

CITY OF LAKE GENEVA
PLAN COMMISSION MEETING
MONDAY, JUNE 20, 2016 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

Agenda

1. Meeting called to order by Mayor Kupsik.
2. Roll Call.
3. Approve Minutes of May 16, 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. – None
7. Review and Recommendation on an Application for Land Division Review filed by Pathfinder Surveying LLC, for Thomas and Diane Murphy, 1806 Clover Road, Northbrook, IL 60062 to split and existing lot into three parcels at 1325 Park Row with the two new lots fronting High Street, current Tax Key No. ZCL 00080.
8. Review and Recommendation on an Application for Site Plan Review for a parking lot alteration filed by Richard Jachimek, 1109 Geneva Street, Lake Geneva, WI 53147 for the property at 314 Sage Street, Tax Key No. ZOP 00147.
9. Public Hearing and recommendation on a Conditional Use Application filed by Prairie State Enterprises of Darien, LLC dba Lake Geneva Mobil, 350 N Edwards Blvd., Lake Geneva, WI 53147, for the installation of an electronic message center on a freestanding monument sign located at 350 N Edwards Blvd., Tax Key No. ZA261500001.
10. Public Hearing and recommendation on a Conditional Use Application filed by Patricia and Samantha Strenger, 245 Country Club Drive, Unit 2A, Lake Geneva, WI 53147 to operate a Commercial Indoor Lodging facility at an existing Commercial Apartment in a General Business (GB) zoning district located at 721 Geneva Street, Tax Key No. ZOP 00159.
11. Public Hearing and recommendation on a Conditional Use Application filed by Anthony Scalzitti, 608 Fairview Ave, Elmhurst, IL 60123 to operate a Commercial Indoor Lodging facility at an existing Single Family Home in a General Business (GB) zoning district located at 233 S Lake Shore Drive, Tax Key No. ZNB 00003.
12. Public Hearing and recommendation on a Conditional Use Application filed by Anthony Scalzitti, 608 Fairview Ave, Elmhurst, IL 60123 to operate a Commercial Indoor Lodging facility at an existing Single Family Home in a General Business (GB) zoning district located at 237 S Lake Shore Drive, Tax Key No. ZNB 00004.
13. Public Hearing and recommendation on a Conditional Use Application filed by Anthony Scalzitti, 608 Fairview Ave, Elmhurst, IL 60123 to operate a Commercial Indoor Lodging facility at an existing Single Family Home in a General Business (GB) zoning district located at 419 Cass Street, Tax Key No. ZNB 00002.
14. Public Hearing and recommendation on a Planned Development Application, General Development Plan (GDP) & Precise Implementation Plan (PIP) filed by Shad Branen, 448 Milwaukee Avenue, Burlington, WI 53105 for a Commercial Indoor Entertainment Facility (Movie Theater) including exterior modifications at 244 Broad Street, Tax Key Nos. ZOP 00246, 00247, & 00248.

15. Public Hearing and recommendation on a Conditional Use Application filed by Peter Jurgens for Oakfire Restaurant, 831 Wrigley Drive, to operate an Outdoor Commercial Entertainment (Restaurant) in a Central Business (CB) Zoning District located at 831 Wrigley Drive, Tax Key No. ZOP 00340.
16. Public Hearing and recommendation on a General Development Plan (GDP) Application filed by Peter Jurgens for Oakfire Restaurant, 831 Wrigley Drive, Lake Geneva, WI 53147 for building Modifications to include a rear addition, and a new second floor with indoor and outdoor seating in the Central Business (CB) zoning district at 831 Wrigley Drive, Tax Key No. ZOP 00340.
17. Discussion on Zoning Text Amendments for Section 98-407 Substandard Lot Regulations, Section 98-706 Exterior Storage Standards for Residential, Office, and Commercial Districts, Section 98-034 Definitions, & Section 98-206(4)(k) Commercial Indoor Lodging.
18. 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 6/17/16

MINUTES

1. Meeting called to order by Mayor Kupsik at 6:37 pm.

2. Roll Call

Present: Doug Skates, John, Gibbs, Ann Esarco, Tom Hartz, Tyler Frederick
Not Present: (1 Vacant Spot)
Also Present: Planner Mike Slavney, Atty. Dan Draper, Mayor Kupsik, Administrator Oborn,
Inspector Robers and Assistant Gregoles

3. Approve Minutes of April 18, 2016 Plan Commission meeting as distributed.

MOTION #1

Skates/Gibbs moved to approve the minutes of April 18, 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. - 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.

DISCUSSION

Applicants Dona & Karlee Mann gave an overview of the application details and there was a brief discussion with the Commission.

MOTION #2

Skates/Hartz moved to approve the 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, contingent upon approval of agenda item #9. The motion carried unanimously.

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.

DISCUSSION

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

MOTION #3

Hartz/Skates moved to approve the 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. The motion carried unanimously.

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.

DISCUSSION

Mayor Kupsik stated that this item has been withdrawn by the applicant.

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.

DISCUSSION

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

MOTION #4

Kupsik/Skates moved to approve the application by Reed Andrew for Rootbeer Revelry, E10295 Forest Road, Baraboo, WI 53147, for new exterior Signage, choice #1, on the storefront awning at 729 Main Street, Tax Key No. ZOP 00275. The motion carried unanimously.

E. Application by Bauer Sign Company for @properties, 880 Main Street new exterior monument sign 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 #5

Gibbs/Skates moved to approve the application by Bauer Sign Company for @properties, 880 Main Street new exterior monument sign at 880 Main Street, Tax Key No. ZOP 00337. 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 – Gary Milliette, applicant

Applicant gave an overview of the application details and a brief history of Baker Park. There was a brief discussion with the Commission as well as some clarification from attorney Draper (see below).

PUBLIC SPEAKER #1 –Dwayne Clark, Campbell Street, LG

Clark stated that he is in favor for the new pier and cannot understand why the commission would not approve it. The new pier would be nicer than what is there now.

MOTION #6

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

DISCUSSION – Attorney Draper

Attorney Draper gave a brief overview of the email document that was sent to the commissioners on May 13, 2016. In the configuration that was submitted with the application, if the pier is moved 12 ½ ft to the right/North it would then comply with the ordinance. In addition, there must be no navigability issues and the DNR must approve the application. No letter has been received from the DNR as of yet. Whatever the Plan Commission does tonight will be contingent upon the DNR approval. In summary, stating that in order to make this pier work the applicant needs to comply with the set back requirements by moving the pier 12 ½ ft to the right/North, must meet all the criteria of Baker Park and is subject to Navigability and must have DNR approval.

MOTION #7

Kupsik/Skates moved to approve 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, contingent upon complying with the set back requirements by moving the pier 12 ½ ft to the right/North and must have a written letter of approval from the DNR. The motion carried unanimously.

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.**

DISCUSSION

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.**

DISCUSSION – Dona & Karlee Mann, Applicant

Applicants Dona & Karlee Mann gave an overview of the application details and there was a brief discussion with the Commission.

PUBLIC SPEAKERS – None

MOTION #8

Hartz/Skates moved to close the public hearing. The motion carried unanimously.

MOTION #9

Gibbs/Hartz moved to approve the 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, they will comply with the Fire Department and State Health Department and including all finding of facts and staff recommendations. The motion carried unanimously.

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.**

DISCUSSION – Carolyn Gifford, 191 W South Street, LG

Applicant gave an overview of the application details and there was a brief discussion with the Commission. Parking and drop off was discussed. Esarco/Skates suggested a sidewalk or pathway for people to utilize rather than the grass.

PUBLIC SPEAKERS - None

MOTION #10

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

MOTION #11

Hartz/Skates moved to approve the 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, including finding of fact and staff recommendations. The motion carried unanimously.

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.

DISCUSSION – Sue Johansen, applicant

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

PUBLIC SPEAKER #1 –Joe Railton, 930 Geneva Street, LG

Railton expressed his concerns about having a transient business next door to his home for various reasons, including resale depreciation of his home and safety concerns for his grandchildren. He also pointed out that he did not know how they will meet the requirements to even have a B&B (i.e. two exits, 5 bathrooms, etc.) He stated that there is no prevailing necessity for this use. If they are allowed to have 4 people per room that means they could potentially have 20 people at one time staying in this building next door to his home.

