

CITY OF LAKE GENEVA
PLAN COMMISSION MEETING
MONDAY, APRIL 18, 2016 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

Agenda

1. Meeting called to order by Mayor Connors.
2. Roll Call.
3. Approve Minutes of March 21, 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 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
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.
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.
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.

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.
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.
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.
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.
14. Adjournment

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

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

Posted 4/15/16

MINUTES

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

2. Roll Call

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

3. Approve Minutes of February 15, 2016 Plan Commission meeting as distributed.

MOTION #1

Kupsik/Skates moved to approve the minutes of February 15, 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.

3-21-16 - Email received from Andy Loughlin – Against Agenda Item # 7 Milliette Pier

6. Downtown Design Review.

A. Application by Nancy Gissendaner & Kim Davidson for Queen Bee Artisan Market, 755 Main Street - Lower, Lake Geneva, WI 53147 for a new exterior sign and awning on the storefront at Tax Key No. ZOP 00269.

DISCUSSION – Nancy Gissendaner – 755 Main St, Lower - LG

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

MOTION #2

Kupsik/Flower moved to approve the application by Nancy Gissendaner & Kim Davidson for Queen Bee Artisan Market, 755 Main Street - Lower, Lake Geneva, WI 53147 for a new exterior sign and awning on the storefront at Tax Key No. ZOP 00269.
The motion carried unanimously.

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

DISCUSSION – Steve Rader – Lake Geneva Party Rental

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

MOTION #3

Kupsik/Flower moved to approve the application by Lake Geneva Party Rental, 706 Geneva Street, Lake Geneva, WI 53147 for a new exterior sign on the storefront at Tax Key No. ZOP 00259, including all comments regarding border around the sign.
The motion carried unanimously.

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

DISCUSSION – Gary Milliette (Representing the Milliette Family)

The applicant gave an overview of the application details and there was a brief discussion with the Commission. There was considerable discussion regarding the DNR website still showing this as pending and no response from the contact at the DNR for an update. There is some concern about the new configuration of the pier and the City Attorney will need to do some more research on it.

PUBLIC SPEAKER #1 – Andy Loughlin, 600 Campbell Street - LG

Mr. Loughlin stated his objections to the new configuration of the proposed pier, requesting that it stay in its current location and configuration. He would like to speak to the city Attorney once it has been researched.

MOTION #4

Kupsik/Gibbs moved to continue the recommendation and the public hearing to the May Planning meeting. 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 Jeffrey Kimps, agent for Carrie Kielty Trust, P.O. Box 322, Lake Geneva, WI 53147, for land located at 411 Center Street, Tax Key Nos. ZOP 00127 & ZXRR 00005.**

DISCUSSION - Art Kielty – PO Box 322, LG

The applicant gave an overview of the application details and there was a brief discussion with the Commission. Inspector Robers stated that if there is an easement it would need to be included and shown on the revised recorded survey Document going forward.

MOTION #5

Kupsik/Flower moved to approve the Recommendation on an Application for Land Division Review for a Certified Survey Map to combine two parcels submitted by Jeffrey Kimps, agent for Carrie Kielty Trust, P.O. Box 322, Lake Geneva, WI 53147, for land located at 411 Center Street, Tax Key Nos. ZOP 00127 & ZXRR 00005, including staff recommendations and easements for the utilities to be identified on the survey. The motion carried unanimously.

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

DISCUSSION – David & Cheryl Hawkins and Barbara Lucksinger, LG

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

MOTION #6

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

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

DISCUSSION – Richard Torhorst, 500 Commercial Ct., LG (representing applicant)

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

MOTION #7

Mayor Connors/Kupsik moved to approve the Recommendation on an Application for Land Division Review for a Removal of Restriction submitted by Salvatore & Donna DeSimone, 184 South Street, Elmhurst, IL 60126, for land located in the Town of Linn Extra-territorial Jurisdiction Boundary, at N1769 Wildwood Drive, Lake Geneva, WI 53147, Tax Key Nos. ITE 00034A. The motion carried unanimously.

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

DISCUSSION – Richard Torhorst, 500 Commercial Ct., LG (representing applicant)

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

MOTION #8

Mayor Connors/Kupsik moved to approve the Recommendation on an Application for Land Division Review for a Certified Survey Map submitted by Lake Geneva Development Corp., c/o Richard W. Torhorst, P.O. Box 1300, Lake Geneva, WI 53147 for land located at Tax Key Nos. ZOP 00154 & ZOP 00155, contingent on approval of the Planned Development. The motion carried unanimously.

- 12. Public Hearing and recommendation on a Planned Development (PD), Precise Implementation Plan (PIP) submitted by Richard W. Torhorst, P.O. Box 1300, Lake Geneva, WI for the Lake Geneva Development Corp., on behalf of Paul and Allison Page at 726 Wisconsin Street, current Tax Key No. ZOP 00154.**

DISCUSSION – Richard Torhorst, 500 Commercial Ct., LG (representing applicant)

Torhorst gave an overview of the application details and there was a brief discussion with the Commission. He also noted, with apologies, that the North Lot should have been Lot #1 and the South Lot should have been Lot #2, however, on the application paperwork it is flip flopped.

Slavney clarified they are looking for a motion to recommend approval of the proposed General Development Plan (GD) and Implementation Plan (PIP) for lot 2 which would grant 3 flexibilities (not variances) as listed in the text of the submittal.

PUBLIC SPEAKER #1 – Ed Gillman, 722 Wisconsin Street, LG

Gillman stated his concerns regarding the proposed project and how it would affect his family's property.

MOTION #9

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

MOTION #10

Kupsik/Gibbs moved to approve the Recommendation on a on a Planned Development (PD), Precise Implementation Plan (PIP) submitted by Richard W. Torhorst, P.O. Box 1300, Lake Geneva, WI for the Lake Geneva Development Corp., on behalf of Paul and Allison Page at 726 Wisconsin Street, current Tax Key No. ZOP 00154, to include staff recommendations, finding of facts and the 3 flexibilities. The motion carried unanimously.

Kupsik noted that staff has no problems with granting the (PIP) for the Planned Development as all of the uses are currently grandfathered and this procedure will allow them to be consistent with the current zoning code.

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

DISCUSSION – Thomas Connelly, Autumnwood Financial Corp., Walworth, WI (Agent for LG Tennis)

The applicant gave an overview of the application details and there was a discussion with the Commission and Planner Slavney gave an overview of the process.

PUBLIC SPEAKER #1 – Sandy Derrick/Derrick Funeral Home, 700 Park Drive - LG

She had some concerns regarding the proximity of the new building to her building.

MOTION #11

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

MOTION #12

Kupsik/Skates moved to approve the Recommendation on a on a Conditional Use Application filed by Paul Lauterbach, 914 Bennett Ct. Walworth, WI 53184 on behalf of Lake Geneva Tennis Club, to operate and Indoor Tennis Club (Physical Activity Studio) in the Planned Business Park (PBP) zoning district in a proposed building on Veterans Parkway Tax Key No's ZLGBP 200029, including staff recommendations and findings of fact. The motion carried unanimously.

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

DISCUSSION – Thomas Connelly, Autumnwood Financial Corp., Walworth, WI (Agent for LG Tennis)

The applicant gave an overview of the application details and there was a brief discussion with the Commission. Connelly gave a handout to the Commissioners and stated that there were two things that have changed (see handout).

#1 – On the Northside the setback was originally 10 ft and is now 9ft 6 in. to allow for the addition of a curve to make sure cars stay in their proper lane and easier for snow maintenance etc.

#2 – The addition of the entrance relative from the path to the parking (as requested) and the little pod for the bike rack.

There was additional discussion on the roof and siding materials etc.

PUBLIC SPEAKERS – None

MOTION #13

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

MOTION #14

Kupsik/Gibbs moved to approve the Recommendation on a on a General Development Plan (GDP) Application filed by Paul Lauterbach, 914 Bennett Ct. Walworth, WI 53184 on behalf of Lake Geneva Tennis Club, for a new commercial building (Tennis Club) in the Planned Business Park (PBP) zoning district in a proposed building on Veterans Parkway Tax Key No's ZLGBP 200029 and to include all staff recommendations and identification of the bike rack and path. The motion carried unanimously.

15. Adjournment

MOTION #15

Gibbs/Skates moved to adjourn the meeting at 8:22 pm. The motion carried unanimously.

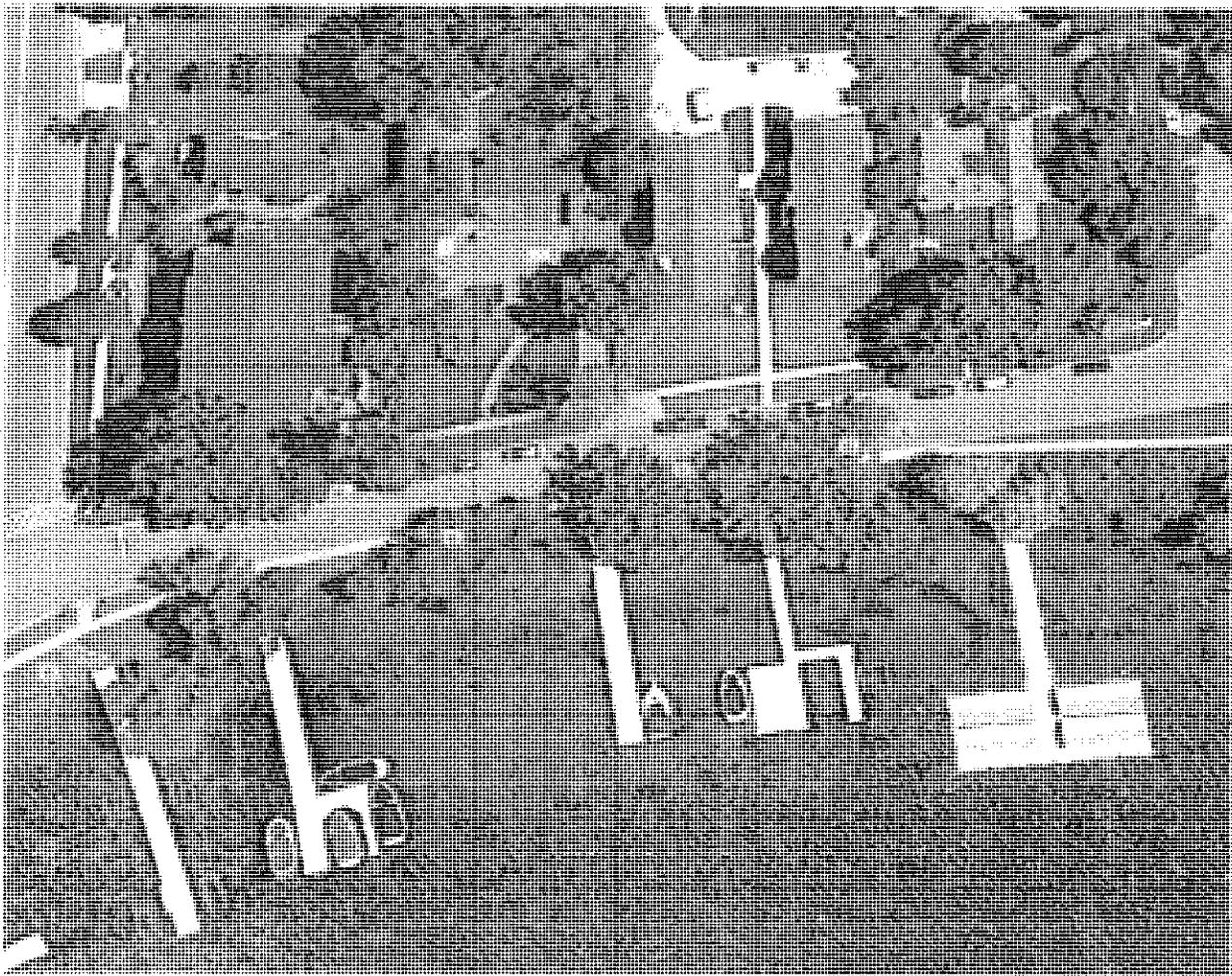
/s/Jackie Gregoles, B&Z Administrative Assistant

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE PLAN COMMISSION

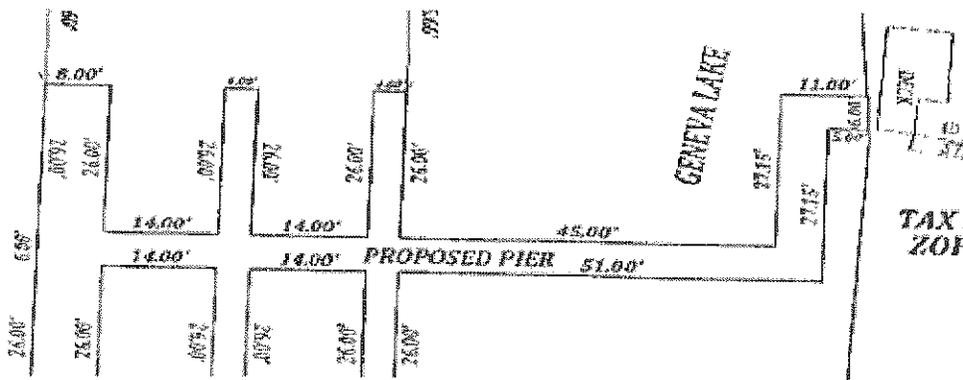
1...we object to the placement of the above pier because it violates city ordinance SEC. 90-143, paragraph (e)... which requires that any wharf or pier placed in the bed of Lake Geneva must be contained inside a minimum distance of 12 ½ feet from either side of the riparian proprietor's extended property 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...we object to the relocation of the applicants existing pier centerline arm....the applicant requests that the existing pier centerline be relocated more than 30 feet to the south....causing the proposed south slip entrances to be located directly ON the applicants south riparian line, extended, in violation of the 12 ½ foot minimum setback required.....in violation of the city ordinance SEC. 90-143, paragraph (e).

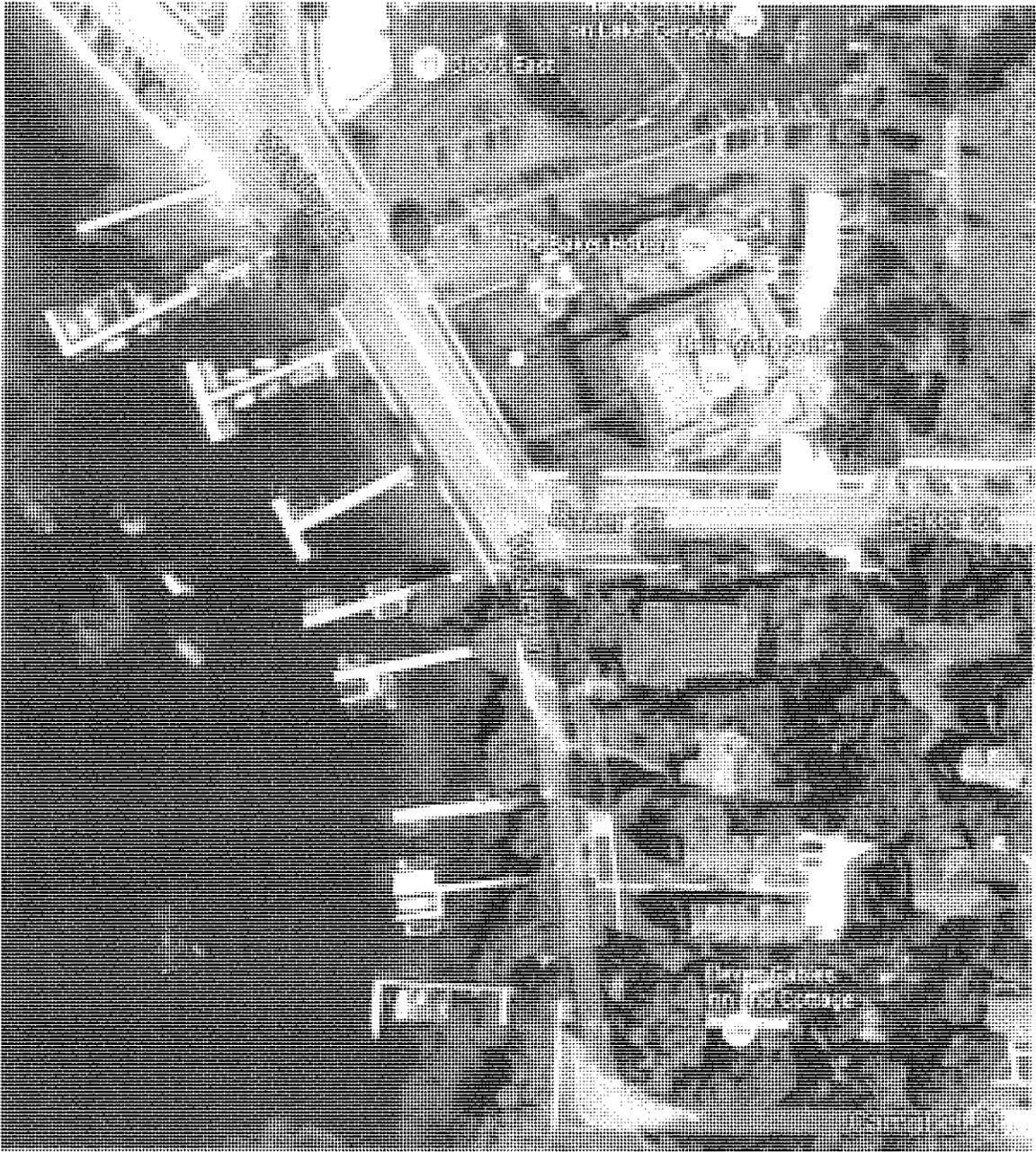


4...we object to the applicants requested relocation of TWO of the four existing slips..... from the currently approved and acceptable narrower/smaller pier configuration of all four slips now all positioned on ONE side of the main pier center arm....(see photo below)...applicant now requesting approval 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.

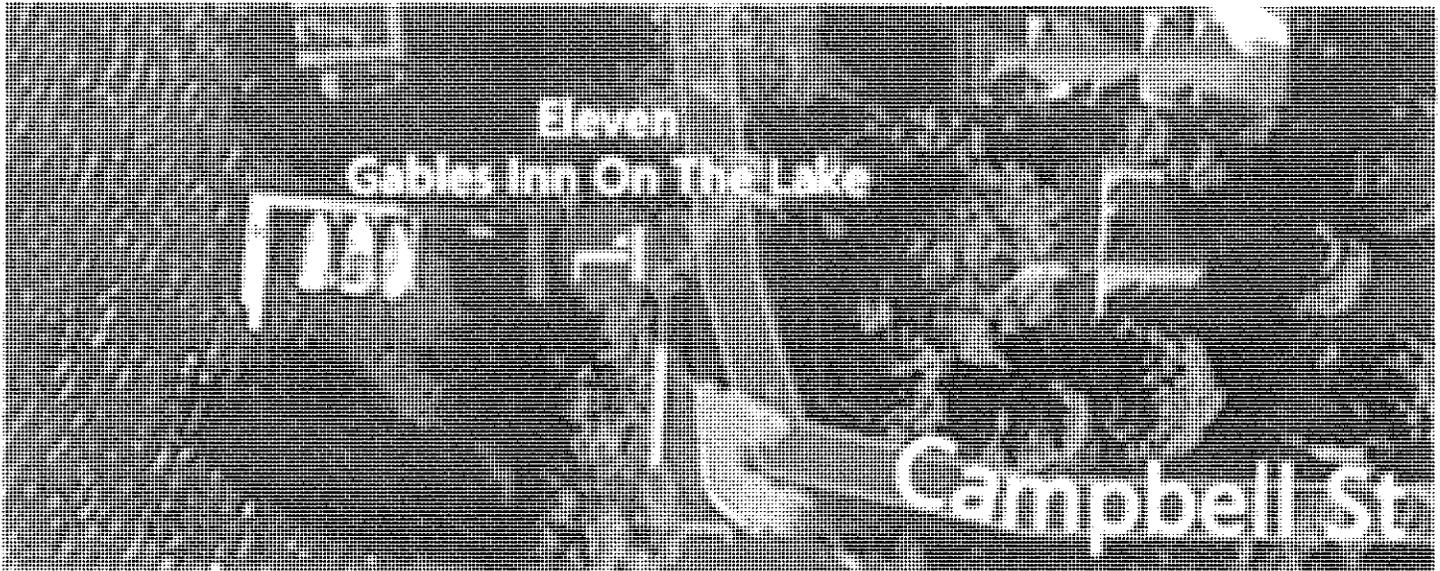
6...we object to the applicants planned disruption of the typical and customary already approved configurations of all of the existing BAKER PARK piers.... in an intensive riparian area where the density of boats and commercial and condominium population is high....where there are boat rental and jet 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/water-ski 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).



7...We object to any relocationor enlargingor the reconfiguration of any aspect of the pier that changes the navigation of boating or jet skis or kayaks in and around the applicant's pier....or neighboring piers. The commercial business interest at the applicants' location is an advertised pet friendly Bed and Breakfast...where all four slips are rented/leased to non-residents.....and where highly transient and typically weekend visitors and boaters occupy the pier and nearby waters. The likely occasion of such transient weekend visitors are holiday or wedding or other celebrations where a higher level of noise and activity and excitement...day and night...including boating....is to be expected. Adding to typical transient pier activity is an unusually high volume of continuing barking dogs.... visiting on weekends and other occasions....generally triggering a greater than normal noise nuisance level in the abutting residential locations. Leaving the pier smaller and more northerlyand leaving the slips where they areand leaving noisy transient guests and barking dogs where they now are.....would be best for the residential areas to the south and the north.

8...We object to the Lake Geneva planning commission allowing an exception to any of the applicable ordinances relating to this pier application for ANY reason.

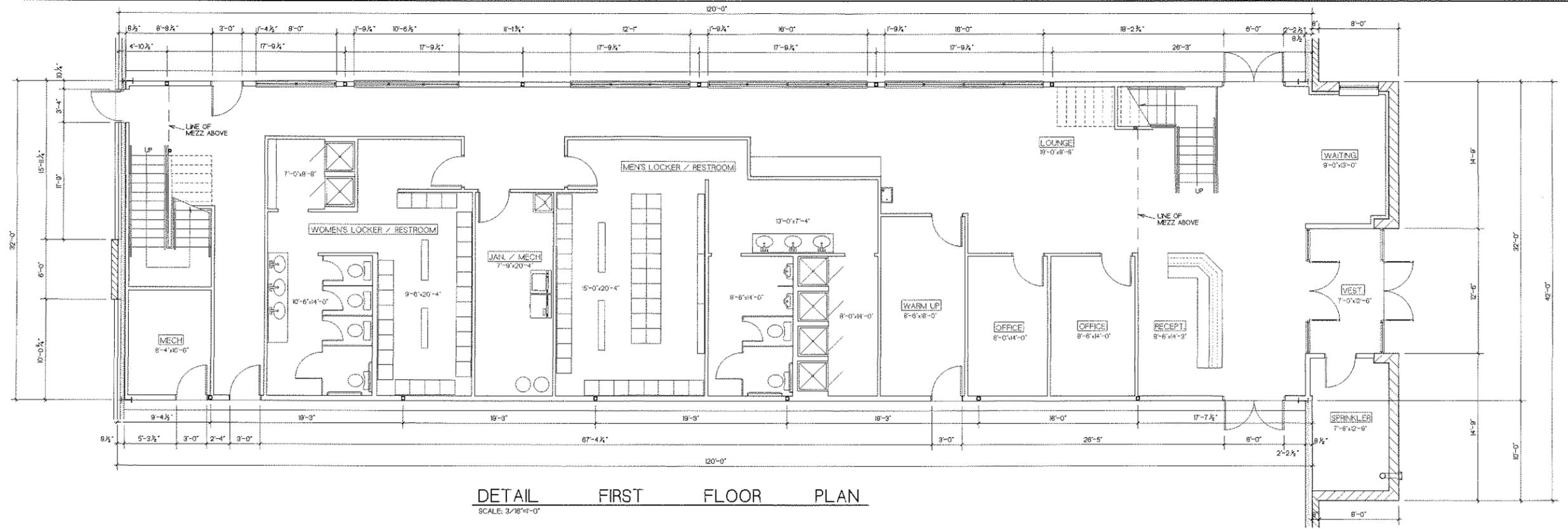
9...The applicants' current 4-slip pier configuration and its size and location.....(see photo below).....is acceptable to us.....without change....except that we will surely welcome the proposed upgraded construction materials..... from the current rusted and irregular shaped non-linear metal pipes 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.



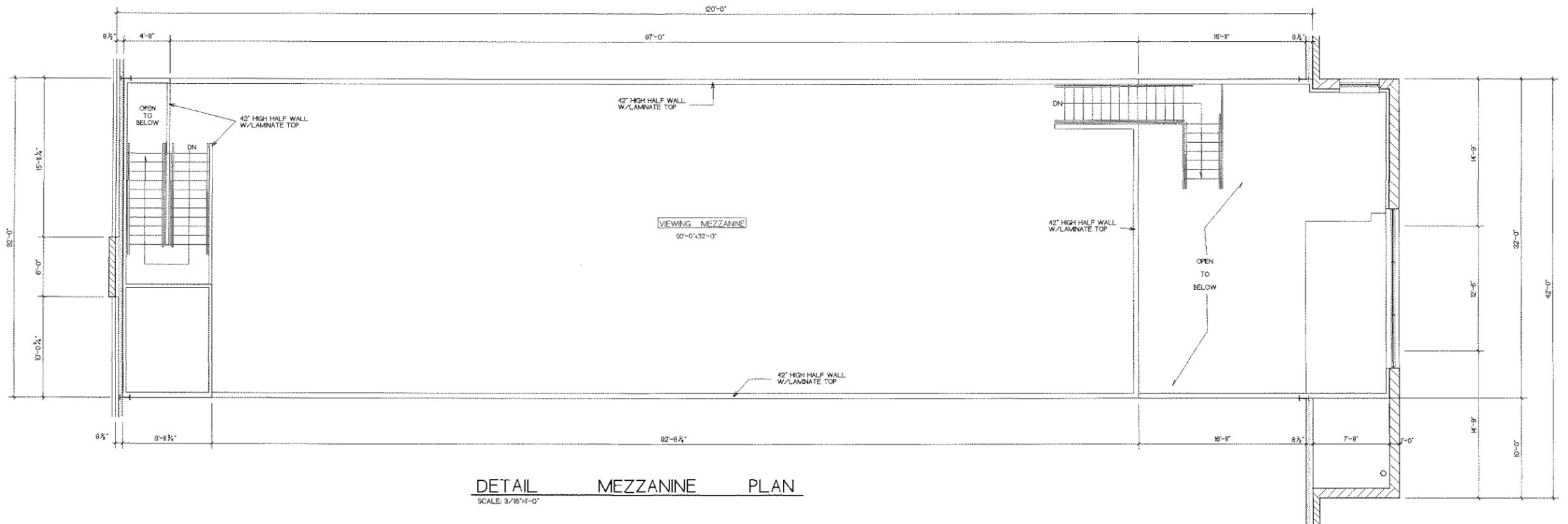
10...As of today...a check of the DNR website lists the applicants' pier application current status as 'pending'. In verbal discussions with DNR specialist Travis Schroeder last year.....he indicated that such a large pier was unlikely to be approved as it would discourage normal fish procreation and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

Sincerely,

Andy Loughlin
Linda Selman Learn



DETAIL FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"



DETAIL MEZZANINE PLAN
SCALE: 3/16"=1'-0"

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 3/7/2016 10:00 AM
 FARRIS, HANSEN & ASSOCIATES, INC.

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

DETAIL FIRST FLOOR PLAN
DETAIL MEZZANINE PLAN

FARRIS, HANSEN & ASSOCIATES, INC.
 Engineering, Architecture, Surveying
 7 Ridgway Court P.O. Box 437
 ELKHORN, WISCONSIN 53121
 Office: (262) 723-2098
 Fax: (262) 723-5886

REVISIONS

PROJECT NO.	9368
DATE	3/7/2016
SHEET NO.	5 OF 5

STAFF REPORT
To Lake Geneva Plan Commission

Meeting Date: April 18, 2016

Agenda Item #6A

Applicant:

Eric Lundstrom

33800 Dream Street

Burlington, WI 53105

Request:

Exterior Wall Mount ATM at 804 Main Street

Tax Key No. ZOP 00326

Description:

The applicants propose to add a wall mounted ATM at the business. The ATM is under 4 square feet and will be mounted along the front entrance of the existing restaurant.

Staff Recommendation:

Staff's recommendation is that the ATM be approved as presented with any Commission amendments.

Agenda Item #6B

Applicant:

William Briggs

1002 Bayside Drive

Palatine, IL 60074

Request:

Exterior Signage at 227 Broad Street for new

business Tax Key No. ZOP 00266

Description:

The applicant proposes a two signs 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:

Kathy Simes

W5005 Paddock Drive

Elkhorn, WI 53121

Request:

Exterior Sign at existing business at 510 Broad

Street Tax Key No. ZGD 00005.

Description:

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

Staff Recommendation:

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

Agenda Item #6D

Applicant:

Sandra Skibitzki for Le Cookery
812 Main Street
Lake Geneva, WI 53147

Request:

Exterior Awning with Signage at 812 Main Street
Tax Key No. ZOP 00332.

Description:

The applicant proposes a new awning with signage for one that was damaged at the business. The design of the new 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.

Agenda Item #6E

Applicant:

John Engerman for The Design Coach
W3411 Linton Road
Lake Geneva, WI 53147

Request:

Exterior façade alteration at 725 Main Street.
Tax Key No. ZOP 00276.

Description:

The applicant proposes to repair and repaint the existing storefront at the business. The design of the new storefront meets the Downtown Design Overlay District requirements.

Staff Recommendation:

The new Storefront will further improve the buildings along Main Street in the Downtown district. Staff's recommendation is that the storefront be approved as presented with any Commission amendments.

Agenda Item #6F

Applicant:

David Scotney for Oakfire Restaurant
1551 Orchard Lane
Lake Geneva, WI 53147

Request:

Exterior façade alteration at 831 Wrigley Drive.
Tax Key No. ZOP 00340.

Description:

The applicant proposes to remove the existing non compliant handicap entrance ramp at the business and add new steps on the West side and new handicap entrance on East side. This will allow more outdoor seating and is the first phase of a multi-phase project to improve the building. The design of the new entranceways meets the Downtown Design Overlay District requirements.

Staff Recommendation:

The new entranceways will further improve the building, along with adding outdoor seating to further serve the clients of the restaurant. Staff's recommendation is that the entranceways be approved as presented with any Commission amendments.

Agenda Item #6G

Applicant:

Wheels PC, LLC

880 Main Street

Lake Geneva, WI 53147

Request:

Exterior Sign at 880 Main Street

Tax Key No. ZOP 00337

Description:

The applicant has sublet a portion of the existing business to operate a wholesale automobile sales outlet and proposes a sign at the business to meet the State of Wisconsin requirements. The design of the new sign meets the Downtown Design Overlay District requirements.

Staff Recommendation:

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

Agenda Item #7

Applicant:

Murphspeak Entertainment Enterprises, LLC

6 Forest Ridge Court

Lutherville, MD 21093

Request:

Conditional Use approval to operate a Commercial Indoor

Entertainment facility (Live Escape Game) in the

Downtown Overlay Zoning District at 772 Main Street

Tax Key No. ZOP 00321.

Description: The applicant would like to operate an Escape Game Entertainment facility which requires them to obtain a Conditional Use Permit.

Staff Recommendation: Staff has no objection to the proposed business as it will add another type of entertainment facility to the Downtown District and provide an additional outlet to draw more people to the area.

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:
United Methodist Church
912 Geneva Street
Lake Geneva, WI 53147

Request:
Certified Survey Map approval for land located in
the City of Lake Geneva at 912 Geneva Street and
vacant lot on Cook Street, Tax Key No.ZOP 00233 &
ZOP 00234.

Description:
Application for Land Division Review for a Certified Survey Map (CSM) to combine the parcels into one parcel.

Staff Recommendation:
Staff has no objection to a recommendation for approval and the City Engineer has reviewed and has no objections to proceeding. The combination of the lots into one lot will facilitate the construction of a future parking lot to serve the church.

Agenda Item #9

Applicant:
Justin Woods for Roy Kaiser
N3241 Beach Road
Lake Geneva, WI 53147

Request:
Conditional Use approval to construct a sunroom on an
existing deck using the Single Family (SR-4) zoning in the
Estate Residential zoning district and also lying in the 100
foot shore land setback at 1530 Lake Shore Drive,
Tax Key No. ZLM 00046.

Description: The applicant would like to construct a sunroom addition which requires them to obtain a Conditional Use Permit.

Staff Recommendation: Staff has no objection to the addition as it is being constructed on an existing deck and will not further encroach on either the neighbors or the lake shore.

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 #10

Applicant:

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

Request:

Precise Implementation Plan (PIP) for a new
building (Tennis Club) in the Planned Business
Park on Veterans Parkway, Tax Key No.
ZLGBP 200029.

Description:

The applicant proposes to operate an indoor tennis club which requires a Planned Development Process. The Precise Implementation Plan (PIP) is the final step of this process at a proposed site in the Planned Business Park (PBP).

Staff Recommendation:

The building and site will require State of Wisconsin building and site approval for all trades and site plans must be reviewed by the City's engineer for compliance. Staff recommends approval of the Precise Implementation Plan with any Plan Commission Requirements.

Action by the Plan Commission:

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

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

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

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

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

Agenda Item #11

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 construct a new home on a non conforming lot which requires them to obtain a Conditional Use Permit.

Staff Recommendation: Staff has no objection to the new home being built on the lot using the Single Family (SR-4) zoning setbacks as this Conditional Use Process was established to address such situations. In addition the homeowners are abiding by the lake shore setback line established by the Joseph M Biagi Plat of the Porter Subdivision shown on the Lloyd Jensen Survey dated July 15, 1996.

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 #12

Applicant:
Vista del Lago Homeowners Association
1070 S Lake Shore Drive
Lake Geneva, WI 53147

Request:
Conditional Use approval to repair and restore the landscaping in the 100 foot shore land setback due to a slope failure at 1070 S Lake Shore Drive.
Tax Key No. ZCNV 00001 - 00058.

Description: The applicant would like to repair and reconstruct the lake shore slope at the site which was damaged in the heavy rains last year which requires a Conditional Use Permit for construction in the 100 foot lake shore setback.

Staff Recommendation: Staff has no objection to the reconstruction and recommends that the city engineer review and monitor compliance with the approved plans for the reconstruction.

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.

<p>Agenda Item <u>#13</u></p>

Applicant:
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147

Request:
Certified Survey Map approval for land located in
the City of Lake Geneva on N Edwards Blvd. and
Sheridan Springs Road, Tax Key No.ZYUP 00152.

Description:
 Application for Land Division Review for a Certified Survey Map (CSM) to split the current parcel into saleable lots and to define the road right of way.

Staff Recommendation:
 Staff has no objection to a recommendation for approval and the City Engineer has reviewed and has no objections to proceeding. The CSM for the lots will facilitate the future sale for development.

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.:

804 W Main St Lake Geneva WI 53147

Name & Address of Current Building Owner:

George Argyropoulos
804 Main St Lake Geneva WI 53147

Telephone Number of Current Building Owner: 262-903-6794

Name & Address of Applicant:

Eric Lundstrom
33800 Dream St
Burlington WI 53105

Telephone Number of Applicant: 262-705-2784

Proposed Design Change:

Exterior wall mount ATM

Zoning District: _____

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

Eric Lundstrom

Description of Project:

Installing a wall mount ATM on exterior of building

Date: 3-16-16

Signature of Applicant: Eric Lundstrom



1



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.: 227 Broad Street

Name & Address of Current Building Owner: MKK Broad St. LLC
P.O. Box 460
LAKE Geneva, WI 53147

Telephone Number of Current Building Owner: 262-248-4492

Name & Address of Applicant: William Briggs
1002 Bayside Dr.
Palatine, IL 60074

Telephone Number of Applicant: 847-343-4619

Proposed Design Change: New Exterior Signage.

Zoning District: _____

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

Description of Project: N/A

Date: 3-15-16

Signature of Applicant: [Signature]

Sterling Works Sign Proposal
227 Broad Street

- 1"x6" Aluminum Channel letters
- Black matte finish on letter face
- Brushed silver finish on letter sides
- Lithos Font
- Electric NOT required



Sterling Works Sign Proposal
227 Broad Street

- 14"x22"x2"
- Double Sided
- Lithos Font
- Electric NOT required





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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

Chatty Kathy's
510 Broad Street Lake Geneva, WI 53147

Name & Address of Current Building Owner:

Jane Wagner
576 Briody Street Burlington, WI 53105

Telephone Number of Current Building Owner: 262. 716. 1031

Name & Address of Applicant:

Kathy Simes
W5005 Paddock Drive
Elkhorn, WI 53121

Telephone Number of Applicant: 262. 949. 1267

Proposed Design Change:

Sign Design

Zoning District: Central Business

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

Sharon Mayer
Sugar Creek Signs
N 3534 Petrie Road
Lake Geneva, WI 53147

Description of Project:

Adding sign atawning

Date: 3/21/16

Signature of Applicant: Kathy Simes

Chatty Kathy's
Accessories!

