

**CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI**

SPECIAL PLAN COMMISSION MEETING

MONDAY, MAY 22, 2017 - 5:15 PM

COUNCIL CHAMBERS, CITY HALL

Agenda

1. Meeting called to order by Mayor Kupsik.
2. Roll Call.
3. 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.
4. Downtown Design Review.
 - A. Application by David Scotney, 1551 Orchard Lane, Lake Geneva, WI 53147, to add a sun shade to the upper level of the building instead of the using the red umbrella's from the original plan at 831 Wrigley Drive, Tax Key No. ZOP00340.
5. Review and Recommendation of a proposed Certified Survey Map (CSM) within the City's Extraterritorial Jurisdiction (ETJ) in the Town of Geneva filed by Walter G. Larkin, W3459 Highway 50 West, Lake Geneva, WI 53147, to establish a legal 50' easement at W3459 Highway 50 West, Lake Geneva, WI 53147, Tax Key Nos. JG3400012.
6. Open the annual request period for amendments to the Comprehensive Plan.
7. 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 5/17/2017

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: May 22, 2017

Agenda Item #4a

Applicant:

David Scotney
1551 Orchard Lane
Lake Geneva, WI 53147

Request:

831 Wrigley Drive, Lake Geneva, WI 53147
Downtown Design Review
Change to Building Exterior

Description:

The applicant is submitting an application for Downtown Design Review to add a sun shade on an upper level of a building at 831 Wrigley Drive. The proposed shade would consist of white tarps installed on the second story patio that overlooks Wrigley Street. The shade would be tied to a combination of four anchors affixed to the building façade and three supportive stakes on the patio railing. The shade would replace the red umbrellas currently being used on the patio.

The property is subject to Downtown Design review. The City reviews changes to building exteriors in the Downtown to confirm that they conform to the Downtown Design standards.

Staff Recommendation:

The proposed sun shade meets the requirements of the Downtown Design Overlay Zoning district and is compatible with the design of the building. Staff's recommendation is that proposed sun shade be approved as presented with any Commission amendments.



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

831 Wiggley Dr. Lake Geneva WI 53147

Name & Address of Current Building Owner:

David Scotney
1551 Orchard Lane
Lake Geneva WI 53147

Telephone Number of Current Building Owner: _____

Name & Address of Applicant:

David Scotney
1551 Orchard Lane
Lake Geneva WI 53147

Telephone Number of Applicant: _____

Proposed Design Change:

white
Hanging Sail Shade tarps instead of
6-8 Red umbrellas which was our previous
approach

Zoning District:

Central Business

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

Pete Jurgens / Geneva Bay Construction
202 Center St.
Lake Geneva WI 53147

Description of Project:

Instead of using several red umbrellas
we are proposing a simpler and safer solution of
~~removing the~~ hanging white sail shades on
the second story patio

Date:

5/3/17

Signature of Applicant:

AGREEMENT FOR SERVICES

REIMBURSABLE BY THE PETITIONER / APPLICANT. The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any finance charges that may accrue. The City may apply the charges for these services to the Petitioner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner and which are not paid, may be assigned by the City as a special assessment to the subject property. Petitioner hereby expressly waives any notice and hearing requirements provided in Wis. Stats. § 66.0701 or any additions or amendments to this section. Petitioner further authorizes the City Treasurer or City Clerk to levy and collect review fees and additional fees upon the affidavit of the City Administrator or the Zoning Administrator stating that such fees are reasonable and that payment is overdue. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the development application:

David Scotney, as applicant/petitioner for:

Name:

Oakfire

Address:

831 Wrigley Dr

Lake Geneva WI 53147

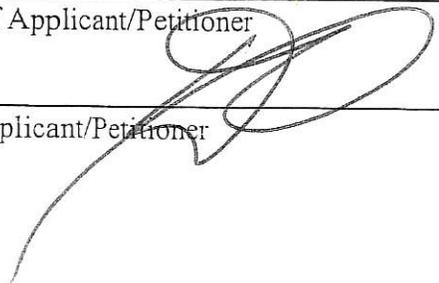
Phone:

312-451 1494

Agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof.