PUBLIC SPEAKER #2 –Carol Railton, 930 Geneva Street, LG

Railton voiced her opposition to this item, agreeing with comments made by her husband Joe Railton. In addition she brought up a safety concern with regards to the daycare service that is also in the neighborhood. Stating that having many visitors to this property is a safety concern for the neighboring residents.

PUBLIC SPEAKER #3 –Wendy Smith, 1004 Geneva Street, LG

Stated her opposition to the recommendation of this item and urged the commission to consider the residential area and protect it.

PUBLIC SPEAKER #4 –Cindy Fueredi, 1010 Geneva Street, LG

Stated her opposition to the recommendation of this item and urged the commission to consider the residential area and protect it.

MOTION #12

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

DISCUSSION

Inspector Robers stated that the applicants will be coming forth to get permits to add a bathroom and the home does have two exits on it. Slavney stated that since 1989 the western edge of downtown has been a consistent source of discussion and concern. Confirming that the neighborhood has been consistently opposed to businesses going beyond the Cook Street frontage. Skates stated that in another location this applicant would do a great job. However, having a daycare so close is a concern and also stated his concerns for setting a bad precedence and feels it is important not to head in the wrong direction, because then where do you stop?

MOTION #13

Hartz/Skates moved to deny the 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, including finding of facts for denial. The motion carried unanimously.

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.

DISCUSSION – Leslie Scherrer Pella, applicant

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

PUBLIC SPEAKERS –None

MOTION #14

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

MOTION #15

Skates/Gibbs moved to approve the 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, including finding of fact and staff recommendations. The motion carried with 5 Yes votes and 1 Abstained (Kupsik).

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.

DISCUSSION – Andrew Goodman, GMX Real Estate (applicant)

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

PUBLIC SPEAKERS –None

MOTION #16

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

MOTION #17

Hartz/Gibbs moved to approve the 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, including finding of fact and staff recommendations. The motion carried unanimously.

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.

DISCUSSION – Warren Hansen & Ernie Truchscherer (applicants)

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

PUBLIC SPEAKERS –None

MOTION #18

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

MOTION #19

Kupsik/Fredrick moved to approve the 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, including finding of fact and staff recommendations. The motion carried unanimously.

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.

DISCUSSION – Warren Hansen & Ernie Truchscherer (applicants)

Hanson and Truchscherer gave an overview of the application details and there was a brief discussion with the Commission. Additional monument signage was discussed at length.

PUBLIC SPEAKERS –None

MOTION #20

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

MOTION #21

Skates/Gibbs moved to approve the 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, finding of fact and staff recommendations including providing shrubs along the bike path and City staff to approve, provide dark colored retaining wall and overhead doors to closely match the building colors, provide soldier course on the top of the trash enclosures, Parking lot light fixture mounting height at 20ft, bike racks in u shape for 10 bikes, to provide a Bike Path in NW corner (eliminate 2 parking stalls and add bike rack) and approval of both monument signs. The motion carried unanimously.

16. Adjournment

MOTION #22

Skates/Gibbs moved to adjourn the meeting at 8:58 pm. The motion carried unanimously.

/s/Jackie Gregoles, B&Z Administrative Assistant

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE PLAN COMMISSION

MEMORANDUM

TO: Mayor, Members of the Plan Commission, City Administrator, and City Clerk

FROM: Daniel S. Draper, City Attorney

DATE: May 9, 2016

RE: Pier Application by Milliette Family LP – 493 Wrigley Drive

The Plan Commission has requested that I submit a memorandum concerning the legality of the request for a pier permit dated February 4, 2016. The application is a request for a 100 foot pier with four (4) boat slips located off of 493 Wrigley Dr., Lake Geneva, Wisconsin (hereinafter the “Milliette Property”) in what is commonly known as Baker Park.

At issue is whether or not the placement and length of the pier comply with City ordinances and the requirements of Baker Park.

The proposed pier in question is located in Baker Park. Restrictions on piers located in Baker Park are set forth in the original 1898 dedication of land for Baker Park. In the dedication, the “dedicators reserved for themselves and their successors-in-interest the right to build a bath house, boat house and pier, and the right to tie boats to the pier on the property dedicated to the City.” *City of Lake Geneva v. Pappas*, 186 Wis.2d 576, 522 N.W.2d 36, 36 (1994) an unpublished decision of the Court of Appeals of Wisconsin. “In March 1986, the City passed a resolution regulating the piers, boat slips and buoys the successors to the dedicators [of Baker Park] could place in the riparian space. The resolution stated that the one pier and four buoys or slips allowed each successor would be used as private property and ‘may be used by the owners personally or commercially subject to any state, federal or local ordinances to the contrary.’ *Ibid.*

The length and placement of piers are defined in Sec. 90-142 and Sec. 90-143 of the Municipal Code of the City of Lake Geneva (hereinafter the “Code.”) Sec. 90-142(a) establishes that the maximum length for a pier shall be 100 feet waterward from the shoreline.

Sec. 90-143(e) states that “No wharf or pier shall be located, built, constructed or maintained on a lot or parcel within a distance of 12 ½ 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.” *Ibid.*

Application of the above provisions is a little vague because the Milliette property and all other successors under the Baker Park dedication are not riparian property owners. The City is the only riparian property owner in Baker Park. *Assmann et al. v. State of Wisconsin Department of Natural Resources and City of Lake Geneva*, 128 Wis. 2d 555, 381 N.W.2d 620 (1985). An unpublished decision of the Court of Appeals of Wisconsin. The Court therein reasoned that

because the dedication of the property was statutory, the property was conveyed in fee simple to the City of Lake Geneva to be held in trust for the public. Only those rights specifically reserved by the original dedicators were passed on to the successors in interest. Those rights once again were the right to place a bathhouse, boathouse and a pier on the property dedicated to the City and to the right to tie boats to those piers. Under Sec. 90-143(e), what is “the riparian proprietors property line” for the Milliette property if the Milliette Family Partnership LP is not the riparian property owner?

The only reasonable way to interpret Sec. 90-142 and Sec. 90-143(e) would be to use the existing property line for the Milliette property (a successor to the dedicator) and extend the southerly property line of the Milliette property waterward a length of 100 feet. The northerly property line of the Milliette property would also be extended waterward a length of 100’ to establish the maximum length of the pier.

Next the pier must be located so that is no closer than 12 ½ feet “from a riparian proprietor’s property line.” Does that mean it must be 12 ½ within the above established lines extending waterward or must the 12 ½ foot setback simply be measured at the shoreline? An interpretation that the setback need only be measured at the shoreline may be too narrow a reading of Sec. 90-143(e). There are no previous interpretations of this setback requirement. It was originally adopted by all the communities surrounding the lake under the Uniform Lake law provisions of our book of ordinances. One can only guess as to what was the original intent of the ordinance. If the intent was to preserve navigability between the piers, then the 12 ½ foot setback should be maintained from the property line at the shoreline 100 feet out into the water. If the setback was adopted to preserve the uniform placement of piers at the shoreline, then it would not matter what the dimensions of the pier were once it is built over the water. That interpretation does not seem to make sense because of the potentially detrimental effect random location of piers in the water would have on navigability of the lake. Further, it must be noted that the uniform lake laws were adopted to regulate the use of the lake. Once again this was a provision adopted under the uniform lake laws. Therefore, the only reasonable interpretation of Sec.90-143(e) would be to require that the whole pier be located within 12 ½ feet of the boundary lines extending waterward so that navigability is preserved.

The Baker Park dedication and March 1986 City resolution would further restrict the pier from having more than four (4) boat slips and/or buoys or any combination thereof. In other words the combined number of boats slips and buoys cannot exceed four (4.)

Finally, Sec. 90-143(a) states that “A wharf or pier which interferes with public rights in navigable waters constitutes an unlawful obstruction of navigable waters unless a permit is issued for the wharf or pier by the Department of Natural Resources[“DNR] under W.S.A § 30.12, or unless authorization for the wharf or pier is expressly provided.” Similarly, Sec. 90-143(b) states that “A wharf or pier which interferes with rights of other riparian proprietors constitutes an unlawful obstruction of navigable waters unless a permit is issued for the wharf or pier by the DNR under W.S.A., § 30.12, or unless authorization for the wharf or pier is expressly provided.” Therefore, DNR will also make a determination whether or not the pier affects navigability and riparian proprietor’s interests.

