

**CITY OF LAKE GENEVA  
PLAN COMMISSION MEETING**

MONDAY, APRIL 20, 2015 - 6:30 PM  
COUNCIL CHAMBERS, CITY HALL

**Agenda**

1. Meeting called to order by Mayor Connors.
2. Roll Call.
3. Approve Minutes of March 16, 2015 Plan Commission meeting as distributed.
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes.
5. Acknowledgment of Correspondence.
6. Downtown Design Review.
  - A. Continued Application by Angela Durkin for KD Vape Shop, 252 Center Street, Lake Geneva, WI 53147 for four new exterior signs at the storefront at Tax Key No. ZOP 00258.
  - B. Application by Anthony & Lynn Diedrich for Tres Belle Boutique, 233 Broad Street, Lake Geneva, WI 53147 for new exterior sign at the storefront at Tax Key No. ZA110300001.
  - C. Application by Linda Longwell for Leather Accents, 717 Main Street, Lake Geneva, WI 53147 for a new exterior storefront design at Tax Key No. ZOP 00278.
  - D. Application by Linda Williams for Cobblestone Peddler, 728 Main Street, Lake Geneva, WI 53147 for new exterior sign at the storefront at Tax Key No. ZOP 00314.
  - E. Application by Roger Wolff for Venture Investment Partners, LLP, PO Box 460, Lake Geneva, WI 53147 for the property at 737 Main Street, for a new exterior storefront design at Tax Key No. ZOP 00273.
7. Continued Public Hearing and Recommendation on a Conditional Use Application filed by Milliette Family LP, 493 Wrigley Drive, Lake Geneva, WI 53147, to install an accessory structure (Pier) closer to the lake shore than the primary structure, within Lakeshore Overlay Zoning District located at 493 Wrigley Drive, Lake Geneva, WI 53147, Tax Key No. ZOP 00369.
8. Public Hearing and recommendation on a Conditional Use Application filed by Great Eggs Lake Geneva, Paul Ochalek agent, N53W34959 Road B, Okauchee, WI 53069, to open an Indoor & Outdoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 220 Cook Street, Tax Key No. ZOP 00243.
9. Public Hearing and recommendation on a Conditional Use Application filed by Re-Vive, Samantha Strenger agent, 721 Geneva Street, Lake Geneva, WI 53147, to open an Indoor & Outdoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 721 Geneva Street, Tax Key No. ZOP 00159.
10. Public Hearing and recommendation on a Precise Implement Plan (PIP) Amendment filed by Jill Perry, Manager for Mill Creek Hotel, 123 Center Street, Lake Geneva, WI 53147 to reconstruct the front entranceway from concrete to a wooden deck, Tax Key No. ZMIL 00001 – ZMIL 00034.
11. Adjournment

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

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

*Posted 4/17/15*

**CITY OF LAKE GENEVA  
PLAN COMMISSION MEETING**

MONDAY, MARCH 16, 2015 - 6:30 PM  
COUNCIL CHAMBERS, CITY HALL

**MINUTES**

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

**2. Roll Call**

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

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

MOTION #1

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

**4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes.**

PUBLIC SPEAKER #1 – Maureen Ziegerhorn - 301 E Townline Road

Ziegerhorn, speaking on behalf of the Caboose owners, voiced their objections to agenda item #9 stating their specific concerns regarding safety, security and privacy. Also stating the desire for herself and the other property owners involved to be kept informed on this issue.

**5. Acknowledgment of Correspondence**

ACKNOWLEDGEMENT #1

Letter from the Lake Geneva Fire Department dated 3-12-15 regarding agenda item #8 – Lake Geneva Animal Hospital. *\*Original copy attached to final minutes.*

ACKNOWLEDGEMENT #2

Letter from the Lake Geneva Economic Development Corporation dated 3-16-15 regarding agenda item #8 – Lake Geneva Animal Hospital. *\*Original copy attached to final minutes.*

**6. Downtown Design Review.**

**A. Application by Angela Durkin for KD Vape Shop, 252 Center Street, Lake Geneva, WI 53147 for four new exterior signs at the storefront at Tax Key No. ZOP 00258.**

DISCUSSION - None

MOTION #2

Kupsik/Skates moved to continue the application by Angela Durkin for KD Vape Shop, 252 Center Street, Lake Geneva, WI 53147 for four new exterior signs at the storefront at Tax Key No. ZOP 00258, until the April Plan Commission meeting. The motion carried unanimously.

7. **Final design approval for an exterior entrance alteration filed by Innovative Construction Solutions, Inc on behalf of Interra-Sky Lake Geneva, LLC, 2400 Augusta Drive, Houston, TX 77057 for their property at 200 Edwards Blvd., Tax Parcel # ZA196100001.**

DISCUSSION

David Schwartz addressed the commission regarding the application details and clarified any general questions.

MOTION #3

Mayor Connors/Flower moved to approve the final design approval for an exterior entrance alteration filed by Innovative Construction Solutions, Inc on behalf of Interra-Sky Lake Geneva, LLC, 2400 Augusta Drive, Houston, TX 77057 for their property at 200 Edwards Blvd., Tax Parcel # ZA196100001. The motion carried unanimously.

8. **Review and Recommendation on an Application for Site Plan Review for a building and parking lot addition filled by Lake Geneva Animal Hospital Properties, 801 Townline Road, Lake Geneva, WI 53147 for land located at 801 Townline Road, Lake Geneva, WI 53147, Tax Key No. ZA317000001.**

DISCUSSION

Mona and Dr. Scot Hodkiewicz addressed the commission regarding the application details and clarified all of their general inquires. *\*Note two letters were received and noted above in the "Acknowledgment of Correspondence".*

MOTION #4

Kupsik/Skates moved to approve the final design approval for an exterior entrance alteration filed by Innovative Construction Solutions, Inc on behalf of Interra-Sky Lake Geneva, LLC, 2400 Augusta Drive, Houston, TX 77057 for their property at 200 Edwards Blvd., Tax Parcel # ZA196100001 including staff recommendations and the letters from the Lake Geneva Fire Dept dated 3-12-15. The motion carried unanimously.

9. **Review and discussion of a Conceptual Design for a Group Development by Basso Builders, 405 Skyline Drive, Lake Geneva WI, 53147, for five (5), six (6) unit Townhome Apartments, at the property located on Skyline Drive and Curtis Street, Current Tax Key No's. ZYUP 00130C & ZMEA 00052.**

DISCUSSION

Josh Basso (Basso Builders) & Warren Hansen (Hansen & Assoc.) addressed the commission regarding the Conceptual design details. They discussed landscape buffers, layout of the townhomes, parking, storm water Management, garbage bins vs. dumpsters etc. They confirmed that some features have not been finalized as of yet, such as color schemes etc.

The commissioners inquired about slope/elevation, the bike path and Manning Way access, etc. There was further concern stated by Mayor Connors and Planner Slavney regarding building #3 and building orientation, public service and emergency vehicle access, traffic etc. The need for more detailed layouts for landscaping and lighting was also noted. Skates noted his disappointment in the parking and only one car garages, and in previous conversations the terms "higher end" and "better finishes" were used and this current layout seems lacking. He also stated better control over the Manning Way access is needed.

SUMMARY of COMMISSIONER'S REQUESTS

Remove Building 3

Inadequate Parking for 3 bedroom units

Review other facilities for comparison

Manning Way access control, add speed table

Bike Path Safety

Layout of buildings/units (mix up with one, two & three bedroom units)

**10. 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

Attorney Draper stated that the applicant and their attorney asked that this item is continued to the April meeting pursuant to our zoning ordinance.

**MOTION #5**

Skates/Flower moved to continue the public hearing and the 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 to the April meeting. The motion carried unanimously.

**11. Public Hearing and recommendation on a Zoning Text Amendment to Section 98-802 to revise the Sign Ordinance to include “Menu Boards” for the City of Lake Geneva.**

DISCUSSION

Inspector Robers addressed the commission regarding the origin and details of the recommendation. Slavney discussed the details of the proposed Menu Board features and dimensions.

PUBLIC SPEAKER #1 - Terry O’Neil - 954 George Street, LG

Mr. O’Neil stated that he could not pull up the Agenda packet with an Ipad, nor could staff when he called for assistance. He is concerned that the wrong section was noted, stating that it is not sec 98-802 it is 98-803 and therefore it should be continued to next month. He also stated his concerns for visual sign changes and manual limitations. He feels he would be in favor of the changes but would like to see the full document.

MOTION #6

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

DISCUSSION

Mayor Connors stated that it should be noted that it is in section 98-802, item 2H and it is also in numerous sections, it is also in 98-803 verbage. Inspector Robers clarified that it should be revised to include the entire Article 8.

MOTION #7

Kupsik/Skates moved to approve the recommendation on a Zoning Text Amendment to Section 98-802 to revise the Sign Ordinance to include “Menu Boards” for the City of Lake Geneva including the entire Article 8. The motion carried unanimously.

**12. Adjournment**

MOTION #8

Skates/Flower moved to adjourn the meeting at 7:48 pm. The motion carried unanimously.

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

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

# City of Lake Geneva Fire Department

730 Marshall Street Lake Geneva, WI 53147  
Non-Emergency Phone Number 262-248-7228  
Fire Prevention Bureau 262-248-6075  
Fax 262-248-2264  
E-mail [lgfd@sbcglobal.net](mailto:lgfd@sbcglobal.net)

March 12, 2015

Dr. Mona Hodkiewicz  
Lake Geneva Animal Hospital  
801 E. Townline Rd  
Lake Geneva, WI 53147

Reference: Lake Geneva Animal Hospital Proposed Addition

Dr. Hodkiewicz,

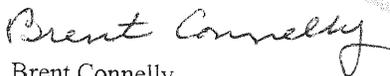
I am in receipt of your request for variance at the above listed property. Specifically, the requirement for a sprinkler system for the proposed addition pursuant to City Ordinance 30-42(3), an addition of 36% of the gross square footage.

This variance is granted and contingent upon the following;

- The installation of a full fire alarm system with devices as required by the fire department.
- Any future addition or level I or II alterations would require a full retrofitting of an approved sprinkler system

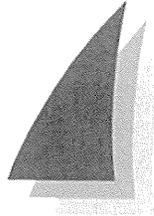
Please feel free to contact me at any time should you require further assistance.

Respectfully,



Brent Connelly  
Fire Chief  
262-248-6075 Ext 10  
[bconnelly@lakegenevafire.org](mailto:bconnelly@lakegenevafire.org)

cc: FILE, Building Inspector



**LAKE GENEVA**  
ECONOMIC DEVELOPMENT CORPORATION  
"OUR LAKE MEANS BUSINESS"

March 16, 2015

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

RE: Proposed expansion to LG Animal Hospital, Lake Geneva Business Park

Dear Sirs:

I have had recent conversations with Dr Scot Hodkiewicz and today received the floor plan and elevations for a proposed addition to the LG Animal hospital facility located on Townline Road in the Lake Geneva Business Park in the City of Lake Geneva.

The LGEDC Architecture Committee will meet soon with Dr Scot to review and approve the plans and exterior finish materials. Their proposed addition will have to meet all of the City of Lake Geneva building requirements and property setbacks. Furthermore the construction will have to meet all requirements in the "Declaration of Covenants, Conditions, and Restrictions, Lake Geneva Business Park Phase II dated May 1,1996. My office e-mailed a copy of these covenants to Dr Scot on March 10, 2015. The Lake Geneva Economic Development Corporation endorses the expansion plan of the current facility and recommends consideration for approval by The Lake Geneva Planning Commission and the City of Lake Geneva.

