CITY OF LAKE GENEVA
PLAN COMMISSION MEETING

MONDAY, JUNE 15, 2015 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

A g e n d a

1. Meeting called to order by Mayor Connors.

2. Roll Call.

3. Approve Minutes of May 18, 2015 Plan Commission meeting as distributed.

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

5. Acknowledgment of Correspondence.

6. Downtown Design Review.
   - A. Application by Halvar Petersen for Geneva Java, 252 Center Street, Lake Geneva, WI 53147 for a new exterior sign at the storefront at Tax Key No. ZOP 00258.
   - B. Application by Venture Investment Partners, LLP, PO Box 460, Lake Geneva, WI 53147, for new exterior siding and colors at 251 Cook Street, Tax Key No. ZOP00252A.
   - C. Application by Kinga Miceusz for @Properties, 239 Cook Street, Lake Geneva, WI 53147, for new exterior awnings and signage at 880 W Main Street, Tax Key No. ZOP 00337.
   - D. Application by Michelle Woolard N3169 Acacia Road, and Samantha Strenger, 721 Geneva Street, Lake Geneva, WI 53147 for Good Vibes, for new exterior storefront colors and signage for the property at 234 Broad Street, at Tax Key No. ZOP 00257.
   - E. Application by Sarah Hamick, for JAYNE, for new exterior signs 771 W. Main Street, Tax Key No. ZOP 00267.
   - F. Application for reconsideration by Ronald R Stocking Jr., 32 Orchard Street, Williams Bay, WI 53191, for Urban Cloud Factory, for a new exterior sign at 772 W. Main Street, Tax Key No. ZOP 00321.

7. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted by Kathleen B. King Trust, Patricia A Weitz, Trustee, 15509 S. Duncan Road, Oak Forest, IL 60452 for the parcel at 406 Curtis Street, Tax Key No. ZA124300002.

8. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted by Philip & Kay Barrett, 234 W. Main Street, Lake Geneva, WI 53147 for the parcel at 234 W. Main Street, Tax Key No. ZPI 00013.

9. 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. Note this application was removed by the applicant for consideration until DNR approval is obtained.

10. Public Hearing and recommendation on a Conditional Use Application filed by Scott DeParvine & Ashlee Box agents for Mariane E Weigley, 38137 N. Bolton Place, Antioch, IL 60002, to construct a Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at a vacant lot on Pine Street, Tax Key No. ZSY 00025.

11. Adjournment

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

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

Posted 6/12/15

CITY OF LAKE GENEVA
PLAN COMMISSION MEETING

MONDAY, MAY 18, 2015 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

MINUTES

1. **Meeting called to order at 6:32 pm by Mayor Connors.**

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

3. **Approve Minutes of April 20, 2015 Plan Commission meeting as distributed.**

   MOTION #1
   Flower/Skates moved to approve the minutes of April 20, 2015 Plan Commission meeting as distributed.
   The motion carried unanimously.

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

   PUBLIC SPEAKER #1 – Penny Roar - 951 S. Lake Shore Drive, LG
   She stated her concerns and suggestions regarding agenda item #13 Hillmore Lake Development proposal.

   PUBLIC SPEAKER #2 – Terry O'Neil - 954 George Street, LG
   He stated his concerns regarding agenda item #13 Hillmore Lake Development proposal.
   Furthermore stating 'we' do not need or want an artificial lake in the heart of Lake Geneva to facilitate Housing Development and he feels it does not agree or fit with the Master Plan as a "Recreation Facility".

   PUBLIC SPEAKER #3 – Mary-Jo Fesenmeyer – 955 George Street, LG
   She stated her concerns regarding agenda item #13 Hillmore Lake Development proposal.
   She pointed out that people of this community wanted this land preserved as rural holding and people voted for saving the property as rural holding.

   PUBLIC SPEAKER #4 – Richard Mellman – N1991 S Lake Shore Drive, LG
   Speaking as a member of the community organization Care For Lake Geneva.
   He stated his concerns regarding agenda item #13 Hillmore Lake Development proposal.
   He is against the rezoning of this property.

5. **Acknowledgment of Correspondence -** NONE

6. **Downtown Design Review.**
   A. Application by Roger Steiner for Bangles and Bags, 708 Main Street, Lake Geneva, WI 53147 for a new exterior sign at the storefront at Tax Key No. ZOP 00307.

   MOTION #2
   Kupsik/Adams moved to approve the application by Roger Steiner for Bangles and Bags, 708 Main Street, Lake Geneva, WI 53147 for a new exterior sign at the storefront at Tax Key No. ZOP 00307.
   The motion carried unanimously.

B. Application by Michael Keefe for Keefe Realty, 703 Main Street, Lake Geneva, WI 53147, for new exterior signs and awning at Tax Key No. ZA276000001.

DISCUSSION
Brief discussion by the Commissioners regarding the details of the application.

MOTION #3
Kupsik/Flower moved to approve the application by Michael Keefe for Keefe Realty, 703 Main Street, Lake Geneva, WI 53147, for new exterior signs and awning at Tax Key No. ZA276000001.
The motion carried unanimously.

C. Application by Robin Scott,1695 Geneva Nation Avenue N, Lake Geneva, WI 53147, for Popcorn Peddlers for a new exterior monument signs at 220 Cook Street, Tax Key No. ZOP 00243.

DISCUSSION
Flower suggested the sign be cream with pink polka dots to look more like the other signs.

MOTION #4
Kupsik/Skates moved to approve the application by Robin Scott,1695 Geneva Nation Avenue N, Lake Geneva, WI 53147, for Popcorn Peddlers for a new exterior monument signs at 220 Cook Street, Tax Key No. ZOP 00243.
The motion carried 6/1 with Flower voting No.

D. Application by Peter Juergens for Kocourek Properties Holdings, LLC, 880 S Lake Shore Drive, Lake Geneva, WI 53147 for the property at 270 Broad Street, for a new exterior storefront design at Tax Key No. ZOP 00244.

DISCUSSION - Peter Jergens (agent) – 133 Darwin, LG
Peter Jergens addressed the commission regarding details of the application.
He passed around samples of materials for review. There was a brief discussion amongst Jergens and the commissioners to clarify some of the details of the application.

MOTION #5
Skates/Gibbs moved to approve the application by Peter Jergens for Kocourek Properties Holdings, LLC, 880 S Lake Shore Drive, Lake Geneva, WI 53147 for the property at 270 Broad Street, for a new exterior storefront design at Tax Key No. ZOP 00244. The motion carried unanimously.

E. Application by Philip Sassano, 8817 Ferris Road, Harvard, IL 60033, for The Design Coach, for new exterior signs and awning at 725 W. Main Street, Tax Key No. ZOP 00276.

MOTION #6
Flower/Adams moved to approve the application by Philip Sassano, 8817 Ferris Road, Harvard, IL 60033, for The Design Coach, for new exterior signs and awning at 725 W. Main Street, Tax Key No. ZOP 00276.
The motion carried unanimously.

F. Application by Ronald R Stocking Jr., 32 Orchard Street, Williams Bay, WI 53191, for Urban Cloud Factory, for a new exterior sign at 772 W. Main Street, Tax Key No. ZOP 00321.

DISCUSSION
Inspector Robers and Slavney gave a brief overview of the details of the application.
Slavney stated he would much prefer the reversal of colors as discussed with the Inspector and the applicant.
Flower stated that she does not think that it matches with the downtown design in Lake Geneva.
Design of the signage does not sit well with many of the commissioners. It looks like a factory or smog.
It should match in color and style to neighboring downtown businesses and perhaps they should drop the logo image. Commissioner Adams suggested just the cloud and not the building images.

MOTION #7
Flower/Skates moved to deny the application for a new exterior sign at 772 W. Main Street, Tax Key No. ZOP 00321. The motion to deny was carried unanimously.

G. Application by Michelle and David Bergsma, 2632 Echo Lane, Burlington, WI 53147, for Paws for Treats, for a new exterior sign at 851 W. Main Street, Tax Key No. ZOP 00254.

MOTION #8
Flower/Mayor Connors moved to approve the application by Ronald R Stocking Jr., 32 Orchard Street, Williams Bay, WI 53191, for Urban Cloud Factory, for a new exterior sign at 772 W. Main Street, Tax Key No. ZOP 00321. The motion carried unanimously.

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.

DISCUSSION
Inspector Robers stated that the applicant has redesigned to have completely on his property. Requesting to continue to the next meeting.

MOTION #9
Skates/Mayor Connors moved to continue the Public Hearing and the recommendation on a Conditional Use Application filed by Milliette Family LP, 493 Wrigley Drive, Lake Geneva, WI 53147, to install an accessory structure (Pier) closer to the lake shore than the primary structure, within Lakeshore Overlay Zoning District located at 493 Wrigley Drive, Lake Geneva, WI 53147, Tax Key No. ZOP 00369 – to the June Planning Meeting. The motion carried unanimously.

8. Continued Public Hearing and recommendation on a Conditional Use Application filed by Great Eggs Lake Geneva, Paul Ochalek agent, N53W34959 Road B, Okauchee, WI 53069, to open an Indoor & Outdoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 220 Cook Street, Tax Key No. ZOP 00243.

DISCUSSION - Paul Ochalek (agent) N53W34959 Road B, Okauchee, WI 53069
Ochalek addressed the commission regarding the details of the application.
Inspector Robers confirmed that the Fire Department has no issues with the approval of this application.

PUBLIC SPEAKERS - None

MOTION #10
Skates/Flower moved to close the public hearing. The motion carried unanimously.

MOTION #11
Kupsik/Gibbs moved to approve the recommendation on a Conditional Use Application filed by Great Eggs Lake Geneva, Paul Ochalek agent, N53W34959 Road B, Okauchee, WI 53069, to open an Indoor & Outdoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 220 Cook Street, Tax Key No. ZOP 00243, to include staff recommendations, finding of facts and letter from the Fire Department dated 4-29-15. The motion carried unanimously.

9. **Continued Public Hearing and recommendation on a Conditional Use Application filed by Re-Vive, Samantha Strenger agent, 721 Geneva Street, Lake Geneva, WI 53147, to open an Outdoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 721 Geneva Street, Tax Key No. ZOP 00159.**

DISCUSSION – Samantha Strenger (agent) – 721 Geneva Street, LG
Strenger addressed the commission briefly regarding the details of the application.
Inspector Robers also addressed the commission to clarify details further.