Conclusion

The application, violates Sec. 90-143(e) in that it is not within the 12½ feet setback required by the ordinance. It also interferes with the riparian rights of the City because of the piers close proximity to the City's property immediately to the south.

If you have any questions regarding this matter, please contact me.

STAFF REPORT
To Lake Geneva Plan Commission

Meeting Date: June 20, 2016

Agenda Item #7

Applicant:

Thomas & Diane Murphy
1806 Clover Road
Northbrook, IL 60062

Request:

Land Division Review for CSM approval to split one lot into three lots at 1325 Park Row Tax Key No. ZCL00080.

Description: The applicant would like to split an existing lot into one existing home and two buildable lots with the new lots fronting High Street.

Staff Recommendation: Staff has no objection to the proposed CSM as the three lots that are created will meet our Single Family Residential (SR-4) requirements. Staff recommends that final approval of the CSM will be dependent on the City Engineers review and approval.

Agenda Item #8

Applicant:

Richard Jachimek
1109 Geneva Street
Lake Geneva, WI 53147

Request:

Site Plan Approval to add a driveway section to an existing parking lot.

Description: The applicant would like to add a section of asphalt driveway to his existing drive to allow vehicles to safely exit his lot, rather than backing up onto Sage Street.

Staff Recommendation: Staff has no objection to the additional drive as it will work to eliminate a hazardous condition where patrons currently back on to Sage Street. Staff would recommend that the lot be stripped so that three parking spaces are established parallel to the West side of the building and signage is placed showing the turn and do not enter at the alley side.

Agenda Item #9

Applicant:

Lake Geneva Mobil
350 N Edwards Blvd.
Lake Geneva, WI 53147

Request:

Conditional Use approval for Electronic Message Center at an existing business to display Fuel Prices at 350 N Edwards Blvd. Tax Key No. ZA261500001.

Description: The applicant would like to add a second electronic sign board on the Edwards Blvd. side of the property which requires a Conditional Use Permit.

Staff Recommendation: Staff has no objection to the request. A second sign to display fuel prices only is allowed under our zoning code. Applicant will still need to apply for a sign and electrical 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 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:

Patricia & Samantha Strenger

245 Country Club Drive, 2A

Lake Geneva, WI 53147

Request:

Conditional Use approval for a Commercial

Indoor Lodging Facility in a General

Business (GB) zoning district at 729 Geneva
Street, Tax Key No. ZOP 00159.

Description: The applicant would like to open a Commercial Indoor Lodging (Rental) operation in the upper apartment of a Commercial Building which requires a conditional use permit.

Staff Recommendation: Staff has no objection to the request. Location is on the Border of the Central Business District, the apartment already exists and has adequate parking.

- 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 #11

Applicant:
Anthony Scalzitti
608 Fairview Ave
Elmhurst, IL 60123

Request:
Conditional Use approval for a Commercial
Indoor Lodging Facility in a General
Business (GB) zoning district at 233 South
Lake Shore Drive, Tax Key No. ZNB 00003.

Description: The applicant proposes to operate a Commercial Indoor Lodging 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 Commercial Indoor Lodging operation at this location. The applicant already runs a similar operation on Wells Street and has had no problems. The site currently is a rental property and has adequate parking for the proposed use.

- A. 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.
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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:

Anthony Scalzitti

608 Fairview Ave

Elmhurst, IL 60123

Request:

Conditional Use approval for a Commercial

Indoor Lodging Facility in a General

Business (GB) zoning district at 237 South

Lake Shore Drive, Tax Key No. ZNB 00004.

Description: The applicant proposes to operate a Commercial Indoor Lodging 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 Commercial Indoor Lodging operation at this location. The applicant already runs a similar operation on Wells Street and has had no problems. The site currently is a rental property and has adequate parking for the proposed use.

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.
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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 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.
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 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 #13

Applicant:

Anthony Scalzitti

608 Fairview Ave

Elmhurst, IL 60123

Request:

Conditional Use approval for a Commercial

Indoor Lodging Facility in a General

Business (GB) zoning district at 419 Cass

Street, Tax Key No. ZNB 00002.

Description: The applicant proposes to operate a Commercial Indoor Lodging 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 Commercial Indoor Lodging operation at this location. The applicant already runs a similar operation on Wells Street and has had no problems. The site currently is a rental property and has adequate parking for the proposed use.

- 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.
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 6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.
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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.

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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 #14

Applicant:

Shad Branen

448 Milwaukee Avenue

Burlington, WI 53105

Request:

Planned Development, GDP & PIP to reopen the Geneva Theater at 244 Broad Street, Tax Key No's. ZOP00246 – 00248.

Description:

The applicant proposes to reopen the Geneva Theater, with exterior modifications, which requires a Planned Development Process.

Staff Recommendation:

Staff recommends approval of the Planned Development for this location with the provisions that the applicant receive approval for the interior modifications from the State of Wisconsin and that all permits are obtained from the city.

- 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 & 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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 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 (PIP & 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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 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:

Oakfire Restaurant

831 Wrigley Drive

Lake Geneva, WI 53147

Request:

Conditional Use approval for Outdoor Commercial

Entertainment at an existing business at 831 Wrigley

Drive, Tax Key No. ZOP 00340.

Description: The applicant would like to add Outdoor Commercial Entertainment (Dining) at tables in front of the existing restaurant which requires a Conditional Use Permit.

Staff Recommendation: Staff has no objection to the request. They have relocated the existing handicap entrance ramp to the East side of the building bringing it into compliance with the ADA requirements and now have room for tables in front of the restaurant.

- 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.
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 6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.
- B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be:
1. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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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 #16

Applicant:

Oakfire Restaurant

831 Wrigley Drive

Lake Geneva, WI 53147

Request:

General Development Plan (PIP) for a rear and second floor addition/remodel at 831 Wrigley Drive, Tay Key No. ZOP 00340.

Description:

The applicant proposes to build a new kitchen on the rear of the building and a new second story at this 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 comes back to the Plan Commission with a more detailed plan that addresses any of the Plan Commissions concerns.

- 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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 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 (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.

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

APPLICATION FOR LAND DIVISION REVIEW



CERTIFIED SURVEY MAP or



SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Thomas & Diane Murphy
1806 CLOVER RD
North Brook IL 60062

TELEPHONE NUMBER OF CURRENT OWNER: (847) 205-5122

NAME AND ADDRESS OF APPLICANT:

Pathfinder Surveying INC
Jeff Kimpf

TELEPHONE NUMBER OF APPLICANT: (262) 248-8303

NAME AND ADDRESS OF SURVEYOR:

Pathfinder Surveying INC
P.O. Box 322
Lake Geneva WI

TELEPHONE NUMBER OF SURVEYOR: (262) 248-8303

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Create additional parcels

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.

