 16, 2016 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

Agenda

1. Meeting called to order by Mayor Kupsik.

2. Roll Call.

3. Approve Minutes of April 18, 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 Karlee Mann for Lefty's Too, W5244 Cty. Rd. ES, Elkhorn, WI 53121 for two exterior signs on the storefront at 223 Cook Street, Tax Key No. ZOP 00253.

   B. Application by Barbara Krause for Nei-Turner Media Group, 400 Broad Street, Lake Geneva, WI 53147 for new exterior signage on the storefront at 400 Broad Street, Tax Key No. ZOP 00106.

   C. Application by Pete Jurgens for Oakfire, 831 Wrigley Drive, Lake Geneva, WI 53147 a retractable awning on the storefront at 831 Wrigley Drive, Lake Geneva, WI, Tax Key No. ZOP 00340.

   D. Application by Reed Andrew for Rootbeer Revelry, E10295 Forest Road, Baraboo, WI 53147, for new exterior Signage on the storefront awning at 729 Main Street, Tax Key No. ZOP 00275.

   E. Application by Bauer Sign Company for @properties, 880 Main Street new exterior monument sign at 880 Main Street, Tax Key No. ZOP 00337.

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

8. Continued Public Hearing and recommendation on a Conditional Use Permit to use the Single Family Residential (SR-4) zoning requirements in an Estate Residential (ER-1) zoning district for a new home filed by Lake Geneva Architects, 201 Broad Street, Lake Geneva, WI 53147 on behalf of Quint & Rishy Studer, 1919 E Larua Street, Pensacola, FL 32501 at 1408 W Main Street, Tax Key No. ZYUP 00094K. This application has been withdrawn by the owners.

9. Public Hearing and Recommendation on a Conditional Use Application filed by Karlee Mann, W5244 Cty. Rd. ES, Elkhorn, WI 53121, for Lefty's Too to operate a Commercial Indoor Entertainment facility (Restaurant) at 223 Cook Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00253.

10. Public Hearing and Recommendation on a Conditional Use Application filed by Carolyn Sue Gifford to operate Family Daycare Home (Four to Eight Children) in a Single Family (SR-4) zoning district at 191 W South Street, Lake Geneva, WI 53147, Tax Key No. ZA160800001.

11. Public Hearing and recommendation on a Conditional Use Application filed by Steven Johansen for Maple Park Inn, N4590 Ostrander Road, New London, WI to operate a Bed & Breakfast establishment at 920 Geneva Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00235.

12. Public Hearing and recommendation on a Planned Development (PD), Precise Implementation Plan (PIP) submitted by Leslie N Scherrer Pella for PSG, Inc., 448 Falcon Ridge Drive, Suite B, Burlington, WI 53105 for property located at 414 & 416 Baker Street, Tax Key Nos. ZBS 00001 & 00002.

13. Public Hearing and recommendation on a General Development Plan (GDP) Application filed by Lake Geneva 50120, LLC c/o GMX Real Estate Group, LLC, 3000 Dundee Rd, Northbrook, IL 60062 for two new commercial buildings in the Planned Business zoning district at 281 N Edwards Blvd., Tax Key No. ZA297300001.

14. Public Hearing and recommendation on a General Development Plan (GDP) Application filed by Geneva Lakes Dream Homes c/o Ernie Truchscherer, PO Box 259, Lake Geneva, WI 53147 for three new commercial buildings in the Planned Business Park zoning district at lots #49 – 52 Tax Key Nos. ZLGBP200030 - 200033.

15. Public Hearing and recommendation on a Precise Implementation Plan (PIP) Application filed by Geneva Lakes Dream Homes c/o Ernie Truchscherer, PO Box 259, Lake Geneva, WI 53147 for three new commercial buildings in the Planned Business Park zoning district at lots #49 – 52 Tax Key Nos. ZLGBP200030 - 200033.

16. 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 5/13/16

CITY OF LAKE GENEVA
PLAN COMMISSION MEETING
MONDAY, APRIL 18, 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, John, Gibbs, Doug Skates, Cindy Flower, Tyler Frederick, Tom Hartz
   Also Present: Planner Mike Slavney, Atty. Dan Draper, Mayor Connors, Administrator Oborn, Inspector Robers and Assistant Gregoles

3. **Approve Minutes of March 21, 2016 Plan Commission meeting as distributed.**

   MOTION #1
   Flower/Skates moved to approve the minutes of March 21, 2016 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**

   4-14-16 Letter from Jim Willett Re: 1408 W Main Street/ZYUP00094K
   4-14-16 Letter from Edith Andrew Re: 1408 W Main Street/ZYUP00094K
   4-14-16 Letter from Jay and Gale Gottlieb Re: 1408 W Main Street/ZYUP00094K
   4-15-16 Letter from Nicholas Egert Re: 1408 W Main Street/ZYUP00094K

6. **Downtown Design Review.**
   A. Application by Eric Lundstrom, 33800 Dream Street, Burlington, WI 53105 for an exterior wall mounted ATM on the storefront at 804 Main Street, Tax Key No. ZOP 00326.

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

   MOTION #2
   Kupsik/Skates moved to approve the application by Eric Lundstrom, 33800 Dream Street, Burlington, WI 53105 for an exterior wall mounted ATM on the storefront at 804 Main Street, Tax Key No. ZOP 00326, to include any staff recommendations.
   The motion carried unanimously.

   B. Application by William Briggs, 1002 Bayside Drive, Palatine, IL 60074 for Sterling Works for new exterior signage on the storefront at 227 Broad Street, Tax Key No. ZOP 00266.

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

   MOTION #3
   Kupsik/Mayor Connors moved to approve the application by William Briggs, 1002 Bayside Drive, Palatine, IL 60074 for Sterling Works for new exterior signage on the storefront at 227 Broad Street, Tax Key No. ZOP 00266.
   The motion carried unanimously.

   C. Application by Kathy Simes, W5005 Paddock Drive, Elkhorn, WI 53121 for Chatty Kathy's for new exterior signage on the storefront at 510 Broad Street, Tax Key No. ZGD 00005.

DISCUSSION - Kathy Simes, W5005 Paddock Dr, Elkhorn
The applicant gave an overview of the application details and there was a brief discussion with the Commission.

MOTION #4
Hartz/Gibbs moved to approve the application by Kathy Simes, W5005 Paddock Drive, Elkhorn, WI 53121 for Chatty Kathy's for new exterior signage on the storefront at 510 Broad Street, Tax Key No. ZGD 00005. The motion carried unanimously.

D. Application by Sandra Skibitzki for Le Cookery for new exterior awning with signage on the storefront at 812 Main Street, Tax Key No. ZOP 00332.

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

MOTION #5
Kupsik/Flower moved to approve the application by Sandra Skibitzki for Le Cookery for new exterior awning with signage on the storefront at 812 Main Street, Tax Key No. ZOP 00332 and to include all staff recommendations.
The motion carried unanimously.

E. Application by John Engerman, Engerman Contracting, W3411 Linton Road, Lake Geneva, WI 53147 for The Design Coach for new exterior storefront at 725 Main Street, Tax Key No. ZOP 00276.

DISCUSSION – John Engerman- W3411 Linton Rd, LG
The applicant gave an overview of the application details and there was a brief discussion with the Commission.

MOTION #6
Kupsik/Skates moved to approve the application by John Engerman, Engerman Contracting, W3411 Linton Road, Lake Geneva, WI 53147 for The Design Coach for new exterior storefront at 725 Main Street, Tax Key No. ZOP 00276, to include all staff recommendations. The motion carried unanimously.

F. Application by David Scotney, 1551 Orchard Lane, Lake Geneva, WI 53147 for Oakfire Restaurant for new exterior site seating, entrance, and handicap ramp on the storefront at 831 Wrigley Drive, Tax Key No. ZOP 00340.

DISCUSSION – Peter Jergens (for applicant)
The applicant gave an overview of the application details and there was a brief discussion with the Commission.

MOTION #7
Mayor Connors/Flower moved to approve the application by David Scotney, 1551 Orchard Lane, Lake Geneva, WI 53147 for Oakfire Restaurant for entrance, and handicap ramp on the storefront at 831 Wrigley Drive, Tax Key No. ZOP- 00340 and to include any staff recommendations. Note that the applicant must come back for additional outdoor seating.
The motion carried unanimously.

G. Application by Wheels PC LLC, 880 Main Street, Lake Geneva, WI 53147 for new exterior sign on the storefront at 880 Main Street, Tax Key No. ZOP 00337.

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

MOTION #8
Kupsik/Skates moved to approve the application by Wheels PC LLC, 880 Main Street, Lake Geneva, WI 53147 for new exterior sign on the storefront at 880 Main Street, Tax Key No. ZOP 00337 and to include all staff recommendations.
The motion carried unanimously.

7. **Public Hearing and Recommendation on a Conditional Use Application filed by Murphspeak Entertainment Enterprises, LLC, 6 Forest Ridge Ct, Lutherville, MD 21093 to operate a Commercial Indoor Entertainment facility (Live escape game) at 772 Main Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00321.**

DISCUSSION – Kathy Speaker, Richmond, IL (Co-owner)
Speaker gave an overview of the application details and there was a brief discussion with the Commission.
A flyer was passed out to the Commissioners for review.

PUBLIC SPEAKER #1 – Jay Kleiman, 1551 Lake Shore Drive, LG
What is the typical age of clientele? Is there any alcohol restriction?
Speaker Replied: Ages 8 to 80. No food or drink is allowed in the facility and our website states that we reserve the right to refuse admittance if clients appear intoxicated or that type of thing.

MOTION #9
Kupsik/Gibbs moved to close the public hearing. The motion carried unanimously.

MOTION #10
Kupsik/Hartz moved to approve the Recommendation on a on a Conditional Use Application filed by Murphspeak Entertainment Enterprises, LLC, 6 Forest Ridge Ct, Lutherville, MD 21093 to operate a Commercial Indoor Entertainment facility (Live escape game) at 772 Main Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00321, including finding of fact and staff recommendations. The motion carried unanimously.

8. **Review and Recommendation on an Application for Land Division Review for a Certified Survey Map to combine two parcels submitted by United Methodist Church, 912 Geneva Street, Lake Geneva, WI 53147, for land located at 912 Geneva Street, Tax Key Nos. ZOP 00233 & ZOP 00234.**

DISCUSSION – Larry Kundert, LG
Applicant gave an overview of the application details and there was a brief discussion with the Commission.

MOTION #11
Mayor Connors/Kupsik moved to approve the Recommendation on an Application for Land Division Review for a Certified Survey Map to combine two parcels submitted by United Methodist Church, 912 Geneva Street, Lake Geneva, WI 53147, for land located at 912 Geneva Street, Tax Key Nos. ZOP 00233 & ZOP 00234, contingent on the final approval of the CSM by the City Engineer. The motion carried unanimously.

9. **Public Hearing and recommendation on a Conditional Use Permit to use the Single Family Residential (SR-4) zoning requirements in an Estate Residential (ER-1) zoning district for an partially enclosed deck within the 100 foot shore land setback, submitted by Justin Woods, N3241 Beach Road, Lake Geneva, WI 53147 on behalf of Roy Kaiser, 51 Wadwick Road, Winnetka, IL 60093 at 1530 Lake Shore Drive, Tax Key No. ZLM 00046.**

DISCUSSION – Justin Woods, N2341 Beach Road, LG
Woods gave an overview of the application details and there was a brief discussion with the Commission.

PUBLIC SPEAKER #1 – Jay Kleiman 1551 Lake Shore Drive, LG
Kliman stated his concerns regarding this specific permit as well as the precedence this may set for larger and larger homes to be built in the future.

PUBLIC SPEAKER #2 – Georgianna Kleiman, 1551 Lake Shore Drive, LG
Kliman agreed with her husband Jay's concerns and stated she also had concerns regarding the setbacks and the lack of architectural drawings.

PUBLIC SPEAKER #3 – Doug Powell, 1540 Lake Shore Drive, LG
Powell stated his concerns about the pine trees that could come down and lack of communication with the neighbors regarding this project. He is also curious as to how the deck gains square footage if it is in the same footprint as the former deck?

PUBLIC SPEAKER #4 – Jeannine Kaiser, 1530 Lake Shore Drive, LG
Kaiser clarified they only intend to take out one tree that is directly on their property, the footprint will remain the same.

MOTION #12
Kupsik/Gibbs moved to close the public hearing. The motion carried unanimously.

