

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

Agenda

1. Meeting called to order by Mayor Kupsik.
2. Roll Call.
3. Approve Minutes of April 18, 2016 Plan Commission meeting as distributed.
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes.
5. Acknowledgment of Correspondence. - None
6. Downtown Design Review.
 - A. Application by Karlee Mann for Lefty's Too, W5244 Cty. Rd. ES, Elkhorn, WI 53121 for two exterior signs on the storefront at 223 Cook Street, Tax Key No. ZOP 00253.
 - B. Application by Barbara Krause for Nei-Turner Media Group, 400 Broad Street, Lake Geneva, WI 53147 for new exterior signage on the storefront at 400 Broad Street, Tax Key No. ZOP 00106.
 - C. Application by Pete Jurgens for Oakfire, 831 Wrigley Drive, Lake Geneva, WI 53147 a retractable awning on the storefront at 831 Wrigley Drive, Lake Geneva, WI, Tax Key No. ZOP 00340.
 - D. Application by Reed Andrew for Rootbeer Revelry, E10295 Forest Road, Baraboo, WI 53147, for new exterior Signage on the storefront awning at 729 Main Street, Tax Key No. ZOP 00275.
 - E. Application by Bauer Sign Company for @properties, 880 Main Street new exterior monument sign at 880 Main Street, Tax Key No. ZOP 00337.
7. Continued Public Hearing and Recommendation on a Conditional Use Application filed by Milliette Family LP, 493 Wrigley Drive, Lake Geneva, WI 53147, to install an accessory structure (Pier) closer to the lake shore than the primary structure, within Lakeshore Overlay Zoning District located at 493 Wrigley Drive, Lake Geneva, WI 53147, Tax Key No. ZOP 00369.
8. Continued Public Hearing and recommendation on a Conditional Use Permit to use the Single Family Residential (SR-4) zoning requirements in an Estate Residential (ER-1) zoning district for a new home filed by Lake Geneva Architects, 201 Broad Street, Lake Geneva, WI 53147 on behalf of Quint & Rishy Studer, 1919 E Larua Street, Pensacola, FL 32501 at 1408 W Main Street, Tax Key No. ZYUP 00094K. **This application has been withdrawn by the owners.**
9. Public Hearing and Recommendation on a Conditional Use Application filed by Karlee Mann, W5244 Cty. Rd. ES, Elkhorn, WI 53121, for Lefty's Too to operate a Commercial Indoor Entertainment facility (Restaurant) at 223 Cook Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00253.
10. Public Hearing and Recommendation on a Conditional Use Application filed by Carolyn Sue Gifford to operate Family Daycare Home (Four to Eight Children) in a Single Family (SR-4) zoning district at 191 W South Street, Lake Geneva, WI 53147, Tax Key No. ZA160800001.

11. Public Hearing and recommendation on a Conditional Use Application filed by Steven Johansen for Maple Park Inn, N4590 Ostrander Road, New London, WI to operate a Bed & Breakfast establishment at 920 Geneva Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00235.
12. Public Hearing and recommendation on a Planned Development (PD), Precise Implementation Plan (PIP) submitted by Leslie N Scherrer Pella for PSG, Inc., 448 Falcon Ridge Drive, Suite B, Burlington, WI 53105 for property located at 414 & 416 Baker Street, Tax Key Nos. ZBS 00001 & 00002.
13. Public Hearing and recommendation on a General Development Plan (GDP) Application filed by Lake Geneva 50120, LLC c/o GMX Real Estate Group, LLC, 3000 Dundee Rd, Northbrook, IL 60062 for two new commercial buildings in the Planned Business zoning district at 281 N Edwards Blvd., Tax Key No. ZA297300001.
14. Public Hearing and recommendation on a General Development Plan (GDP) Application filed by Geneva Lakes Dream Homes c/o Ernie Truchscherer, PO Box 259, Lake Geneva, WI 53147 for three new commercial buildings in the Planned Business Park zoning district at lots #49 – 52 Tax Key Nos. ZLGBP200030 - 200033.
15. Public Hearing and recommendation on a Precise Implementation Plan (PIP) Application filed by Geneva Lakes Dream Homes c/o Ernie Truchscherer, PO Box 259, Lake Geneva, WI 53147 for three new commercial buildings in the Planned Business Park zoning district at lots #49 – 52 Tax Key Nos. ZLGBP200030 - 200033.
16. Adjournment

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

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

Posted 5/13/16

MINUTES

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

2. Roll Call

Present: Al Kupsik, John, Gibbs, Doug Skates, Cindy Flower, Tyler Frederick, Tom Hartz
Also Present: Planner Mike Slavney, Atty. Dan Draper, Mayor Connors, Administrator Oborn,
Inspector Robers and Assistant Gregoles

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

MOTION #1

Flower/Skates moved to approve the minutes of March 21, 2016 Plan Commission meeting as distributed.
The motion carried unanimously.

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

5. Acknowledgment of Correspondence

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

6. Downtown Design Review.

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

DISCUSSION

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

MOTION #2

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

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

DISCUSSION

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

MOTION #3

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

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

DISCUSSION - Kathy Simes, W5005 Paddock Dr, Elkhorn

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

MOTION #4

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

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

DISCUSSION

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

MOTION #5

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

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

DISCUSSION – John Engerman- W3411 Linton Rd, LG

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

MOTION #6

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

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

DISCUSSION – Peter Jergens (for applicant)

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

MOTION #7

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

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

DISCUSSION

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

MOTION #8

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

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

DISCUSSION – Kathy Speaker, Richmond, IL (Co-owner)

Speaker gave an overview of the application details and there was a brief discussion with the Commission. A flyer was passed out to the Commissioners for review.

PUBLIC SPEAKER #1 – Jay Kleiman, 1551 Lake Shore Drive, LG

What is the typical age of clientele? Is there any alcohol restriction?

Speaker Replied: Ages 8 to 80. No food or drink is allowed in the facility and our website states that we reserve the right to refuse admittance if clients appear intoxicated or that type of thing.

MOTION #9

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

MOTION #10

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

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

DISCUSSION – Larry Kundert, LG

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

MOTION #11

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

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

DISCUSSION – Justin Woods, N2341 Beach Road, LG

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

PUBLIC SPEAKER #1 – Jay Kleiman 1551 Lake Shore Drive, LG

Kliman stated his concerns regarding this specific permit as well as the precedence this may set for larger and larger homes to be built in the future.

PUBLIC SPEAKER #2 – Georgianna Kleiman, 1551 Lake Shore Drive, LG

Kliman agreed with her husband Jay's concerns and stated she also had concerns regarding the setbacks and the lack of architectural drawings.

PUBLIC SPEAKER #3 – Doug Powell, 1540 Lake Shore Drive, LG

Powell stated his concerns about the pine trees that could come down and lack of communication with the neighbors regarding this project. He is also curious as to how the deck gains square footage if it is in the same footprint as the former deck?

PUBLIC SPEAKER #4 – Jeannine Kaiser, 1530 Lake Shore Drive, LG

Kaiser clarified they only intend to take out one tree that is directly on their property, the footprint will remain the same.

MOTION #12

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

MOTION #13

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

AMENDMENT #1

Mayor Connors/Skates amend the motion by adding the limiting of the removal of only the one tree.

The amendment carried unanimously.

10. Public Hearing and recommendation on a Precise Implementation Plan (PIP) Application filed by Lake Geneva Tennis Club, 914 Bennett Ct. Walworth, WI 53184 for a new commercial building (Tennis Club) in the Planned Business Park (PBP) zoning district in a proposed building on Veterans Parkway Tax Key No's ZLGBP 200029.

DISCUSSION – Thomas Connally & Warren Hanson/ representing LG Tennis LLC

Connally & Hanson gave an overview of the application details and there was a brief discussion with the Commission. Samples of building materials were shown to the Commissioners.

PUBLIC SPEAKER #1 – None

MOTION #14

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

DISCUSSION

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

MOTION #15

Mayor Connors/Kupsik moved to approve the Recommendation on a Precise Implementation Plan (PIP) Application filed by Lake Geneva Tennis Club, 914 Bennett Ct. Walworth, WI 53184 for a new commercial building (Tennis Club) in the Planned Business Park (PBP) zoning district in a proposed building on Veterans Parkway Tax Key No's ZLGBP 200029 including staff recommendations and the finding of facts. Also to include the Fire Dept. letter dated 4-10-16, the Kapur letter dated 4-15-16 and limiting grading the bike path to 10% and contingent upon state approval. The motion carried unanimously.

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

PUBLIC SPEAKER #1 – None

MOTION #16

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

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

DISCUSSION – Bill Henry, LG

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

PUBLIC SPEAKER #1 – None

MOTION #17

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

MOTION #18

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

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

DISCUSSION

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

MOTION #19

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

- 14. Adjournment**

Thank you from the Mayor for

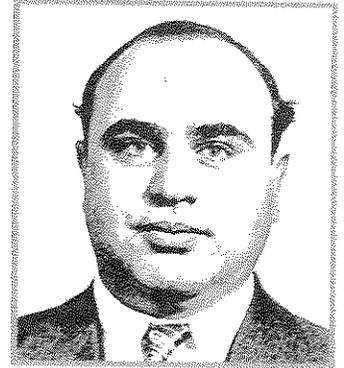
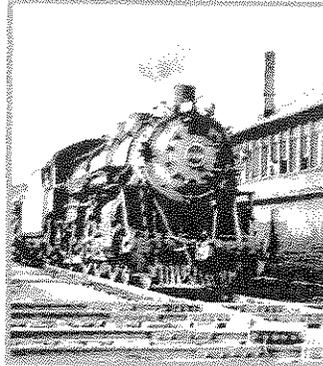
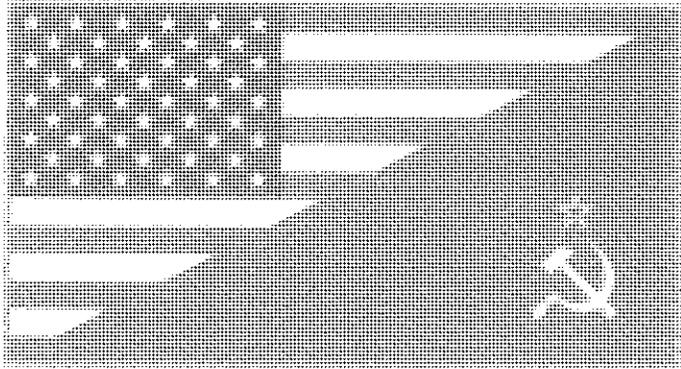
MOTION #20

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

/s/Jackie Gregoles, B&Z Administrative Assistant

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE PLAN COMMISSION

Lake Geneva Clue Room



Can you Escape?

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

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

Anticipated Opening: Memorial Day Weekend

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

Time: 10am - 10pm

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

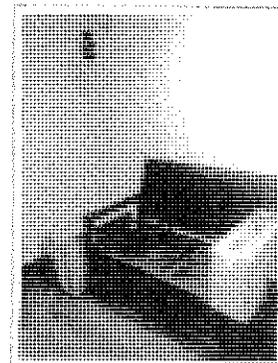
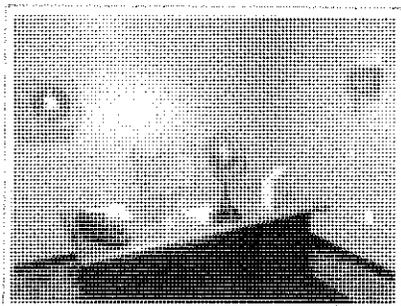
Great for: Families, friends, team building, bachelorette/bachelor parties, birthday parties

Cost: \$29pp (Group rates available)

Contact information:

www.lakegenevacueroom.com

262-325-4071



FREQUENTLY ASKED QUESTIONS

Will we really be locked in?

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

Can I do the same room twice?

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

Will you ever change the puzzles so we can play again?

We will refresh the rooms periodically and present a new set of challenges.

What time should we arrive?

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

What if my group is late?

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

What if my group is early?

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

What's the fewest number of participants recommended to play?

The game can be played with as few as 2 players.

Can we have more than 8 participants in the room?

Eight is the maximum number of participants, for both comfort and enjoyment reasons.

How old do you have to be to play?

Kids as young as 8 can participate and enjoy the game with adult supervision. Young eyes often see and process things differently than we do.

Can I bring my margarita from the bar with me?

Food and drinks are not allowed in the game rooms. We also reserve the right to prohibit entry by anyone who is intoxicated.

Will we get locked in with people we don't know?

Smaller, unacquainted groups could book for the same time slot if there are still openings available in the room. Have fun, and meet some new people!

Can my group get the room all to ourselves?

If you would like to ensure only your group is participating in your game, you can simply book all 8 slots for that game.

STAFF REPORT
To Lake Geneva Plan Commission

Meeting Date: May 16, 2016

Agenda Item #6A

Applicant:

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

Request:

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

Description:

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

Staff Recommendation:

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

Agenda Item #6B

Applicant:

Barbara Krause
400 Broad Street
Lake Geneva, WI 53147

Request:

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

Description:

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

Staff Recommendation:

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

Agenda Item #6C

Applicant:

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

Request:

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

Description:

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

Staff Recommendation:

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

Agenda Item #6D

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

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

Description:

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

Staff Recommendation:

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

Agenda Item #6E

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

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

Description:

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

Staff Recommendation:

The new Sign will further improve the building site on a Main Street in the Downtown district. Staff's recommendation is that the monument sign be approved as presented at the existing grandfathered location to preserve the existing parking spaces at the business, with any Commission amendments.

Agenda Item #7

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

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

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

Staff Recommendation: Staff has no objection to the proposed pier which is currently in for approval from the Wisconsin DNR. Proof of approval to be supplied before any construction begins. The applicant has worked with staff on a compromise to the Riparian rights of the neighbor to the South (City of Lake Geneva) to allow the pier to be closer than the 12.5 feet required in the City Ordinance to maintain the clearance on the North side for that property owner.

Action by the Plan Commission:

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

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

5. The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on any of improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Agenda Item #8

Applicant:
Lake Geneva Architects for Quint & Rishy Studer
N3241 Beach Road
Lake Geneva, WI 53147

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

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

Agenda Item #9

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

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

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

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

- A. If, after the public hearing, the Commission wishes to recommend approval, then the appropriate fact finding would be:
1. In general, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 2. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 3. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration

pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

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

Agenda Item #10

Applicant:

Carolyn Sue Gifford

191 W South Street

Lake Geneva, WI 53147

Request:

Conditional Use approval for a Family

Daycare Home (four to eight children) in a

Single Family (SR-4) zoning district at 191

W South Street, Tax Key No. ZA160800001.

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

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

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

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

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

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

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

Agenda Item #11

Applicant:
Steven Johansen for Maple Park Inn
N4590 Ostrander Road
New London, WI

Request:
Conditional use to Operate a Bed & Breakfast
Operation in a Single Family Residential (SR-4)
District at 920 Geneva Street, Tax Key No. ZOP 00235.

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

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

- A. If, after the public hearing, the Commission wishes to recommend approval, then the appropriate fact finding would be:
1. In general, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 2. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 3. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or

other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
 5. The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on any of improvements, facilities, utilities or services provided by public agencies serving the subject property.
 6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.
- B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be:
1. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 2. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 3. The proposed conditional use in its proposed location, and as depicted on the required site plan does result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
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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 #12

Applicant:

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

Request:

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

Description:

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

Staff Recommendation:

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

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

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

Agenda Item #13

Applicant:

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

Request:

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

Description:

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

Staff Recommendation:

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

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

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

Agenda Item #14

Applicant:

Geneva Lakes Dream Homes

PO Box 259

Lake Geneva, WI 53147

Request:

General Development Plan (GDP) for three new commercial buildings at 281 N Edwards Blvd.,

Tax Key Nos. ZLGBP200030-200033.

Description:

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

Staff Recommendation:

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

- A. If, after the public hearing, the Commission wishes to recommend approval, then the appropriate fact finding would be:
1. In general, the proposed Planned Development (GDP) is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 2. Specific to this site, the proposed Planned Development is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 3. The proposed Planned Development in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
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 6. The potential public benefits of the proposed Planned Development outweigh all potential adverse impacts of the proposed Planned Development after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.
- B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be:
1. In general, the proposed Planned Development (GDP) is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

2. Specific to this site, the proposed Planned Development is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
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6. The potential public benefits of the proposed Planned Development do not outweigh all potential adverse impacts of the proposed Planned Development after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Agenda Item #15

Applicant:

Geneva Lakes Dream Homes

PO Box 259

Lake Geneva, WI 53147

Request:

Precise Implementation Plan (PIP) for three new

commercial buildings at 281 N Edwards Blvd.,

Tax Key Nos. ZLGBP200030-200033.

Description:

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

Staff Recommendation:

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

- A. If, after the public hearing, the Commission wishes to recommend approval, then the appropriate fact finding would be:
 1. In general, the proposed Planned Development (PIP) is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 2. Specific to this site, the proposed Planned Development is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
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exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed Planned Development maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
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 6. The potential public benefits of the proposed Planned Development outweigh all potential adverse impacts of the proposed Planned Development after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.
- B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be:
1. In general, the proposed Planned Development (PIP) is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
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 6. The potential public benefits of the proposed Planned Development do not outweigh all potential adverse impacts of the proposed Planned Development after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

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

Kenneth Robers
Zoning Administrator



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

223 Cook Street , ZOP 20253

Name & Address of Current Building Owner:

CPA 1000 N. Water St. Ste 140 Milwaukee, WI 53202

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

Name & Address of Applicant:

Karlee Mann
W5244 City Rd ES Elkhorn WI 53121

Telephone Number of Applicant: 262-215-5941

Proposed Design Change:

N/A

Zoning District: CB

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

N/A

Description of Project:

Sign for new business

Date: 4/1/16

Signature of Applicant:

Karlee Mann

Ron Wolfe / Signman
920-728-1115



Primary Sign
9.2 sq ft flush mount

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

Ron Wolfe / Signman
920-728-1115



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

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

Downtown Design
APPLICATION FOR ~~CONDITIONAL USE~~
City of Lake Geneva

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

400 BROAD ST.

NAME AND ADDRESS OF CURRENT OWNER:

ARVID Dahlstrom

W 3567 700 Club Drive, Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: 262-949-5690

NAME AND ADDRESS OF APPLICANT:

BARBARA KRAUSE 400 BROAD ST. Unit D LAKE GENEVA
(Nei Turner Media Group)

TELEPHONE NUMBER OF APPLICANT: 262-729-4471

PROPOSED CONDITIONAL USE:

REPLACE CURRENT SIGN PANEL WITH NEW

ZONING DISTRICT IN WHICH LAND IS LOCATED: Downtown

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

SIGNATURE SIGNS 262 248 3991

JOE SAVAGE W2888 KRUEGER RD
LAKE GENEVA

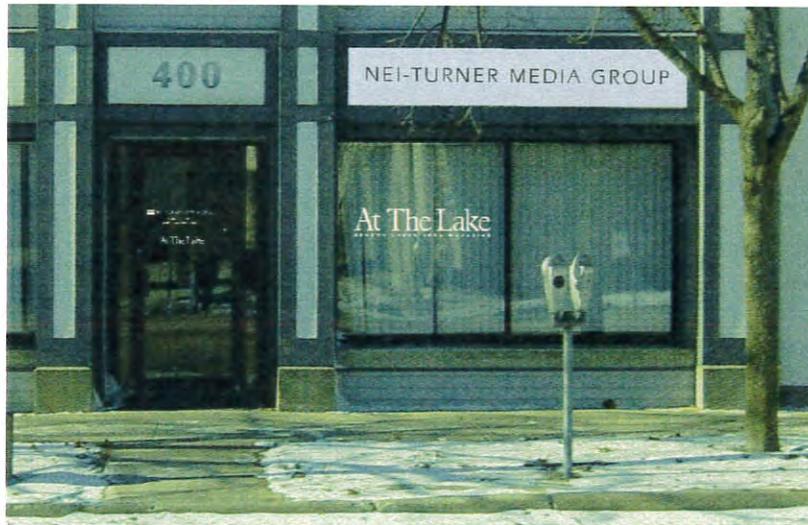
SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

SIGN REPLACEMENT, BUSINESS NAME CHANGE

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

5/6/16
DATE

SIGNATURE OF APPLICANT



19" NEI-TURNER MEDIA GROUP

106"