Thank you for your consideration of this project.

Sincerely,

Andrew J. Dammeir  
Executive Director  
Lake Geneva Economic Development Corporation



**STAFF REPORT**  
To Lake Geneva Plan Commission

Meeting Date: April 20, 2015

**Agenda Item #6A**

Applicant:

Angela Durkin for KD Vape Shop

252 Center Street

Lake Geneva, WI 53147

Request:

Exterior signage for new business

Tax Key No. ZOP 00258

Description:

The applicant proposes to replace four signs at the location for their business. The size of the signs meets downtown design standards and the colors do not fall within our restricted color palette.

Staff Recommendation:

The new signs, while being bolder colors, 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 #6B**

Applicant:

Anthony & Lynn Diedrich for Tres Belle Boutique

233 Broad Street

Lake Geneva, WI 53147

Request:

Exterior signage for new business

Tax Key No. ZA110300001

Description:

The applicant proposes a sign at the location for their business. The size of the sign meets downtown design standards and the colors do not fall within our restricted color palette.

Staff Recommendation:

The new sign is being relocated from their old location and meets 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:

Linda Longwell for Leather Accents

717 Main Street

Lake Geneva, WI 53147

Request:

New Exterior Storefront Design

Tax Key No. ZOP 00278

Description:

The applicant proposes to reface the existing wood and repaint the front façade of the structure. The designs meet not only the Downtown Design Overlay District requirements, but also comply with the Main Street requirements.

Staff Recommendation:

It is the staff's opinion that the proposed exterior design blends in with the current buildings along Main Street and improves the appearance of the current façade. Staff's recommendation is that the modifications be approved with any Commission amendments.

Agenda Item #6D

Applicant:

Linda Williams for Cobblestone Peddler  
728 Main Street  
Lake Geneva, WI 53147

Request:

Exterior signage for new business  
Tax Key No. ZOP 00314

Description:

The applicant proposes a sign at the location for their business. The size of the sign meets downtown design standards and the colors do not fall within our restricted color palette.

Staff Recommendation:

The new sign is being relocated from their old location and meets 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 #6E

Applicant:

Roger Wolff for Venture Investment Partners, LLP  
737 Main Street  
Lake Geneva, WI 53147

Request:

New Exterior Storefront Design  
Tax Key No. ZOP 00273

Description:

The applicant proposes to reface the existing wood, add a new awning and repaint the front façade of the structure. The designs meet not only the Downtown Design Overlay District requirements, but also comply with the Main Street requirements.

Staff Recommendation:

It is the staff's opinion that the proposed exterior design blends in with the current buildings along Main Street and improves the appearance of the current façade. Staff's recommendation is that the modifications be approved with any Commission amendments.

Agenda Item #7

**Applicant:**

Milliette Family LP  
493 Wrigley Drive  
Lake Geneva, WI 53147

**Request:**

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

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

**Staff Recommendation:** Staff has some reservations that the proposed pier as show on the site plans encroaches on the side property line extension. Pier does not currently have DNR approval, but is currently being reviewed by the Wisconsin DNR. Proof of approval to be supplied before any construction begins.

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:**  
Paul Ochalek for Great Eggs Lake Geneva  
N53W34959 Road B  
Okauchee, WI 53069

**Request:**  
Conditional Use approval for Indoor & Outdoor  
Commercial Entertainment (Restaurant) at 220 Cook  
Street, Tax Key No. ZOP 00243.

**Description:** The applicant would like to reopen a commercial space at 220 Cook Street and offer indoor and outdoor dining.

**Staff Recommendation:** Staff has no objection to the request. Location was previously used as a retail store and is currently sitting in an empty condition. Applicant to comply with any Fire Department conditions.

- 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 #9

**Applicant:**

Samantha Strenger for Re-Vive  
721 Geneva Street  
Lake Geneva, WI 53147

**Request:**

Conditional Use approval for Indoor & Outdoor  
Commercial Entertainment (Restaurant) at 721  
Geneva Street, Tax Key No. ZOP 00159.

**Description:** The applicant would like to open a juice and beer bar with the possibility of serving sandwiches and light fare in their existing retail space at 721 Geneva Street and offer indoor and outdoor dining.

**Staff Recommendation:** Staff has no objection to the request. Location is used as a retail store and has the room for expanded services. Applicant to comply with any Fire Department conditions.

- 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.
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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:**

Jill Perry for Mill Creek Hotel

123 Center Street

Lake Geneva, WI 53147

**Request:**

Amendment to the Precise Implementation Plan

(PIP) the property located at 123 Center Street,

Lake Geneva, WI, Tax Key No. ZMIL 00001-00034.

**Description:**

The applicant would like to convert the front entrance along Center Street from a concrete structure to a wooden deck.

**Staff Recommendation:**

Staff has no objection to the request as it fits in with the Lake destination theme of the city and compliments the area properties.

- 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.

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

*Staff may provide additional comment on the above items and will comment on remaining agenda items at the meeting.*

APPLICATION FOR CONDITIONAL USE  
City of Lake Geneva

15 copies  
20 color copies of  
picture of sign

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

252 Center St. small shop on south end.

NAME AND ADDRESS OF CURRENT OWNER:

Irene Kavanagh 252 Center St. Lake Geneva, WI  
53149

TELEPHONE NUMBER OF CURRENT OWNER:

262-903-2999

NAME AND ADDRESS OF APPLICANT:

Angela Durkin  
6511-235th Ave Salem, WI 53168

TELEPHONE NUMBER OF APPLICANT:

407-697-3559

PROPOSED CONDITIONAL USE:

install 3 signs 1 in plastic in front  
marquee + 2 wood signs 1 on south side  
of building + 1 on west side of building

ZONING DISTRICT IN WHICH LAND IS LOCATED:

Lake Geneva

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

plastic sign - ~~Wesley~~ Signature Signs  
wood sign - Sue Benson

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

install business signs.



# VAPOR SHOP

Affordable Smoking Alternative

Apple Green

✓ Grape

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

233 Broad St, LAKE GENEVA WI

NAME AND ADDRESS OF CURRENT OWNER:

MIKE KOCOUREK

880 S LAKE SHORE DR, LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER:

847-525-9060

NAME AND ADDRESS OF APPLICANT:

ANTHONY & LYNN DIEDRICH DBA TRES BELLE BOUTIQUE

227 Broad ST, LAKE GENEVA WI 53147

TELEPHONE NUMBER OF APPLICANT:

262-248-1629

~~PROPOSED~~ CONDITIONAL USE:

RETAIL - WOMENS Boutique

ZONING DISTRICT IN WHICH LAND IS LOCATED: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

RETAIL SALES - WOMENS BOUTIQUE

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

3/26/2015

DATE

Anthony D. Diehl

SIGNATURE OF APPLICANT



Down Town Design  
APPLICATION FOR CONDITIONAL USE  
City of Lake Geneva

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

Leather Accents  
717 Main St.  
Lake Geneva, Wis. 53147

NAME AND ADDRESS OF CURRENT OWNER:

Linda Longwell  
717 1/2 Main St.  
Lake Geneva, Wis. 53147

TELEPHONE NUMBER OF CURRENT OWNER: 262-903-0381 - Cell  
262-248-0421 - Work

NAME AND ADDRESS OF APPLICANT:

Linda Longwell  
717 1/2 Main St.  
Lake Geneva, Wis. 53147

TELEPHONE NUMBER OF APPLICANT: 262-903-0381 - Cell  
262-248-0421 - Work

PROPOSED CONDITIONAL USE:

Retail

ZONING DISTRICT IN WHICH LAND IS LOCATED:

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

Bob Taddei  
18 1/2 S. Walworth Ave.  
Williams Bay, Wis. 53191 Cell. 262-215-6699

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Covering existing wood with a 3/8 thick sheets of 100% Cellular PVC, painted in Trusty Tan color SW 6087, Trim for squares same material 100% PVC-Painted in a gloss Black.

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

4-6-15  
DATE

Linda Longwell  
SIGNATURE OF APPLICANT

A black and white photograph of a storefront for a business named "Leather Accents". The storefront features a dark awning with the business name in white, bold, sans-serif lettering. Below the awning, there are two large display windows and a central entrance door. The left window displays several jackets hanging on a rack. The right window shows a mannequin wearing a dark jacket. The building above the storefront has a white facade with a decorative cornice and two windows with dark shutters. Bare tree branches are visible in the foreground, partially obscuring the view. In the bottom left corner, the word "Before" is handwritten in a circle.

**Leather Accents**

Before

• After •



**McCormack + Etten / Architects, LLP**  
 400 Broad Street Lake Geneva, WI 53147  
 Ph (262) 248-8391 Fax (262) 248-8392  
 contact@mccormacketten.com www.mccormacketten.com

ADDITIONS AND ALTERATIONS TO THE  
**717 MAIN STREET BUILDING**  
 717 MAIN STREET  
 LAKE GENEVA, WI 53147

DATE  
 4/3/2015

SHEET

PROJECT NO.  
 0861

AI

OF \_\_\_\_\_

© McCormack + Etten / Architects, LLP

COMMENTS: NONE

**APPLICATION FOR CONDITIONAL USE**

City of Lake Geneva

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

728 W. MAIN St LAKE Geneva 53147

NAME AND ADDRESS OF CURRENT OWNER:

LINDA BOILINI  
W 1873 HUNTINGTON DR. LAKE Geneva 53147

TELEPHONE NUMBER OF CURRENT OWNER:

262-248-7895

NAME AND ADDRESS OF APPLICANT:

LINDA WILLIAMS  
3481 TK LANE DELAVAN, WI 53115

TELEPHONE NUMBER OF APPLICANT:

262-248-0100 / cell#262-745-0242

PROPOSED CONDITIONAL USE:

Downtown Design for a sign

ZONING DISTRICT IN WHICH LAND IS LOCATED:

CB

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

SIGNATURE SIGNS / JOE SAVAGE  
W 2888 KRUEGER RD.  
LAKE Geneva, WI 53147

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

INSTALLATION OF A SIGN

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

4-6-15

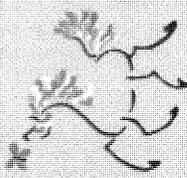
DATE

Linda Williams

SIGNATURE OF APPLICANT

**The Cobblestone Peddler**  
 Home Decor . Designer Apparel . Gifts

**Geneva Lakes**  
 Jewelry and Gem Appraisers  
*Fine Jewelry*


**SIGN SIZE**  
**22" x 160" x .25"**  
 aluminum composite  
 with full print

**Colors; Forest Green, Lamp Black, Beige,  
 Imitation Gold, White, Horse logo Pastels**

APPLICATION FOR CONDITIONAL USE  
City of Lake Geneva

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

737 W. MAIN ST., TAX KEY ZOP00273

LEGAL: EAST 17 FEET OF LOT 9, BLK 27 AND THE WEST 6 FEET OF LOT 10, BLK 27. IN THE ORIGINAL PLAT

NAME AND ADDRESS OF CURRENT OWNER:

VENTURE INVESTMENT PARTNERS, LLP

PO BOX 460, LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: 262-903-3222

NAME AND ADDRESS OF APPLICANT:

SAME AS OWNER

TELEPHONE NUMBER OF APPLICANT: SAME

PROPOSED CONDITIONAL USE:

DOWNTOWN DESIGN REVIEW

ZONING DISTRICT IN WHICH LAND IS LOCATED: CENTRAL BUSINESS DISTRICT

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

JOE SAFIN, BLOOD, SHARP & BUSTER

1530 E. DUNDAS RD. SUITE

PALATINE, IL 60067

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

EXTERIOR RENOVATION

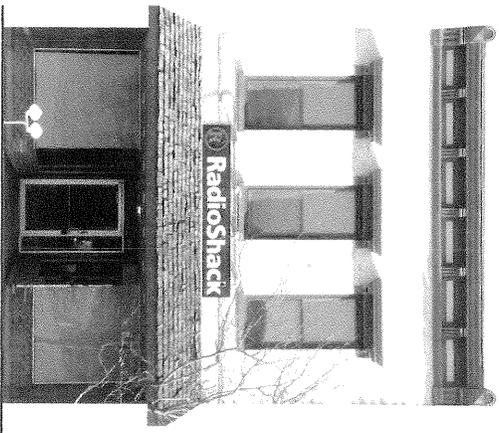
CONDITIONAL USE FEE PAYABLE UPON FILING APPLICATION: \$400.00 [\$100 FOR APPLICATIONS UNDER SEC. 98-407(3)]

APRIL 6, 2015

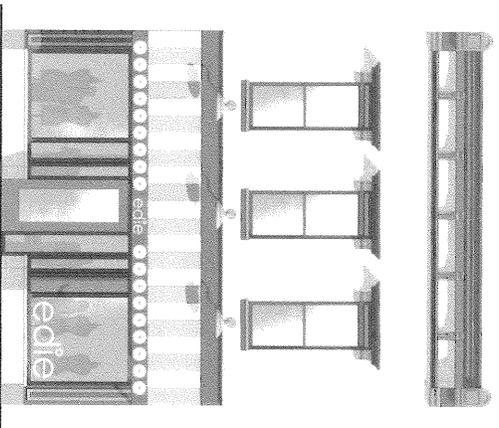
DATE

[Signature]

SIGNATURE OF APPLICANT



**Existing Conditions**



**Proposed Elevation**



**Streetscape Character**

**Storefront Concept Design**

edie

**EDIE**  
Lake Geneva, Wisconsin

04-06-2015  
© 2015 BBGM Group, Inc.

**BBGM**  
DESIGN

APPLICATION FOR CONDITIONAL USE

Item # 10

City of Lake Geneva

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

493 Wrigley Dr. Lake Geneva WI 53147

Com 83' W of SE cor Lot 11 Blk 37 op N 85' W to W LN  
Blk 38 sly to SW cor Blk 38 E To Pob Original Plat city of Lake Geneva  
NAME AND ADDRESS OF CURRENT OWNER:

Milliette Family LP. 493 Wrigley Dr Lake Geneva WI 53147  
Gary Milliette

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

NAME AND ADDRESS OF APPLICANT:

Reed's Construction LLC  
W3199 South Lake Shore Drive Lake Geneva WI 53147

TELEPHONE NUMBER OF APPLICANT: 262-248-8393

PROPOSED CONDITIONAL USE:

Build a New 6' x 100' main pier with h on Each side 8' x 27' 6"  
and walkway 4' x 27' 6" to Create 4 Boat slips  
to Replace the pier that is there now

ZONING DISTRICT IN WHICH LAND IS LOCATED: MR-8

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

Reed's Construction LLC  
W3199 S. Lake Shore Dr.  
Lake Geneva WI 53147

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

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

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

2-22-15  
DATE

Jeff Reed  
SIGNATURE OF APPLICANT

## Notice

NOTICE IS HEREBY GIVEN that a Continued Public Hearing will be held before the City Plan Commission on Monday, April 20, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Conditional Use Application filed by Milliette Family LP, 493 Wrigley Drive, Lake Geneva, WI 53147, to install a replacement accessory structure (Pier) closer to the lake shore than the principal structure, within Lakeshore Overlay Zoning District in accordance with Sec. 98-409(2) Lake Shore lots, at the following location:

TAX KEY NO. ZOP 00369 - 493 Wrigley DRIVE

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, April 20, 2015 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 2<sup>nd</sup> day of April 2015.

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 9<sup>th</sup> & 16<sup>th</sup>.**

EXTENSIVE WILDLIFE HABITAT

WATER RESOURCES

STATEWIDE HABITAT AREAS

800 FOOT BEACH STATE PARK

Geneva Lake

# Milliette

## WALWORTH COUNTY, WISCONSIN

Scale: 1" = 1 Mile  
1:50,000  
2010  
2011  
2012  
2013  
2014  
2015  
2016

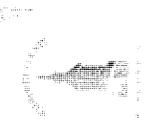
Author: Walworth County GIS  
Map Produced on: 03/20/16  
Map Data: Walworth County GIS  
Base Data: 2011

Walworth County Information Technology Department  
100 First Street N  
Fond du Lac, WI 54601  
www.walworthcountygis.com

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

(e) Written justification for the proposed conditional use:

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

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

1. How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?  
The pier will be 13' or more off hot line  
will be create 4 Boat slip for docking Boats
2. How is the proposed conditional use, in its specific location, in harmony with the purposed, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?  
Go to be used as private boat docking
3. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 98-905(3)(d)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development?  
No this is all on private property is a pier  
Just like all the other pier on the lake
4. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?  
Used for private boat dock and fishing off of and  
Swimming and for storing the boat for the summer.
5. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?  
Pier is down on the water + the home owner is responsible  
for repair + up keep. It is made at a building and haul into be  
installed.
6. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 98-905(4)(b)1.-5.), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?  
Public does not benefit this is a private pier for private use only  
will not cost public anything.

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

Use this form for (check all that apply):

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

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

**Section 1: Applicant/Permittee Information**

Applicant Name (Ind., Org. or Entity) <b>Milliette Family LP</b>		Authorized Representative <b>Gary Milliette</b>		Title <b>Owner</b>	
Mailing Address <b>493 Wrigley Dr</b>		City <b>Lake Geneva</b>	State <b>WI</b>	ZIP Code <b>53147</b>	
Email Address <b>LAKEGENEVA@LIVE.COM</b>		Phone Number (incl. area code) <b>262-248-8393</b>		FAX Number (incl. area code)	

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

Name (Ind., Org. or Entity)		Contact Person		Title	
Mailing Address		City	State	ZIP Code	
Email Address		Phone Number (incl. area code)		FAX Number (incl. area code)	

**Section 3: Other Contact Information (check one)**

- Consultant or Plan Preparer     Contractor     Agent     Other    If Other, specify:

Name (Ind., Org. or Entity) <b>Reed's Construction LLC</b>		Contact Person <b>Jeff Reed</b>		Title <b>owner of Reeds</b>	
Mailing Address <b>W3199 South Lake Shore Dr</b>		City <b>Lake Geneva</b>	State <b>WI</b>	ZIP Code <b>53147</b>	
Email Address		Phone Number (incl. area code) <b>262-248-2934</b>		FAX Number (incl. area code) <b>262-248-3537</b>	

**Section 4: Project or Site Location**

Project Name <b>Milliette Family LP</b>		County <b>Walworth</b>	<input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of
Location Address/Description <b>493 Wrigley Dr. Lake Geneva WI 53147</b>			

**Section 5: Location Information**

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

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

**PLSS (Public Land Survey System) Method**

Quarter-Quarter	Quarter	Section	Township	Range	If this site is not wholly contained on the quarter-quarter section, more description:
			N	<input type="checkbox"/> E <input type="checkbox"/> W	

Com 83' W of SE cor lot 11 Blk 37 op N 85' W to W NW Blk 38 sly to SW cor Blk 38 E To PoB Original Plat City of Lake Geneva

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

1. Applicant (Individual or corporate name) <u>Milliette Family Lp</u> Address <u>493 Wrigley Dr</u> City, State, Zip Code <u>Lake Geneva WI 53147</u> Telephone No. (Include area code) <u>262-248-8393</u>	2. Agent/Contractor (firm name) <u>Reed's Construction LLC</u> Address <u>W3199 South Lake Shore Dr.</u> City, State, Zip Code <u>Lake Geneva WI 53147</u> Telephone No. (Include area code) <u>262-248-2934</u>
Fire Number <u>493</u> Tax Parcel Number <u>Z0P 00369</u>	Fire Number <u>493</u> Tax Parcel Number <u>Z0P 00369</u>

Gary

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

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

4. Is the applicant a business? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, is the permit or approval you are applying for necessary for you to conduct this business in the State of Wisconsin? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, please explain why (attach additional sheets if necessary): <u>Com 83' W of SE lot 11 BLK 37</u> <u>Op. N 85' W to W LN BLK 38 SLY</u> <u>to SW cor BLK 83 E to Pob original Plat</u> <u>City of Lake Geneva</u>	5. Project Location Address <u>493 Wrigley Dr</u> Village/City/Town <u>Lake Geneva</u> Fire Number <u>493</u> Tax Parcel Number <u>Z0P 00369</u> Waterway <u>Lake Geneva</u> County <u>Walworth</u> Govt. Lot <u>894</u> OR <u>1/4</u> , <u>1/4</u> , of Section <u>    </u> , Township <u>    </u> North, Range <u>    </u> (East) (West)
---	---

6. Adjoining Riparian (Neighboring Waterfront Property Owner) Information

Name of Riparian #1	Address	City, State, Zip Code
<u>Mike Lynch</u>		
Name of Riparian #2	Address	City, State, Zip Code
<u>Lina Selman</u>	<u>600 Cambet St</u>	<u>Lake Geneva WI 53147</u>