MOTION #13
Kupsik/Hartz moved to approve the Recommendation on a Conditional Use the Single Family Residential (SR-4) zoning requirements in an Estate Residential (ER-1) zoning district for an partially enclosed deck within the 100 foot shore land setback, submitted by Justin Woods, N3241 Beach Road, Lake Geneva, WI 53147 on behalf of Roy Kaiser, 51 Wadwick Road, Winnetka, IL 60093 at 1530 Lake Shore Drive, Tax Key No. ZLM 00046; to include all staff recommendations, the findings of fact and limiting the removal of the one tree touching the deck. The motion carried unanimously.

AMENDMENT #1
Mayor Connors/Skates amend the motion by adding the limiting of the removal of only the one tree.
The amendment carried unanimously.

10. Public Hearing and recommendation on a Precise Implementation Plan (PIP) Application filed by Lake Geneva Tennis Club, 914 Bennett Ct. Walworth, WI 53184 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.

DISCUSSION – Thomas Connally & Warren Hanson/ representing LG Tennis LLC
Connelly & Hanson gave an overview of the application details and there was a brief discussion with the Commission. Samples of building materials were shown to the Commissioners.

PUBLIC SPEAKER #1 – None

MOTION #14
Gibbs/Kupsik moved to close the public hearing. The motion carried unanimously.

DISCUSSION
Flower stated concerns about the parking requirements needed for this facility for tournaments etc.
Planner Slavney stated that he is comfortable with the parking as it is proposed.

MOTION #15
Mayor Connors/Kupsik moved to approve the Recommendation on a Precise Implementation Plan (PIP) Application filed by Lake Geneva Tennis Club, 914 Bennett Ct. Walworth, WI 53184 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 including staff recommendations and the finding of facts. Also to include the Fire Dept. letter dated 4-10-16, the Kapur letter dated 4-15-16 and limiting grading the bike path to 10% and contingent upon state approval. The motion carried unanimously.

11. Public Hearing and recommendation on a Conditional Use Permit to use the Single Family Residential (SR-4) zoning requirements in an Estate Residential (ER-1) zoning district for a new home filed by Lake Geneva Architects, 201 Broad Street, Lake Geneva, WI 53147 on behalf of Quint & Rishy Studer, 1919 E Larua Street, Pensacola, FL 32501 at 1408 W Main Street, Tax Key No. ZYUP 00094K.

PUBLIC SPEAKER #1 – None

MOTION #16
Mayor Connors/Flower moved to continue to the May Planning meeting, the Recommendation on a Conditional Use Permit to use the Single Family Residential (SR-4) zoning requirements in an Estate Residential (ER-1) zoning district for a new home filed by Lake Geneva Architects, 201 Broad Street, Lake Geneva, WI 53147 on behalf of Quint & Rishy Studer, 1919 E Larua Street, Pensacola, FL 32501 at 1408 W Main Street, Tax Key No. ZYUP 00094K. The motion carried unanimously.

12. Public Hearing and recommendation on a Conditional Use Permit to repair an restore the landscaping in the 100 foot shore land setback, submitted by Tony Panozzo and the Vista del Lago Homeowners Association, 1070 S Lake Shore Drive, PO Box 803, Lake Geneva, WI 53147 at 1070 S Lake Shore Drive, Tax Key No. ZCNV00001 - 00058.

DISCUSSION – Bill Henry, LG
Henry gave an overview of the application details and there was a brief discussion with the Commission.

PUBLIC SPEAKER #1 – None

MOTION #17
Mayor Connors/Flower moved to close the public hearing. The motion carried unanimously.

MOTION #18
Kupsik/Flower moved to approve the Recommendation on a Conditional Use Permit to repair an restore the landscaping in the 100 foot shore land setback, submitted by Tony Panozzo and the Vista del Lago Homeowners Association, 1070 S Lake Shore Drive, PO Box 803, Lake Geneva, WI 53147 at 1070 S Lake Shore Drive, Tax Key No. ZCNV00001 – 00058 including staff recommendations, finding of facts and the City Engineer's review and monitoring of the project.
The motion carried unanimously.

13. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted by the City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI 53147 for land located at Tax Key No. ZYUP 00152.

DISCUSSION
Inspector Robers gave an overview of the application details and there was a brief discussion with the Commission. Administrator Oborn stated there is one additional change on the first page. He stated that the City will be widening or increasing the right of way on Sheridan Springs Road.

MOTION #19
Kupsik/Mayor Connors moved to approve the Recommendation on an Application for Land Division Review for a Certified Survey Map submitted by the City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI 53147 for land located at Tax Key No. ZYUP 00152. Staff recommendations, finding of facts and that the staff is working to remove the Western Development.
The motion carried unanimously.

14. Adjournment

Thank you from the Mayor for

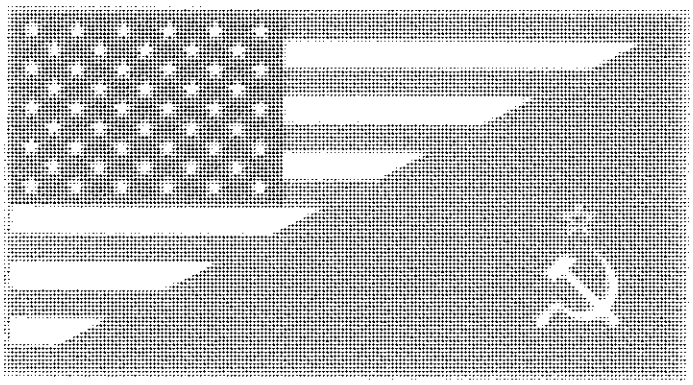
MOTION #20
Skates/Gibbs moved to adjourn the meeting at 8:21 pm. The motion carried unanimously.

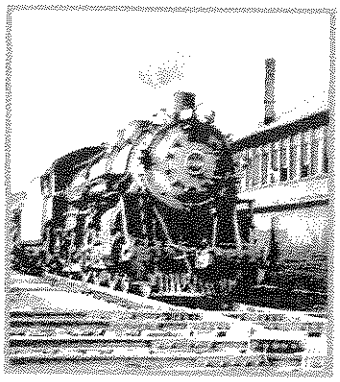
/s/Jackie Gregoles, B&Z Administrative Assistant

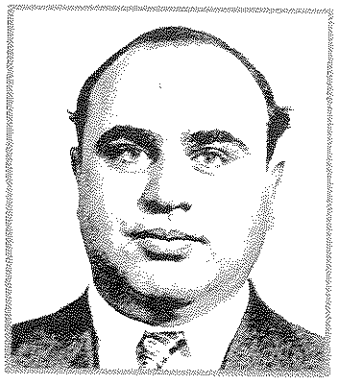
THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE PLAN COMMISSION

Item # 7

Lake Geneva Clue Room







Can you Escape?

Bring your friends, family, or colleagues for this fun and challenging experience where you are "locked" in a room and must solve the puzzles to make your escape. You have just 60minutes to escape the room.

- Search for clues
- Solve the puzzles
- Find keys or lock combinations
- Unlock boxes, trunks, drawers

Anticipated Opening: Memorial Day Weekend

Where: 172 Main Street
Units 107 & 108
Lake Geneva, WI

Time: 10am - 10pm

Other: 8 Sessions daily--per room
8 People per room max
3 Rooms available
Cold War Clash
C & NW Railroad
Al Capone

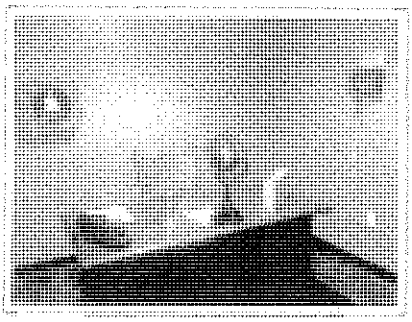
Great for: Families, friends, team building, bachelorette/bachelor parties, birthday parties

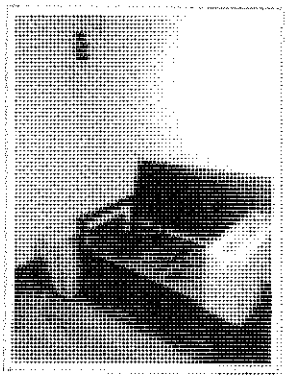
Cost: $29pp (Group rates available)

Contact information:

www.lakegenevaclueroomcom

262-325-4071





FREQUENTLY ASKED QUESTIONS

Will we really be locked in?
No. Our games do not require the door to be physically locked. You will still need to unravel the mystery to make your escape!

Can I do the same room twice?
Because the puzzles will not change, you may only do each room once. Otherwise, you would ruin the experience of any participant playing the room for the first time.

Will you ever change the puzzles so we can play again?
We will refresh the rooms periodically and present a new set of challenges.

What time should we arrive?
You should arrive no later than 15 minutes prior to your game time to receive instructions.

What if my group is late?
Because our games are set at regular intervals, yours must start on time. Your clock will start counting down at your game time. The same rule will apply to the group ahead of you to ensure your game starts on schedule.

What if my group is early?
The doors may be locked if you arrive more than 30 minutes prior to your game time. If that is the case, we are simply busy administering the game before yours, and will open them up for you shortly.

What's the fewest number of participants recommended to play?
The game can be played with as few as 2 players.

Can we have more than 8 participants in the room?
Eight is the maximum number of participants, for both comfort and enjoyment reasons.

How old do you have to be to play?
Kids as young as 8 can participate and enjoy the game with adult supervision. Young eyes often see and process things differently than we do.

Can I bring my margarita from the bar with me?
Food and drinks are not allowed in the game rooms. We also reserve the right to prohibit entry by anyone who is intoxicated.

Will we get locked in with people we don't know?
Smaller, unacquainted groups could book for the same time slot if there are still openings available in the room. Have fun, and meet some new people!

Can my group get the room all to ourselves?
If you would like to ensure only your group is participating in your game, you can simply book all 8 slots for that game.

STAFF REPORT
To Lake Geneva Plan Commission

Meeting Date: May 16, 2016

Agenda Item #6A

Applicant:
Karlee Mann
W5244 Cty. Rd. ES
Elkhorn, WI 53151

Request:
Exterior Wall Signage at 223 Cook Street
Tax Key No. ZOP 00253

Description:
The applicants propose to add a wall mounted sign and a pendant sign at a proposed business.

Staff Recommendation:
The new Signs meet all specifications for the Downtown district and Sign Ordinance. Staff's recommendation is that the signs be approved as presented with any Commission amendments contingent on approval of the Conditional Use permit for the proposed restaurant.

Agenda Item #6B

Applicant:
Barbara Krause
400 Broad Street
Lake Geneva, WI 53147

Request:
Exterior Signage at 400 Broad Street for replacement sign
Tax Key No. ZOP 00106

Description:
The applicant proposes a new sign to replace an existing one at the business. The design of the new signs meet the Downtown Design Overlay District requirements.

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

Agenda Item #6C

Applicant:
Pete Jurgens for Oakfire
831 Wrigley Drive
Lake Geneva, WI 53147

Request:
Exterior Awning at existing business at 831 Wrigley Drive Street Tax Key No. ZOP 00340.

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

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

Agenda Item #6D

Applicant:
Reed Andrews for Rootbeer Revelry
812 Main Street
Lake Geneva, WI 53147

Request:
Exterior Signage on awning at 729 Main Street
Tax Key No. ZOP 00275.

Description:
The applicant proposes new signage on an existing awning at the business. The design of the awning with signage meets the Downtown Design Overlay District requirements and will conform to the signage ordinance.

Staff Recommendation:
The new Awning and Signage meets all specifications for the Downtown district and Sign Ordinance. Staff's recommendation is that the awning and signage be approved as presented with any Commission amendments. The applicant has submitted two designs and both of them conform to the district standards. Option 1 is the preferred sign and Staff recommends approval of that option.

Agenda Item #6E

Applicant:
Bauer Sign Company for @properties
880 Main Street
Lake Geneva, WI 53147

Request:
New monument sign at 880 Main Street,
Tax Key No. ZOP 003367.

Description:
The applicant proposes to remove the existing flower box and cut down the pole sign at the business to install a new monument sign using the existing electric and mounting points. The design of the new sign meets the Downtown Design Overlay District requirements and the sign ordinance for size and color. The non-compliant pole sign will be removed down to a level to accommodate mounting the new sign.

Staff Recommendation:
The new Sign will further improve the building site on a Main Street in the Downtown district. Staff's recommendation is that the monument sign be approved as presented at the existing grandfathered location to preserve the existing parking spaces at the business, 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:
Lake Geneva Architects for Quint & Rishy Studer
N3241 Beach Road
Lake Geneva, WI 53147

Request:
Conditional Use approval to construct a new home on an existing lot using the Single Family (SR-4) zoning in the Estate Residential zoning district (ER-1) at 1408 W Main Street, Tax Key No. ZYUP 00094K.