PUBLIC SPEAKERS - None

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

MOTION #13
Kupsik/Skates moved to approve the recommendation on a Conditional Use Application filed by Re-Vive, Samantha Strenger agent, 721 Geneva Street, Lake Geneva, WI 53147, to open an Outdoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 721 Geneva Street, Tax Key No. ZOP 00159 to include the following: staff recommendations, Finding of facts, Fire Department recommendations, the inclusion of a rear gate and a fence. The motion carried unanimously.

10. **Public Hearing and recommendation on a Conditional Use Application filed by Francis Beidler III and Elizabeth Tisdahl, 698 S. Lake Shore Drive, Lake Geneva, WI 53147, to construct an addition (Garage with Second Level Bedrooms) to a Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at 698 S. Lake Shore Drive, Tax Key No. ZBB 00006.**

DISCUSSION – Frank Clepitch(agent/architecht)
He gave a brief presentation regarding the details of the application and history of the property.
Slavney addressed the commission with further details regarding zoning history and requirements for zoning related to this application. There was also some discussion amongst the Inspector and the commissioners to clarify what is being requested.

PUBLIC SPEAKERS - None

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

MOTION #15
Kupsik/Flower moved to approve the recommendation on a Conditional Use Application filed by Francis Beidler III and Elizabeth Tisdahl, 698 S. Lake Shore Drive, Lake Geneva, WI 53147, to construct an addition (Garage with Second Level Bedrooms) to a Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at 698 S. Lake Shore Drive, Tax Key No. ZBB 00006, to include staff recommendations and Finding of facts. The motion carried unanimously.

11. **Public Hearing and recommendation on a Conditional Use Application filed by Basso Builders, 405 Skyline Drive, Lake Geneva, WI 53147, for a Group Development to construct two (2) six (6) unit and two (2) eight (8) unit Townhome apartments in a Multi-family Residential District (MR-8) at the parcel created from the following Tax Key No's: ZMEA 00052 and ZYUP 00130C.**

DISCUSSION – Josh Basso (Basso Builders) and Warren Hansen (Farris & Hansen)
There was general discussion amongst the commission and applicants regarding the details of the application. Elimination of one building has been done, reducing 30 units to 28 units. Grading was discussed. Parking will accommodate 97 cars (3 per unit) including stalls and garages. Storm Water basins were discussed. Vacation rental is NOT approved.

Material Samples were brought in by Josh Basso and passed around to the commissioners. A Speed Table is being utilized to deter traffic from the Manning Way exit and also written into the lease that Manning Way is to be used only as an emergency exit.

Green space increased by 59%. There was some discussion regarding the landscape buffering along the property line of the Caboose'. They will be building in a wooded area thereby maintaining as many of the existing trees and vegetation as possible. Slavney stated all landscaping requirements have been met.

There was extensive discussion about issues with driving onto the Bike Path. It was pointed out that this has been a concern for some time not just with this development and perhaps the Police Department needs to be involved in the growing issues of safety related to the Bike Path.

Flower had safety concerns with the western driveway and Slavney suggested that they make it an "IN" entry only. Flower agreed this would help.

PUBLIC SPEAKER #1 - Manford Boos – 301 E. Townline Road, LG (Caboose Owner)
Boos thanked Basso for the changes they have already made but voiced his concerns regarding building #2 specifically. He is concerned that the Basso residents will be able to look down onto the Caboose properties due to a height difference and feels this is a big concern. He is also concerned about density, proximity of building #2 to the Caboose' properties etc.

PUBLIC SPEAKER #2 - Cheryl Ryan – 795 Curtis Street, LG
She voiced her concerns and questions regarding the BASSO Development project.

Concerns: Property Value Concerns, Pets Running Loose
Outdoor Storage/Garbage/Personal Belongings Unkempt

Questions: Month to Month? Adults only? How many people will reside in each unit?
Parking – where will excess cars be parked? Pet Policy? Etc.

PUBLIC SPEAKER #3 - Bernice Filler - 505 Manning Way, LG
She stated that she is devastated that this is happening and voiced her concerns regarding the BASSO Development project, specifically the effect on Nature, bike path, property values, Manning Way exit, traffic issues etc.

PUBLIC SPEAKER #4 - Maureen Ziggenhorne – 301 E. Townline Road, LG (Caboose owner)
She voiced her concerns regarding the BASSO Development project, specifically density and proximity of building #2, water runoff, Manning Way etc.

PUBLIC SPEAKER #5 - Jan Peterson – 721 S. Curtis Street, LG
She voiced her concerns regarding the BASSO Development project and will be very sad to see the bike path gone.

PUBLIC SPEAKER #6 - Sheila Campbell – 301 E. Townline Road, LG (Caboose Owner)
She voiced her concerns regarding the BASSO Development project and would like to know what 'existing' and new vegetation means? She also has concerns regarding the bike path as it relates to safety and traffic issues on Curtis Street.

PUBLIC SPEAKER #7 - Penny Roar - 951 S. Lake Shore Drive, LG
She voiced her concerns regarding the BASSO Development project as it relates to the effect on nature and the conservation area.

PUBLIC SPEAKER #8 - Tim Dunn - 499 Manning Way, LG
Regarding the BASSO Development project, he asked if there will be any basements? He also voiced his concerns regarding parking and loss of property value.

PUBLIC SPEAKER #9 - Caboose D Owner (Name not given)
She voiced her concerns regarding the BASSO Development project related to noise and loss of property value etc.

DISCUSSION/RESPONSE – Warren Hanson (Farris & Hansen)
Hanson responded briefly to some of the public speaker's concerns.

PUBLIC SPEAKER #10 – Manford Boos – 301 E townline Road, LG (Caboose Owner)
What is the difference in elevation from caboose to building #2?

DISCUSSION/RESPONSE – Warren Hanson (Farris & Hansen)
Hanson responded briefly to some of the public speaker's concerns.

MOTION #16
Kupsik/Adams moved to close the public hearing. The motion carried unanimously.

DISCUSSION
There was general discussion amongst the commission regarding the details of the application.
Mayor Connors requested the densities of the surrounding properties. Inspector Robers stated that the Caboose Condominiums were about 13.1 units per acre and single family is 4 units per acre (SR4 zoning).

Attorney Draper commented that if there is no motion to approve or disapprove (by the Plan Commission), then the City Council can have a public hearing and they can then take a vote on it.

MOTION #17
Kupsik/Mayor Connors moved to approve the recommendation on a Conditional Use Application filed by Basso Builders, 405 Skyline Drive, Lake Geneva, WI 53147, for a Group Development to construct two (2) six (6) unit and two (2) eight (8) unit Townhome apartments in a Multi-family Residential District (MR-8) at the parcel created from the following Tax Key No's: ZMEA 00052 and ZYUP 00130C, to include all of the staff recommendations, the report from the GIA consultants and finding of facts. The item was approved 5/2 (Gibb and Flower).

***PLEASE NOTE:**
Staff had no objection to this request. The development will act as a buffer between the single family development to the North and the Multi Family Planned Development to the South West. The Developer has worked with staff to alleviate most of the concerns that were brought up in previous meetings and staff requirements. The density requirement falls well below the allowable standards within the Multi Family residential district - MR8 zoning district. Therefore staff recommends approval of the group development with any Plan Commission requirements.

DISCUSSION
Commissioner Kupsik and Adams stated that they feel Basso has done a good job addressing the issues of concern.
Commissioner Flower still has concerns regarding the safety, parking and density issues.

** AMENDMENT MOTION # 1 – Mayor Connor/Kupsik moved to amend the motion to include a speed table with border of Manning Way, to assign the Western driveway for entry only and to make sure the concrete pads are adequately sized for the refuse containers. In addition, there should be some sort of bollards or obstacle placed at both ends across the bike trail. The AMENDMENT motion carried unanimously.

DISCUSSION
There was extended conversation by the Commissioners regarding the bike path safety.
Kupsik concluded that perhaps because this has been an on-going issue, it may be time for the Police Department to review and get more involved in the clean up and patrol of the bike path. Further discussion related to the bike path safety issue in relation to the Manning Way exit and grading contours related to the wetlands.

12. Review and discussion of a Conceptual Design for the Re-Development of Southland Farms by Brian Pollard of Fairwyn Development in conjunction with Orleans Homes, 875 E Townline Road, Lake Geneva WI, 53147.

DISCUSSION - Brian Pollard - Fairwyn Development/SEE TAPE 2:25
(Southland Farms – Old Raceway Park)
Pollard gave a brief overview of the conceptual Design and re-development.

DISCUSSION - Rick Zurk (agent) – Orleans Homes
Zurk gave a Power Point presentation and discussed the conceptual Design and re-development details.
There was discussion amongst the Commissioners, Presenters, Slavney, Administrator Jordan and Attorney Draper clarifying different aspects of the presentation and conceptual design of the re-development. An EMS impact report was requested by City Administrator Jordan.

13. Review and discussion of a Preliminary Conceptual Design for a Planned Development of Hillmore Lake Development by John M Ford of Tempo Development Inc., 11921 S. Hubbard Street, Palos Park, IL 60464.

DISCUSSION - Chuck Plaatz & Mike Ford (presenters)
There was a general discussion and overview of the preliminary conceptual design for a planned development of Hillmore Lake. Ford addressed the commission with his presentation on the Hillmore Lake project, creating a 40 acre lake and housing development.

GUEST SPEAKER - Jim Gaugart – Center Street, LG (Former Owner of Hillmore)
Gaugart addressed the Commission regarding the struggles of running a stand-alone Golf Course today, stating that it is brutal. He mentioned several local area courses that have now closed down. He stated that it is just cost prohibitive. He is open and willing to share his 40 yrs in the golfing industry if anyone has any further questions. He also pointed out that there are at least 25 very nice courses within a 10-12 mile radius of Lake Geneva.

DISCUSSION Cont'
There was continued discussion about the proposed lake. The lake concept is that it would be 10 – 12 ft deep in the center and gradually come back up to shore line. The ground water and well would supply it and then cap off. It would maintain itself. They discussed putting a traffic light in at the entry on Highway 50. There would be no motorized boats – only sail and paddle boats and kayaks. The presenters stated that there is a pipeline running down the middle that Wisconsin Gas has agreed to move.

Zoning and rezoning was discussed in conjunction with our Master Plan.
Traffic impact and soil boring requirements were discussed as well as other general details.

14. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted on behalf of Tri-State Farms, LLC by Margaret G. Lass Gardiner, Trustee of the Clarence Trust, N1208 State Road 120, Lake Geneva, WI 53147 for land located in the extra-territorial plat review area at State Road 120, Lake Geneva, WI 53147.