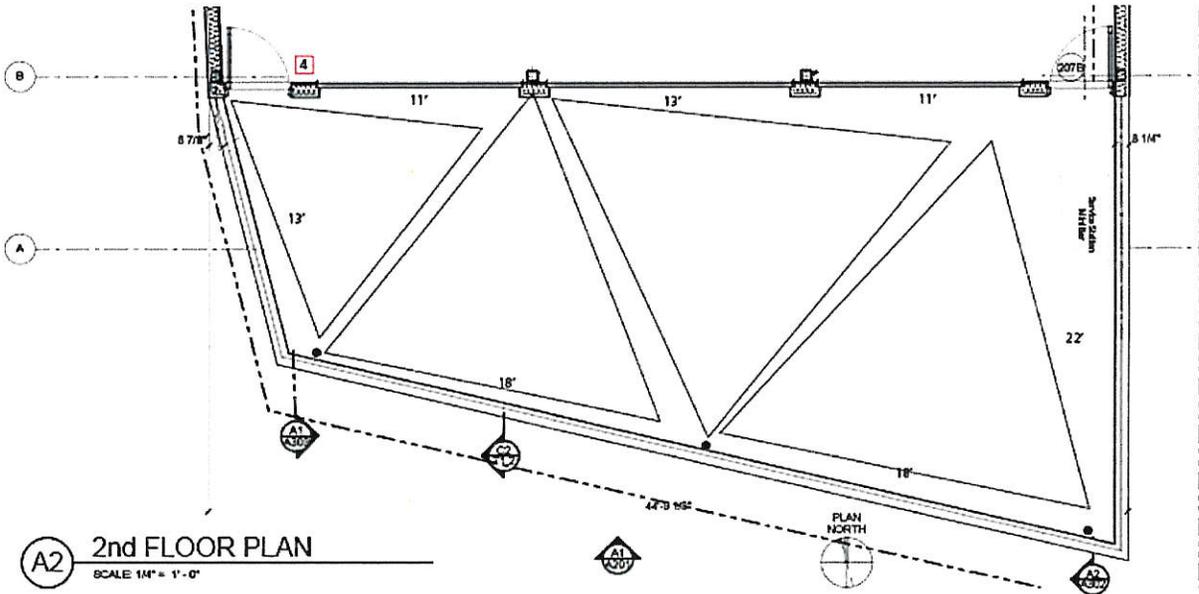
Dated this May day of 5th, 2017.