Description: The applicant would like to withdraw the application at this time.

Agenda Item #9

Applicant:
Karlee Mann for Lefty's Too
W5244 Cty Rd ES
Elkhorn, WI 53151

Request:
Conditional Use approval for Indoor Entertainment (Restaurant) in a Central Business (CB) zoning district at 223 Cook St. Tax Key No. ZOP 00253

Description: The applicant would like to construct (tenant build-out) an indoor dining restaurant at 223 Cook Street in an existing building at this location.

Staff Recommendation: Staff has no objection to the request. Location is current currently sitting in an empty condition and ready for development and would bring additional business to the downtown area. Tenant must comply with any Fire Department and State Health Department conditions and apply for any needed permits.

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 #10

Applicant:
Carolyn Sue Gifford
191 W South Street
Lake Geneva, WI 53147

Request:
Conditional Use approval for a Family Daycare Home (four to eight children) in a Single Family (SR-4) zoning district at 191 W South Street, Tax Key No. ZA160800001.

Description: The applicant would like to open a Daycare operation in at her home which requires a conditional use permit.

Staff Recommendation: Staff has no objection to the request. Location is across the street from Badger High School and her target business is to supply daycare for school staff. Applicant must comply with any State Department of Health and Family Services (DHFS) conditions, and has already applied for a fence permit.

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.

Agenda Item #11

Applicant:	Request:
Steven Johansen for Maple Park Inn	Conditional use to Operate a Bed & Breakfast
N4590 Ostrander Road	Operation in a Single Family Residential (SR-4)
New London, WI	District at 920 Geneva Street, Tax Key No. ZOP 00235.

Description: The applicant proposes to operate a Bed and Breakfast operation in a Single Family Home which requires a Conditional Use permit.

Staff Recommendation: Staff has no objection to the proposed Conditional Use for a Bed and Breakfast operation at this location. The applicant is one of the partners purchasing the property and plans on living at the residence. There is adequate parking provided for the allotted bedrooms.

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 #12

Applicant:
Leslie Scherrer Pella for PSG, Inc
914 Bennett Court
Walworth, WI 53184

Request:
Precise Implementation Plan (PIP) for a Commercial Indoor Lodging at 414 & 416 Baker Street, Tax Key Nos. ZBS 00001 & 00002.

Description:
The applicant proposes to operate a Commercial Indoor Lodging Facility at this location which requires a Planned Development Process.

Staff Recommendation:
Staff recommends approval of the Planned Development for this location. There was discussion among staff that we would do a split zoning and apply the PD for the non owner occupied side of the condominium. After further review I as the Zoning administrator feel that this split zoning could present a problem in the future and recommend that both units be approve for the Commercial Indoor Lodging and be zoned as Planned Development. I would recommend that approval be contingent on property be managed by a professional management company.

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.

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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:
Lake Geneva 50120, LLC c/o GMX Real Estate
3000 Dundee Rd., Suite 408
Northbrook, IL 60062

Request:
General Devlopment Plan (GDP) for two new Commercial Buildings at 281 N Edwards Blvd., Tax Key No. ZA297300001.

Description:
The applicant proposes to build two commercial buildings at this site with one building split into two retail spaces and one building split into two restaurants with some exemptions from the Planned Business zoning which requires a Planned Development Process.

Staff Recommendation:
Staff recommends approval of the General Development Plan (GDP) for this location with the provisions that the applicant return with a Precise Implementation Plan (PIP) and that all staff recommendations and Plan Commission requirements be added to that phase including State of Wisconsin plan approval and City Engineer approval.

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 (GDP) 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 (GDP) 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.

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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 #14

Applicant:
Geneva Lakes Dream Homes
PO Box 259
Lake Geneva, WI 53147

Request:
General Development Plan (GDP) for three new commercial buildings at 281 N Edwards Blvd., Tax Key Nos. ZLGBP200030-200033.

Description:
The applicant proposes to build three commercial buildings at this site with each building split four spaces with some exemptions from the Planned Business Park zoning which requires a Planned Development Process.

Staff Recommendation:
Staff recommends approval of the General Development Plan (GDP) for this location with the provisions that the applicant receive approval for a Precise Implementation Plan (PIP) and that all staff recommendations and Plan Commission requirements be added to that phase including State of Wisconsin plan approval and City Engineer approval.

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 (GDP) 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 (GDP) 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 #15

Applicant:
Geneva Lakes Dream Homes
PO Box 259
Lake Geneva, WI 53147

Request:
Precise Implementation Plan (PIP) for three new commercial buildings at 281 N Edwards Blvd., Tax Key Nos. ZLGBP200030-200033.

Description:
The applicant proposes to build three commercial buildings at this site with each building split four spaces with some exemptions from the Planned Business Park zoning which requires a Planned Development Process.

Staff Recommendation:
Staff recommends approval of the Precise Implementation Plan (PIP) for this location with the provisions that the applicant receive State of Wisconsin plan approval and City Engineer approval.

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 (PIP) 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 (PIP) 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.

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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.:
223 Cook Street, ZOP 00253

Name & Address of Current Building Owner:
CPA 1000 N. Water St. Ste 1160 Milwaukee, WI 53202

Telephone Number of Current Building Owner: 414-271-1111

Name & Address of Applicant:
Karlee Mann
W5244 Cty Rd ES Elkhorn WI 53121

Telephone Number of Applicant: 262-215-5941

Proposed Design Change:
N/A

Zoning District: CB

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

Description of Project:
Sign for new business

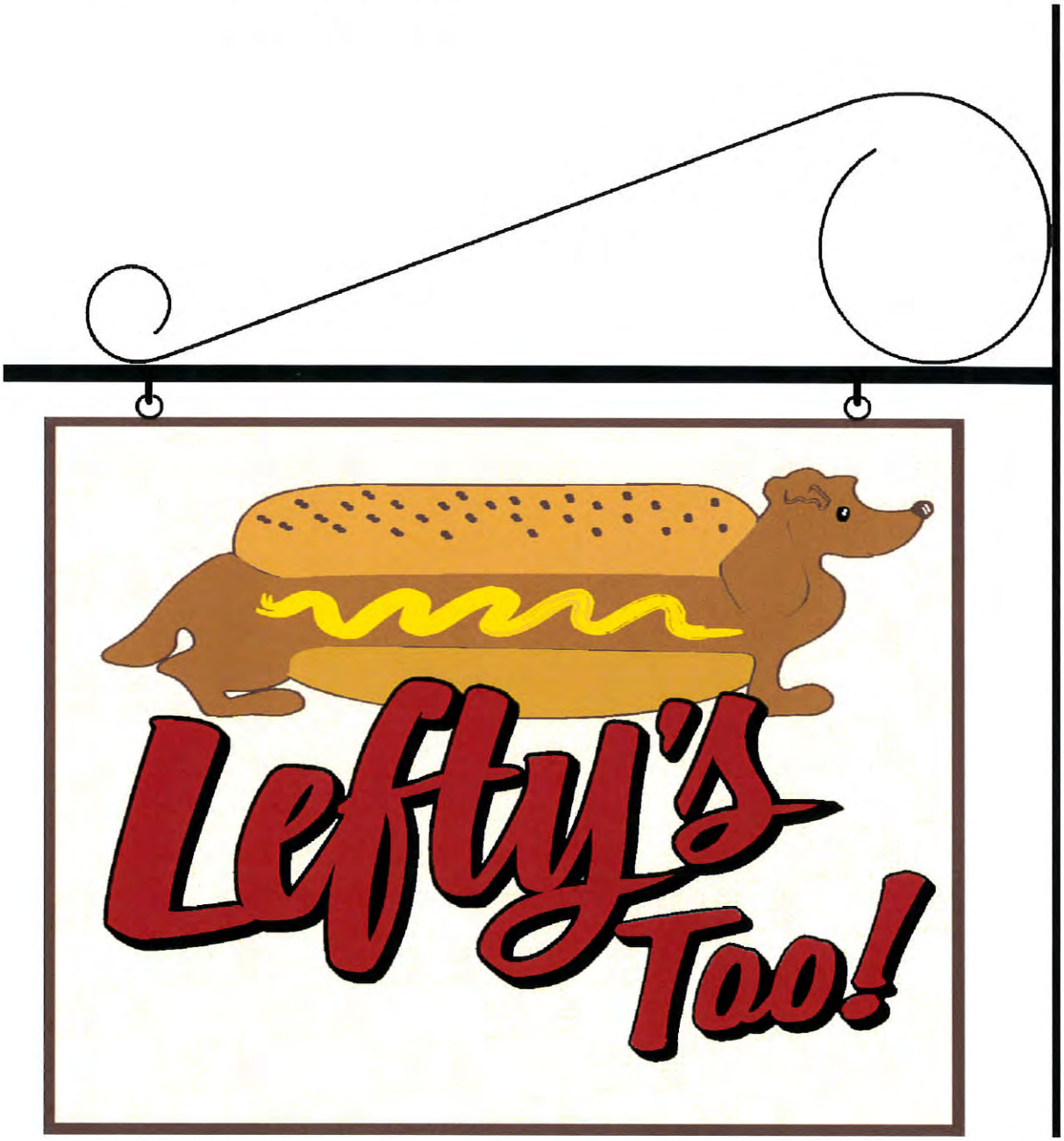
Date: 4/1/16 Signature of Applicant: Karlee Mann

Ron Wolfe / Signman
920-728-1115

Primary Sign
9.2 sq ft flush mount

Adams Church Studio
W4718 State Hwy 20 East Troy, Wisconsin 53120

Ron Wolfe / Signman
920-728-1115



Double Face, projecting sign.
Proposed Size, 24"x 18" o.a.

Adams Church Studio
W4718 State Hwy 20 East Troy, Wisconsin 53120

Downtown Design

APPLICATION FOR ~~CONDITIONAL USE~~

City of Lake Geneva

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

400 BROAD ST.

NAME AND ADDRESS OF CURRENT OWNER:

ARVID Dahlstrom

W 3567 700 Club Drive, Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: 262-949-5690

NAME AND ADDRESS OF APPLICANT:

BARBARA KRAUSE 400 BROAD ST. Unit D LAKE GENEVA

(Nei Turner Media Group)

TELEPHONE NUMBER OF APPLICANT: 262-729-4471

PROPOSED CONDITIONAL USE:

Replace Current Sign Panel with New

ZONING DISTRICT IN WHICH LAND IS LOCATED: Downtown

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

Signature Signs 262 248 3991

Joe Savage W2888 Krueger RD

Lake Geneva

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Sign Replacement, Business Name Change

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

5/6/16

DATE

SIGNATURE OF APPLICANT

19"

NEI-TURNER MEDIA GROUP

106"

19"x 106"x .5" MDO Sign Board with 4"tall by .375" thick laser cut Arylic letters in Dove Gray.
Total Copy Area 4"x 90"

To be same as past tenant signs

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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.: 831 Wrigley

Name & Address of Current Building Owner:
David Scotty
831 Wrigley
Lake Geneva WI

Telephone Number of Current Building Owner: 312-451-1454

Name & Address of Applicant:
Peter Jungers
263 Center St.
Lake Geneva

Telephone Number of Applicant: 414-588-2905

Proposed Design Change: Retractable Awning Along Front of Building

Zoning District: _____

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

None

Description of Project:

Date: 5-2-16 Signature of Applicant: [signature]

PIZZA NAPOLETANA
Oakfire
BREAKFAST · LUNCH · DINNER
Oakfire
OPEN

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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:
ZOP 00275, 729 Main Street

Name & Address of Current Building Owner:
Michael A. Kocourek, President
Mid Oaks Investments LLC
750 W. Lake Cook Rd., Suite 460
Buffalo Grove, IL 60089
mkocourek@midoaks.com

Telephone Number of Current Building Owner:
847-215-3455

Name & Address of Applicant:
Reed Andrew
Society of Root Beer, LLC
E10295 Forest Road
Baraboo, WI 53913

Telephone Number of Applicant:
608-393-1286

Proposed Design Change:
Art added to awning (see illustrations)

Zoning District: downtown business

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

Description of Project:
Art (store logo) is to be added to the existing awning. Option 1 involves white vinyl or paint and totals approximately 25 square feet. Option 2 involves additional awning material and white vinyl or paint and totals approximately 20 square feet. (See illustrations.)

Date: 5/6/16 Signature of Applicant:

ROOT BEER
revelry
& SODA STORE
-525-9060
Art Bazaar
DESIGN COACH

ROOT BEER revelry SODA SHOP
Art Bazaar
DESIGN COACH

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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.: 880 MAIN ST.