**19"x 106"x .5" MDO Sign Board with
4" tall by .375" thick laser cutrylic
letters in Dove Gray.**

Total Copy Area 4"x 90"

To be same as past tenant signs



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

831 W. Jilly

Name & Address of Current Building Owner:

David Scotary
831 W. Jilly
Lake Geneva WI

Telephone Number of Current Building Owner:

312-451-1494

Name & Address of Applicant:

Patricia Jungers
265 Center St.
Lake Geneva

Telephone Number of Applicant:

414-588-2905

Proposed Design Change:

Retainable Paving Along Front of Building

Zoning District:

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

None

Description of Project:

Date:

5-2-16

Signature of Applicant:

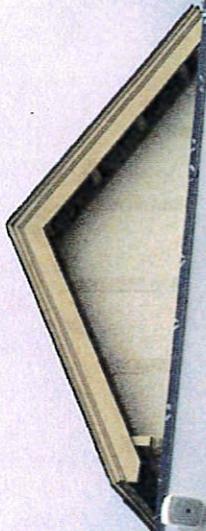
Oakfire

PIZZA NAPOLETANA

BREAKFAST • LUNCH • DINNER

Oakfire

OPEN





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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

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

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

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

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

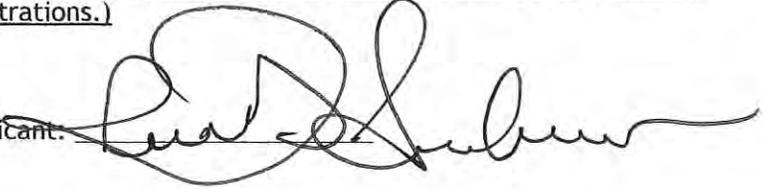
Telephone Number of Applicant:
608-393-1286

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

Zoning District: downtown business

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

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

Date: 5/6/16 Signature of Applicant: 

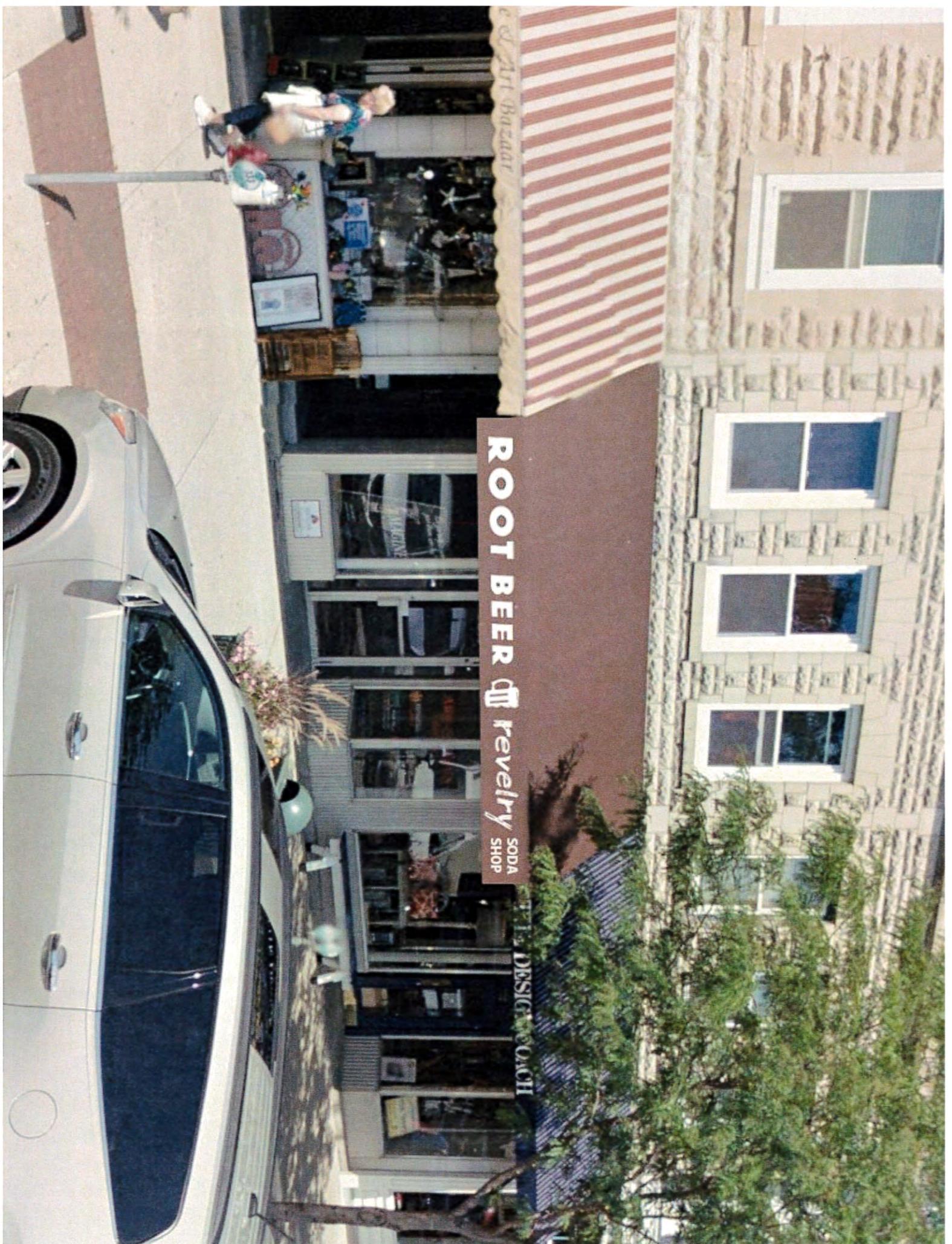


ROOT BEER
Revelry
& SODA STORE

7-525-9060

THE DESIGN COACH

THE EAST BAZAAR



ROOT BEER revelry SODA SHOP

THE DESIGN COACH

of Art Bazaar



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

880 MAIN ST.

Name & Address of Current Building Owner:

A PROPERTIES
 212 E. OHIO
 CHICAGO, IL 60611

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

Name & Address of Applicant:

BAUER SIGN CO. (ROB HUCKER/AGENT)
 2500 S. 170th ST.
 NEW BERLIN WI 53151

Telephone Number of Applicant: 262-784-0500 X-2801

Proposed Design Change:

REPLACE EXISTING POLE SIGN WITH
 A NEW MONUMENT SIGN
 (SEE ATTACHED DRAWING)

Zoning District:

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

BAUER SIGN CO.
 2500 S. 170th ST.
 NEW BERLIN, WI 53151

Description of Project:

REPLACE EXISTING SIGN

Date: 5-6-16

Signature of Applicant: *[Signature]* / Bauer Sign Co.





SHINE BRIGHTLY.

2500 South 170th Street
New Berlin, Wisconsin 53151

Proudly Made In the USA!

wire bauersignusa.com
voice 262.784.0500
fax 262.784.6675

Award Winning
Graphic Design



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

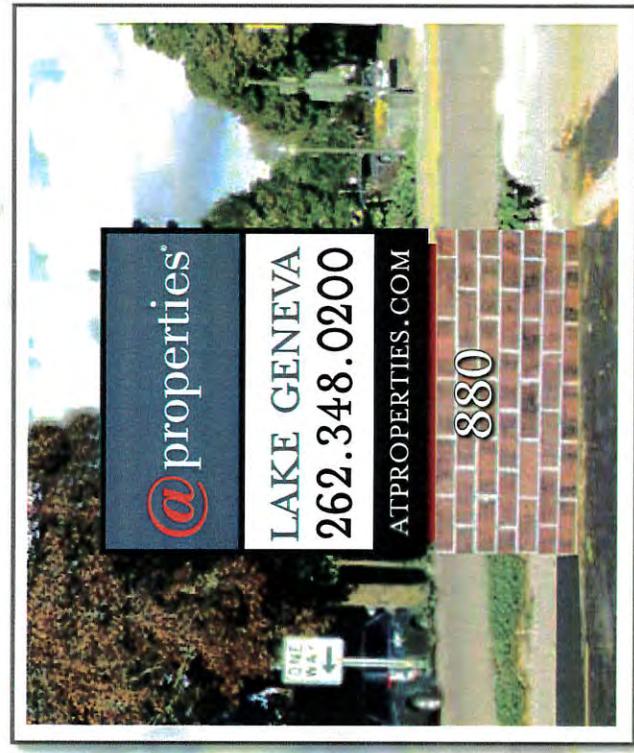
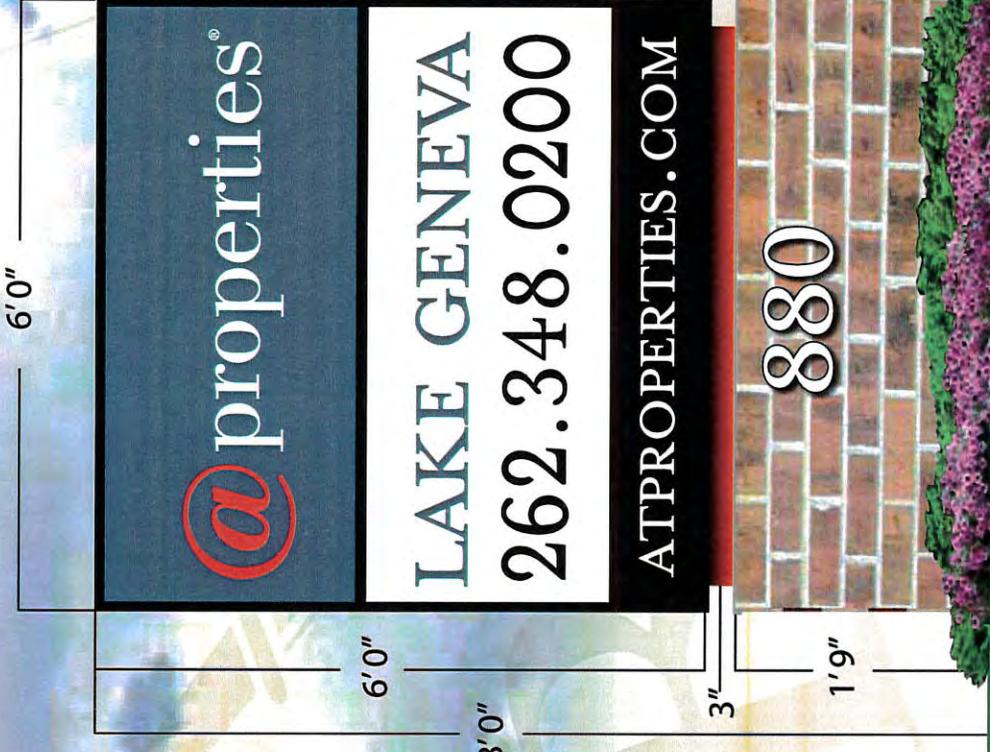
DESIGNER Ryan Becht

FABRICATION

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

APPROVAL / DATE

- ### SPECIFICATIONS
- FABRICATE AND INSTALL 2 SIDED, INTERNALLY ILLUMINATED MONUMENT SIGNAGE ON MASONRY BASE
- CABINET TO BE EXTRUDED ALUMINUM WITH 2.25" RETAINERS PAINTED BLACK
 - FACES TO BE 3/16" SOLAR GRADE WHITE LEXAN
 - GRAPHICS TO BE DECORATED WITH TRANSLUCENT VINYL OVERLAYS
 - ILLUMINATED WITH HIGH OUTPUT, DAYLIGHT FLOURESCENT LAMPS
 - POWERED WITH APPROPRIATE LOAD POWER SUPPLIES
 - BASE TO BE MASONRY TO MATCH BUILDING
 - ADDRESS NUMERALS TO BE .250 ROUTED ALUMINUM, PAINTED WHITE & STUD MOUNTED TO BASE



A Properties monument signage

Printed artwork colors are not always representative of final product colors. Please refer to specifications for call out or salesman for samples. These drawings are the exclusive property of Bauer Sign Company. Not to be duplicated in any way without expressed written permission!

FINAL ELECTRICAL CONNECTION IS CLIENT'S RESPONSIBILITY

Our products are certified by Underwriters Laboratories, Inc.

This sign shall be manufactured in accordance with Article 600 of the National Electrical Code and on the applicable local code governing the electrical bonding of this sign. Sign shall bear correct UL labels.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

Opinion from
city attorney that
this violates city
ord.n.

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 L N
Blk 38 sly to SW cor Blk 38 E To Pub 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 1/0 crib in the water and fill with rock then building
of crib + Jack + Stanchion and Decking at Shop Then haul it to
the lake put it all together

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

2-4-16
DATE

[Signature]
SIGNATURE OF APPLICANT

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

(e) Written justification for the proposed conditional use:

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

The pier will be 13' or more off lot line
will be create 4 Boat slip for docking Boats

2. How is the proposed conditional use, in its specific location, in harmony with the 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?

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) Milliette Family LP		Authorized Representative Gary Milliette		Title Owner	
Mailing Address 493 Wrigley Dr		City Lake Geneva	State WI	ZIP Code 53147	
Email Address LAKEGENEVA@LIVE.COM		Phone Number (incl. area code) 262-248-8393	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) Reed's Construction LLC		Contact Person JEFF REED		Title owner of Reeds	
Mailing Address W3199 south lake shore Dr		City Lake Geneva	State WI	ZIP Code 53147	
Email Address		Phone Number (incl. area code) 262-248-2934	FAX Number (incl. area code) 262-248-3537		

Section 4: Project or Site Location

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

Section 5: Location Information

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

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

PLSS (Public Land Survey System) Method

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

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

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>Gary 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>ZOP 00369</u>	Fire Number <u>493</u> Tax Parcel Number <u>ZOP 00369</u>

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

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

4. Is the applicant a business? Yes No
 If YES, is the permit or approval you are applying for necessary for you to conduct this business in the State of Wisconsin?

Yes No

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

Own 83' W of SE Lot 11 Blk 37
Opp N 85' W to W LN Blk 38 SLY
to SW cor Blk 83 E to Rob original Plat
City of Lake Geneva

5. Project Location
 Address 493 Wrigley Dr
 Village/City/Town Lake Geneva
 Fire Number 493 Tax Parcel Number Zop 00369
 Waterway Lake Geneva
 County Walworth
 Govt. Lot 8514 OR 1/4 of Section 14
 Township North, Range (East) (West)

6. Adjoining Riparian (Neighboring Waterfront Property Owner) Information

Name of Riparian #1	Address	City, State, Zip Code
---------------------	---------	-----------------------

Mike Lynch

Name of Riparian #2	Address	City, State, Zip Code
---------------------	---------	-----------------------

Lina Selman 600 Cambet St Lake Geneva WI 53147

7. Project Information (Attach additional sheets if necessary)

(a) Describe proposed activity (include how this project will be constructed)

Wood construction pier with wood crib filled with 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?

If yes, identify the completed portion on the enclosed drawings and indicate here the date activity was completed:

There is a pier there now that will be removed Yes No

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

De J. Reed

Date Signed

2-4-16

LEAVE BLANK - FOR RECEIVING AGENCY USE ONLY

Corps of Engineers Process No.

Wisconsin DNR File No.

Received By

Date Received

Date Application Was Complete

State / Federal Application for Water Regulatory Permits and Approvals

Form 3500-053 (R 4/01)

Drawings of proposed activity should be prepared in accordance with sample drawing.	Location Sketch (Indicate scale) Show route to project site: include nearest main road and crossroad.
Proposed Materials 10 Rock Filled crib All wood will be Doug. Fir 6x6 post + Jacks 6x6 stringer 2x8 Decking Wood crib Filled with Field stone	N 1" = _____ ft. Fire Number <u>493</u> <p style="text-align: center;">See next page</p>

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

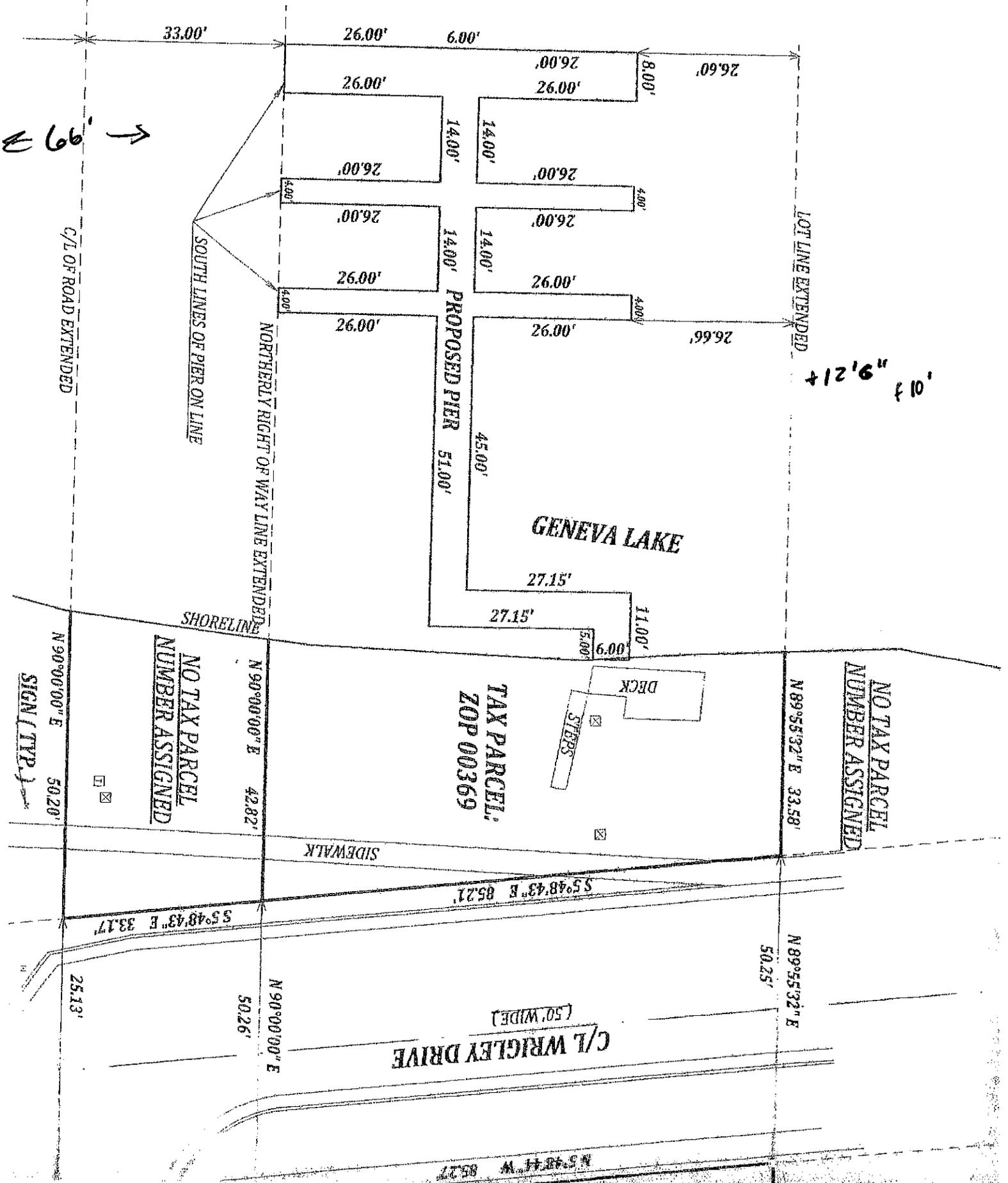
N 1" = _____ ft. ▲	Top View
-----------------------	-----------------

See Next pages

Cross Section

See Next pages

1" = 20'



66' →

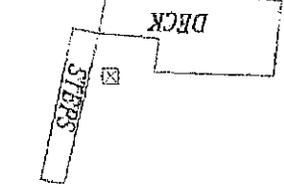
12'6" ± 10'

TAX PARCEL:
ZOP 00369

NO TAX PARCEL
NUMBER ASSIGNED

NO TAX PARCEL
NUMBER ASSIGNED

C/L WRIGLEY DRIVE
(50' WIDE)



SIDEWALK

SHORELINE

LOT LINE EXTENDED

NORTHERLY RIGHT OF WAY LINE EXTENDED

SOUTH LINES OF PIER ON LINE

C/L OF ROAD EXTENDED

N 90°00'00" E 50.20'

SIGN (TYP.)