7. Project Information (Attach additional sheets if necessary)

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

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

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

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

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

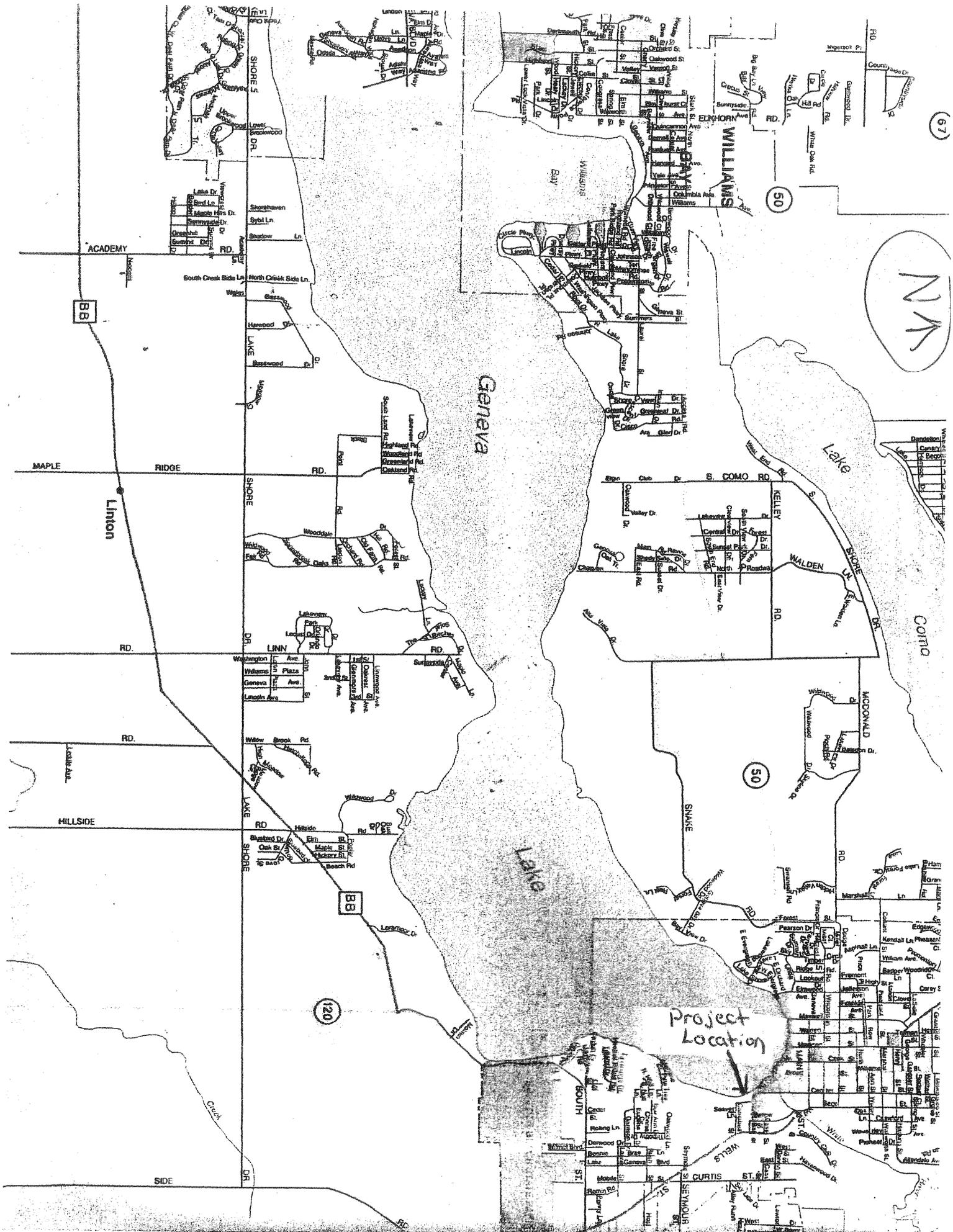
I hereby certify that the information contained herein is true and accurate. I also certify that I am entitled to apply for a permit, or that I am the duly authorized representative or agent of an applicant who is entitled to apply for a permit. Any inaccurate information submitted may result in permit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

Signature of Applicant(s) or Duly Authorized Agent <u>Jeff Reed</u>	Date Signed <u>2-18-15</u>
--	-------------------------------

<b>LEAVE BLANK - FOR RECEIVING AGENCY USE ONLY</b>		
Corps of Engineers Process No.	Wisconsin DNR File No.	
Received By	Date Received	Date Application Was Complete







Project Location

Geneva

Lake

Walden

Lake

COITTO

ACADEMY

MAPLE RIDGE

Linton

RD.

MILLSIDE

SIDE

50

50

120

BB

BB

WILLIAMS

S. COMO RD.

KEILEY

RD.

MCDONALD

DR.

STERN

ST.

CURRAN

ST.

SEMINARY

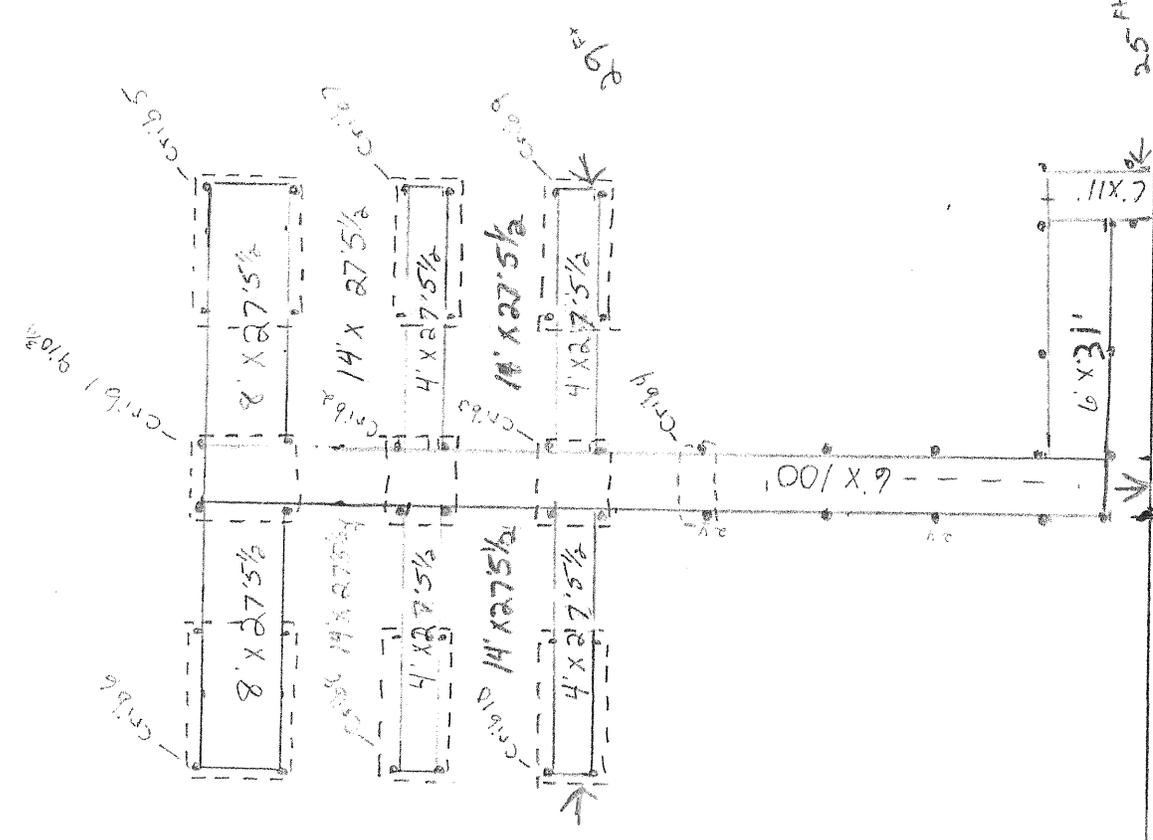
ST.

RD.

N →

Top View

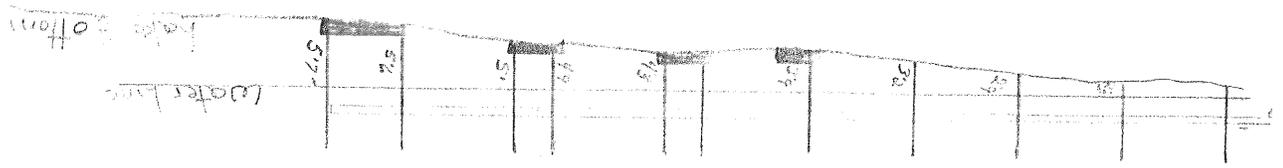
1" = 20'



Water Depth

crib 1	80.4"
crib 2	48.5"
crib 3	48.5"
crib 4	40"
crib 5	150.5"
crib 6	150.5"
crib 7	90.5"
crib 8	110"
crib 9	110"
<b>Total</b>	<b>876.56 FT</b>

King Selman  
 Milliett Family LP  
 Mike Lynch



C/L WRIGLEY DRIVE  
(50' WIDE)

N 89°55'12" E  
50.25'

N 90°00'00" E  
50.26'

25.11'

S 5°48'43" E 33.17'

S 5°48'43" E 85.21'

SIDEWALK

N 89°55'32" E 33.58'



STEPS

TAX PARCEL:  
ZOP 00369

N 90°00'00" E 42.82'

NO TAX PARCEL  
NUMBER ASSIGNED



N 90°00'00" E 50.20'

SIGN (TYP.)

DRAINAGE SWAIF

SHORELINE

GENEVA LAKE

LOT LINE EXTENDED

29.05'

11.00'

6.00'

5.00'

31.00'

31.00'

45.00'

PROPOSED PIER 51.00'

27.46'

4.00'

27.46'

14.00'

14.00'

27.46'

4.00'

27.69'

C/L OF ROAD EXTENDED

4.00'

27.46'

14.00'

14.00'

27.46'

4.00'

28.98'

8.00'

27.46'

14.00'

14.00'

27.46'

4.00'

27.69'

6.00'

27.46'

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

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

MILLIETTE FAMILY LP

Parcel Number: ZOP 00369  
 Bill Number: 133515

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

**Important:** Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.  
**Location of Property/Legal Description**  
 493 WRIGLEY DR

COM 83' W OF SE COR LOT 11 BLK 37 OP. N 85', W TO W LN  
 BLK 38 SLY TO SW COR BLK 38, E TO POB ORIGINAL PLAT  
 CITY OF LAKE GENEVA  
 0.370 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSESSMENT RATIO	NET ASSESSED VALUE RATE (Does NOT reflect credits)	NET PROPERTY TAX	TAXING JURISDICTION		% TAX CHANGE
						EST. STATE AIDS ALLOCATED TAX DIST.	EST. STATE AIDS ALLOCATED TAX DIST.	
840,000	250,800	1,090,800	0.956436683	0.02281688	24,670.80	2013	2014	
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit	2,226.62	NET TAX	NET TAX	
878,300	262,200	1,140,500				187.60	193.62	3.2%
STATE OF WISCONSIN	0	0				5,098.15	5,253.10	3.0%
WALWORTH COUNTY	183,438	201,319				6,587.76	6,587.29	0.0%
City of Lake Geneva	788,244	815,125				5,149.41	5,253.77	2.0%
UHS I.G-Genoa City	547,884	557,354				6,944.75	6,722.03	-3.2%
Sch Lake Geneva J 1	4,049,088	4,645,055				1,807.09	878.84	-51.4%
Gateway Technical	171,584	214,089				25,774.76	24,888.65	-3.4%
<b>TOTAL</b>	<b>5,740,238</b>	<b>6,432,942</b>						
<b>FIRST DOLLAR CREDIT</b>						-82.97	-80.92	-2.5%
<b>LOTTERY AND GAMING CREDIT</b>						-141.30	-136.93	-3.1%
<b>NET PROPERTY TAX</b>						<b>25,550.49</b>	<b>24,670.80</b>	<b>-3.4%</b>

**TOTAL DUE: \$24,670.80**  
 FOR FULL PAYMENT, PAY TO LOCAL  
 TREASURER BY:  
 JANUARY 31, 2015

Warning: If not paid by due dates,  
 installment option is lost and total tax is  
 delinquent subject to interest and, if  
 applicable, penalty.  
 Failure to pay on time. See reverse.