Name & Address of Current Building Owner:
A PROPERTIES
212 E. OHIO
CHICAGO, IL 60611

Telephone Number of Current Building Owner: 773-988-0660

Name & Address of Applicant:
BAUER SIGN CO. (ROB HACKER/AGENT)
2500 S. 170th ST.
NEW BERLIN, WI 53151

Telephone Number of Applicant: 262-784-0500 X-2301

Proposed Design Change:
REPLACE EXISTING POLE SIGN WITH
A NEW MONUMENT SIGN
(SEE ATTACHED DRAWING)

Zoning District: _____

Names & Address of Architect, Engineer, and/or Contractor of Project:
BAUER SIGN CO.
2500 S. 170th ST.
NEW BERLIN, WI 53151

Description of Project: REPLACE EXISTING SIGN

Date: 5-6-16 Signature of Applicant: [signature] / BAUER SIGN CO.

ONE
WAY

BAUER Sign Company
SHINE BRIGHTLY.
2500 South 170th Street
New Berlin, Wisconsin 53151
Proudly Made In the USA!
wire bauersignusa.com
voice 262.784.0500
fax 262.784.6675

Award Winning Graphic Design

DESIGNFIRMS 2009-10 Graphic Award

SAVED AS	A Properties
LOCATION	Lake Geneva Wi
CLIENT	
SALES REP	Bob Hacker
DATE	17 Dec 15
REVISION	18 Feb 16
	17 Mar 16
DESIGNER	Ryan Becht

SPECIFICATIONS

FABRICATE AND INSTALL 2 SIDED, INTERNALLY ILLUMINATED MONUMENT SIGNAGE ON MASONRY BASE

- ***CABINET*** *TO BE EXTRUDED ALUMINUM WITH 2.25" RETAINERS PAINTED BLACK*
- ***FACES*** *TO BE 3/16" SOLAR GRADE WHITE LEXAN*
- ***GRAPHICS*** *TO BE DECORATED WITH TRANSLUCENT VINYL OVERLAYS*
- ***ILLUMINATED*** *WITH HIGH OUTPUT, DAYLIGHT FLOURECENT LAMPS*
- ***POWERED*** *WITH APPROPRIATE LOAD POWER SUPPLIES*
- ***BASE*** *TO BE MASONRY TO MATCH BUILDING*
- ***ADDRESS NUMERALS*** *TO BE .250 ROUTED ALUMINUM, PAINTED WHITE & STUD MOUNTED TO BASE*

A Properties monument signage

FABRICATION

- ☐ CHANNEL LETTERS
- ☐ OPEN CHANNEL LETTERS
- ☐ REVERSE CHANNEL LETTERS
- ☐ NEON ACCENTS
- ☐ CABINET SIGN
- ☒ MONUMENT SIGN
- ☐ PYLON SIGN
- ☐ PYLON PANEL (S) ONLY
- ☐ PLATE LETTERS
- ☐ OTHER
- ☐ SINGLE SIDED ☒ DOUBLE SIDED
- ☐ RACEWAY MOUNT
- ☐ FLUSH MOUNT
- ☒ INTERNALLY ILLUMINATED
- ☐ NON ILLUMINATED
- ☐ NEON ☐ LED ☒ LAMPS
- ☐ 120 V TRANSFORMERS
- ☐ 30 M.A. ☐ 60 M.A.
- ☒ 120 V ADVANCE BALLASTS
- ☒ COMPUTER CUT GRAPHICS
- ☐ DIGITALLY PRINTED GRAPHICS
- ☐ .125 ALUMINUM ROUTED FACE
- ☐ PLEX FACE
- ☐ PLEX BACKED
- ☐ FLEX FACE
- ☒ LEXAN FACE
- ☐ RETURN
- ☐ TRIMCAP
- ☐ RETAINERS
- ☐ MESSAGE CENTER
- ☒ BASE
- ☐ POLE COVER
- ☒ ADDRESS NUMBERS
- ☐ SPECIAL INFORMATION

APPROVAL / DATE

Printed artwork colors are not always representative of final product colors. Please refer to specifications for call out or salesman for samples

These drawings are the exclusive property of Bauer Sign Company. Not to be duplicated in any way without expressed written permission!

FINAL ELECTRICAL CONNECTION IS CLIENT'S RESPONSIBILITY

our products are certified by: Underwriters Laboratories, Inc.

This sign shall be manufactured in accordance with Article 600 of the National Electrical Code and/ or the applicable local codes. This includes proper grounding and bonding of the sign. Sign shall bear correct UL Labels.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

opinion from city attorney that this violates city ordin.

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

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)*

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

   The 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 S'ly 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): Millette Family Lp
   Address: 493 Wrigley Dr
   City, State, Zip Code: Lake Geneva WI 53147
   Fire Number: 493
   Telephone No. (Include area code): Gary 262 248-8393
   Tax Parcel Number: ZOP 00369

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):

   Com 83' W of SE Lot 11 Blk 37 Op N 85 W to W LN Blk 38 Sly to SW Cor Blk 83 E to Pob original Plat City of Lake Geneva

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~~ 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: Mike Lynch | Address | City, State, Zip Code
   Name of Riparian #2: 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 Rocks

   (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: 2-4-16

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.

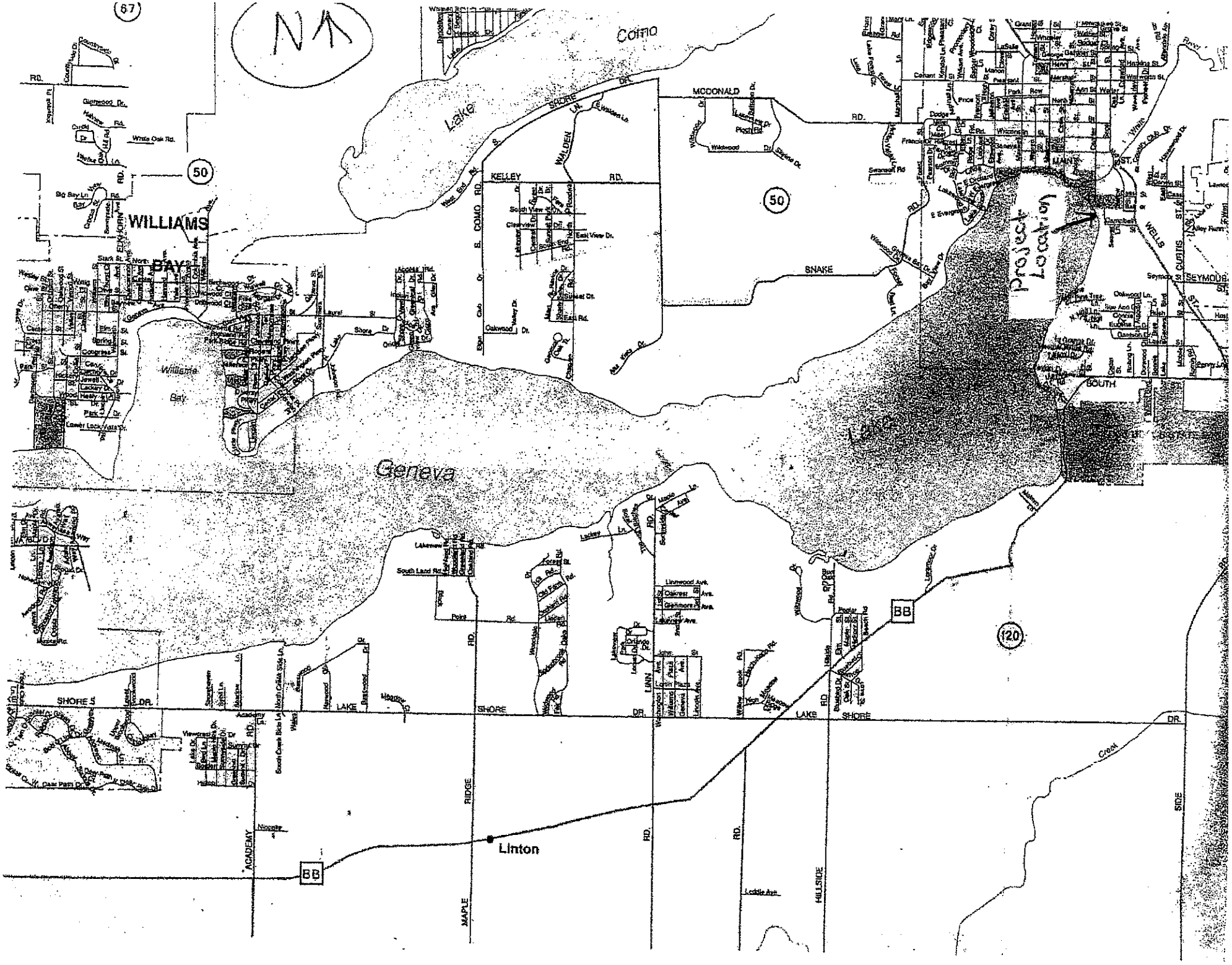
N 1" = _____ ft.

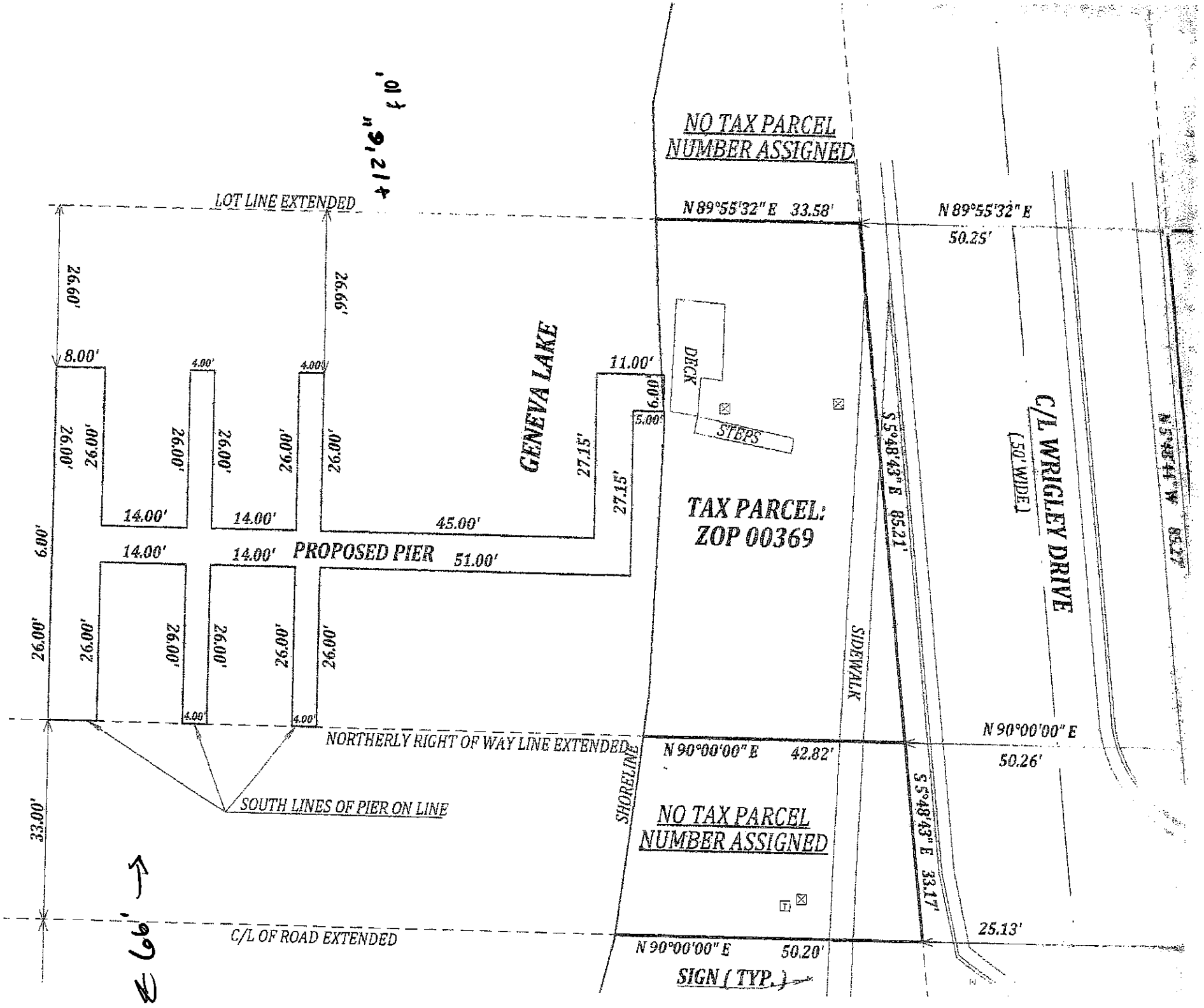
Top View

See Next pages

Cross Section

See Next pages


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


1" = 20'
LOT LINE EXTENDED
N 89°55'32" E 33.58'
N 89°55'32" E
50.25'
NO TAX PARCEL
NUMBER ASSIGNED
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)
N 5°48'44" W 85.27'
6.00'
14.00'
14.00'
PROPOSED PIER
51.00'
26.00'
26.00'
26.00'
26.00'
26.00'
26.00'
26.00'
26.00'
4.00'
4.00'
SIDEWALK
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'
C/L OF ROAD EXTENDED
N 90°00'00" E 50.20'
25.13'
SIGN (TYP.)
N