Chatty Kathy's
Let's Talk Accessories!
Open
Winter Hours
Thurs / Fri / Sat
10-4
Saturdays

210
52

Black
Ply





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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

812 Main St
ZOP 00332

Name & Address of Current Building Owner:

Sandra Skubitzki
208 Lookout Dr.
Lake Geneva WI 53147

Telephone Number of Current Building Owner: 262-248-9679

Name & Address of Applicant:

Sandra Skubitzki
208 LOOKOUT Dr.
Lake Geneva, WI 53147

Telephone Number of Applicant: 262-248-9679

Proposed Design Change:

replace awning

Zoning District: _____

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

Northrop Awning
Janesville

Description of Project:

repair stucco and replace awning

Date: 4/1/2016

Signature of Applicant:



Customer Le Cookery
Location Lake Geneva, WI
Project Awning Replacement
Date 4-1-16

NORTHROP
Awning Company 

411 South Pearl Street, Janesville, Wisconsin
608.754.7158 (fax) 608.754.7890



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

725 Main Street, L.G., 53147 - (tax parcel ID-ZOP 00276)

Name & Address of Current Building Owner:

VENTURE INVESTMENT PARTNERS
P.O. BOX 460
LAKE GENEVA, WI. 53147

Telephone Number of Current Building Owner:

262-248-4492 (KRISTIN)

Name & Address of Applicant:

JOHN ENGERMAN - ENGERMAN CONTRACTING
W3411 LINTON ROAD
LAKE GENEVA, WI. 53147

Telephone Number of Applicant:

262-620-0102 CELL. 262-248-9210

Proposed Design Change:

REMOVE OUTDATED METAL CLADDING ON EXTERIOR FACADE. REPLACE
EXISTING WINDOWS. INSTALL NEW FLASHINGS, AND EXTERIOR
SIDING AS A HORIZONTAL SHIP LAP SIDING PRODUCT.

Zoning District: _____

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

ENGERMAN COMPANYS. W3411 LINTON ROAD. LAKE GENEVA, WI.

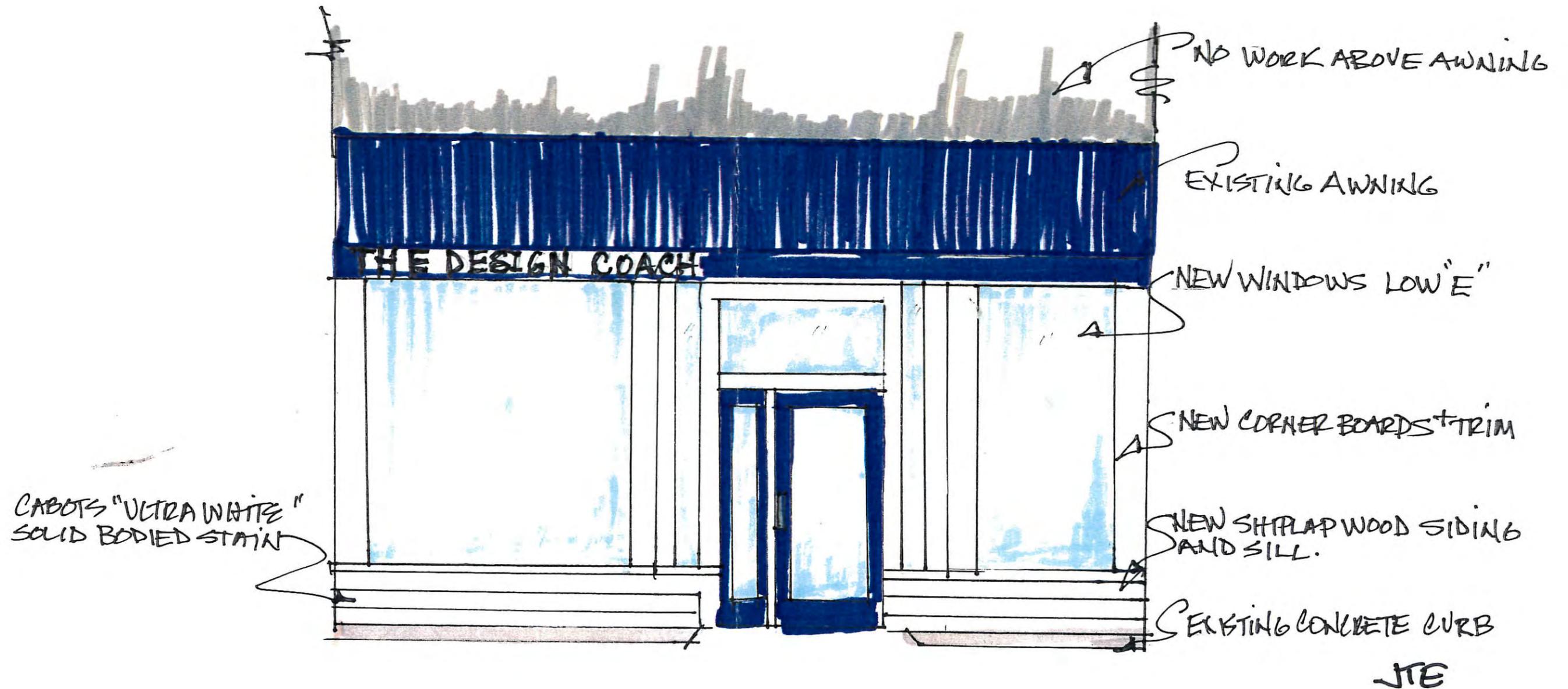
Description of Project:

CURRENT BUILDING HAS EXTENSIVE WATER DAMAGE FROM OCCASIONAL
STORMS. NEW FACADE REUSES EXISTING AWNING. NEW WINDOWS
AND SIDING WILL BE WEATHER TIGHT AND OFFER BETTER INSULATING
VALUE.

Date: 3/28/16

Signature of Applicant: [Handwritten Signature]

EXTERIOR RENNOVATIONS TO 725 MAIN STREET





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 Dr.
Lake Geneva, WI 53147

Name & Address of Current Building Owner:

David Scotney
1551 Orchard Lane, Lake Geneva WI
53147

Telephone Number of Current Building Owner:

312 451 1444

Name & Address of Applicant:

David Scotney
1551 Orchard Lane Lake Geneva WI
53147

Telephone Number of Applicant:

312 451 1444

Proposed Design Change:

Moving ADA Ramp from front to
side of building

Zoning District:

CB

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

Geneva Bay Construction
N2806 Walker Lane Lake Geneva WI
53147

Description of Project:

Removing concrete ramp in front, adding
steps to entrance and removing steps on side of
building and adding a ramp on the side

Date:

4/6/2016

Signature of Applicant:

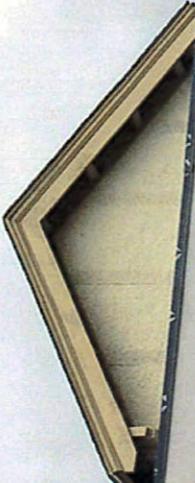
Oakfire

PIZZA NAPOLETANA

BREAKFAST • LUNCH • DINNER

Oakfire

OPEN



Oakfire

BREAKFAST · LUNCH · DINNER

PIZZA NAPOLETANA

Oakfire
WINE · CRAFT BEER
OPEN





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 Street, Lake Geneva WI 53147

Name & Address of Current Building Owner:

Richard Kehoe Key Investment Group
PO BOX 928
Lake Forest IL 60045

Telephone Number of Current Building Owner: 630-990-8401

Name & Address of Applicant:

Wheels PC LLC
880 Main Street, Lake Geneva WI 53147

Telephone Number of Applicant: 262-348-0200

Proposed Design Change:

Adding Acrylic FCO letters under awning

Zoning District: _____

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

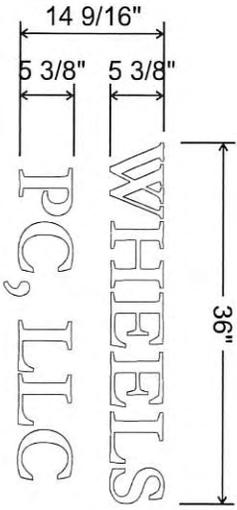
Southwater Signs
934 Church Rd.
Elmhurst IL 60126

Description of Project:

Date: 4/20/16

Signature of Applicant: [Signature]

Non-Illuminated FCOs
1" = 1'



1/4" thick Acrylic FCO letters painted Std White,
Mounted to building exterior with VHB tape
Qty 1

Colors to Match
Std. White

Font Used
Garamond



Client
@properties
Client Approval

Project Name
880 W. Main St.
Lake Geneva, WI
Tracking Number
7016955

Date
03.02.16
Drawn By:
AV

Revisions
03.04.16 AV
03.18.16 AV

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SOUTH WATER SIGNS.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

772 MAIN ST, UNITS 107 + 108 LAKE GENEVA 531407

PIN: ZOP 00321 W 20' LOTS BLK 30 E 28' LOT 6 EXC

W 1' OF S 30' BLK 30 W 32' OF N 108' LOT 6 BLK 30
NAME AND ADDRESS OF CURRENT OWNER: ORIGINAL PLAT CITY OF LAKE GENEVA

SURVETTA LIMITED PARTNERSHIP

10341 W. CALIFORNIA AVE BEACH PARK IL 60009

TELEPHONE NUMBER OF CURRENT OWNER: 847 876 5965

NAME AND ADDRESS OF APPLICANT:

MURPHYSPEAK ENTERTAINMENT ENTERPRISES LLC

6 FOREST RIDGE CT LUTHERVILLE MD 21093

TELEPHONE NUMBER OF APPLICANT: 443-970-6678

PROPOSED CONDITIONAL USE:

LAKE GENEVA CLUE ROOM

LIVE ESCAPE GAME - ENTERTAINMENT VENUE

ZONING DISTRICT IN WHICH LAND IS LOCATED: CB

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

MCCORMIC + ETTIN ARCHITECTS - 400 BROAD ST LAKE GENEVA WI 53147

NORTHERN IMPROVEMENTS 5917 SPRING GROVE RD, M. HEURY IL 60051

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

PLAYERS ENTER GAME ROOMS AND TRY TO SOLVE PUZZLES WITHIN 60
MINUTES TO "ESCAPE". SOME RETAIL SALES.

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

3/6/16

DATE

[Signature]

SIGNATURE OF APPLICANT

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, April 18, 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 Murphspeak Entertainment Enterprises, LLC, 6 Forest Ridge Ct, Luthrville, MD 21093, to open an Indoor Commercial Entertainment (Live Escape Game Room) in a Central Business (CB) Zoning District, at the following location:

TAX KEY NO. ZOP 00321 - 772 MAIN STREET

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, April 18, 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 1st day of April, 2016.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on April 7th & April 14th

**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?
Lake Geneva Clue Room will become a destination attraction to draw visitors to the city. Escape rooms are a new form of entertainment with a booming market demand. The business will strengthen tourism as players will travel to find new games.
2. How is the proposed conditional use, in its specific location, in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?
The proposed downtown location will prompt guests to visit other shops and attractions in the city. The activity is family-friendly, fun for all ages, and consists of no undesirable elements.
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. The benign nature of the business will not have a negative impact on the character of the neighborhood, and would enhance it. There will be no undue burden on traffic or parking, and is in no way a detriment to health or safety.
4. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
The business will be placed in CB zoned space, and foot traffic will be similar to other shops in the area. Visitors will be spread out throughout the day, and excessive crowds will not be generated.

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. The business will not use any significant water, electricity, or other utility or resource, and will generate very little trash. No excess burden on any public agency is expected.

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. There are considerable public benefits to approving this business, as described above, and little to no adverse impact whatsoever.

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: _____

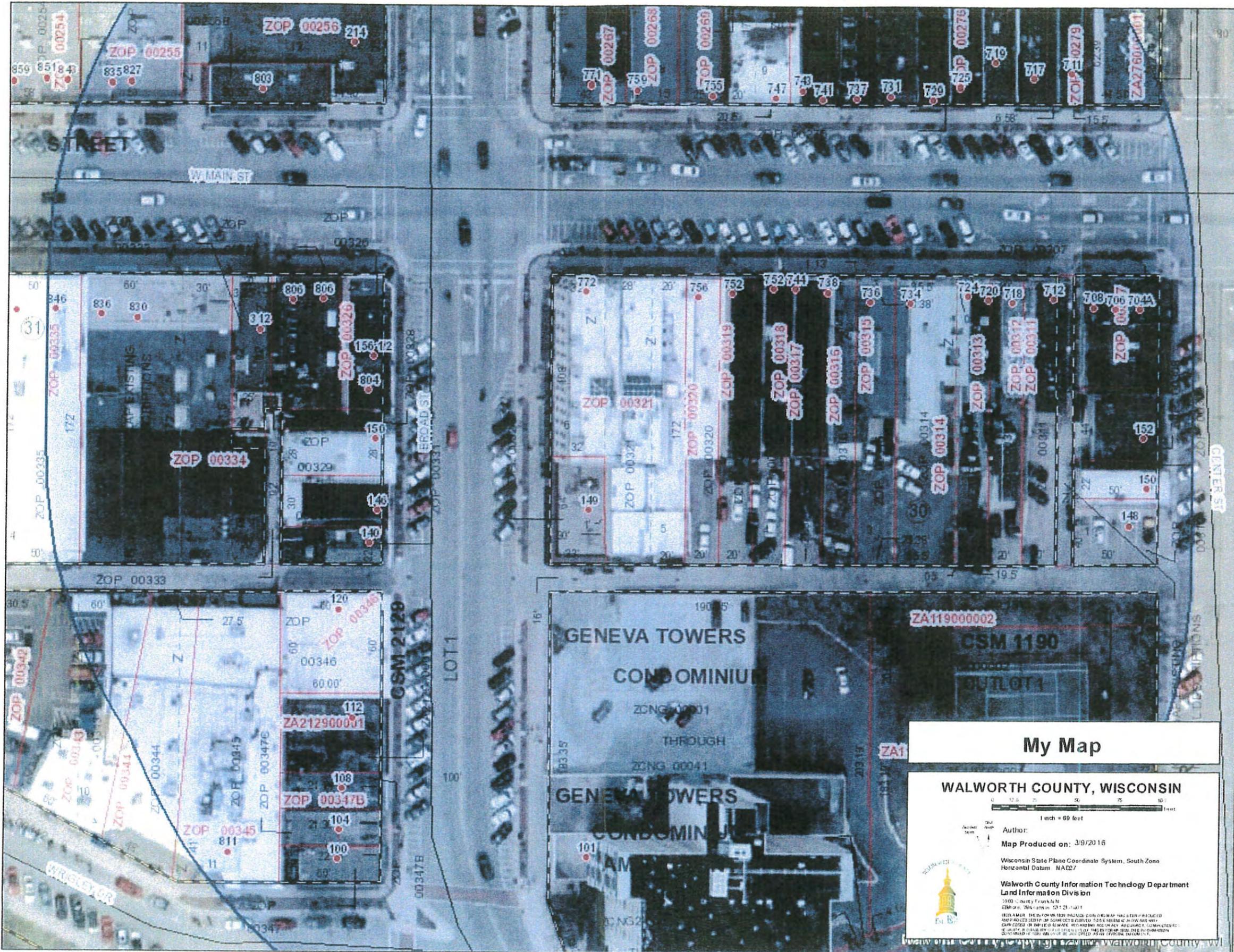
Written Description of Proposed Use:

The space will be used to conduct Escape the Room games, a new and exciting entertainment and team-building experience appearing across the country. Groups of friends, family, or co-workers are taken to a room filled with puzzles, locks, clues, and cryptograms. They have 60 minutes to unravel the mystery and escape the room. Groups of up to 8 players can play each of the 3 proposed game rooms, limiting the crowd in the space to around 24 visitors per hour. Food and alcohol are not served, and no loud music is played.

Players are not actually locked into any room. All doors leading to the exit remain unlocked and properly marked. When the players complete the game and solve the final puzzle, they are made aware by LED light strips and possibly a small audible notification. Employees monitor the games via CCTV to provide clues and assistance when needed.

The existing retail space is ideal for this purpose, with limited changes to the space required. New dividing walls and doors must be erected inside the space, and an architect has been employed to ensure safety and regulatory compliance. These walls need not include power, and will merely divide the space into the required sections for the game. Each game will be broken into 2 rooms. Players will enter the first room and must find the key to open and enter a second room, at which time they can move between both rooms.

After the teams escape or run out of time, they are led to the lobby for pictures and an explanation of any puzzles they failed to solve. They then exit the area and the next teams are brought in for instructions and preparations for their game.



My Map

WALWORTH COUNTY, WISCONSIN



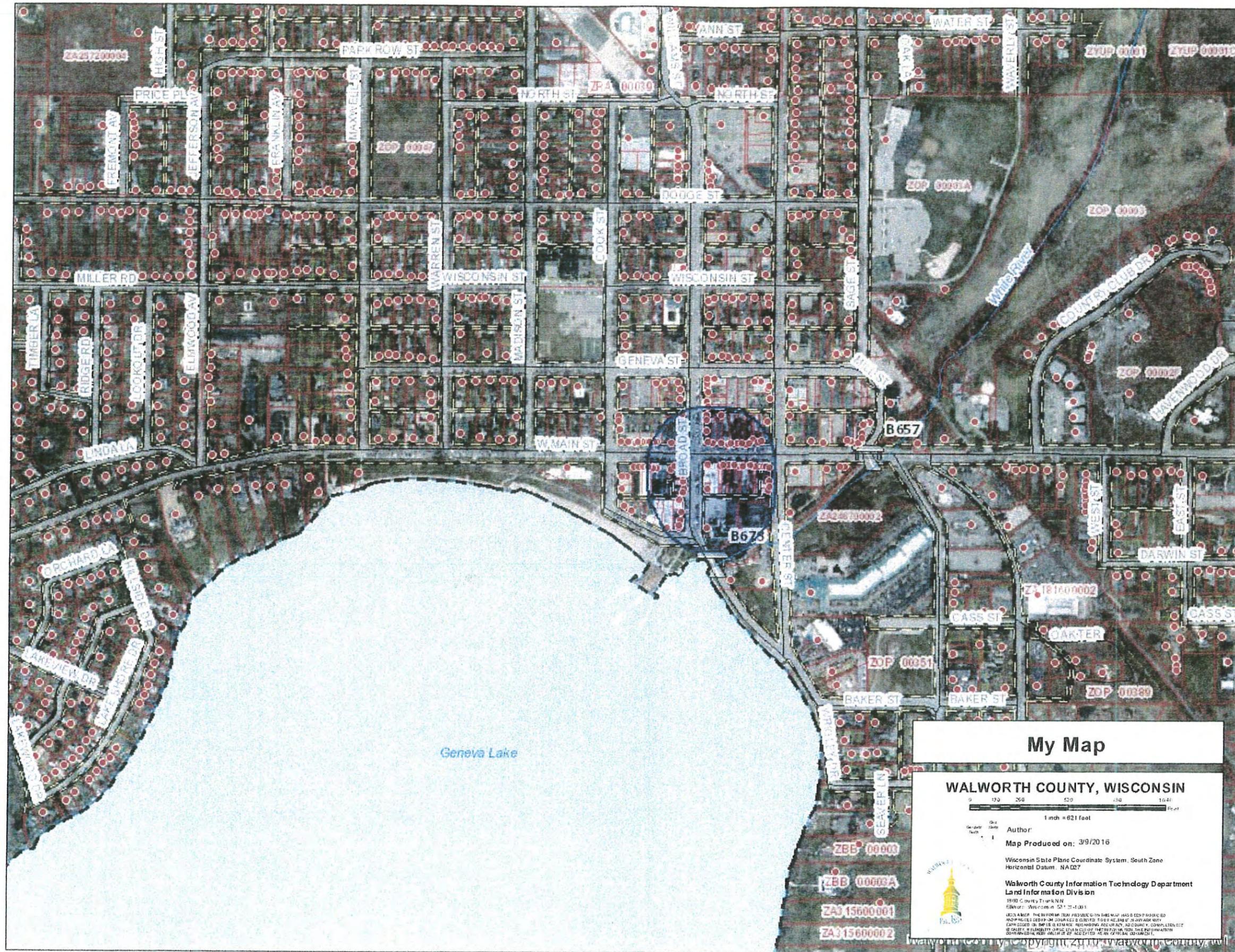
Author:
Map Produced on: 3/9/2016

Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83

Walworth County Information Technology Department
Land Information Division



500 County Franklin St
Eau Claire, Wisconsin 54601-2111
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THIS MAP IS PROVIDED AS-IS. THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL USES OF THIS MAP. THE INFORMATION IS PROVIDED FOR GENERAL INFORMATION ONLY. THE INFORMATION IS NOT TO BE USED FOR ANY PURPOSES THAT REQUIRE A PROFESSIONAL SURVEYOR OR ENGINEER. THE INFORMATION IS NOT TO BE USED FOR ANY PURPOSES THAT REQUIRE A PROFESSIONAL SURVEYOR OR ENGINEER.



My Map

WALWORTH COUNTY, WISCONSIN

1 inch = 821 feet

Date: 3/9/2016
 Author: Walworth County Information Technology Department
 Map Produced on: 3/9/2016
 Wisconsin State Plane Coordinate System, South Zone
 Horizontal Datum: NAD83

Walworth County Information Technology Department
Land Information Division
 3000 County Trunk Rd N
 Elkhart, Wisconsin 53121-1301

WALWORTH COUNTY INFORMATION TECHNOLOGY DEPARTMENT
 AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY APPEAR IN THIS MAP. THE INFORMATION IS PROVIDED AS IS. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY THAT MAY BE CAUSED BY THE USE OF THIS INFORMATION. THE INFORMATION IS PROVIDED AS IS. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY THAT MAY BE CAUSED BY THE USE OF THIS INFORMATION.

Walworth County, WI Copyright © 2016 Walworth County, WI

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW



CERTIFIED SURVEY MAP or



SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

United Methodist Church
912 Geneva Street
Lake Geneva WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: (262) 248 4114

NAME AND ADDRESS OF APPLICANT:

United Methodist Church
912 Geneva Street
Lake Geneva ~~WI~~ WI 53147

TELEPHONE NUMBER OF APPLICANT: (262) 248 9330

NAME AND ADDRESS OF SURVEYOR:

Pathfinder Surveying Inc
PO Box 322
Lake Geneva, WI 53147

TELEPHONE NUMBER OF SURVEYOR: (262) 248-8303

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Combine lots to comply with green
space requirements when we put in
parking lot.

CERTIFIED SURVEY MAP NO. _____

LOTS 1, 2 AND THE EAST 45.00 FEET OF LOT 3, BLOCK 25, ORIGINAL PLAT OF THE VILLAGE (NOW CITY OF LAKE GENEVA), LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, COUNTY OF WALWORTH, AND STATE OF WISCONSIN.

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

OWNERS
ME CHURCH & PARSONAGE
 LAKE GENEVA, WI.

RECORDING DATA

NORTH 1/4 CORNER
 36-2-17
 N 221532.8640
 E 2390323.325

GENEVA STREET

80' WIDE

S 89°53'00" W 165.00'

(45.00')

(60.00')

EAST 45' LOT 3

LOT 2

BRICK CHURCH

961.29'

1491.77'

1135.17'

2626.94'

WEST 15' LOT 3 BLOCK 25

S 00°03'31" E
 172.34' (172.00')

Lot 1
 0.65 acres
 28398.39 sq ft

LOT 1

N 00°00'37" W 172.04' (172.00')

COOK STREET
 80' WIDE

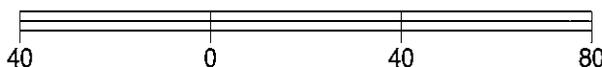
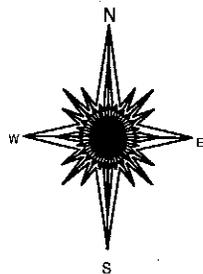
SE CORNER
 OF THE NW 1/4
 N 218906.193
 E 2390285.730

N 89°46'44" E 164.85'

16' WIDE

ALLEY

(60.00')



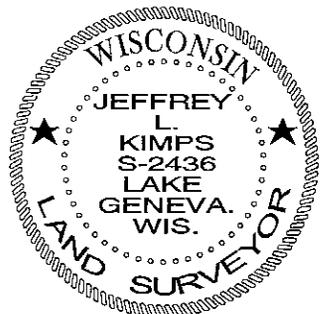
LEGEND

- = set 1.25" OD iron pipe X 18" 1.68 LBS PER LIN FT
- ⊙ = found Walworth county concrete monument
- () = recorded as
- = found iron pipe 1.25" OD

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

THE EAST LINE OF THE NW 1/4 OF SECTION 36-2-17 WAS TAKEN TO BEAR N 00°49'12" W.

JOB# 16-53



JEFFREY L KIMPS S - 2436
 Wisconsin Registered Land Surveyor
 Dated this 15TH DAY OF MARCH, 2016

CERTIFIED SURVEY MAP NO. _____

LOTS 1, 2 AND THE EAST 45.00 FEET OF LOT 3, BLOCK 25, ORIGINAL PLAT OF THE VILLAGE (NOW CITY OF LAKE GENEVA), LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, COUNTY OF WALWORTH, AND STATE OF WISCONSIN.

LEGAL DESCRIPTION:

LOTS 1, 2 AND THE EAST 45.00 FEET OF LOT 3, BLOCK 25, ORIGINAL PLAT OF THE VILLAGE (NOW CITY OF LAKE GENEVA), LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, COUNTY OF WALWORTH, AND STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

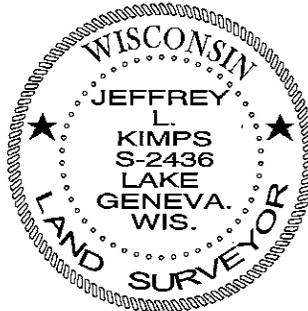
Commencing at the southeast corner of the northwest 1/4 of said section 36 ; thence N00°49'12"E, along the east line of the NW 1/4 of said section 36, a distance of 1135.17 feet; thence S89°53'00"W, a distance of 961.29 feet to the NE corner of lot 1, block 25 of the the Original Plat of the Village (now City) of Lake Geneva and the POINT OF BEGINNING; thence continue S89°53'00"W, along the south line of Geneva Street a distance of 165.00 feet; thence S00°03'31"E, a distance of 172.34 feet to the north line of a 16 foot wide Alley ; thence N89°46'44"E, along said north line a distance of 164.85 feet; to the west line of Cook Street; thence N00°00'37"W, along said west line a distance of 172.04 feet to the POINT OF BEGINNING; said described tract containing 0.65 Acres, 28398.39 sq. ft., more or less.

SURVEYORS CERTIFICATE:

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

DATED THIS 15TH DAY OF MARCH

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



JOB# 16-53

OWNERS CERTIFICATE:

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

DATE: _____

AGENT FOR ME CHURCH & PARSONAGE

CITY PLANNING COMMISSION RESOLUTION

RESOLVED: THAT THE CERTIFIED SURVEY MAP SHOWN HEREON, IN THE CITY OF LAKE GENEVA WALWORTH COUNTY, WISCONSIN. OWNERS, ME CHURCH & PARSONAGE, IS HEREBY APPROVED BY THE CITY OF LAKE GENEVA ON THIS _____ DAY OF _____, 2016.

MAYOR
(JIM CONNORS)

CITY CLERK
(SABRINA WASWO)

SUBMITTAL CHECKLIST

- _____ LOCATION MAP SHOWING LOCATION OF PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED WITH TOWN OR TOWNS, AND PARCELS WITHIN 1,000-FT OF BOUNDARY OF SUBJECT PROPERTY.

- _____ SKETCH MAP TO APPROXIMATE SCALE SHOWING ENTIRE PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED, AND SHOWING THE APPROXIMATE CONFIGURATION OF PROPOSED LOTS AND ROADS WITHIN THOSE PARCELS.

- _____ CITY OF LAKE GENEVA SIGNATURE BLOCK ON FACE OF CSM OR PLAT, PER STATE STATUTES.

- _____ PROVIDE 5 FULL SETS AND 20 11" X 17" COPIES OF CSM OR PLAT PRIOR TO PLACEMENT ON PLAN COMMISSION AGENDA.

I AM AWARE THAT THE CITY OF LAKE GENEVA IS ACTIVELY ENGAGED IN THE REVIEW, APPROVAL OR DENIAL OF LAND DIVISIONS WITHIN ITS EXTRATERRITORIAL LAND DIVISION REVIEW AREA.

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

3/24/2016
DATE


SIGNATURE OF APPLICANT

Trustee
UMC

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

1530 LAKE SHORE DR. LAKE GENEVA WI 53147 # ZLM 00046
LOT 1 Block 19 LAKE GENEVA MAJOR (TRACT #17) City of LAKE GENEVA

NAME AND ADDRESS OF CURRENT OWNER:

ROY KAISER
51 WARWICK RD. WINNETKA IL 60093

TELEPHONE NUMBER OF CURRENT OWNER: (312) 636-8391

NAME AND ADDRESS OF APPLICANT:

JUSTIN WOODS
N3241 BEACH RD. LK. Geneva WI 53147

TELEPHONE NUMBER OF APPLICANT: (262) 206-4612

PROPOSED CONDITIONAL USE:

TEMPORARY USE TO ALLOW SR-4 SETBACKS
TEMPORARY INTRODUCTION INTO SHORELINE SETBACK

ZONING DISTRICT IN WHICH LAND IS LOCATED: E2-1

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

<u>JUSTIN WOODS</u>	<u>WOOD BENDERS CUSTOM CARPENTRY</u>
<u>N3241 BEACH RD.</u>	<u>N3241 BEACH RD.</u>
<u>LK. Geneva, WI 53147</u>	<u>LK. Geneva, WI 53147</u>

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

FRONT PORTICO ROOF
ENCLOSE PORTION OF EXISTING BACK DECK

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

3/24/2016
DATE

[Signature]
SIGNATURE OF APPLICANT

pd

Notice

NOTICE IS HEREBY GIVEN that a Continued Public Hearing will be held before the City Plan Commission on Monday, April 18, 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 Justin Woods, N3241 Beach Rd., Lake Geneva, WI 53147 for Roy Kaiser, 51 Warwick Rd., Winnetka, IL 60093, to construct an addition to a Single Family Residence on an existing lot using the SR-4 requirements in an Estate Residential Zoning District (ER-1), at the following location:

TAX KEY NO. ZLM 00046 – 1530 Lake Shore Drive

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, April 18, 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 1st day of April 2016.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on April 7th and 14th

- _____ (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?

This conditional use will enhance the quality of life for the owners.

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

In it's specific location, this conditional use will not only allow, but encourage further use of the property, interaction with neighbors, and help frame a view of the lake.

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, the proposed conditional use does not adversely affect nearby property, the neighborhood or any other matters regarding public health, safety or general welfare.

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?

Many residents that own lake front homes, enjoy their serene view of the lake. By enclosing a portion of their deck, the Kaisers will be allowed to use the space more often.

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?

N/A

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, MANY VISITORS TO LAKE GENEVA ENJOY WALKING THE LAKE PATH. THIS ENCLOSURE WILL HELP ADD TO THE ARCHITECTURAL INTEGRITY OF LAKE GENEVA.

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: _____

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____ 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:
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:

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

____ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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

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

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

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

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

___ (c) A Property Site Plan drawing which includes:

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

- _____ Floor Area;
- _____ Floor Area Ratio (b/ a);
- _____ Impervious Surface Area;
- _____ Impervious Surface Ratio (d/ a);
- _____ Building Height.

- _____ (d) A Detailed Landscaping Plan of the subject property:
 - _____ Scale same as main plan (> or equal to 1" equals 100')
 - _____ Map reduction at 11" x 17"
 - _____ Showing the location of all required bufferyard and landscaping areas
 - _____ Showing existing and proposed Landscape Point fencing
 - _____ Showing berm options for meeting said requirements
 - _____ Demonstrating complete compliance with the requirements of Article VI
 - _____ Providing individual plant locations and species, fencing types and heights, and berm heights;

- _____ (e) A Grading and Erosion Control Plan:
 - _____ Same scale as the main plan (> or equal to 1" equals 100')
 - _____ Map reduction at 11" x 17")
 - _____ Showing existing and proposed grades including retention walls and related devices, and erosion control measures.