N 89°55'32" E 33.58'

N 89°55'32" E 50.25'

N 90°00'00" E 42.82'

N 90°00'00" E 50.26'

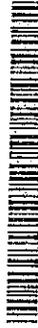
S 5°48'43" E 85.21'

S 5°48'43" E 33.17'

25.13'

N 5°48'43" W 85.27'

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



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

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

MILLIETTE FAMILY LP

Parcel Number: ZOP 00369
 Bill Number: 133515

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

Location of Property/Legal Description
 493 WRIGLEY DR

COVERS WORSE COR LOT 11 BEK 27 OP A-85 W TO W/DN
 BEK 38 SLY TO SW COR BLDG 39 E TO TOP ORIGINAL PLAT
 CITY OF LAKE GENEVA 0.170 ACRES

Please inform treasurer of address changes.

TAXING JURISDICTION	2013		2014		EST. STATE AIDS ALLOCATED TAX DIST.	EST. STATE AIDS ALLOCATED TAX DIST.	2013 NET TAX	2014 NET TAX	% TAX CHANGE	NET ASSESSED VALUE RATE (Does NOT reflect credits)	NET PROPERTY TAX																																			
	EST. STATE AIDS ALLOCATED TAX DIST.																																													
STATE OF WISCONSIN	0	0	0	0			187.60	193.62	3.2%	0.02281688	24670.80																																			
WALWORTH COUNTY	183,438	201,319	201,319	201,319			5,098.15	5,253.10	3.0%																																					
City of Lake Geneva	788,244	815,125	815,125	815,125			6,587.76	6,587.29	0.0%																																					
UHS LG-Genoa City	547,884	557,354	557,354	557,354			5,149.41	5,253.77	2.0%																																					
Sch Lake Geneva J I	4,049,088	4,645,055	4,645,055	4,645,055			6,944.75	6,722.03	-3.2%																																					
Gateway Technical	171,584	214,089	214,089	214,089			1,807.09	878.84	-51.4%																																					
TOTAL	5,740,238	6,432,942	6,432,942	6,432,942			25,774.76	24,888.65	-3.4%																																					
<table border="0"> <tr> <td>FIRST DOLLAR CREDIT</td> <td>-82.97</td> <td></td> </tr> <tr> <td>LOTTERY AND GAMING CREDIT</td> <td>-141.30</td> <td></td> </tr> <tr> <td>NET PROPERTY TAX</td> <td>25,550.49</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>24,670.80</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>											FIRST DOLLAR CREDIT	-82.97											LOTTERY AND GAMING CREDIT	-141.30											NET PROPERTY TAX	25,550.49						24,670.80				
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<table border="0"> <tr> <td>PAY 1ST INSTALLMENT OF:</td> <td>\$12,266.94</td> <td></td> </tr> <tr> <td>PAY 2ND INSTALLMENT OF:</td> <td>\$12,403.86</td> <td></td> </tr> <tr> <td>PAY FULL AMOUNT OF:</td> <td>\$24,670.80</td> <td></td> </tr> </table>											PAY 1ST INSTALLMENT OF:	\$12,266.94											PAY 2ND INSTALLMENT OF:	\$12,403.86											PAY FULL AMOUNT OF:	\$24,670.80										
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PAY 2ND INSTALLMENT OF:	\$12,403.86																																													
PAY FULL AMOUNT OF:	\$24,670.80																																													

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.

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 <http://dnr.wi.gov/topic/Wetlands/locating.html>
- Soils (NRCS maps)
- Other:

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

Latitude and Longitude Method (if available)

	Degrees	Minutes	Seconds	Method of Determining
Latitude				<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)	Title	Phone Number
Jeff Reed	Contractor	262-248-2934
Signature of Applicant	Date Signed	
Jeff Reed	2-4-16	

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	

Notice

NOTICE IS HEREBY GIVEN that a Continued Public Hearing will be held before the City Plan Commission on Monday, May 16, 2016 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Conditional Use Application filed by Milliette Family LP, 493 Wrigley Drive, Lake Geneva, WI 53147, to install a replacement accessory structure (Pier) closer to the lake shore than the principal structure, within Lakeshore Overlay Zoning District in accordance with Sec. 98-409(2) Lake Shore lots, at the following location:

TAX KEY NO. ZOP 00369 - 493 Wrigley Drive

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

Dated this 29th day of April 2016.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

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

Ken Robers

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

TO: City of Lake Geneva Planning Commission

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

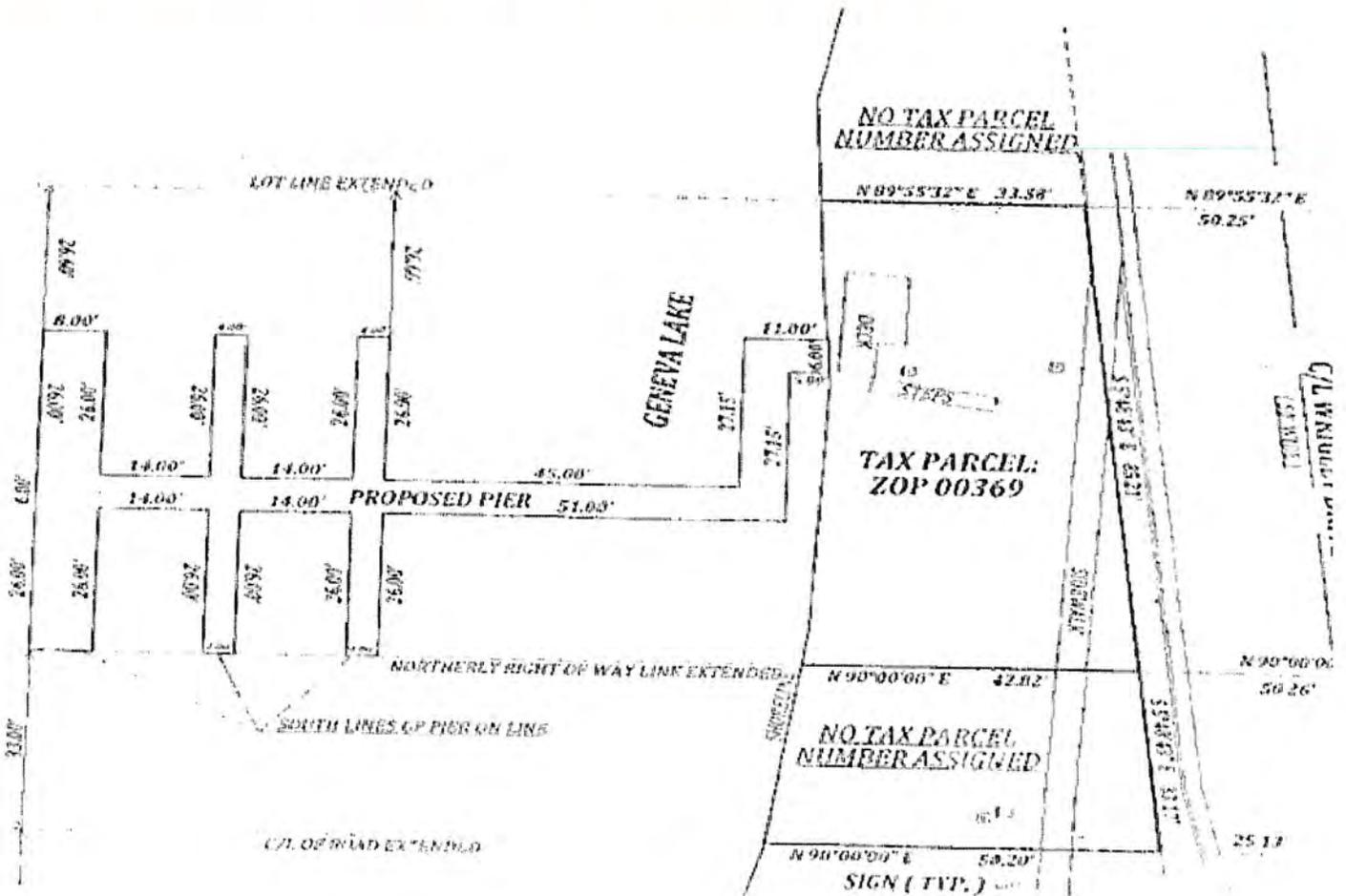
Hearing Date:

March 21, 2016

6:30 PM

To PLANNING COMMISSION COMMISSIONERS:

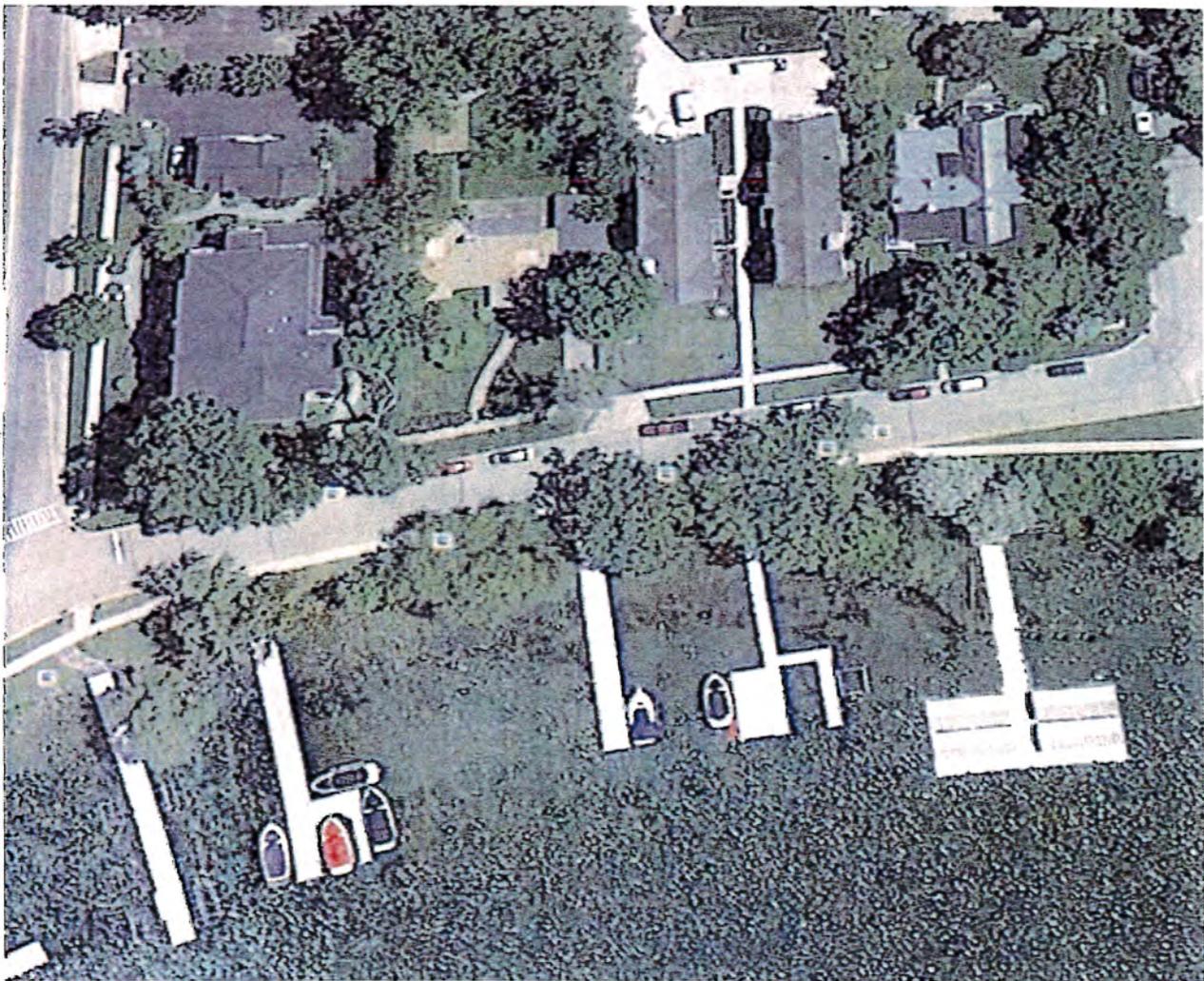
This letter is submitted in response to notices given to us from REEDS CONSTRUCTION by certified mail and by postings in the Lake Geneva Regional news on March 10th and on March 17th ...notices advising that Millette Family LP -- TAX KEY ZOP 00369 -- 493 Wrigley Drive.... is requesting a conditional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



1...we object to the placement of the above pier because it violates city ordinance SFC 90-143, paragraph (e)... which requires that any wharf or pier placed in the bed of Lake Geneva must be contained inside a minimum distance of 12 1/2 feet from either side of the riparian proprietor's extended property lines... into the riparian zone.

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

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



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



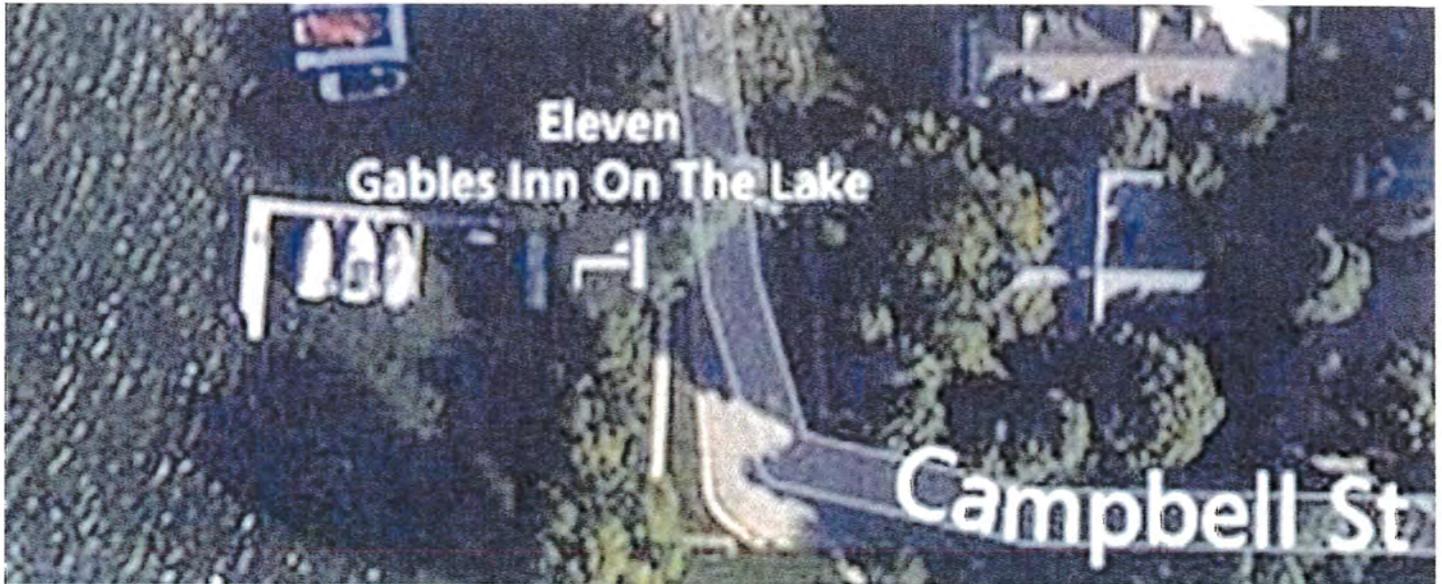
4...we object to the applicants requested relocation of TWO of the four existing slips..... from the currently approved and acceptable narrower smaller pier configuration of all four slips now all positioned on ONE side of the main pier center arm....(see photo below)...applicant now requesting approval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



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

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

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



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

Sincerely,

Andy Foughlin
Linda Selman Fearn

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

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

NAME AND ADDRESS OF CURRENT OWNER:

QUINT & RISHY STUDER (MAILING) 1919 E LARUA ST PENSACOLA, FL
1408 WEST MAIN, LAKE GENEVA WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: 262.248.1400

NAME AND ADDRESS OF APPLICANT:

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

TELEPHONE NUMBER OF APPLICANT: 262.248.1400

PROPOSED CONDITIONAL USE:

CONDITIONAL USE FOR SR-4 SETBACKS

ZONING DISTRICT IN WHICH LAND IS LOCATED: ER-1

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

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

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

NEW CONSTRUCTION OF PRIVATE RESIDENCE

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

3/28/16

DATE 
SIGNATURE OF APPLICANT

THORPE & CHRISTIAN S.C.
A T T O R N E Y S A T L A W

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

May 11, 2016

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

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

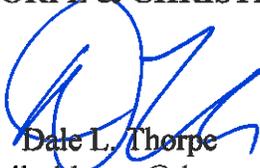
Dear Ken:

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

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

Very truly yours,

THORPE & CHRISTIAN, S.C.


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

DLT:bld

cc: Scott Remington

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

223 Cook Street, ZOP 00253

NAME AND ADDRESS OF CURRENT OWNER:

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

TELEPHONE NUMBER OF CURRENT OWNER: 414-271-1111

NAME AND ADDRESS OF APPLICANT:

Karlee Mann
W5244 ES Elkhorn WI 53121

TELEPHONE NUMBER OF APPLICANT: 262-215-5941

PROPOSED CONDITIONAL USE:

Commercial Indoor Entertainment (Restaurant)

ZONING DISTRICT IN WHICH LAND IS LOCATED: CB

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

N/A

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Restaurant: Serving hot dogs, sandwiches,
deep fried food

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

4/1/16
DATE

Karlee Mann
SIGNATURE OF APPLICANT

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

- Initial Packet (5 Copies to Zoning Administrator)* Date: _____ by: _____
- ↓ *Draft Final Packet (1 Copy to Zoning Administrator)* Date: _____ by: _____
- ↓

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

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

Meets the land use requirements of the downtown area

2. How is the proposed conditional use, in its specific location, in harmony with the 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?

Same as Above.