DATE

5/19/16

SIGNATURE OF APPLICANT

Thomas R. Mingle

CERTIFIED SURVEY MAP NO. _____

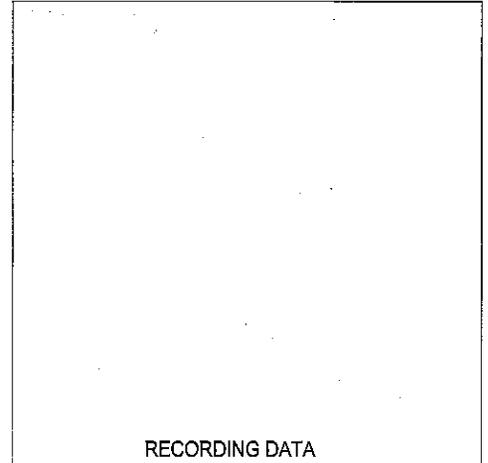
A REDIVISION OF LOTS 99 - 102, COLUMBIAN SUBDIVISION, LOCATED IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

SURVEYOR

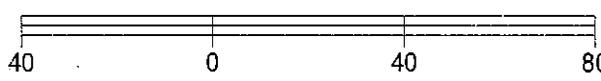
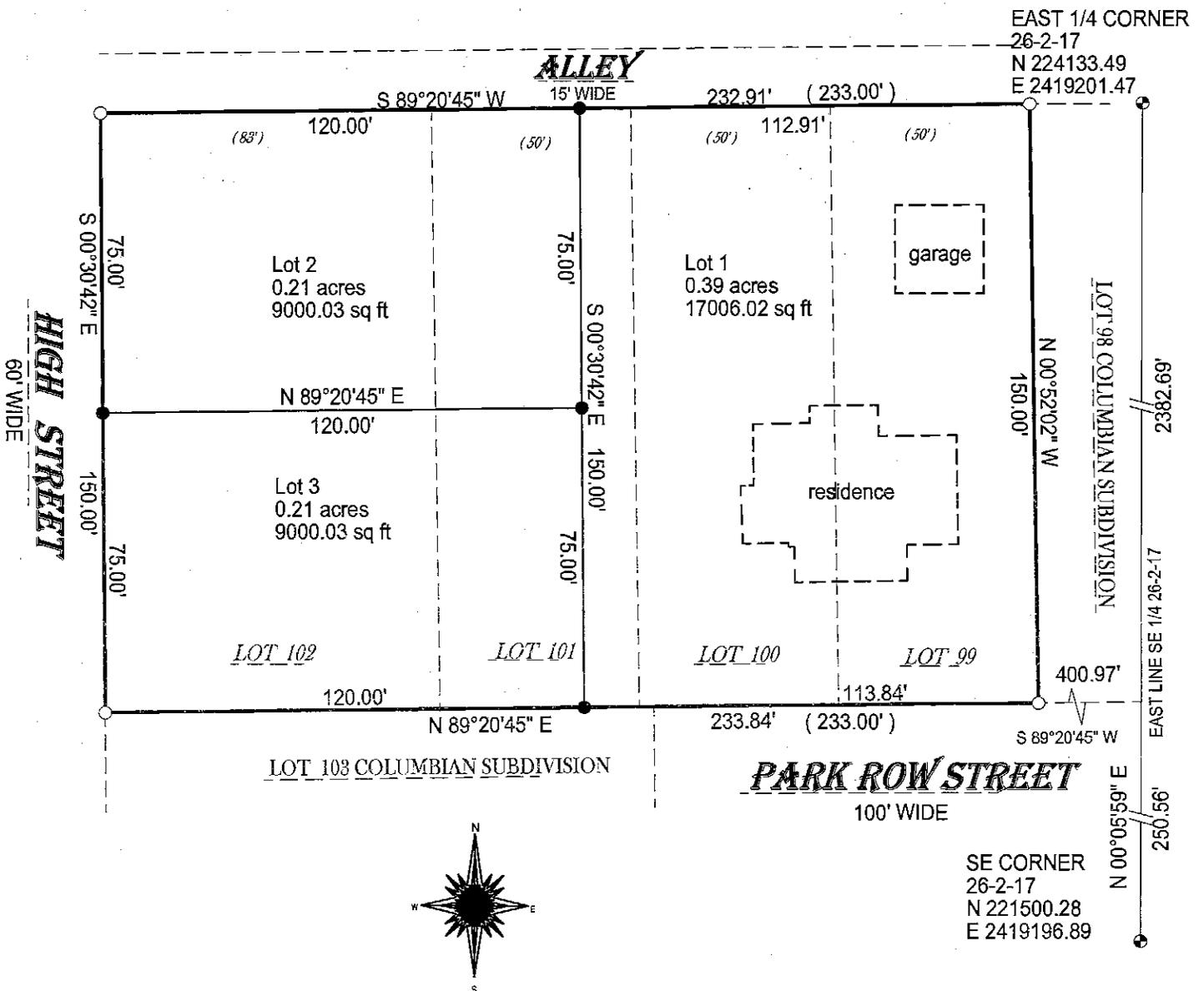
PATHFINDER SURVEYING INC.
P.O BOX 322
LAKE GENEVA, WI. 53147
WWW.PATHFINDERSURVEYING.NET
262-248-8303

OWNERS

THOMAS & DIANE MURPHY TRUST
1806 CLOVER RD
NORTHBROOK, IL. 60062



RECORDING DATA



JEFFREY L KIMPS S - 2436
Wisconsin Registered Land Surveyor
Dated this 25TH DAY OF APRIL, 2016.

CERTIFIED SURVEY MAP NO.

A REDIVISION OF LOTS 99 - 102, COLUMBIAN SUBDIVISION, LOCATED IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

LEGAL DESCRIPTION:

A REDIVISION OF LOTS 99 - 102, COLUMBIAN SUBDIVISION, LOCATED IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the southeast corner of section 26, town 2 north, range 17 east; thence N00°05'59"E along the east line of the southeast 1/4 of said section 26, a distance of 250.56 feet; thence S89°20'45"W, a distance of 400.97 feet to the southeast corner of said lot 99 of Columbian Subdivision and to the POINT OF BEGINNING; thence N00°52'02"W, along the east line of said lot 99, a distance of 150.00 feet to the northeast corner of said lot 99 and the south line of a 15 foot wide Alley; thence S89°20'45"W, along said south line a distance of 232.91 feet to the northwest corner of lot 102 of said Columbian Subdivision and the east line of High Street; thence S00°30'42"E, along said east line a distance of 150.00 feet, to the southwest corner of said lot 102; thence N89°20'45"E, a distance of 233.84 feet to the POINT OF BEGINNING; said described tract containing 0.8 Acres, more or less.

SURVEYORS CERTIFICATE:

I, JEFFREY L. KIMPS, SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF THE THOMAS & DIANE MURPHY 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 27TH DAY OF APRIL, 2016

JOB# 16-105

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: _____

AGENT THOMAS & DIANE MURPHY TRUST

CITY PLANNING COMMISSION RESOLUTION

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

MAYOR
(ALAN KUPSİK)

CITY CLERK
(SABRINA WASWO)

APPLICATION FOR SITE PLAN REVIEW

City of Lake Geneva

Site Address and Parcel No. or Legal Description:

314 SAGE STREET (ZOP 00147) - THE NORTH 62 FEET OF THE EAST 57 1/2 FEET OF LOT 12, IN BLOCK 15, LAKE GENEVA, WIS. 53147

Name and Address of Current Owner:

RICHARD & GAIL JACHIMEK, LLC, 4409 KETTLE CREEK COURT TAMPA, FL 33624

Telephone No. of Current Owner including area code: (813) 629-5074

Name and Address of Applicant:

RICHARD JACHIMEK 1109 GENEVA STREET, LAKE GENEVA, WIS. 53147

Telephone No. of Applicant including area code: (813) 629-5074

Proposed Use:

VEHICLE PARKING AND DRIVE THROUGH EGRESS STATEMENT ON SURVEY REGARDING NO EASEMENT FOUND IS UPDATED, AND EASEMENT COPIES ARE ATTACHED (5 PAGES) WALWORTH COUNTY.

Zoning District: (NO)

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

FARRIS, HANSEN & ASSOC. INC., 7 RIDGEWAY COURT - P.O. BOX 437, ELKHORN, WIS. 53121

PROJECT MANAGER - JAMES MULLEN (CRAFTSMEN CONCRETE) P.O. BOX 676, ELKHORN, WIS.

(1200 PHOENIX COURT, LAKE GENEVA, WIS. 53147)
Short statement describing activities to take place on site:

1. TO EXTEND EXISTING PARKING LOT ASPHALT REPLACING 4-(2'x7') UNUSED GRASS AREAS, EXTENDING ASPHALT 2' NORTH TO SIDEWALK.
2. TO REMOVE 2 PROPERTY CONCRETE CURBS AT NORTH END OF BUILDING TO CREATE DRIVE THROUGH TO ALLEY. THIS WILL ALLOW SAFE EGRESS FROM LOT NOW BLOCKED BY INDOCHINE OWNER, WITH DEBRIS, (X3 YEARS).

Site Plan Review fee: \$400.00, due upon filing of Application.