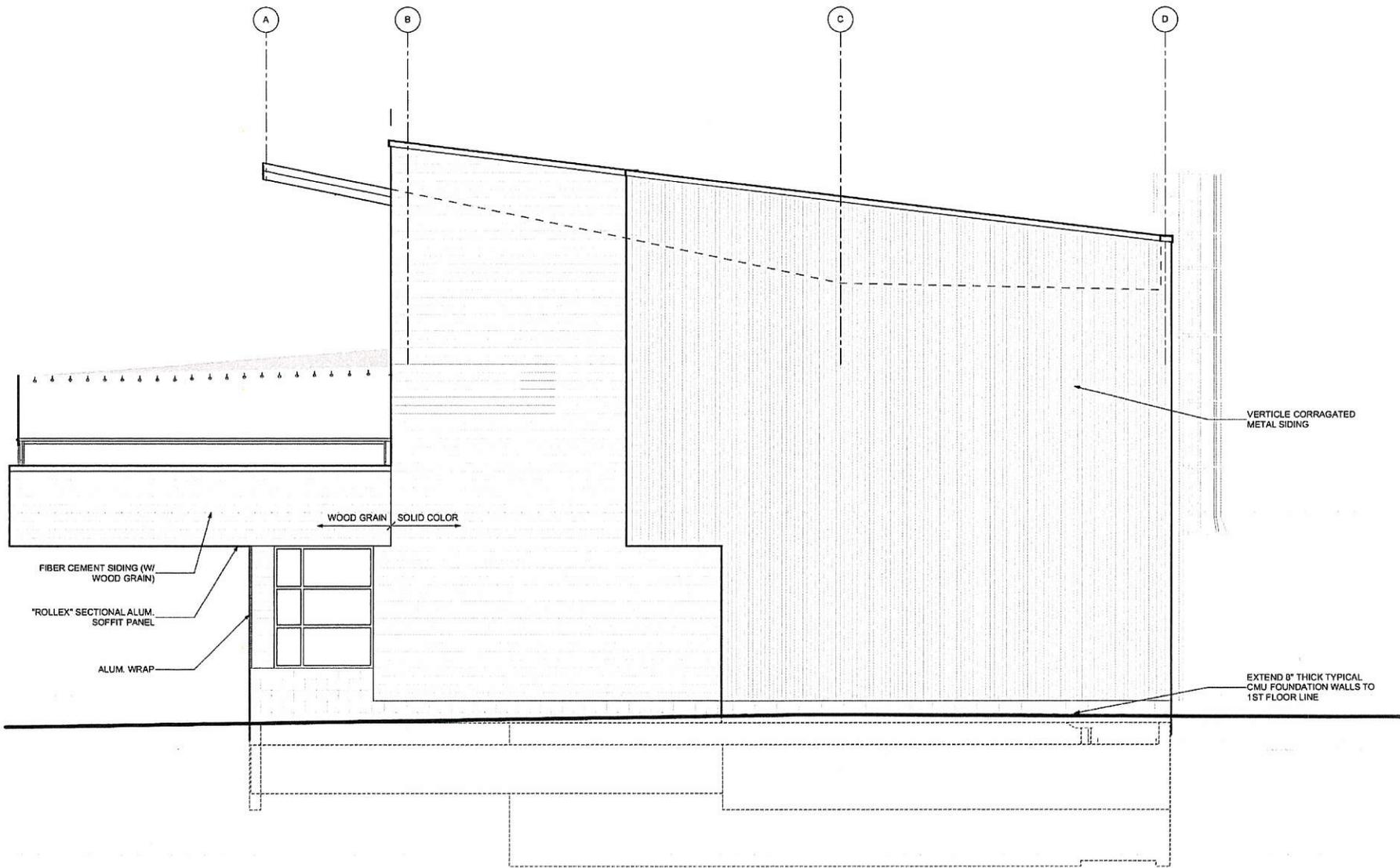
David Scotney
Printed name of Applicant/Petitioner


Signature of Applicant/Petitioner



OAKFIRE'S
VISION
FOR
THE
FUTURE





A1 EAST ELEVATION
 SCALE: 1/4" = 1'-0"
 0 2 4 8

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: May 22, 2017

Agenda Item #5

Applicant:

Walter G. Larkin
PO Box 11094
Chicago, IL 60611

Request:

W3459 Highway 50 West
Lake Geneva, WI 53147

Land Division Review in City of Lake Geneva
Extraterritorial Jurisdiction

Description:

The applicant is submitting an application for land division review for a property located at W3459 Highway 50 in the Town of Geneva. The site is located within the City of Lake Geneva's Extraterritorial Jurisdiction (ETJ).

The applicant proposes a 10-foot easement through the portion of the lot zoned R-1 in order to provide access to Highway 50 from the portions of the lots that are zoned C-2 and A-2.

Staff Recommendation:

Staff has no objections to the proposed easement.

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

CERTIFIED SURVEY MAP or

SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

WALTER G. LARKIN

W3459 HIGHWAY 50 WEST

LAKE GENEVA, WI

(PARCEL #) JG3400012

TELEPHONE NUMBER OF CURRENT OWNER:

(317) 224 6174

NAME AND ADDRESS OF APPLICANT:

WALTER G. LARKIN

P.O. Box 11094

CHICAGO, IL 60611-0094

TELEPHONE NUMBER OF APPLICANT:

(317) 224 6174

NAME AND ADDRESS OF SURVEYOR:

MR. PETER GORDON (FARRIS HANSEN & ASSO.)