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

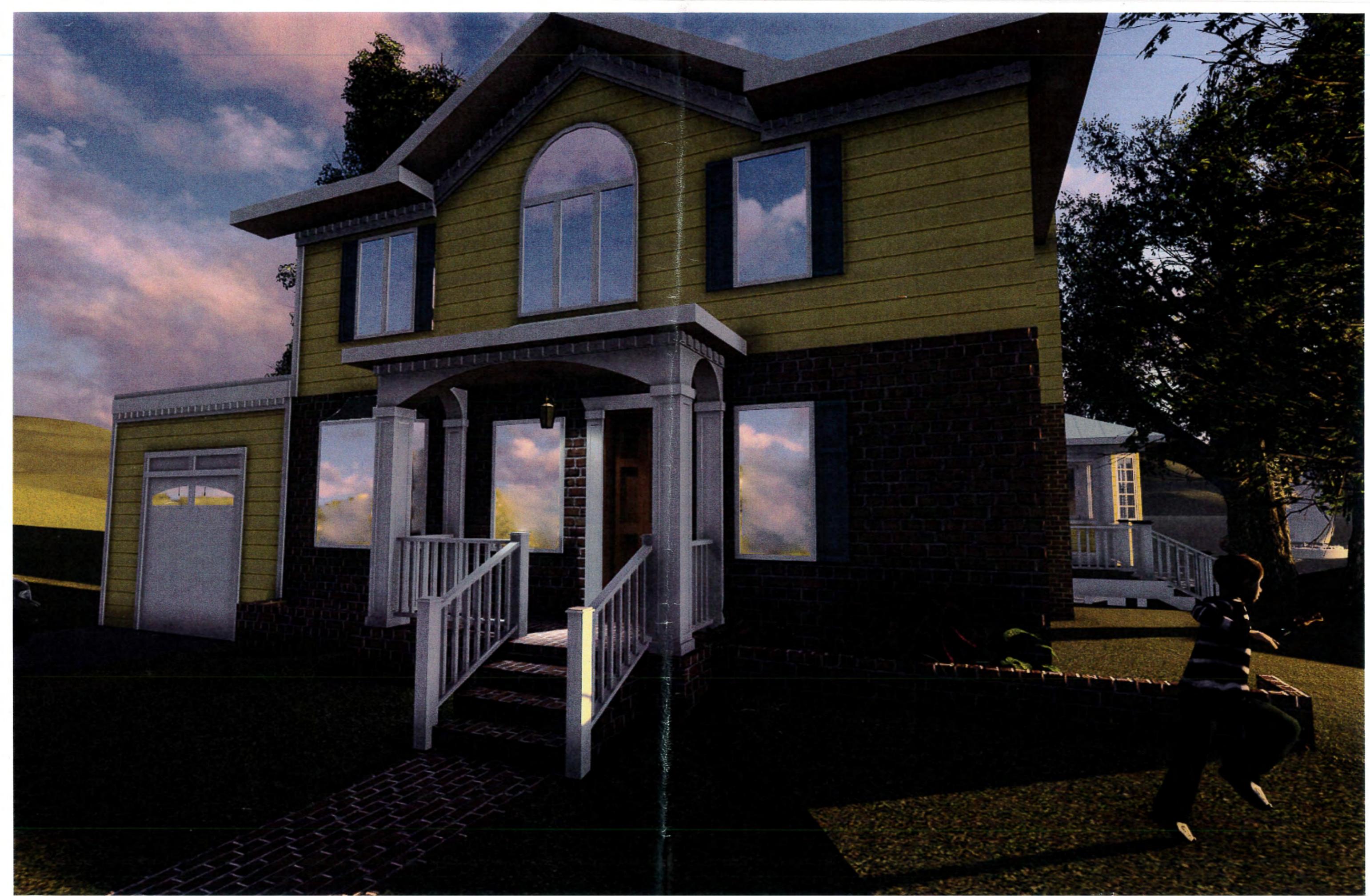
NOTE: Initiation of Land Use or Development Activity: Absolutely no land use or development activity, including site clearing, grubbing, or grading shall occur on the subject property prior to the approval of the required site plan. Any such activity prior to such approval shall be a violation of law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

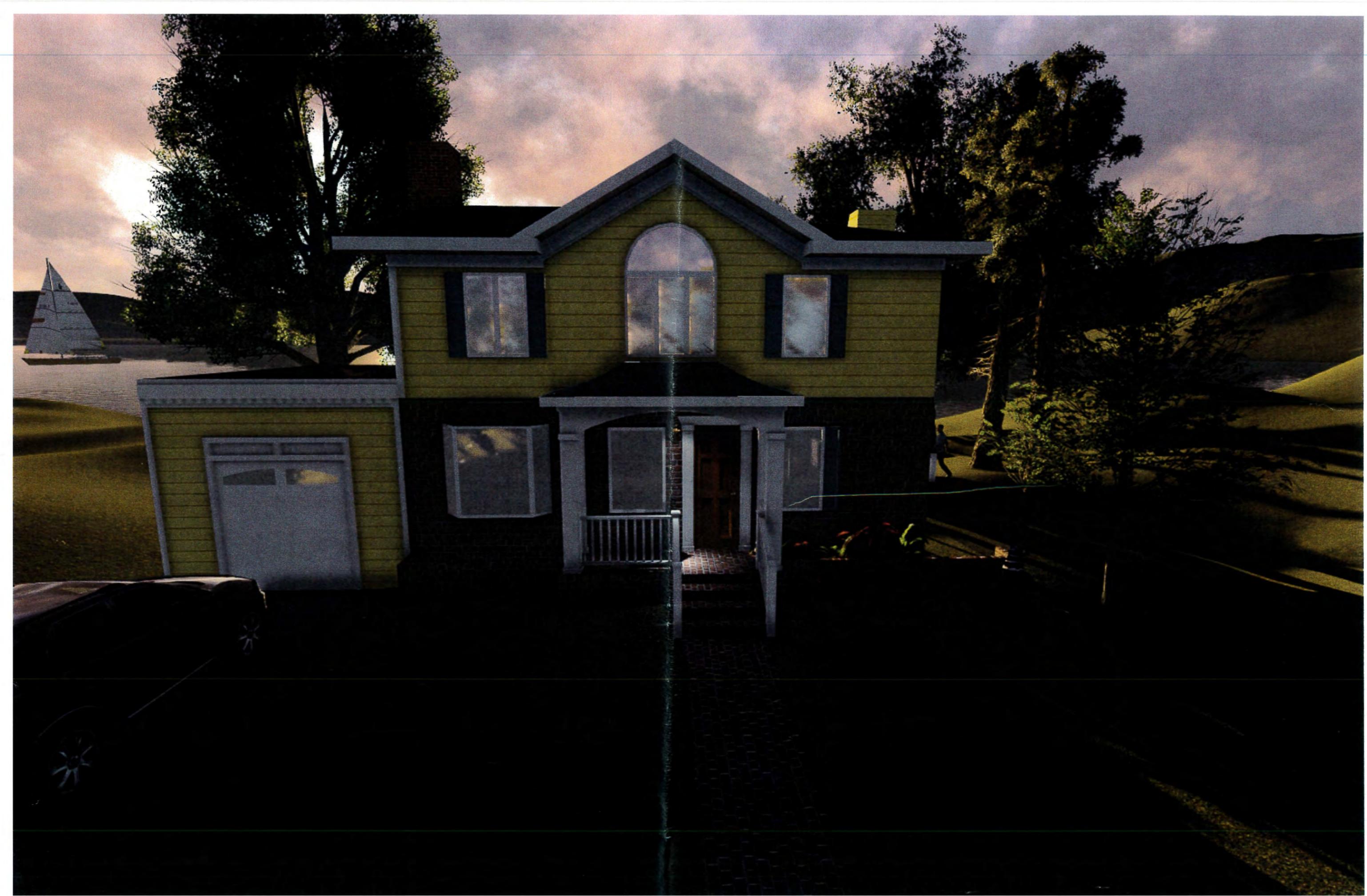
NOTE: Modification of an Approved Site Plan: Any and all variation between development and/ or land use activity on the subject property and the approved site plan is a violation of law. An approved site plan shall be revised and approved via the procedures of Subsections 98-908(2) and (4) so as to clearly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

III.FINAL APPLICATION PACKET INFORMATION

- _____ Receipt of 5 full scale copies in blue line or black line of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

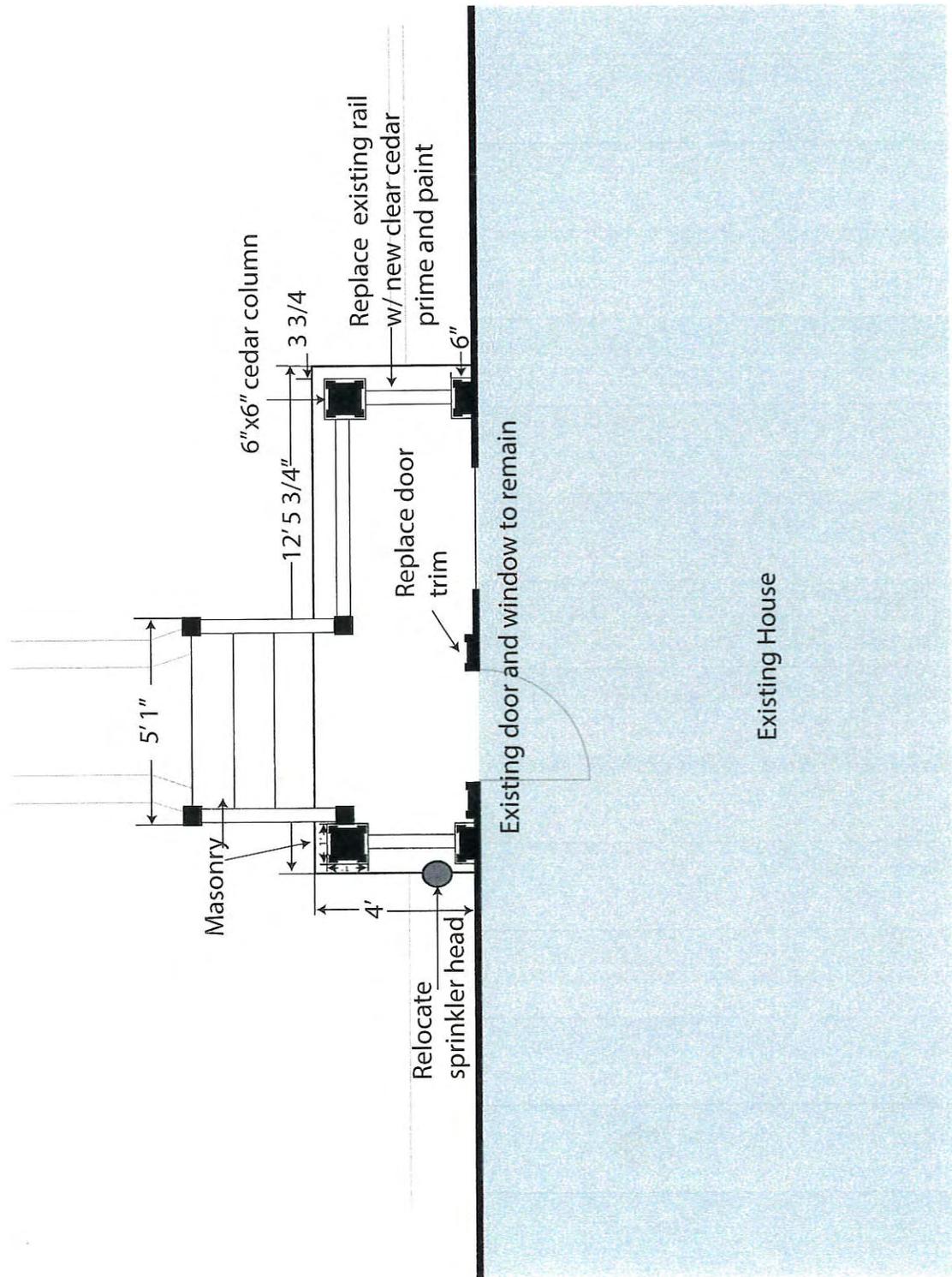
- _____ Receipt of 25 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

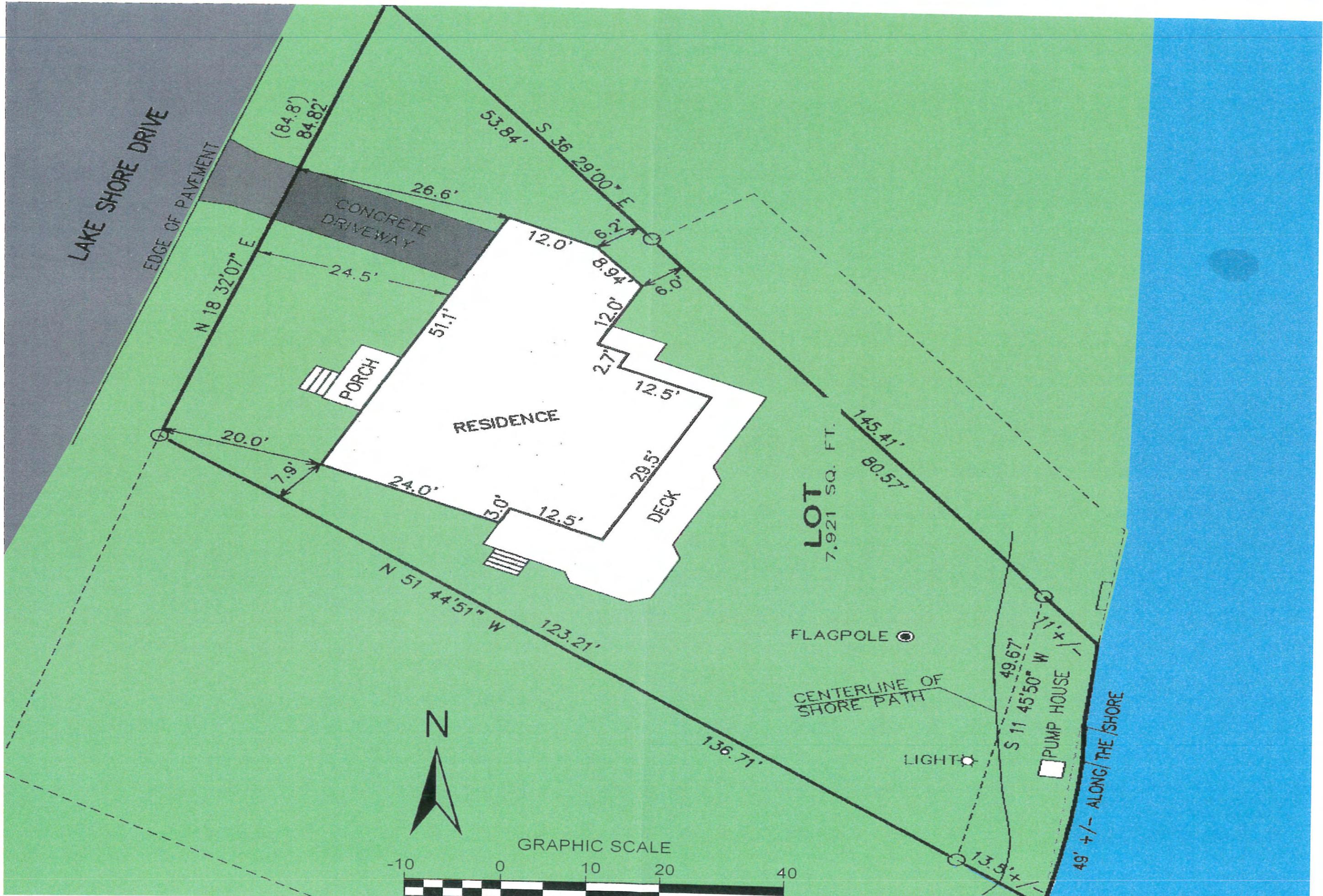












PLAT OF SURVEY
 LOT 1 OF BLOCK 19 OF LAKE GENEVA MANOR TRACT NO. 17
 LOCATED IN THE SE 1/4 SECTION 35, TOWN 2 NORTH, RANGE 17 EAST
 CITY OF LAKE GENEVA, WALWORTH COUNTY, WI.

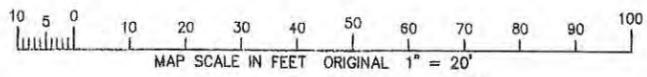
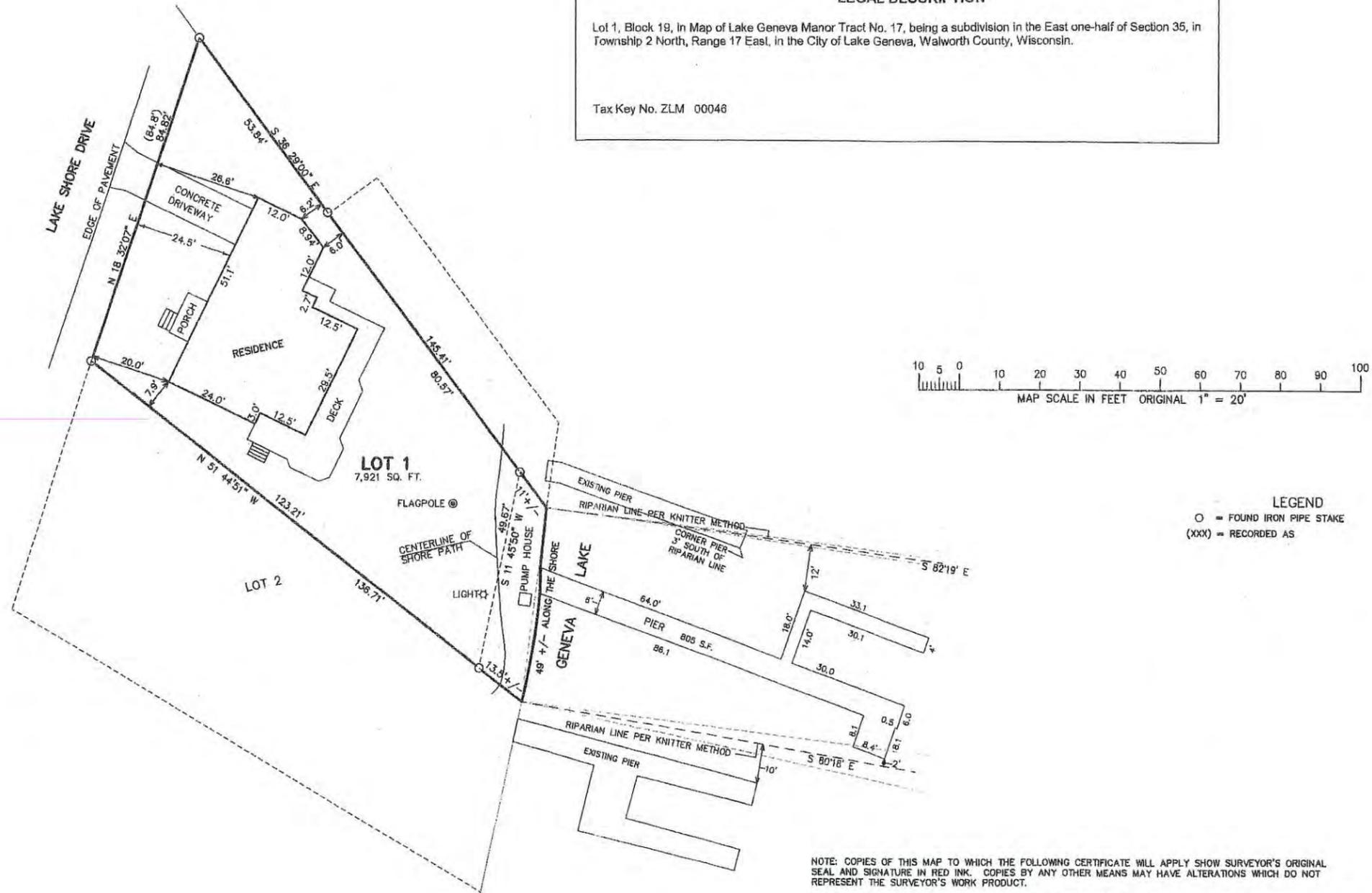
ASSIGNED THE NORTHEASTERLY LINE OF LOT 1
 S 36°29'00" E



LEGAL DESCRIPTION

Lot 1, Block 19, In Map of Lake Geneva Manor Tract No. 17, being a subdivision in the East one-half of Section 35, in Township 2 North, Range 17 East, in the City of Lake Geneva, Walworth County, Wisconsin.

Tax Key No. ZLM 00046



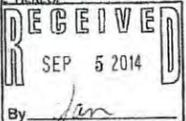
LEGEND
 O = FOUND IRON PIPE STAKE
 (XXX) = RECORDED AS

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

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.



DATED: AUGUST 24, 2010
 REVISED 09-01-2010 TO SHOW RIPARIAN INFORMATION
 REVISED 8/21/2014 UPDATE TO CURRENT TITLE
 PETER S. GORDON R.L.S. 2101

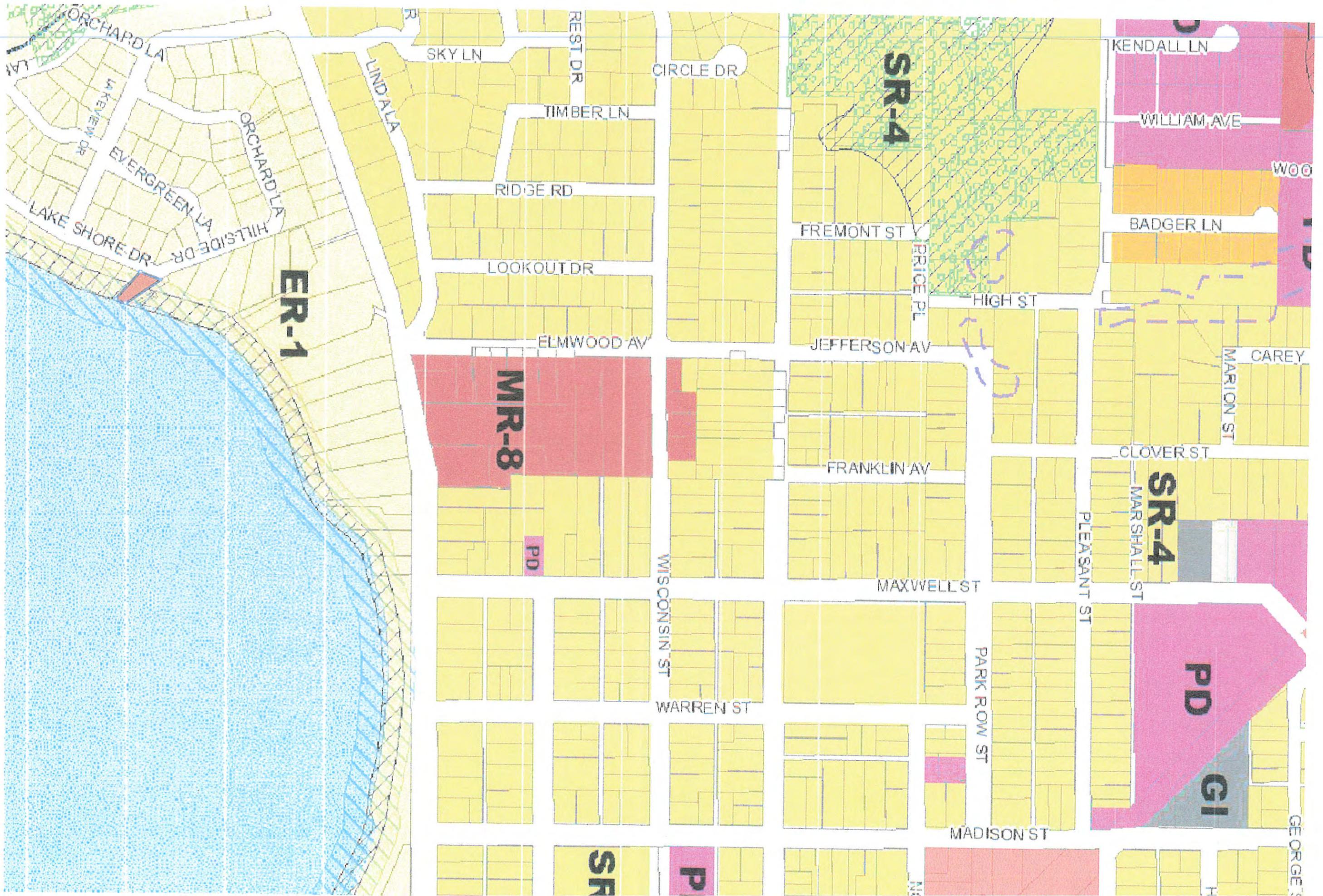


WORK ORDERED BY --
 KEEFE REAL ESTATE
 PO BOX 460
 LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.
 ENGINEERING - ARCHITECTURE - SURVEYING
 7 RIDGWAY COURT P.O. BOX 437
 ELKHORN, WISCONSIN 53121
 OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.
 8010.14
 DATE:
 08-24-2010
 SHEET NO.
 1 OF 1



ER-1

MR-8

SR-4

SR-4

PD

GI

SR

P

ORCHARD LA
LAKEVIEW DR
EVERGREEN LA
LAKE SHORE DR
HILLSIDE DR
ORCHARD LA

SKY LN
LINDA LA
REST DR
CIRCLE DR
TIMBER LN
RIDGE RD
LOOKOUT DR
ELMWOOD AV

FREMONT ST
PRICE PL
HIGH ST
JEFFERSON AV
FRANKLIN AV
MAXWELL ST
PARK ROW ST
MADISON ST

KENDALL LN
WILLIAM AVE
BADGER LN
CAREY
MARION ST
CLOVER ST
MARSHALL ST
PLEASANT ST

GEORGE

APPLICATION FOR PRECISE IMPLEMENTATION PLAN AMENDMENT

City of Lake Geneva

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

PLEASE SEE ATTACHMENT

Name and Address of Current Owner:

LAKE GENEVA TENNIS LLC
914 BENNETT COURT WALLWORTH WI 53184

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

Name and Address of Applicant:

LAKE GENEVA TENNIS LLC
914 BENNETT COURT WALLWORTH WI 53184

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

Proposed Use:

5 COURT INDOOR TENNIS FACILITY

Zoning District in which land is located: PD

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

ARCHITECT: WARREN HANSEN 7 RIDGWAY CT P.O. BOX 437
ENGINEER: WARREN HANSEN EIKHORN WI 53121
CONTRACTOR: GARY STARCK 255 SMYTH DRIVE
WILLIAMS BAY WI 53191

Short statement describing activities to take place on site:

INDOOR TENNIS FACILITY TO TEACH TENNIS,
PLAY TENNIS, HOST TOURNAMENTS AND TENNIS SOCIALS

PIP Amendment fee \$400.00, payable upon filing application.

Paul Lauterbach
Signature of Applicant

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, April 18, 2016 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Precise Implementation Plan (PIP) filed by Paul Lauterbach, 914 Bennett Ct., Walworth, WI 53184 on behalf of Lake Geneva Tennis LLC, for a new commercial building (Tennis Club) in the Planned Business Park (PBP) zoning district at the following location:

TAX KEY No. ZLGBP 200029 – Veterans Parkway

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, April 18, 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 1st day of April 2016.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on April 7th and 14th

PREPARED FOR:
 KERNALLY DEVELOPMENT COMPANY, LLC
 300 BRIAN LANE PROSPECT HEIGHTS, ILL
 60071

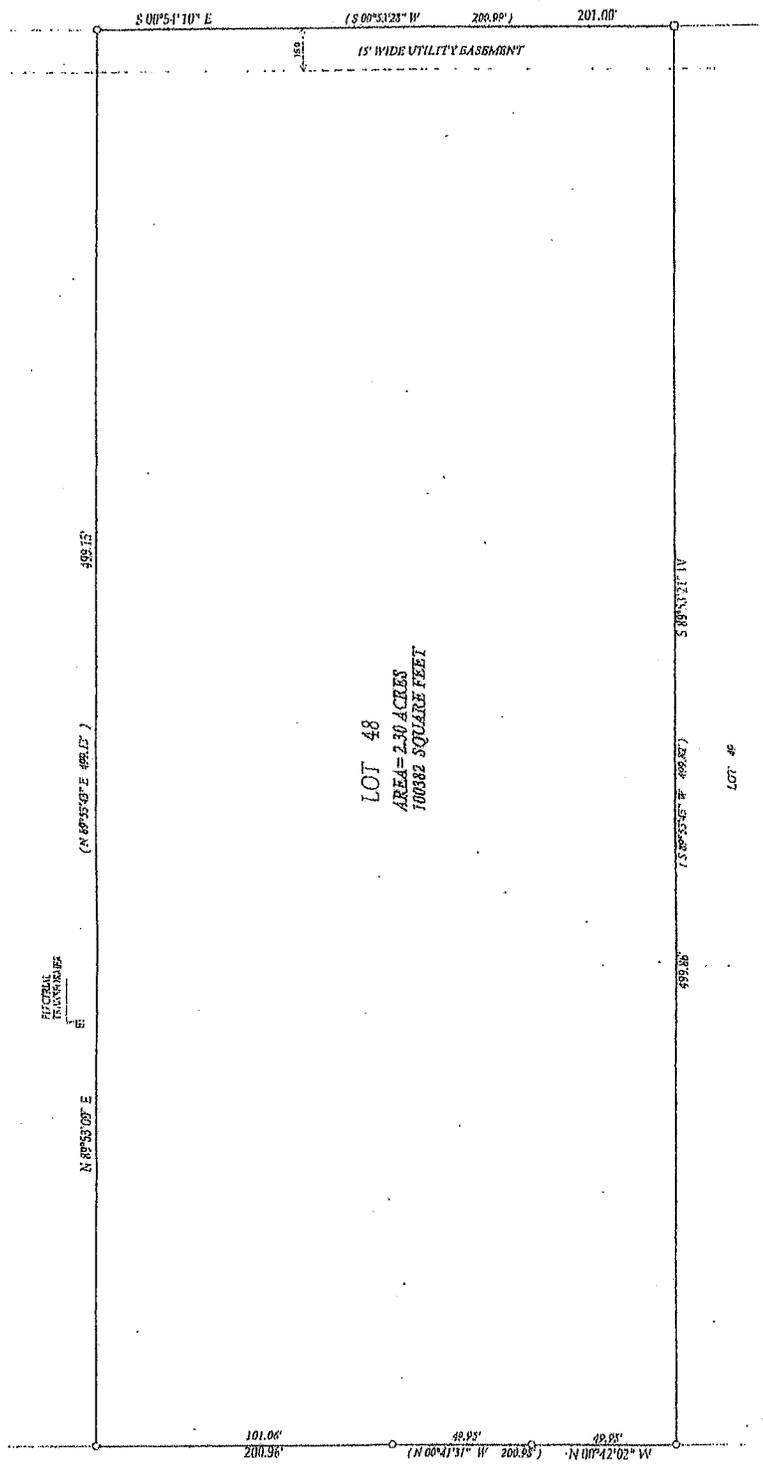
PLAT OF SURVEY

-OF-

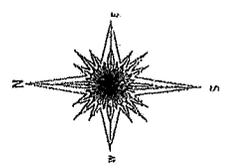
LOT 48 OF LAKE GENEVIA BUSINESS PARK PHASE 2, LOCATED IN THE
 SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP NORTH, RANGE 14 EAST,
 CITY OF LAKE GENEVIA, WASHINGTON COUNTY, WISCONSIN.

50%

LOT 47



LOT 48
 AREA = 2.30 ACRES
 100382 SQUARE FEET



- LEGEND
- ⊕ = recorded as
 - ⊙ = found iron bar
 - ⊗ = found iron pipe
 - ⊚ = 1/2" iron pipe
 - ⊛ = 1/4" iron bar

DATE: 02-10-09
 TAX ID: 220908089

I, Harry Conroy, Surveyor, do hereby certify that I have surveyed the above described property and that the above map is a true representation thereof and showing the size and location of all utility easements, adjacent easements, and encroachments. This survey is made for the purpose of the property and same, with quantum accuracy, as guaranteed by the laws of the State of Wisconsin, within one year from the date hereof.



JOHN KROTT, S-2288
 Wisconsin Registered Land Surveyor
 (original signed in red)

DATED THIS 10th DAY OF FEBRUARY, 2008

3048-100

**APPLICATION SUBMITTAL REQUIREMENTS
PD STEP 4: PRECISE IMPLEMENTATION PLAN (PIP)**

Prior to submitting the 25 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. After the effective date of the rezoning to PD/GDP, the Applicant may file an application for the proposed PIP with the Plan Commission. This submittal packet shall contain the following items, prior to its acceptance by the Zoning Administrator and placing the item on the Plan Commission agenda for PIP review.

✓ (1) A location map of the subject property and its vicinity at 11" x 17", as depicted on a copy of the City of Lake Geneva Land Use Plan Map;

✓ (2) A map of the subject property for which the PD is proposed:

- ✓ Showing all lands within 300 feet of the boundaries of the subject property;
- ✓ Referenced to a list of the names and addresses of the owners of all lands on said map as the same 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 clearly reproducible with a photocopier;
- ✓ Map size of 11" by 17" and map scale not less than one inch equals 800 feet;
- ✓ All lot dimensions of the subject property provided;
- ✓ Graphic scale and north arrow provided.

_____ (3) A general written description of proposed PIP including:

- ✓ Specific project themes and images;
- ~~NA~~ The specific mix of dwelling unit types and/or land uses;
- ~~NA~~ Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
- ✓ The specific treatment of natural features;
- ✓ The specific relationship to nearby properties and public streets.
- ~~NA~~ A Statement of Rationale as to why PD zoning is proposed identifying perceived barriers in the form of requirements of standard zoning districts and opportunities for community betterment through the proposed PD zoning.
- ✓ A complete list of zoning standards which will not be met by the proposed PIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PIP and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall

be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.

____ (4)A Precise Implementation Plan Drawing at a minimum scale of 1"=100' (and reduced to 11" x 17") of the proposed project showing at least the following information in sufficient detail: *(See following page)*

✓ A PIP site plan conforming to all requirements of Section 98-908(3). If the proposed PD is a group development (per Section 98-208) also provide a proposed preliminary plat or conceptual plat;

NA Location of recreational and open space areas and facilities specifically describing those that are to be reserved or dedicated for public acquisition and use;

✓ Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or City Council; and

✓ Notations relating the written information (3), above to specific areas on the GDP Drawing.

✓ (5)A landscaping plan for subject property, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.

✓ (6)A series of building elevations for the entire exterior of all buildings in the PD, including detailed notes as to the materials and colors proposed.

✓ (7)A general signage plan including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles); and group development signage themes which are proposed to vary from City standards or common practices.

NA (8)A general outline of the intended organizational structure for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.

✓ (9)A written description which demonstrates the full consistency of the proposed PIP with the approved GDP.

✓ (10)A written description of any and all variations between the requirements of the applicable PD/GDP zoning district and the proposed PIP development; and,

✓ (11) Proof of financing capability pertaining to construction and maintenance and operation of public works elements of the proposed development.

FINAL APPLICATION PACKET INFORMATION
PD STEP 4: PRECISE IMPLEMENTATION PLAN (PIP)

The process for review and approval of the PD shall be identical to that for conditional use permits per Section 98-905 of the Zoning Ordinance and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code. All portions of an approved PD/PIP not fully developed within five years of final City Council approval shall expire, and no additional PD-based development shall be permitted. The City Council may extend this five years period by up to five additional years via a majority vote following a public hearing.

_____ Receipt of 5 full scale copies in blue/line or black/line
of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

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

_____ 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: _____

Lake Geneva Tennis Club

Proposed PIP Comparisons with Approved GDP:

Site Plan:

- 1.) Bike rack added at bike path access.
- 2.) Building size adjustments to a size of 122'-9" by 314'-0".
- 3.) Building setback to Edwards Boulevard is 35.4', to side lot line to the north is 57.0' and to Veterans Parkway is 144.6', as adjusted.
- 4.) Site summary adjustment to match site plan adjustments.
- 5.) Drive and parking lot small shift to accommodate building size adjustment (all meeting required standards).
- 6.) Added existing parking striping to neighboring parking lot to the north (funeral home).
- 7.) Added erosion control measures.
- 8.) Monument sign addition at front entry.
- 9.) Proposed Veterans Park Business Center plans and grading coordination on the south side has been added.
- 10.) Proposed hydrant locations have been shown on proposed neighboring development to the south.
- 11.) In-line curb catch basin at the entrance has been moved to avoid underground utilities.
- 12.) Legal description has been added.
- 13.) Soil test locations and summary added.
- 14.) Fire Lane noted with "No Parking – Fire Lane" signage and pavement/curb markings.

Landscape and Lighting Plan:

- 1.) Landscape point locations adjusted for building size and site adjustments, no change in the total number of plantings.
- 2.) Monument sign added with associated landscaping.
- 3.) Fire Lane noted with "No Parking – Fire Lane" signage and pavement/curb markings.

Planned Business Park (PBP) District Zoning Exceptions:

Site Plan:

- | | |
|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| 4(b.)8) Building to Nonresidential Side Lot Line: | 15' Setback (25' by Code) |
| 4(b.)11) Minimum Paved Surface Setback: | 8.5' (10' by Code) |
| 4(b.)14) Minimum Number of Off-Street Parking Spaces: | 32 Spaces Provided, Inc. 2 Handicap
(At 300 S.F. per Code, the total
would be way in excess of that
required by this special use.) |

LAKE GENEVA TENNIS

March 28, 2016

PARKING DISCUSSION

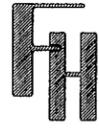
Lake Geneva Tennis will have 32 parking stalls. The national recommended average is three and a half parking stalls per tennis court. Lake Geneva Tennis will have six stalls per court. If the courts are full with four players per court and four employees in the building, 24 stalls would be occupied leaving eight additional stalls open. Any overflow during activities and community events at Lake Geneva Tennis will use the public parking at Veterans' Park. This may include tournaments or community events held during the colder months so that parking for events held at Veterans' Park during warmer months would not be impacted.

INTENDED ORGANIZATIONAL STRUCTURE

Lake Geneva Tennis (LGT) is a semi-private five court indoor tennis facility. LGT will be offering group and private tennis lessons, tennis tournaments, open court availability, leagues, and social events. Lake Geneva Tennis will offer tennis memberships, but will also be open to non-members. It our priority to become involved with the residents, schools, and businesses of Lake Geneva and the surrounding communities. This will be accomplished through Open House parties, specific club, school, and business invitation events and additional community-wide events. Lake Geneva Tennis' hours of operation will be from 6am to 10pm with up to four employees at any given time.

PROOF OF FINANCIAL CAPABILITY

The company has raised \$800,000 from investors and has purchased subject site. The company has two offers of bank financing. Upon project approval from the City of Lake Geneva, the company will select one of the bank financing offers.