Signature of Applicant

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:

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

___ 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)

↓ Draft Final Packet (1 Copy to Zoning Administrator)

↓

Date: ___ by: ___

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 98-701-98-724) 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 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: _____

1. EXTEND ASPHALT IN PARKING AREA NORTH TO SIDEWALK
2. REMOVE PROPERTY CONCRETE CURBS AND PAVE DRIVE THROUGH TO ALLEY. (mmmm)

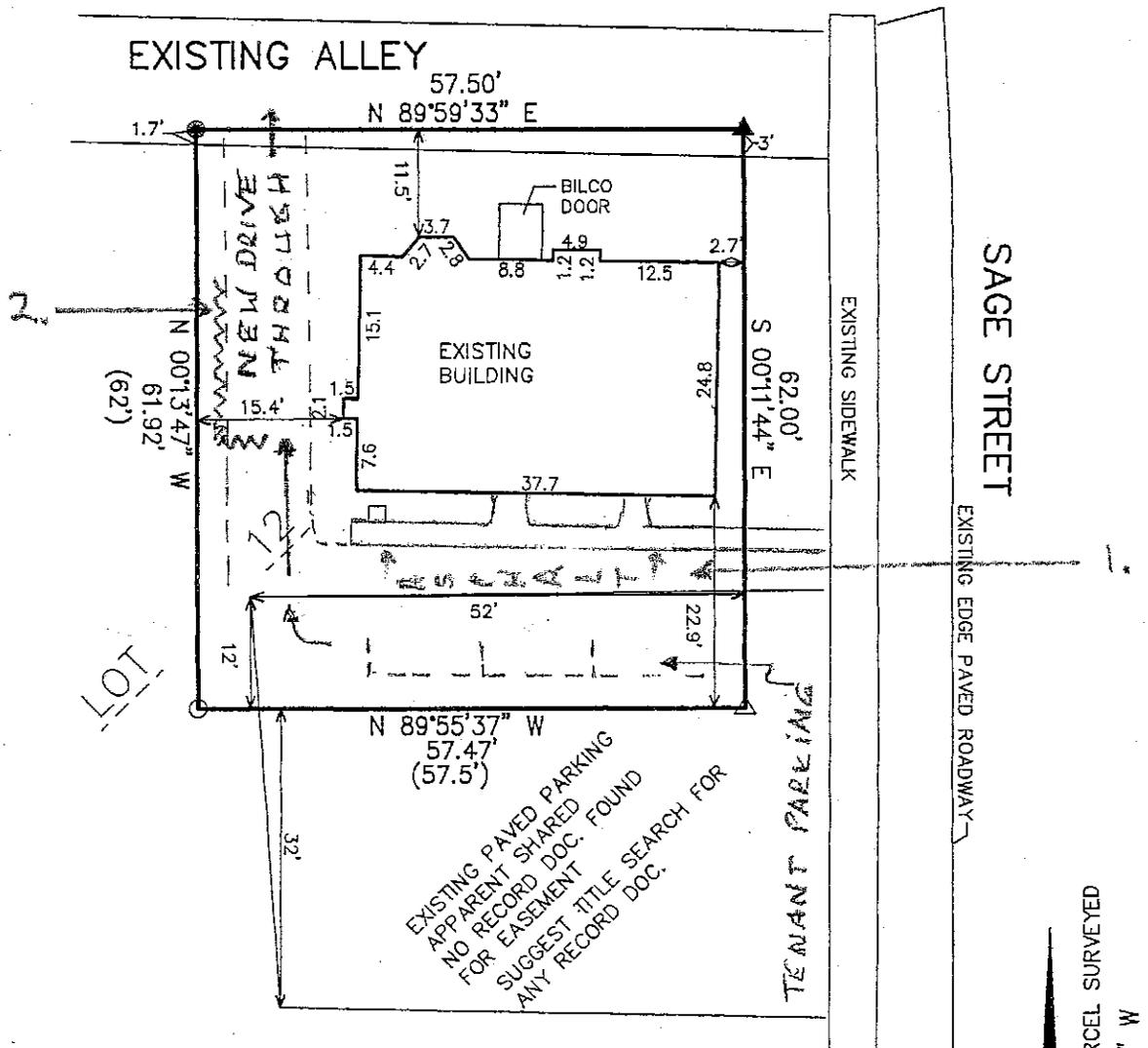
FARRIS, HANSEN & ASSOC. INC.

7 RIDGWAY COURT- P.O. BOX 437
 ELKHORN, WISCONSIN 53121
 PHONE (262) 723-2098
 FAX (262) 723-5886

ORDERED BY: MEDICAL WEIGHT LOSS LLC
 314 SAGE STREET
 LAKE GENEVA, WI. 53147

PLAT OF SURVEY

The North 62 feet of the East 57 1/2 feet of Lot 12, in Block 15 of the Village of Geneva, now City of Lake Geneva, according to the recorded plat thereof. Said land being in the City of Lake Geneva, County of Walworth and State of Wisconsin.



- LEGEND**
- = FOUND IRON REBAR STAKE
 - △ = FOUND PK NAIL IN PAVEMENT
 - = FOUND IRON PIPE STAKE
 - ▲ = SET MAG. NAIL IN PAVEMENT
 - (XXX) = RECORDED AS
- AREA = 3,560 S.F.

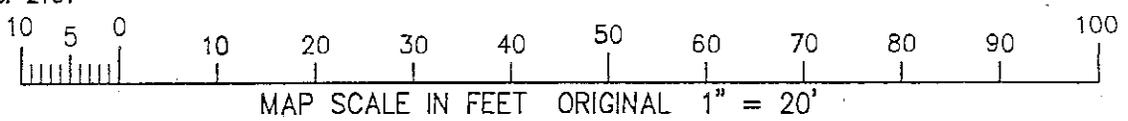
NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY 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: SEPTEMBER 21, 2015

PETER S. GORDON R.L.S. 2101

PROJECT NO. 9376
 DATED: 09-21-2015
 SHEET 1 OF 1 SHEETS



ASSIGNED SOUTH LINE PARCEL SURVEYED
 N 89°55'37" W

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, June 20, 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 PSED DBA Lake Geneva Mobil, 350 N. Edwards Blvd., Lake Geneva, WI 53147, to install an Electronic Message Center on a secondary sign along Edwards Blvd. at the following location:

TAX KEY No. ZA261500001 – 350 N. Edwards Blvd.

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, June 20, 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 3rd day of June 2016.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on June 9th and 16th.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

350 N. EDWARDS BLVD, PARCEL # ZA261500001 LOT 1 CERTIFIED SURVEY #2615 AS RECORDED IN VOL 13 OF CS ON PAGE 135 WCR LOCATED IN NE 1/4 NW 1/4 SEC 31 T4N R18E, S1347 SQFT CITY OF LAKE GENEVA OUT OF ZYUP-151 COMPTS ZA 761-2 1.180 ACRES

NAME AND ADDRESS OF CURRENT OWNER:

PRAIRIE STATE ENTERPRISES OF DARTZEN, LLC (PSEO)

350 N. EDWARDS BLVD, LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: 262-248-8304

NAME AND ADDRESS OF APPLICANT:

PSEO DBA LAKE GENEVA MOBIL

350 N. EDWARDS BLVD, LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF APPLICANT: 262-248-8304

PROPOSED CONDITIONAL USE:

ADDITION OF ELECTRONIC AUXILIARY PRICE SIGN ON EDWARDS BLVD.

ZONING DISTRICT IN WHICH LAND IS LOCATED: PLANNED BUSINESS

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

THE PROPERTY OWNER WILL BE THE CONTRACTOR

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

NEW MONUMENT PRICE ONLY SIGN WILL BE ERECTED ON EDWARDS BLVD ON THE NORTH END OF PROPERTY AS DEPICTED ON DRAWING

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

MAY 20, 2016

DATE

Kenneth B. Kearns C.O.O.

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?

STATE OF WISCONSIN REQUIRES POSTING OF GAS PRICES THIS SIGN
WILL COMMUNICATE PRICES TO NORTH-SOUTHBOUND EDWARDS BLVD
THAT CANNOT OBSERVE SIGN OF HWY 50. CURRENT SIGN IS
BLOCKED WHEN TRAFFIC IS STOPPED AT THE SIGNAL

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 SIGN IS CONSISTENT WITH OTHER SIGNS IN THE AREA.