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 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
0.370 ACRES

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

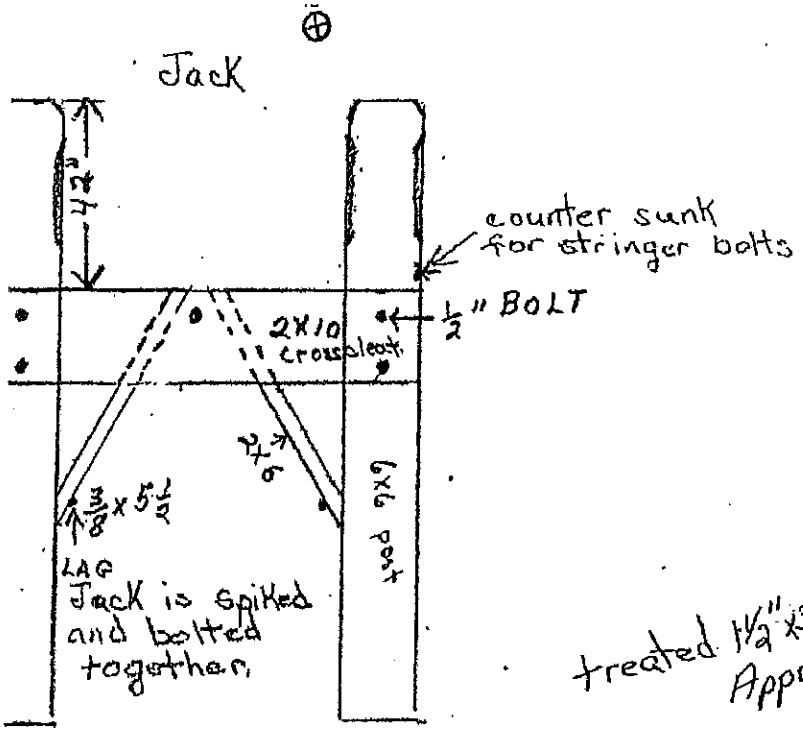
Please inform treasurer of address changes.

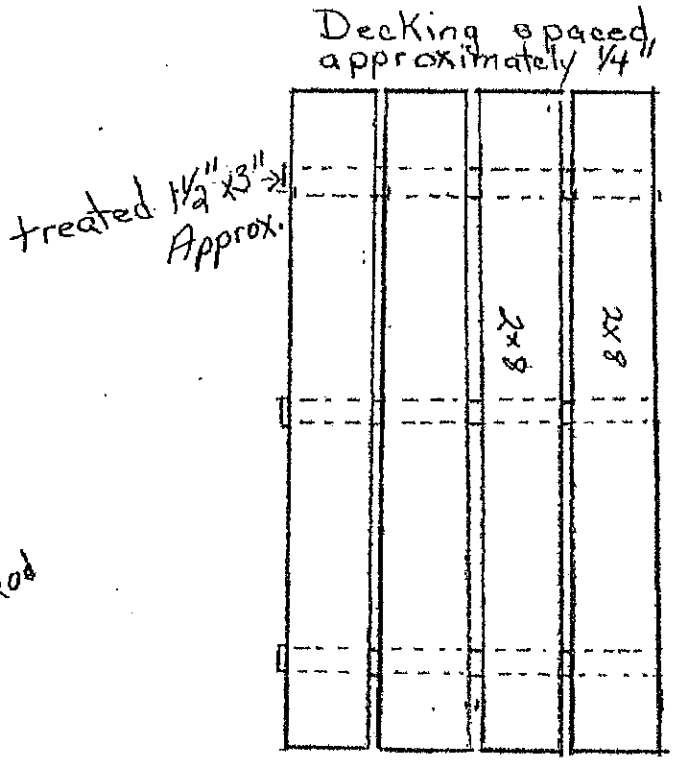
ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE (Does NOT reflect credits)	NET PROPERTY TAX
840,000	250,800	1,090,800	0.956436683	0.02281688	24670.80
ESTIMATED FAIR MARKET VALUE LAND	**ESTIMATED FAIR MARKET VALUE IMPROVEMENTS**	**TOTAL ESTIMATED FAIR MARKET VALUE**			
878,300	262,200	1,140,500	☐ A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 2,226.62	

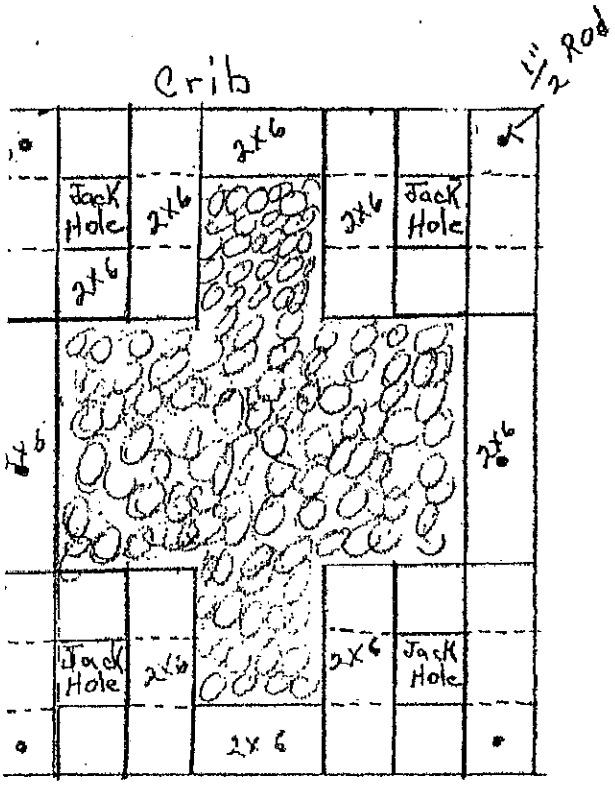
TAXING JURISDICTION	2013 EST. STATE AIDS ALLOCATED TAX DIST.	2014 EST. STATE AIDS ALLOCATED TAX DIST.	2013 NET TAX	2014 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	187.60	193.62	3.2%
WALWORTH COUNTY	183,438	201,319	5,098.15	5,253.10	3.0%
City of Lake Geneva	788,244	815,125	6,587.76	6,587.29	0.0%
UHS 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.

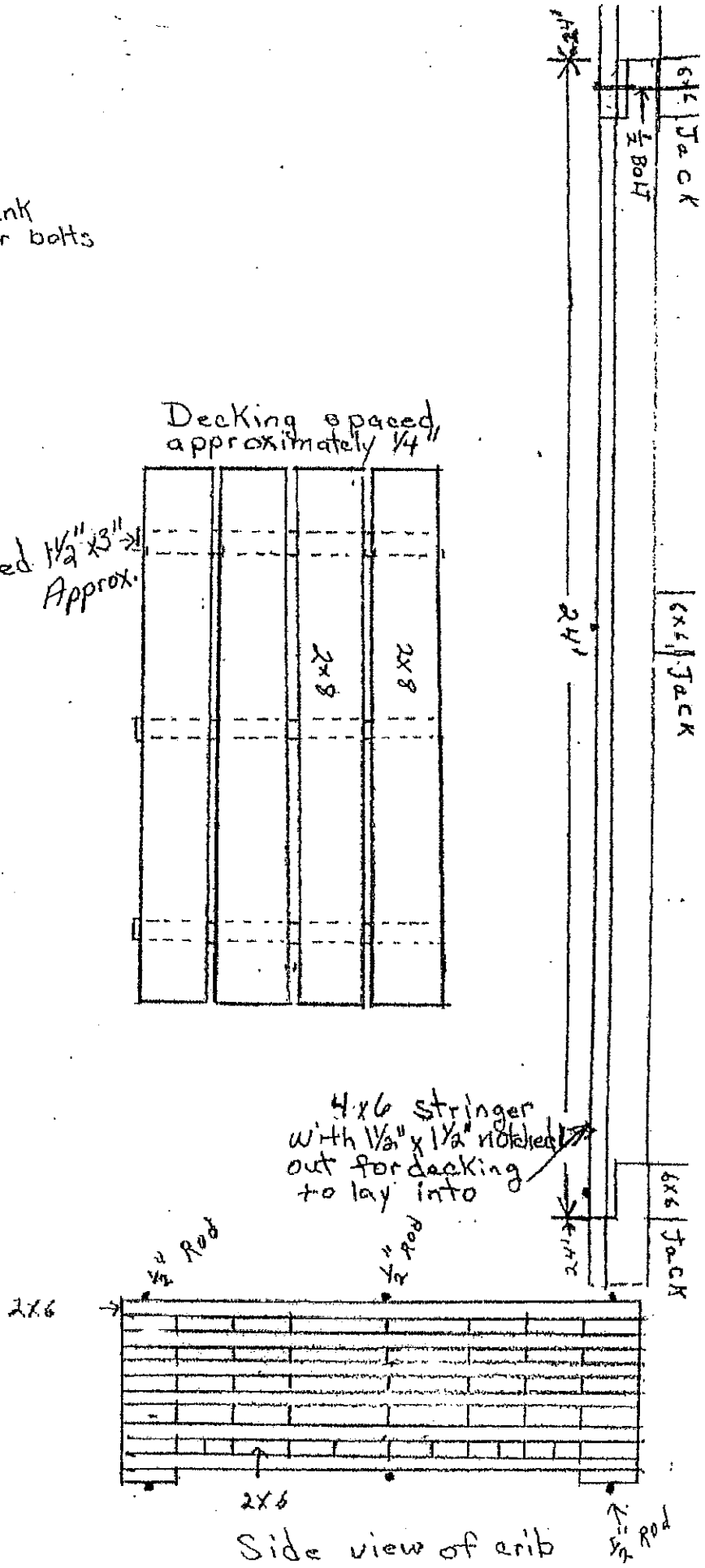
PAY 1ST INSTALLMENT OF: $12,266.94 PAY 2ND INSTALLMENT OF: $12,403.86 PAY FULL AMOUNT OF: $24,670.80







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
				☐ DNR's Surface Water Data Viewer
Longitude				☐ Other:

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

Duration:	Anticipated Project Start Date (mm/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 Continued Public Hearing will be held before the City Plan Commission on Monday, May 16, 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, May 16, 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 29th day of April 2016.

Mayor Alan Kupsik
City Plan Commission
City of Lake Geneva, WI

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on May 5th & 12th.