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

NO, Existing Building - Commercial Use

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

N/A

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

yes, existing system

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

yes

IV.FINAL APPLICATION PACKET INFORMATION

- ____ Receipt of 5 full scale copies in ~~blue~~ or blackline of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ Receipt of 25 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk: Date: _____ by: _____
- ____ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____
- ____ Class 2 Legal Notice published on _____ and _____ by: _____
- ____ Conditional Use recorded with the County Register of Deeds Office: Date: _____ by: _____

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

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

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (~~5 Copies to Zoning Administrator~~)

Date: _____ by: _____

↓ Draft Final Packet (~~1 Copy to Zoning Administrator~~)

Date: _____ by: _____

↓

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

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

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

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

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

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

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

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

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

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

- ___ Receipt of ~~5~~ full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ___ Receipt of ¹⁷~~25~~ reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, May 16, 2016 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Conditional Use Application filed by Karlee Mann, W5244 Cty. ES, Elkhorn, WI 53121 to open an Indoor Commercial Entertainment (Restaurant) establishment in the Central Business (CB) Zoning District, at the following location:

TAX KEY NO. ZOP 00253 - 223 COOK STREET

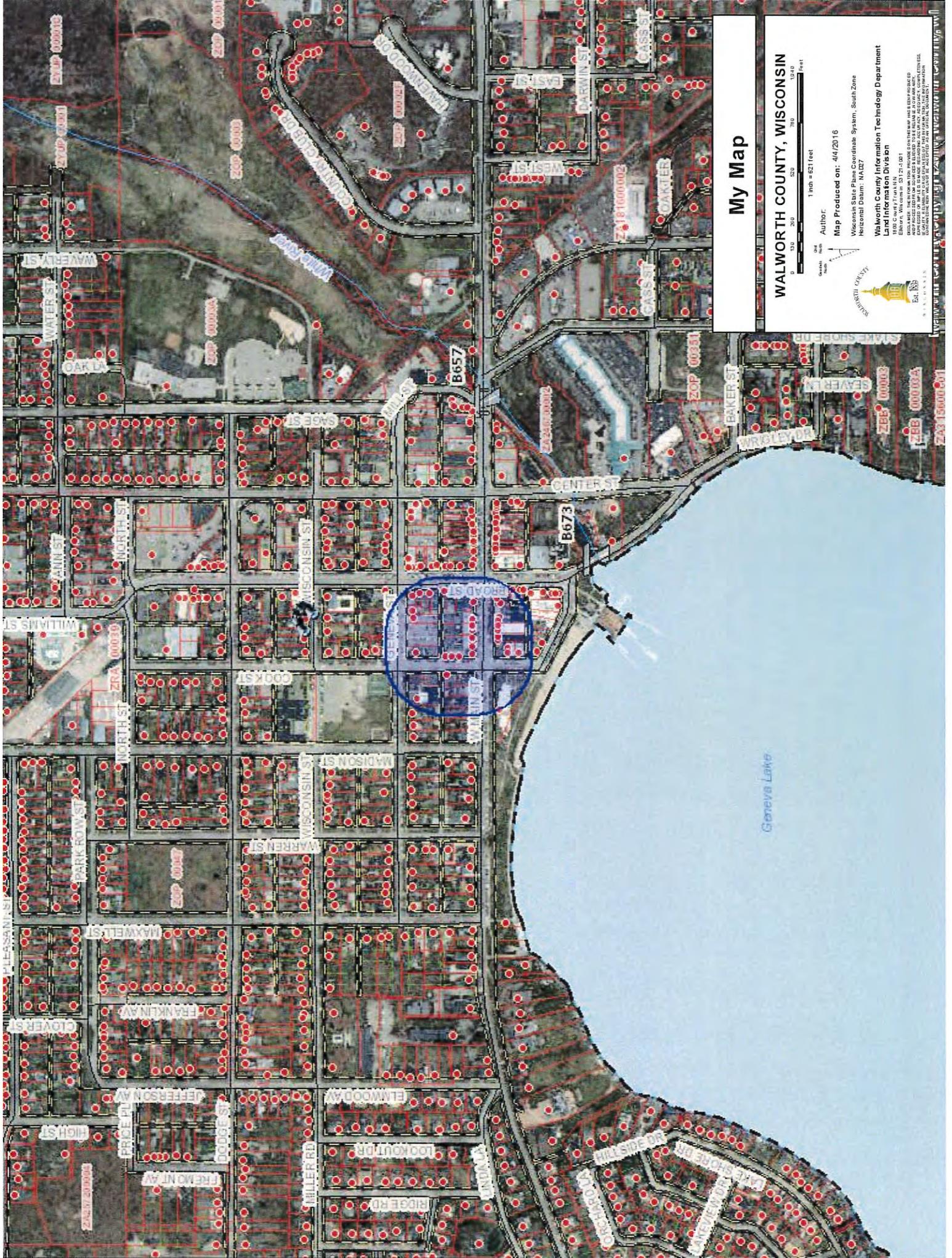
All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, May 16, 2016 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring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

Dated this 29th day of April, 2016.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

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



My Map

WALWORTH COUNTY, WISCONSIN

Author:
Map Produced on: 4/4/2016
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD83

1 inch = 821 feet
0 100 200 300 400 500 600 700 800 900 1000 Feet

Walworth County Information Technology Department
Land Information Division

NOTES: THIS INFORMATION PROVIDED IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED.



Walworth County Information Technology Department
Land Information Division
400 North Main Street
Walworth, WI 53190
Phone: 920.251.1000
Fax: 920.251.1001
www.walworthcountywi.gov

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

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

Walworth County, Wisconsin

NAME AND ADDRESS OF CURRENT OWNER:

Carolyn Sue Gifford

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

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

NAME AND ADDRESS OF APPLICANT:

(same as above)

TELEPHONE NUMBER OF APPLICANT: (262) 812-7346

PROPOSED CONDITIONAL USE:

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

ZONING DISTRICT IN WHICH LAND IS LOCATED: SR-4

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

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

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

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

April 8, 2016

DATE

Carolyn S. Gifford

SIGNATURE OF APPLICANT

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

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I. RECORDATION OF ADMINISTRATIVE PROCEDURES

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 Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____
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 Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____
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II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

- Initial Packet (5 Copies to Zoning Administrator)* Date: _____ by: _____
- ↓ *Draft Final Packet (1 Copy to Zoning Administrator)* Date: _____ by: _____
- ↓

- (a) A map of the proposed conditional use:
 - Showing all lands for which the conditional use is proposed;
 - Showing all other lands within 300 feet of the boundaries of the subject property;
 - Referenced to a list of the names and addresses of the owners of said lands as they appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);
 - Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
 - Map and all its parts are clearly reproducible with a photocopier;
 - Map size of 11" by 17" and map scale not less than one inch equals 800 ft;
 - All lot dimensions of the subject property provided;
 - Graphic scale and north arrow provided.
- (b) A map, such as the Land Use Plan Map, of the generalized location of the subject property in relation to the City as a whole:
- (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations (see Site Plan Review checklist);
- (d) A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as

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

(e) Written justification for the proposed conditional use:

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

1. How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?
there is a need for much more infants & toddler child care, throughout Lake Geneva.
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?
this child care would be convenient for my teachers employed by the Lake Geneva School District.
3. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 98-905(3)(d)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development?
no
4. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
this is a personal residence so impact would be negligible.
5. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?
no more than if I had a family with small children who would play outside.
6. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 98-905(4)(b)1.-5.), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?
yes

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

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

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- ___ Pre-submittal staff meeting scheduled:
 Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____
- ___ Follow-up pre-submittal staff meetings scheduled for:
 ___ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____
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 ___ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____
- ___ 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: _____

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

- ___ *Initial Packet (5 Copies to Zoning Administrator)* Date: _____ by: _____
- ↓ *Draft Final Packet (1 Copy to Zoning Administrator)* Date: _____ by: _____
- ↓

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

IV.FINAL APPLICATION PACKET INFORMATION

- ____ Receipt of 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ Receipt of 25 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ____ Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk: Date: _____ by: _____
- ____ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____
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- ____ Conditional Use recorded with the County Register of Deeds Office: Date: _____ by: _____

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

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

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

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

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

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

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

___ (e) **A Grading and Erosion Control Plan:**

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

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

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

- ___ Receipt of ~~5~~ full scale copies in blue/line or black/line of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- ___ Receipt of ¹⁷25 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, May 16, 2016 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Conditional Use Application filed by Carolyn Gifford, 191 W South Street, Lake Geneva, WI 53147 to open a Family Day Care Home (four to eight children) in a Single Family (SR-4) Zoning District, at the following location:

TAX KEY NO. ZA160800001 - 191 W SOUTH STREET

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

Dated this 29th day of April, 2016.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

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

Services Offered

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

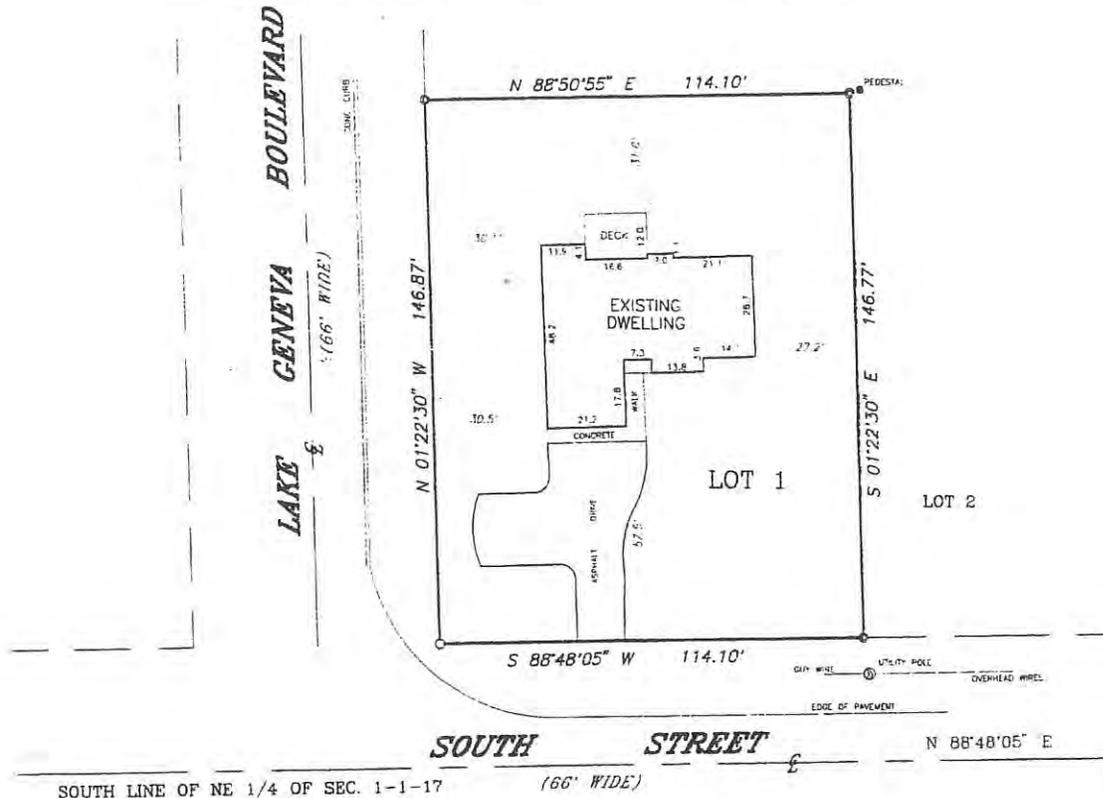


Nienow Engineering Assoc.
Consulting Engineers and Surveyors
229 E. Main Street
Watertown, WI 53185
(414) 534-9190 Fax (414) 534-9182

#95178W
M95178S1.DWG

PLAT OF SURVEY

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



LEGEND

- + - CROSS CUT IN CONCRETE
- o - PK NAIL
- ⊕ - FOUND IRON PIPE
- ⊙ - FOUND IRON ROD
- - SET IRON PIPE
- - - - - FENCE
- () - RECORDED AS
- ⬆ - SOIL BORING
- ⊕ - BENCH MARK
- ⊕ - FOUND BRASS CAPPED MONUMENT
- ⊕ - FOUND CONCRETE MONUMENT

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



SCALE: 1" = 30'

BEARING BASE: AS RECORDED AS.

STATE OF WISCONSIN)
RACINE COUNTY)

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

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

DATED AT Watertown THIS 12TH DAY OF February 19 95

RECEIVED _____

007-1618
ZA-1608-1

RECEIVED
Date: 4-22-16
pm

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

ZOP 00235 (see attached)

920 Geneva St.

NAME AND ADDRESS OF CURRENT OWNER:

Ann H. McCullough

TELEPHONE NUMBER OF CURRENT OWNER: _____

NAME AND ADDRESS OF APPLICANT:

Steven Johansen

(Maple Park Inn)

N4590 Ostrander Rd, New London, WI

TELEPHONE NUMBER OF APPLICANT: _____

PROPOSED CONDITIONAL USE:

Bed and Breakfast (5 rooms)

ZONING DISTRICT IN WHICH LAND IS LOCATED:

Single Family Residential

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

Contracting services will be done at a later date and a permit will be applied for.

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

A five room luxury bed and breakfast that will be certified, licensed and insured.

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

April 22nd, 2016

DATE

Stephen Johansen

SIGNATURE OF APPLICANT

April 22, 2016

To whom it may concern:

This letter provide authorization for Steve and Sue Johansen to pursue a conditional use permit for a bed-and-breakfast through the city of Lake Geneva for our property at 920 Geneva St., Lake Geneva, WI. Should there be any expenses associated with this, please bill to Steve and Sue Johansen.

Regards,

A handwritten signature in blue ink, appearing to read "Meghan Brennan".

Meghan Brennan (for Ann McCullough)

**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:

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

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

↓ *Draft Final Packet (1 Copy to Zoning Administrator)*

Date: _____ by: _____

↓

___ (a) A map of the proposed conditional use:

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

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



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

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

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

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

The property will still remain a single family residence despite being used as a bed and breakfast

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?

Again, it will still be a single family residence.

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?

The home will remain a single family residence

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?

There should be no additional burden
on any of the 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?

Bed and breakfast properties are typically
the best maintained properties within
their neighborhood and bring substantial
economic gain to their communities

IV.FINAL APPLICATION PACKET INFORMATION

- ____ Receipt of 5 full scale copies in blue/line or black/line
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___ Projected number of residents, employees, and daily customers;

___ Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;

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- ___ Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 98-701-98-721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials;
- ___ If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII.";
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- ___ The location of existing and proposed drainage facilities;
- ___ In the legend, data for the subject property on:
 - ___ Lot Area;

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

- ___ (d) **A Detailed Landscaping Plan of the subject property:**
 - ___ Scale same as main plan (> or equal to 1" equals 100')
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 - ___ Showing existing and proposed Landscape Point fencing
 - ___ Showing berm options for meeting said requirements
 - ___ Demonstrating complete compliance with the requirements of Article VI
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- ___ (e) **A Grading and Erosion Control Plan:**
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 - ___ Showing finished exterior treatment;
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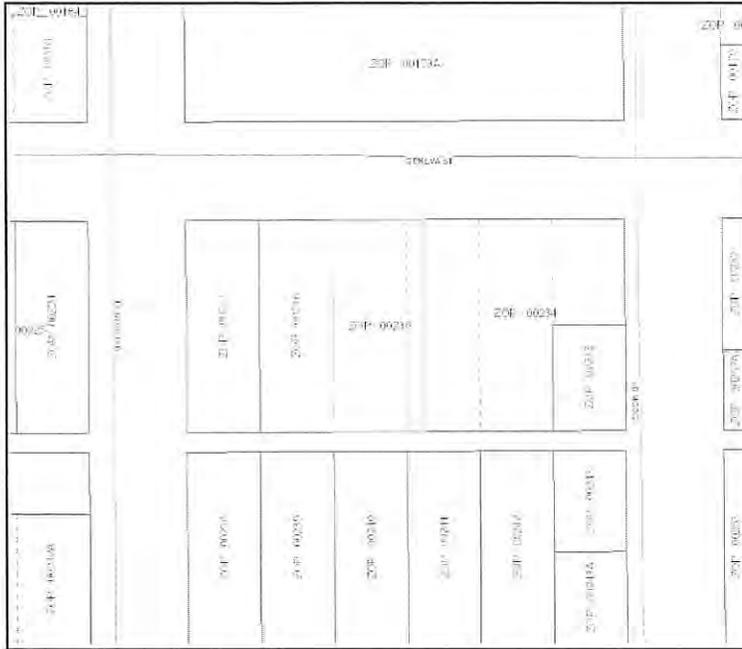
The Maple Park Inn will be Lake Geneva's premiere luxury bed and breakfast establishment. It will offer a contemporized and elegant B&B environment that respects and pays homage to the historic Maple Park neighborhood and Eastlake Victorian architecture of the home. Each of the five rooms (four initially) will feature luxurious bedding, fine linens, comfortable seating and state-of-the-art technology.

The Innkeepers, Steve and Sue Johansen, are both accomplished professionals who have been dreaming about running a successful bed and breakfast for many years. They will live onsite and are looking forward to creating a relaxed, intimate and inviting ambiance while serving as strong business and neighborhood partners within the Lake Geneva community.

The Maple Park Inn will be open year-round offering luxurious accommodations seven days a week.

Off-street parking for the Inn will be provided from the alley utilizing five of the seven spaces currently associated with the property.

When construction is completed (we believe prior to opening), we will have a private bath for each room,



Walworth County, WI Land Information Division

Property Details

Municipality: CITY OF LAKE GENEVA
 Parcel Number: ZOP 00235
 School District: 2884-UHS LAKE GENEVA-GENOA CI
 Zoning District:

Owner Information

Owner Name: ANN H MCCULLOUGH
 Owner Name 2: JAMES A MCCULLOUGH
 Mailing Address: 920 GENEVA ST

LAKE GENEVA WI, 53147

2015 Valuation Information

Land: \$59,300.00
 Improvements: \$261,600.00
 Total: \$320,900.00
 Acres: 0.3000
 Fair Market Value: \$328,100.00
 Assessment Ratio: 0.9780213590
 Mill Rate: 0.0223760460

Tax Information

First Dollar Credit: \$81.21	School Credit: \$734.55
Special Assessment: \$0.00	Lottery Credit: \$131.18
Delinquent Utility Charge: \$0.00	Special Charges: \$0.00
Managed Forest Land Taxes: \$0.00	Private Forest Crop Taxes: \$0.00
Total Billed: \$6,968.08	Woodland Tax Law Taxes: \$0.00
Net Tax \$6,968.08	

Tax Jurisdictions

GATEWAY TECHNICAL \$263.20
 UHS LG-GENOA CITY \$1397.85
 CITY OF LAKE GENEVA \$1938.21
 SCH LAKE GENEVA J 1 \$2005.40
 STATE OF WISCONSIN \$56.19
 WALWORTH COUNTY \$1519.62

Elected Officials / Voting Districts

Supervisory District: Nancy Russell (D11)
 State Representative: Tyler August(R) (32nd District)
 State Senator: Stephen Nass(R) (11th District)
 US Representative: Paul Ryan(R) (1st District)
 US Senator: Ron Johnson (R) & Tammy Baldwin (D)

Soil Classification

<u>Soil Type</u>	<u>Soil Name</u>	<u>Acres</u>
FsA	FOX SILT LOAM, 0 TO 2 PERCENT SLOPES	0.2961

Special Assessments / Charges

Property Address

920 GENEVA ST LAKE GENEVA

Legal Description

W 15' LOT 3 BLK 25 LOT 4 BLK 25 ORIGINAL PLAT CITY OF LAKE GENEVA

Disclaimer

The information provided in this property information page is not official information. All official tax information is recorded in the Walworth County Treasurer's Office. To verify tax payment/payoff status, contact the Walworth County Treasurer's Office at 262-741-4251.

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday May 16, 2016 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Conditional Use Application filed by Steven Johansen (Maple Park Inn) N4590 Ostrander Road, New London, WI for a Bed and Breakfast at the following location:

Tax Key No. ZOP 00235 - 920 Geneva Street

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

Dated this 29th day of April, 2016.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

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

APPLICATION TO INITIATE PLANNED DEVELOPMENT PROCESS

Name of Applicant: PSG, Inc. c/o Leslie Scherrer Pella

Address of Applicant: 448 Falcon Ridge Drive, Suite B

Burlington, WI 53105

Telephone No. (262-758-6064 or 262-758-3190

Fax and/or email: (Leslie@PSGWisconsin.com

Name of Owner: LPJ Scherrer LLC - Unit 414 AND Leslie Scherrer Pella - Unit 416

Address of Owner: 5054 Ruedebusch Road 416 Baker Street

Burlington, WI 53105 Lake Geneva, WI 53147

Telephone No. (262-758-6064 or 262-758-3190

Fax and/or email: (Leslie@PSGWisconsin.com

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

See Exhibit A

Current Zoning District: NB

April 4, 2016
Date

Leslie Scherrer Pella
Signature of Applicant

May 5, 2016



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

RE: 414 & 416 Baker Street, Lake Geneva
Planned Development Process

Dear Mr. Robers,

As follow up to our conversations regarding the above referenced property, we would like to proceed with our request for rezoning to PD and request to be placed on the agenda for the May 16th Plan Commission Meeting for consideration. The primary purpose of our request for a PD zoning is to facilitate flexibility in use so that the units may be owner occupied and/or utilized for short term vacation rental.

We have developed a business plan that outlines our intention of transitioning one unit to short term vacation rental this spring, while the other remains owner occupied in the near term. With time, there is potential that both units will be used for short term vacation rental.

There are no proposed changes to the site plan at this time and no requested changes to the unit density. There are several short term vacation rental properties in the neighborhood, including two properties that share a property line with the subject property. There are also several lodging businesses in the immediate area. Zoning for neighboring properties includes PD, PB, GB, and M8. We believe a PD zoning and use as a vacation rental for the subject property (currently zoned NB) will fit well with the adjacent zonings and uses.

I've enclosed seventeen sets of information including our original application, a parking plan, and business plan outlining our approach to our vacation rental. I look forward to the opportunity to discuss this in more detail with you and the City of Lake Geneva Plan Commission. Please let me know if there is anything else you need from me at this time. I can be reached at 262-758-3190 or Leslie@PSGwisconsin.com.

Sincerely,



Leslie N. Scnerrer Pella

**CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR:
PLANNED DEVELOPMENT REVIEW AND APPROVAL (Per Section 98-914)**

This form should be used by the Applicant as a guide to submitting a complete application for a planned development and by the City to process said application. Parts II, III, V, and VII should be used by the Applicant to submit a complete application; Parts I - VIII 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
PD PROCESS STEP 1: PRE-APPLICATION**

Step 1 does not require the submittal of an application packet; however, Steps 2-4 do require submittal of all draft and final application packets to the Zoning Administrator prior to Plan Commission review.