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



# Water Resources Application for Project Permits

Form 3500-053 (R 9/12)

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

Name (description if unnamed) of closest waterbodies	Type <input type="radio"/> Lake <input type="radio"/> Stream	Special Status <input type="radio"/> ORW/ERW <input type="radio"/> 303(d) listed
--	---	---

Yes No Wetlands:

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

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

- Wisconsin Wetlands Inventory       Wetland Delineation (attached report)  
 Wetland Locator Tool       Soils       Other:  
<http://dnr.wi.gov/topic/Wetlands/locating.html>       (NRCS maps)

Applicant/Project Name:	County
-------------------------	--------

**Latitude and Longitude Method (if available)**

	Degrees	Minutes	Seconds	Method of Determining
Latitude				<input type="checkbox"/> GPS <input type="checkbox"/> DNR's Surface Water Data Viewer <input type="checkbox"/> Other:
Longitude				

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

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

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

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

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

Attachment name(s):

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

**Section 9: Certification and Permission**

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

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

Name of Owner/Authorized Representative (please print) <b>Jeff Reed</b>	Title <b>Contractor</b>	Phone Number <b>262-248-2934</b>
Signature of Applicant <b>Jeff Reed</b>	Date Signed <b>2-18-15</b>	

**Water Resources Application for  
Project Permits**

Form 3500-053 (R 9/12)

LEAVE BLANK - AGENCY USE ONLY				
Date Received	Fee Received \$	Construction Site ID#	Docket #	Corps #
Initial screening: Completeness	<input type="checkbox"/> Historic checked	<input type="checkbox"/> Rare species (NHI) checked	<input type="checkbox"/> Wetlands checked	

Commercial  
Indoor & Outdoor  
Entertainment

APPLICATION FOR CONDITIONAL USE  
City of Lake Geneva

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

220 COOK STREET, LAKE GENEVA, WI 53147 PARCEL NO. ZOP 00043  
LOT 12 BLK 25 EXC. 89.67' ORIGINAL PLAT CITY OF LAKE GENEVA

NAME AND ADDRESS OF CURRENT OWNER:

KENNETH M WENZ  
220 COOK STREET UPPER, LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: 815-543-7474

NAME AND ADDRESS OF APPLICANT:

(GREAT EGGS LAKE GENEVA) PAUL OCHALEK - AGENT  
NS3W24959 ROAD B OKAUCHEE WI 53069

TELEPHONE NUMBER OF APPLICANT: 414-403-4045

PROPOSED CONDITIONAL USE:

TO OPERATE A SMALL LAKE GENEVA BREAKFAST BUNGALOW  
SERVING GOURMET OMELET WRAPS MADE TO ORDER, LOCAL BAKERY,  
COFFEE, FRESH FRUIT SMOOTHIES, MILK, JUICE, TEA, BOTTLED SODA AND WATER

ZONING DISTRICT IN WHICH LAND IS LOCATED: 246 - CITY OF LAKE GENEVA

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

NONE, NO INTERIOR OR EXTERIOR CHANGES ARE NECESSARY.  
MINOR PLUMBING AND ELECTRICAL UPGRADED ONLY WITH  
CITY APPROVAL AND PROPER PERMITS

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

OPEN TAIL WITH LIMITED DAYTIME HOURS, SERVING THREE TYPES  
OF OMELET WRAPS, ONLY A FEW TABLES INSIDE AND SOME OUTSIDE TABLES.

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

3/11/15

DATE



SIGNATURE OF APPLICANT

## Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, April 20, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Conditional Use Application filed by Great Eggs Lake Geneva, Paul Ochalek agent, N53W34959, Okauchee, WI 53069, to open an Indoor & Outdoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District, at the following location:

TAX KEY NO. ZOP 00243 - 220 COOK STREET

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, April 20, 2015 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 2<sup>nd</sup> day of April, 2015.

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 9<sup>th</sup> & April 16<sup>th</sup>.**

**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

- 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 USE IS A SIMPLE, SLOW PACED EATING ALTERNATIVE FEATURING FRESH, HEALTHY INGREDIENTS. HOURS WILL BE EARLY MORNING AND AFTERNOON ONLY IN A BEAUTIFUL SETTING
- 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?  
THIS LOCATION FEATURES A BEAUTIFUL GARDEN COURTYARD WHICH ALREADY COMPLIMENTS THE AREA AND WILL NOW BE EVEN MORE ENJOYABLE OFFERING GOURMET EGG WRAPS EARLY MORNING + AFTERNOON
- 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?  
IN NO WAY DOES THE PROPOSED USE OF THIS SPACE HAVE A NEGATIVE IMPACT ON NEARBY PROPERTY, NEIGHBORHOOD OR CHANGE ANY TRAFFIC PATTERNS OR PARKING.
- 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?  
WE ARE OFFERING A HEALTHY, FRESH EATING ALTERNATIVE THAT IS SLOW PACED. THE CONCEPT IS GEARED FOR OUR CUSTOMERS TO NOT ONLY OUR WRAPS, BUT ALSO RELAX ENJOY THE FLOWERS, NEIGHBORHOOD AND DOWNTOWN LAKE GENEVA.

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?

ABSOLUTELY, THE SPACE WILL BE EASILY ACCESSIBLE AND NOT IMPOSE ANY BURDEN ON PUBLIC AGENCIES.

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

I TRULY BELIEVE OUR CUSTOMERS WILL ENJOY A WONDERFUL PRODUCT AND EXCELLENT SERVICE. WE WILL HAVE A POSITIVE IMPACT THAT WILL COMPLIMENT THE NEIGHBORHOOD, DOWNTOWN AREA AND RIVERA BEACH

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

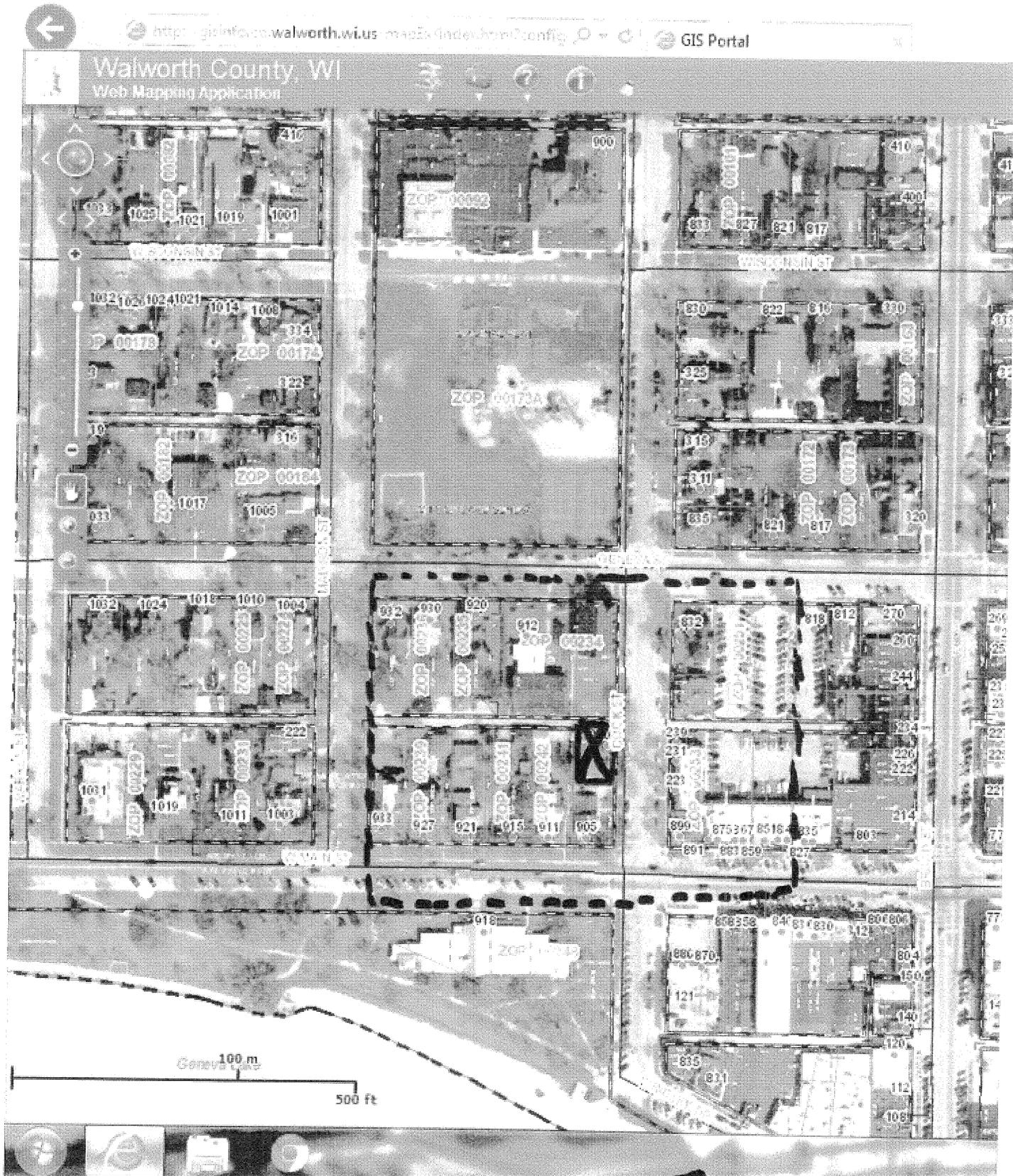
\_\_\_\_ Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk: Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_\_ 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: \_\_\_\_\_