7 RIDGWAY CT. PO BOX 437

ELKHORN, WI 53121

TELEPHONE NUMBER OF SURVEYOR:

(262) 723 2098

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

BECAUSE THE STATE WILL NOT GRANT DRIVEWAY ACCESS TO THE
A-2, C-2 PORTION OF THE LOT, I MUST ESTABLISH A LEGAL
EASEMENT THRU THE EXISTING R-1 PORTION.

SUBMITTAL CHECKLIST

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

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

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

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

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

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

28 APR 17

DATE

Walter J. Larkin

SIGNATURE OF APPLICANT

AGREEMENT FOR SERVICES

REIMBURSABLE BY THE PETITIONER / APPLICANT. The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any finance charges that may accrue. The City may apply the charges for these services to the Petitioner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner and which are not paid, may be assigned by the City as a special assessment to the subject property. Petitioner hereby expressly waives any notice and hearing requirements provided in Wis. Stats. § 66.0701 or any additions or amendments to this section. Petitioner further authorizes the City Treasurer or City Clerk to levy and collect review fees and additional fees upon the affidavit of the City Administrator or the Zoning Administrator stating that such fees are reasonable and that payment is overdue. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the development application:

_____, as applicant/petitioner for:

Name: WALTER G. LARKIN
Address: P.O. Box 11094
CHICAGO, IL 60611-0094
Phone: 312 224 6174
WLeadwood@sbsglobal.net

Agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof.

Dated this 28TH day of APRIL, 2017 ~~200~~.

WALTER G. LARKIN
Printed name of Applicant/Petitioner

Walter J Larkin
Signature of Applicant/Petitioner

REZONE

PART OF THE SW 1/4 & NW 1/4 C
TOWN 2 NORTH, RANGE 17 EAST, 1

J G 340007C
DMA CONSTRUCTION LLC
207 E OHIO STE 383
CHICAGO, IL 60611
ZONING: A-2

J G 340007A
MARK J MANCINI
W3460 HWY 50
LAKE GENEVA, WI 53147
ZONING: A-2

J G 3400007
MATHEW A POLYOCK TRUST
MARY E POLYOCK TRUST
P.O. BOX 25
ZENOA, WI 53195
ZONING: A-2

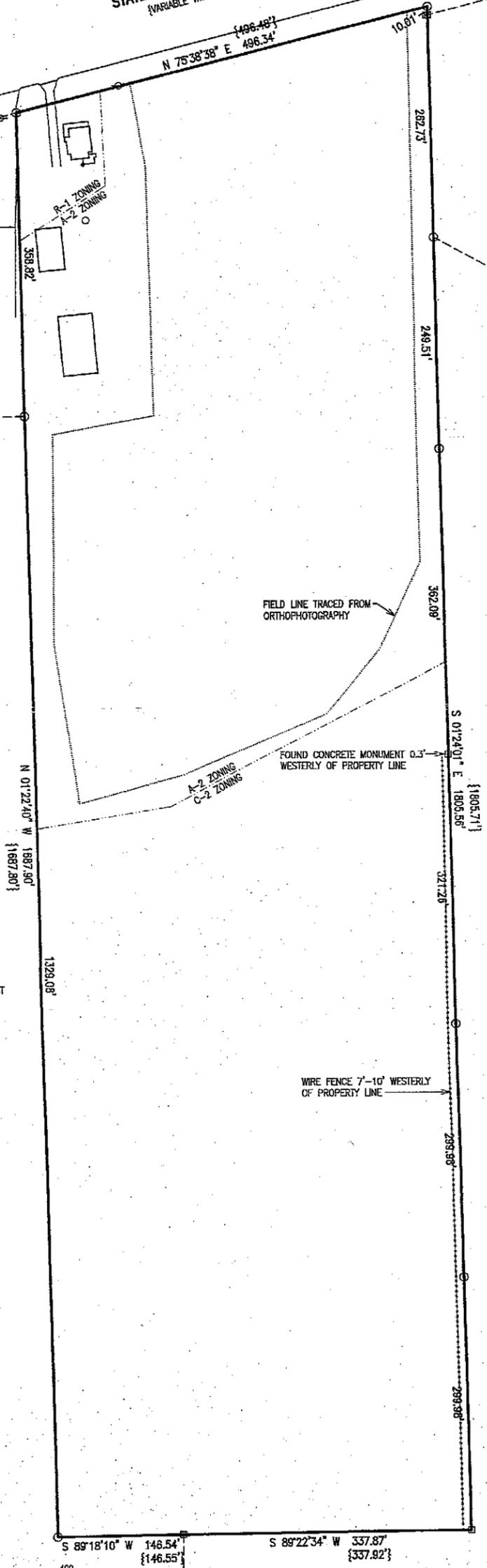
STATE TRUNK HIGHWAY "50"
(VARIABLE WIDTH R.O.W.)