DISCUSSION
There was a brief overview and discussion by the commission.

MOTION #18
Kupsik/Gibbs moved to approve the recommendation on an Application for Land Division Review for a Certified Survey Map submitted on behalf of Tri-State Farms, LLC by Margaret G. Lass Gardiner, Trustee of the Clarence Trust, N1208 State Road 120, Lake Geneva, WI 53147 for land located in the extra-territorial plat review area at State Road 120, Lake Geneva, WI 53147, all staff recommendation and engineering recommendations.
The motion carried unanimously.

15. Adjournment

MOTION #19

Skates/Gibbs moved to adjourn the meeting at 10:19 pm. The motion carried unanimously.

/s/Jackie Gregoles, B&Z Administrative Assistant

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

STAFF REPORT
To Lake Geneva Plan Commission

Meeting Date: June 15, 2015

Agenda Item #6A

Applicant:
Halvar Petersen for Geneva Java
252 Center Street
Lake Geneva, WI 53147

Request:
Exterior signage for new business
Tax Key No. ZOP 00258

Description:
The applicant proposes to add a sign to the Monument Sign at the location for the business. The size of the sign meets downtown design standards and the colors do not fall within our restricted color palette.

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

Agenda Item #6B

Applicant:
Venture Inventment Partners, LLC
251 Cook Street
Lake Geneva, WI 53147

Request:
Replace siding and change exterior color scheme
Tax Key No. ZOP 00252A

Description:
The applicant proposes to change the exterior siding and color scheme of the property. The colors meet downtown design standards and the colors do not fall within our restricted color palette.

Staff Recommendation:
The siding is in disrepair and is being replaced with a new product that is close to the original in size and is proposing a new color for the property. The style of the material and colors meet all specifications for the Downtown district. Staff's recommendation is that the siding and colors be approved as presented with any Commission amendments.

Agenda Item #6C

Applicant:
Kinga Miceusz for @Properties
880 W. Main Street
Lake Geneva, WI 53147

Request:
New Exterior Signage and Awnings on existing building, Tax Key No. ZOP 00243

Description:
The applicant proposes to add a signs and awnings to the building at the location for the business. The size of the signs and awnings meet downtown design standards and the colors do not fall within our restricted color palette.

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

Agenda Item #6D

Applicant:
Michelle Woolard for Good Vibes
234 Broad Street
Lake Geneva, WI 53147

Request:
New Exterior Storefront Design
Tax Key No. ZOP 00257

Description:
The applicant proposes to change the color of the existing facade, and add signage to the building. The designs meet the Downtown Design Overlay District requirements.

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

Agenda Item #6E

Applicant:
Sarah Hamick for JAYNE
771 W Main Street
Lake Geneva, WI 53147

Request:
Replace exterior signage for business
Tax Key No. ZOP 00267

Description:
The applicant proposes new signage at the location for the business. The color and size of signage meets downtown design standards and the colors do not fall within our restricted color palette.

Staff Recommendation:
The signage and 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 #6F

Applicant:
Ronald R Stocking Jr for Urban Cloud Factory
772 W. Main Street
Lake Geneva, WI 53147

Request:
New Exterior Signage at existing development
Tax Key No. ZOP 00321

Description:
The applicant proposes to add signage an existing location for the development. The designs meet the Downtown Design Overlay District requirements the colors do not fall within our restricted color palette.

Staff Recommendation:
The new sign meets all specifications for the Downtown district and Sign Ordinance. The sign was not approved at last month's Plan Commission meeting with the biggest concern being the factory logo. The business owner states that this is his trademarked business logo and would like it included in the sign. Staff's recommendation is that the sign be approved as presented 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 his application for consideration from the Plan Commission until such time that he has a formal approval from the DNR.

Agenda Item #8

Applicant:
Scott DeParvine & Ashlee Box
38137 N. Bolton Place,
Antioch, IL 60002

Request:
Conditional Use to construct a new home on an existing lot in a Estate Residential District (ER-1) using the setbacks for Single Family Residential District(SR-4).

Description:
The applicant would like to construct a new home on an existing lot in the Estate Residential District using the setback requirements of the Single Family Residential District.

Staff Recommendation:
Staff has received notice that the applicant would like to continue this until next month's Plan Commission meeting.

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

_____
Zoning Administrator

Downtown Design

APPLICATION FOR ~~CONDITIONAL USE~~

City of Lake Geneva

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

252 CENTER STREET LAKE GENEVA WI.

TWO STORY WHITE COLUMN BUILDING

NAME AND ADDRESS OF CURRENT OWNER:

MIKE KOCOUREK

800 So. Shore LAKE GENEVA WI.

TELEPHONE NUMBER OF CURRENT OWNER: 847 525-9060

NAME AND ADDRESS OF APPLICANT:

HAVAR PETERSEN

7261 Hwy 50 LAKE GENEVA WI. 53147

TELEPHONE NUMBER OF APPLICANT: 262 949 5877

PROPOSED CONDITIONAL USE:

COFFEE SHOP BAKERY

DINING BBQ

ZONING DISTRICT IN WHICH LAND IS LOCATED: CENTRAL BUSINESS

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

N/A

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

(1) MONUMENT SIGN

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

22 May 2015
DATE

SIGNATURE OF APPLICANT

IDA'S
Salon
815-307-2009
GENEVA JAVA
Kavanaugh
Realty
262-903-2999
GENEVA JAVA

7 ALL ACCESS
WHITE CANVAS
CATALOG
GUID BEAR

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

257 ~~2[illegible]~~ COOK ST. / TAX KEY # ZOP00252A / LEGAL: SOUTH 65 FEET OF LOT 6, BLOCK 26, ORIGINAL PLAT

NAME AND ADDRESS OF CURRENT OWNER:

VENTURE INVESTMENT PARTNERS, LLP
PO BOX 460, LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: 262-903-3227

NAME AND ADDRESS OF APPLICANT:

SAME

TELEPHONE NUMBER OF APPLICANT: SAME

PROPOSED CONDITIONAL USE:

DOWNTOWN DESIGN REVIEW

ZONING DISTRICT IN WHICH LAND IS LOCATED: CENTRAL BUSINESS DISTRICT

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

MATHER SPECIALTY - TOM FITZPATRICK - OWNER
PO BOX 480
BURLINGTON, WI 53105

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

EXTERIOR PAINTING / SIDING

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

MAY 27, 2015
DATE

SIGNATURE OF APPLICANT

AVEDA
1034
1033

APPLICATION FOR Downtown Design

City of Lake Geneva

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

880 Main Street Lake Geneva WI 53147

NAME AND ADDRESS OF CURRENT OWNER:

Richard Kehoe

2901 Butterfield Rd, Oak Brook IL

TELEPHONE NUMBER OF CURRENT OWNER: 630-472-5167

NAME AND ADDRESS OF APPLICANT:

@properties, Kinga Miceusz

239 Cook St. Lake Geneva WI 53147

TELEPHONE NUMBER OF APPLICANT: 773-988-0660

PROPOSED CONDITIONAL USE:

Building signage

ZONING DISTRICT IN WHICH LAND IS LOCATED: Central business

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

South Water Signs, 934 N. Church Rd.