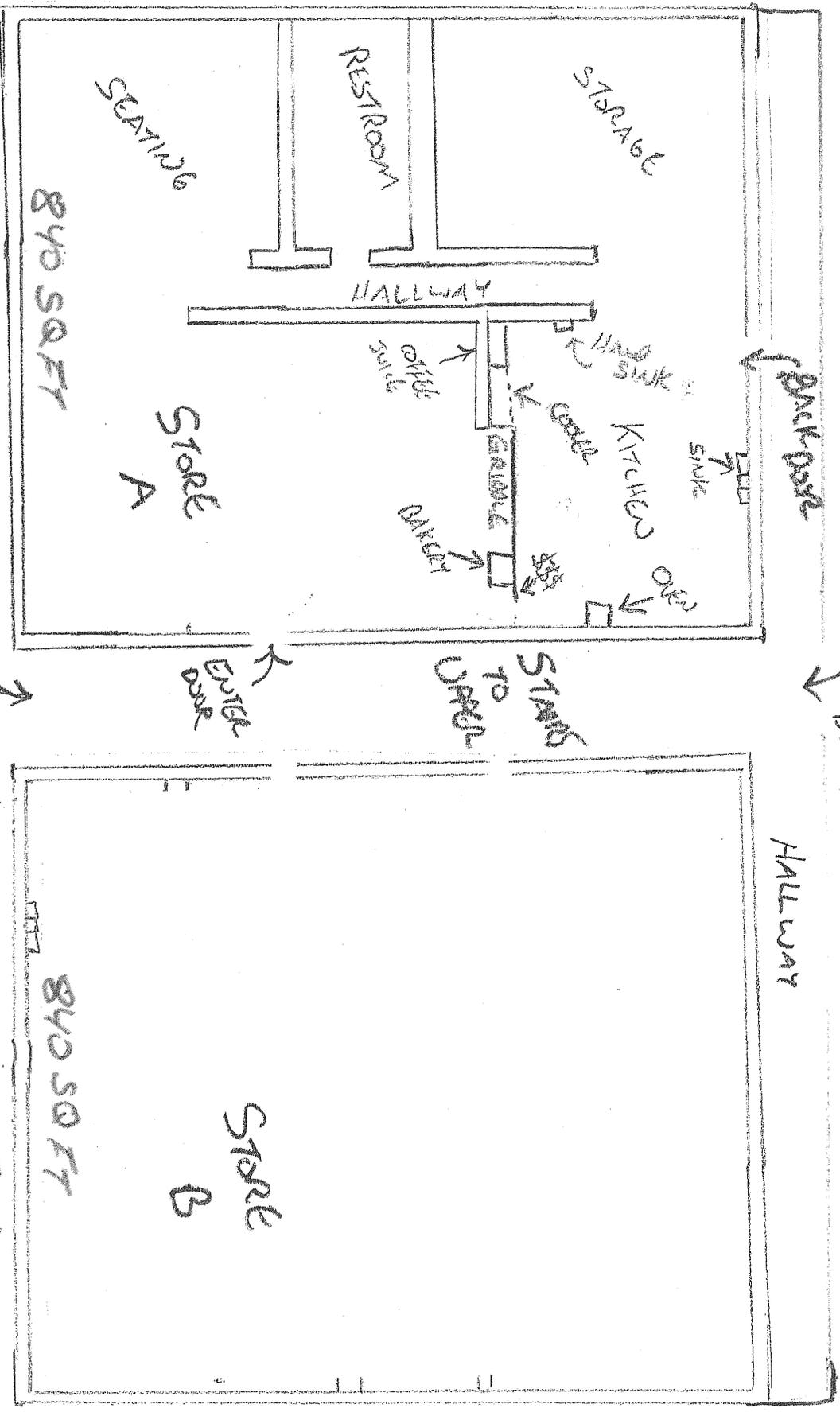
# MAP



220 COOK STREET   
BOUNDARIES 300 FEET - - - - -

# GARAGE AND DRIVEWAY

REAL OUTSIDE DOOR



HALLWAY

BACK DOOR

STORAGE

KITCHEN

STAIRS TO UPPER

RESTROOM

HALLWAY

Store A

840 SQ FT

FIRST FLOOR

MAIN ENTRANCE

840 SQ FT

Store B

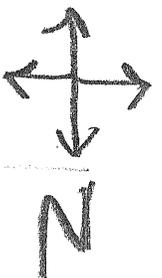
FIRST FLOOR

COOK STREET

OUTDOOR SEATING ALONG BUILDING

OUTDOOR SEATING ALONG BUILDING

MAIN ENTRANCE



200

UPPER LEVEL

LIVING QUARTERS

COOK STREET

Written Description Of Proposed Conditional Use  
For GREAT EGGS LAKE GENEVA

I'm proposing to open and operate a small Lake Geneva Breakfast Bungalow serving gourmet omelet wraps made to order. I will be occupying the south lower unit of 220 Cook Street. The space is 840 Square feet and is currently used as a small retail shop. There is one other small retail shop in the north lower unit and the building owner lives upstairs. The menu will consist of three types of gourmet omelet wraps made to order, while you wait, consisting of only fresh and wholesome ingredients. I will also feature local bakery, name brand coffee and fresh fruit smoothies. Milk, juice, tea, bottled soda and water will also be menu items.

The decor will be primarily nostalgic Lake Geneva with an emphasis on boating, sailing, fishing,

swimming and lake living. Inside seating will be limited to just a few tables. The wraps are perfect for grab and go but there will also be limited outdoor seating available. There will be no major renovation necessary. Only some small improvements to accommodate the following equipment: electric coffee machine and smoothie blender, small electric convection oven and small counter top electric griddle along with some limited refrigeration units. There will be no gas equipment or open flames thus no commercial hood or fire suppression system will be required. A small three compartment sink will also be installed.

My hours of operation will be 7am to 1pm seven days a week, May through October and only Saturday and Sundays during the winter months.

## 4-2015 LIST FOR 220 Cook Street

TaxKey	Owner1	Address1	City	State	Zip
ZOP 00173A	MAPLE PARK C/O CITY OF LAKE GENEVA	626 GENEVA ST	LAKE GENEVA	WI	53147
ZOP 00233	LAKE GENEVA UNITED METHODIST CHURCH INC (IN TRUST)	912 GENEVA ST	LAKE GENEVA	WI	53147
ZOP 00234	ME CHURCH & PARSONAGE	912 GENEVA ST	LAKE GENEVA	WI	53147
ZOP 00235	JAMES A & ANN H MCCULLOUGH	920 GENEVA ST	LAKE GENEVA	WI	53147
ZOP 00236	JOSEPH A RAILTON III	930 GENEVA ST	LAKE GENEVA	WI	53147
ZOP 00237	CYNTHIA J NAFZIGER	932 GENEVA ST	LAKE GENEVA	WI	53147
ZOP 00238	JAMES MERCURIO	6581 N HIAWATHA AVE	CHICAGO	IL	60646
ZOP 00239	MARY JANE JAROS	927 W MAIN ST	LAKE GENEVA	WI	53147
ZOP 00240	SARA BINOR	2251 SABLE OAKS DR	NAPERVILLE	IL	60564
ZOP 00241	RICHARD H TANNER TRUST	915 MAIN ST	LAKE GENEVA	WI	53147
ZOP 00242	WILKEN ENTERPRISES LLC	404 FIRST ST	WEST DUNDEE	IL	60118
ZOP 00243	KENNETH M WENZ	220 COOK ST	LAKE GENEVA	WI	53147
ZOP 00243A	JEFFREY M & BEVERLY LEONARD TRUST	1504 DODGE ST	LAKE GENEVA	WI	53147
ZOP 00250	CITY OF LAKE GENEVA	626 GENEVA ST	LAKE GENEVA	WI	53147
ZOP 00251	CITY OF LAKE GENEVA	626 GENEVA ST	LAKE GENEVA	WI	53147
ZOP 00252	HOUSE AROUND THE CORNER LLC	1876 1ST ST	HIGHLAND PARK	IL	60035
ZOP 00252A	VENTURE INVESTMENT PARTNERS	751 GENEVA PKWY	LAKE GENEVA	WI	53147
ZOP 00253	LAKE GENEVA RETAIL DST	PO BOX 3666	OAK BROOK	IL	60523
ZOP 00254	LAKE GENEVA RETAIL DST	PO BOX 3666	OAK BROOK	IL	60523
ZOP 00255	LAKE GENEVA RETAIL DST	PO BOX 3666	OAK BROOK	IL	60523
ZOP 00337	KEY INVESTMENT GROUP C/O RICHARD KEHOE	1230 N WESTERN AVE, UT 202	LAKE FOREST	IL	60045
ZOP 00348	PUBLIC LIBRARY	918 MAIN ST	LAKE GENEVA	WI	53147

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

721 Geneva Street Lake Geneva, WI 53147

(See Survey attached)

NAME AND ADDRESS OF CURRENT OWNER:

Patricia Strenger 721 Geneva Street Upper Lake Geneva,  
WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: (262) 994-2427

NAME AND ADDRESS OF APPLICANT:

Samantha Strenger 721 Geneva Street Upper  
Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: (262) 994-8554

PROPOSED CONDITIONAL USE: Commercial Indoor & Outdoor Entertainment.

Continue as Re-Vive art gallery with  
additional cold pressed juicery and possible light  
fare in future.

ZONING DISTRICT IN WHICH LAND IS LOCATED: (CB) Central Business

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

JBM Construction 606 Madison Street, Lake Geneva WI  
53147. John J. Peacock, Architect 1156 Linden Ave.  
Deerfield IL 60015.

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Art gallery, mosaic classes, juicery, snack bar,  
beer offered.

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

3/24/15

DATE

Samantha Strenger

SIGNATURE OF APPLICANT

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

(e) Written justification for the proposed conditional use:

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

The conditional use will provide an attractive and healthy experience to both residents and visitors to the city.

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 location attracts substantial pedestrian + vehicular traffic to enhance the city's general business attractiveness.

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

No.

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

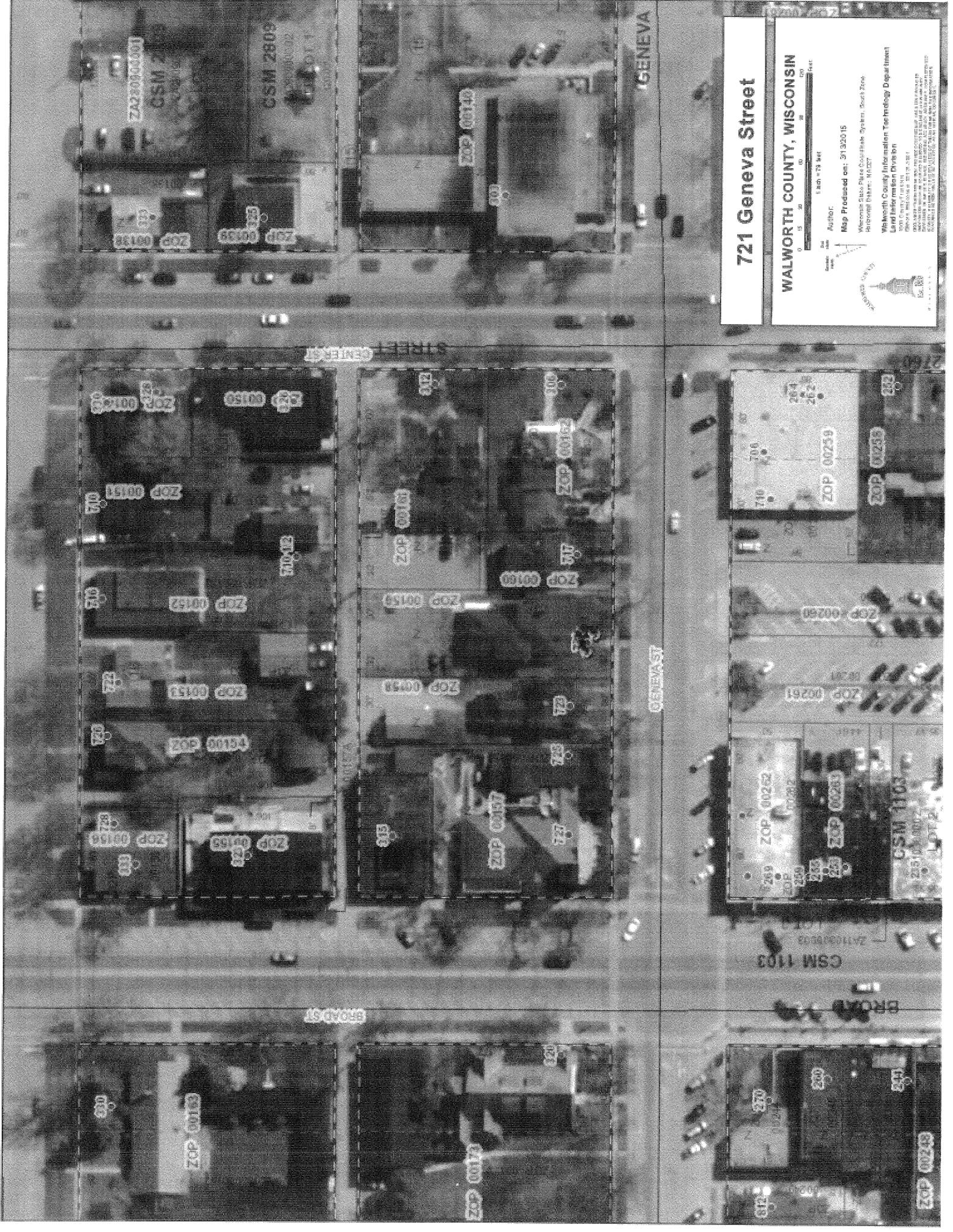
There is no change in the land use and no significant exterior changes to the property.