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 ADVERSE IMPACT ON ANY ADJACENT PROPERTY AS
THERE IS A LARGE BUFFER ZONE OF TREES BETWEEN
SUBJECT SITE AND HOME DEPOT.

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?

TITUS SIGN IS LOCATED ON SUBJECT PROPERTY AND
WILL NOT HAVE ANY IMPACT ON LAND USE OR ENVIRONS
ON PROPERTY. IT IS LED REQUIRING LOW ENERGY
NEEDS.

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?

THIS WILL ENHANCE PRICE NOTIFICATION TO EDWARDS BLVD.
motorists that cannot see today.

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?

THE SIGN WILL BENEFIT LOCAL TRAFFIC, TOURISTS,
and RETAIL SHOPPERS IN THIS COMMERCIAL DISTRICT.

IV.FINAL APPLICATION PACKET INFORMATION

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

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

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

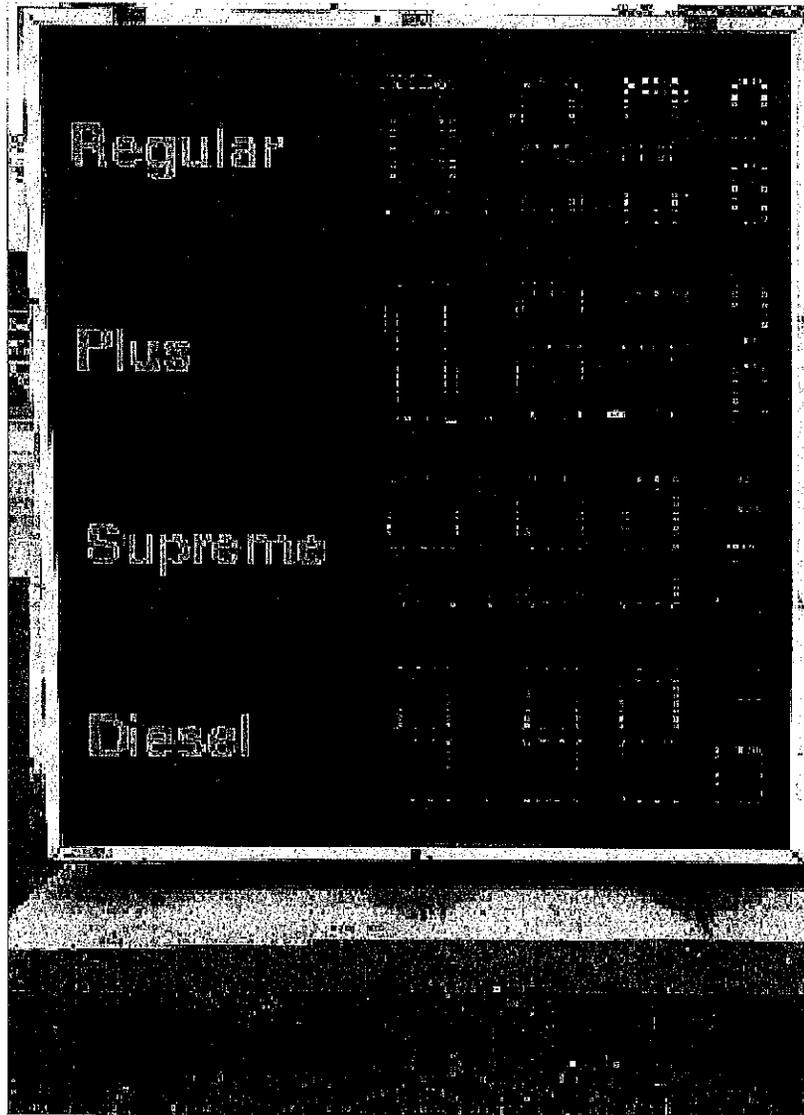
____ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____

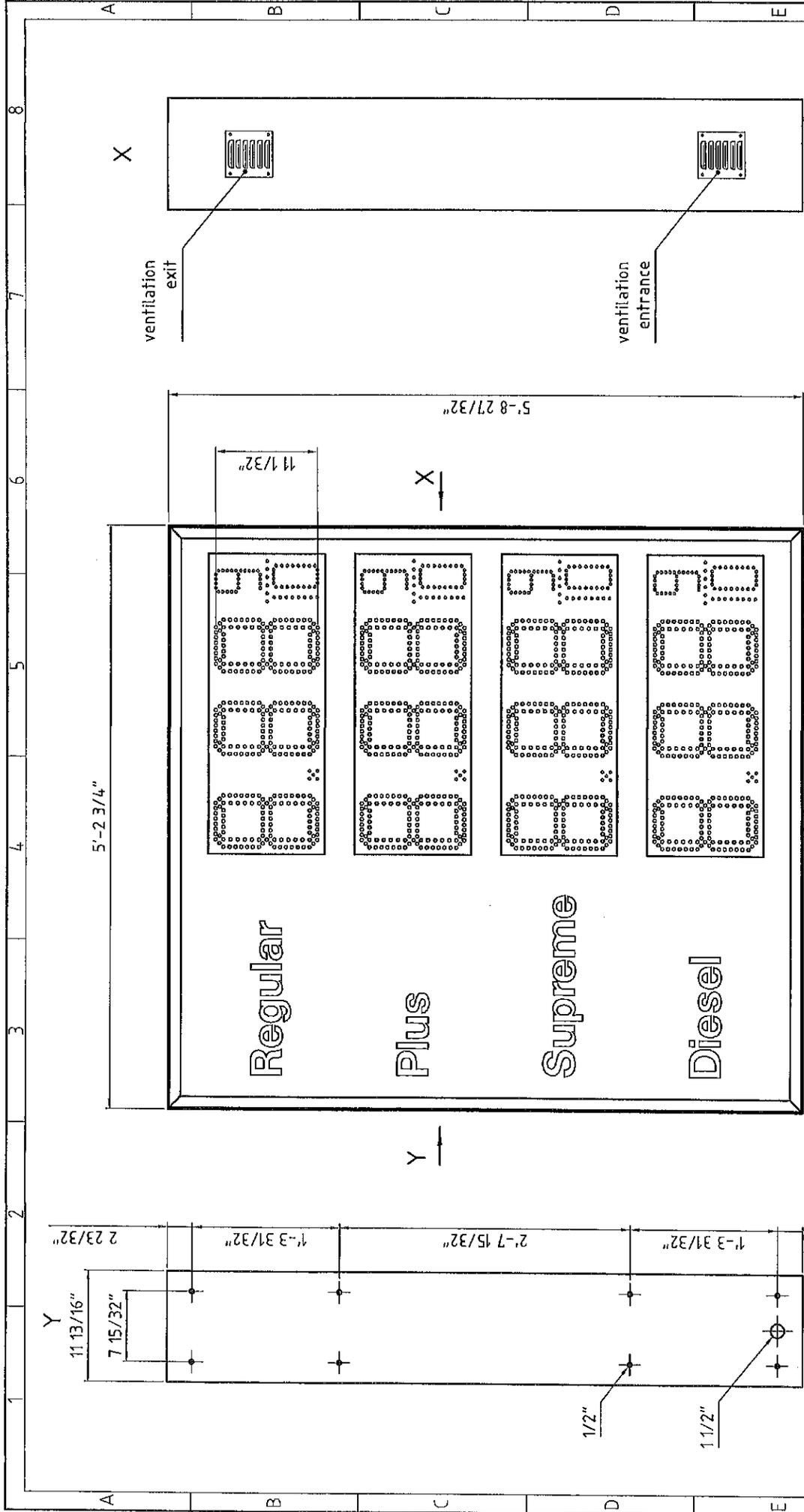
____ Class 2 Legal Notice published on _____ and _____ by: _____

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

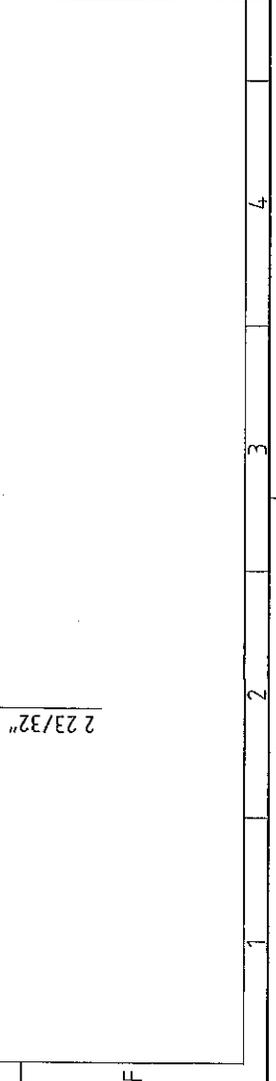


PROPOSED SIGN FOR NORTHERN SECTION OF PROPERTY ON EDWARDS BLVD.