___ **A. Contact the Zoning Administrator** to place an informal discussion item for the PD on the Plan Commission agenda. No details beyond the name of the Applicant and the identification of the discussion item as a PD is required to be given in the agenda.

___ **B. Engage in an informal discussion with the Plan Commission** regarding the potential PD. Appropriate topics may include: location, project themes and images, general mix of dwelling unit types and/or land uses being considered, approximate residential densities, and non-residential intensities, general treatment of natural features, general relationship to nearby properties and public streets, and relationship to the Comprehensive Plan.

NOTE: Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the Applicant or the City, but should be considered as the informal, non-binding basis for proceeding to the next step.

APPLICATION SUBMITTAL PACKET REQUIREMENTS
PD PROCESS STEP 2: CONCEPT PLAN

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

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by _____

↓ *Draft Final Packet (1 Copy to Zoning Administrator)*

Date: _____ by _____

↓

_____ A. Provide Zoning Administrator with draft PD Concept Plan Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for Concept Plan review. The submittal packet shall contain all of the following items:

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

_____ (2) **A general written description of proposed PD** including:

_____ General project themes and images;

_____ The general mix of dwelling unit types and/or land uses;

_____ Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;

_____ The general treatment of natural features;

_____ The general relationship to nearby properties and public streets;

_____ The general relationship of the project to the Master Plan;

_____ An initial draft list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and, a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility; and,

_____ (3) **A written description of potentially requested exemption** from the requirements of the underlying zoning district, in the following order:

1. Land Use Exemptions;

2. Density and Intensity Exemptions;

3. Bulk Exemptions;

4. Landscaping Exceptions;

5. Parking and Loading Requirements Exceptions;

_____ (4) **A conceptual plan drawing** (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives. The Applicant may submit copies of a larger version of the plan in addition to the 11" x 17" reduction.

FINAL APPLICATION PACKET INFORMATION
PD PROCESS STEP 2: CONCEPT PLAN

- ____ 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: _____

EXHIBIT A

Property Address

414 Baker Street, Lake Geneva, WI 53147 AND 416 Baker Street, Lake Geneva WI 53147

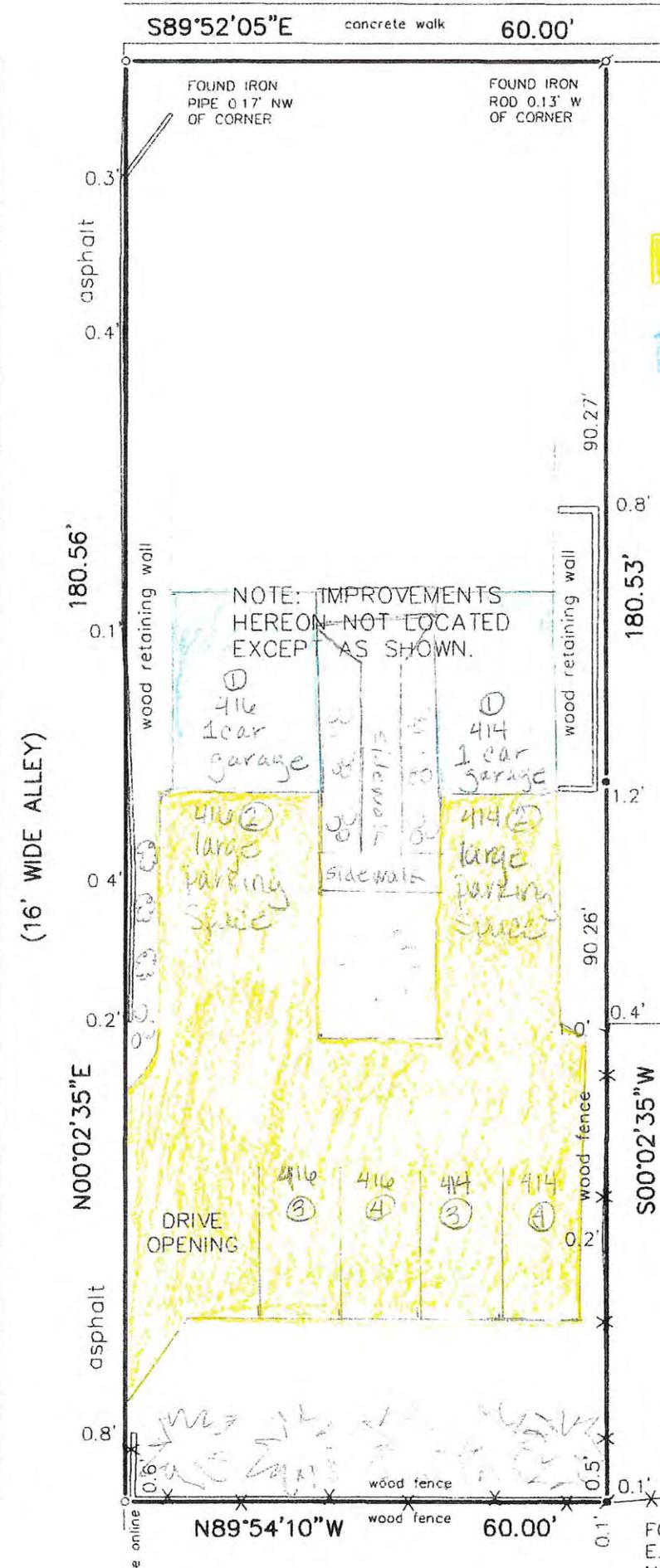
Tax IDs

ZBS 00001 AND ZBS 00002

Legal Description

Units 1 and 2 and so much of the undivided interest in the common areas and facilities appurtenant to such unit in the percentage specified and established in the hereinafter-mentioned Declaration, in a Condominium commonly known as BAKER STREET CONDOMINIUM created under the Condominium Ownership Act of the State of Wisconsin by Declaration recorded on March 31, 2006 in the Office of the Register of Deeds for Walworth County, Wisconsin as Document No. 672260. The post office address of the above units is 414 and 416 Baker Street, Lake Geneva, Wisconsin

414 + 416 Parking
 Parking Plan



S89°52'05"E 115.09'

Scale
 1" = 20'

Driveway + Surface
 Parking
 Garage Parking

Beam Summary

414 -	3 Beam
416 -	2 Beam
<u>total -</u>	<u>5 Beam</u>

Parking Summary

414 -	4 spaces
416 -	4 spaces
<u>total</u>	<u>8 spaces</u>

* Posts may be discontinued in large spaces. Note with a 2 or by combining of 3 and 4.

* 10' x 10' posts used 2 are 15' x 20' and 10' x 10' are 10' x 10'. Note 3 and 4 are 10' x 10'.

FOUND IRON PIPE 0.9' E. OF CORNER. SET NAIL AT CORNER.

(16' WIDE ALLEY)

NORTH

Business Plan
Baker Street Vacation Rental
414 & 416 Baker Street, Lake Geneva, WI



The following business plan pertains to the property located at 414 and 416 Baker Street in Lake Geneva, WI. The property includes two attached condominium units. The plan for operating this property as a vacation rental is as follows.

Beginning in the spring of 2016, LPJ Scherrer LLC, the owner of unit 414 will procure a general business license through the City of Lake Geneva, furnish the unit for a vacation rental, and begin marketing through VRBO.com. LPJ Scherrer LLC is owned by Peter Scherrer and Leslie Scherrer Pella, co-owners of PSG, Inc. in Burlington. PSG was started in September of 2009 by Peter Scherrer and Leslie Scherrer Pella, a father/daughter team with extensive background in the construction and real estate industries. We organized to leverage our core skills, business acumen and industry expertise, to provide a breadth of services in a number of capacities, including real estate asset management. Day to day management and services for the VRBO will be provided by PSG staff and contracted professional service providers reporting to Leslie Scherrer Pella.

Brian Pella and Leslie Scherrer Pella, owners of 416 Baker Street, will continue to occupy unit 416 in the near term and will closely monitor the VRBO operation of unit 414. As the operation is established, unit 416 may also procure a general business license and transition to VRBO, to be managed in conjunction with the unit 414 VRBO.

Parking to facilitate this operation is onsite. A site plan has been prepared showing 8 parking spaces for the property. This includes 2 single car garages, 2 large surface parking areas immediately outside the garages (approximately 15'8" x 30' for 414 and 18' x 30' for 416), and 4 additional stalls, 10' x 18' each. With 3 bedrooms in unit 414 and 2 bedrooms in unit 416, this exceeds the requirement of one parking stall per bedroom and will provide flexibility in offering parking for boat trailers.

The VRBOs will be marketed toward families and adult groups. Detailed information on local businesses, restaurants, entertainment, events and Lake Geneva amenities will be provided in each unit. Owner provided provisions will include beach chairs and towels, picnic baskets and coolers, an equipped kitchen, and basic supplies. Professional cleaning will be provided and guests will also be offered grocery service.

Prior to booking, guests will receive a professional rental agreement, outlining the terms and conditions of their vacation rental. In addition to outlining the rental policies, this documentation will include 24/7 contact information for the VRBO manager and rules and regulations. Rules and regulations will include notice of City noise ordinances, restriction of any immoral, unlawful or nuisance acts, restrictions against hazardous materials and/or illegal drugs, and restrictions against littering.

Our focus will be providing guests with a comfortable vacation rental that they want to return to year after year, continuing to be responsible property owners, and utilizing our experience and resources to ensure that this operation is run in a highly professional manner.

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before a City Plan Commission Meeting on Monday, May 16, 2016, at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, for approval of a Planned Development (PD) filed by PSG, Inc. c/o Leslie Scherrer Pella, 448 Falcon Ridge Drive, Suite B, Burlington, WI 53105 for a Planned Development (PD) at the following location:

Tax Key Nos. ZBS 00001 & 00002 – 414 & 416 BAKER STREET

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

Dated this 29th day of April 2016.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

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

GENERAL DEVELOPMENT PLAN (GDP) AMENDMENT

Name of Applicant: Lake Geneva 50120, LLC c/o GMK Real Estate Group, LLC
Address of Applicant: SEC Route 50 & Edwards Boulevard
Lake Geneva, WI (PIN 2A297300001)
Wal-Mart Parcel in front of Parking lot
281 N. Edwards Boulevard, Lake Geneva, WI
Telephone No. (312) 607-6418 / Andrew Goodman

Proposed GDP Amendment: Develop a former vacated gas station
site into a proposed two building retail and restaurant
complex to be anchored by national tenants.

Reason for requesting proposed Amendment: To move forward with our
proposed development. We have significant national tenant
interest in our subject site.

Fee of \$300.00 payable upon filing application.

4/29/2016
Date


Signature of Applicant
Manager, Lake Geneva 50120, LLC

TO: Ken Robers, City of Lake Geneva

CC: Mike Colombo, JTS Architects
Scott DiGilio, RTM Engineering
Ed Goss, RTM Engineering
Kevin Mottlowitz, GMXRE

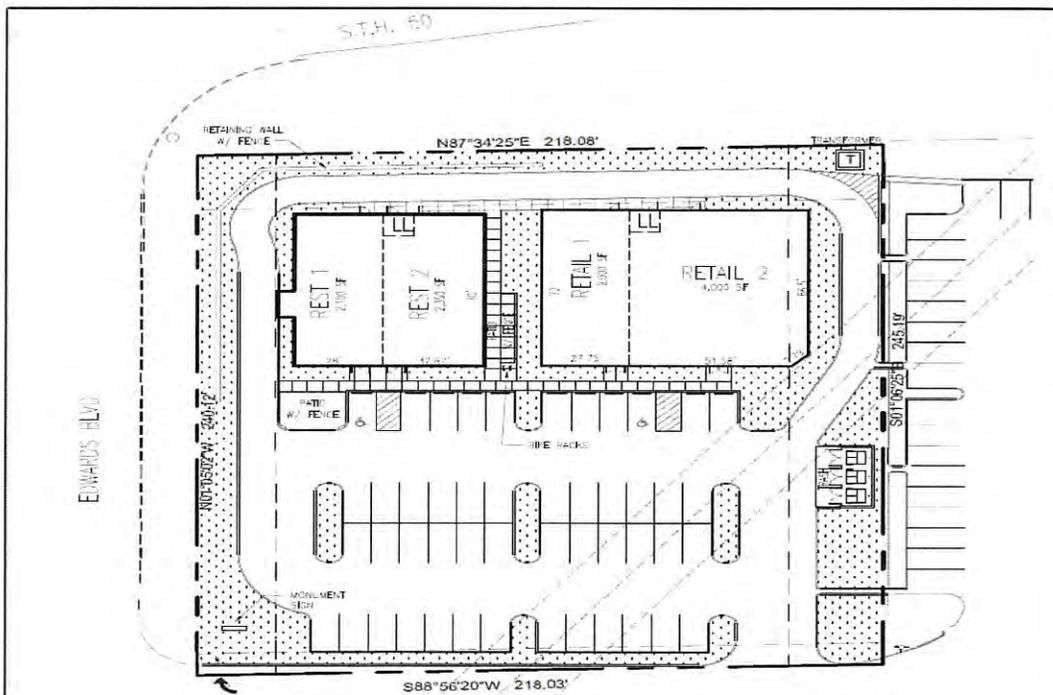
FROM: Andrew Goodman, GMXRE

RE: WAL-MART PAD @ SEC ROUTE 50 & EDWARDS BOULEVARD
GENERAL WRITTEN DESCRIPTION FOR GENERAL DEVELOPMENT PLAN

DATE: May 5, 2016

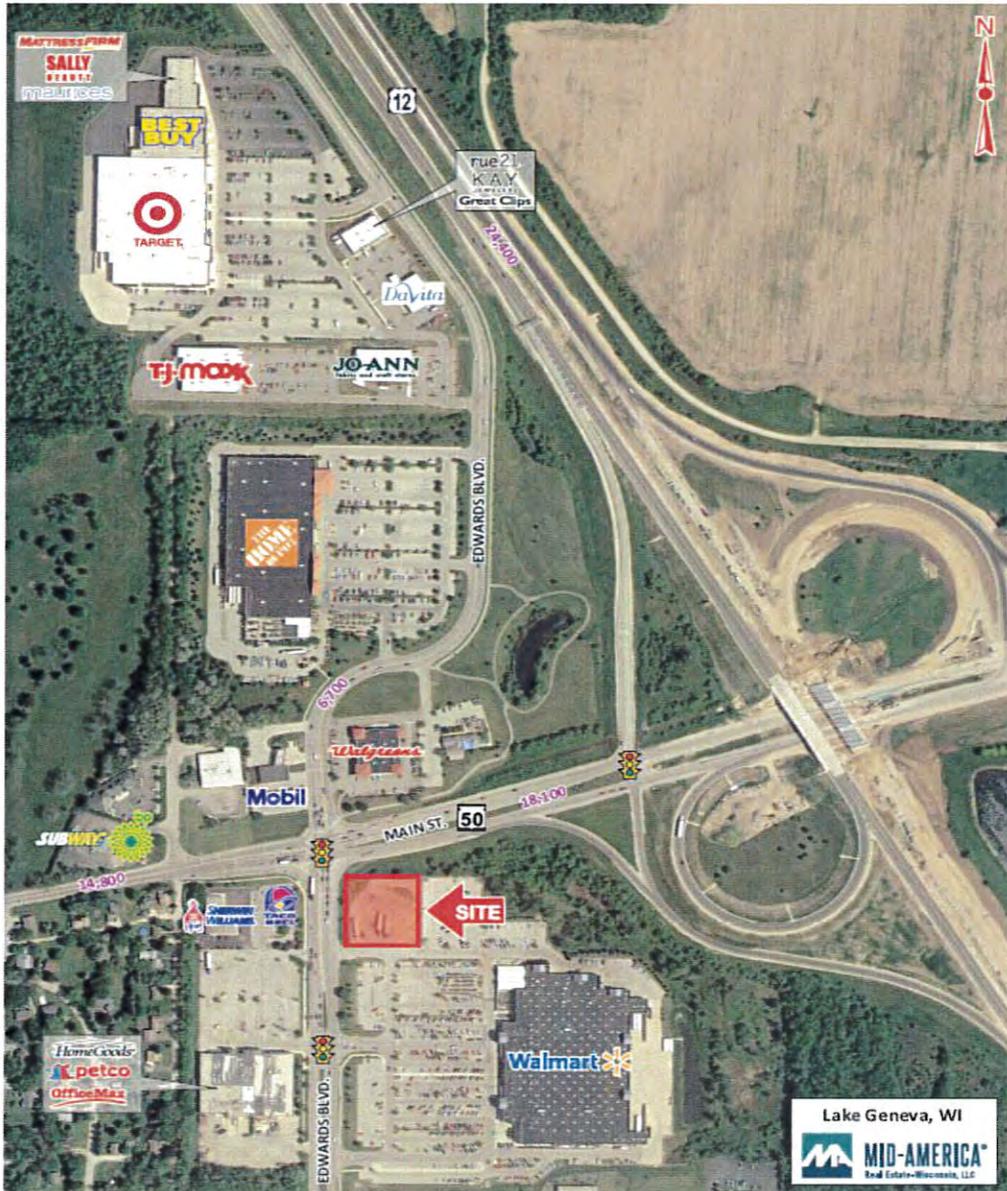
Ken,

Thank you for the opportunity to present our proposed project to you, which includes redevelopment of a former +/- 1.2 acre vacant gas station site that sits at a "main-on-main" corner at the southeast corner of Route 50 and Edwards Boulevard in front of the Wal-Mart Supercenter. The subject site has been sitting dormant since 2006 or thereabouts. As shown in our proposed site plan below, we are proposing a commercial project encompassing two double end-cap buildings with two national restaurant and two national retail tenants separated by open space, walkways and a patio. It is possible that the co-tenancy of the proposed project will change, but we are in discussions with the aforementioned potential tenants.



WAL-MART PAD @ SEC ROUTE 50 & EDWARDS BOULEVARD
GENERAL WRITTEN DESCRIPTION FOR GENERAL DEVELOPMENT PLAN
May 2, 2016
Page 2

The proposed western building encompasses +/- 4,450 sf of restaurant space with a drive-thru lane plus +/- 100 sf landlord room with two national restaurant chains. The proposed eastern building encompasses +/- 6,000 sf of retail space plus +/- 100 sf landlord room. The total impervious area of the proposed building and site improvements encompasses +/- 75% of the subject site and pervious area of the proposed landscape improvements encompasses +/- 25% of the subject site. Proposed site improvements would including utility connections to the adjoining area utilities. Proposed access would include a connection to the existing Wal-Mart Supercenter ring road. Proposed landscape improvements will include indigenous trees, bushes and other landscape features typically found in the local area.



As shown above, the subject site sits in the middle of the Lake Geneva regional retail corridor. In addition to the Wal-Mart Supercenter, Lake Geneva also has the premiere retail mix within Walworth County. National anchor retailers at the subject intersection of the subject site also include Home Goods, Petco, Office Max, Home Depot, Target, TJ Maxx, Jo Ann, and Best Buy. There are also several national junior retailers and convenience providers at the subject intersection, including Maurice's, Rue 21, Kay Jewelers, Sally Beauty, DaVita Dialysis, Sherwin Williams, Walgreens, Chase Bank, Mobil, Subway, Taco Bell, BP Amoco and CVS/pharmacy (located inside of the Target store). There is another commercial development site across Highway 50 that was a former Sears Hardware store, which recently broke ground for a Qdoba Mexican Grill, Noodles & Company and one +/- 1,200 sf in-line available space.

The subject site sits in the Planned Business ("PB") Commercial Zoning District that is intended to permit large and small scale commercial development which is compatible with the desired overall community character of the area in general. A wide range of office, retail, restaurant and lodging land uses are permitted within this district and this district is intended to provide the principal zoning district for commercial development.