Elmhurst IL 60126

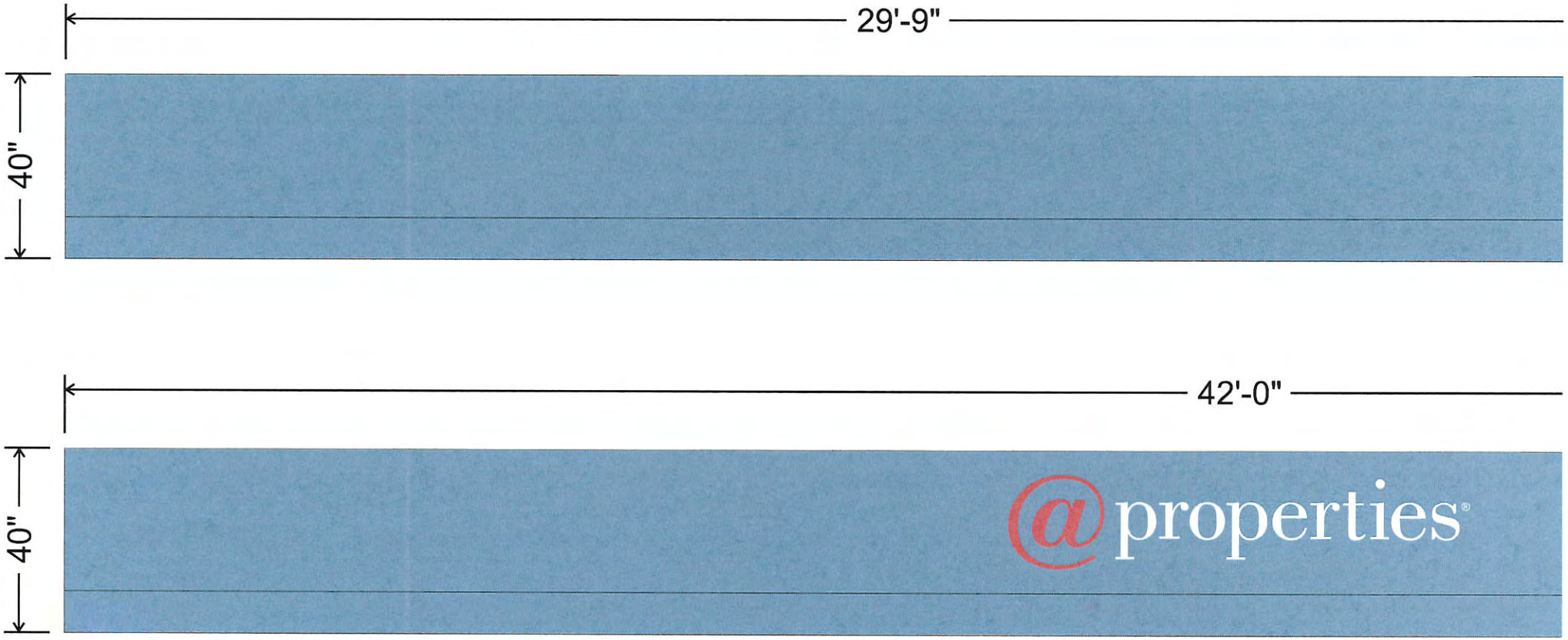
(630) 607. 6694

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

6/2/15 Kinga Micer

DATE SIGNATURE OF APPLICANT

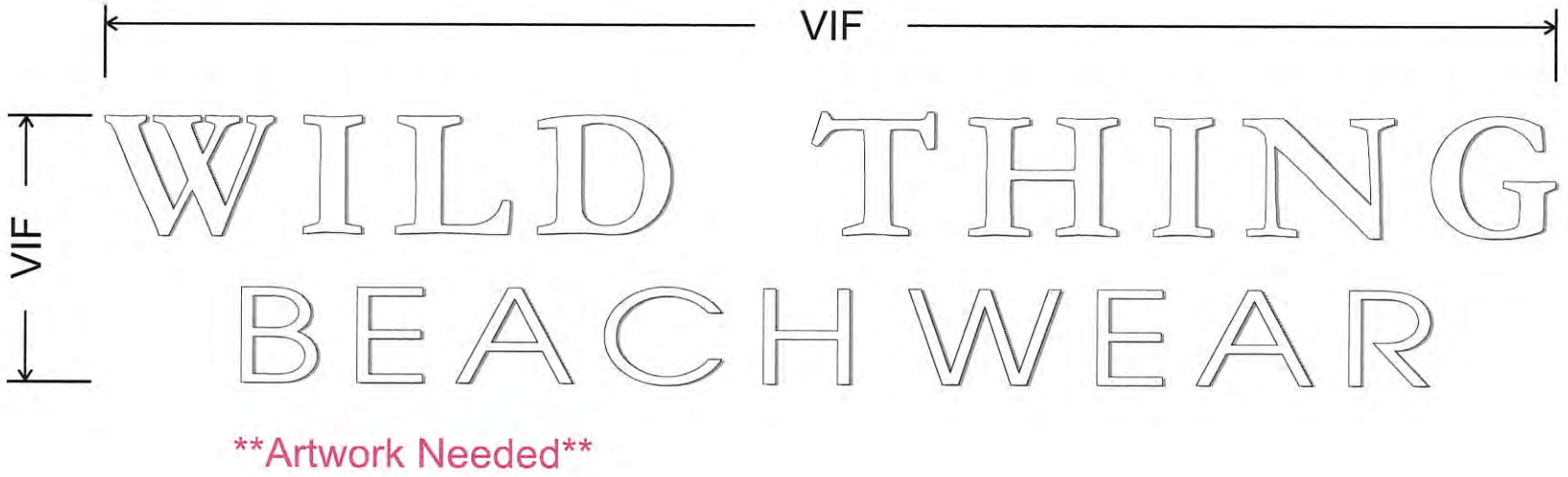
Awnings
3/8" = 1'



Blue Sunbrella Awinings (Exact Blue TBD)
Mounted to existing awning frames
"@properties" to be applied vinyl

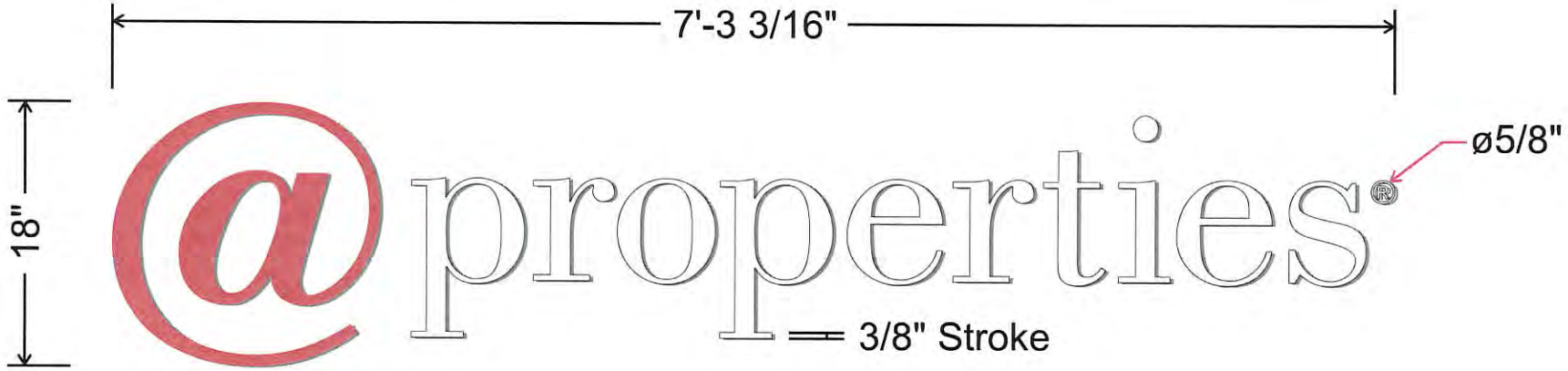
Non-illuminated FCOs
3/8" = 1'

Front Elevation



Artwork Needed

Rear Elevation



Front Elevation

Side Elevation

APPLICATION FOR DOWNTOWN DESIGN

City of Lake Geneva

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

234 Broad Street Lake Geneva, WI 53147
2,400 Square feet

NAME AND ADDRESS OF CURRENT OWNER:

Richard Hermann W4920 Oakwood Dr. East Troy, WI 53120

TELEPHONE NUMBER OF CURRENT OWNER: 262-642-2894

NAME AND ADDRESS OF APPLICANT:

Michelle Woolard N3169 Acacia Rd. Lake Geneva, WI 53147
Samantha Strenger 721 Geneva Street Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: (262) 607-1018

PROPOSED ~~CONDITIONAL~~ USE:

Retail, food, + gifts. Painting what is currently red on exterior Charcoal by Benjamin Moore. See attached swatch + pictures.

ZONING DISTRICT IN WHICH LAND IS LOCATED: Downtown Lake Geneva

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

N/A

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Juicing, food prepping, retail sales, beauty services: Spray tanning / make up

6/8/15
DATE

Samantha Strenger
Michelle J. Woolard
SIGNATURE OF APPLICANT

June 3rd, 2015

Good Vibes Juice Bar and Eatery Exterior Modifications

234 Broad Street

Sign dimensions: 9.5 feet long, 32 inches high

*Leaving the creamy white trim on the exterior as it is and painting the currently red areas in Kendall Charcoal by Benjamin Moore (see swatch)

*Will go nicely with the exterior colors of our neighbors the Cornerstone Shops and Coldwell Banker (see picture)

GOOD VIBES

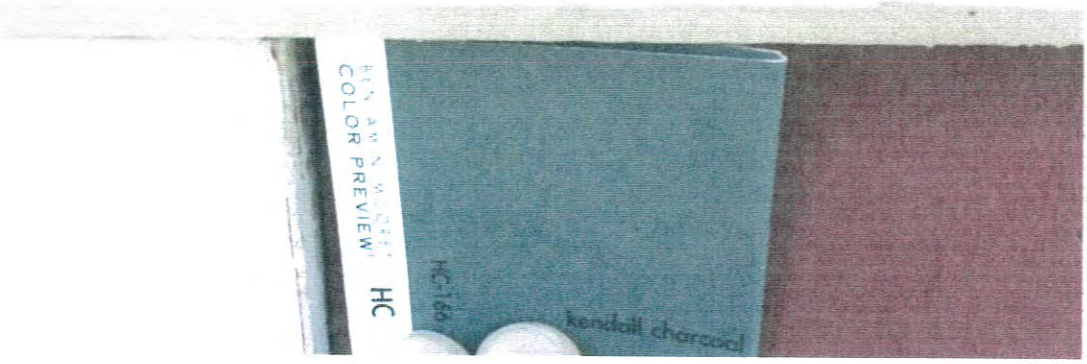
JUICE BAR • EATERY • GRAPES & HOPS

Treasure Hut
flowers & Gifts

Please consult Michelle Woolard (262)607-1018 or Samantha Strenger (262)994-8554 if further information is needed

*Our exterior contrast with the brick and Coldwell Banker building

*Our new exterior color against existing cream trim



APPLICATION FOR DOWNTOWN DESIGN

City of Lake Geneva

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

771 W. Main St.
Lake Geneva, WI 53147

NAME AND ADDRESS OF CURRENT OWNER:

Craig Cohen

TELEPHONE NUMBER OF CURRENT OWNER: 773 459 8274

NAME AND ADDRESS OF APPLICANT:

Sarah C Hamrick
771 W. Main St. Lake Geneva WI, 53147

TELEPHONE NUMBER OF APPLICANT: 262 348 1911

PROPOSED ~~CONDITIONAL~~ USE:

Signage

ZONING DISTRICT IN WHICH LAND IS LOCATED: CB

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

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

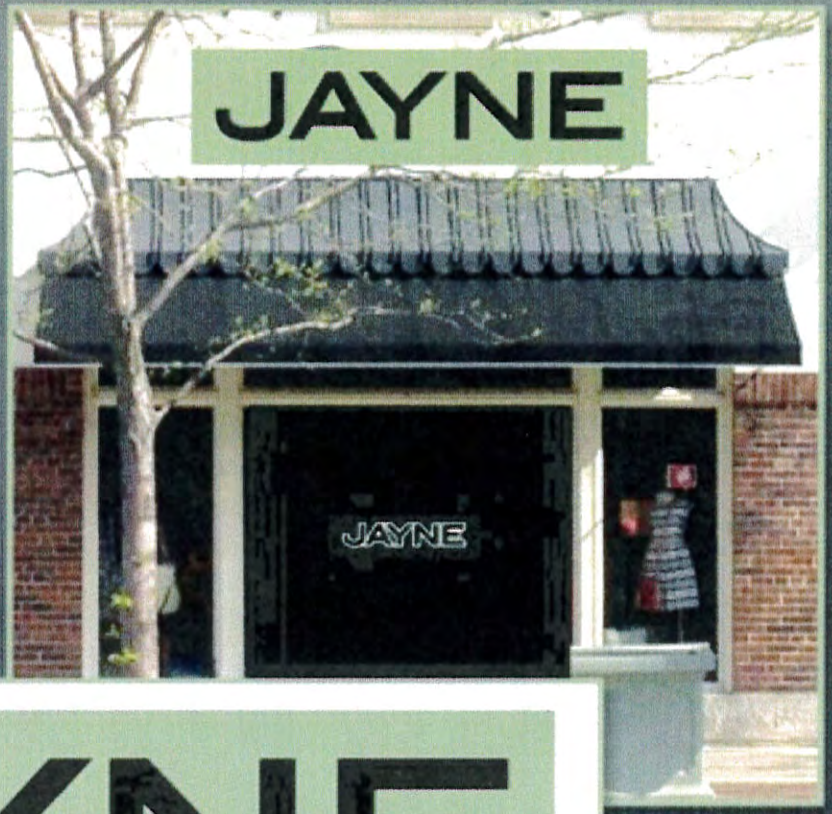
Women's Boutique

6/8/15
DATE

SIGNATURE OF APPLICANT

EXISTING

PROPOSED



REMOVE EXISTING SIGNAGE
INSTALL NON-LIT FCO LETTERS WITH BACKER PANEL

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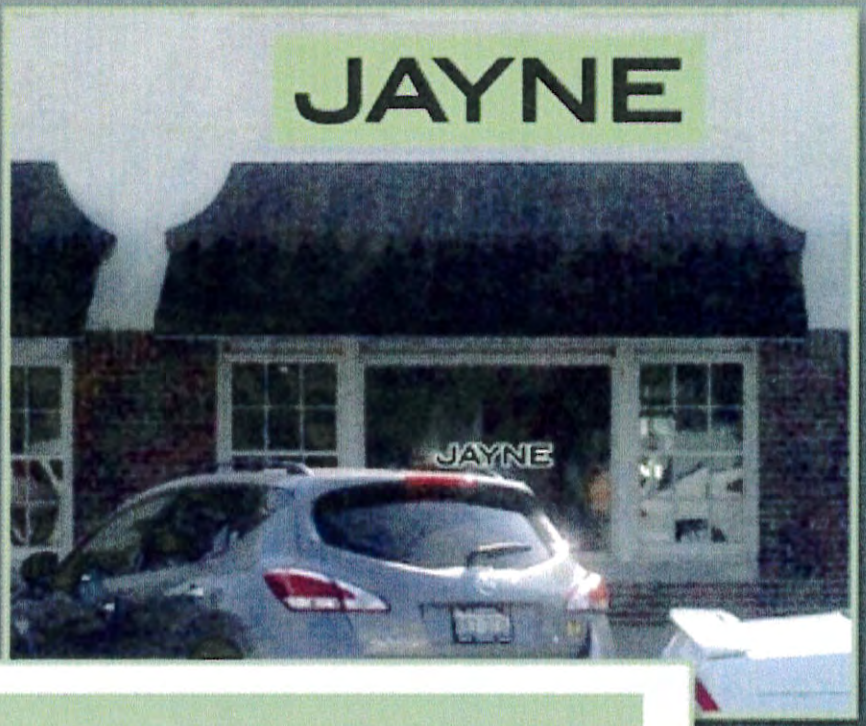
ARTWORK APPROVED 6.3.2015

signcochicago.com
Signco Inc, Melrose Park, IL Phone: 708-865-1717 FAX: 708-865-1728

SIGNCO

EXISTING

PROPOSED



REMOVE EXISTING SIGNAGE
INSTALL NON-LIT FCO LETTERS WITH BACKER PANEL

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ARTWORK APPROVED 6.3.2015

signcochicago.com
Signco Inc. Melrose Park, IL Phone: 708-865-1717 FAX: 708-865-1728

SIGNCO

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

772 W. Main Street - Suite #102

NAME AND ADDRESS OF CURRENT OWNER:

Al Paas
1034 West California Avenue
Beach Park, IL. 60099
TELEPHONE NUMBER OF CURRENT OWNER: 847-872-6965

NAME AND ADDRESS OF APPLICANT:

Ronald R. Stocking Jr.
32 Orchard Street
Wms. Bay, WI 53191
TELEPHONE NUMBER OF APPLICANT: 262-806-8273

PROPOSED CONDITIONAL USE:

Permanent Sign

ZONING DISTRICT IN WHICH LAND IS LOCATED:

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

N/A

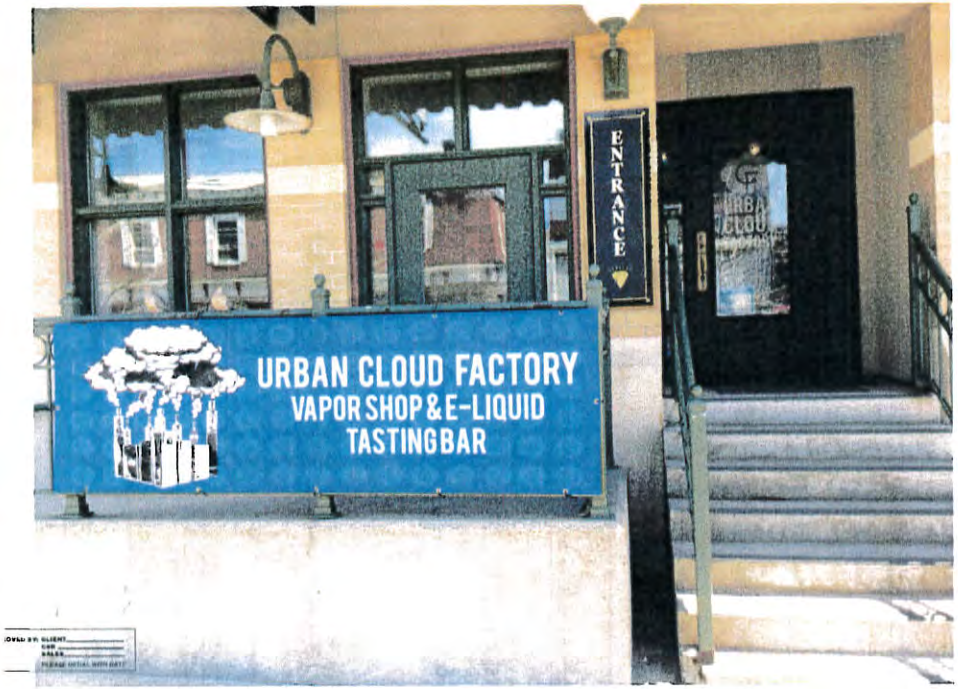
SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Replace the temporary banner (sign) with a permanent sign

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

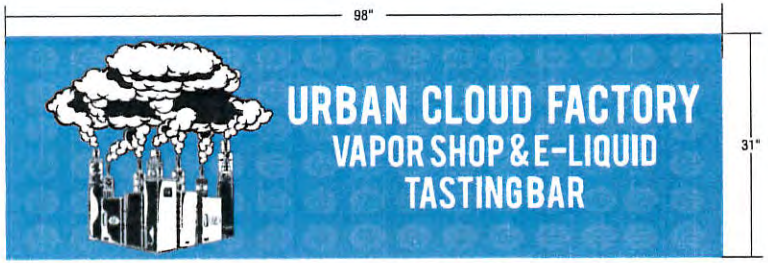
5-1-15
DATE

SIGNATURE OF APPLICANT



Downtown Design Permanent Sign:

Landmark Center
772 W. Main Street
Suite #102



Changes:

Text- URBAN CLOUD FACTORY
VAPOR SHOP & TASTING BAR
www.urbancloudfactory.com

Colors- All colors will be printed in a matte finish making them compliant with the City of Lake Geneva's approved colors.

Client: Urban Cloud Factory ***Client Signature:*** _____	***Title/Description:*** Banner ***File Name:*** *UrbanCloudFactory_Banner_Layout_rev1.ai*	***Scale:*** 1"=1'-0" 1 Inch	***Date:*** 2.19.15 ***Designer:*** AG ***Sales:*** BC	Modagrafics 5300 Newport Drive Rolling Meadows, IL 60008

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

☒ CERTIFIED SURVEY MAP or ☐ SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Kathleen B King Trust
Patricia A. Weitz Trustee
15509 S. Duncan Rd, Oak Forest IL. 60452

TELEPHONE NUMBER OF CURRENT OWNER: (708) 738-5155, 708-535-0155

NAME AND ADDRESS OF APPLICANT:

Patricia A. Weitz Trustee
Kathleen B. King Trust
15509 S. Duncan Rd, Oak Forest IL. 60452

TELEPHONE NUMBER OF APPLICANT: (708) 738-5155, 708, 535-0155

NAME AND ADDRESS OF SURVEYOR:

Jeffrey L. Kimps
Pathfinder Surveying, Inc.
P.O. Box 322, Lake Geneva WI. 53147

TELEPHONE NUMBER OF SURVEYOR: (262) 248-8303, 262-210-1290

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Owners of the Trust wish to sell one half of property inherited at 406 Curtis Street, Lake Geneva WI. 53147

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.

May 22, 2015
DATE

Patricia A. Hlavty
SIGNATURE OF APPLICANT

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 2 OF WALWORTH COUNTY CERTIFIED MAP No. 1243 LOCATED IN LARGE LOTS 5 AND 6 OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY OF LAKE GENEVA), AND LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