Ken Robers

From: Andy Loughlin [andy.loughlin@tmlmfg.com]
Sent: Monday, March 21, 2016 2:23 PM
To: Ken Robers
Cc: 'Linda Learn'; 'DOUGLAS C. PERKS'; 'Michael Lynch'; mgpen@aol.com
Subject: TAX KEY ZOP 00369....INSTALL REPLACEMENT ACCESSORY STRUCTURE

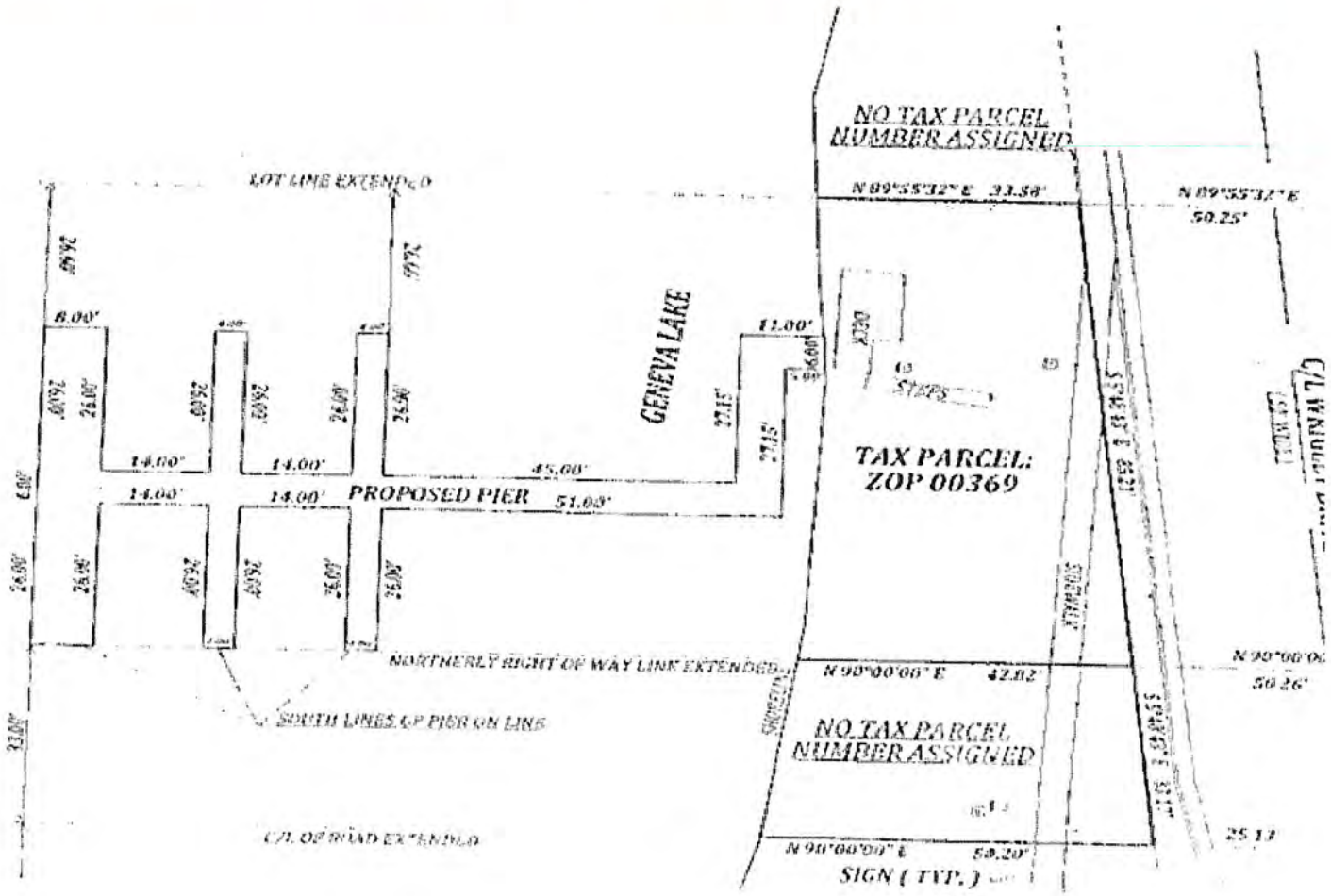
TO: City of Lake Geneva Planning Commission

ATTN: c/ Mr. Ken Robers, Building and Zoning Administrator

Hearing Date:
March 21, 2016
6:30 PM

To PLANNING COMMISSION COMMISSIONERS:

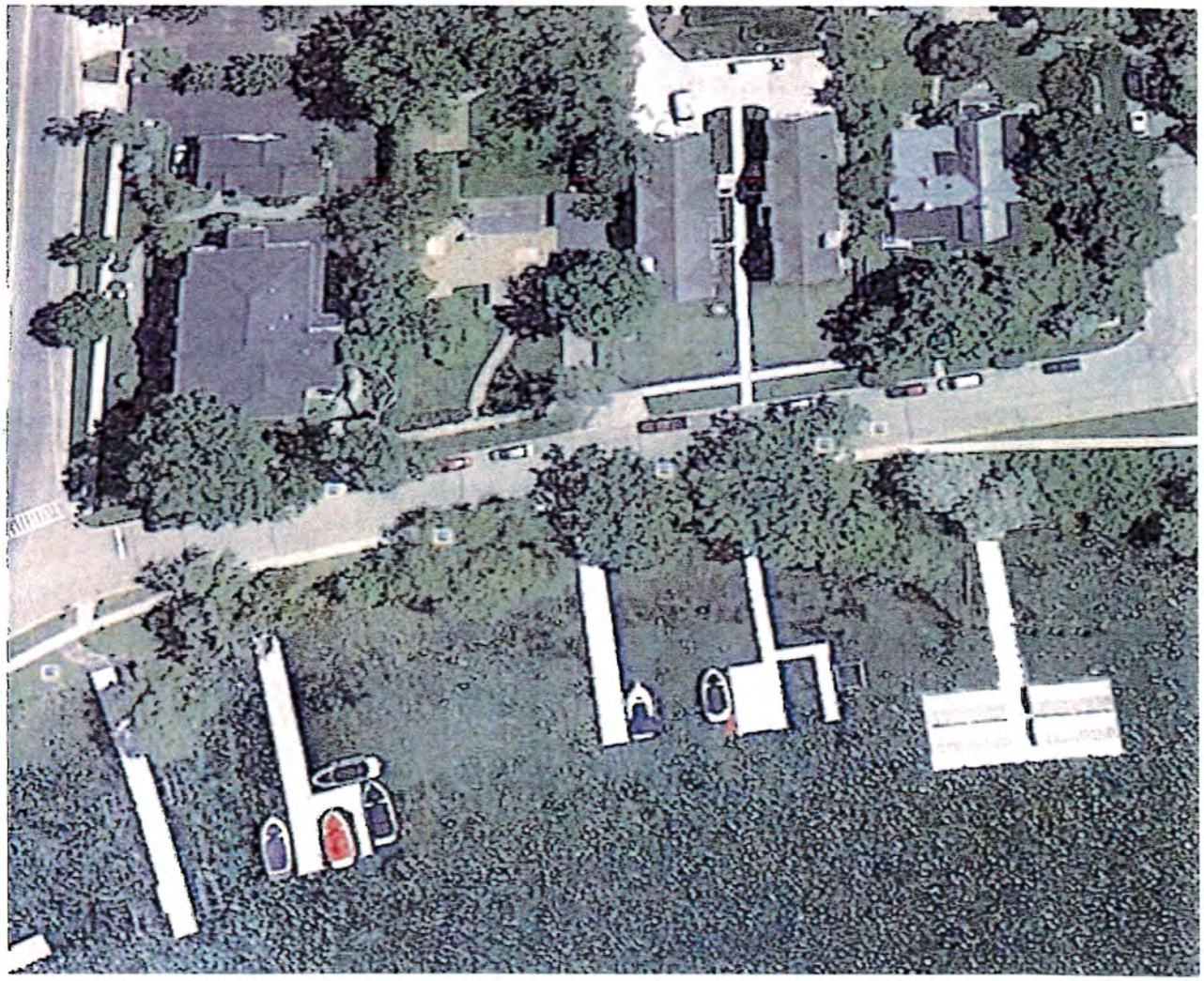
This letter is submitted in response to notices given to us from REEDS CONSTRUCTION by certified mail and by postings in the Lake Geneva Regional news on March 10th and on March 17th...notices advising that Milliette Family LP -- TAX KEY ZOP 00369 -- 493 Wrigley Drive.... is requesting a conditional use permit enabling the construction and installation of a 'REPLACEMENT ACCESSORY STRUCTURE' in the bed of Lake Geneva in accordance with the construction plan as submitted by the applicant shown below.



1...We object to the placement of the above pier because it violates city ordinance SEC. 90-143, paragraph (e)... which requires that any wharf or pier placed in the bed of Lake Geneva must be contained inside a minimum distance of 12 ½ feet from either side of the riparian proprietor's extended property lines... into the riparian zone.

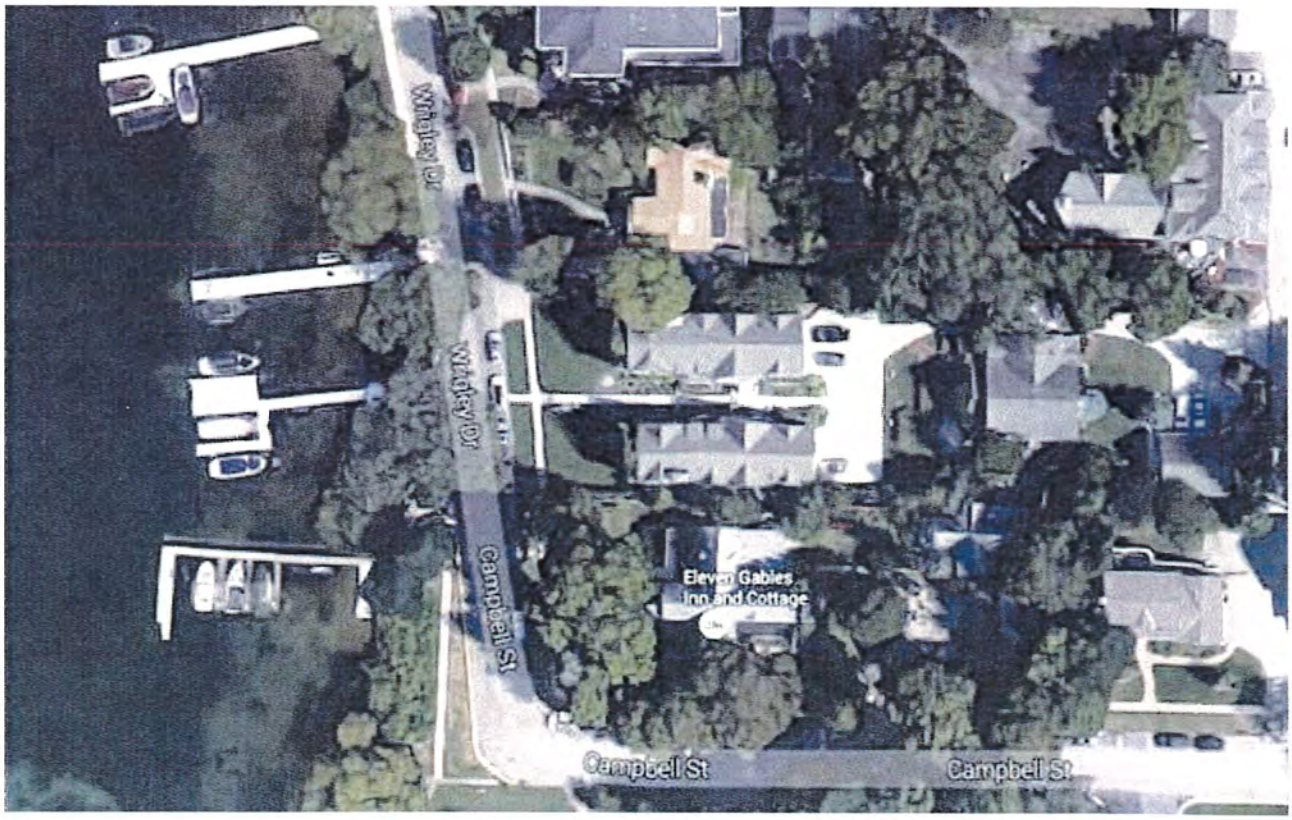
(e) Location of wharves and piers. No wharf or pier shall be located, built, constructed or maintained on a lot or parcel within a distance of 12 1/2 feet from a riparian proprietor's property line, where such property line intersects the shoreline, as defined in Section **90-142**. This restriction shall not apply to permissible preexisting wharves or piers as defined in Subsection **(c)** of this section.

2...we object to the SIZE of the above proposed pier since....on its face....the scale of the new pier is so wide that it is impossible to construct the pier within the requirements of the city ordinance SEC. 90-143, paragraph (e), without centering it exactly in the middle of the applicants riparian enabled area. Please see the sketched in relative size of the proposed pier below....inserted into this high traffic and congested navigation area to enable one to envision the size of the construction.