Given a number of required exemptions in our proposed development required to accommodate our proposed tenants and site size, location and configuration, we are seeking "Planned Development" zoning. The required exemptions include:

- 1) Two proposed commercial buildings;
- 2) Two outdoor dining patio areas for our two proposed restaurant tenants;
- 3) Minimum paved surface setback on the east side of the property of less than 5 feet;
- 4) Parking count reduction from 53 required stalls to 48 proposed stalls;
- 5) Landscape exception at the front of the proposed buildings to be less than 10'-0";
- 6) North parking row stall length to be less than 18'-6" which are 18'-0" with 17'-0" wheel stops;
- 7) Driveway throat at the entry drive to be less than 25'-0" which will be +/- 17'-0";
- 8) Minimum building separation less than 20'-0" which will be +/- 18'-0";
- 9) Building to be situated less than 40'-0" from STH 50 & STH 120 to be located at +/- 25'-0";
- 10) Monument sign to be situated less than 8'-0" at about +/- 6'-0" from the property line;
- 11) Two-way drive aisles less than 26'-0" wide to be 24'-0" wide; and,
- 12) Proposed drive-through lane width to be 12'-0".

In summary, we believe that the subject development would bring "new life" to an otherwise blighted lot located in your prime commercial development district. We look forward to continuing to work with you and your staff at bringing this excitement project to fruition.

Thank you for your consideration regarding this matter.

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, May 16, 2016 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a General Development Plan (GDP) filed by Lake Geneva 50/20, LLC c/o GMA Real Estate Group, LLC, 3000 Dundee Road, Suite 408, Northbrook, IL 60062 for two new commercial buildings in a Planned Business Zoning District at the following location:

TAX KEY No. ZA297300001 – 281 N Edwards Blvd

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

Dated this 29th day of April 2016.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on May 5th and 12th



450 E. Higgins Rd., Suite 202
 Elk Grove Village, IL 60007
 P 847.952.9970
 F 847.574.8075
 www.jtsarch.com

JTS ARCHITECTS

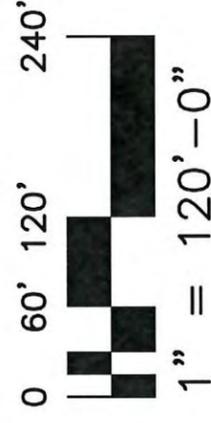
WALMART OUTLOT
 SITE PLAN

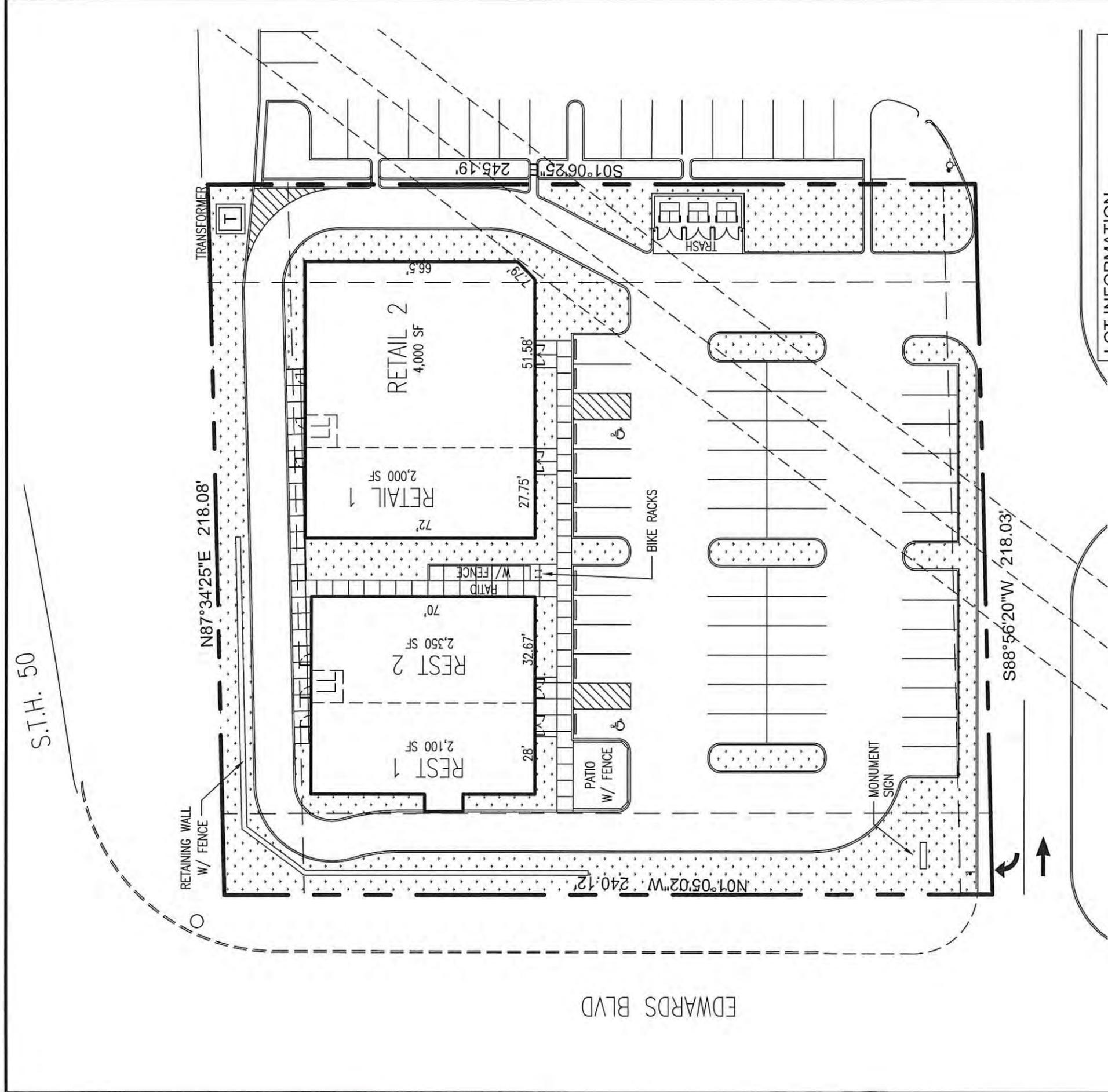
S.T.H. 50 & EDWARDS BLVD

LAKE GENEVA, WISCONSIN

Date: 04/26/2016
 Scale: 1/32" = 1'-0"
 Job #: 2667

ASK
AS1





LOT INFORMATION

LAND USE: COMMERCIAL
 LAND AREA: 1.214 ACRES
 LANDSCAPE AREA: 25.2%

BUILDING AREA

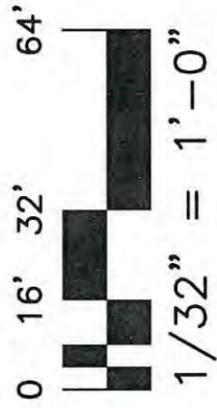
RESTAURANT 1	2,100 SF
RESTAURANT 2	2,350 SF
LL ROOM 1	100 SF
LL ROOM 2	100 SF
RETAIL 1	2,000 SF
RETAIL 2	4,000 SF
TOTAL	10,650 SF

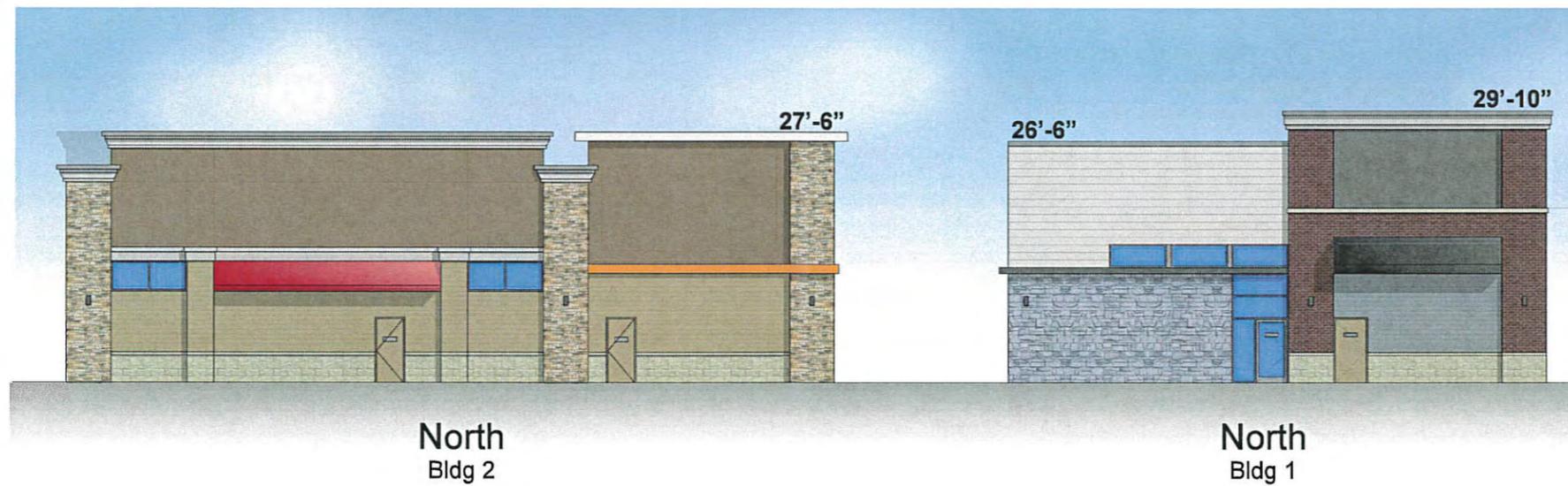
PARKING DATA

NO. OF PARKING STALLS: 46
 NO. ADA STALLS: 2
 TOTAL STALLS PROVIDED: 48

TOTAL STALLS REQUIRED:

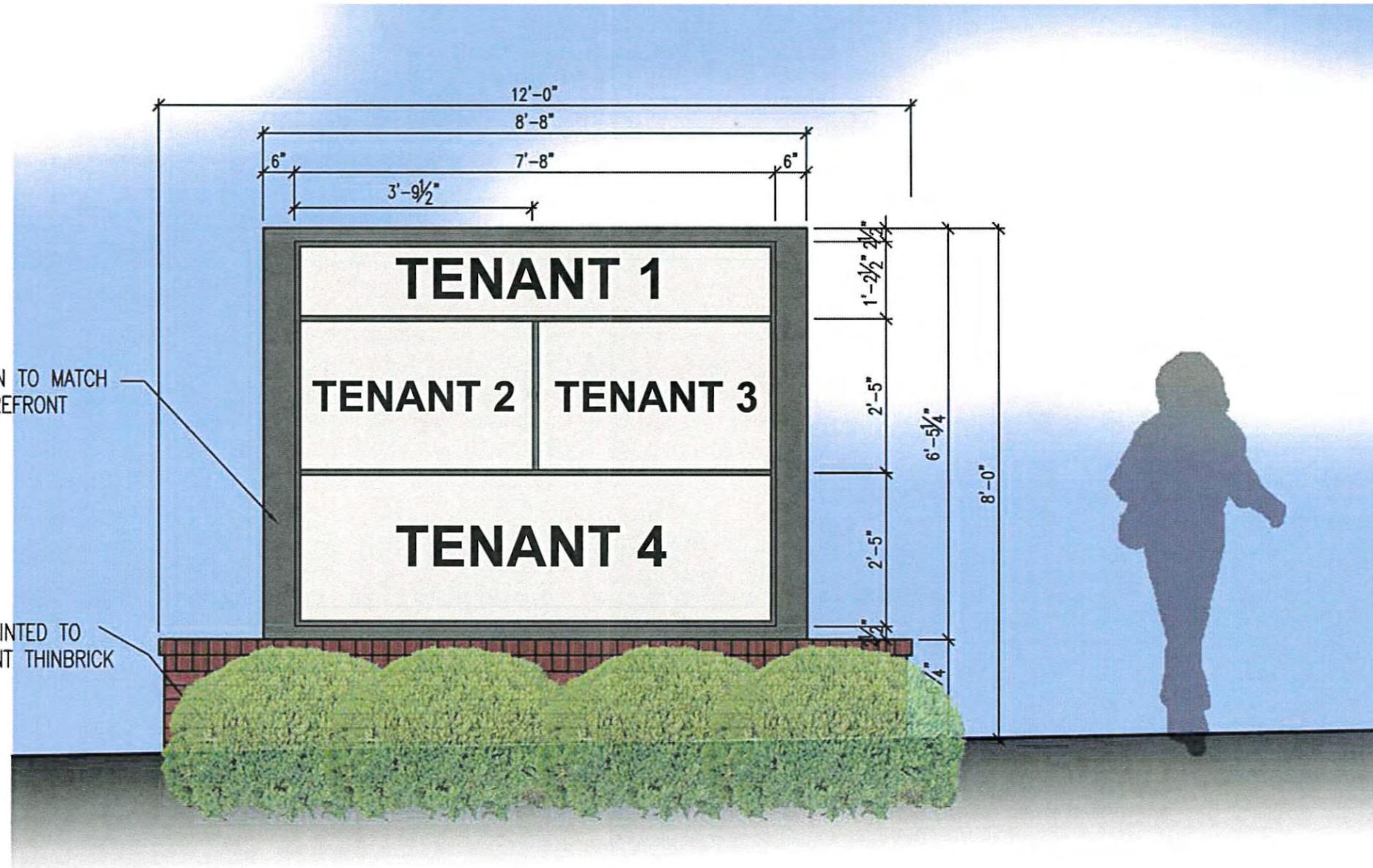
RETAIL	20
RESTAURANT	33
TOTAL	53





NEW ALUMINUM SIGN TO MATCH MULTI-TENANT STOREFRONT SYSTEM.

BRICK PEDESTAL PAINTED TO MATCH MULTI-TENANT THINBRICK



GENERAL DEVELOPMENT PLAN (GDP) AMENDMENT

Name of Applicant: Geneva Lakes Dream Homes, LCC

Address of Applicant: PO Box 259

Lake Geneva, WI 53147

Attn: Ernie Tuchscherer

Telephone No. (262)249-0009 (Office) 262-275-6253 (Cell)

Proposed GDP Amendment: Veterans Park Business Center

Lots 49-52 of Lake Geneva Business Park Phase II

(See approval letter from the Lake Geneva Economic Development Corporation.)

Reason for requesting proposed Amendment: This parcel is a vacant lot area with services and access off Veterans Parkway immediately to the south of the new proposed Lake Geneva Tennis

Club building. There will be a total of 12 business/office suites in three buildings that may be combined or adjusted but the exterior footprint and parking for up to 100 cars will not change (see attached narrative).

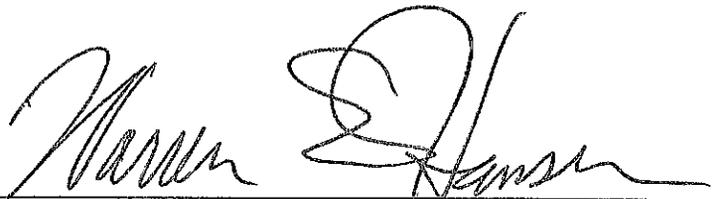
Fee of \$300.00 payable upon filing application.

Date

4/28/2016

Signature of Applicant

Warren E. Hansen, P.E. (Representative)



Veterans Park Business Center

GENERAL LAND USE

Veterans Park Business Center is located on Lots 49-52 of Lake Geneva Business Park Phase II. The proposed development consists of three 6,600 square foot buildings containing up to four units each for a total of 12 office/personal or professional services units. This use is consistent with the allowable land use for the underlying PBP zoning district. The total land area is 100,051 square feet (2.30 acres) with a building coverage of 19.8% and a LSR of 27.7%. The existing grassed, sloped site will be regraded to provide for the proposed development and surrounding developments.

NEIGHBORING PROPERTIES AND MASTER PLAN

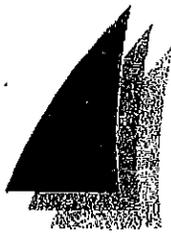
Veterans Park Business Center development is located between the proposed Lake Geneva Tennis Club to the north and the existing Lake Geneva Commerce Court to the south. Proposed access will be from Veterans Parkway at two location shown on the plans provided. Lake Geneva tennis club to the north is in the process of becoming a Planning Development also. The Lake Geneva Commerce Court development to the south proposed a LSR of 27.4% compared to the Veterans Park Business Center of 27.7%. In summary, the proposed development is consistent with the neighboring properties land use and density and intensity. The Master Plan shows the future Land Use of Planned Industrial, fitting with the proposed development.

PD RATIONAL

The proposed PD zoning will provide for exemptions from the standard zoning district as itemized below. The PD will allow for design that will forward both the aesthetic and economic development objectives of the City by providing for a much higher level of site design and architectural control.

Planned Business Park (PBP) District Underlying Zoning Exceptions from the Requirements:

1. Land Use Exemptions – None.
2. Density and Intensity Exemptions –
Maximum Landscape Surface Ratio (LSR): 28.3% (30% Required)
3. Bulk Exemptions –
Minimum Paved Surface Setback: 8' off north lot line (10' from side or rear Required)
Minimum Building Separation: 20 feet (30 feet Required)
4. Landscape Exemptions – None.
5. Parking and Loading Exemptions – None.
6. Signage Exemptions - Two monument signs (both meeting minimum requirements).



LAKE GENEVA
ECONOMIC DEVELOPMENT CORPORATION
"OUR LAKE MEANS BUSINESS"

March 22, 2016

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

RE: Proposed building contractors design facility on Lots 49 thru 52, Lake Geneva Business Park

Dear Sirs;

The group representing Geneva Lake Dream Homes, LLC has reached a tentative agreement with the Lake Geneva Economic Development Corporation for the purchase lots # 49 thru # 52 located on Edwards Boulevard in the Lake Geneva Business Park in the City of Lake Geneva.