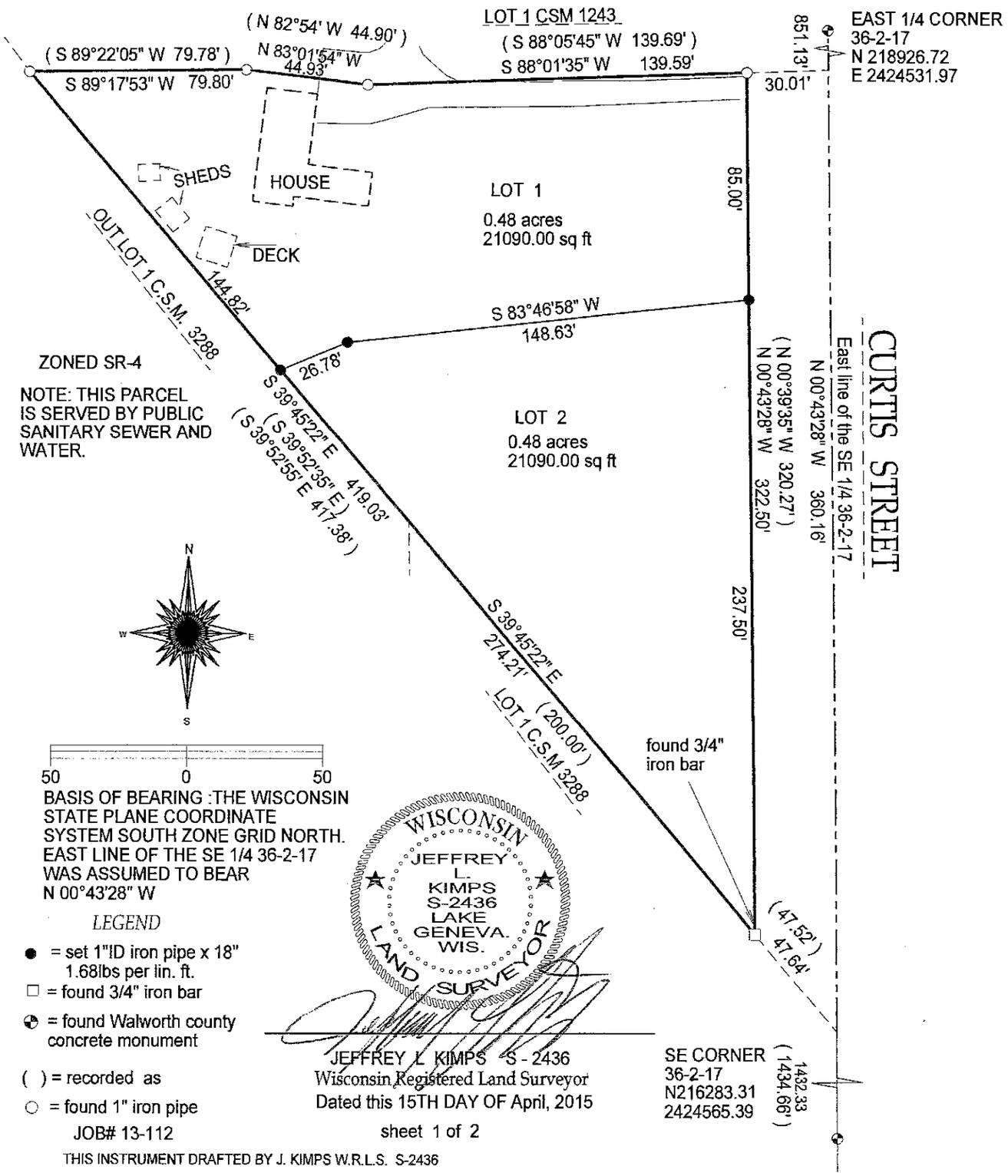
SURVEYOR

PATHFINDER SURVEYING INC.
(formerly)
J.K. SURVEYING INC.
P.O BOX 322
LAKE GENEVA, WI. 53147
WWW.PATHFINDERSURVEYING.NET
262-248-8303

OWNERS

KATHLEEN B. KING TRUST
11033 S. RIDGEWAY
CHICAGO, IL. 60655-0000

RECORDING DATA



LEGEND

- ● = set 1"ID iron pipe x 18" 1.68lbs per lin. ft.
- □ = found 3/4" iron bar
- ⊕ = found Walworth county concrete monument
- ( ) = recorded as
- ○ = found 1" iron pipe

JOB# 13-112

JEFFREY L KIMPS S - 2436
Wisconsin Registered Land Surveyor
Dated this 15TH DAY OF April, 2015

THIS INSTRUMENT DRAFTED BY J. KIMPS W.R.L.S. S-2436

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 2 OF WALWORTH COUNTY CERTIFIED MAP No. 1243 LOCATED IN LARGE LOTS 5 AND 6 OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY OF LAKE GENEVA), AND LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

LEGAL DESCRIPTION:

A REDIVISION OF LOT 2 OF WALWORTH COUNTY CERTIFIED MAP No. 1243 LOCATED IN LARGE LOTS 5 AND 6 OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY OF LAKE GENEVA), AND LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE N00°43'28" W ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 36 1432.33 FEET, TO THE NE CORNER OF WALWORTH COUNTY CERTIFIED SURVEY MAP No. 3288; THENCE N 39°45'22" W 47.64 FEET TO A FOUND IRON BAR ON THE WEST LINE OF CURTIS STREET AND THE POINT OF BEGINNING; THENCE N00°43'28" W ALONG SAID WEST LINE, 322.50 FEETTO AN IRON PIPE ; THENCE S 88°01'35" W 139.59 FEET, TO AN IRON PIPE; THENCE N 83°01'54" W 44.93 FEET, TO AN IRON PIPE; THENCE S 89°17'53" W 79.80 FEET, TO AN IRON PIPE AND THE NORTHERLY LINE OF CERTIFIED SURVEY No. 3288; THENCE S 39°45'22" E , ALONG SAID NORTHERLY LINE,419.03 FEET TO THE POINT OF BEGINNING.

SURVEYORS CERTIFICATE:

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

DATED THIS 15TH DAY OF APRIL, 2015

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

OWNERS CERTIFICATE:

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

DATE:_____

_____
AUTHORIIZED AGENT FOR THE KATHLEEN B. KING TRUST

STATE OF WISCONSIN) SS.
COUNTY OF WALWORTH)

PERSONALLY CAME BEFORE ME THIS ___ DAY OF _____, 2015, THE ABOVE NAMED, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

_____

_____
MY COMMISSION EXPIRES

NOTARY PUBLIC_____, WISCONSIN

CITY PLANNING COMMISION RESOLUTION

RESOLVED: THAT THE CERTIFIED SURVEY MAP SHOWN HEREON, IN THE CITY OF LAKE GENEVA WALWORTH COUNTY, WISCONSIN. OWNER'S KATHLEEN B. KING TRUST, IS HEREBY APPROVED BY THE CITY OF LAKE GENEVA ON THIS _____DAY OF _____, 2015.

_____
MAYOR
JIM CONNORS

_____
CITY CLERK
SABRINA WASWO

THIS INSTRUMENT DRAFTED BY J. KIMPS W.R.L.S S-2436

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

☒ CERTIFIED SURVEY MAP or ☐ SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Philip + Kay Barrett
234 W. Main St.
Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: (262) 374-1235

NAME AND ADDRESS OF APPLICANT:

Philip + Kay Barrett
234 W. Main St.
Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: ( )

NAME AND ADDRESS OF SURVEYOR:

Jeff Kimps, Pathfinder Surveying
P.O. Box 322
Lake Geneva, WI 53147

TELEPHONE NUMBER OF SURVEYOR: (262) 248-8303

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

To split equally 80'x239.63' Lot in to two 80'x119.75' (9582.61 sq ft & 9581.57 sq ft.) lots. Vacant lot would become a buildable lot with alley + West Street access.

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.

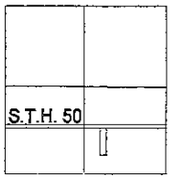
Kay M. Barrett

6-8-15 _____ _____

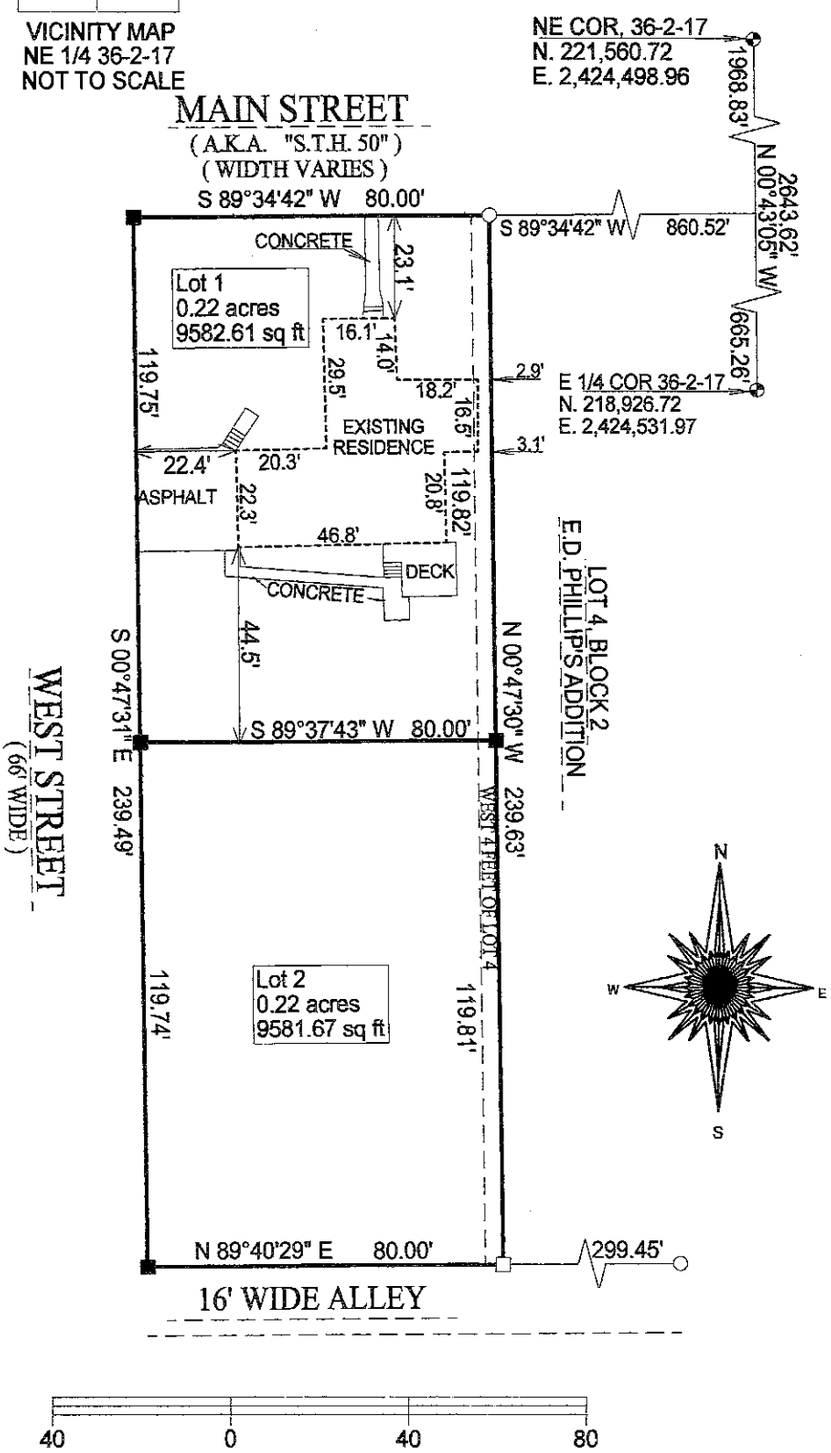
DATE SIGNATURE OF APPLICANT

CERTIFIED SURVEY MAP NO. _____

LOT 5, AND THE WEST 4 FEET OF LOT 4, BLOCK 2 OF E.D. PHILLIP'S SUBDIVISION, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



VICINITY MAP
NE 1/4 36-2-17
NOT TO SCALE



NOTE: BEARINGS HEREON RELATED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE EAST LINE OF THE NORTHEAST 1/4 SECTION 36, T2N, R17E, WAS ASSUMED TO BEAR N 00°43'05" W

RECORDING DATA

SURVEYOR

PATHFINDER SURVEYING INC.
(formerly)
J.K. SURVEYING INC.
P.O BOX 322
LAKE GENEVA, WI. 53147
WWW.PATHFINDERSURVEYING.NET
262-248-8303

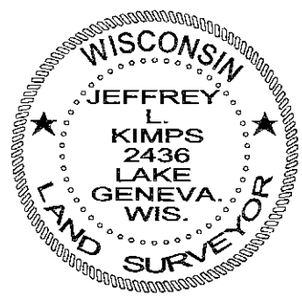
OWNER

PHILLIP AND KAY BARRETT
234 MAI STREET
LAKE GENEVA, WI. 53147

NOTE: THESE PARCELS ARE SERVED BY PUBLIC SANITARY SEWER.