JA432800002
DREAMFIELD LLC
C/O WRIGLEY MANAGEMENT INC
401 N MICHIGAN AVE #3200
CHICAGO, IL 60611
ZONING: R-2

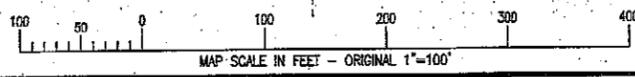
J G 3400013
JOHN L GEHRKE
W3467 HWY 50
LAKE GENEVA, WI 53147
ZONING: R-1

J G 3400013A
KEITH R EYCHESON SR TRUST
JUNE L EYCHESON TRUST
W3463 HWY 50
LAKE GENEVA, WI 53147
ZONING: C-2 & R-1

JA432800001
DREAMFIELD LLC
C/O WRIGLEY MANAGEMENT INC
401 N MICHIGAN AVE #3200
CHICAGO, IL 60611
ZONING: R-2

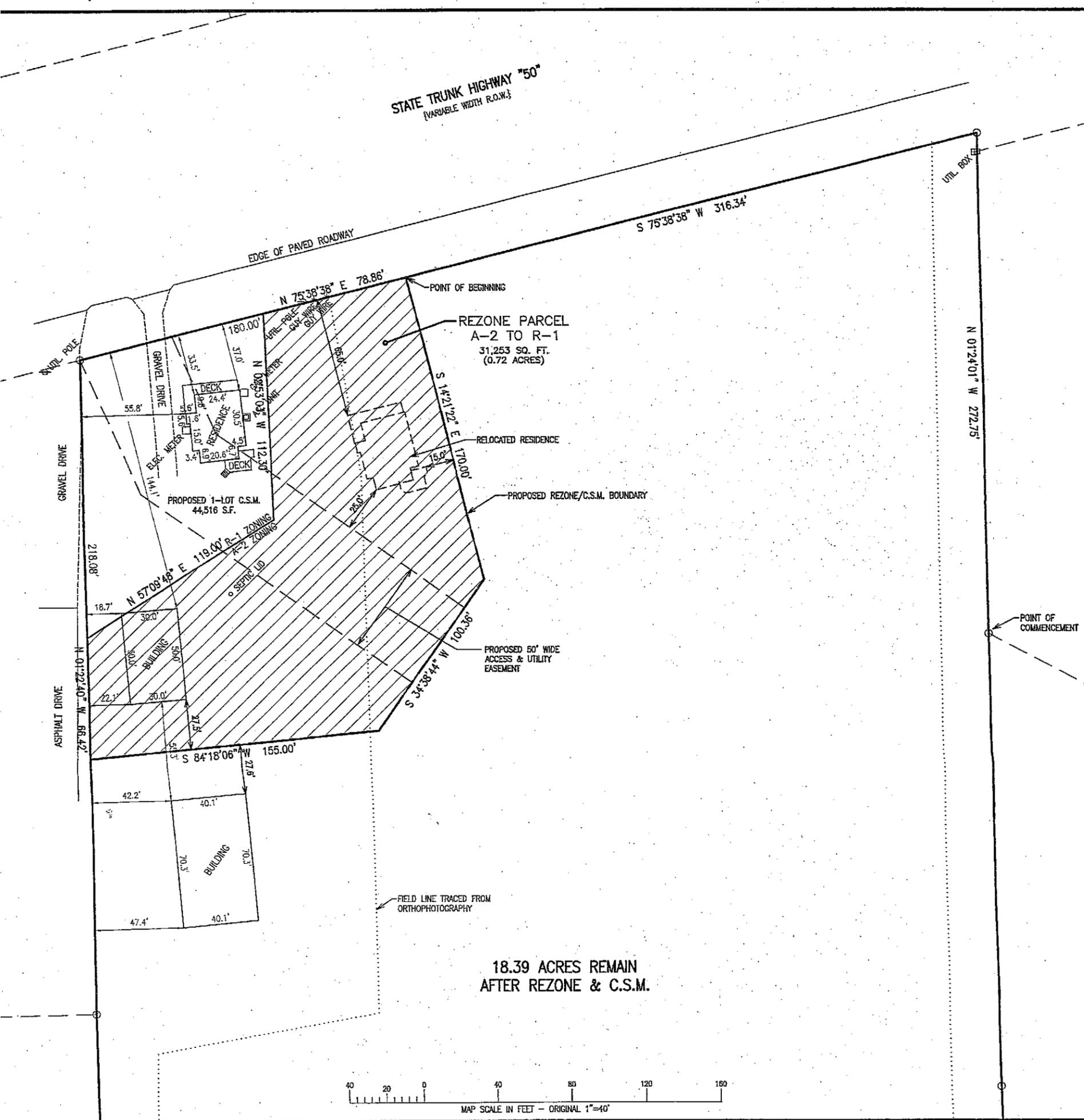


EXISTING OVERALL AREA = 19.41 ACRES
EXISTING R-1 AREA = 0.30 ACRES
EXISTING A-2 AREA = 8.91 ACRES
EXISTING C-2 AREA = 10.20 ACRES



MAP

E SE 1/4 OF SECTION 34,
NORTH COUNTY, WISCONSIN



A part of the West 1/2 of the SE 1/4 of Section 34 in T2N, R17E, Walworth County, Wisconsin, particularly described by metes and bounds as follows, that is to say: Commencing at a point in the center of Geneva Delavan Road, so called which is South 75 1/2° West and 26.04 chains distant from the NE corner of the SE 1/4 of said Section from said point of commencement; run thence South 75 1/2° West following along the center of said road, 7.54 chains; run thence South 26.38 chains; run thence East 7.27 chains; run