The LGEDC Board of Directors voted to accept their offer to purchase at their January monthly meeting. On 02/26/2016 the LGEDC Architecture Review / Executive Committee met and reviewed their site plan, and the building specifications and materials. Their proposal will meet all of the "Declaration of Covenants, Conditions, and Restrictions, Lake Geneva Business Park Phase II dated May 1,1996. The Lake Geneva Economic Development Corporation endorses the Geneva Lake Dream Homes LLC plans 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



Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, May 16, 2016 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a General Development Plan (GDP) filed by Geneva Lakes Dream Homes for Veterans Park Business Center, for three new commercial buildings in a Planned Business Park Zoning District at the following location:

TAX KEY No. ZLGBP 200030 thru 200033 – Veterans Pkwy

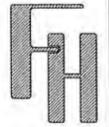
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Dated this 29th day of April 2016.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on May 5th and 12th



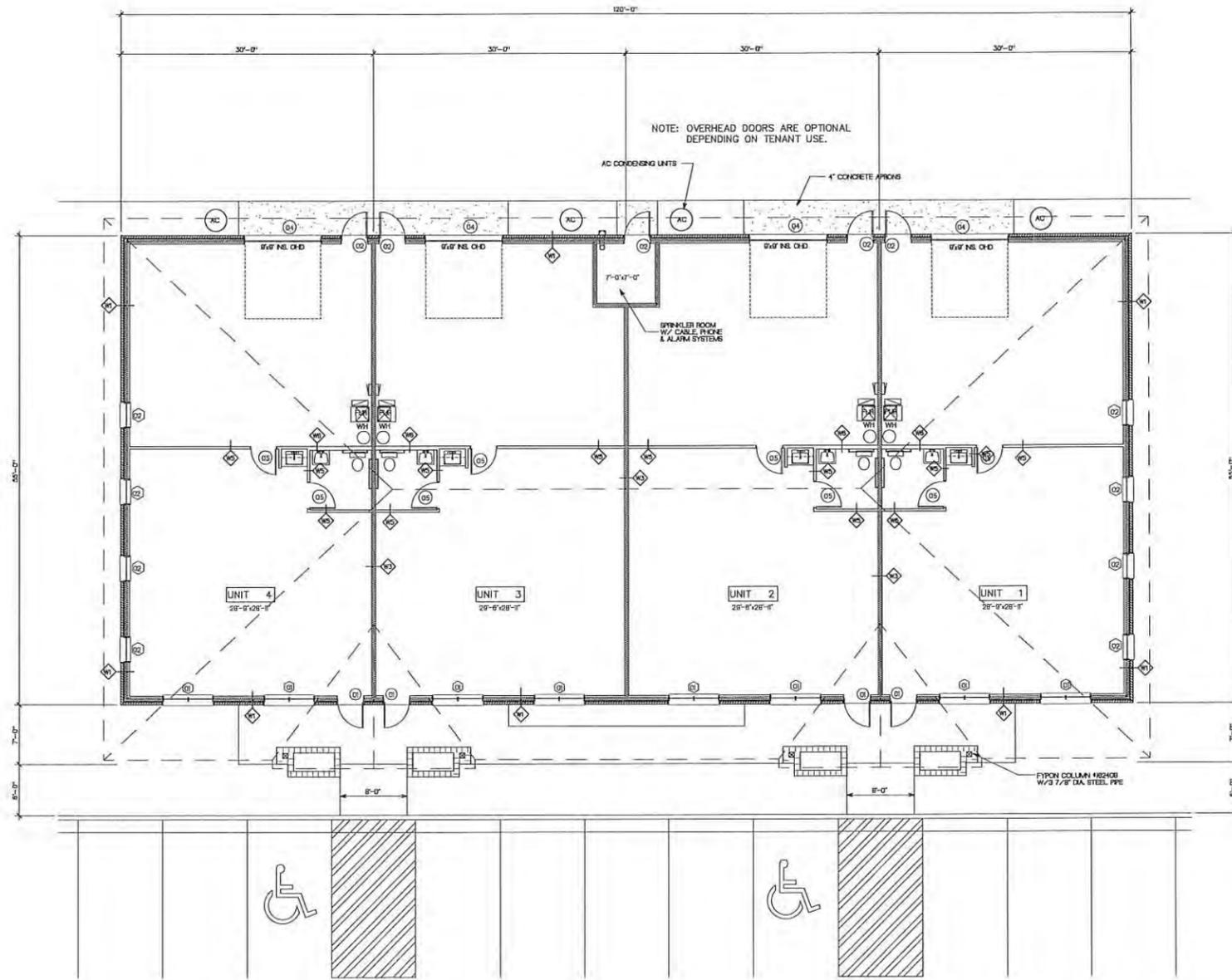
VETERANS PARK
BUSINESS CENTER
LOT 49-52 OF LAKE GENOVA BUSINESS PARK PHASE II
CITY OF LAKE GENOVA
WALWORTH COUNTY, WISCONSIN

FIRST FLOOR PLAN

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

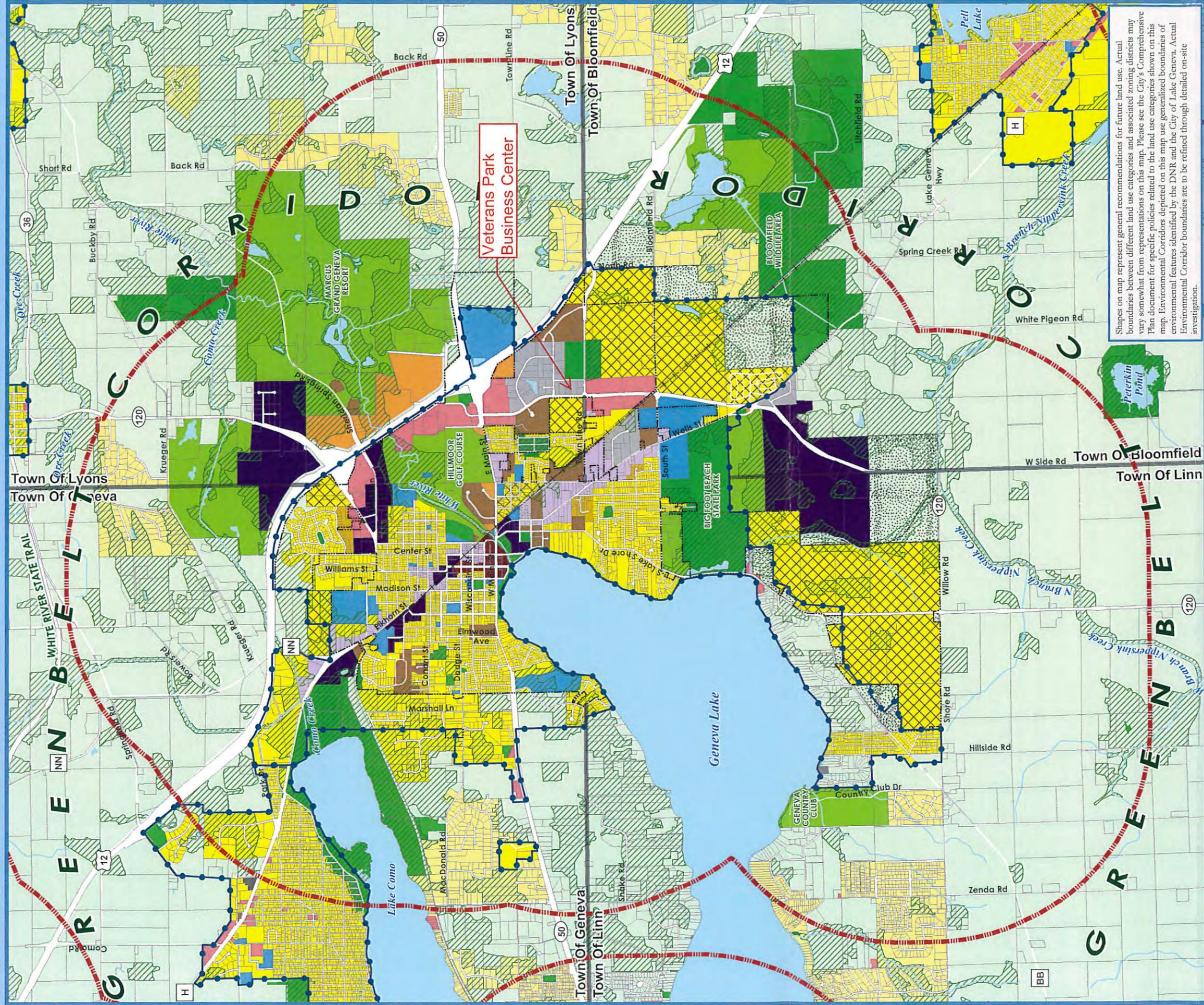
REVISIONS

PROJECT NO.
9464
DATE
4/25/2016
SHEET NO.
3 OF 3



FIRST FLOOR PLAN
SCALE 1/8"=1'-0"

NOTE: INTERIOR UNIT PARTITIONS
AND RESTROOM LOCATIONS MAY
VARY FROM THAT SHOWN.



Shapes on map represent general recommendations for future land use. Actual boundaries between different land use categories and associated zoning districts may vary somewhat from representations on this map. Please see the City's Comprehensive Plan document for specific policies related to the land use categories shown on this map. Environmental Corridors depicted on this map use generalized boundaries of environmental features identified by the DNR and the City of Lake Geneva. Actual Environmental Corridor boundaries are to be refined through detailed on-site investigation.

Map 5a: Future Land Use - City of Lake Geneva Comprehensive Plan

Land Use Categories

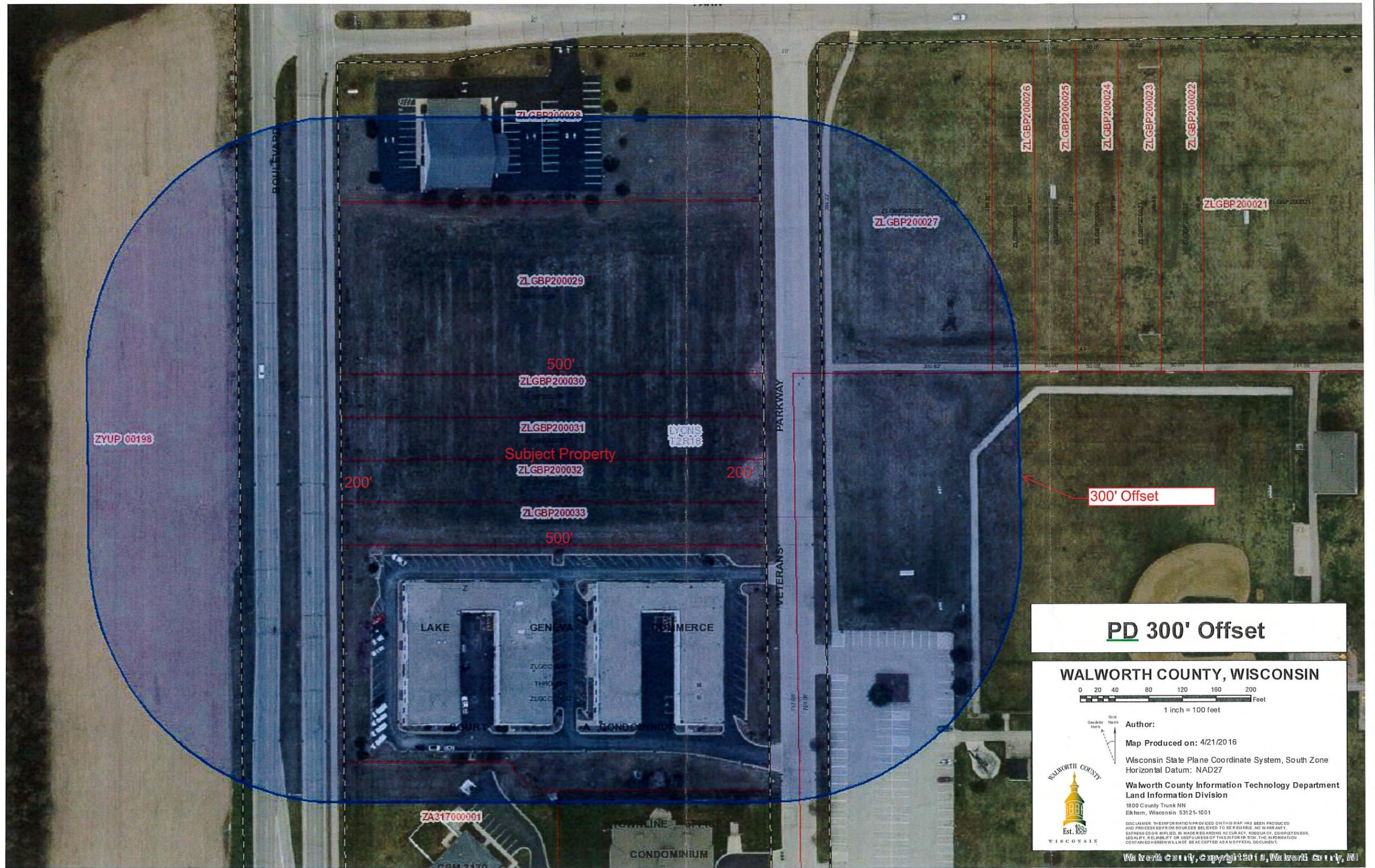
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- Long Range Exurban Growth Area

- City of Lake Geneva
- Township Boundary
- Urban Service Area Boundary
- Extraterritorial Jurisdiction Boundary
- Parcels
- Surface Water
- Abandoned Railroad



Adopted: October 24, 2014
 Source: SEWRPC, WIDNR, Walworth County LIO, V&A



PD 300' Offset

WALWORTH COUNTY, WISCONSIN

0 20 40 80 120 160 200
 Feet
 1 inch = 100 feet

Geoid North
 Grid North

Author:
 Map Produced on: 4/21/2016
 Wisconsin State Plane Coordinate System, South Zone
 Horizontal Datum: NAD27
**Walworth County Information Technology Department
 Land Information Division**
 1800 County Trunk NN
 Elkhorn, Wisconsin 53121-1001

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ZLGCC 00013	JAMES M BENSON	880 S LAKESHORE DR	LAKE GENEVA	WI	53147
ZLGCC 00014	MICHAEL J FOGLE & CYNTHIA L. FOGLE	2661 SARAH LN	BELOIT	WI	53511
ZLGCC 00015	THOMAS NICKOLS & JANET NICKOLS	45 LAKEVIEW ST	LAKE GENEVA	WI	53147
ZLGCC 00016	511 CAPITAL PARTNERS LLP	303 BRIAN LN	PROSPECT HEIGHTS	IL	600700000
ZLGCC 00017	KEVIN RADUNZ	PO BOX 670	LAKE GENEVA	WI	531470000
ZLGCC 00018	KYLE HOLDINGS LLC	N1886 STATE RD 120	LAKE GENEVA	WI	531470000
ZLGCC 00019	RANDALL SHAF	932 MARIANNE	LAKE GENEVA	IL	53147
ZLGCC 00020	FOLLY PARTNERS LLC	2151 GULF SHORE BLVD N #209	NAPLES	FL	34102
ZLGCC 00021	TONYS GARAGE LLC	1575 OAKWOOD AVE	HIGHLAND PARK	IL	60035
ZLGCC 00022	TONYS GARAGE LLC	1575 OAKWOOD AVE	HIGHLAND PARK	IL	60035
ZTOC 00001	BP2 LLC	875 TOWNLINE RD STE 103	LAKE GENEVA	WI	531470000
ZTOC 00002	A&M HOLDINGS LLC	875 TOWNLINE RD, STE 100	LAKE GENEVA	WI	531470000
ZTOC 00003	MARY ANN HOLT	PO BOX 568	LAKE GENEVA	WI	531470000
ZTOC 00004	A&M HOLDINGS LLC	875 TOWNLINE RD STE 100	LAKE GENEVA	WI	531470000
ZYUP 00170	CITY OF LAKE GENEVA	626 GENEVA ST	LAKE GENEVA	WI	531470000
ZYUP 00198	120 PROPERTIES LLC	PO BOX 935	LAKE GENEVA	WI	53147

APPLICATION FOR PRECISE IMPLEMENTATION PLAN AMENDMENT

City of Lake Geneva

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

Lots 49-52 of Lake Geneva Business Park Phase II

Name and Address of Current Owner:

Geneva Lakes Dream Homes, LLC (Ernie Tuhscherer)

PO Box 259, Lake Geneva, WI 53147

Telephone No. of Current Owner including area code: 262-249-0009 (Office) 262-275-6253 (Cell)

Name and Address of Applicant:

Same

Telephone No. of Applicant including area code: Same

Proposed Use:

Office/Personal or Professional Services

Zoning District in which land is located: PBP

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

Farris, Hansen & Associates, Inc. (Warren E. Hansen, P.E.)

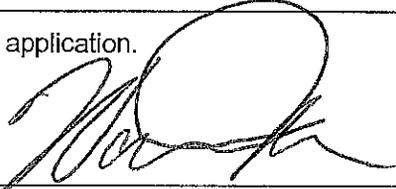
PO Box 437

Elkhorn, WI 53121

Short statement describing activities to take place on site:

Three 4-unit buildings (12 units total) with associated parking for Office/Personal or Professional Services use.

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


Signature of Applicant

Warren E. Hansen, P.E. (Representative)

4/28/2010

Veterans Park Business Center

GENERAL LAND USE

Veterans Park Business Center is located on Lots 49-52 of Lake Geneva Business Park Phase II. The proposed development consists of three 6,600 square foot buildings containing up to four units each for a total of 12 office/personal or professional services units. This use is consistent with the allowable land use for the underlying PBP zoning district. The total land area is 100,051 square feet (2.30 acres) with a building coverage of 19.8% and a LSR of 27.7%. The existing grassed, sloped site will be regraded to provide for the proposed development and surrounding developments.

NEIGHBORING PROPERTIES AND MASTER PLAN

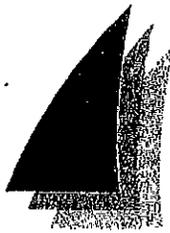
Veterans Park Business Center development is located between the proposed Lake Geneva Tennis Club to the north and the existing Lake Geneva Commerce Court to the south. Proposed access will be from Veterans Parkway at two location shown on the plans provided. Lake Geneva tennis club to the north is in the process of becoming a Planning Development also. The Lake Geneva Commerce Court development to the south proposed a LSR of 27.4% compared to the Veterans Park Business Center of 27.7%. In summary, the proposed development is consistent with the neighboring properties land use and density and intensity. The Master Plan shows the future Land Use of Planned Industrial, fitting with the proposed development.

PD RATIONAL

The proposed PD zoning will provide for exemptions from the standard zoning district as itemized below. The PD will allow for design that will forward both the aesthetic and economic development objectives of the City by providing for a much higher level of site design and architectural control.

Planned Business Park (PBP) District Underlying Zoning Exceptions from the Requirements:

1. Land Use Exemptions – None.
2. Density and Intensity Exemptions –
Maximum Landscape Surface Ratio (LSR): 28.3% (30% Required)
3. Bulk Exemptions –
Minimum Paved Surface Setback: 8' off north lot line (10' from side or rear Required)
Minimum Building Separation: 20 feet (30 feet Required)
4. Landscape Exemptions – None.
5. Parking and Loading Exemptions – None.
6. Signage Exemptions - Two monument signs (both meeting minimum requirements).



LAKE GENEVA
ECONOMIC DEVELOPMENT CORPORATION
"OUR LAKE MEANS BUSINESS"

March 22, 2016

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

RE: Proposed building contractors design facility on Lots 49 thru 52, Lake Geneva Business Park

Dear Sirs;

The group representing Geneva Lake Dream Homes, LLC has reached a tentative agreement with the Lake Geneva Economic Development Corporation for the purchase lots # 49 thru # 52 located on Edwards Boulevard in the Lake Geneva Business Park in the City of Lake Geneva.

The LGBDC Board of Directors voted to accept their offer to purchase at their January monthly meeting. On 02/26/2016 the LGEDC Architecture Review / Executive Committee met and reviewed their site plan, and the building specifications and materials. Their proposal will meet all of the "Declaration of Covenants, Conditions, and Restrictions. Lake Geneva Business Park Phase II dated May 1, 1996.

The Lake Geneva Economic Development Corporation endorses the Geneva Lake Dream Homes LLC plans 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



Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, May 16, 2016 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Precise Implementation Plan (PIP) filed by Geneva Lakes Dream Homes for Veterans Park Business Center, for three new commercial buildings in a Planned Business Park Zoning District at the following location:

TAX KEY No. ZLGBP 200030 thru 200033 – Veterans Pkwy

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

Dated this 29th day of April 2016.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on May 5th and 12th



— WORK ORDERED BY —
 GENEVA LAKES DREAM HOMES, LLC
 ERNIE TUCHSCHERER
 908 SOUTH WELLS ST./PO BOX 259
 LAKE GENEVA, WI 53147

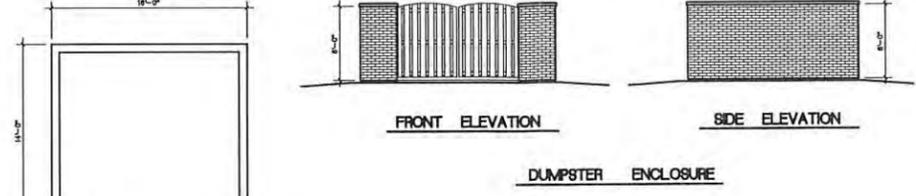
ASSIGNED N. LINE OF LOT 48
 N 89°53'43" E

PRECISE IMPLEMENTATION PLAN

VETERANS PARK BUSINESS CENTER

LOTS 49-52 OF LAKE GENEVA BUSINESS PARK PHASE II

CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



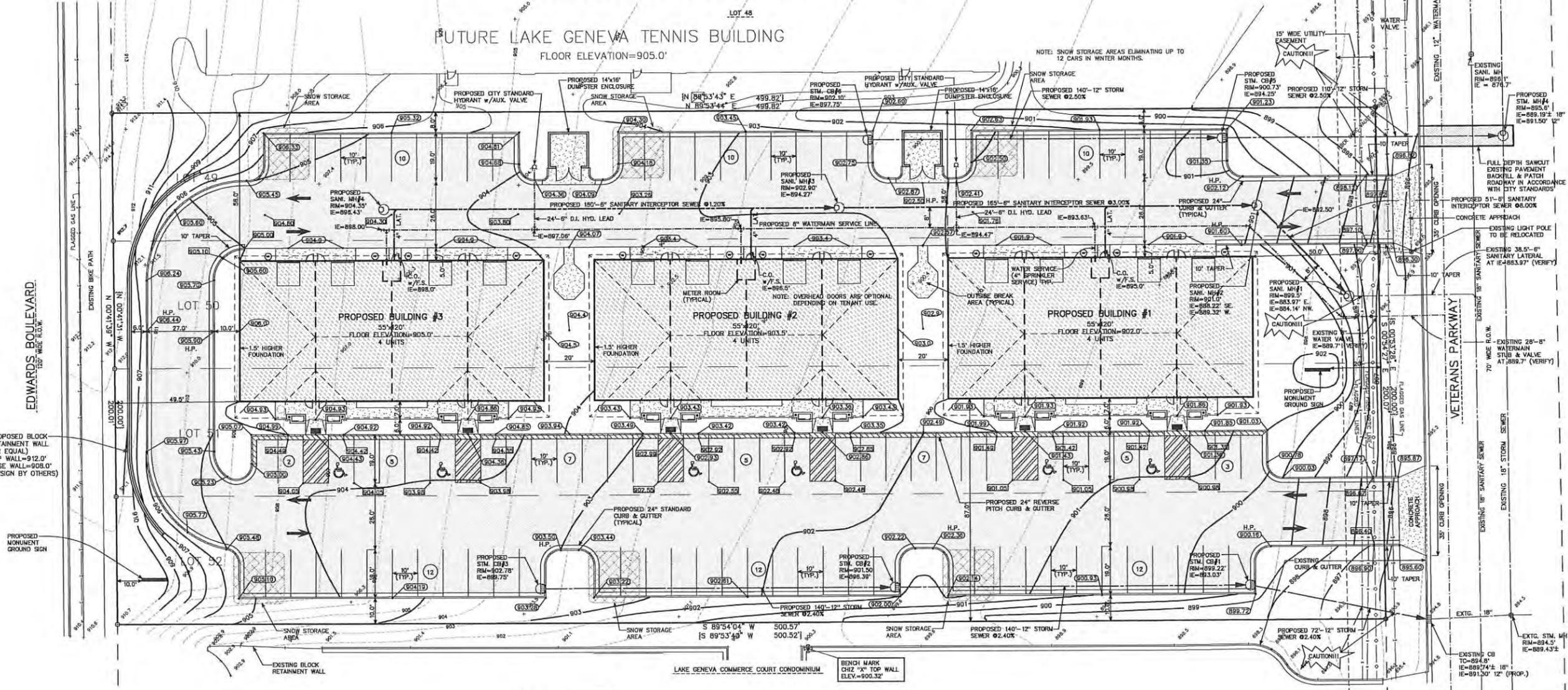
LEGEND

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

SITE SUMMARY

TOTAL LAND AREA	- 100,051 S.F. (2.30 ACRES)
EXISTING ZONING	- PBP (PLANNED BUSINESS PARK)
PROPOSED BUILDING AREA	- 19,800 S.F. (19.8%)
PROPOSED IMPERVIOUS AREA	- 51,913 S.F. (51.9%)
PROPOSED GREEN SPACE AREA	- 28,338 S.F. (28.3%)
PROPOSED PARKING	- 100 SPACES, INC. 6 HANDICAP (66 REQUIRED)
PROPOSED LAND DISTURBANCE	- 2.30 ACRES

LEGAL DESCRIPTION:
 LOT 49-52 OF LAKE GENEVA BUSINESS PARK, PHASE 2 BEING LOCATED IN THE SOUTHEAST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.