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.

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.



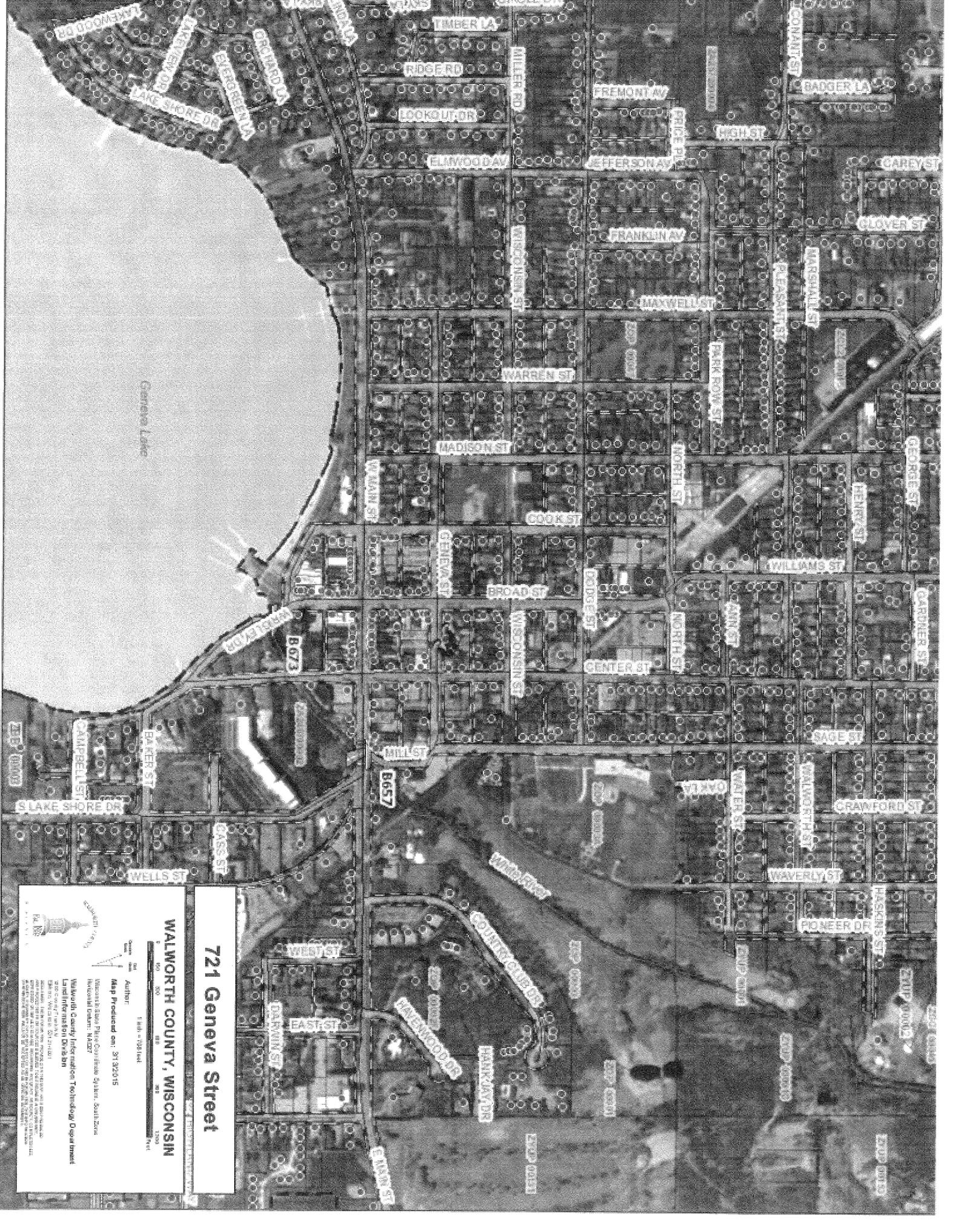
## 721 Geneva Street

**WALWORTH COUNTY, WISCONSIN**

Aerial  
Map Produced by: 3/1 2015  
Wisconsin State Share Cooperative System, South Shore  
Recreation System, WI 53227

Walworth County Information Technology Department  
Land Information Division  
2000 Wisconsin State Share Cooperative System and Land Use  
Information System, WI 53227  
© 2015 Walworth County Information Technology Department

1 inch = 75 feet



# 721 Geneva Street

**WALWORTH COUNTY, WISCONSIN**



Map Produced on: 3/1 2020/15

Author: Walworth County Planning & Development Department  
 Information Contact: 920-257-3337

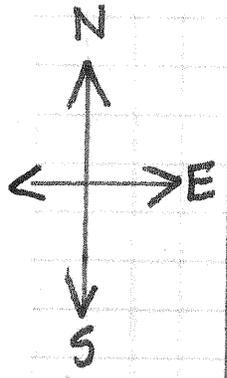
Walworth County Information Technology Department  
 Lorraine Madsen, Director  
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Walworth County Information Technology Department  
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- REAR PARKING -

(DELIVERY)



REAR EXIT

RESTROOM

HALLWAY

SMALL RESTROOM

\* OUTDOOR SEATING AREA

← LOW FENCING →

\* LOUNGE (seating)

\* GALLERY (ADDITIONAL SEATING)

MARCH 2015

EXIT

\* FOYER

\* GATHERING ROOM

\* SITTING MEETING ROOM

\* DENOTES CONSUMPTION AREAS INDOOR / OUTDOOR

VESTIBULE  
MAIN ENTRY

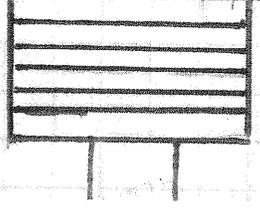
COUNTER

PORCH

"JUICING" AREA

beer storage

OFFICE STUDIO



~ REVIVE GALLERY ~

- FRONT -

721 GENEVA STREET  
(2 DOORS WEST OF TEMPURA HOUSE)

## Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, April 20, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Conditional Use Application filed by Re-Vive, Samantha Strenger agent, 721 Geneva Street, Lake Geneva, WI 53147, to open an Indoor & Outdoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District, at the following location:

TAX KEY NO. ZOP 00159 - 721 GENEVA STREET

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, April 20, 2015 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 2<sup>nd</sup> day of April, 2015.

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 9<sup>th</sup> & April 16<sup>th</sup>.**

APPLICATION FOR PRECISE IMPLEMENTATION PLAN AMENDMENT

City of Lake Geneva

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

123 CENTER STREET  
TAX KEY NO. ZMIL 00001 THRU ZMIL 00034

Name and Address of Current Owner:

MILL CREEK HOTEL / JILL PERRY, MANAGER  
123 CENTER STREET, LAKE GENEVA, WI 53147

Telephone No. of Current Owner including area code: (6) (262) 374. 3857

Name and Address of Applicant:

MILL CREEK HOTEL / JILL PERRY, MANAGER  
123 CENTER STREET, LAKE GENEVA, WI 53147

Telephone No. of Applicant including area code: (6) (262) 374. 3857

Proposed Use:

NEW OPEN ENTRY DECK AND STAIRS

Zoning District in which land is located: PD - PLANNED DEVELOPMENT

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

MCCORMACK + ETTEN ARCHITECTS LLP, 400 BROAD ST. LAKE GENEVA, WI. 53147  
CREATIVE BUILT DECKS, W 1143 BLOOMFIELD ROAD, LAKE GENEVA, WI. 53147

Short statement describing activities to take place on site:

PROVIDE AN OPEN DECK SITTING AREA AND UPGRADED  
ENTRY FOR THE PATRONS OF THE EXISTING HOTEL.

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

  
\_\_\_\_\_  
Signature of Applicant X

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before a City Plan Commission Meeting on Monday, April 20, 2015, at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, for approval of a Precise Implementation Plan (PIP) Amendment for Mill Creek Hotel, Jill Perry, Manager, 123 Center Street, Lake Geneva, 53147 to reconstruct the front entranceway from concrete to a wooden deck, at the following location:

Tax Key Nos. ZMIL 00001 – ZMIL 00034.

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, April 20, 2015, 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.

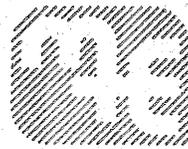
Dated this 2<sup>nd</sup> day of April, 2015.

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 9<sup>th</sup> & 16<sup>th</sup>.**

March 26, 2015



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

Re: **APPLICATION FOR AN AMENDMENT TO THE EXISTING  
PD - PLANNED DEVELOPMENT ZONING PLAN FOR  
MILL CREEK HOTEL  
123 CENTER  
LAKE GENEVA, WI 53147**

Dear Mr. Robers and Plan Commission Members:

The Owners of the Mill Creek Hotel respectfully request approval for an **AMENDMENT TO THE PLANNED DEVELOPMENT ZONING** for the *Mill Creek Hotel* property at 123 Center Street, Lake Geneva, WI to allow for the addition of a *New Open Entry Deck and Stairs* for uses allowed within the **PB - PLANNED BUSINESS ZONING DISTRICT** within **PD - PLANNED DEVELOPMENT** zoning as described below.

The Property is located in the City of Lake Geneva and consists of single parcel at 123 Center Street and includes Tax Key # ZMIL 00001 through ZMIL 00034.

The Existing Building at the 123 Center Street address is a three-story hotel structure plus a lower level parking facility. The current main entrance off Center Street includes a set of stairs to the south leading up to a concrete stoop with an adjoining sidewalk to the north and landscaping between the concrete stoop and the public sidewalk on Center Street. *The Property was previously approved for zoning as a PD - PLANNED DEVELOPMENT. The Hotel Owners are requesting that they be allowed to construct a New Open Entry Deck and Stairs between the west property line at the sidewalk on Center Street to the west wall of existing hotel building as noted in the accompanying drawings. The intention is to enhance the main entrance to the Hotel and to provide an open outdoor seating deck for the hotel patrons. Given the unique location and configuration of the site, we believe approval of the proposed AMENDMENT TO THE PRECISE IMPLEMENTATION PLAN is a reasonable option for the upgrading of this property.*

1. The Main Entrance of the Existing Hotel is currently served by a set of concrete stairs from the south end and a sloped concrete walk and ramp from the north end with a flat concrete slab at the Main Entrance. *The Hotel Owners wish to leave the existing concrete slab at the entrance but remove the concrete stairs to the south, add new Lannon stone stairs to the west out to the existing sidewalk, build a new open wood deck out to the west, and revise the handicapped access walk / ramp to the north.*

McCormack + Etten / Architects, LLP

400 Broad Street, Lake Geneva, WI 53147  
Email: [contact@mccormacketten.com](mailto:contact@mccormacketten.com)

Ph (262) 248-8391 Fax (262) 248-8392  
<http://www.mccormacketten.com>

2. *The Existing Hotel is currently a bit cut off from the street and sidewalk in that the entrance sidewalks and stairs access the main entrance from the north and south. The Hotel Owners believe the proposed new open deck and stairs would better connect the hotel to the street and provide a more inviting access to the main entrance.*

3. *The proposed modifications are relatively minor and are in general compliance with the requirements of the original PD – Planned Development Zoning originally approved for the property.*

4. *The following documents are enclosed to facilitate the approval of the Proposed AMENDMENT TO THE PRECISE IMPLEMENTATION PLAN of the PD - PLANNED DEVELOPMENT ZONING for the Mill Creek Hotel property at 123 Center Street in the City of Lake Geneva:*

- *A Location Map of the Subject Site* in relation to the City of Lake Geneva.
- *A Map of the Subject Property* noting the current zoning and that of adjoining properties, and a *Site Plan* which depicts the dimensions of the subject property.
- *A Written Description and a Statement of Rationale* of the proposed *Amendment to the Precise Implementation Plan for the PD - Planned Development Zoning.*
- *Precise Implementation Plan Drawings*, including a *Site Plan, Floor Plans*, and *Elevations* of the proposed subject development.