LEGEND

( ) = recorded as
◯ = found 1" I.D. iron pipe
■ = set iron bar 1 1/4" X 18" 3.5 lbs per lin. ft.
◓ = found concrete monument with brass cap



JEFFREY L KIMPS S - 2436
Wisconsin Registered Land Surveyor
Dated this 26th DAY OF MAY, 2015.

THIS INSTRUMENT WAS DRAFTED BY: J. KIMPS WRLS S- 2436. JOB# 09-062

CERTIFIED SURVEY MAP NO. _____

LOT 5, AND THE WEST 4 FEET OF LOT 4, BLOCK 2 OF E.D. PHILLIP'S SUBDIVISION, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

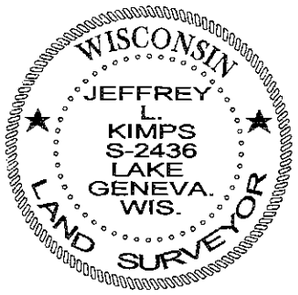
LEGAL DESCRIPTION:

LOT 5, AND THE WEST 4 FEET OF LOT 4, BLOCK 2 OF E.D. PHILLIP'S SUBDIVISION, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE N 00°43'05" W ALONG THE EAST LINE OF SAID NORTHEAST 1/4, 665.26 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MAIN STREET; THENCE S 89°34'42" W ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 860.52 FEET TO A FOUND IRON PIPE AND THE POINT OF BEGINNING; THENCE CONTINUE S 89°34'42" W, 80.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WEST STREET; THENCE S 00°47'31" E ALONG SAID EASTERLY RIGHT OF WAY LINE, 239.49 FEET; THENCE N 89°40'29" E, 80.00 FEET; THENCE N 00°47'30" W, 239.63 FEET TO THE POINT OF BEGINNING, SAID LAND LYING AND BEING IN THE CITY OF LAKE GENEVA, COUNTY OF WALWORTH, AND STATE OF WISCONSIN

SURVEYORS CERTIFICATE:

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

DATED THIS 26th DAY OF MAY, 2015.



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

OWNERS CERTIFICATE:

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

DATE:_____

_____ _____
(PHILIP BARRETT) (KAY BARRETT)

STATE OF WISCONSIN)
COUNTY OF WALWORTH) SS.

PERSONALLY CAME BEFORE ME THIS ____DAY OF_____, 2015, THE ABOVE NAMED, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTURMENT AND ACKNOWLEDGE THE SAME.

_____

_____
MY COMMISSION EXPIRES

NOTARY PUBLIC_____, WISCONSIN

CITY PLANNING COMMISION RESOLUTION

RESOLVED: THAT THE CERTIFIED SURVEY MAP SHOWN HEREON, IN THE CITY OF LAKE GENEVA WALWORTH COUNTY, WISCONSIN. OWNER'S PHILIP AND KAY BARRETT, IS HEREBY APPROVED BY THE CITY OF LAKE GENEVA ON THIS _____DAY OF _____, 2015.

_____ _____
MAYOR
(JIM CONNORS)

CITY CLERK
(SABRINA WASWO)

THIS INSTRUMENT DRAFTED BY J. KIMPS W.P.L.S S-2436

APPLICATION FOR CONDITIONAL USE

Item # 10

City of Lake Geneva

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

493 Wrigley Dr. Lake Geneva WI 53147

Com 83'W of SE cor Lot 11 Blk 37 op N 85'W to W LN Blk 38 Sly to SW cor Blk 38 E To Pob Original Plat city of Lake Geneva

NAME AND ADDRESS OF CURRENT OWNER:

Millicette Family LP 493 Wrigley Dr Lake Geneva WI 53147

Gary Millicette

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

NAME AND ADDRESS OF APPLICANT:

Reed's Construction LLC

W3199 South Lake Shore Drive Lake Geneva WI 53147

TELEPHONE NUMBER OF APPLICANT: 262-248-8393

PROPOSED CONDITIONAL USE:

Build a New 6'X100' main pier with L on Each side 8'X27'6" and walkway 4'X27'6" to Create 4 Boat slips to Replace the pier that is there now

ZONING DISTRICT IN WHICH LAND IS LOCATED: MR-8

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

Reed's Constrution LLC

W3199 S. Lake Shore Dr.

Lake Geneva WI 53147

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

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

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

2-22-15

DATE

Jeff Reed

SIGNATURE OF APPLICANT

Notice

NOTICE IS HEREBY GIVEN that a Continued Public Hearing will be held before the City Plan Commission on Monday, June 15, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Conditional Use Application filed by Milliette Family LP, 493 Wrigley Drive, Lake Geneva, WI 53147, to install a replacement accessory structure (Pier) closer to the lake shore than the principal structure, within Lakeshore Overlay Zoning District in accordance with Sec. 98-409(2) Lake Shore lots, at the following location:

TAX KEY NO. ZOP 00369 - 493 Wrigley DRIVE

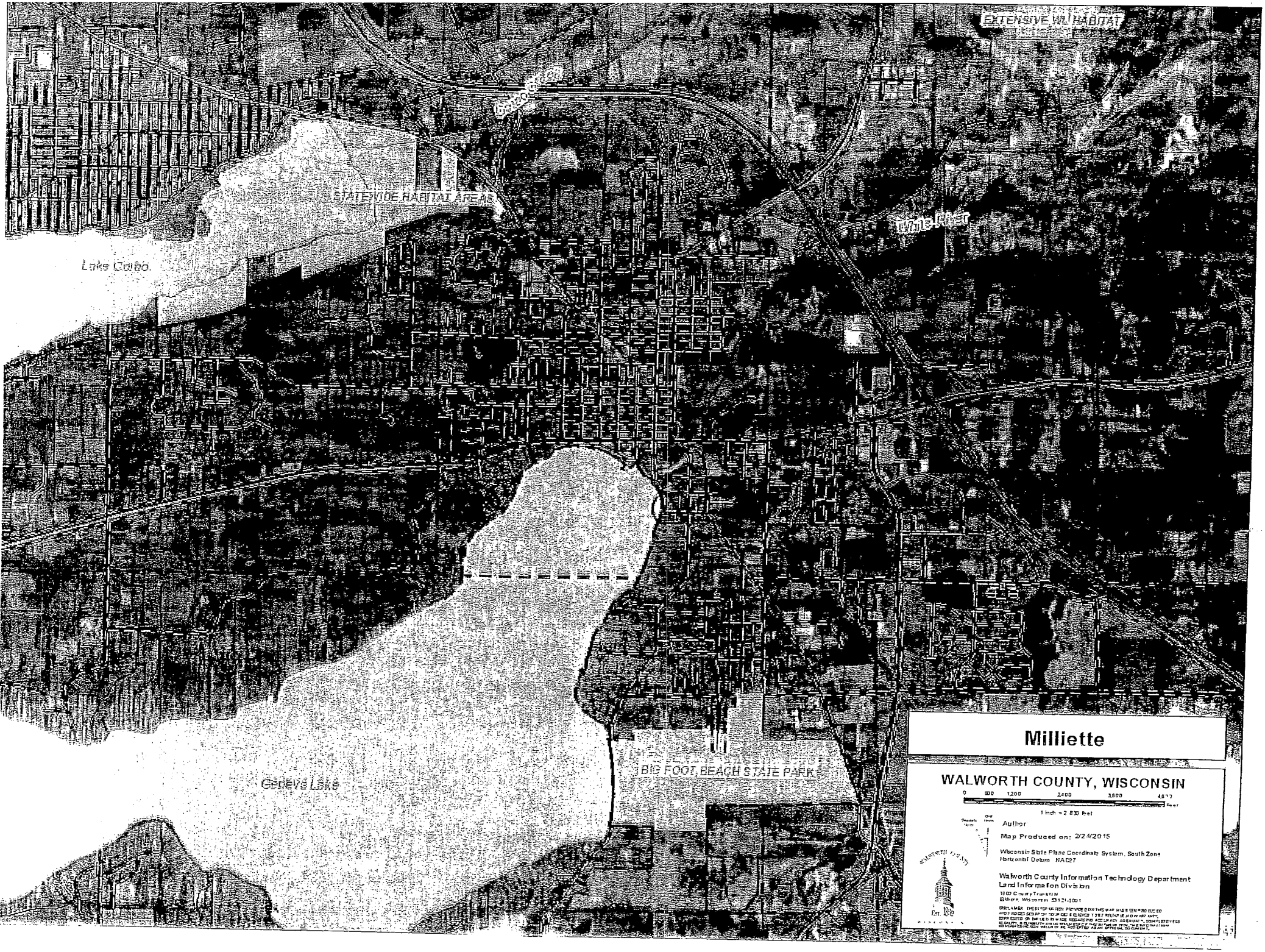
All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, June 15, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 29th day of May 2015.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on June 4th and 11th.