thence North 28.21 chains to the place of commencement. Excepting therefrom that portion thereof taken for highway by Walworth County by Award of Damages recorded April 30, 1959 in Volume 538 of Deeds, page 335 as Document No. 509019.

Tax Parcel No: JG 3400012

LEGAL DESCRIPTION OF RECORD

LEGAL DESCRIPTION - REZONE PARCEL, LANDS CURRENTLY ZONED A-2 TO BE ZONED R-1

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE STAKE FOUND MARKING THE SOUTHWEST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NO. 4328; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 2, N 01°24'24" W, 272.75 FEET TO AN IRON PIPE STAKE FOUND MARKING A POINT ALONG THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50"; THENCE S 75°38'38" W, 316.34 FEET TO THE POINT OF BEGINNING; THENCE S 14°21'22" E, 170.00 FEET; THENCE S 34°38'44" W, 100.36 FEET; THENCE S 84°18'06" W, 155.00 FEET; THENCE N 01°24'24" W, 66.42 FEET; THENCE N 57°09'48" E, 119.00 FEET; THENCE N 02°24'03" W, 112.30 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF STATE TRUNK HIGHWAY "50"; THENCE ALONG SAID HIGHWAY, N 75°38'38" E, 78.86 FEET TO THE POINT OF BEGINNING. CONTAINING 31,253 SQUARE FEET (0.72 ACRES) OF LAND, MORE OR LESS.