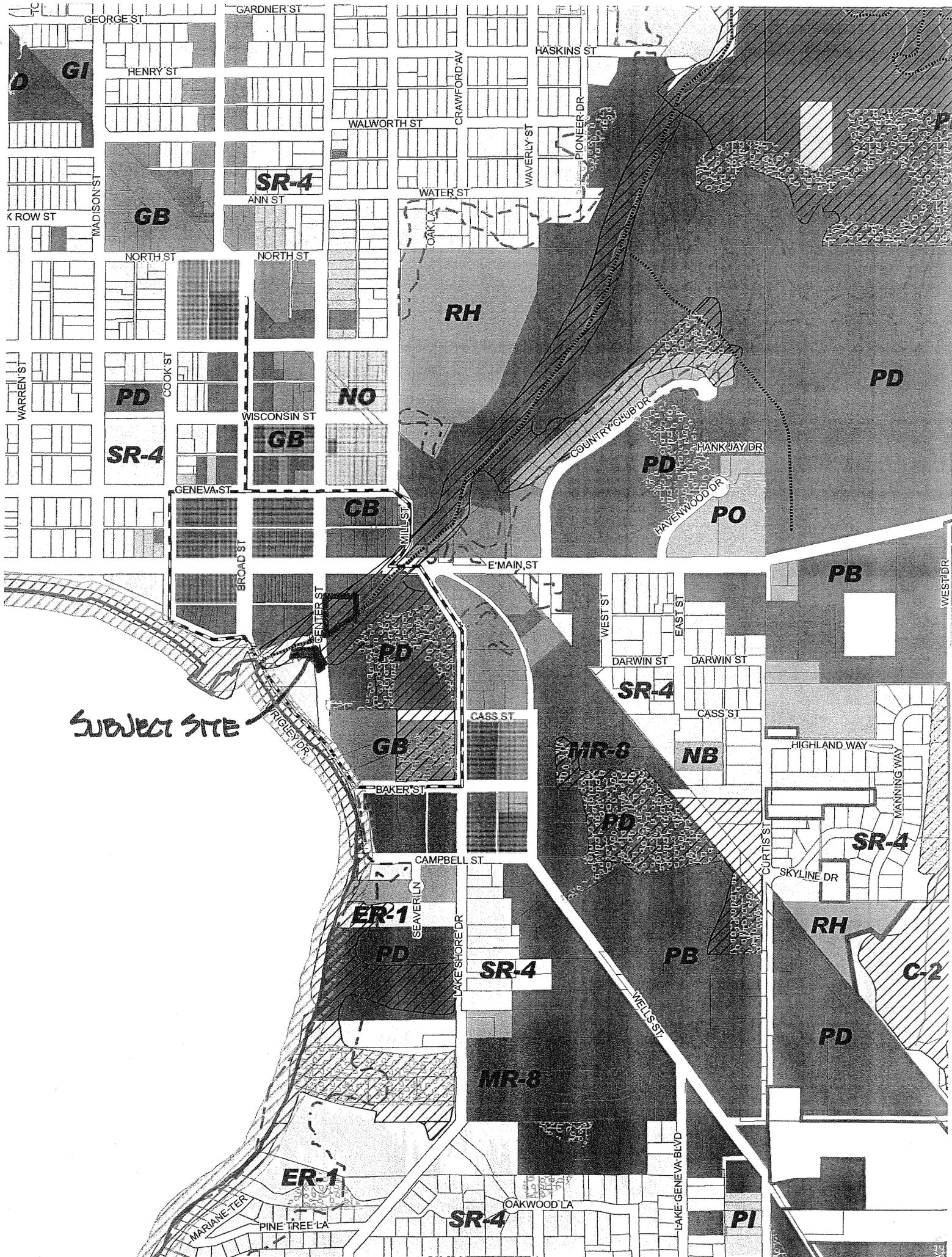
Thank you for your consideration of the above project. Please let me know if you need additional information or have any questions.

Sincerely,



Kenneth L. Etten A.I.A.  
McCormack + Etten / Architects LLP

**A. GENERALIZED LOCATION MAP**



**SUBJECT SITE**

**D GI**

**GB**

**SR-4**

**RH**

**PD**

**NO**

**SR-4**

**GB**

**CB**

**PD**

**PO**

**PB**

**PD**

**GB**

**MR-8**

**NB**

**SR-4**

**ER-1**

**PD**

**SR-4**

**PB**

**RH**

**C-2**

**PD**

**MR-8**

**ER-1**

**SR-4**

**PI**

**B. SITE PLAN OF  
SUBJECT PROPERTY**





**C. GENERALWRITTEN  
DESCRIPTION & WRITTEN  
JUSTIFICATION**

**GENERAL WRITTEN DESCRIPTION OF *PROPOSED AMENDMENT TO THE PRECISE IMPLEMENTATION PLAN FOR THE PD-PLANNED DEVELOPMENT ZONING***

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The **Mill Creek Hotel Owners** respectfully requests approval of the *AMENDMENT TO THE PD – PLANNED DEVELOPMENT ZONING* to allow for the Site Division and remodeling of the **Existing Commercial Buildings** as described herein:

A. The **Property** is located in the **City of Lake Geneva** at *123 Center Street* and includes a three story hotel building with one level of parking below. As part of the agreement with the **City** at the time the hotel was built in 2000 / 2001, the **Property** was zoned as *PD – Planned Development*. *We believe that the proposed revisions to the main entrance stairs and deck of the Existing Building are a minor revision and fall within the intent of the original Planned Development Precise Implementation Plan zoning agreement.*

B. The *Exterior Finish Materials* of the proposed **New Deck** would be **Timber-Tek No Maintenance decking** with **white PVC railings** similar in style to the existing railings on the building, the new stairs would be **Lannon stone**, and any new or revised walks would be concrete to match the existing. *The intention is to create a more attractive and inviting entrance to the Existing Hotel.*

**STATEMENT OF RATIONALE FOR REQUESTING APPROVAL OF AN *AMENDMENT TO CURRENT PD-PLANNED DEVELOPMENT ZONING DISTRICT***

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There are several reasons for requesting the approval of this proposed *AMENDMENT TO THE PRECISE IMPLEMENTATION PLAN* of the current *PD – PLANNED DEVELOPMENT* zoning under the Lake Geneva Zoning Ordinance, including the following items:

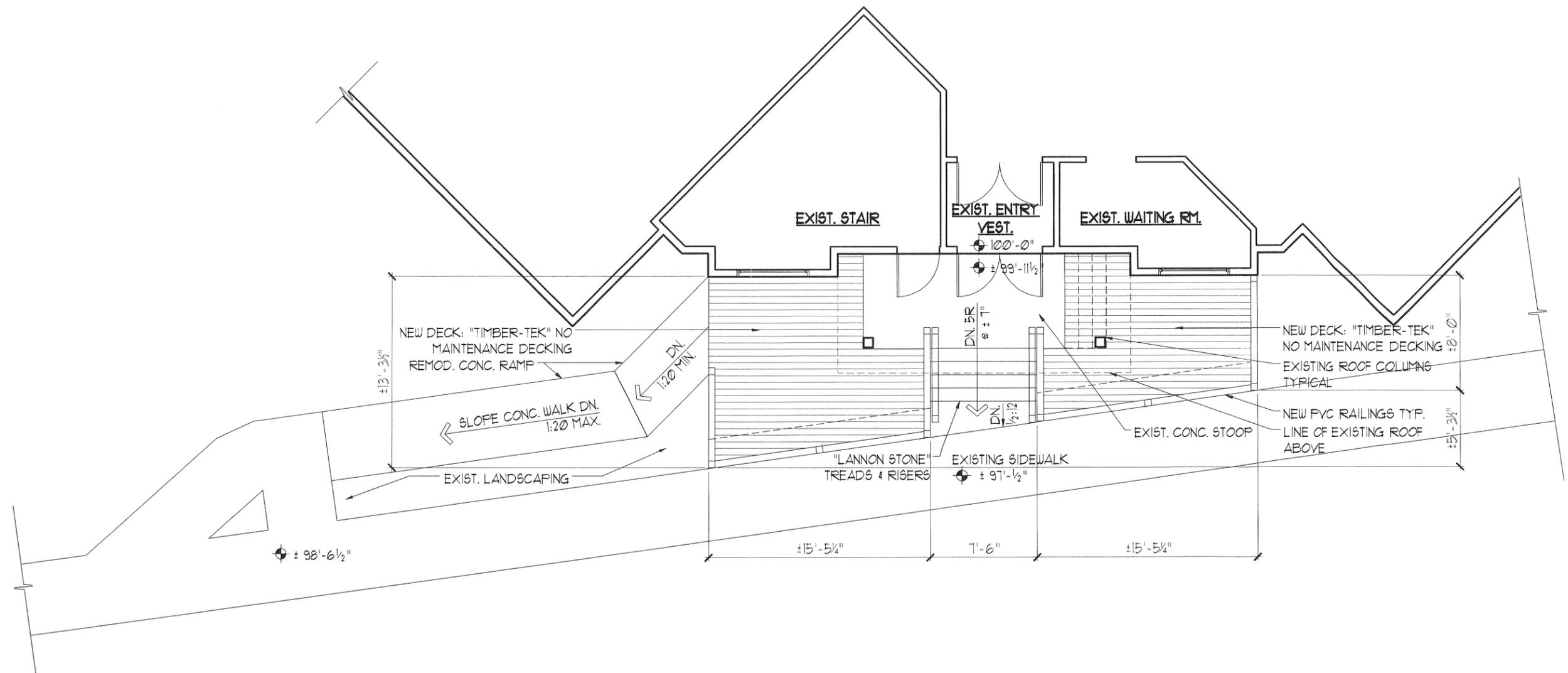
1. **IMPACT OF THE *AMENDMENT TO THE EXISTING PD – PLANNED DEVELOPMENT***: As noted above, the proposed changes to the **Main Entrance** are primarily to enhance the appearance and accessibility of the **Existing Hotel** and shall have minimal effect on the overall **Building and Paving Setbacks, Floor Area Ratio, and Specific Performance Standards**. *The most significant change is the New Open Wood Deck extending out to the Street (West) Lot Line which is allowed under the PD – Planned Development Zoning requirements. The Applicant requests the cooperation of the Plan Commission and the City Council in approving this Amendment to the Precise Implementation Plan for the existing PD – Planned Development agreement.*

## **D. PLANS AND ELEVATIONS**



THE HILL GREEN HOTEL

CREEK  
1000  
1000



# EXISTING FIRST FLOOR PLAN - WEST ENTRY

## PROPOSED STAIR & DECK

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



# WEST ELEVATION

## PROPOSED STAIR & DECK

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