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

PRECISE
IMPLEMENTATION PLAN

FARRIS, HANSEN & ASSOCIATES, INC.
Engineering, Architecture, Surveying
7 Ridgeway Court P.O. Box 437
Elkhorn, Wisconsin 53121
Office: (262) 723-2096
Fax: (262) 723-5866

REVISIONS
3/16/2016-HB
ADD SOIL TEST BORINGS
3/24/2016-KB
PER CITY COMMENTS

PROJECT NO.
9368

DATE
3/15/2016

SHEET NO.
1 OF 5

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

WORK ORDERED BY -
PAUL LAUTERBACH
LAKE GENEVA TENNIS CLUB
914 BENNETT COURT
WALWORTH, WI. 53184

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

SITE SUMMARY

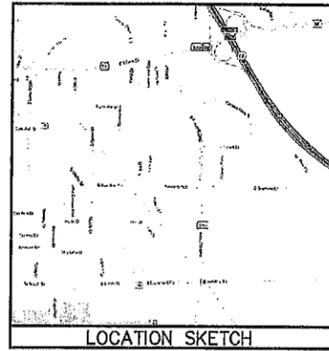
TOTAL LAND AREA	- 100,380 S.F. (2.30 ACRES)
EXISTING ZONING	- PBP (PLANNED BUSINESS PARK)
PROPOSED BUILDING AREA	- 39,000 S.F. (38.9%)
PROPOSED IMPERVIOUS AREA	- 19,470 S.F. (19.4%)
FUTURE TENNIS COURT	- 13,680 S.F. (13.6%)
PROPOSED GREEN SPACE AREA	- 41,910 S.F. (41.7%) INCLUDING FUTURE TENNIS COURTS
PROPOSED PARKING	- 32 SPACES (INCLUDING 2 HANDICAP)
PROPOSED LAND DISTURBANCE	- 2.3 ACRES

LEGAL DESCRIPTION:

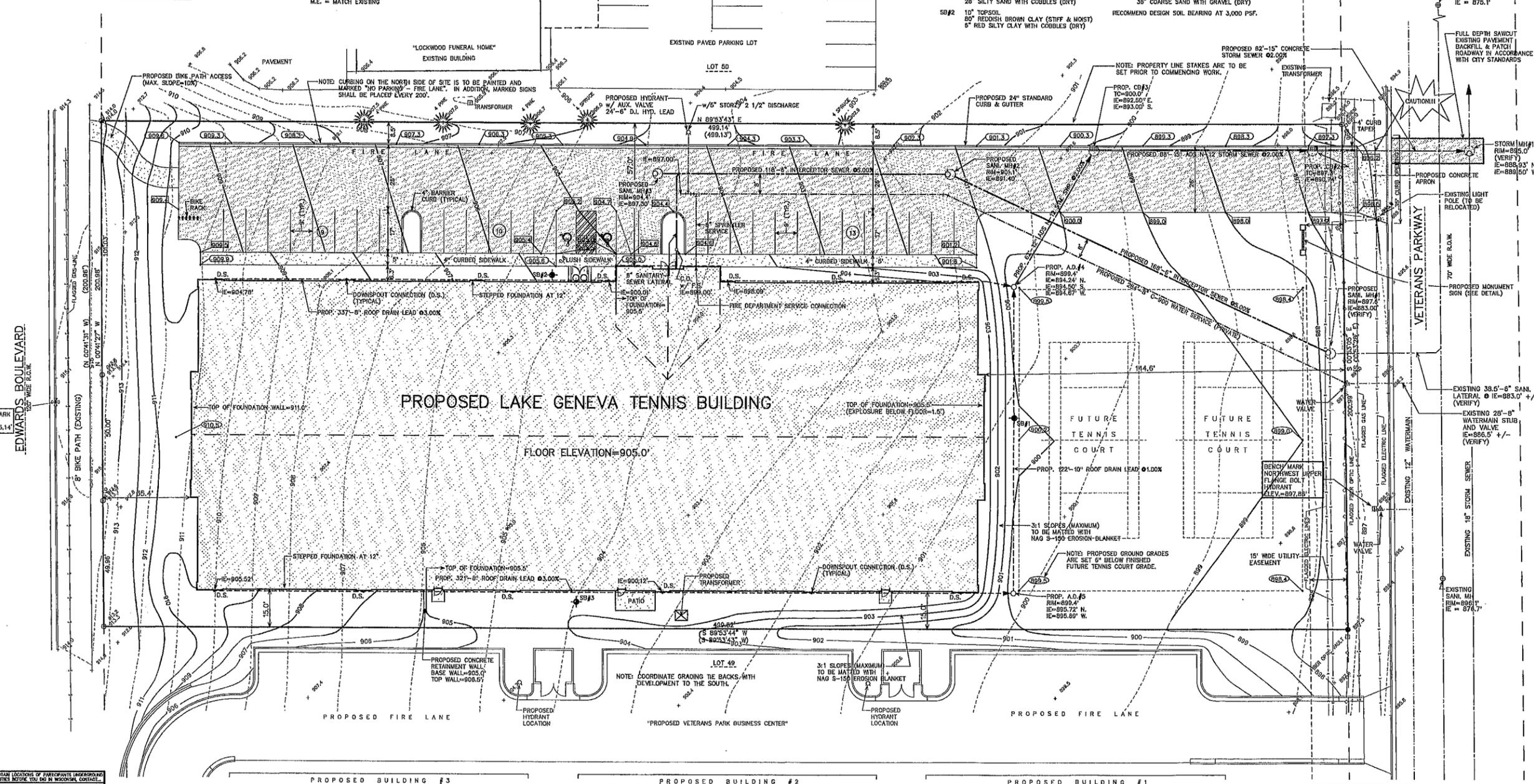
LOT 48 OF LAKE GENEVA BUSINESS PARK, PHASE 2 BEING LOCATED IN THE SOUTHEAST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

SOIL TEST PITS SUMMARY:

SB#1 10" TOPSOIL 50" REDDISH BROWN CLAY (STIFF & MOIST) 20" SILTY SAND WITH COBBLES (DRY)	SB#3 10" TOPSOIL 32" REDDISH BROWN CLAY, SOME COBBLES (MOIST) 30" COARSE SAND WITH GRAVEL (DRY)
RECOMMEND DESIGN SOIL BEARING AT 3,000 PSF.	

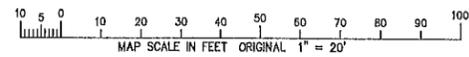


LOCATION SKETCH



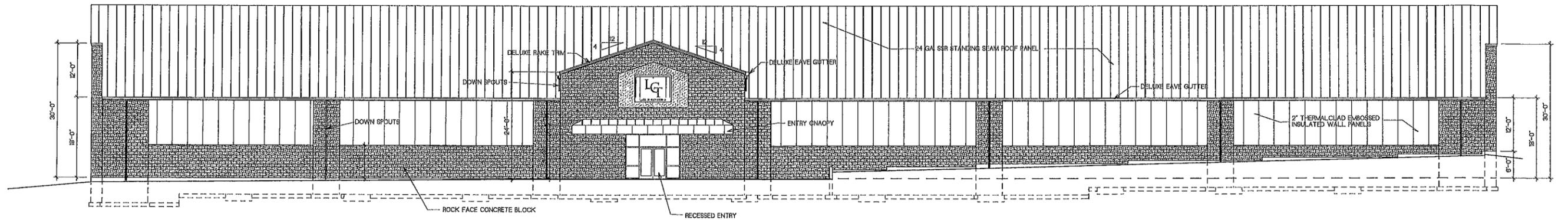
TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CONTACT:

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 255-1151
Hearing Impaired TDD (800) 242-2289
www.DiggersHotline.com
WE STRATEGICALLY LOCATE PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG.

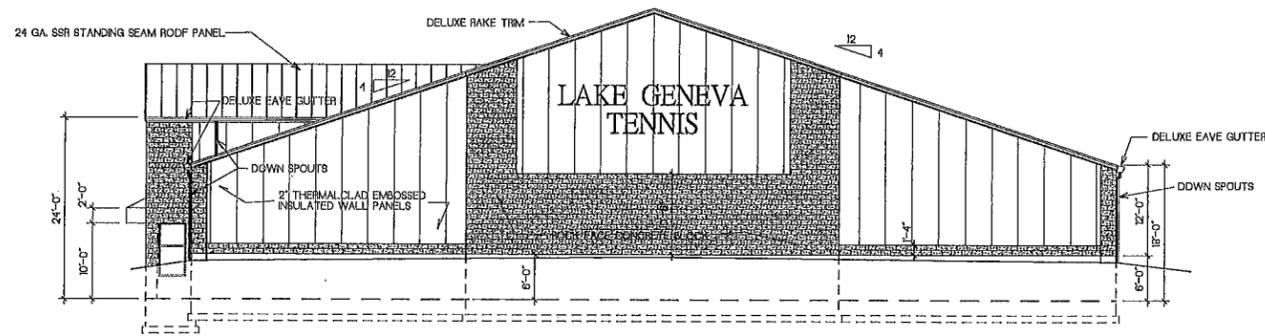


SHEET INDEX

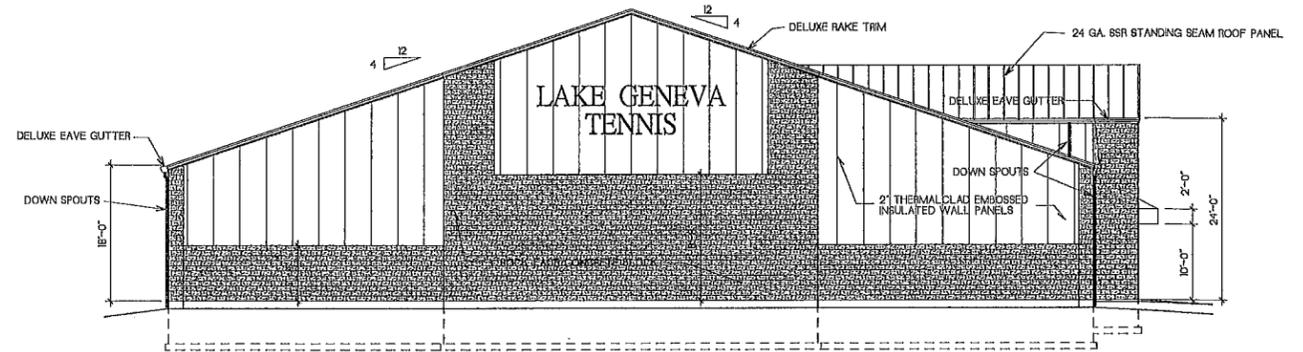
SHEET 1	- PRECISE IMPLEMENTATION PLAN
SHEET 2	- LANDSCAPE & LIGHTING PLAN
SHEET 3	- EXTERIOR ELEVATIONS
SHEET 4	- FIRST FLOOR PLAN
SHEET 5	- DETAIL FIRST FLOOR PLAN - DETAIL MEZZANINE PLAN



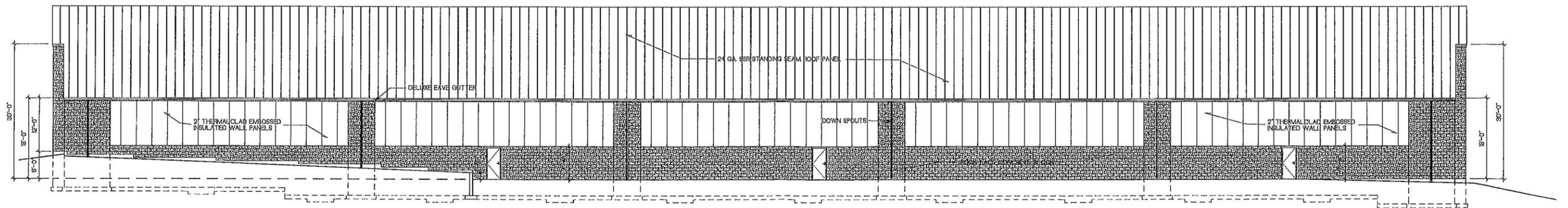
NORTH ELEVATION
SCALE: 3/32"=1'-0"



WEST ELEVATION
SCALE: 3/32"=1'-0"



EAST ELEVATION
SCALE: 3/32"=1'-0"



SOUTH ELEVATION
SCALE: 3/32"=1'-0"

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

EXTERIOR ELEVATIONS

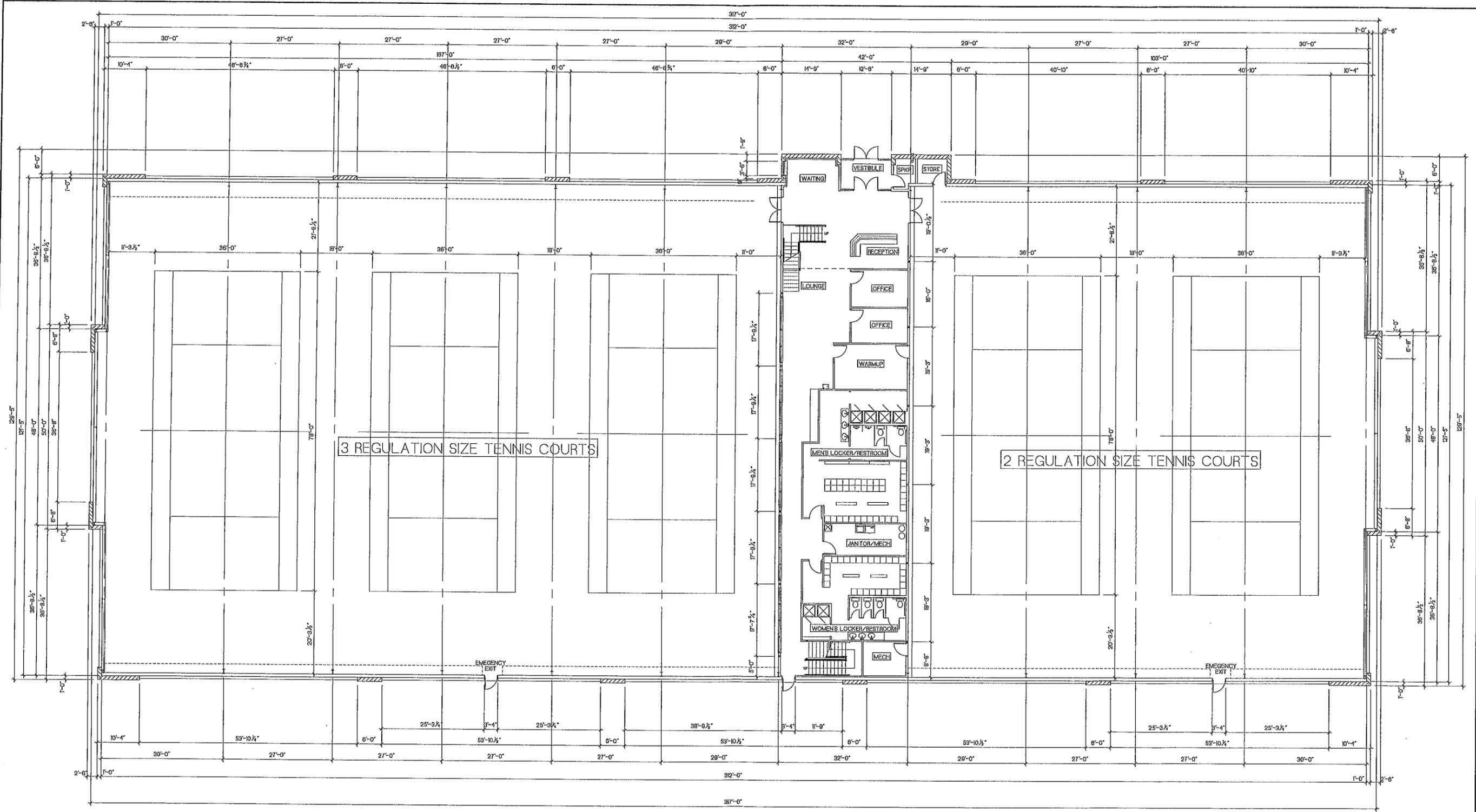
FARRIS, HANSEN & ASSOCIATES, INC.
Engineering, Architecture, Surveying
7 Ridgway Court P.O. Box 437
ELKHORN, WISCONSIN 53121
Office: (262) 723-2098
Fax: (262) 723-5886

REVISIONS
ADVANCEMENT BS 03/24/18
ADVANCEMENT BS 03/25/18

PROJECT NO.
9368
DATE
3/7/2016
SHEET NO.
3 OF 5

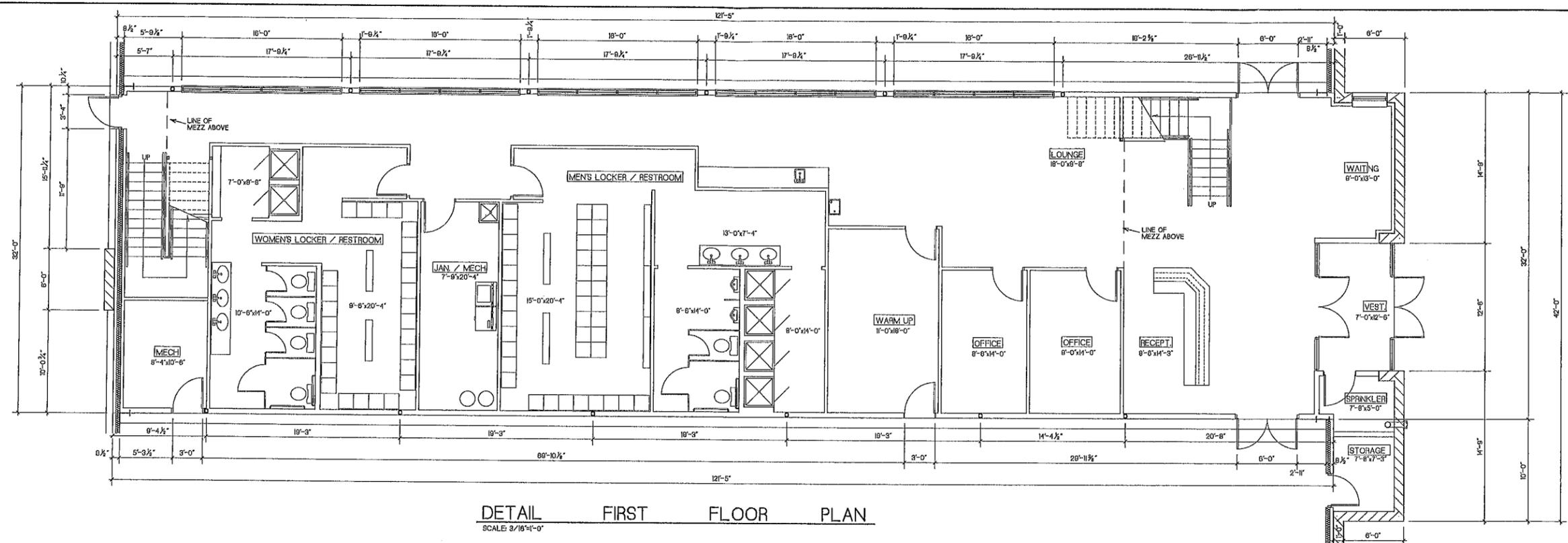
X:\Projects\9688\UCAD\ARCHT\REVISED WORKING DRAWINGS.dwg

Monday, March 28, 2016

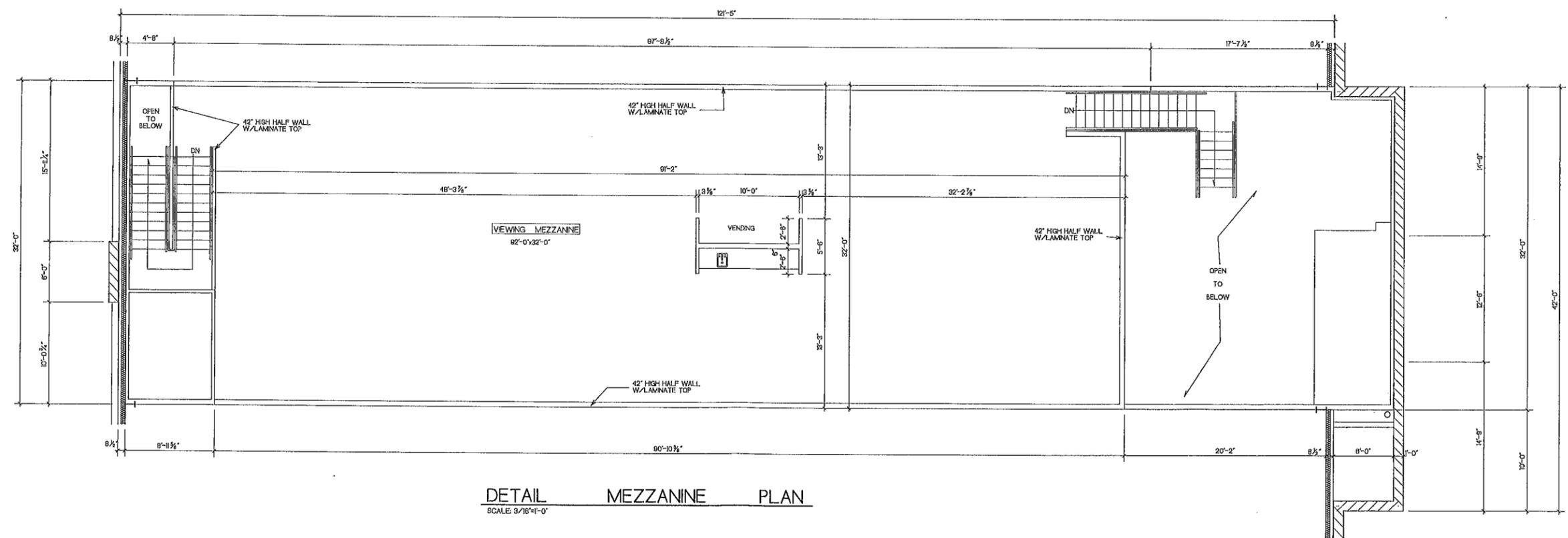


FIRST FLOOR PLAN
SCALE: 3/32"=1'-0"

<p>LAKE GENEVA TENNIS LOT 4B OF LAKE GENEVA BUSINESS PARK PHASE II CITY OF LAKE GENEVA WALWORTH COUNTY, WISCONSIN</p>	<p>FIRST FLOOR PLAN</p>	<p>FARRIS, HANSEN & ASSOCIATES, INC. Engineering, Architecture, Surveying 7 Ridgway Court P.O. Box 437 ELKHORN, WISCONSIN 53121 Office: (262) 723-2088 Fax: (262) 723-5886</p>	<p>REVISIONS ADVANCEMENT BS 03/24/16 ADVANCEMENT BS 03/28/16</p>	<p>PROJECT NO. 9368 DATE 3/7/2016 SHEET NO. 4 OF 5</p>
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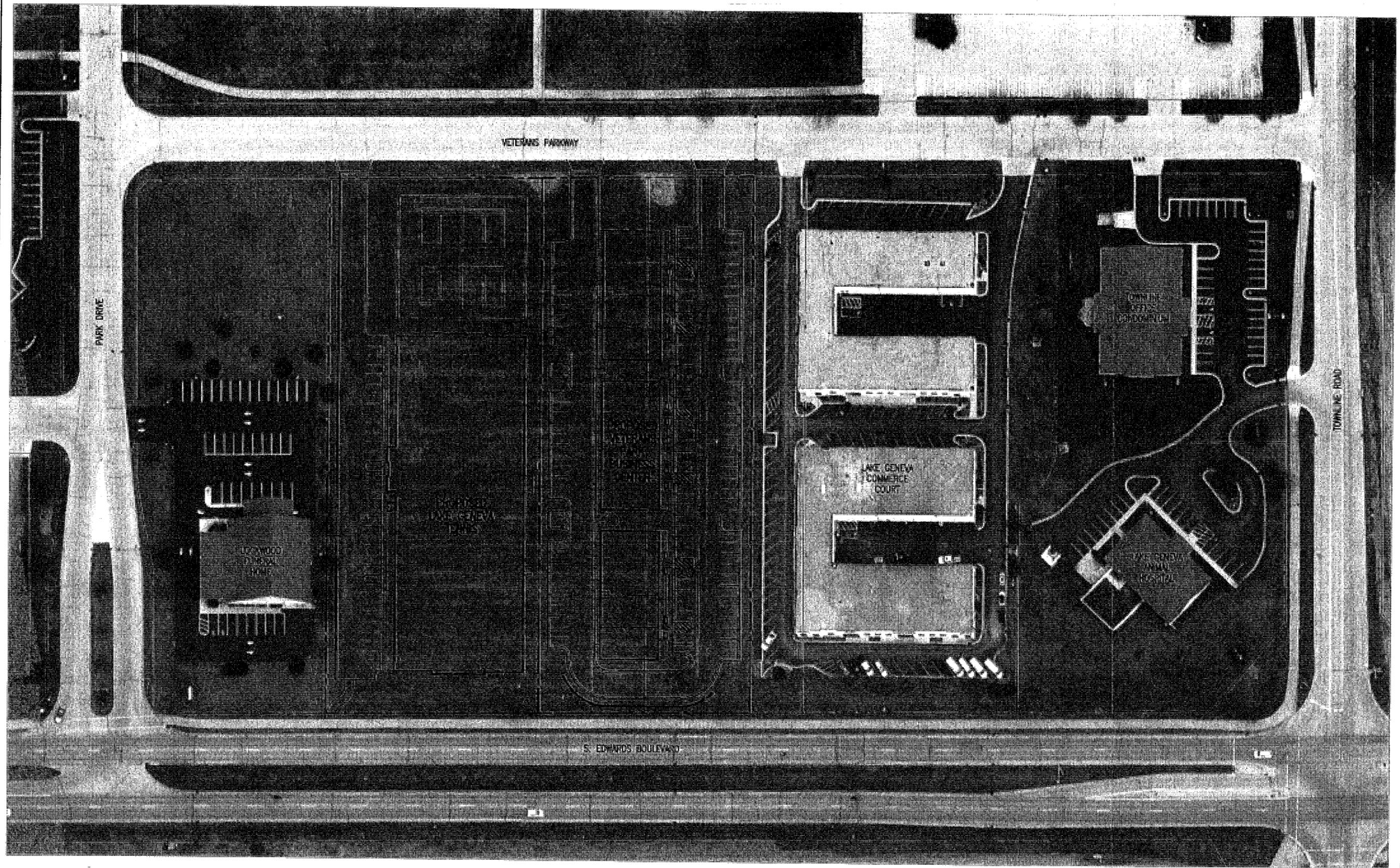
DETAIL FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"



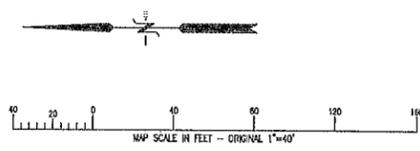
DETAIL MEZZANINE PLAN
SCALE: 3/16"=1'-0"

<p>LAKE GENEVA TENNIS LOT 48 OF LAKE GENEVA BUSINESS PARK PHASE II CITY OF LAKE GENEVA WALWORTH COUNTY, WISCONSIN</p>	<p>DETAIL FIRST FLOOR PLAN DETAIL MEZZANINE PLAN</p>	<p>FARRIS, HANSEN & ASSOCIATES, INC. Engineering, Architecture, Surveying 7 Ridgway Court P.O. Box 437 ELKHORN, WISCONSIN 53121 Office: (262) 723-2098 Fax: (262) 723-5886</p>	<p>REVISIONS ADVANCEMENT BS 03/24/16</p>	<p>PROJECT NO. 9368</p>
			<p>DATE 3/7/2016</p>	<p>SHEET NO. 5 OF 5</p>

X:\Projects\9368\DCAD\ARCHITECT\DETAIL_FLOOR PLAN.dwg
Monday, March 28, 2016



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	VICINITY MAP LAKE GENEVA TENNIS CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN	- WORK ORDERED BY - LAKE GENEVA TENNIS CLUB 914 BENNETT COURT WALWORTH, WI 53184	FARRIS, HANSEN & ASSOCIATES, INC. ENGINEERING - ARCHITECTURE - SURVEYING 7 RIDGWAY COURT P.O. BOX 437 ELKHORN, WISCONSIN 53121 OFFICE: (262) 723-2098 FAX: (262) 723-5886	REVISIONS <table border="1" style="width: 100%; height: 40px;"> <tr> <td style="width: 50%;"></td> <td style="width: 50%;"></td> </tr> </table>			PROJECT NO. 9368 DATE 3/25/2016 SHEET NO. 1 OF 1

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
1408 WEST MAIN, LAKE GENEVA WI 53147

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

**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?

SEE ATTACHED

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

SEE ATTACHED

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?

SEE ATTACHED

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?

SEE ATTACHED

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

SEE ATTACHED

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?

SEE ATTACHED

IV.FINAL APPLICATION PACKET INFORMATION

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

Notice

NOTICE IS HEREBY GIVEN that a Continued Public Hearing will be held before the City Plan Commission on Monday, April 18, 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 Lake Geneva Architects, 201 Broad Street, Lake Geneva, WI 53147 for Quint & Rishy Studer, 1919 E Larua St., Pensacola, FL 32501, to construct a New Single Family Residence on an existing lot using the SR-4 requirements in an Estate Residential Zoning District (ER-1), at the following location:

TAX KEY NO. ZYUP00094K – 1408 MAIN STREET

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, April 18, 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 1st day of April 2016.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on April 7th and 14th.



LAKE GENEVA
Architects

STUDIO OF JASON R. BERNARD

April 1st, 2016

Conditional Use Justification
Re: 1408 West Main
Tax ID: ZYUP 00094K

III. JUSTIFICATION:

- 1) Through this adjustment, we can accomplish construction of a new residence of an appropriate scale and in harmony with the goals and objectives of the City of Lake Geneva.
- 2) The location of the new home will be 258.98' from the lake shore and at its closest, 9.5' from the nearest side yard. The residence's side yard setbacks will have a combined total of 21.28', well within the constraints of the SR-4 combined setback requirements.
- 3) The placement of the new residence and subsequent re-grading will have no negative effect on the public welfare or rights-of-way.
- 4) The proposed conditional use will allow for an appropriately scaled residence to be placed on the site, consistent with the neighboring properties and the city's desired land use intensities.
- 5) The proposed conditional use shall not be located in an area that will impose any undue burdens on any improvements, facilities, utilities or services.
- 6) The public benefits in the granting of a conditional use outweigh all potential adverse impacts. The current ER-1 zoning setback requirements set forth on this property create a non-conformity due to the minimum lot width requirements. The existing lot is 97.00' in width, which is much less than the required 150' in the ER-1 district. The granting of this conditional use is in keeping with the character of the neighboring residences of Geneva Lake.

ZONING RESEARCH

CURRENT ZONING: BR-1 (LAKE SHORE OVERLAY) IN WALLWORTH COUNTY, CITY OF LAKE GENEVA. THIS PROPERTY IS NON-CONFORMING DUE TO LOT WIDTH.

AREA / HEIGHT / YARD REQUIREMENTS

LOT AREA: MIN. 40,000 SF. (80,133 SF. ACTUAL)
 LOT WIDTH: MIN. 80'-0" (81'-2" AVERAGE)
 HEIGHT (Dwelling): 35'-0"
 HEIGHT (ACCESSORY): 15'-0"

SETBACKS

STREET: 25'-0" (15'-4" ACTUAL)
 SIDE: 30'-0" OR 60'-0" TOTAL (31'-10 1/2' ACTUAL)
 REAR: 30'-0"
 PAVEMENT: 5'-0"

THIS PROPERTY MEETS ALL REQUIREMENTS SET FORTH IN SEC. 98-409 FOR EXISTING NON-CONFORMING LOTS.

CONDITIONAL USE PER SEC. 98-401 SUBSTANDARD LOT REGULATIONS

ZONING: BR-1 (LAKE SHORE OVERLAY) IN WALLWORTH COUNTY, CITY OF LAKE GENEVA.

AREA / HEIGHT / YARD REQUIREMENTS

LOT WIDTH: MIN. 150'-0" (81'-2" AVERAGE)
 HEIGHT (Dwelling): 35'-0"
 HEIGHT (ACCESSORY): 15'-0"

SETBACKS

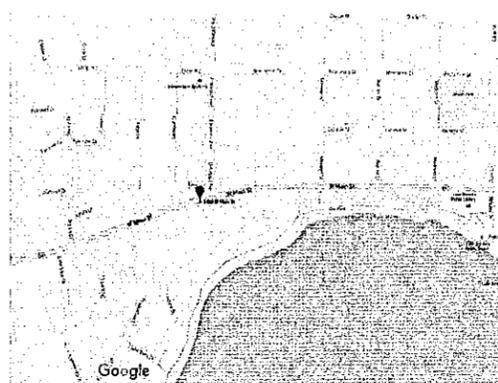
STREET: 25'-0" (15'-4" EXISTING)
 WEST SIDE: 0'-0" (31'-10 1/2" EXISTING)
 EAST SIDE: 6'-0" (6'-10 1/2" EXISTING)
 REAR: N/A
 PAVEMENT: 5'-0" (SEC. 94-401)

SETBACK INTRUSIONS

SECTION 98-409 INTRUSIONS INTO REQUIRED YARDS PARAGRAPH (4) (A-3), (C-1)

(A-3) TERRACES, STEPS UNCOVERED PORCHES, DECKS, STOOPS, OR SIMILAR AFFURTEANCES TO RESIDENTIAL BUILDINGS WHICH DO NOT EXTEND ABOVE THE FLOOR LEVEL OF THE ADJACENT BUILDING ENTRANCE PROVIDED THEY DO NOT LOCATE CLOSER THAN 20 FEET FROM ANY STREET RIGHT-OF-WAY.

(C-1) TERRACES, STEPS UNCOVERED PORCHES, DECKS, STOOPS, OR SIMILAR AFFURTEANCES TO RESIDENTIAL BUILDINGS WHICH DO NOT EXTEND MORE THAN ONE FOOT ABOVE GRADE, PROVIDED THEY DO NOT LOCATE CLOSER THAN 20 FEET TO THE REAR LOT LINE.