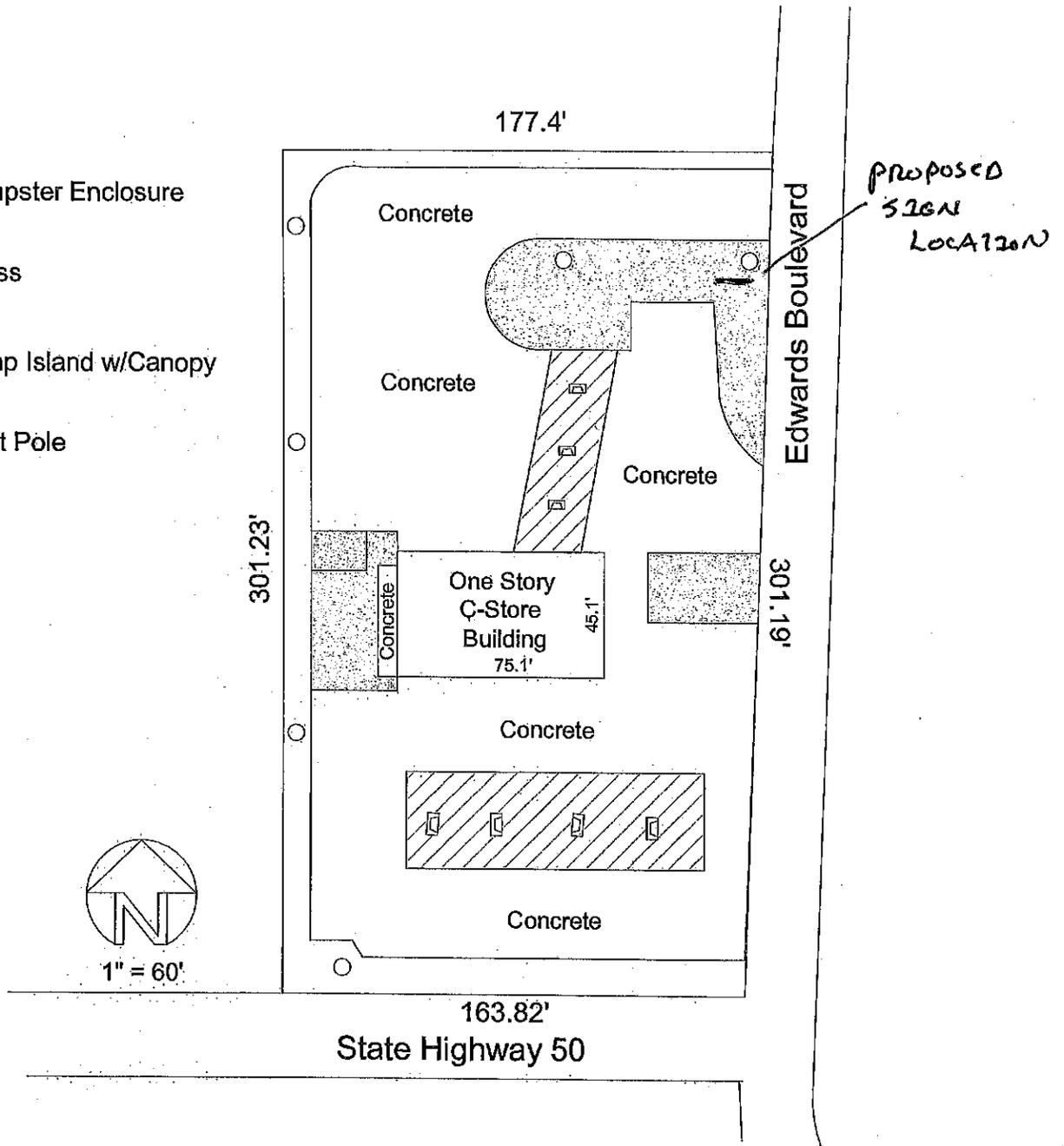




PWM	electronic price signs		Maßstab 1:10	Art.Nr. 90004044
	Datum		Exxon 6 LED 4P	
	Beinh. 27.04.2005	Neubaucher	1749x1594x300	
Gepr.		Norm.	100 0100724	
The receipt and design in this document are exclusive proprietary elements and may not be copied or reproduced without consent of PWM		EDV-Nr. 60000748000000000000		Blatt 01
Machstoffs / Artikelnummer		Exxon 6 LED Backlite II		Blatt 1
				Blatt 000



-  = Dumpster Enclosure
-  = Grass
-  = Pump Island w/Canopy
-  = Light Pole





APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

721 Geneva St. Lake Geneva (downtown)
ZOP 00159

NAME AND ADDRESS OF CURRENT OWNER:

Patricia Strenger / Samantha Strenger
245 Country Club Drive Unit 2A Lake Geneva

TELEPHONE NUMBER OF CURRENT OWNER:

Patty: 262-994-2427
Samantha 262-994-8554

NAME AND ADDRESS OF APPLICANT:

Same As Above

TELEPHONE NUMBER OF APPLICANT:

Same As Above

PROPOSED CONDITIONAL USE:

Short-term Lodging of Upper Unit

ZONING DISTRICT IN WHICH LAND IS LOCATED:

General
Central Business

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

N/A No construction changes planned.

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Short-term Lodging / Vacation Rental

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

DATE

5/12/16

SIGNATURE OF APPLICANT

Samantha Strenger

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

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

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Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

↓
Draft Final Packet (1 Copy to Zoning Administrator)

Date: _____ by: _____

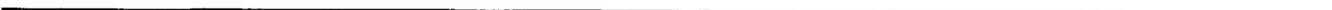
↓

___ (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.

Plat of Survey

___ (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:



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 blue/line or black/line of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

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____ 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:**

- ___ 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 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: _____