EXTENSIVE WI HABITAT
STATEWIDE HABITAT AREAS
Whitewater
Lake Comlo
Geneva Lake
BIG FOOT BEACH STATE PARK
Milliette
WALWORTH COUNTY, WISCONSIN
0 600 1,200 2,400 3,600 4,800
Feet
1 Inch = 2,800 feet
Author
Map Produced on: 2/24/2015
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD27
Walworth County Information Technology Department
Land Information Division
1800 County Trunk N
Elkhorn, Wisconsin 53121-1001

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

Lot #25 Pine Tree lane, Lake Geneva

NAME AND ADDRESS OF CURRENT OWNER:

Mariane E Weigley
2398 Pacific Ave. Apt. 207 San Francisco, CA 94115-1216

TELEPHONE NUMBER OF CURRENT OWNER:

NAME AND ADDRESS OF APPLICANT:

Scott DiPaviine + Ashlee Box
38137 N. Bolton Place Antioch, IL 60002

TELEPHONE NUMBER OF APPLICANT: 847-848-7530

PROPOSED CONDITIONAL USE:

Construction of a single family dwelling

ZONING DISTRICT IN WHICH LAND IS LOCATED: ER1

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

Cheryl Stinson Nick Conigliaro
Serenity Homes Elite
25123-113th St. Trevor, WI 53179

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Excavation, Construction of new home

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

5-18-15
DATE

SIGNATURE OF APPLICANT

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, June 15, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Conditional Use Application filed by Scott L. DiParvine acting as agent for Mariane E. Weigley, Trustee, to construct a Single Family Residence on an existing lot using the SR-4 requirements in an Estate Residential Zoning District (ER-1), at the following location:

TAX KEY NO. ZSY 000025 - PINE TREE LANE

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, June 15, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 29th day of May 2015.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on June 4th and 11th.

____ ____ (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? Single family home, will match existing.

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

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? New home will match current/existing homes in area

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

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

IV.FINAL APPLICATION PACKET INFORMATION

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

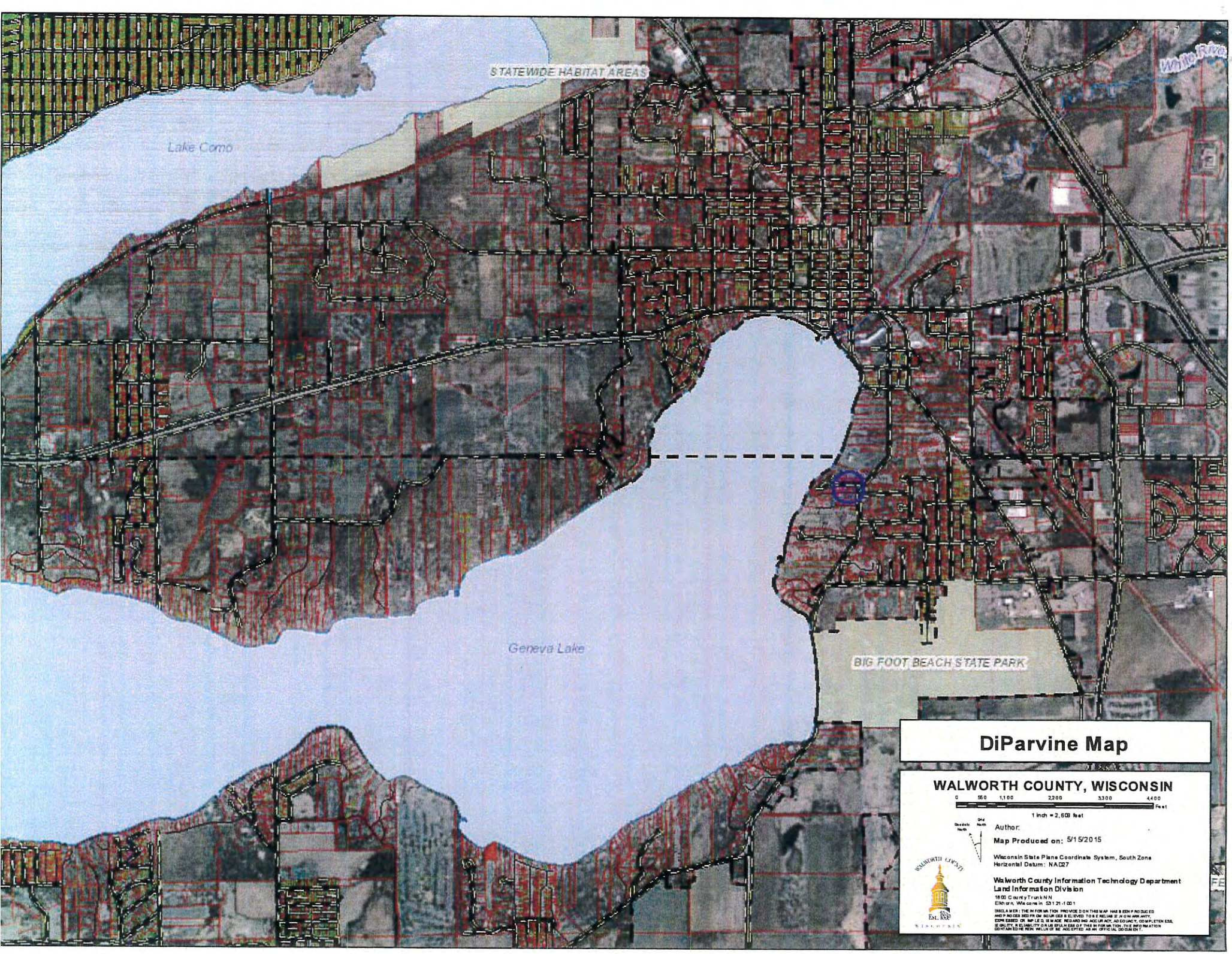
____ **Receipt of 25 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____

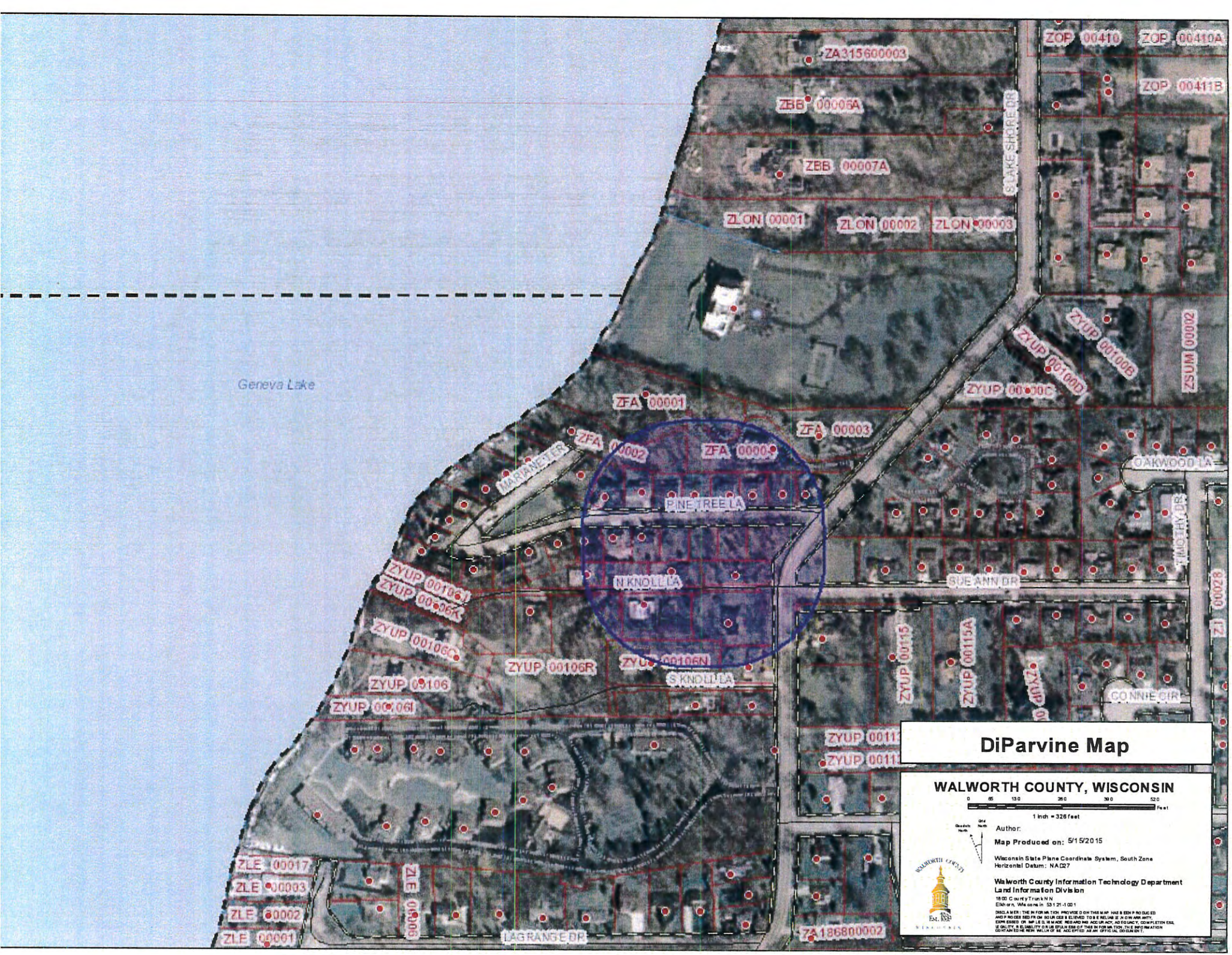
____ **Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk:** **Date:** _____ **by:** _____

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

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

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


STATEWIDE HABITAT AREAS
Lake Como
Geneva Lake
BIG FOOT BEACH STATE PARK
DiParvine Map
WALWORTH COUNTY, WISCONSIN
0 550 1,100 2,200 3,300 4,400
Feet
1 inch = 2,609 feet
Author:
Map Produced on: 5/15/2015
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
DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE IN GOOD FAITH. EXPRESSED OR IMPLIED, IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, RELIABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN WILL IN NO WAY BE ACCEPTED AS AN OFFICIAL DOCUMENT.


Geneva Lake
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ZBB 00005A
ZBB 00007A
ZLON 00001
ZLON 00002
ZLON 00003
ZOP 00410
ZOP 00410A
ZOP 00411B
LAKE SHORE DR
ZYUP 00100B
ZYUP 00100D
ZYUP 00100C
ZSUM 00002
ZFA 00001
ZFA 00002
ZFA 00003
ZFA 00004
MARIANNE TER
PINE TREE LA
OAKWOOD LA
TIMOTHY DR
N KNOLL LA
SUE ANN DR
ZYUP 00106J
ZYUP 00106K
ZYUP 00106C
ZYUP 00106R
ZYUP 00106N
S KNOLL LA
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ZLE 00005
LAGRANGE DR
ZA186800002
DiParvine Map
WALWORTH COUNTY, WISCONSIN
0 65 130 260 390 520
Feet
1 inch = 326 feet
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