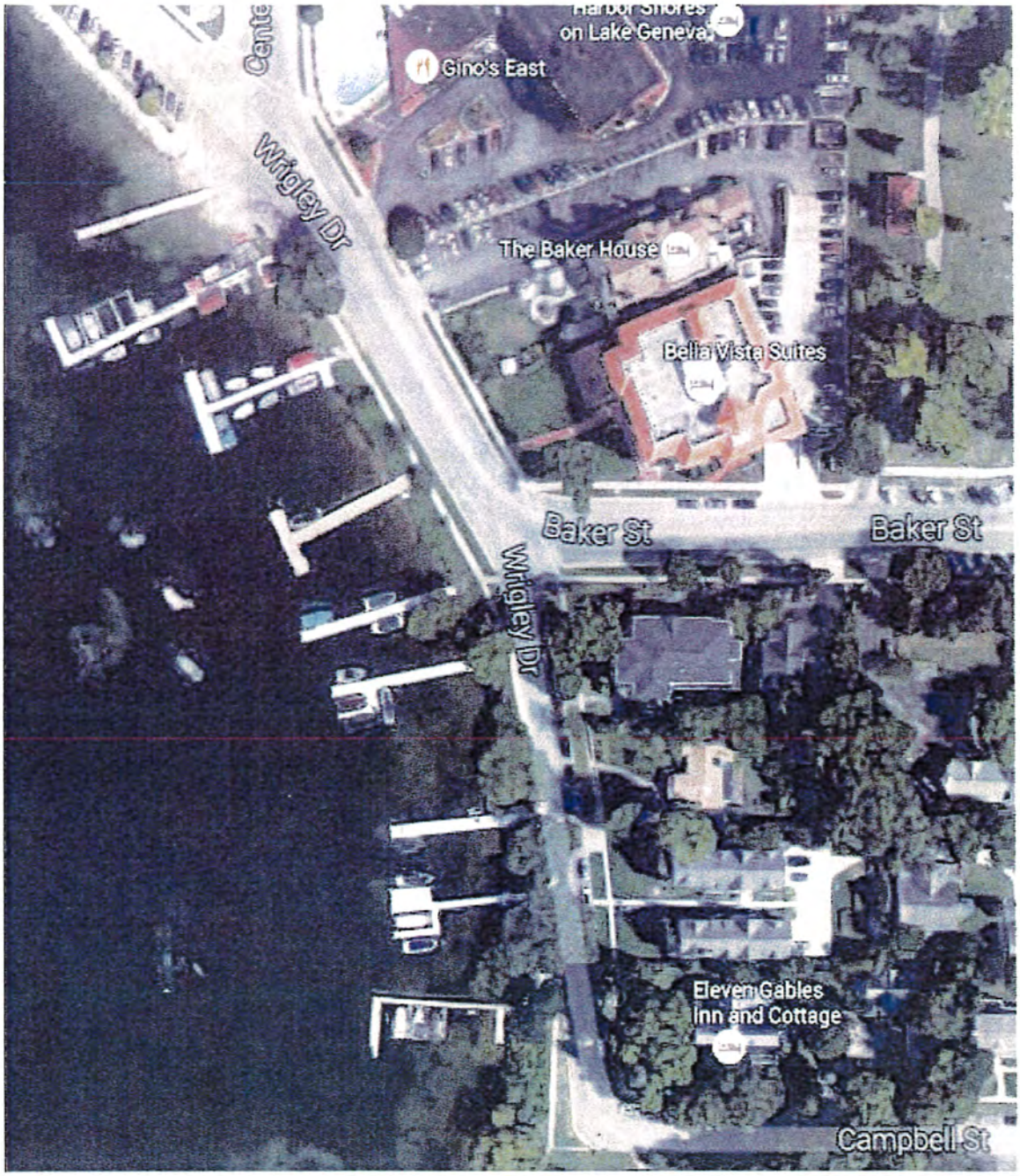
3. [illegible]

4...we object to the applicants requested relocation of TWO of the four existing slips..... from the currently approved and acceptable narrower smaller pier configuration of all four slips now all positioned on ONE side of the main pier center arm....(see photo below)...applicant now requesting approval of the much wider configuration of TWO 26 foot slips to be constructed on each of BOTH sides of the 100 foot long pier center arm.

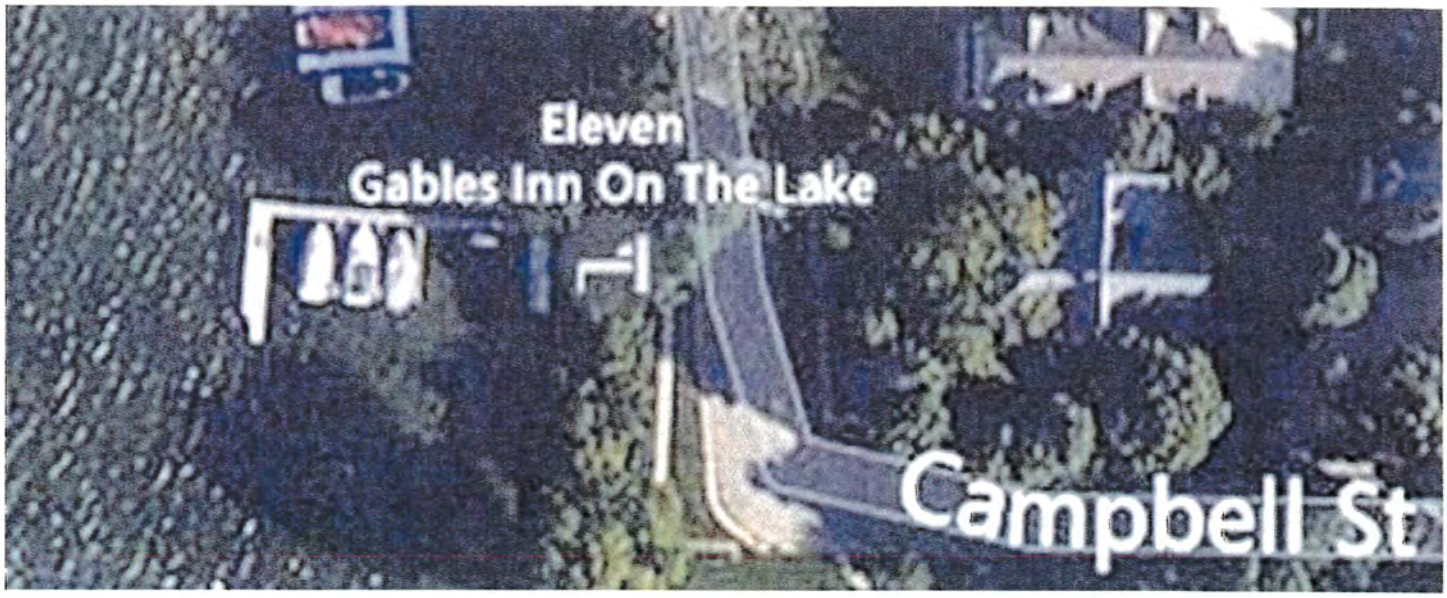


5...we object to the construction of such a large wooden pier of approximately 58 feet wide by 100 feet long in front of a riparian enabled property of only 85 feet

6...we object to the applicants planned disruption of the typical and customary, already approved configurations of all of the existing BAKER PARK piers.... in an intensive riparian area where the density of boats and commercial and condominium population is high... where there are boat rental and jet ski rental operations concentrated nearby.... and where the applicant operates a bed and breakfast with frequent transient weekend boaters visiting... in this high density boating kayaking waterski area of the lake....the best slip configurations is already well established in such a grandfathered dense zone is a STRAIGHT IN centerline..... and slips that are also configured EAST WEST rather than north south.....or..... all slips located on one side
(see photo below to visualize how all existing Baker Park piers are now configured)


Harbor Shores
on Lake Geneva
Gino's East
Wrigley Dr
The Baker House
Bella Vista Suites
Baker St
Baker St
Wrigley Dr
Eleven Gables
Inn and Cottage
Campbell St

9...The applicants' current 4-slip pier configuration and its size and location.....(see photo below)....is acceptable to us.....without change....except that we will surely welcome the proposed upgraded construction materials..... from the current rusted and irregular shaped non-linear metal pipes and plywood.... to the upgraded more LAKE GENEVA conventional white wood painted more sturdy wood construction.....and would be welcomed by all....it would be substantially smaller.....would accommodate the requested four slips for rental.....and satisfy the DNR's desire to assist fish procreation and reduce impediments to safe navigation with the smallest pier over the bed of the lake.



10... As of today...a check of the DNR website lists the applicants' pier application current status as 'pending'. In verbal discussions with DNR specialist Travis Schroeder last year.....he indicated that such a large pier was unlikely to be approved as it would discourage normal fish procreation and its size would be a limitation to riparian navigation in the area.

Sincerely,

Andy Loughlin
Linda Selman Learn

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF SECTION 35, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA WALWORTH COUNTY. 1408 WEST MAIN STREET

NAME AND ADDRESS OF CURRENT OWNER:

QUINT & RISHY STUDER (MAILING) 1919 E LARUA ST PENSACOLA, FL 32501
1408 WEST MAIN, LAKE GENEVA WI

TELEPHONE NUMBER OF CURRENT OWNER: 262.248.1400

NAME AND ADDRESS OF APPLICANT:

LAKE GENEVA ARCHITECTS, 201 BROAD STREET
LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF APPLICANT: 262.248.1400

PROPOSED CONDITIONAL USE:

CONDITIONAL USE FOR SR-4 SETBACKS

ZONING DISTRICT IN WHICH LAND IS LOCATED: ER-1

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

LAKE GENEVA ARCHITECTS : 201 BROAD LAKE GENEVA, WI 53147
FARRIS HANSEN & ASSOCIATES INC : 7 RIDGWAY COURT P.O. BOX 437 ELKHORN, WI 53121

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

NEW CONSTRUCTION OF PRIVATE RESIDENCE

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

3/28/16
DATE

SIGNATURE OF APPLICANT

THORPE & CHRISTIAN S.C.
ATTORNEYS AT LAW

1624 Hobbs Drive, Suite 1 | Delavan, Wisconsin 53115
tel 262.740.1971 | fax 262.740.1090 | web ThorpeChristian.com

May 11, 2016

Mr. Ken Robers
City of Lake Geneva
Building & Zoning Department
626 Geneva Street
Lake Geneva, WI 53147

Re: Conditional Use Permit Application: 1408 W. Main Street

Dear Ken:

I am writing as representative for Mr. and Mrs. Studer, the owners of property located at 1408 W. Main Street. It is my understanding that they have pending with the City at this time a Conditional Use Permit Application. To confirm our conversation from earlier this week, please accept this letter as a request by my client to withdraw their Application and to take it off the agenda for May 16.

Please let me know if you have any questions or comments. I look forward to working with you on an acceptable solution to the building issues my client is faced with on this now vacant lot.

Very truly yours,

THORPE & CHRISTIAN, S.C.

By: Dale L. Thorpe
Email: dthorpe@thorpechristian.com

DLT:bld

cc: Scott Remington

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

223 Cook Street, ZOP 00253

NAME AND ADDRESS OF CURRENT OWNER:

CPA 1000 N. Water St. Ste 160
Milwaukee WI 53202

TELEPHONE NUMBER OF CURRENT OWNER: 414-271-1111

NAME AND ADDRESS OF APPLICANT:

Karlee Mann
W5244 ES Elkhorn WI 53121

TELEPHONE NUMBER OF APPLICANT: 262-215-5941

PROPOSED CONDITIONAL USE:

Commercial Indoor Entertainment (Restaurant)

ZONING DISTRICT IN WHICH LAND IS LOCATED: CB

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

N/A

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Restaurant - Serving hot dogs, Sandwiches, deep fried food

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

4/1/16 — Karlee Mann

DATE — SIGNATURE OF APPLICANT

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

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

I.RECORDATION OF ADMINISTRATIVE PROCEDURES

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

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II.APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

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

⇓

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

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

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

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

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

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

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

III.JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

   Meets the land use requirements of the downtown area.

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?

   Same as Above.