PROJECT LOCATION

SCALE: NOT TO SCALE

SURVEYOR

FARRIS, HANSEN & ASSOC. INC.
 7 RIDGWAY COURT - P.O. BOX 437
 ELKHORN, WISCONSIN 53121
 PHONE (262) 723-2098
 FAX (262) 723-5888

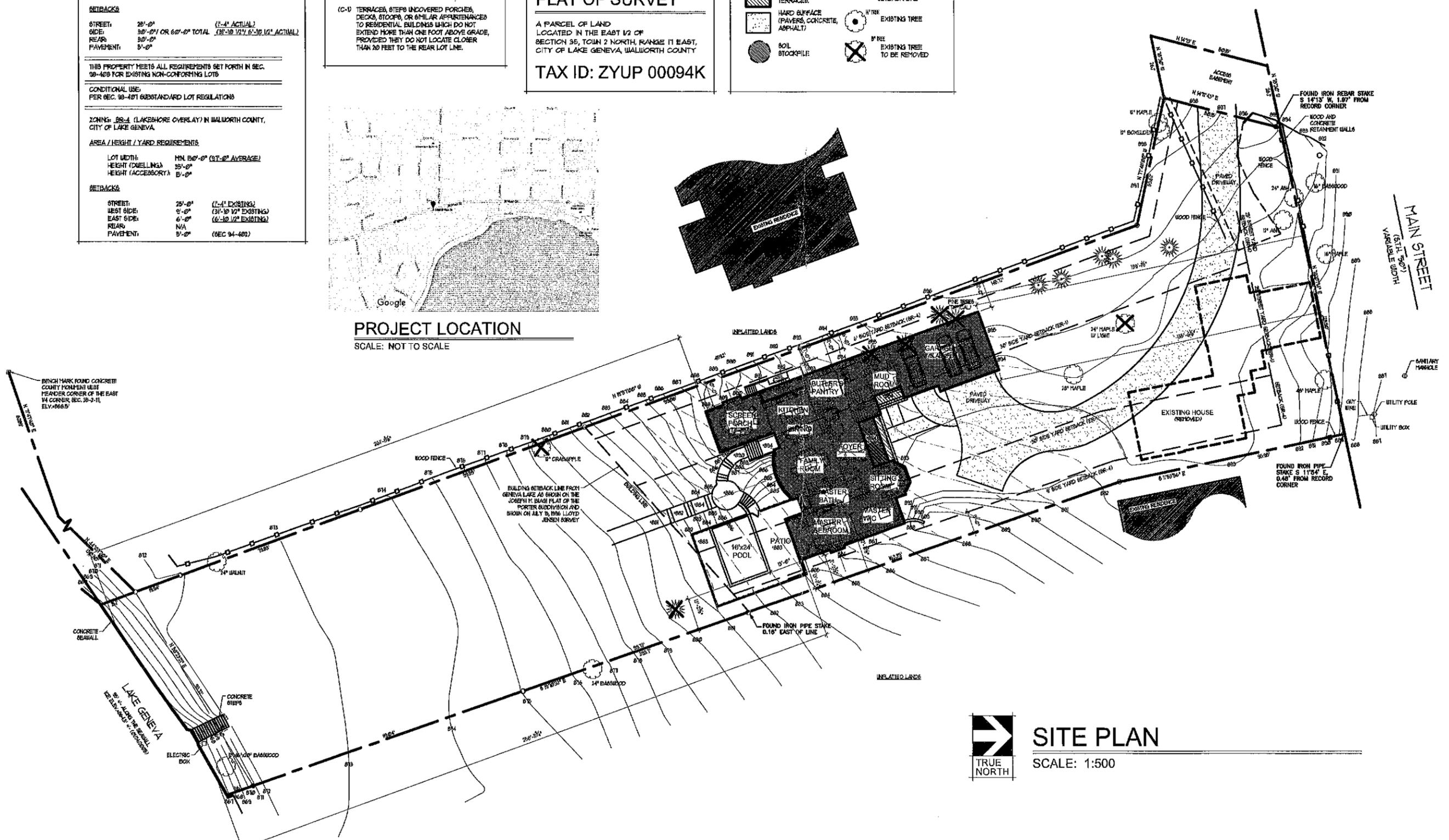
PLAT OF SURVEY

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF SECTION 36, TOWN 2 NORTH, RANGE 11 EAST, CITY OF LAKE GENEVA, WALLWORTH COUNTY

TAX ID: ZYUP 00094K

SITE LEGEND

- EXISTING STRUCTURE
- EXISTING STRUCTURE TO BE REMOVED
- NEW STRUCTURE
- DECKS, PATIOS, TERRACES
- HARD SURFACE (PAVERS, CONCRETE, ASPHALT)
- SOIL STOCKPILE
- EXISTING GRADE
- ABANDONED GRADE
- NEW GRADE
- BILT FENCING
- PROPERTY LINE
- SETBACK LINE
- 1" TREE EXISTING TREE
- 8" TREE EXISTING TREE TO BE REMOVED



SITE PLAN

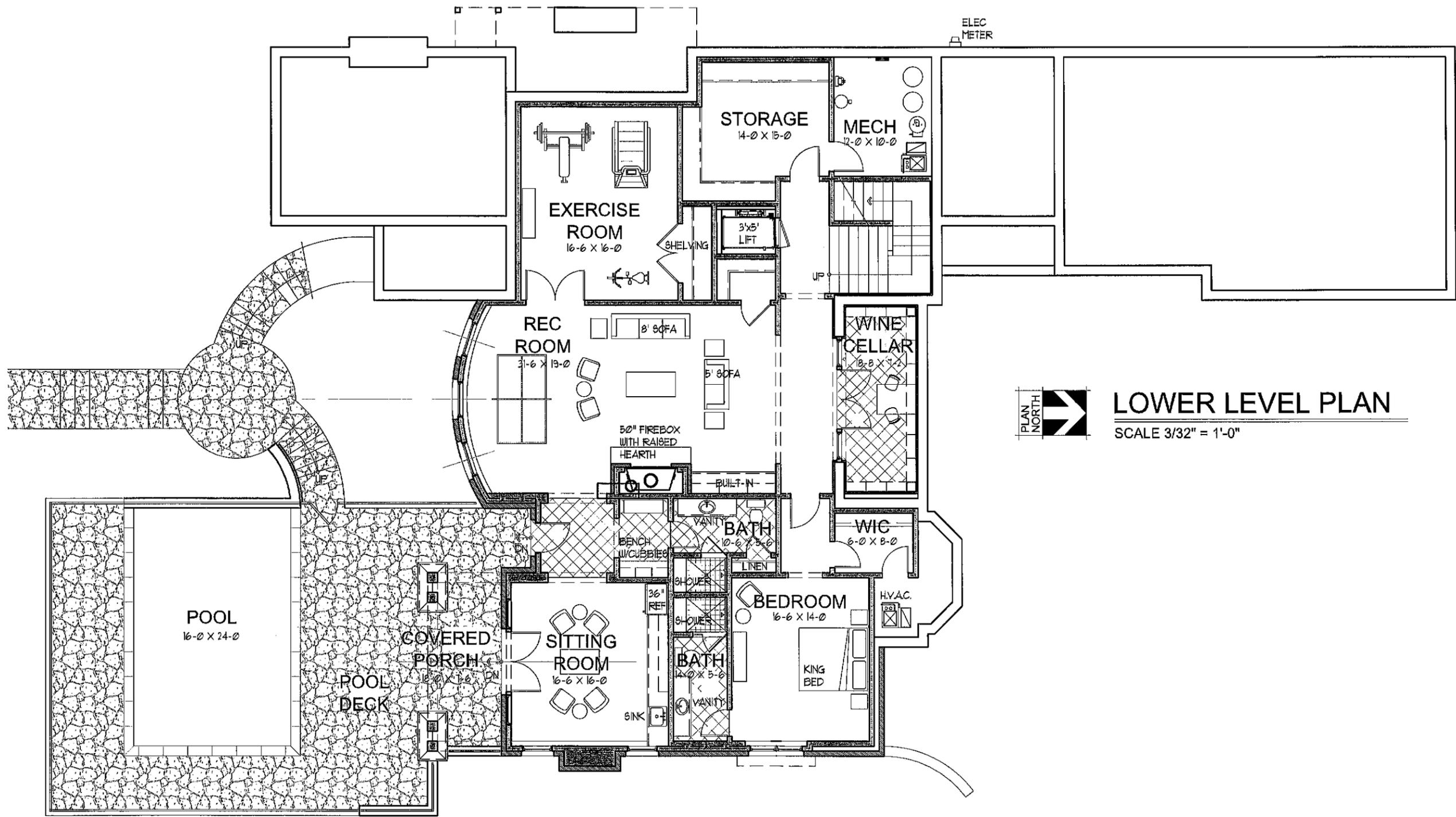
SCALE: 1:500

LAKE GENEVA ARCHITECTS
 201 BROAD ST.
 LAKE GENEVA, WI 53147
 262.248.1400
 LakeGenevaArchitects.com



STUDER RESIDENCE
 1408 W. MAIN
 LAKE GENEVA, WI

DATE: 4.1.16



LOWER LEVEL PLAN

SCALE 3/32" = 1'-0"

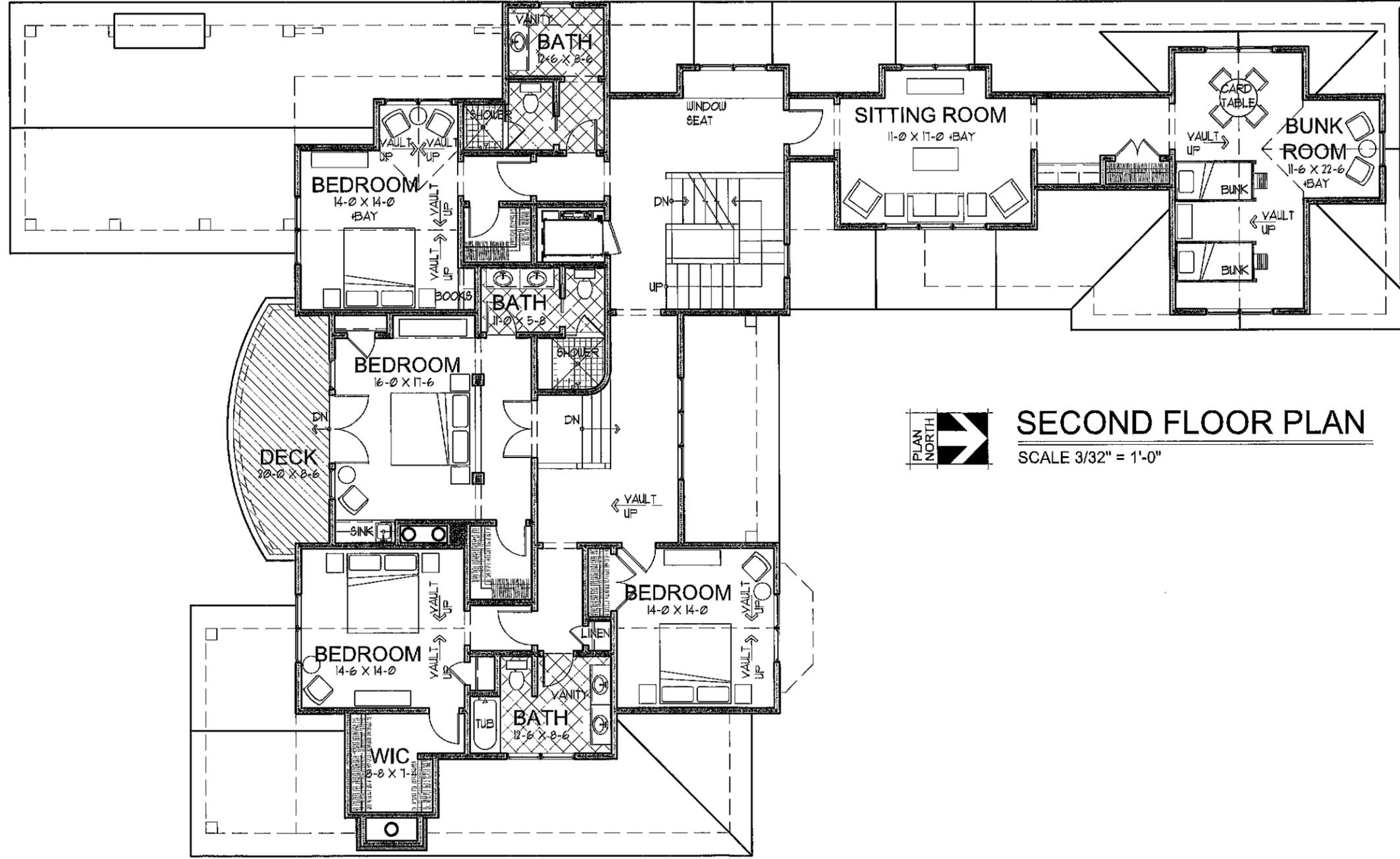
LAKE GENEVA
Architects
 LAKE GENEVA ARCHITECTS
 201 BROAD ST.
 LAKE GENEVA, WI 53147
 262.248.1400
 LakeGenevaArchitects.com



STUDER RESIDENCE
 1408 W. MAIN
 LAKE GENEVA, WI

DATE: 4.1.16

STUDIO OF JASON R. BERNARD



SECOND FLOOR PLAN
SCALE 3/32" = 1'-0"



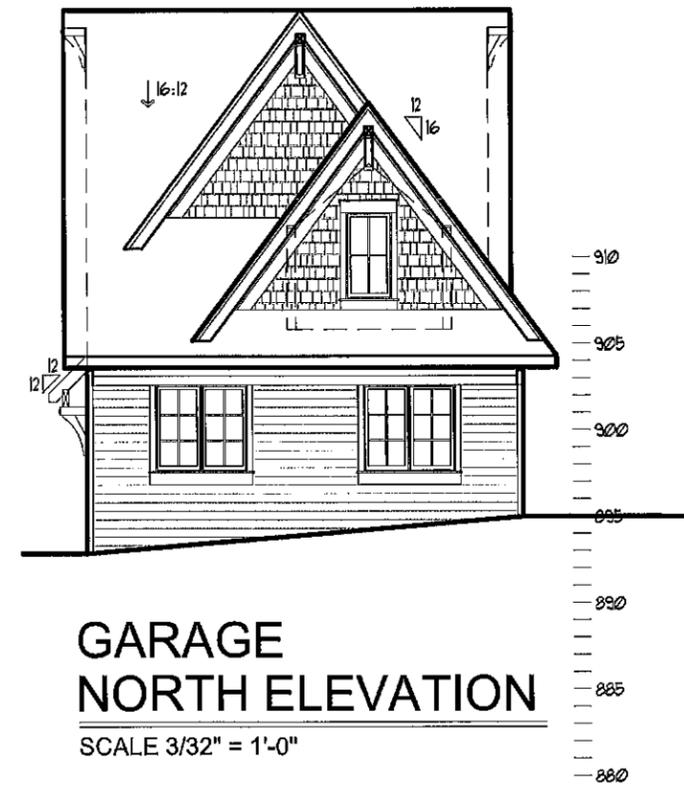
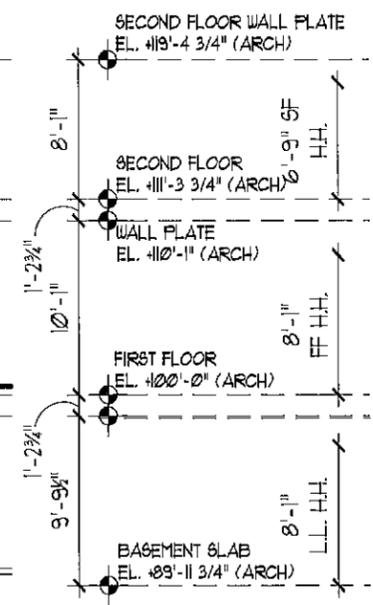
LAKE GENEVA
Architects
STUDIO OF JASON R. BERNARD
LAKE GENEVA ARCHITECTS
201 BROAD ST.
LAKE GENEVA, WI 53147
262.248.1400
LakeGenevaArchitects.com

STUDER RESIDENCE
1408 W. MAIN
LAKE GENEVA, WI

DATE: 4.1.16



NORTH ELEVATION
SCALE 3/32" = 1'-0"



GARAGE NORTH ELEVATION
SCALE 3/32" = 1'-0"



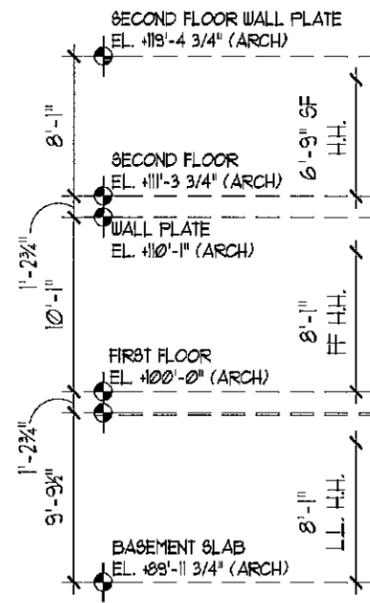
STUDER RESIDENCE
1408 W. MAIN
LAKE GENEVA, WI

DATE: 4.1.16

LAKE GENEVA
Architects

STUDIO OF JASON R. BERNARD

LAKE GENEVA ARCHITECTS
201 BROAD ST.
LAKE GENEVA, WI 53147
262.248.1400
LakeGenevaArchitects.com



SOUTH ELEVATION

SCALE 3/32" = 1'-0"



STUDER RESIDENCE
 1408 W. MAIN
 LAKE GENEVA, WI

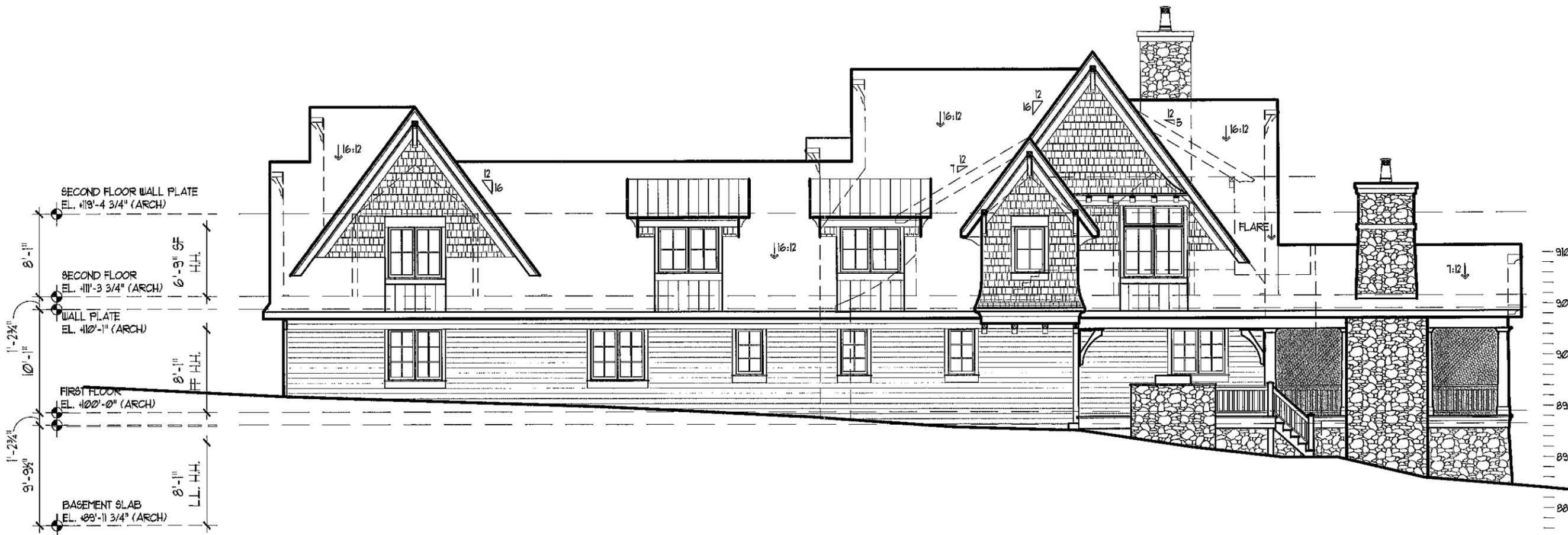
DATE: 4.1.16

LAKE GENEVA
Architects

LAKE GENEVA ARCHITECTS
 201 BROAD ST.
 LAKE GENEVA, WI 53147
 262.248.1400

STUDIO OF JASON R. BERNARD

LakeGenevaArchitects.com



WEST ELEVATION

SCALE 1/4" = 1'-0"



STUDER RESIDENCE
 1408 W. MAIN
 LAKE GENEVA, WI

DATE: 4.1.16

LAKE GENEVA
Architects

LAKE GENEVA ARCHITECTS
 201 BROAD ST.
 LAKE GENEVA, WI 53147
 262.248.1400
 LakeGenevaArchitects.com

STUDIO OF JASON R. BERNARD

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

VISTA del LAGO, 1070 S LAKE SHORE DRIVE, LAKE GENEVA, WI
ZCNV00001 THRU ZCNV00058

NAME AND ADDRESS OF CURRENT OWNER:

VISTA del LAGO HOMEOWNERS ASSOCIATION

1070 S LAKE SHORE DRIVE, PO Box 803, LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER:

262-749-8284

NAME AND ADDRESS OF APPLICANT:

TONY PANOZZO, PROPERTY MANAGER

C/O OWNER

TELEPHONE NUMBER OF APPLICANT:

SAME

PROPOSED CONDITIONAL USE:

A CUP WAS PREVIOUSLY GRANTED TO
INSTALL ROSETTA STONE RETAINING WALLS & LANDSCAPING ON THE
SLOPE ADJACENT TO THE SHORE PATH. DUE TO HEAVY RAINS IN
MID SEPT. 2015, A PORTION OF THE SLOPE FAILED. CITY IS
REQUIRING A NEW CUP FOR REPAIRS & RESTORATION.

ZONING DISTRICT IN WHICH LAND IS LOCATED:

PD - PLANNED DEVELOPMENT

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

KENOE-HENRY & ASSOCIATES, INC., 25 N WISCONSIN ST, ELKHORN, WI
53121

GILES ENGINEERING ASSOCIATES, INC., NB W22350 JOHNSON DR, STE A1,
WAUKESHA, WI 53186

TERRA ENGINEERING & CONSTRUCTION CORP, 135 DYNEX DR, MENAUCHEE, WI
53072

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

TEMPORARY STABILIZATION OF SLOPE FAILURE AREA IN FALL 2015.

PERMANENT REPAIR & RESTORATION IN SPRING/SUMMER 2016.

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

10.21.15

DATE

Anthony Panozzo
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: 10-19-15 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: 10-28-15 Date: _____ by: _____

Application fee of \$400 received by Zoning Administrator: 10-28-15 Date: _____ by: _____

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the ¹⁷~~25~~ final complete applications as certified by the Zoning Administrator, the Applicant shall submit ~~25~~ initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet ¹ Copies to Zoning Administrator) Date: _____ by: _____

↓ ~~Draft~~ Final Packet (~~1~~ Copy to Zoning Administrator) ¹⁷ ITEMS NOTED "IP" Date: _____ by: _____

(a) A map of the proposed conditional use: **WERE INCLUDED WITH INITIAL PACKET ONLY AND NOT PART OF FINAL PACKETS AS DIRECTED BY ZONING ADMIN.**

Showing all lands for which the conditional use is proposed;

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

IP 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.

IP (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:

- X X (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;
- X X (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.
- X X (e) Written justification for the proposed conditional use:
 - X 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 PROJECT WILL STABILIZE A PORTION OF THE SLOPE AREA WHICH FAILED DUE TO HEAVY RAINS IN SEPT. 2015 AND RESTORE THE AREA TO BE CONSISTENT WITH THE ORIGINALLY APPROVED CONDITIONAL USE.

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

SEE RESPONSE TO 1. 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, THE PROJECT WILL RESTORE THE AREA TO BE CONSISTENT WITH THE ORIGINALLY APPROVED CONDITIONAL 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?

LAND USE AND INTENSITIES WILL REMAIN AS WHEN THE ORIGINAL CONDITIONAL USE WAS APPROVED WITH NO IMPACTS TO THE ENVIRONS OF VISTA DEL LAZO ON THE SHORE PATH.

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, THE PROJECT IS ADEQUATELY SERVED BY, AND WILL HAVE NO IMPACT ON, PUBLIC FACILITIES OR SERVICES.

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, THE PROJECT WILL STABILIZE AND RESTORE THE FAILED SLOPE TO BE CONSISTENT WITH THE ORIGINALLY APPROVED CONDITIONAL USE AND WILL HAVE NO ADVERSE IMPACTS.

IV. FINAL APPLICATION PACKET INFORMATION

- Receipt of ¹~~8~~ full scale copies in blue/line or black/line of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- Receipt of ¹⁷~~28~~ 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: 10.19.15 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: 10.28.15 Date: _____ by: _____

Application fee of \$ 400 received by Zoning Administrator: 10.28.15 Date: _____ by: _____

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the ¹⁷ ~~28~~ final complete applications as certified by the Zoning Administrator, the Applicant shall submit ~~28~~ initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet ¹ ~~28~~ Copies to Zoning Administrator Date: _____ by: _____

↓ ~~28~~ Final Packet (~~1~~ Copy to Zoning Administrator) Date: _____ by: _____

¹⁷ (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);

(NO CHANGE) NC Projected number of residents, employees, and daily customers;

NC 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;

NC Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

NC 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;

X 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.";

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

NA Possible future expansion and related implications for points above;

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

X X (b) A Small Location Map at ~~11" x 17"~~^{8 1/2" x 11"} 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.)

X X (c) A Property Site Plan drawing which includes:

X 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;

NA The date of the original plan and the latest date of revision to the plan;

X A north arrow and a graphic scale (not smaller than one inch equals 100 feet);

X A reduction of the drawing at 11" x 17";

___ A legal description of the subject property;

NC All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;

NC 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;

NC All required building setback lines;

NC All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;

NC The location and dimension (cross-section and entry throat) of all access points onto public streets;

NC 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;

NC The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;

NC The location of all outdoor storage areas and the design of all screening devices;

NC The location, type, height, size and lighting of all signage on the subject property;

NC 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;

NC The location and type of any permanently protected green space areas;

X The location of existing and proposed drainage facilities;

NC 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.

- X X (d) **A Detailed Landscaping Plan of the subject property:**
- X Scale same as main plan (> or equal to 1" equals 100')
 - X Map reduction at 11" x 17"
 - X Showing the location of all required bufferyard and landscaping areas
 - ___ Showing existing and proposed Landscape Point fencing
 - NA Showing berm options for meeting said requirements
 - X Demonstrating complete compliance with the requirements of Article VI
 - X Providing individual plant locations and species, fencing types and heights, and berm heights;

- X X (e) **A Grading and Erosion Control Plan:** *SEE KAPUR NARRATIVE DATED 11.20.15*
- X Same scale as the main plan (> or equal to 1" equals 100')
 - X Map reduction at 11" x 17"
 - X Showing existing and proposed grades including retention walls and related devices, and erosion control measures.

- NA NA (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

- X Receipt of ¹ full scale copies in **blueline or blackline** of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- X Receipt of ¹⁷ ~~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, April 18, 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 Vista del Lago Homeowners Association, 1070 S. Lake Shore Drive, Lake Geneva, WI 53147, for landscaping repair including retaining walls and slope repair in the Lakeshore Overlay District at the following location:

TAX KEY NO. ZCNV 00001-58 - 1070 S. LAKE SHORE DRIVE

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, April 18, 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 1st day of April 2016.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on April 7th and 14th.

KEHOE - HENRY & ASSOCIATES, INC.
ARCHITECTURE & ENGINEERING

25 North Wisconsin Street
ELKHORN, WISCONSIN 53121

Daniel R. Kehoe, Architect
Voice 262-723-2660
Fax 262-723-5986

William R. Henry, Architect-P.E.
Voice 262-723-4399
Fax 262-723-4299

April 8, 2016

City of Lake Geneva
626 Geneva Street
P. O. Box 340
Lake Geneva, WI 53147

Attn: Mr. Ken Robers
Zoning Administrator

RE: Slope Failure Stabilization and Restoration
VISTA del LAGO CONDOMINIUMS
Lake Geneva, Wisconsin
Job No. 1522

Dear Mr. Robers:

As you know, Vista del Lago experienced a partial failure of its lakefront slope due to the extreme rain events which occurred during the week ending September 19, 2015. As discussed and approved at the October 19, 2015 staff meeting, the Homeowners Association completed stabilization of the slope late last fall. They now wish to complete restoration of the slope and landscaping this spring. Enclosed please find seventeen copies of the complete application packet requesting a Conditional Use and Site Plan review and approval, which contains the following.

- Application for Conditional Use (copy - original previously submitted)
- Conditional Use Review and Approval Checklist
- Site Plan Review and Approval Checklist
- Walworth County GIS Aerial Map of Entire Site
- Walworth County GIS Aerial Photograph of Shore Area with Topography Prior to Slope Failure
- Topographic Survey and Profiles of Slope Failure by Kapur & Associates dated 10-26-2015, Sheets 1 through 3 (11" x 17")
- Photographs of Slope Failure taken 9-22-2015
- Report and Recommendations by Giles Engineering Associates dated 11-3-2015
- Slope Stabilization Plans by Terra Engineering & Construction Corporation dated through 11-9-2015, sheets 1 through 6 (11" x 17")
- MACMAT Technical Data Sheet
- Photographs of Slope Stabilization Work in Progress taken 11-25-2015
- Photographs of Slope Stabilization Work Complete taken 12-4-2015
- Erosion Control Plan Narrative by Kapur dated 11-20-2015
- GEOWEB Profile and Calculations dated 11-3-2015
- GEOWEB Slope Protection System Installation Guide
- Landscaping Plan by Scheel & Associates dated 11-23-2015 (11" x 17")

An electronic copy shall also be submitted to your office.

Vista del Lago Homeowners Association was previously granted a conditional use permit by the City of Lake Geneva to make improvements to the shore area of the existing multi-family condominium development. The improvements included installation of Rosetta Stone retaining walls, landscaping, and related work. The project was completed in phases from 2014 through spring 2015.

Page 2
April 8, 2016
Mr. Ken Robers

Due to extremely heavy rains in mid-September 2015, a portion of the lakefront slope failed on or about September 19th. Fortunately, the Rosetta Stone retaining walls remained in place, but an area of the slope approximately 75 feet wide between the upper and lower retaining walls failed and slid down.

Our firm was contacted by Mr. Tony Panozzo, Property Manager, to coordinate the efforts to stabilize and restore the slope. Kapur & Associates was called upon to survey the slope to document the extent of the failure. Kapur was also consulted throughout design and implementation of the slope stabilization to advise on storm water management and erosion control issues.

Giles Engineering Associates had designed the Rosetta Stone retaining walls for the original project and was brought in to evaluate the slope failure and stabilization options. It was decided to reduce the slope of the shore area by increasing the height of the lower Rosetta Stone retaining wall by approximately two feet. This was done for approximately 100 feet to extend past the 75' wide failure zone on both the north and south ends. To rebuild and stabilize the slope, a method utilizing soil nails and MACMATs was selected. Soil nails are similar to steel rebars which were driven through the failed slope areas and well into stable subgrade, then grouted in place. MACMATs are similar to woven wire fencing with a polypropylene mat which holds the soil below in place. The MACMATs are anchored to the soil nails with steel plates and threaded fasteners. Through a competitive request for proposal process, Terra Engineering & Construction was selected for installation of the soil nails and MACMATs, which was completed late last fall.

The final slope restoration and landscaping work is now ready to move forward as soon as weather permits. Topsoil will be held in place by GEOWEB, a slope protection system which is anchored to the subsoils and consists of interconnected cells approximately 8" by 8" by 6" deep. All cells will be filled with topsoil and plantings installed uniformly throughout the GEOWEB. A combination of new plantings and ones salvaged last fall from the slope failure will be installed. B & J Tree and Landscape Service will be installing the GEOWEB and landscaping. A GEOWEB representative will be on site to provide technical support to B & J's crew. This final phase of the project is scheduled to begin in mid-May and be completed by mid-June. The slope stabilization and restoration will not create any nuisances noted in Article VII and, therefore, the proposed project shall comply with the requirements of Article VII.

We understand this matter shall be on the Plan Commission agenda for April 18, 2016 beginning at 6:30 p.m. Please advise if you require any additional information prior to the Plan Commission meeting.

Very truly yours,

KEHOE-HENRY & ASSOCIATES, INC.

William R. Henry

William R. Henry
Architect – P.E.

Enclosure

CC: Mr. Tony Panozzo
File



Vista del Lago Shore Area

WALWORTH COUNTY, WISCONSIN

Author:
Map Produced on: 3/26/2016

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

Walworth County Information Technology Department
Land Information Division

Walworth County, Wisconsin
Walworth County Information Technology Department
Land Information Division
3000 Wisconsin Avenue, Suite 1000
Madison, WI 53706
Phone: 608/241-1000
Fax: 608/241-1001
www.walworthcountywi.gov



Scale: 1 inch = 50 feet

Geneva Lake

ZYUP 001061

806

2

3

4

894.8

880

870

ZLE 00004

ZLE 00017

8705



KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
1224 S. PINE STREET
BURLINGTON, WI 53105
Phone: 262.767.2747 Fax: 262.767.2769
www.kapurengineers.com

PROJECT:
VISTA DEL LAGO
WALL SURVEY

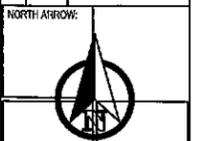
LOCATION:
LAKE GENEVA
WALWORTH CO, WI

CLIENT:
KEHOE-HENRY
& ASSOCIATES

RELEASE:
PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION



SCALE: 1"=40'

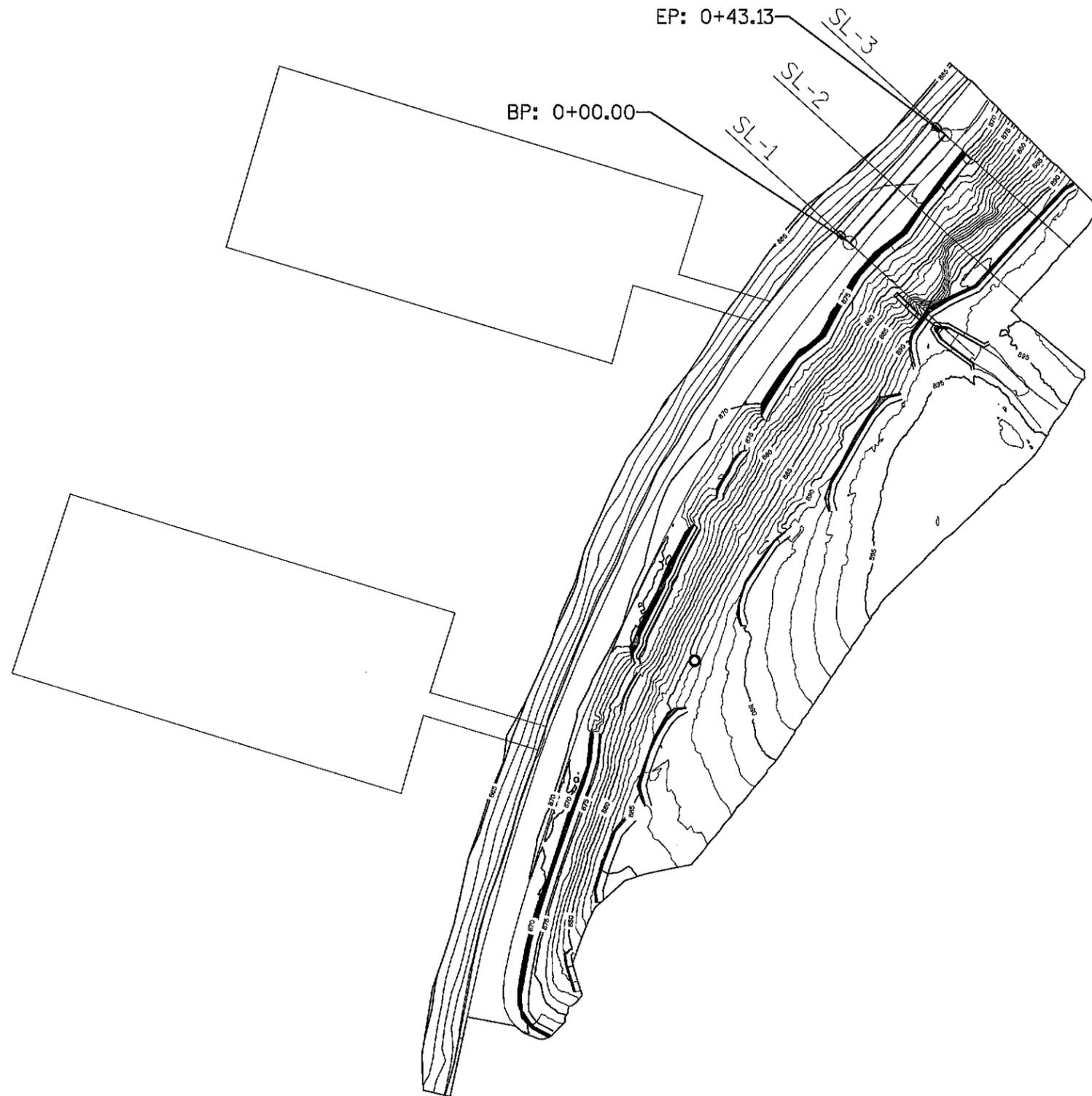


SCALE:

SHEET:
PLAN

PROJECT MANAGER: BH
PROJECT NUMBER: 160349.01
DESIGNED BY: NA
DRAWN BY: SHW
CHECKED BY: BH
DATE: 10/26/2015

SHEET NUMBER:
1/3





KAPUR & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 1224 S. PINE STREET
 BURLINGTON, WI 53105
 Phone: 262.787.2247 Fax: 262.787.2150
 www.kapurengineers.com

PROJECT:
**VISTA DEL LAGO
 WALL SURVEY**

LOCATION:
**LAKE GENEVA
 WALWORTH CO, WI**

CLIENT:
**KEHOE-HENRY
 & ASSOCIATES**

RELEASE:
PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:



SCALE: 1"=20'

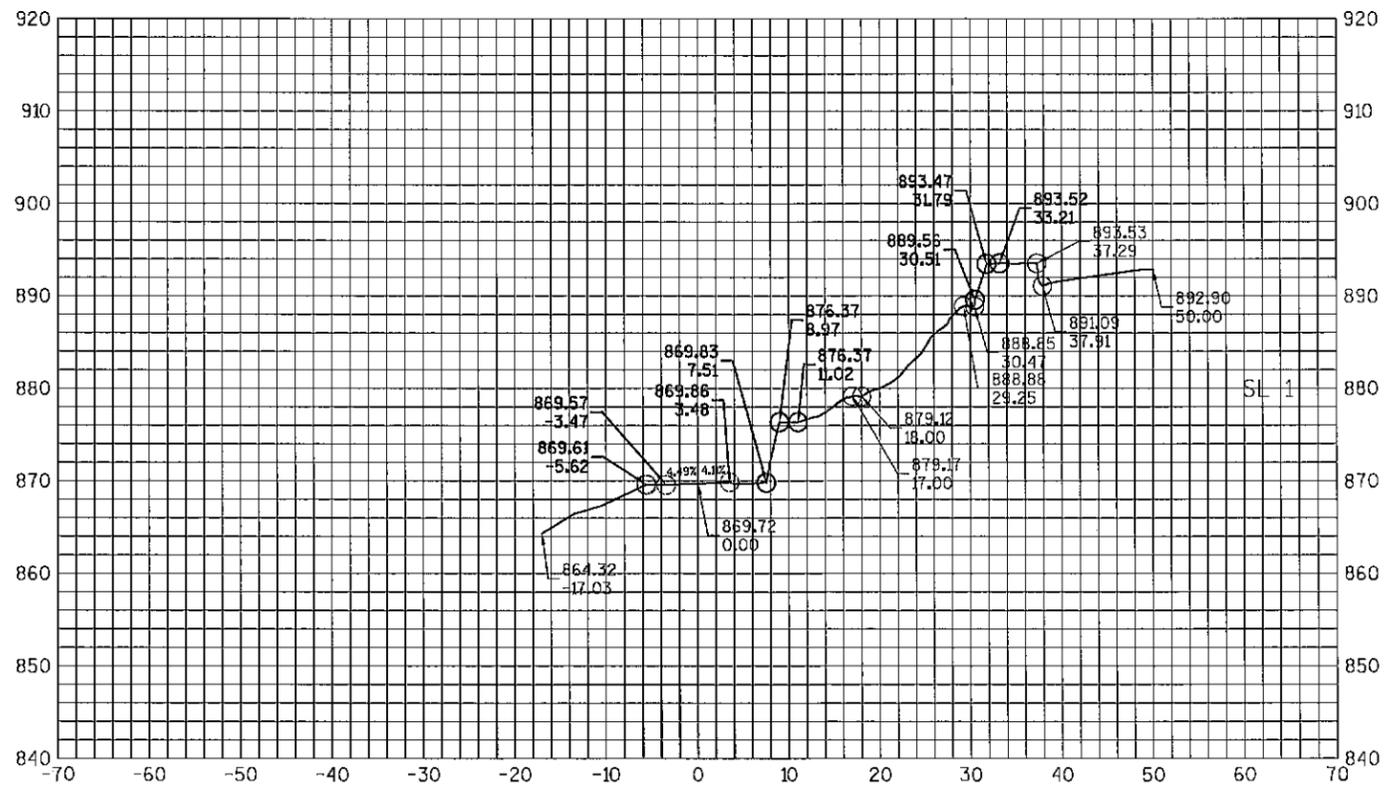
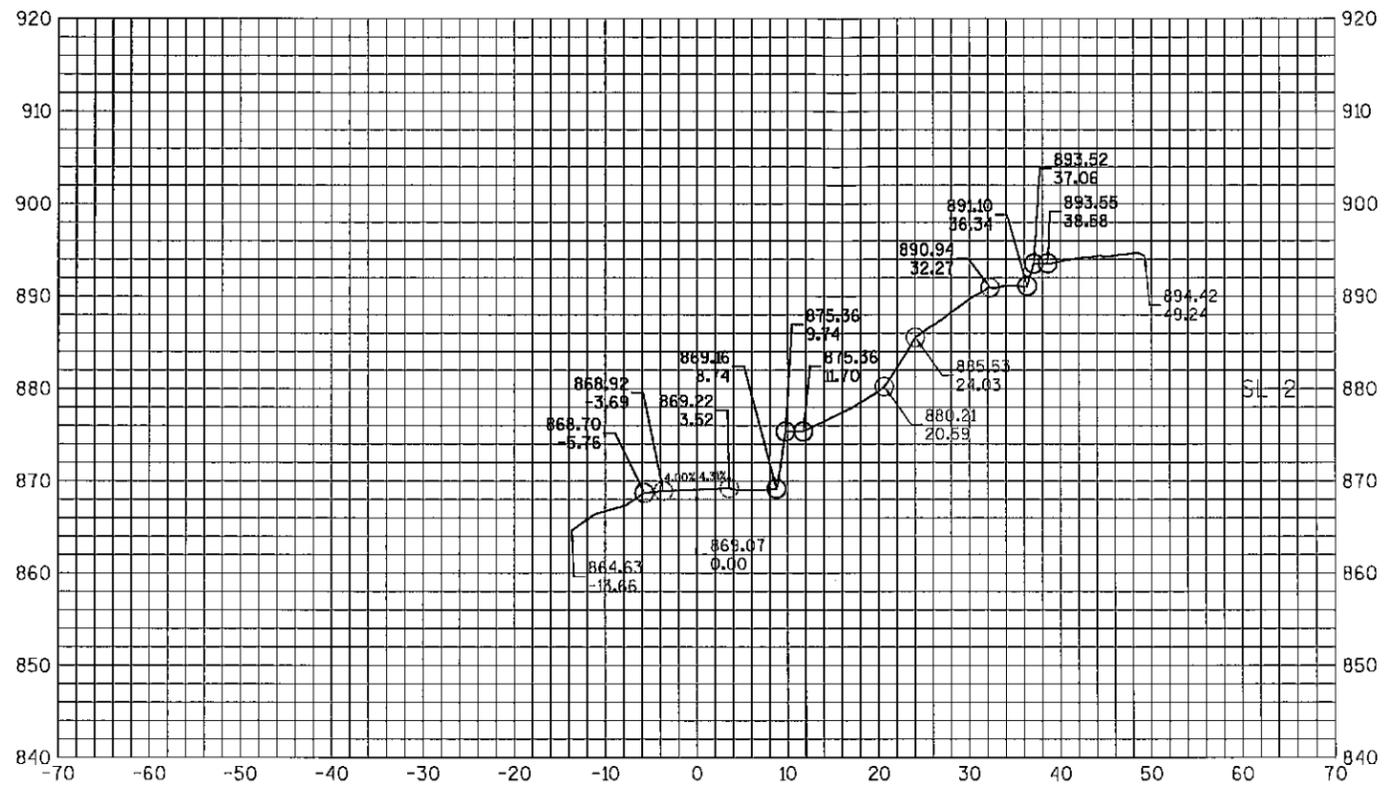