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

DIGGERS HOTLINE

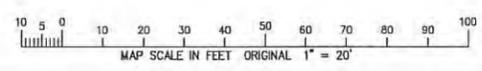
Toll Free (800) 242-8511
 Milwaukee Area (414) 259-1181
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

WS STATUTE 182.0178(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.



SHEET INDEX

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



VETERANS PARK BUSINESS CENTER
 LOTS 49-52 OF LAKE GENEVA BUSINESS PARK PHASE II
 CITY OF LAKE GENEVA
 WALWORTH COUNTY, WISCONSIN

PRECISE IMPLEMENTATION PLAN

FARRIS, HANSEN & ASSOCIATES, INC.
 Engineering, Architecture, Surveying
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 ELKHORN, WISCONSIN 53121
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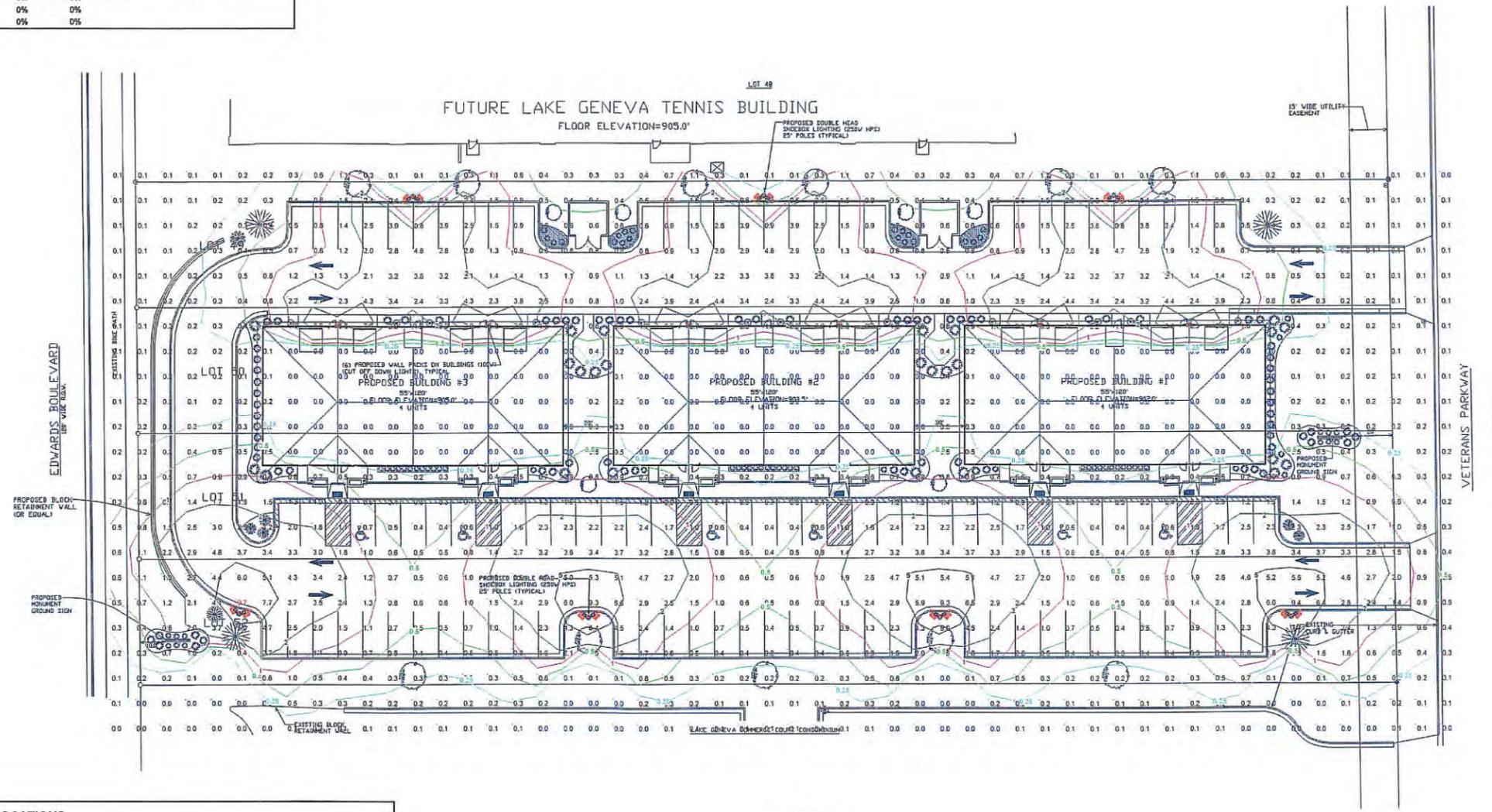
REVISIONS

PROJECT NO.	9464
DATE	4/25/2016
SHEET NO.	1 OF 4

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
■	A	6	TWA 100S	GENERAL PURPOSE BUILDING MOUNTED LUMINAIRE, 100W HPS, W/ CLEAR LAMP.	ONE 100-WATT CLEAR ED-17 HIGH PRESSURE SODIUM, TILTED 22-DEG.	TWA_100S.lvs	9500	1.00	135
◆	B	7	KAD 250S SR4SC	Area Luminaire, 250W HPS, High Performance SR4SC Sharp Cutoff Reflector, Full Cutoff MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 250-WATT CLEAR ET-18 HIGH PRESSURE SODIUM, HORIZONTAL POSITION.	KAD_250S_SR_4SC.lvs	29000	1.00	620

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1		1.1 fc	9.7 fc	0.0 fc	N/A	N/A

SURFACE SCHEDULE						
Name	Reflectances		Normal			Area (ft²)
	Front	Back	X	Y	Z	
Structure	0%	0%				
Structure	0%	0%				
Structure	0%	0%				



LUMINAIRE LOCATIONS										
No.	Label	Location			MH	Orientation	Tilt	Aim		
		X	Y	Z				X	Y	Z
1	A	531.7	77.7	8.0	8.0	0.0	0.0	531.7	77.7	0.0
2	A	471.8	77.7	8.0	8.0	0.0	0.0	471.8	77.7	0.0
3	A	391.8	77.5	8.0	8.0	0.0	0.0	391.8	77.5	0.0
4	A	331.7	77.4	8.0	8.0	0.0	0.0	331.7	77.4	0.0
5	A	251.7	77.2	8.0	8.0	0.0	0.0	251.7	77.2	0.0
6	A	191.7	77.2	8.0	8.0	0.0	0.0	191.7	77.2	0.0
7	B	221.6	128.6	25.0	25.0	90.8	30.0			
8	B	361.6	128.8	25.0	25.0	90.0	30.0			
9	B	501.6	129.1	25.0	25.0	90.0	30.0			
10	B	571.9	-38.3	25.0	25.0	-90.0	0.0			
11	B	432.0	-38.6	25.0	25.0	-90.0	0.0			
12	B	292.0	-38.8	25.0	25.0	-90.0	0.0			
13	B	152.7	-37.4	25.0	25.0	-73.7	0.0			

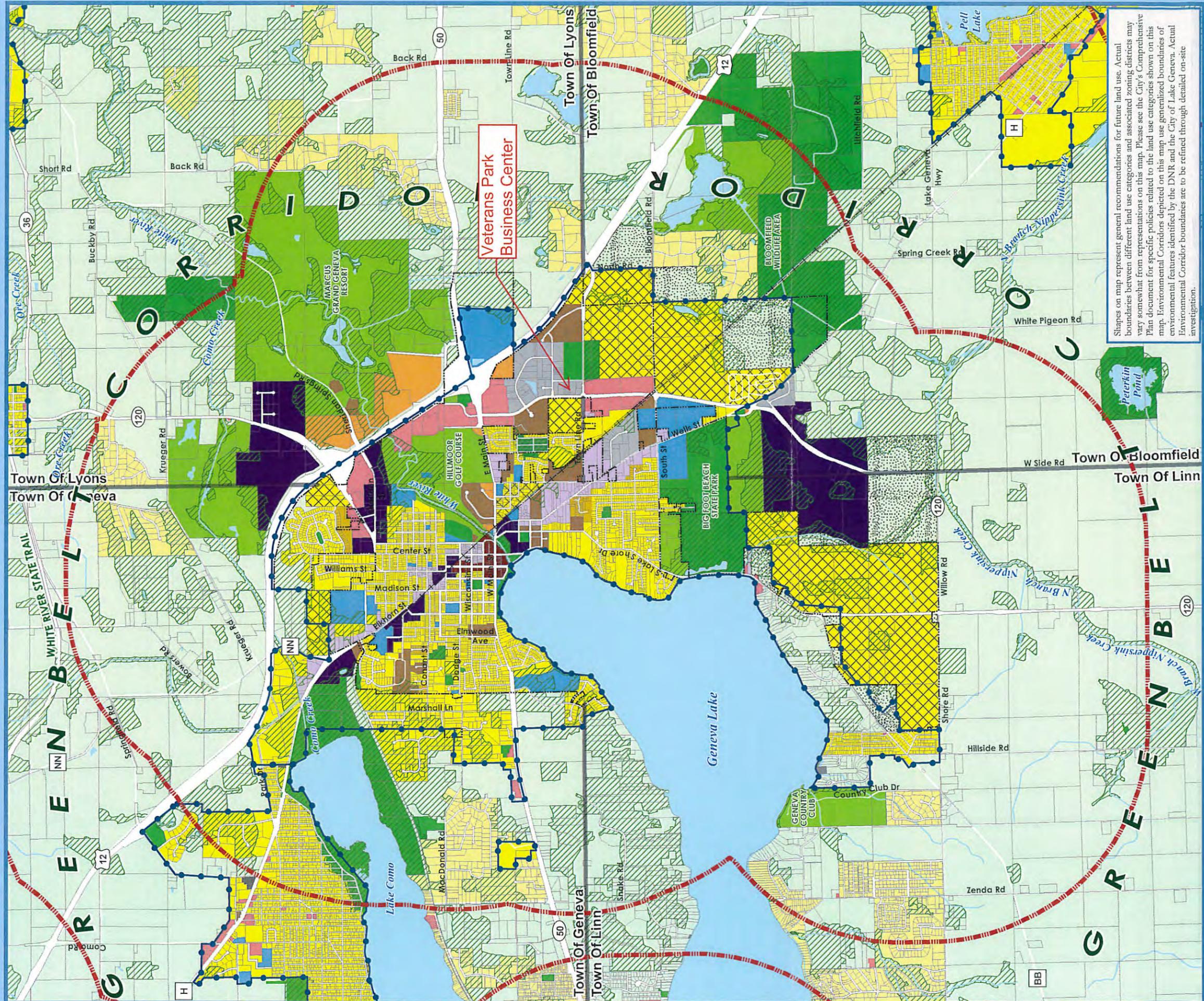
Plan View
Scale 1" = 25'



PHOTOMETRICS
FOR
VETERANS PARK BUSINESS CENTER

Designer
FH&A
Date
Apr 28 2016
Scale

Drawing No.
9464



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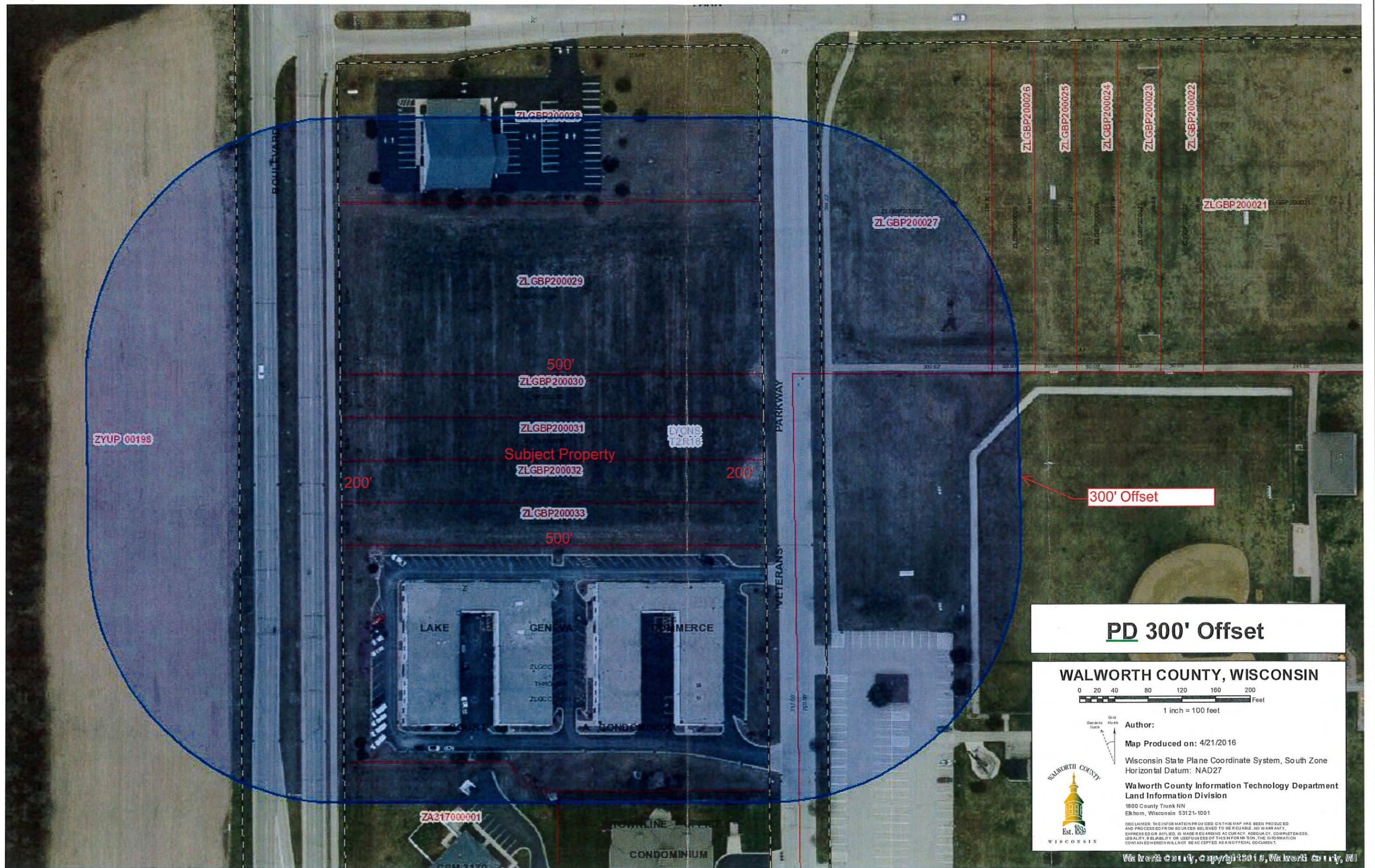
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 Source: SEWRPC, WIDNR, Walworth County LIO, V&A



ZYUP 00198

ZLGBP200028

ZLGBP200029

500'

ZLGBP200030

ZLGBP200031

Subject Property

ZLGBP200032

200'

200'

ZLGBP200033

500'

ZLGBP200027

ZLGBP200026

ZLGBP200025

ZLGBP200024

ZLGBP200023

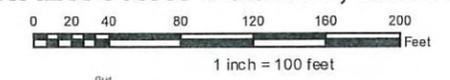
ZLGBP200022

ZLGBP200021

300' Offset

PD 300' Offset

WALWORTH COUNTY, WISCONSIN



Author:
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 Land Information Division
 1800 County Trunk NN
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ZLGCC 00012	ROBERT M SIX	W5478 OAK BLUFFS RD	FONTANA	WI	53125
ZLGCC 00013	JAMES M BENSON	880 S LAKESHORE DR	LAKE GENEVA	WI	53147
ZLGCC 00014	MICHAEL J FOGLE & CYNTHIA L. FOGLE	2661 SARAH LN	BELOIT	WI	53511
ZLGCC 00015	THOMAS NICKOLS & JANET NICKOLS	45 LAKEVIEW ST	LAKE GENEVA	WI	53147
ZLGCC 00016	511 CAPITAL PARTNERS LLP	303 BRIAN LN	PROSPECT HEIGHTS	IL	600700000
ZLGCC 00017	KEVIN RADUNZ	PO BOX 670	LAKE GENEVA	WI	531470000
ZLGCC 00018	KYLE HOLDINGS LLC	N1886 STATE RD 120	LAKE GENEVA	WI	531470000
ZLGCC 00019	RANDALL SHAF	932 MARIANNE	LAKE GENEVA	IL	53147
ZLGCC 00020	FOLLY PARTNERS LLC	2151 GULF SHORE BLVD N #209	NAPLES	FL	34102
ZLGCC 00021	TONYS GARAGE LLC	1575 OAKWOOD AVE	HIGHLAND PARK	IL	60035
ZLGCC 00022	TONYS GARAGE LLC	1575 OAKWOOD AVE	HIGHLAND PARK	IL	60035
ZTOC 00001	BP2 LLC	875 TOWNLINE RD STE 103	LAKE GENEVA	WI	531470000
ZTOC 00002	A&M HOLDINGS LLC	875 TOWNLINE RD, STE 100	LAKE GENEVA	WI	531470000
ZTOC 00003	MARY ANN HOLT	PO BOX 568	LAKE GENEVA	WI	531470000
ZTOC 00004	A&M HOLDINGS LLC	875 TOWNLINE RD STE 100	LAKE GENEVA	WI	531470000
ZYUP 00170	CITY OF LAKE GENEVA	626 GENEVA ST	LAKE GENEVA	WI	531470000
ZYUP 00198	120 PROPERTIES LLC	PO BOX 935	LAKE GENEVA	WI	53147