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, Existing Building - Commercial Use

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

   N/A

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

yes, existing system

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

yes

IV. FINAL APPLICATION PACKET INFORMATION

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

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

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

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

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

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

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

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

I.RECORDATION OF ADMINISTRATIVE PROCEDURES

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

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

II.APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

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

⇓

____ ____ (a) **A written description of the intended use describing in reasonable detail the:**

- ____Existing zoning district(s) (and proposed zoning district(s) if different);
- ____Land use plan map designation(s);
- ____Current land uses present on the subject property;
- ____Proposed land uses for the subject property (per Section 98-206);
- ____Projected number of residents, employees, and daily customers;
- ____Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;
- ____Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

____Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 98-701-98-721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials;

____If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII.";

____Exterior building and fencing materials (Sections 98-718 and 98-720);

____Possible future expansion and related implications for points above;

____Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

____ ____ (b) **A <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 <u>Detailed Landscaping Plan</u> of the subject property:**

N/A

____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 <u>Grading and Erosion Control Plan</u>:**

N/A

____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) **<u>Elevation Drawings</u> of proposed buildings or remodeling of existing buildings:**

N/A

____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 Pa~~cket by Zoning Administrator:** **Date:** _____ **by:** _____

____ **Receipt of ~~25~~ 17 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, May 16, 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 Karlee Mann, W5244 Cty. ES, Elkhorn, WI 53121 to open an Indoor Commercial Entertainment (Restaurant) establishment in the Central Business (CB) Zoning District, at the following location:

TAX KEY NO. ZOP 00253 - 223 COOK STREET

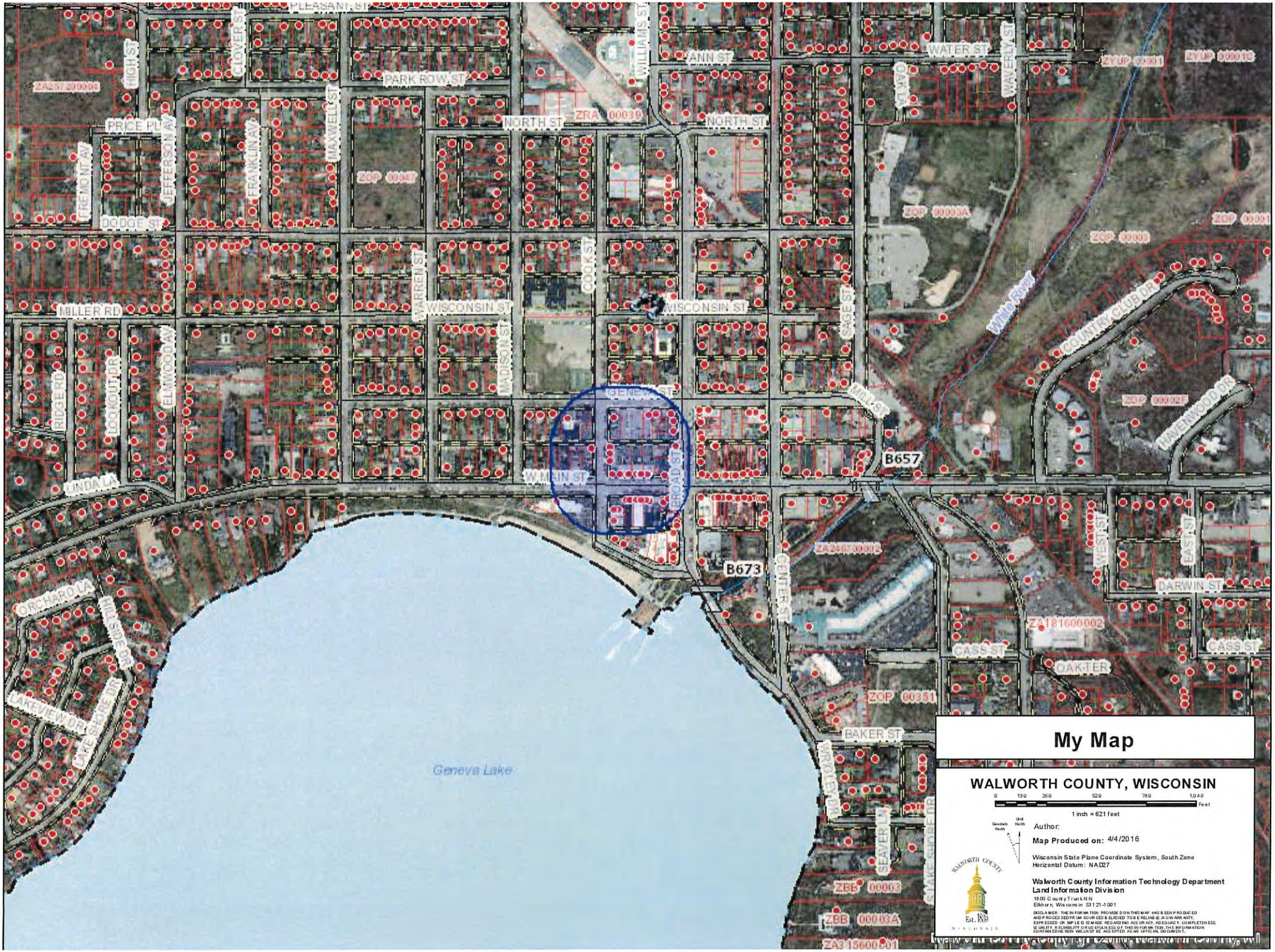
All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, May 16, 2016 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 29th day of April, 2016.

Mayor Alan Kupsik
City Plan Commission
City of Lake Geneva, WI

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on May 5th & 12th.



Walworth County Copyright 2016 Walworth County WI

Walworth County, Copyright 2010, Walworth County, WI

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

Lot 1 of Certified Survey Map No. 1608, Walworth County Records, Located in Part of the Northeast 1/4 of Section 1, T1N, R17E, City of Lake Geneva, Walworth County, Wisconsin

NAME AND ADDRESS OF CURRENT OWNER:

Carolyn Sue Gifford
191 W. South St., Lake Geneva, WI 53147-2417

TELEPHONE NUMBER OF CURRENT OWNER: (262) 812-7346

NAME AND ADDRESS OF APPLICANT:

(same as above)

TELEPHONE NUMBER OF APPLICANT: (262) 812-7346

PROPOSED CONDITIONAL USE:

State Licensed Family Child Care in my home during School year only (Mondays-Fridays 7a.m.-5p.m.).

ZONING DISTRICT IN WHICH LAND IS LOCATED: SR-4

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

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

infant + toddler in-home child care for maximum of 8 children

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

April 8, 2016
DATE

Carolyn S. Gifford
SIGNATURE OF APPLICANT

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

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

I.RECORDATION OF ADMINISTRATIVE PROCEDURES

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

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II.APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

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

⇓

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

____Showing all lands for which the conditional use is proposed;

____Showing all other lands within 300 feet of the boundaries of the subject property;

____Referenced to a list of the names and addresses of the owners of said lands as they appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);

____Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;

____Map and all its parts are clearly reproducible with a photocopier;

____Map size of 11" by 17" and map scale not less than one inch equals 800 ft:

____All lot dimensions of the subject property provided;

____Graphic scale and north arrow provided.

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

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

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

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

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

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

III.JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

1. How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?
   there is a need for much more infant + toddler child care, throughout 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 any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?
   this child care would be convenient for any teachers employed by the Lake Geneva School District.

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

4. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
   this is a personal residence so impact would be negligible.

5. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?
   no more than if I had a family with small children who would play outside.

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

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

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

I.RECORDATION OF ADMINISTRATIVE PROCEDURES

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

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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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 <u>written description</u> of the intended use describing in reasonable detail the:**

- ____Existing zoning district(s) (and proposed zoning district(s) if different);
- ____Land use plan map designation(s);
- ____Current land uses present on the subject property;
- ____Proposed land uses for the subject property (per Section 98-206);
- ____Projected number of residents, employees, and daily customers;
- ____Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;
- ____Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

_____

_____

IV. FINAL APPLICATION PACKET INFORMATION

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

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

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

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

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

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

____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 <u>Detailed Landscaping Plan</u> 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, May 16, 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 Carolyn Gifford, 191 W South Street, Lake Geneva, WI 53147 to open a Family Day Care Home (four to eight children) in a Single Family (SR-4) Zoning District, at the following location:

TAX KEY NO. ZA160800001 - 191 W SOUTH STREET

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, May 16, 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 29th day of April, 2016.

Mayor Alan Kupsik
City Plan Commission
City of Lake Geneva, WI

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on May 5th & 12th.

My Map
WALWORTH COUNTY, WISCONSIN
0 25 50 100 150 200 Feet
1 inch = 138 feet
Author:
Map Produced on: 4/7/2016
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD27
Walworth County Information Technology Department
Land Information Division
1800 County Trunk N N
Elkhorn, Wisconsin 53121-1001
DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PRODUCED FROM SOURCES BELIEVED TO BE RELIABLE AND WARRANTY, EXPRESSED OR IMPLIED IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, RELIABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN WILL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.
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ZBL 00032
ZBL 00003
ZYUP 00118C1
ZYUP 00120
ZA414300001
ZA202000002
ZA202000001
ZA160800004
ZYUP 00146
ZYUP 00132B
ZYUP 00132
IPV 00003B
DORWOOD
DORWOOD DR
BONNIE BRAE LA
BONNIE
LAKE GENEVA BLVD
LAKE
MOBILE ST
MOBILE
W SOUTH ST
E SOUTH ST
SOUTH
STREET
WILMOT BLVD
SUBDIVISION
ADDITION
BADGER
CSM 2020
CSM 1608
CSM 2485
CSM 1265
CSM 927
CITY OF LAKE GENEVA

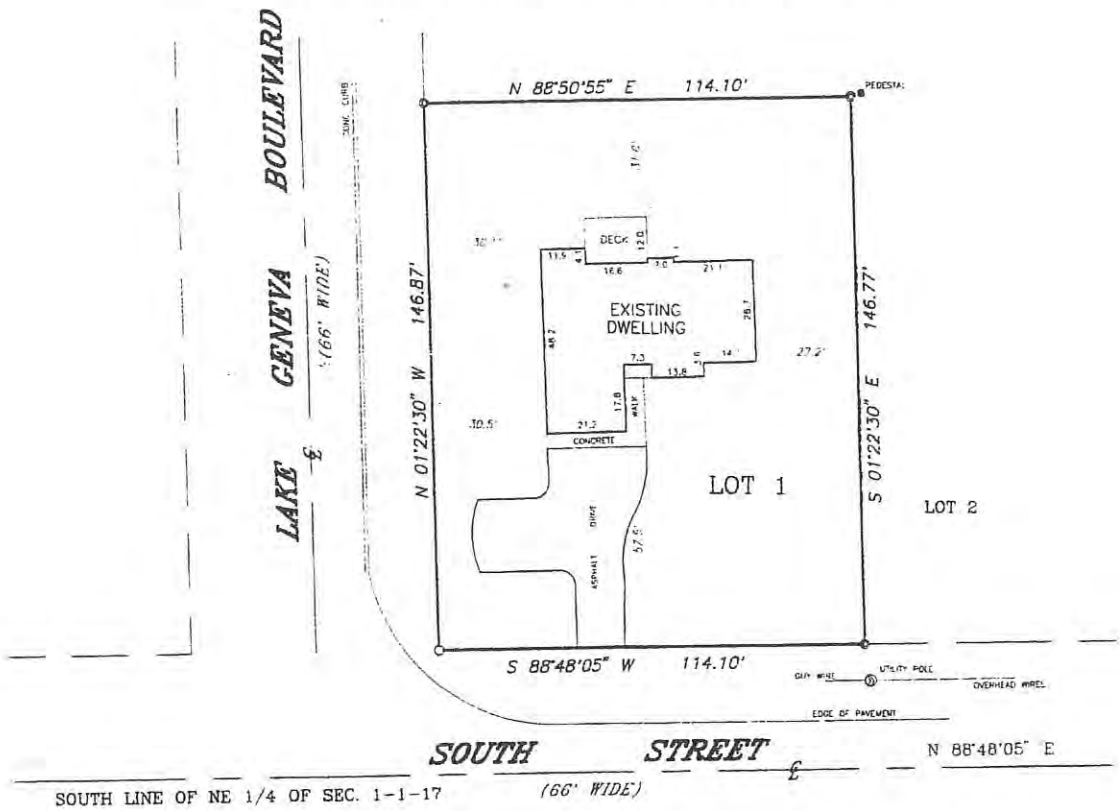
Services Offered
Commercial Site Development
Subdivision Design and Platting
Planning and Plan Review
Streets and Highway Design
Drainage Studies
Water Distribution Systems
Sewer Collection Systems
Construction Surveying and Stake-out Services
GPS Surveying
Certified Soil Testing

Nienow Engineering Assoc.
Consulting Engineers and Surveyors
229 E. Main Street
Waterford, WI 53185
(414) 534-9190 Fax (414) 534-9192

#95178W
M95178S1.DWG

PLAT OF SURVEY

LOT 1 OF CERTIFIED SURVEY MAP NO. 1608, WALWORTH COUNTY RECORDS,
LOCATED IN PART OF THE NORTHEAST 1/4 OF SECTION 1, T1N, R17E,
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



LEGEND

- + - CROSS CUT IN CONCRETE
- ∘ - PK NAIL
- ⊙ - FOUND IRON PIPE
- ● - FOUND IRON ROD
- ○ - SET IRON PIPE
- —— - FENCE
- ( ) - RECORDED AS
- ♦ - SOIL BORING
- ⊕ - BENCH MARK
- ⊕ - FOUND BRASS CAPPED MONUMENT
- ▣ - FOUND CONCRETE MONUMENT

N

SCALE: 1" = 30'

BEARING BASE: AS RECORDED AS.

ORDERED BY: STEVE BEERS
c/o KEEFE REALTY
191 SOUTH STREET
LAKE GENEVA, WI 53147

RECEIVED
JAN 19 1996

STATE OF WISCONSIN)
RACINE COUNTY)

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY.

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

DATED AT WATERFORD THIS 12TH DAY OF DECEMBER 19 95

RECERTIFIED _____

007-1618

ZA-1608-1