SEAL:

SHEET:
CROSS SECTION

PROJECT MANAGER: BH
 PROJECT NUMBER: 160948.01
 DESIGNED BY: NA
 DRAWN BY: BMW
 CHECKED BY: BH
 DATE: 10/23/2016

SHEET NUMBER:
2/3





KAPUR & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 1224 S. PINE STREET
 BURLINGTON, WI 53115
 Phone: 262.782.2147 Fax: 262.787.2769
 www.kapurengineers.com

PROJECT:
**VISTA DEL LAGO
 WALL SURVEY**

LOCATION:
**LAKE GENEVA
 WALWORTH CO, WI**

CLIENT:
**KEHOE-HENRY
 & ASSOCIATES**

RELEASE:
PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

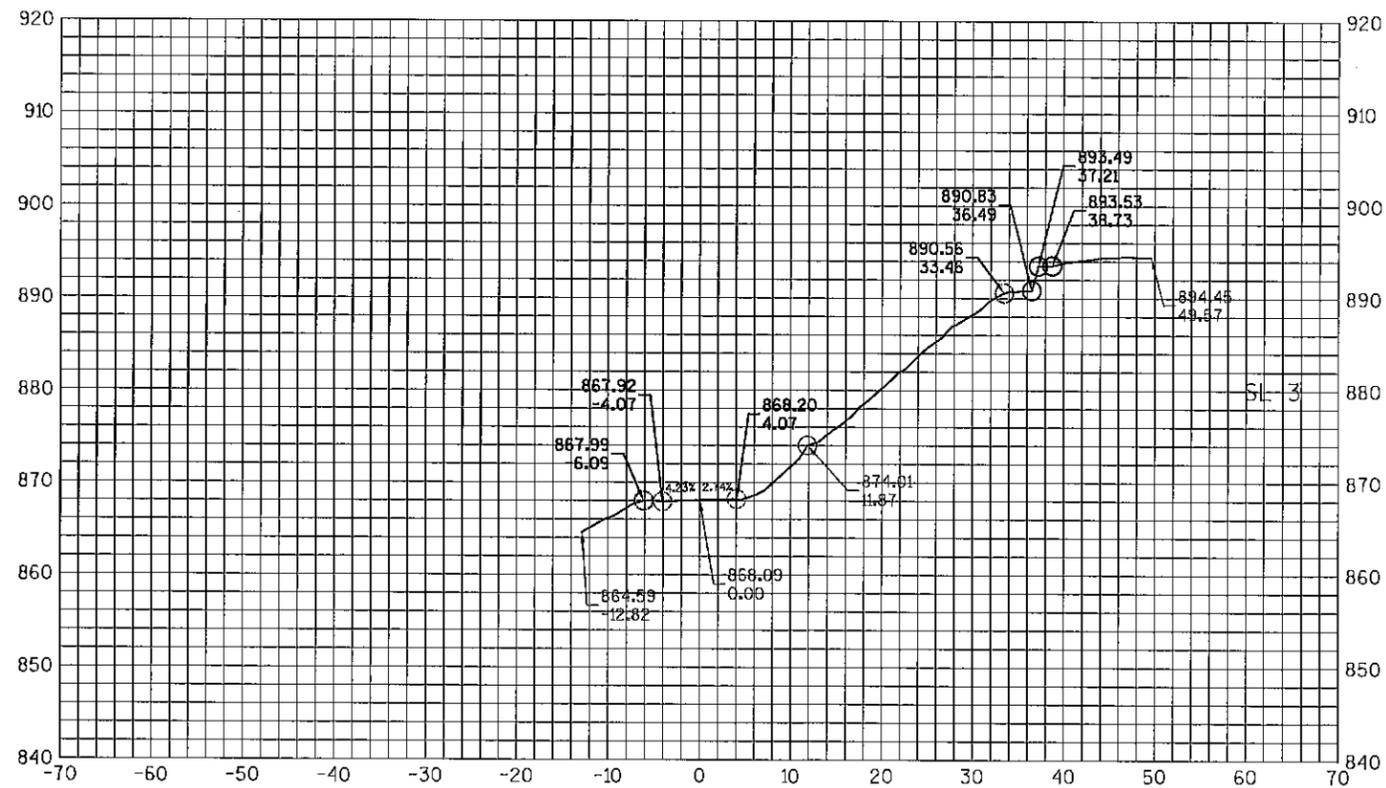
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SEAL:

SHEET:
CROSS SECTION

PROJECT MANAGER: BH
 PROJECT NUMBER: 160349.01
 DESIGNED BY: NA
 DRAWN BY: SMW
 CHECKED BY: BH
 DATE: 10/23/2016

SHEET NUMBER:
3/3





Vista del Lago
Slope Failure

9-22-2015



Vista del Lago
Slope Failure

9-22-2015

IMPORTANT

Notice Regarding This PDF File Transmission

If you received this transmission in error, please notify Giles Engineering Associates, Inc., by telephone (1-800-782-0610) or by return e-mail. The information contained in this PDF file is intended solely for the private and confidential use of the designated recipient. If you are not a designated or authorized recipient, further review, dissemination, distribution, or copying of this transmission is strictly prohibited.

To the Authorized Recipient:

This PDF file is an electronic transmission of a letter. An authenticated copy will also be issued to you for your files. The authenticated copy will be affixed with original signatures and/or our corporate seal. While we have taken precautions to assure a complete and secure electronic transmission, please be certain to check this letter against the authenticated copy for conformity.

GILES ENGINEERING ASSOCIATES, INC.



GILES ENGINEERING ASSOCIATES, INC.



GILES

ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

- Atlanta, GA
- Baltimore, MD
- Dallas, TX
- Los Angeles, CA
- Manassas, VA
- Milwaukee, WI

November 3, 2015

Vista del Largo
Attention: Mr. Anthony Panozzo
c/o Kehoe-Henry & Associates, Inc.
25 North Wisconsin Street
Elkhorn, WI 53121

Attention: Mr. William R. Henry, Architect-P.E.
Principal

Subject: Geotechnical Surficial Slope Stability Recommendations
Vista Del Largo-Slope Failure
Lake Geneva, Wisconsin
Project No. 1G-1509013

Dear Mr. Henry:

In response to your request, our site visit, subsequent discussions and engineering analysis, this letter has been presented to provide Giles Engineering Associates, Inc (Giles) recommendations to surficially stabilize the recent slope failure at the site. It is our understanding that enhancement of the deep-seat stability is being provided by another firm and will include slope re-grading and the use of soil nails. Our scope of work is therefore limited to assessing the surficial stability of the to-be graded slope.

Background Information

In late September Giles was contacted regarding a slope failure at the site; the location of the slope failure is indicated on the attached Figure 1, adopted from the *Wall Survey* provided by Kapur & Associates, Inc., dated October 26, 2015. The slope area that failed was between two modular wall systems (Rosetta Stone Wall) at the toe and top of the slope with a relatively steep slope inclined above the bottom Rosetta Stone wall. The geometry of the failed slope, at the location of SL-2, is indicated on Figure 2 as "Current Conditions".

The lower Rosetta Stone wall has a height of about 6 feet and the existing slope above the top of the lower wall possesses an average inclination of about 1.25:1 (horizontal:vertical) with some sections steeper than $\frac{2}{3}$:1 (based on topographic information provided by Kapur & Associates). At the location of Section SL-2 (location noted on the attached Figure 1), the slope possesses a vertical height of about 16 feet. A prior modular wall design had been provided by Giles in 2013 (Project No. 1G-1302008); however, the recommendations and details of that design were not incorporated into the as-built wall.

Observations

Based on a visual examination of the failed slope area on September 25, 2015, a portion of the slope located adjacent to a storm sewer pipe had experienced a failure, most likely due to the over-steepened slope inclination and recent heavy rains, resulting in saturation of the slope soil materials (creating both translational and circular arch-slope failure conditions). Tension cracks and what appeared to be additional near-slope failure conditions were located within the upper few feet of the slope surface extending in both directions over a length of about 75 feet. The top of the slope failure (head-scarp) was observed to be located adjacent to the bottom of the upper Rosetta Stone wall and portions of the stone units may have been undermined. The head scarp was estimated to have a height of about 4 to 6 feet. Soil waste from the slope movement was also observed to have traversed over the top of the bottom Rosetta Stone wall and soil had accumulated adjacent to the toe of the wall and adjacent to Geneva Lake.

Engineering Evaluation

Deep-seated stabilization, engineering mitigation recommendations and construction are being performed by Terra Engineering & Construction Corporation (design-build) and we understand that the repair design will include the use of soil nails for deep seated (global) stability with new additional Rosetta Stone at the lower wall to increase the height of the lower wall. Soil will also be adjusted adjacent to the toe of the upper Rosetta Stone Wall so that a 2 to 3 foot wide "flat" section (bench) is provided. The detail on Figure 2 identified as "Proposed Slope Repair" provides a schematic detail of the reconstructed slope. It is desired to use a GeoWeb Soil Stabilization System (Presto Geosystems) on top of the stabilized slope (with 6 inch deep webs) so that future vegetative growth will develop on the slope surface. Giles' scope of work was to evaluate the stability of the desired GeoWeb system.

GeoWebs consist of a series of interconnected expandable high-density polyethylene cells that range in length, width and depth. The voids within the manufactured cells, once installed and secured on the slope, can be filled with a topsoil mix and planted. A MacMat geotextile is installed in conjunction with the soil nails to stabilize the slope. The MacMat is attached to the slope face with the soil nails. The GeoWeb will be placed directly on the MacMat. A cross-sectional view of the stabilized slope (at location SL-2) is attached as Figure 2, as previously noted.

A surficial slope stability analysis was performed to assess the stability of the GeoWeb cells on top of the re-graded slope. The surficial stability analysis was based on an as-graded slope inclination of 36 degrees, a topsoil assumed angle of internal friction of 20 degrees, a topsoil cohesion value of 50 psf and an assumed depth of saturation of 1.5 feet. The results of this analysis indicate a factor of safety of less than 1.0. Based on this low stability safety factor, we recommend that the GeoWeb units be anchored to the stabilized slope, the MacMat and/or soil nails. All GeoWeb materials, including the recommended anchors, and installation procedures should be in accordance with the recommendations and requirements of the manufacture.

Geotechnical Surficial Stability Recommendations
Vista Del Largo-Slope Failure
Lake Geneva, Wisconsin
Project No. 1G-1509013
Page 3



It is understood that Giles will periodically monitor the slope reconstruction, soil nail and MacMat installation and the installation of the GeoWeb system.

Following slope reconstruction, stabilization and installation of the GeoWeb materials, the voids within the GeoWeb cells can be filled with topsoil, per the manufacture's specification, and planted as desired and recommended by a qualified landscape professional.

Closure

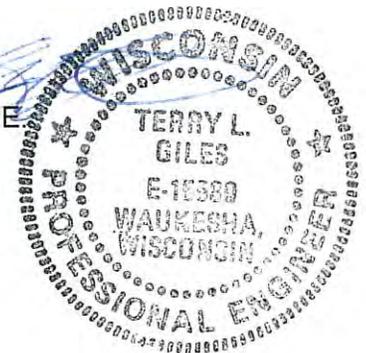
We appreciate the opportunity to be of service on this project. If we may be of additional assistance, should geotechnical related problems occur or to provide construction observation and testing services, please do not hesitate to call at any time.

Respectfully submitted,

GILES ENGINEERING ASSOCIATES, INC.


Robert R. Russell, P.E.
Regional Director

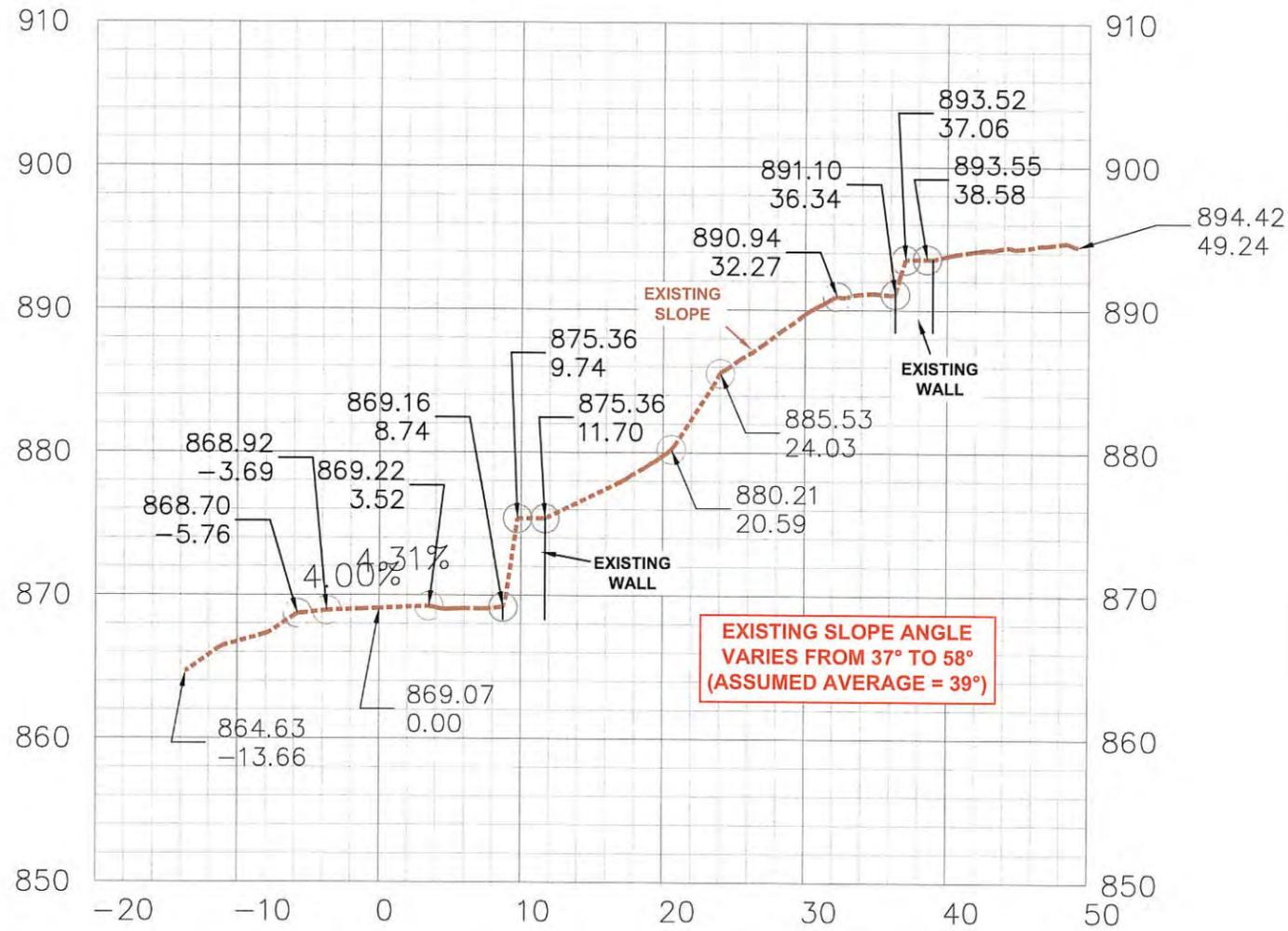

Terry L. Giles, P.E.
President



Attachments: Figure 1, Cross-Section Location Plan
Figure 2, Proposed Slope Cross-Section

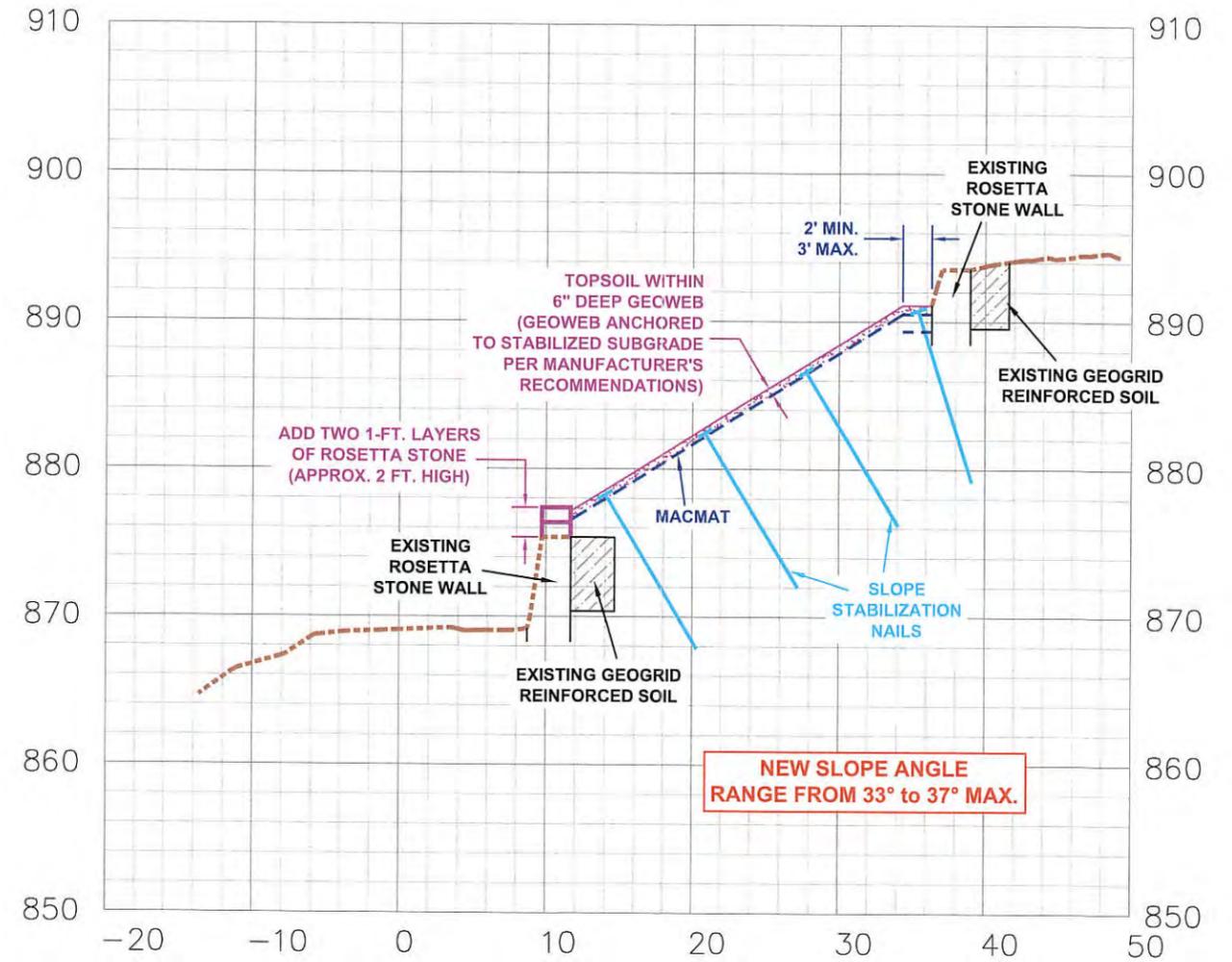
Distribution: Vista Del Largo
c/o Kehoe-Henry & Associates, Inc.
Attn: Mr. William Henry (1 via email: bill@kehoe-henry.com)

CURRENT CONDITIONS



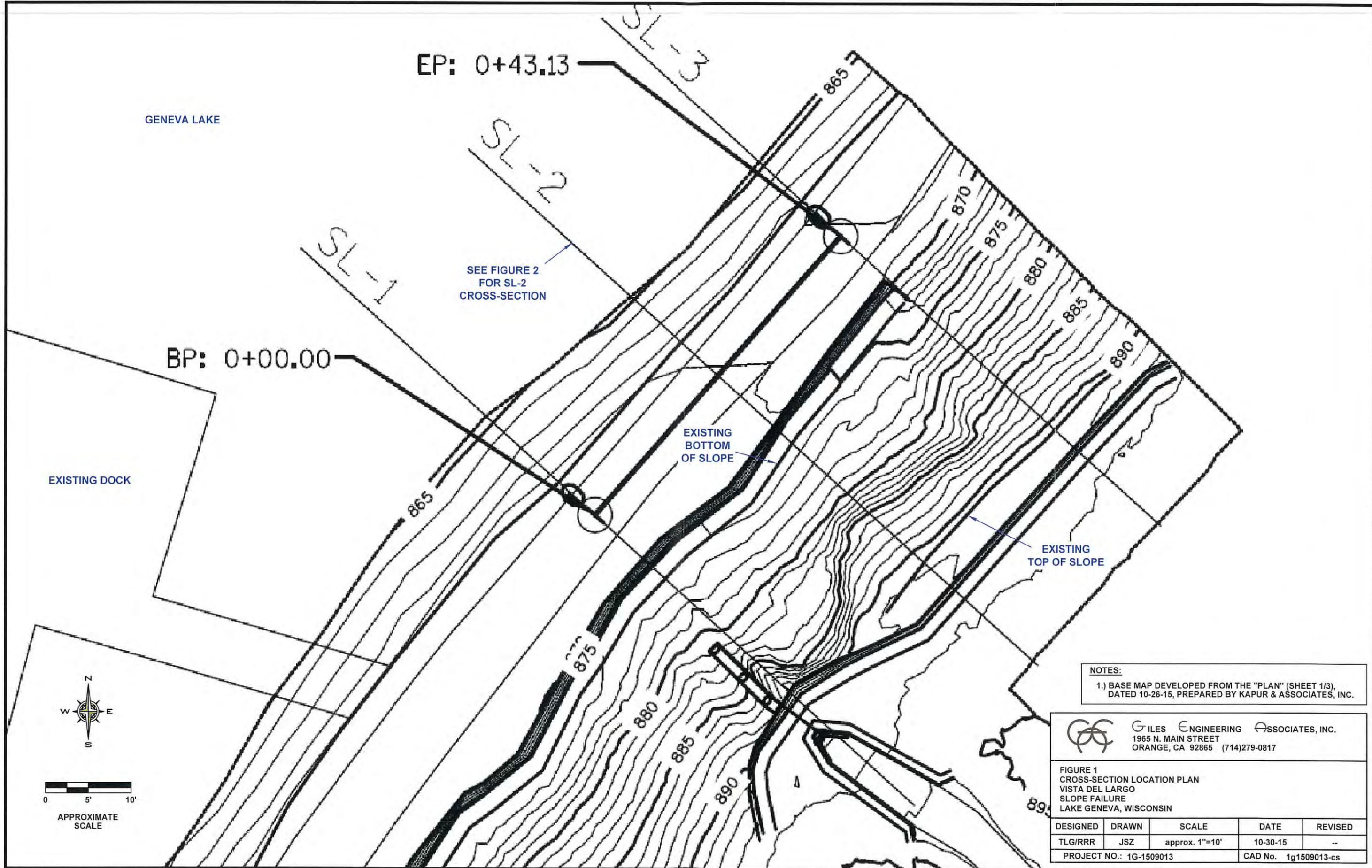
SL-2

PROPOSED SLOPE REPAIR



SL-2

 GILES ENGINEERING ASSOCIATES, INC. 1965 N. MAIN STREET ORANGE, CA 92865 (714)279-0817				
FIGURE 2 PROPOSED SLOPE CROSS-SECTION VISTA DEL LARGO SLOPE FAILURE LAKE GENEVA, WISCONSIN				
DESIGNED	DRAWN	SCALE	DATE	REVISED
TLG/RRR	JSZ	NTS	10-30-15	--
PROJECT NO.: 1G-1509013			CAD No. 1g1509013-cs1	



EP: 0+43.13

GENEVA LAKE

SEE FIGURE 2
FOR SL-2
CROSS-SECTION

BP: 0+00.00

EXISTING DOCK

EXISTING
BOTTOM
OF SLOPE

EXISTING
TOP OF SLOPE

NOTES:
1.) BASE MAP DEVELOPED FROM THE "PLAN" (SHEET 1/3),
DATED 10-26-15, PREPARED BY KAPUR & ASSOCIATES, INC.

 GILES ENGINEERING ASSOCIATES, INC.
1965 N. MAIN STREET
ORANGE, CA 92865 (714)279-0817

FIGURE 1
CROSS-SECTION LOCATION PLAN
VISTA DEL LARGO
SLOPE FAILURE
LAKE GENEVA, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
TLG/RRR	JSZ	approx. 1"=10'	10-30-15	--
PROJECT NO.: 1G-1509013			CAD No. 1g1509013-cs	



0 5' 10'
APPROXIMATE
SCALE



WISCONSIN
 ★ ERIC W. BAHNER ★
 E-26976
 LAKE MILLS
 WI
 PROFESSIONAL ENGINEER
Eric W. Bahner
 11/09/15

GENERAL PLAN VIEW
 SCALE: 1/16" = 1'-0"

File name: 1755REV1.DWG Date: 11/09/2015 9:39:43 AM

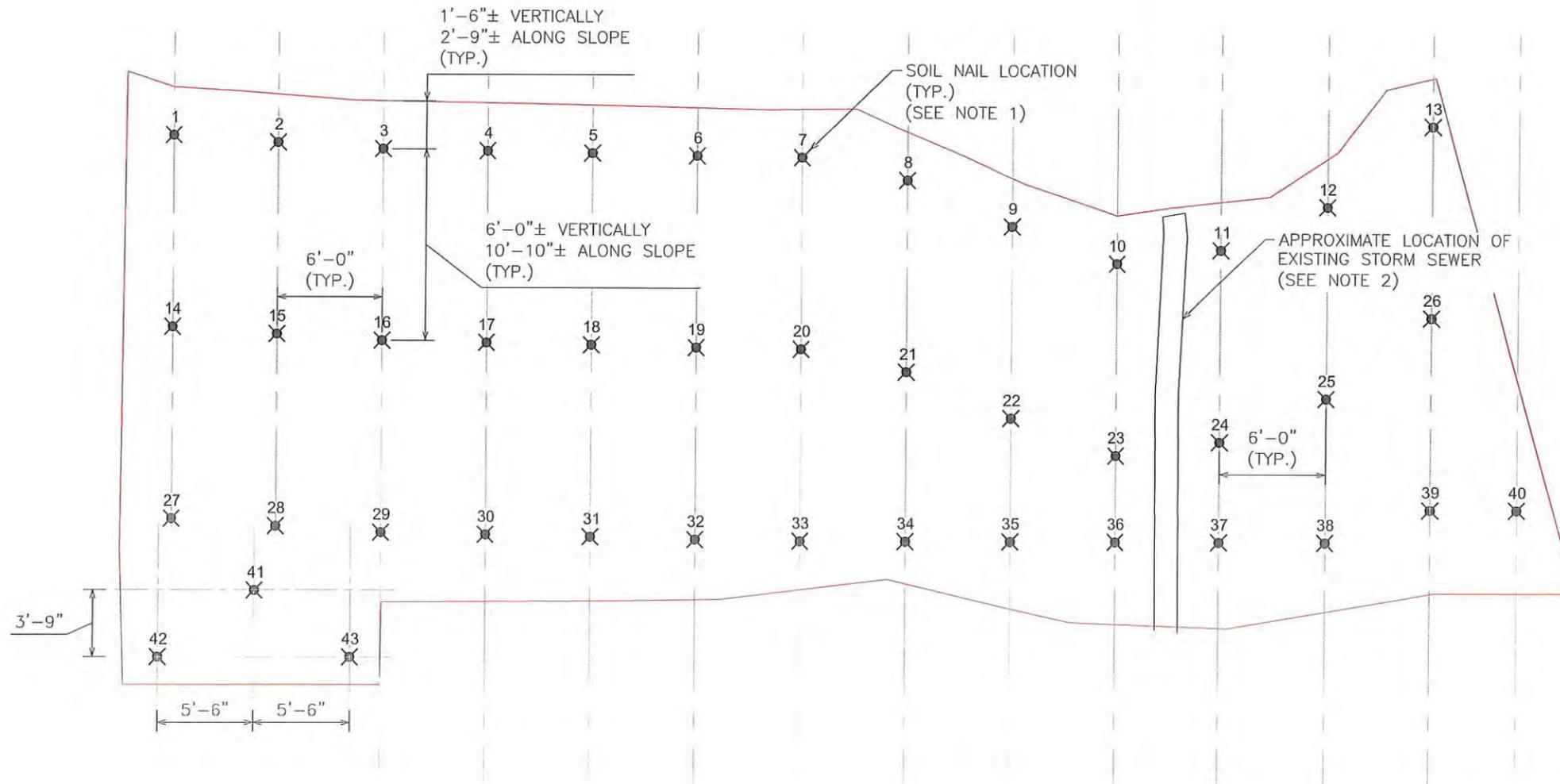
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1	11/09/2015	LAYOUT OF RETENTION CHANGE PER CLIENT	JEO	EWB

SLOPE STABILIZATION USING SOIL NAILING
VISTA DEL LAGO CONDOMINIUMS
LAKE GENEVA, WISCONSIN



SCALE
PROJECT NUMBER
#####
TERRA JOB NUMBER
1755

SHEET
 1
 OF
 6



SOIL NAIL VIEW
SCALE: 1/8" = 1'-0"

SOIL NAIL ELEVATIONS		
SOIL NAIL	TYPE	ELEVATION
1	1	889.50
2	1	889.50
3	1	889.50
4	1	889.61
5	1	889.93
6	1	890.25
7	1	890.12
8	1	888.24
9	1	887.12
10	1	886.50
11	1	887.82
12	1	889.44
13	1	891.00
14	1	883.50
15	1	883.50
16	1	883.50
17	1	883.61
18	1	883.93
19	1	884.25
20	1	884.12
21	1	882.24
22	1	881.12
23	1	880.50
24	1	881.82
25	1	883.44
26	1	885.00
27	1	877.50
28	1	877.50
29	1	877.50
30	1	877.61
31	1	877.93
32	1	878.25
33	1	878.00
34	1	878.00
35	1	878.00
36	1	878.00
37	1	878.00
38	1	878.00
39	1	879.00
40	1	879.00
41	1	873.25
42	1	869.00
43	1	869.00

- NOTE:**
- SOIL NAIL ELEVATIONS ARE APPROXIMATE. VERIFY T/SLOPE ELEVATION IN FIELD AND WORK DOWN FROM THAT POINT @ 6'-0" O.C. HORIZONTAL SPACING AND 6'-0" O.C. VERTICAL SPACING.
 - VERIFY LOCATION OF STORM SEWER IN FIELD, INSTALL NAILS TO AVOID CONFLICT.