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

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: 12/02/2016

Peter S. Gordon
PETER S. GORDON P.L.S. 2101



- LEGEND
- = FOUND IRON PIPE STAKE
 - = FOUND CONCRETE MONUMENT
 - { } = DIMENSION PER 1987 PLAT OF SURVEY BY ROBERT M. BAERENWALD



VANDEWALLE & ASSOCIATES INC.

To: City of Lake Geneva
From: Mike Slavney, FAICP, City Planner
Date: May 17, 2017
Re: Annual Comprehensive Plan Amendment Process

The City adopted the updated Comprehensive Plan on December 14, 2009. As a dynamic community facing a myriad of growth issues, the City receives requests for Plan amendments in the coming years, well before the required update in 2019. To provide a manageable, predictable, and cost effective process, the City has established a single plan amendment cycle every year.

Several Wisconsin communities use an annual plan review and amendment process cycle to ensure these evaluations and adjustments are handled in a predictable and efficient manner. The City Clerk will accept applications for Plan amendments from **May 23 through June 30, 2017**. Applications will be reviewed by the Plan Commission at its July and August meetings. Applicants may adjust their applications to respond to Plan Commission concerns, and all revised applications must be finalized by August 28, 2017.

The procedures to adopt or amend a Comprehensive Plan are defined under Section 66.1001(4), Wisconsin Statutes. The City process needs to follow these requirements. The timeline on the following page presents a proposed five-month process to allow for plan amendment requests, consider amendments, and go through the adoption procedures in compliance with the State Statutes.

This approach features a combined meeting of the Plan Commission and Common Council.

During the meeting:

1. the Common Council holds a Public Hearing on the requested Plan amendments; and
2. the Plan Commission considers Plan amendment requests and public testimony, and then adopts a resolution making a specific recommendation on each of the requested Plan amendments to the Common Council.

At a subsequent meeting of the Common Council, the Council will consider the Plan Commission's recommendations, vote on motions for each requested Plan amendment, and finally, adopt an ordinance to officially adopt the Plan amendments per their individually voted motions.

This combined meeting approach allows for the Plan Commission and Council to hear the same public testimony, prior to the Plan Commission's recommendation, and the Council's actions.

City of Lake Geneva

2017 Annual Comprehensive Plan Amendment Process

Activity	May	June	July	August	Sept.	Oct.
Plan Commission Announces the Opening of the Plan Amendment Process, and Reviews the Draft Public Participation Plan	May 22					
City Clerk Accepts Plan Amendment Applications	May 23 - June 30					
Plan Commission Recommends Adoption of the Public Participation Plan		June 19				
Council Adopts Public Participation Plan		June 26				
Plan Commission Reviews Plan Amendment Applications (Requests & Staff Analysis included in Plan Comm. Packet.)			July 17	Aug. 21		
Plan Commission Recommends Setting Public Hearing by Council				Aug. 21		
Council Sets Public Hearing (applications frozen)				Aug. 28		
City Clerk Distributes Requested Plan Amendments to Surrounding and Overlapping Jurisdictions				Aug. 30		
Public Review Period (Newspaper published Wed.)					Sept. 6 - Oct. 15	
Joint City Council and Plan Commission Meeting 1. Council Holds Public Hearing 2. Plan Commission Adopts Resolution Recommending Plan Amendments						Oct. 16
Council Adopts Ordinance on Recommended Plan Amendments						Oct. 23
City Clerk Distributes Amended Plan to Surrounding and Overlapping Jurisdictions						After Adoption