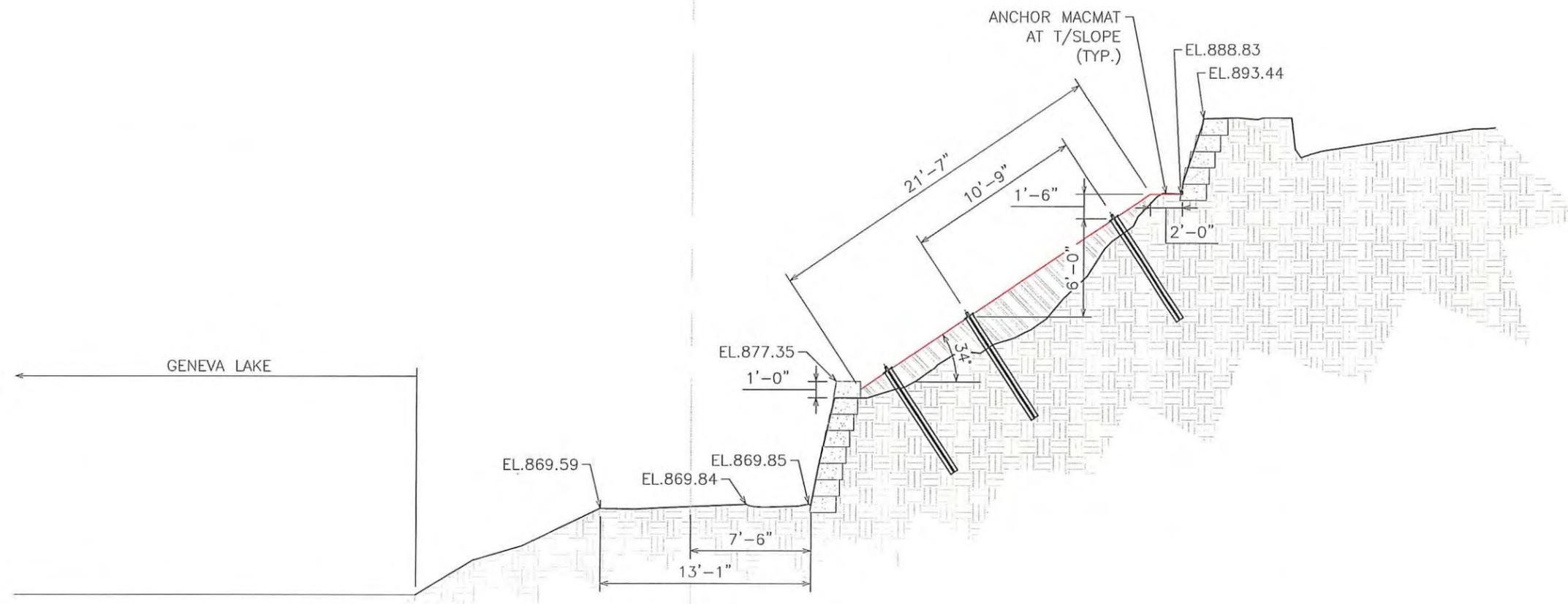
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1	11/09/2015	LAYOUT OF RETENTION CHANGE PER CLIENT	JEO	EWB

SLOPE STABILIZATION USING SOIL NAILING
VISTA DEL LAGO CONDOMINIUMS
LAKE GENEVA, WISCONSIN



SCALE	SHEET 2 OF 6
PROJECT NUMBER	
TERRA JOB NUMBER	
1755	



NOTE:
 • SEE SHEET 2 FOR SOIL NAIL LAYOUT

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

File name: 1755REV1.DWG Date: 11/09/2015 9:39:44 AM

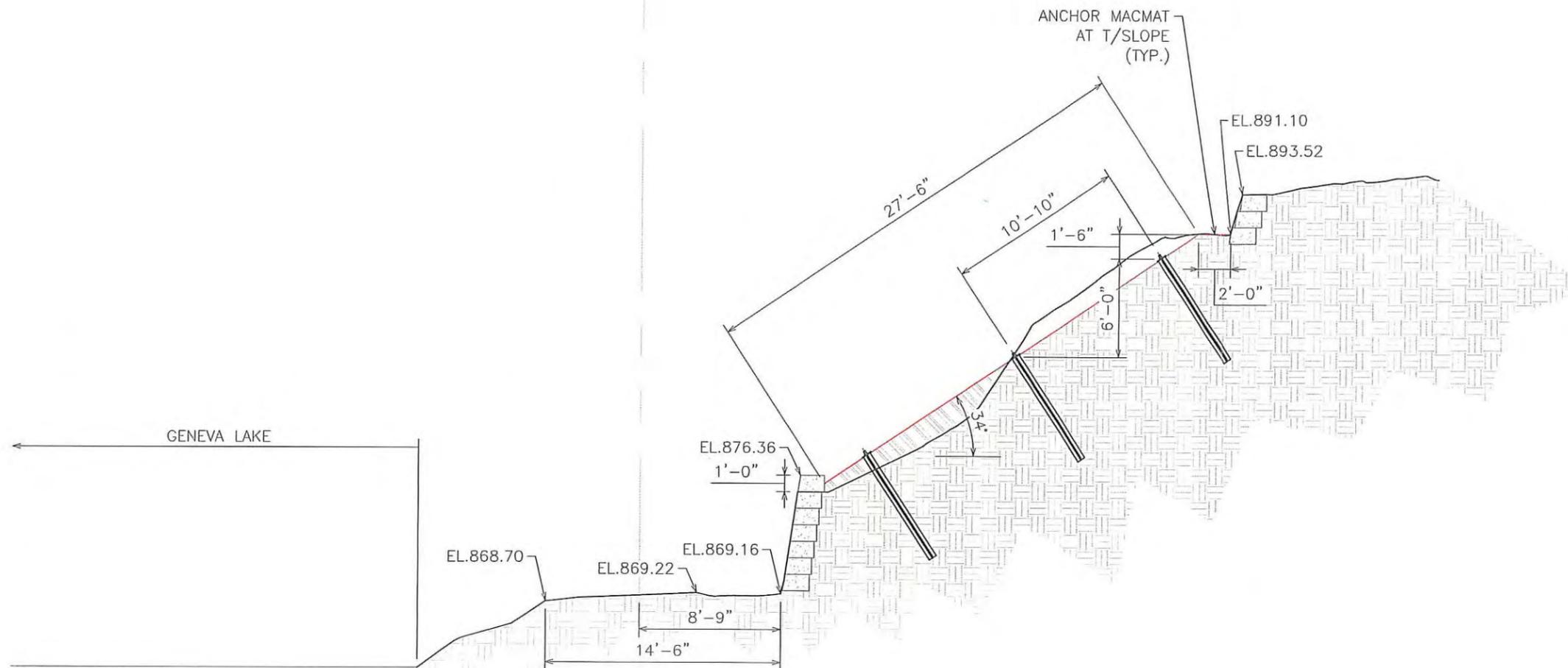
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1	11/09/2015	LAYOUT OF RETENTION CHANGE PER CLIENT	JEO	EWB

SLOPE STABILIZATION USING SOIL NAILING
 VISTA DEL LAGO CONDOMINIUMS
 LAKE GENEVA, WISCONSIN



SCALE
PROJECT NUMBER
#####
TERRA JOB NUMBER
1755

SHEET
 3
 OF
 6



NOTE:
 • SEE SHEET 2 FOR SOIL NAIL LAYOUT

SECTION 2
 SCALE: 1/8" = 1'-0"

File name: 1759REV1.DWG Date: 11/09/2015 9:39:44 AM

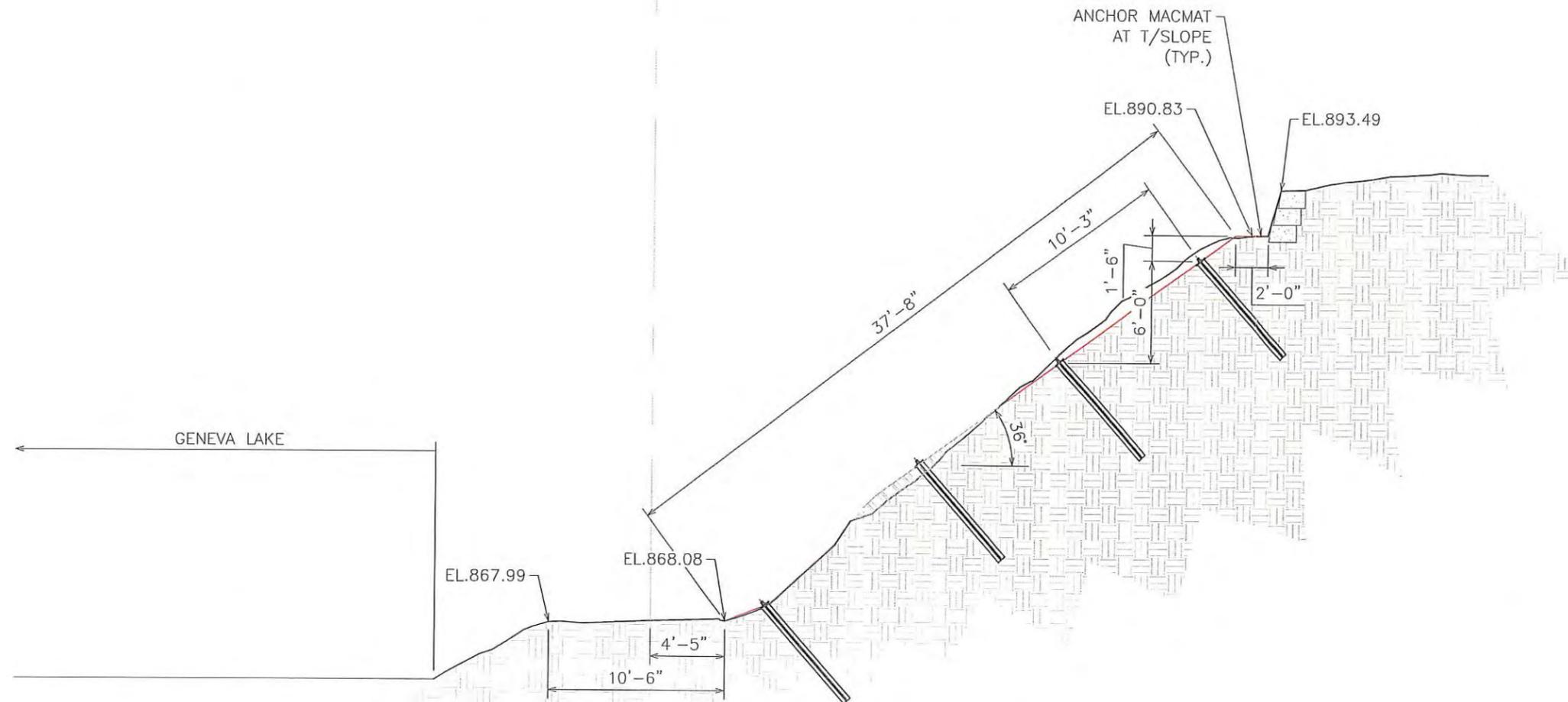
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1	11/09/2015	LAYOUT OF RETENTION CHANGE PER CLIENT	JEO	EWB

SLOPE STABILIZATION USING SOIL NAILING
 VISTA DEL LAGO CONDOMINIUMS
 LAKE GENEVA, WISCONSIN



SCALE
PROJECT NUMBER
#####
TERRA JOB NUMBER
1755

SHEET
 4
 OF
 6



NOTE:
 • SEE SHEET 2 FOR SOIL NAIL LAYOUT

SECTION 3
 SCALE: 1/8" = 1'-0"

File name: 1755REV1.DWG Date: 11/09/2015 9:38:45 AM

NO	DATE	DESCRIPTION OF REVISION	DRAWN	DESIGN
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1	11/09/2015	LAYOUT OF RETENTION CHANGE PER CLIENT	JEO	EWB

SLOPE STABILIZATION USING SOIL NAILING
 VISTA DEL LAGO CONDOMINIUMS
 LAKE GENEVA, WISCONSIN



SCALE
PROJECT NUMBER
#####
TERRA JOB NUMBER
1755

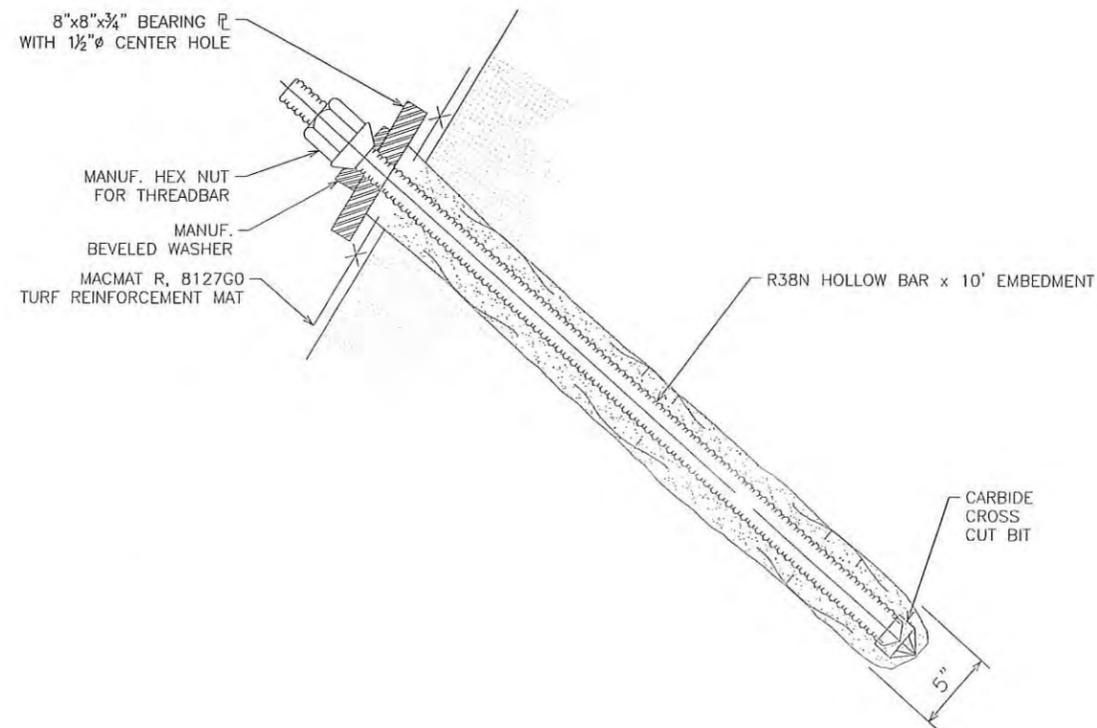
SHEET
 5
 OF
 6

CONSTRUCTION SEQUENCE AND NOTES--SOIL NAILING

1. THIS SLOPE STABILIZATION SYSTEM IS DESIGNED FOR A UNIFORM SURCHARGE OF 150 PSF.
2. CHECK FOR UTILITY CONFLICTS BEFORE INSTALLING SOIL NAILS. ADJUST THE NAIL ALIGNMENT AS NECESSARY AND CONFIRM REVISED LAYOUT WITH ENGINEER.
3. INSTALL THE SOIL NAILS AT THE ELEVATIONS AND TO THE DEPTHS SHOWN ON THE ELEVATION DRAWINGS.
4. SET MACMAT R1 8127G0 TURF REINFORCEMENT MAT AND SECURE TO CREST OF SLOPE.
5. SET 8 IN. SQUARE PLATES OVER THE NAIL TENDONS, PLACE AND SECURE HEX NUTS UNTIL SNUG.
6. SECURE MACMAT AT T/SLOPE AND ADJACENT PIECES.
7. ALL JOINTS AND CONNECTIONS SHALL BE FORMED WITH CONTINUOUS 2.2MM PVC GALFAN COATED LACING WIRE AND/ OR HIGH TENSILE 3MM DIAMETER STAINLESS STEEL 'C' RINGS.

CONSTRUCTION MATERIALS:

- NAIL TENDONS: GRADE 73 HOLLOW BARS
- NAIL GROUT: 3,000 PSI @ 28 DAYS



SOIL NAIL ANCHOR HEAD DETAIL
NOT TO SCALE

File name: 1759REV1.DWG Date: 11/09/2015 9:59:45 AM

NO	DATE	DESCRIPTION OF REVISION	DRAWN	DESIGN
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1	11/09/2015	LAYOUT OF RETENTION CHANGE PER CLIENT	JEO	EWB

SLOPE STABILIZATION USING SOIL NAILING
VISTA DEL LAGO CONDOMINIUMS
LAKE GENEVA, WISCONSIN



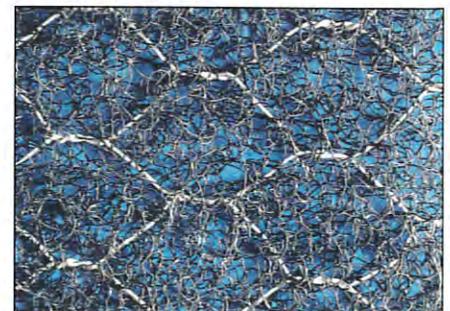
SCALE	SHEET 6 OF 6
PROJECT NUMBER	
TERRA JOB NUMBER	
1755	

MACMAT[®] R1 8127G0 TURF REINFORCEMENT MAT

MacMat[®] R1 8127G0 geocomposite combines a layer of PVC coated double twisted hexagonal steel wire mesh with a polypropylene three dimensional matrix geomat that is extruded onto the wire during the manufacturing process. **MacMat[®] R1 8127G0** is applied as an erosion control mat for sloped embankments, for channel linings and "soil veneer applications".

Properties MAT	Test Method	Units	Values	Notes:
Polymer			polypropylene	
Mass/Unit Area	ASTM D 6566	oz/yd ² (g/m ²)	13.3 (450)	3
UV Stability	ASTM D G53, ASTM D 1682, mod.	% strength retained	stabilized	
Properties REINFORCEMENT				
Double twisted woven steel wire mesh heavily Galmac coated with a polymeric PVC protective layer; type			8x10	-
Minimum Weight of Coating [Galfan [®]]	ASTM A856M-98	oz/yd ² (g/m ²)	7.19 (244)	3
Minimum Thickness of Coating [PVC]	ASTM A975	In (mm)	.015 (0.38)	3
Diameter of Wire Mesh & [Galfan [®] & PVC]	ASTM A975	in (mm)	.106x.145 (2.7x3.7)	3
Diameter of Selvedge Wire & [Galfan [®] & PVC]	ASTM A975	in (mm)	.133x.173 (3.4x4.4)	3
Properties GEOCOMPOSITE				
Tensile Strength (MD)	ASTM D4595	lbs/ft (kN/m)	2860 (41.7)	1
Thickness	ASTM D 6525	in (mm)	0.47 (12)	2
Mass/Unit Area	ASTM D 6566	oz/yd ² (g/m ²)	62.8 (2130)	3
Ground Cover & Light penetration	ASTM D6567	%	≥65 & 30	3,4
Ability to protect soil from rain splash and associated runoff under bench-scale conditions	ECTC method 2; 6 inch (150 mm)/hr for 30 min	soil Loss ratio	> 4.4	3,4
Ability to protect soil from hydraulically-induced shear stresses under bench-scale conditions	ECTC method 3	1.98 psf for 30 min; g 3.21 psf for 30 min; g 4.31 psf for 30 min; g	< 45 < 430 < 1700	3,4
Performance in encouraging seed germination and plant growth	ECTC method 4	%	> 390	3,4
Roll info	(Width x Length) (Area x Weight)	ft (m) yd ² x lb (m ² x kg)	6.56x82 (2x25) 59.8x196.3 (50x106.5)	5

1. Minimum average roll values (MARV) are calculated as typical minus two standard deviations.
2. Minimum value
3. Typical value; on typical value a 10% of tolerance on the declared value is admitted
4. Determined on full scale tests by independent laboratories
5. Width, length, area and weight values per roll are nominal a tolerance of 5% on the reported value is admitted.



Maccaferri reserves the right to amend product specifications without notice and specifiers are requested to check as to the validity of the specifications they are using.

Maccaferri, Inc.

10303 Governor Lane Blvd., Williamsport, MD 21795

Tel. (800) 638-7744 - Fax (301) 223-4590

E-mail: info@maccaferri-usa.com - Web site: www.maccaferri-usa.com

Area Offices:

Phoenix, Arizona
Sacramento, California
Miami, Florida
St. Louis, Missouri

Trenton, New Jersey
Albuquerque, New Mexico
Caguas, Puerto Rico
Dallas/Ft. Worth, Texas



Vista del Lago
Slope Stabilization in Progress

11-25-2015



Vista del Lago

Slope Stabilization in Progress

11-25-2015



Vista del Lago
Slope Stabilization Complete

12-4-2015



Vista del Lago
Slope Stabilization Complete

12-4-2015

Bill Henry

From: Paul VanHenkelum
Sent: Friday, November 20, 2015 3:33 PM
To: Terry L. Giles, P.E., G.E.; Eric Bahner; dale@bandjtree.com; Steve Scheel; scott.bordeau@hanescompanies.com; sldelavan@sbcglobal.net; ajp.vista@gmail.com; tkauffeld@whyterra.com; Bill Henry (bill@kehoe-henry.com)
Cc: Gregory L. Governatori
Subject: Vista del Largo

I did a site visit with Greg Governatori, who reviews erosion control plans for the City of Lake Geneva.

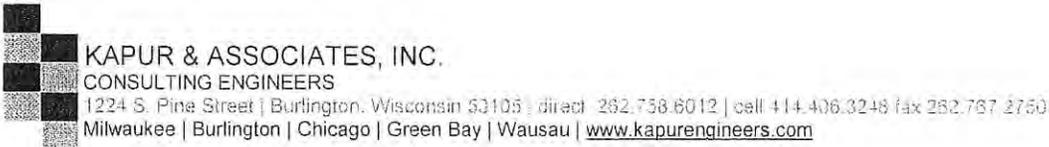
Greg offered the following comments:

1. Installing the nails and the matting should satisfy any erosion control requirements by the City.
2. The water used for the grouting operations needs to be treated before being discharging into the Lake. Either using silt fence and straw bales or an erosion bag. The grout mixture is visible in the Lake and it will become a problem. Please modify the drainage arrangement and clean up and material that has leaked past the straw bales.
3. Sweep the walkway after completion of the instillation.
4. Repair the straw bales that have been damaged. Add silt fence to insure that the straw bales stay in place all winter.
5. Visually inspect the erosion control measures, once a week, and after every major storm event, until permanent planting are established on the slope.

Let me know if you have any questions.

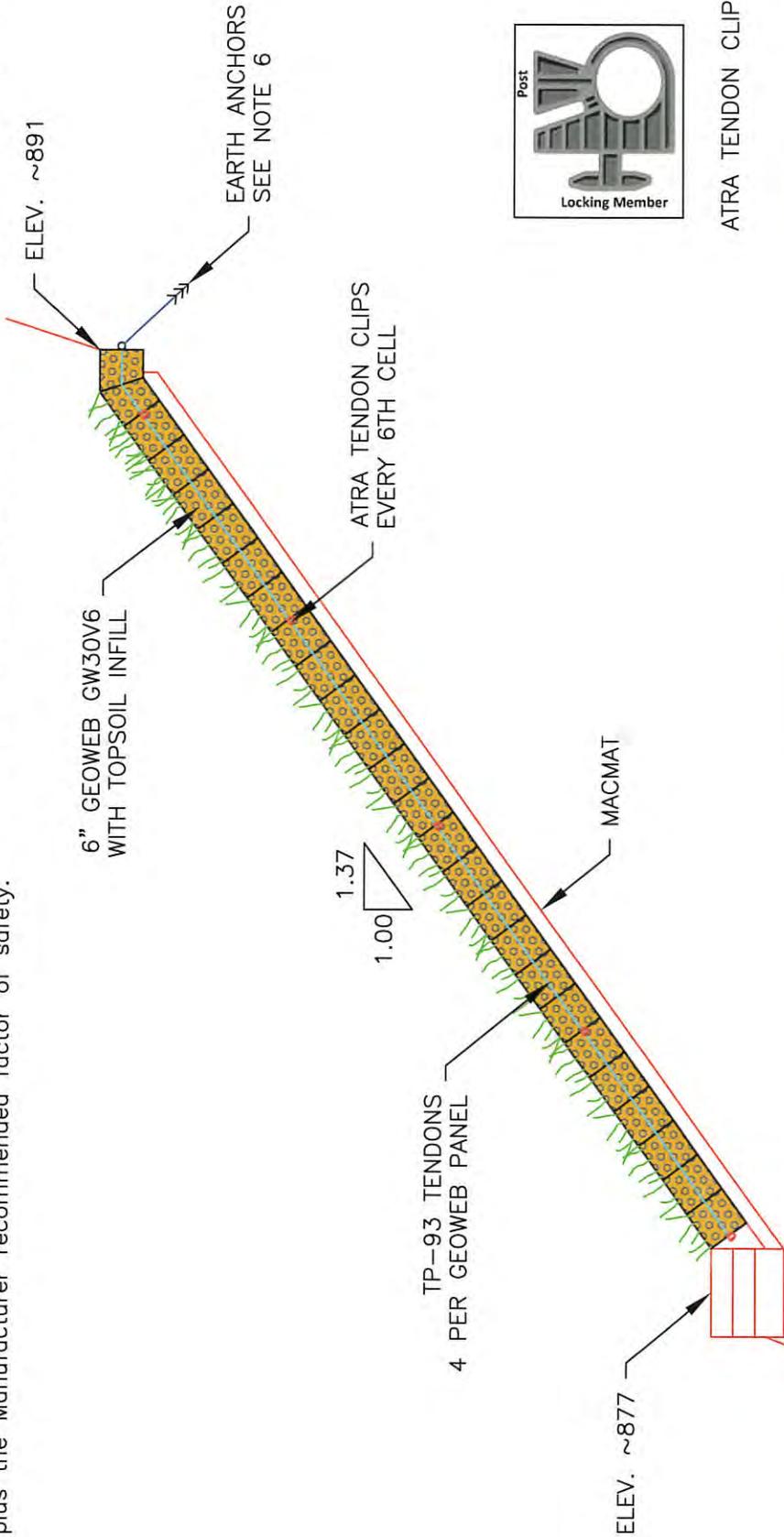
Paul

Paul H. VanHenkelum, PE,PLS

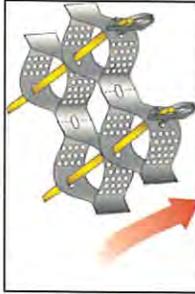


Notes:

1. This evaluation is copyrighted and is based on the use of products manufactured by Presto Products. Any use of this evaluation for any product other than that manufactured by Presto makes this evaluation invalid.
2. The evaluation assumes that the slope is globally stable.
3. Limit the drop to less than 3 ft to prevent distortion of the cell walls.
4. The Geoweb panels shall be connected with Atra keys at each interleaf and end to end connection.
5. Consider using an ECB or a TRM over the Geoweb if the slope is expected to be exposed to heavy rainfall or water flow prior to full vegetation.
6. Provide earth anchors with minimum pull out strength of 1100 lbs/ft (514 lbs/ft x 8.5 ft/panel ÷ 4 tendons/panel) tied to each tendon plus the Manufacturer recommended factor of safety.



ATRA TENDON CLIP



TENDON INSTALLATION



ATRA KEY

	PRESTO PRODUCTS CO. 670 NORTH PERKINS STREET APPLETON, WI 54914 920-758-1342 WWW.PRESTOCC.COM
	PR15409-VISTA DEL LAGO GEOWEB SLOPE COVER
PRESTO, GEOWEB AND ATRA ARE REGISTERED TRADEMARKS OF PRESTO PRODUCTS.	
DATE NOVEMBER 3, 2015	FILE NAME DRAWING1 - REV1
SCALE NTS	SHEET 1 OF 1

Project Name:	VISTA DEL LAGO - REV 1
Presto Project Number:	PR 15409
Date:	11/3/2015

INPUT PARAMETERS

English or Metric (E or M)	E	
Slope Angle	36	Slope (H:V) 1.38
Slope Length (ft)	23.82	
Vertical Height (ft)	14	
Minimum Interface Friction Angle (degrees)	28	Between Different Surfaces
Geoweb Cell Type	GW30V	
Web Thickness (in)	6	
Infill type	Topsoil	Infill Weight (lb/ft) 1310.0
Infill Unit Weight (lb/ft ³)	110	
Additional Cover (in.)	0	Cover Weight (lb/ft) 0.0
Cover Unit Weight (lb/ft ³)	0	
Design Factor of Safety	1.4	Total Weight (lb/ft) 1310.0
Toe Load (lb/ft)	0	
Passive Resistance at toe (Y or N)	No	
Angle of internal friction of soil at toe	0	
Unit weight of soil at toe (lb/cuft)	0	

Calculations

Factored Geoweb Seam Strength (lb/ft)	352.00	Allowable Tensile
Driving Force (lb/ft)	770.00	Weight+Toe Load (Gravity)
Factored Driving Force (lb/ft)	1,078.00	Weight Only
Factored Driving Force (lb/ft)	1,078.00	Weight+Toe Load
Resisting Force (lb/ft)	563.51	Shear Only (Min Between Surfaces)
Passive Earth Force (lb/ft)	0.00	
Available Resistance (lb/ft)	0.00	Geoweb
Factor of Safety	0.73	Shear Only
Maximum Available F.S.	1.19	Shear and Geoweb Seam Strength

ATRA® ANCHOR DETAILS

Net Driving (lb/sqft)	21.60	Factored
Max. Unrestrained GW length (ft)	16.3	Unrestrained

ATRA Anchor Input Parameters

Length (in)	No Stakes	Spacing (in) 0.0	
Diameter or Width (in)	0.00		
Downslope spacing (# of cells)	0		
Horizontal spacing (# of cells)	0		
Soil Friction Angle (degrees)	0	ATRA KEY	
Soil Cohesion (lb/sqft)	0		
Slope Soil Type	Clay	<p>Note: Anchorage pattern is based on the use of Atra Keys for panel to panel connection. If staples or zip ties are used, the anchorage pattern will increase.</p> 	
Unit Weight (lb/cuft)	130		
Kp (Coefficient)	0.00		
Buried Anchor Length (ft)	0.00		
Anchor Resistance (lb)	0.00		Single Anchor
Number of Rows of Anchors	0		
Anchor Resistance (lb/ft)	0.0		Resultant
Anchor Resistance (lb/sqft)	0.00		Net Resultant
Resisting Force (lb/ft)	564		Shear plus Anchors
Anchor density (anchors/sqft)	0.00		
Anchors per Geoweb Section Width (8.5 feet)	0		

Factor of Safety	No Anchors	Shear and Atra Anchored Geoweb
Maximum Available F.S.	No Anchors	Atra Anchors and Geoweb Seam Strength

TENDONS

Required Tension (lb/ft)	162	Tendons and Geoweb Tensile
Required Tension (lb/ft)	514	Tendons only

Tendon Input Parameters

Tendon Type	TP-93	Note: Anchorage pattern is based on the use of Atra Keys for panel to panel connection and Atra Tendon Clip for load to tendon transfer.	ATRA TENDON CLIP 
Ultimate Strength (lb)	2090		
F.S. (Creep)	1.10		
F.S. (Knots)	1.10		
F.S. (Construction damage)	1.10		
F.S. (Chemical/Biological Durability)	1.10		
F.S. (Overall Uncertainties)	1.25	Overall Factor of Safety	1.83
Number of Tendons/GW Section	4		
ATRA Tendon Clip Spacing (no. of cells downslope)	6	Maximum Allowable	8

Tendon Hole Spacing (in)	12.6	
Available Tension/tendon (lb)	1,142	
Average No. of Tendons/slot	0.5	
Available Tension/slot (lb)	571.0	
Available Tension (lb/ft)	544	OK

Tendon density (ft/sqft)	0.645	Includes 15% extra for knots and wastage and deadman bury length.	
Tendon Length per 8.5' Geoweb Section	129		
Atra Tendon Clips/8.5' Geoweb Section	24	Atra Tendon Clip Density (#/sqft)	0.120

Factor of Safety	1.44	Shear and Tendon Anchorage
Factor of Safety	No Anchors	Atra Anchors and Tendon Anchorage
Factor of Safety	1.90	Tendon Anchorage and Geoweb Strength

CREST/SLOPE ANCHORAGE

Required Anchorage (lb/ft)	514	
----------------------------	-----	--

Crest Anchorage Input Parameters

Horizontal Embedment Length (ft)	0	From Slope Face to Key Trench
Depth Below Crest (in)	0	Crest to Bottom of Geoweb
Slope Angle of Key Trench (degrees)	0	
Depth of Key Trench (in)	0	
Horiz. Length at Bottom of Trench (in)	0	
Soil Unit Weight (lb/cuft)	0	
Soil Friction (degrees)	0	

Available Resisting Force (lb/ft)	0.00	OK
-----------------------------------	------	----

Factor of Safety	0.73	Crest Anchorage and Shear
Factor of Safety	No Anchors	Crest Anchorage and Atra Anchors
Factor of Safety	1.44	Crest Anchorage and Tendons

Limitation of Use:

The Evaluation is copyrighted and based on the use of Geoweb® manufactured by Presto Products Company. All rights reserved. Any use of the Evaluation for any geocell product other than that manufactured by Presto Products Company is strictly prohibited and makes this Evaluation invalid. Presto Products Company assumes no liability resulting from the unauthorized use of this Evaluation. The recommendations in this Evaluation are based on the specific characteristics, structural values and specifications of Geoweb® manufactured by Presto Products Company.

PRESTO



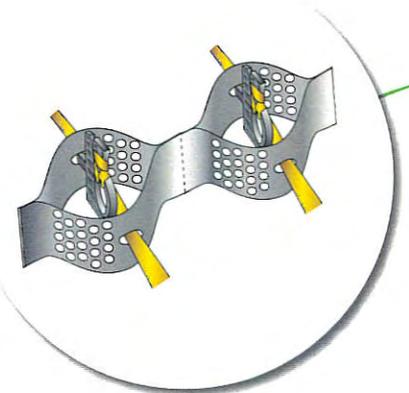
INSTALLATION GUIDE

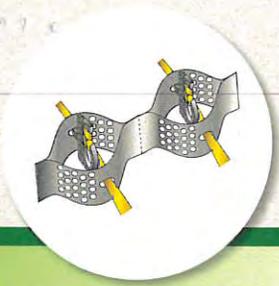
■ **simplified**



GEOWEB® Slope Protection System

■ **Tendons & ATRA® Tendon Clips**

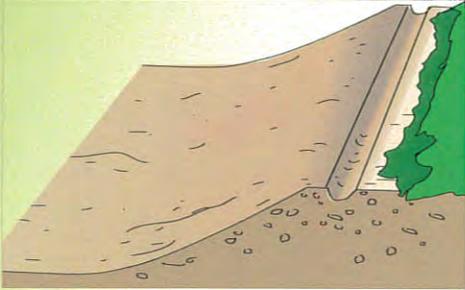




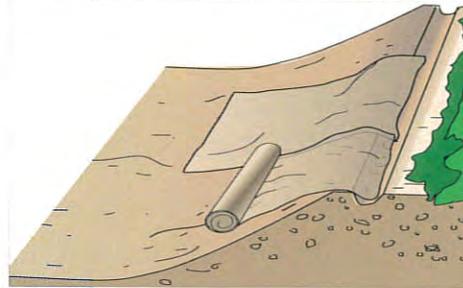
GEOWEB® Slope Protection System

■ Tendons & ATRA® Tendon Clips

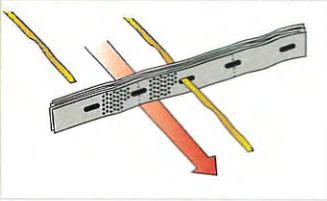
1 Prepare subgrade. Remove debris, rocks.



2 Install geotextile with overlaps (per manufacturer's recommendations if required)

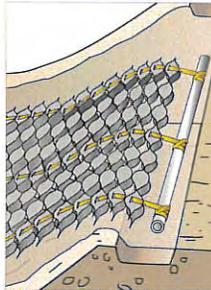


3 Thread tendons through cell wall slots per design.



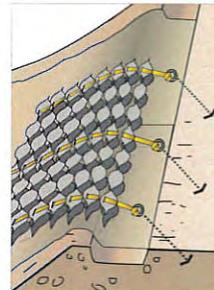
4 Secure tendoned GEOWEB® sections at the top of the slope with the specified anchor system. See Options A, B, C.

A



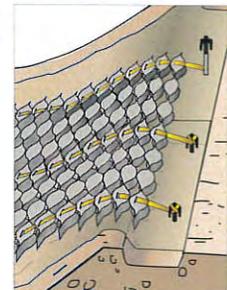
"Deadman" Pipe

B



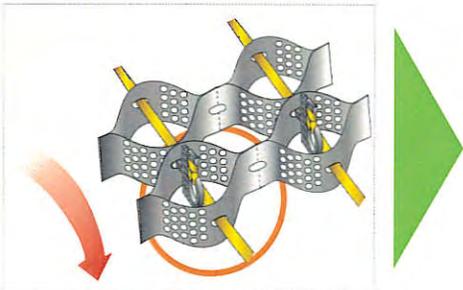
Earth anchors

C



ATRA® Anchors

5 Install ATRA® Tendon Clips per design.

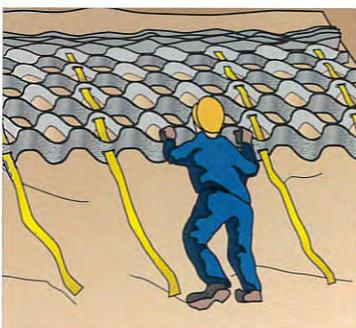


5a Wrap tendon with ATRA® Tendon Clips as shown.

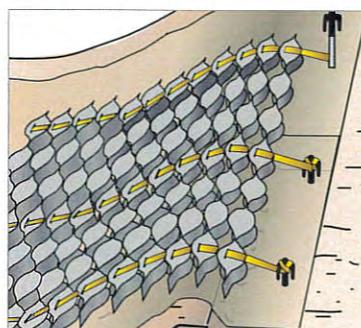


TIP: Install at top of slope with GEOWEB® sections partially expanded several sections at a time.

6 Expand sections down the slope.



7 Expanded GEOWEB® section.



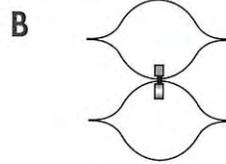
IMPORTANT NOTE:

The simplified installation guide provided by Presto GEOSYSTEMS® is intended as a general guideline only. The contractor should follow contract plans and specifications and refer to detailed installation guidelines for more information: See www.prestogeo.com/installation

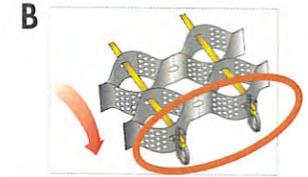
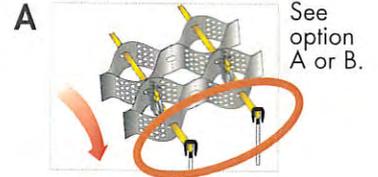
8 Connect GEOWEB® sections with ATRA® keys.



Connect side to side (A) and end to end (B).



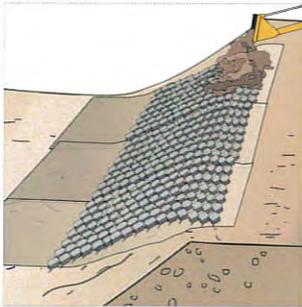
9 Anchor the bottom (toe) of the slope.



See option A or B.

10 Place infill from the top of the slope. Use equipment suitable for infill placement. See options A, B, C.

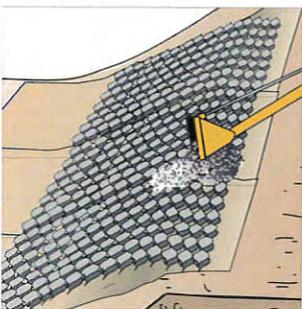
A



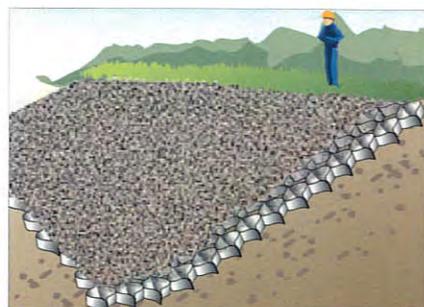
Topsoil & Erosion Control Blanket



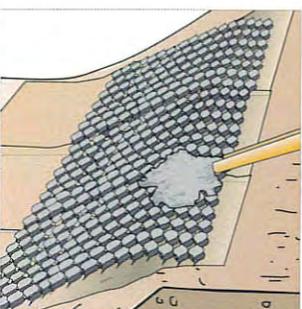
B



Aggregate



C



Concrete



MATERIAL LIST

ATRA® ANCHOR



TENDONS



ATRA® TENDON CLIP



ATRA® KEY



LIMITED WARRANTY

Presto GEOSYSTEMS® warrants each GEOWEB® section which it ships to be free from defects in materials and workmanship at the time of manufacture. Presto's exclusive liability under this warranty or otherwise will be to furnish without charge to Presto's customer at the original f.o.b. point a replacement for any section which proves to be defective under normal use and service during the 10-year period which begins on the date of shipment by Presto. Presto reserves the right to inspect any allegedly defective section in order to verify the defect and ascertain its cause.

This warranty does not cover defects attributable to causes or occurrences beyond Presto's control and unrelated to the manufacturing process, including, but not limited to, abuse, misuse, mishandling, neglect, improper storage, improper installation, improper alteration or improper application.

PRESTO MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, WRITTEN OR ORAL, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OR MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, IN CONNECTION WITH THE GEOWEB® SYSTEM. IN NO EVENT SHALL PRESTO BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES FOR THE BREACH OF ANY EXPRESS OR IMPLIED WARRANTY OR FOR ANY OTHER REASON, INCLUDING NEGLIGENCE, IN CONNECTION WITH THE GEOWEB® SYSTEM.

GEOSYSTEMS®, GEOWEB®, and ATRA® are registered trademarks of Reynolds Presto Products Inc.

DISTRIBUTED BY:



PRESTO GEOSYSTEMS®

P.O. Box 2399
670 North Perkins Street
Appleton, Wisconsin 54912-2399, USA

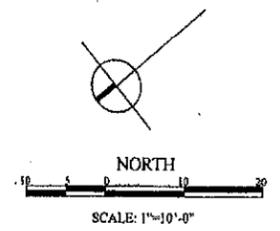
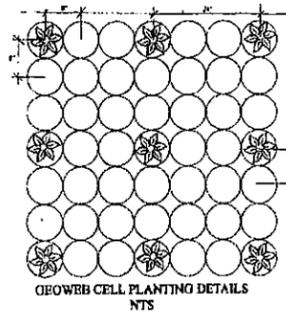
P: 920-738-1328

TF: 800-548-3424

F: 920-738-1222

E: info@prestogeo.com

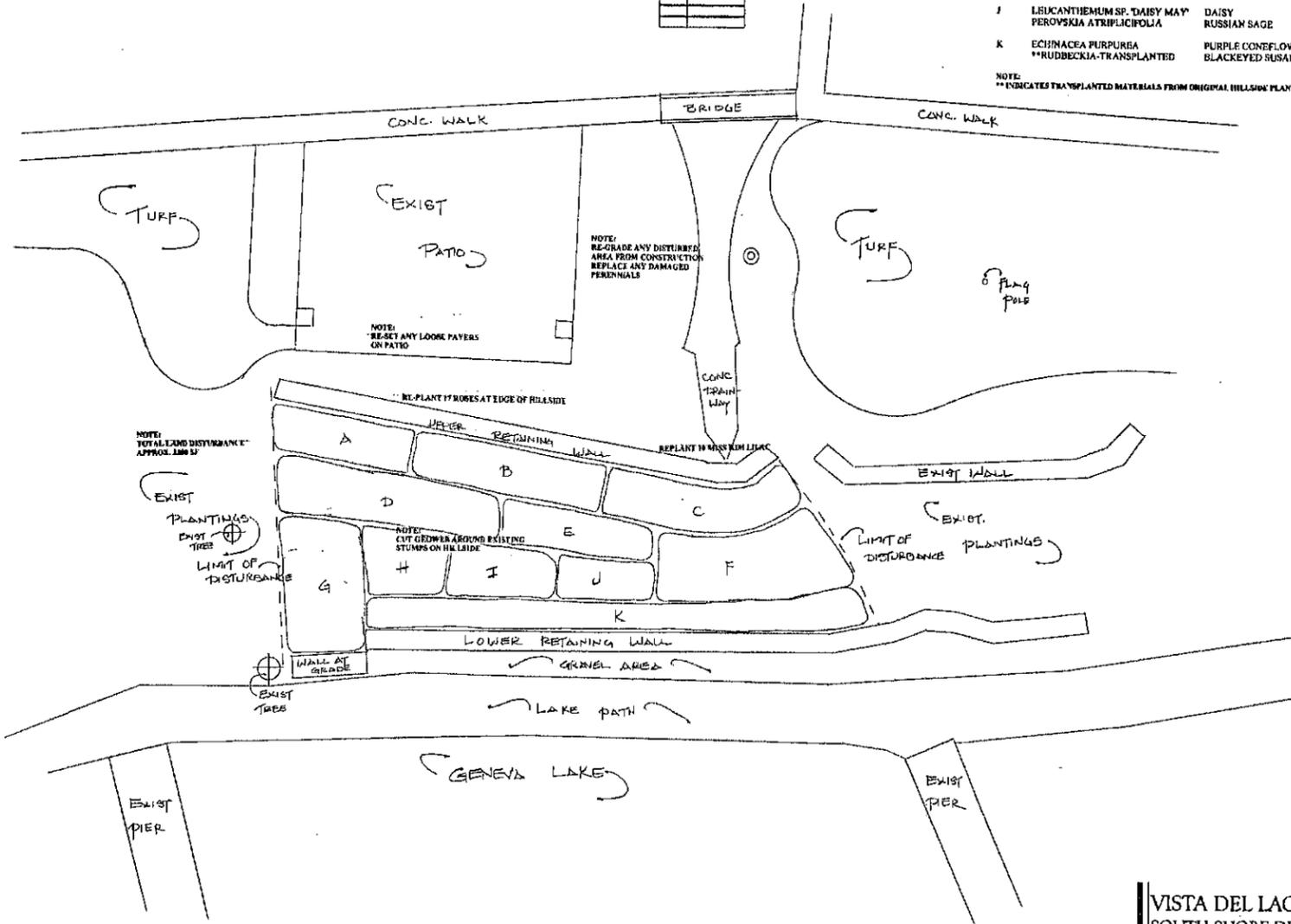
www.prestogeo.com



BY	DATE

PLANTING SCHEDULE			
PLANT ZONE	BOTANICAL NAME	COMMON NAME	QTY. SIZE
A	ACHILLEA SP. 'WALTHER FUNCKE'	YARROW	25 QT.
	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACKEYED SUSAN	25 QT.
B	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSPEED	30 1 GAL
	VERONICA 'JILLES VAN HEES'	IRONWEED (VERONICA)	35 QT.
C	HEMEROCALLIS 'CHICAGO APACHE'	DAYLILY	40 QT.
	SORGHASTRUM NUTANS	INDIAN GRASS	20 1 GAL
D	**HEMEROCALLIS-TRANSPLANTED	DAYLILY	30
	HEMEROCALLIS SP. 'STELLA DE ORO'	DAYLILY-NEW	10 QT.
	LEUCANTHEMUM SP. 'DAISY MAY'	DAISY	20 QT.
	SEDUM SPECTABILE 'AUTUMN JOY'	SEDUM	20 QT.
E	CAREX FLACCA	BLUE SEDGE	15 1 GAL
	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACKEYED SUSAN	25 QT.
F	HEMEROCALLIS 'ROYAL OCCASION'	DAYLILY	40 QT.
	NEPETA 'WALKERS LOW'	CATMINT	45 QT.
G	**ORO LOW SUMAC-TRANSPLANTED		50
H	NEPETA 'WALKERS LOW'	CATMINT	20 QT.
	PENSTEMON 'DARK TOWERS'	BEARDTONGUE	20 QT.
I	COREOPSIS 'CREME BRULEE'	COREOPSIS	15 QT.
	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSPEED	15 1 GAL
J	LEUCANTHEMUM SP. 'DAISY MAY'	DAISY	15 QT.
	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	10 QT.
K	ECHINACEA PURPUREA	PURPLE CONEFLOWER	65 QT.
	**RUDBECKIA-TRANSPLANTED	BLACKEYED SUSAN	40

NOTE:
**INDICATES TRANSPLANTED MATERIALS FROM ORIGINAL HILLSIDE PLANTING



SLOPE FAILURE PLANTING LAYOUT

VISTA DEL LAGO
SOUTH SHORE DRIVE
LAKE GENEVA WI 53147
NOVEMBER 23, 2015
BY: SLS

SCHIEL &
ASSOCIATES
LANDSCAPE ARCHITECTURE
RESIDENTIAL AND COMMERCIAL
LOW VOLTAGE OUTDOOR LANDSCAPE LIGHTING
DESIGN/INSTALLATION/MAINTENANCE
N2203 CTY RD 11 95A
LAKE GENEVA WI 53147
Phone: (262) 348-1315
E-mail: schielandassociates@gmail.com

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW



CERTIFIED SURVEY MAP or



SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

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

TELEPHONE NUMBER OF CURRENT OWNER: (262) 248-3673

NAME AND ADDRESS OF APPLICANT:

City of Lake Geneva
626 Geneva Street
Lake Geneva, WI

TELEPHONE NUMBER OF APPLICANT: (262) 248-3673

NAME AND ADDRESS OF SURVEYOR:

Kapur & Associates
6025 S. Pine Street
Burlington, WI 53105

TELEPHONE NUMBER OF SURVEYOR: (262) 767-2747

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Division of larger parcel to facilitate in sale of
property for development.

SUBMITTAL CHECKLIST

_____ LOCATION MAP SHOWING LOCATION OF PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED WITH TOWN OR TOWNS, AND PARCELS WITHIN 1,000-FT OF BOUNDARY OF SUBJECT PROPERTY.

_____ SKETCH MAP TO APPROXIMATE SCALE SHOWING ENTIRE PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED, AND SHOWING THE APPROXIMATE CONFIGURATION OF PROPOSED LOTS AND ROADS WITHIN THOSE PARCELS.

_____ CITY OF LAKE GENEVA SIGNATURE BLOCK ON FACE OF CSM OR PLAT, PER STATE STATUTES.

_____ PROVIDE 5 FULL SETS AND 20 11" X 17" COPIES OF CSM OR PLAT PRIOR TO PLACEMENT ON PLAN COMMISSION AGENDA.

I AM AWARE THAT THE CITY OF LAKE GENEVA IS ACTIVELY ENGAGED IN THE REVIEW, APPROVAL OR DENIAL OF LAND DIVISIONS WITHIN ITS EXTRATERRITORIAL LAND DIVISION REVIEW AREA.

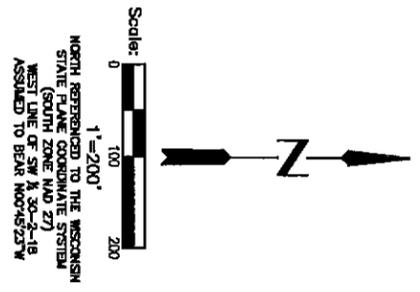
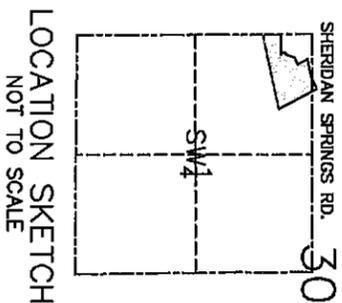
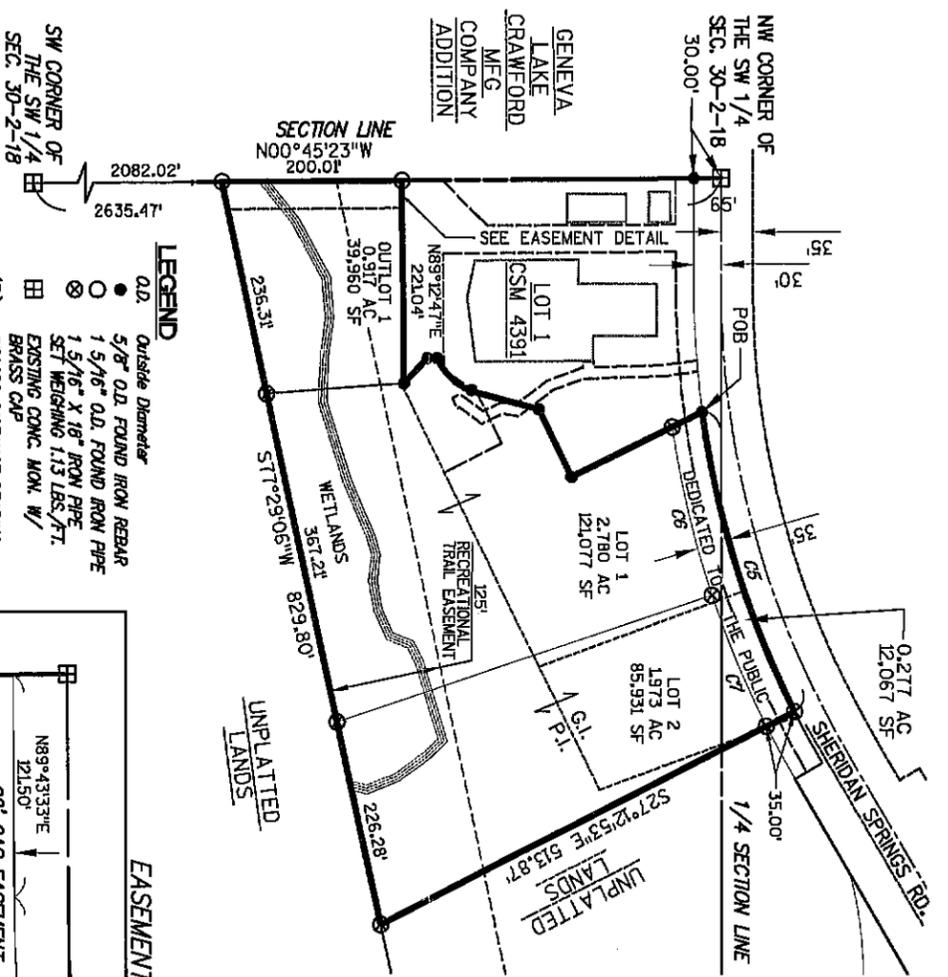
I UNDERSTAND THAT THE CITY OF LAKE GENEVA LAND DIVISION ORDINANCE REQUIRES THE CITY TO DENY LAND DIVISIONS WHICH CREATE NEW, BUILDABLE PARCELS OR LOTS WITHIN THE EXTRATERRITORIAL AREA WITH OVERALL DENSITY THAT EXCEEDS MORE THAN ONE DWELLING UNIT PER THIRTY-FIVE ACRES UNLESS THE CITY DETERMINES THAT THE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

4-1-16
DATE


SIGNATURE OF APPLICANT

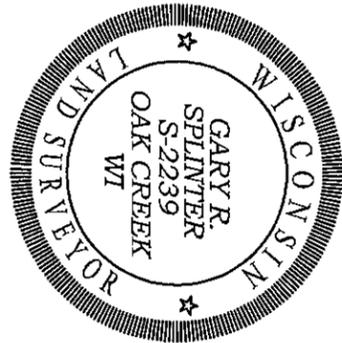
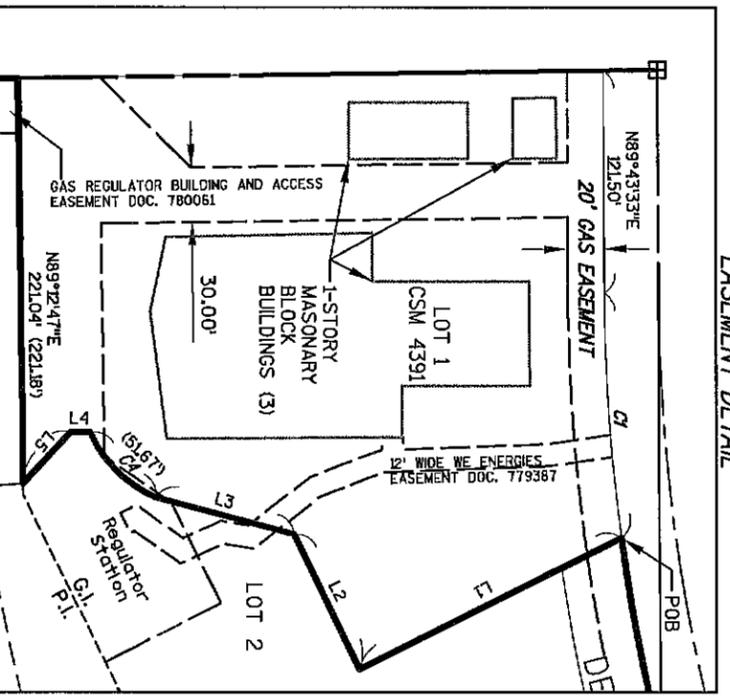
CERTIFIED SURVEY MAP NO. _____
 Part of the NW 1/4 of the SW 1/4 and the SW 1/4 of the NW 1/4
 all in Section 30, Township 2 North, Range 18 East,
 City of Lake Geneva, Walworth County, Wisconsin.

Curve Table							
Curve #	Delta	Arc Length	Radius	Chord Length	Chord Bearing	Tangent Bearing-In	Tangent Bearing-Out
C1	07°32'18"	133.88'	1017.57'	133.78'	N89°57'24"E	N89°43'33"E	N82°11'16"E
C4	48°19'16"	51.69'	70.00'	80.82'	N43°56'03"E	N22°48'28"E	N85°08'41"E
C5	19°24'09"	344.59'	1017.57'	342.94'	N72°29'10"E	N82°11'15"E	N82°47'06"E
C6	10°19'00"	189.82'	1082.57'	188.27'	N76°23'21"E	N81°32'51"E	N71°13'51"E
C7	08°26'46"	155.18'	1082.57'	155.02'	N67°00'29"E	N71°13'51"E	N82°47'06"E



- LEGEND**
- D.D. Outside Diameter
 - 5/8" O.D. FOUND IRON REBAR
 - 1 5/16" O.D. FOUND IRON PIPE
 - 1 5/16" X 18" IRON PIPE SET WEIGHING 1.13 LBS./FT.
 - ⊕ EXISTING CONC. MON. W/ BRASS CAP
 - ⊖ RECORD DISTANCE BEARING
 - (R) POINT OF BEGINNING
 - P.O.B. ZONED GENERAL INDUSTRIAL WETLANDS AS SHOWN ON 2008 JDS ALTA SURVEY
 - P.L. ZONED PLANNED INDUSTRIAL WETLANDS AS SHOWN ON 2008 JDS ALTA SURVEY

Line Table			
Line #	Length	Direction	Recorded As
L1	360.96'	N26°24'41"W	(D61.981)
L2	82.02'	S63°51'54"W	(82.061)
L3	79.29'	S4°42'07"W	(79.581)
L4	10.85'	S00°53'45"W	(10.170)
L5	38.26'	S46°26'33"E	(38.331)
L6	152.33'	S04°38'49"E	NA



Owner/Subdivider:
 City of Lake Geneva
 626 Geneva Street
 Lake Geneva, WI 53147

Surveyor:
 Kapur & Associates, Inc.
 1224 South Pine Street
 Burlington, WI, 53105
 (262)767-2747



Revised: April 6, 2016
 Date: January 14, 2016
 Sheet 1 of 3
KAPUR & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 BURLINGTON, WISCONSIN
 262.767.2747

CERTIFIED SURVEY MAP NO. _____
Part of the NW 1/4 of the SW 1/4 and the SW 1/4 of the NW 1/4
all in Section 30, Township 2 North, Range 18 East,
City of Lake Geneva, Walworth County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Gary R. Splinter, Professional Wisconsin Land Surveyor, do hereby certify that in full compliance with the provisions of Section 236.34 of the Wisconsin Statutes and the Land Division Regulations of the City of Lake Geneva, and under the direction of the City of Lake Geneva shown hereon, I have surveyed, divided, dedicated and mapped the following described land, and that the following is a correct representation of all the exterior boundaries of the land surveyed and the division thereof made.

Part of the NW 1/4 of the SW 1/4 and the SW 1/4 of the NW 1/4 all in Section 30, Township 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin, more particularly described as follows:

Commencing at the northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 30; thence South $00^{\circ}45'23''$ East coincident with the west line of said Southwest 1/4, 30.00 feet to the south line of Sheridan Springs Road; thence North $89^{\circ}43'33''$ East along said south line, 121.50 feet; thence 133.88 feet, coincident with said south line and the arc of a curve to the left, with a radius of 1017.57 feet and a chord bearing and length of North $85^{\circ}57'24''$ East 133.78 feet to the point of beginning; thence 344.59 feet, coincident with said south line and the arc of a curve to the left, with a radius of 1017.57 feet and a chord bearing and length of North $72^{\circ}29'10''$ East 342.94 feet; thence South $27^{\circ}12'53''$ East 513.87 feet; thence South $77^{\circ}29'06''$ West 829.80 feet to the west line of said Southwest 1/4; thence North $0^{\circ}45'23''$ West coincident with said west line, 200.20 feet to the south line of Certified Survey Map 4391 as recorded in the Walworth County Register of Deeds Office in Volume 28, Pages 238-239, Document 829000; thence North $89^{\circ}12'06''$ East coincident with said south line, 221.04 feet to the east line of said Certified Survey Map 4391; thence North $46^{\circ}26'33''$ West coincident with said east line, 38.26 feet; thence North $0^{\circ}53'45''$ East coincident with said line, 10.85 feet; thence 51.69 feet, coincident with said line and the arc of a curve to the left, with a radius of 70.00 feet and a chord bearing and length of North $43^{\circ}56'03''$ East 50.52 feet; thence North $14^{\circ}42'07''$ East coincident with said line, 72.29 feet; thence North $63^{\circ}51'54''$ East coincident with said line, 82.02 feet; thence North $26^{\circ}24'41''$ East coincident with said line, 160.96 feet to the point of beginning.

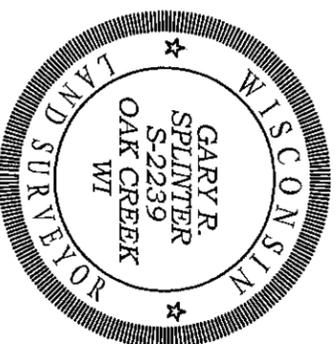
This parcel contains 5.947 acres (259,035 square feet), more or less.

Dated this 8th day of January, 2016.

GARY R. SPLINTER RLS, S-2239

Owner/Subdivider:
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147

Surveyor:
Kapur & Associates, Inc.
1224 South Pine Street
Burlington, WI, 53105
(262)767-2747



Revised: April 6, 2016
Date: January 14, 2016
Sheet 2 of 3
 KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
BURLINGTON, WISCONSIN
262.767.2747

CERTIFIED SURVEY MAP NO. _____
Part of the NW 1/4 of the SW 1/4 and the SW 1/4 of the NW 1/4
all in Section 30, Township 2 North, Range 18 East,
City of Lake Geneva, Walworth County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION
CITY OF LAKE GENEVA, A MUNICIPAL CORPORATION, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED AND DIVIDED, AND MAPPED AS REPRESENTED HEREON THIS CERTIFIED SURVEY MAP.

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS ____ DAY OF _____, 2016.
IN THE PRESENCE OF:

ALAN KUPSİK, MAYOR

STATE OF WISCONSIN)
COUNTY OF WALWORTH) SS

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2016, THE ABOVE NAMED JAMES
CONNORS TO ME KNOW TO BE THE PERSONS WHO EXECUTED THE FOREGOING AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC _____, WISCONSIN
MY COMMISSION EXPIRES _____.

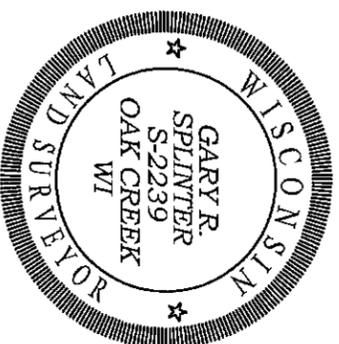
CITY OF LAKE GENEVA PLANNING COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LAKE
GENEVA SHOWN HEREON IS ACCEPTED ON THIS ____ DAY OF _____, 2016.

SABRINA WASWO, CITY CLERK

Owner/Subdivider:
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147

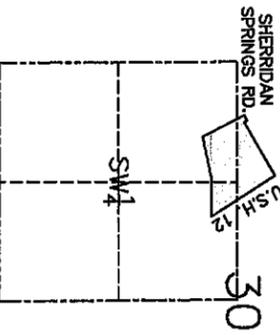
Surveyor:
Kapur & Associates, Inc.
1224 South Pine Street
Burlington, WI, 53105
(262)767-2747



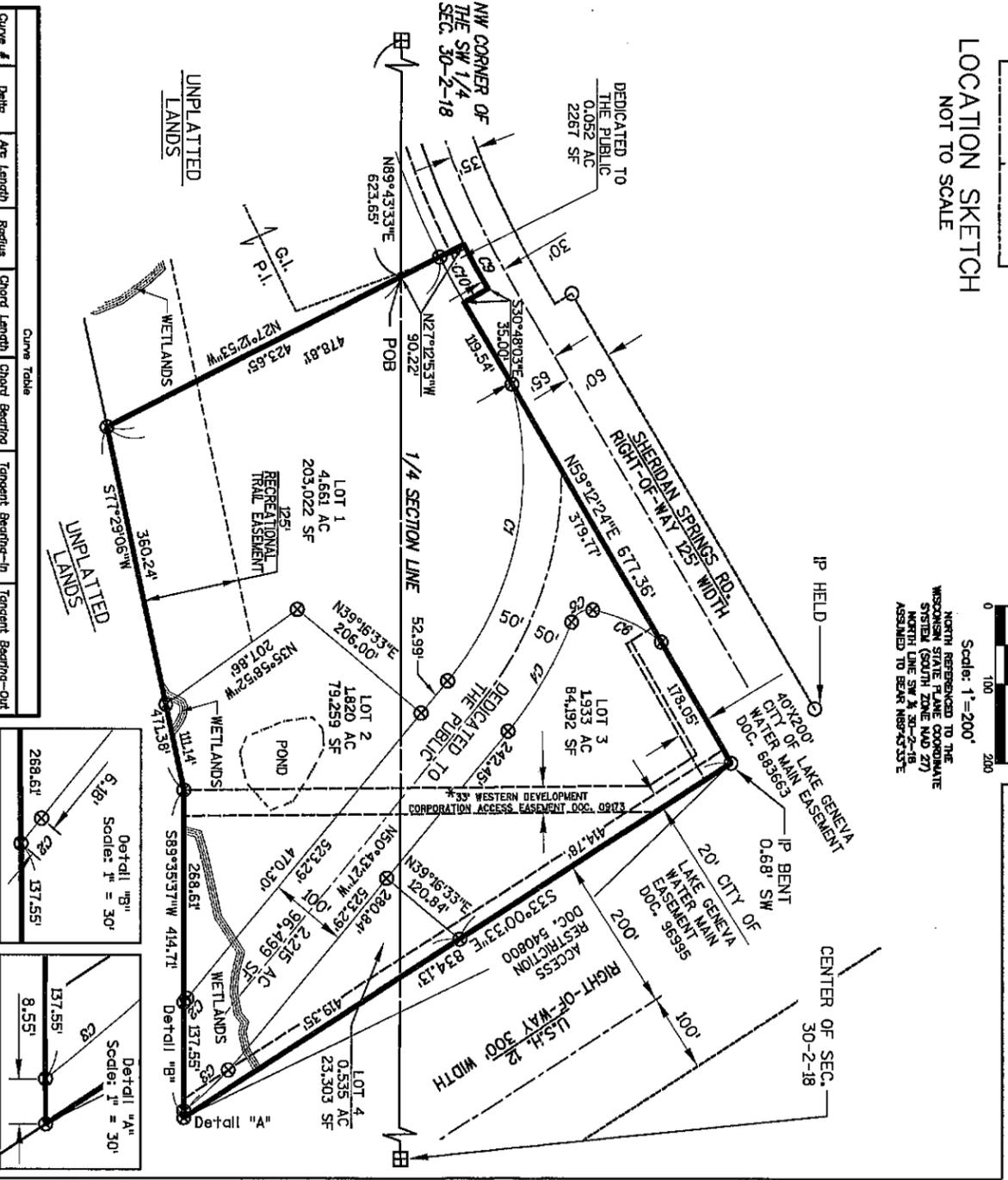
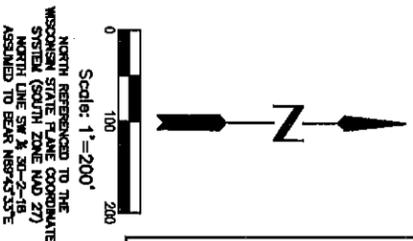
Revised: April 6, 2016
Date: January 14, 2016
Sheet 3 of 3
**KAPUR & ASSOCIATES, INC.**
CONSULTING ENGINEERS
BURLINGTON, WISCONSIN
262.767.2747

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 & Northeast 1/4 of the
 Southwest 1/4 & Southeast 1/4 & Southwest 1/4 of the Northwest
 1/4 all in Section 30, Township 2 North, Range 18 East,
 City of Lake Geneva, Walworth County, Wisconsin.



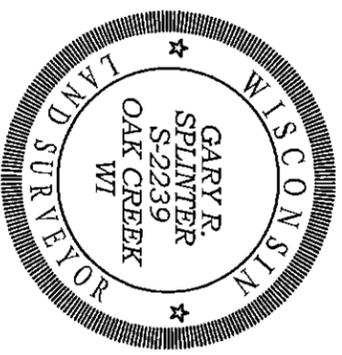
LOCATION SKETCH
 NOT TO SCALE



Curve #	Bearing	Arc Length	Radius	Chord Length	Chord Bearing	Tangent Bearing-In	Tangent Bearing-Out
C1	S4°42'37"	401.05'	420.00'	395.98'	N78°04'45"W	N50°43'27"W	S74°33'59"W
C2	00°50'35"	6.18'	420.00'	6.18'	N50°18'09"W	N49°52'52"W	N50°43'27"W
C3	12°28'34"	112.83'	920.00'	112.70'	N44°30'10"W	N38°18'53"W	N50°43'27"W
C4	17°50'53"	181.98'	920.00'	161.33'	N58°38'54"W	N50°43'27"W	N88°34'20"W
C5	78°18'50"	34.17'	28.00'	31.57'	N28°24'56"W	S08°44'30"W	S68°34'20"E
C6	28°32'18"	97.48'	188.08'	98.40'	N24°30'38"E	S38°18'48"W	S09°44'30"W
C9	03°35'10"	63.89'	1017.57'	63.88'	N60°59'31"E	N82°47'08"E	N59°11'56"E
C10	03°35'10"	65.88'	1052.57'	65.87'	N60°59'31"E	N82°47'08"E	N59°11'56"E

- LEGEND**
- 5/8" O.D. FOUND IRON REBAR
 - ⊙ 1 5/16" O.D. FOUND IRON PIPE
 - ⊗ 1 5/16" X 18" IRON PIPE SET WEIGHING 113 LBS./FT.
 - ⊕ EXISTING CONC. MON. W/ BRASS CAP
 - (R) RECORD DISTANCE BEARING
 - POB POINT OF BEGINNING
 - G.I. ZONED GENERAL INDUSTRIAL P.I. ZONED PLANNED INDUSTRIAL WETLANDS AS SHOWN ON 2008 IDS ALTA SURVEY
- OWNER/SUBDIVIDER:**
 City of Lake Geneva
 626 Geneva Street
 Lake Geneva, WI 53147
- SURVEYOR:**
 Kapur & Associates, Inc.
 1224 South Pine Street
 Burlington, WI, 53105
 (262) 767-2747

* EASEMENT NO LONGER NEEDED TO ACCESS PARCEL



Revised: April 6, 2016
 Date: January 14, 2016
 Sheet 1 of 3
KAPUR & ASSOCIATES, INC.
 SURVEYING ENGINEERS
 262.767.2747

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 & Northeast 1/4 of the
Southwest 1/4 & Southeast 1/4 & Southwest 1/4 of the Northwest
1/4 all in Section 30, Township 2 North, Range 18 East,
City of Lake Geneva, Walworth County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Gary R. Splinter, Professional Wisconsin Land Surveyor, do hereby certify that in full compliance with the provisions of Section 236.34 of the Wisconsin Statutes and the Land Division Regulations of the City of Lake Geneva, and under the direction of the City of Lake Geneva shown hereon, I have surveyed, divided, dedicated and mapped the following described land, and that the following is a correct representation of all the exterior boundaries of the land surveyed and the division thereof made.

Part of the Northwest 1/4 & Northeast 1/4 of the Southwest 1/4 & Southeast 1/4 & Southwest 1/4 of the Northwest 1/4 all in Section 30, Township 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin. more particularly described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 30; thence North 89°43'33" East coincident the north line of said Southwest 1/4, 623.65 feet to the point of beginning; thence North 27°12'33" West 90.22' to the south line of Sheridan Springs Road; thence 63.69 feet, coincident with said south line and the arc of a curve to the left, with a radius of 1017.57 feet and a chord bearing and length of North 60°59'31" East 63.68 feet; thence South 30°48'03" East coincident with said south line, 35.00 feet; thence North 59°12'24" East coincident with said line, 677.36 feet to the west line of USH 12; thence South 33°00'33" East coincident with said west line, 834.13 feet; thence south 89°35'37" West 414.71 feet; thence South 77°29'06" West 471.38 feet; thence North 27°12'53" West 423.65 feet to the point of beginning.

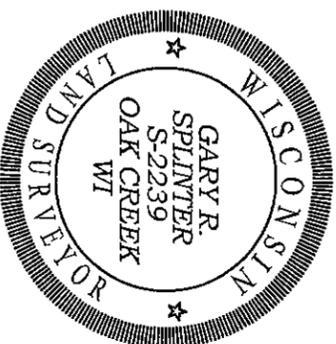
This parcel contains 11.216 acres (488,542 square feet), more or less.

Dated this 8th day of January, 2016.

GARY R. SPLINTER RLS, S-2239

Owner/Subdivider:
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147

Surveyor:
Kapur & Associates, Inc.
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Burlington, WI 53105
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Sheet 2 of 3

 **KAPUR & ASSOCIATES, INC.**
CONSULTING ENGINEERS
BURLINGTON, WISCONSIN
262.767.2747

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 & Northeast 1/4 of the
Southwest 1/4 & Southeast 1/4 & Southwest 1/4 of the Northwest
1/4 all in Section 30, Township 2 North, Range 18 East,
City of Lake Geneva, Walworth County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION
CITY OF LAKE GENEVA, A MUNICIPAL CORPORATION, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF
THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED
THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED
HEREON THIS CERTIFIED SURVEY MAP.

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS _____ DAY OF _____, 2016.
IN THE PRESENCE OF:

ALAN KUPSİK, MAYOR _____

STATE OF WISCONSIN)
COUNTY OF WALWORTH) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2016, THE ABOVE NAMED JAMES
CONNORS TO ME KNOW TO BE THE PERSONS WHO EXECUTED THE FOREGOING AND ACKNOWLEDGE THE SAME.

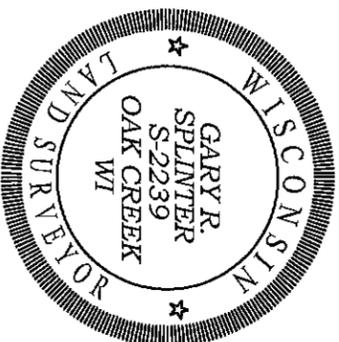
NOTARY PUBLIC _____, WISCONSIN
MY COMMISSION EXPIRES _____

CITY OF LAKE GENEVA PLANNING COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LAKE
GENEVA SHOWN HEREON IS ACCEPTED ON THIS _____ DAY OF _____, 2016.

SABRINA WASWO, CITY CLERK _____

Owner/Subdivider:
City of Lake Geneva
626 Geneva Street
Lake Geneva, WI 53147
Surveyor:
Kapur & Associates, Inc.
1224 South Pine Street
Burlington, WI 53105
(262)767-2747



Revised: April 6, 2016
Date: January 14, 2016
Sheet 3 of 3
KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
BURLINGTON, WISCONSIN
262.767.2747