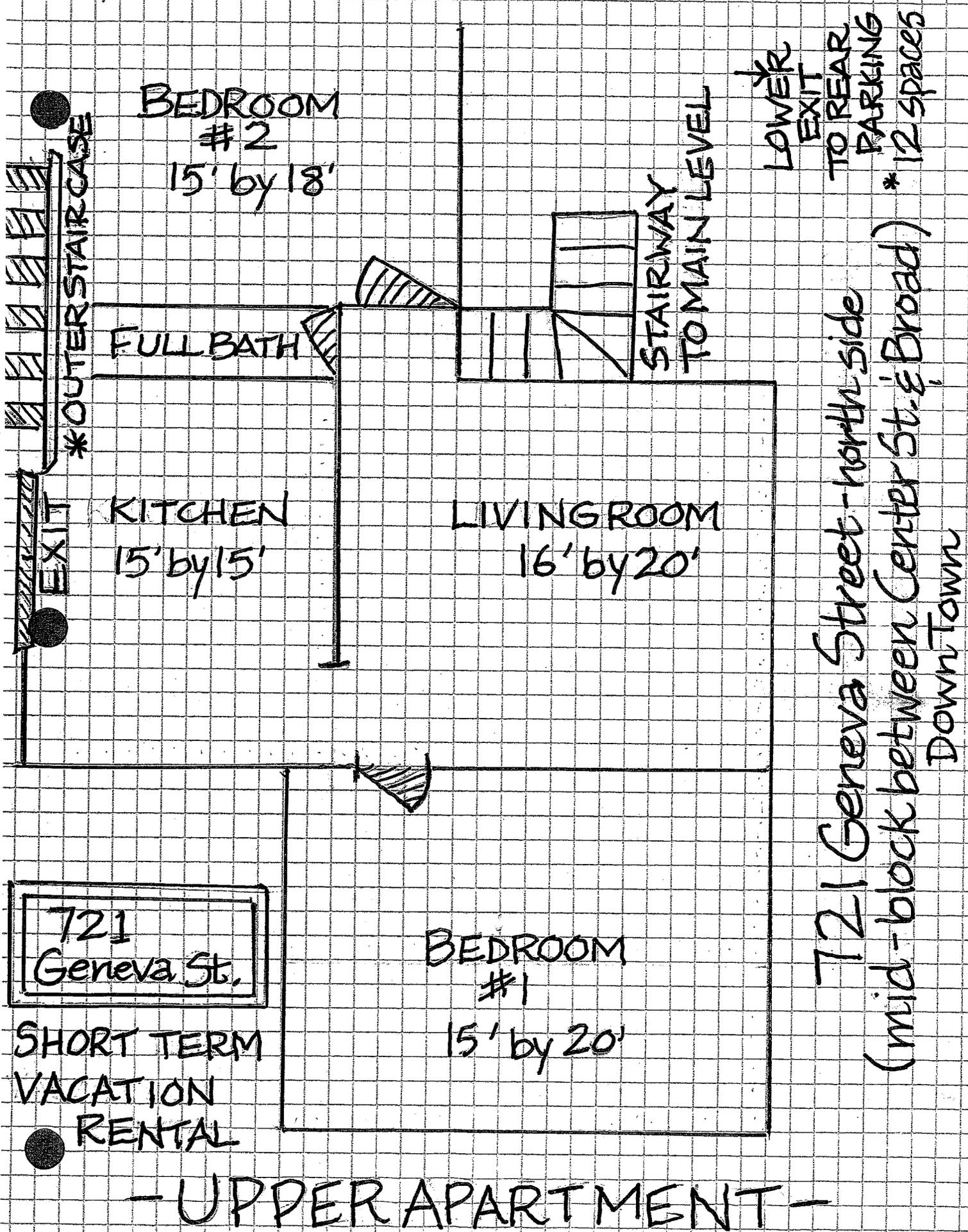
Application for Conditional Use

Page 4 – Explanation

(C) This proposal is for use of a short-term vacation rental of the upper floor of 721 Geneva Street, a commercially zoned property located in the down town district of the City of Lake Geneva.

This vacation rental will be in operation year-round. Parking accommodations are available in the lot at the rear of the building providing one (or more) spaces per bedroom of the rental space. Said space meets city requirements as separate rental and has been utilized as such in prior years.

(E) Location of the 721 Geneva St. rental is appropriate due to proximity to the lake as well as downtown retail/restaurant businesses. Overnight lodging greatly assists in stimulating future growth of the city of Lake Geneva's economy.



- UPPER APARTMENT -



721 Geneva

WALWORTH COUNTY, WISCONSIN

Map Produced on: 04/28/16
 Author: [illegible]
 Wisconsin State Plane Coordinate System, NAD83
 Federal GCS: NAD83

Under the authority of the Wisconsin Department of Transportation, this map is published as a public utility. It is not intended to be used for any other purpose. The Department of Transportation is not responsible for any errors or omissions in this map. The Department of Transportation is not responsible for any damages or losses resulting from the use of this map. The Department of Transportation is not responsible for any claims or lawsuits filed against it. The Department of Transportation is not responsible for any claims or lawsuits filed against it.





Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, June 20, 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 Patricia and Samantha Strenger, 245 Country Club Drive #2A, Lake Geneva, WI 53147, to operate a Commercial Indoor Lodging facility in a General Business (GB) Zoning District at the following location:

TAX KEY No. ZOP 00159 – 721 Geneva Street

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, June 20, 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 3rd day of June 2016.

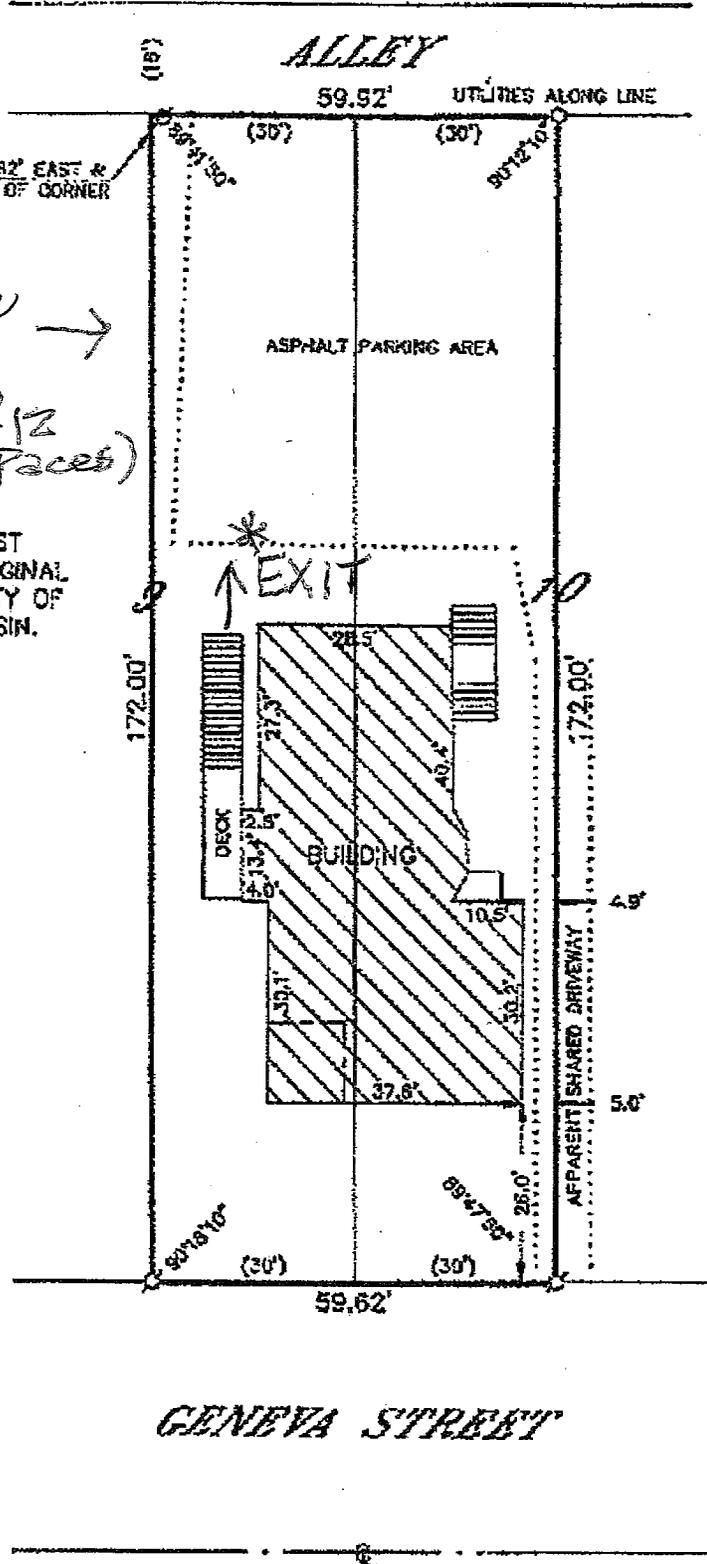
Mayor Al Kupsik
City Plan Commission
City of Lake Geneva, WI

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on June 9th and 16th.

**WALWORTH COUNTY
SURVEYING & MAPPING**

P. O. BOX 7175
LAKE GENEVA, WISCONSIN
262-248-0505

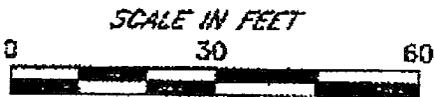


** Onsite
Parking
(approx. 10-12
spaces)*

PLAT OF SURVEY OF

THE EAST 30 FEET OF LOT 9 AND THE WEST 30 FEET OF LOT 10, BLOCK 16 OF THE ORIGINAL PLAT OF THE VILLAGE OF GENEVA, NOW CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

ORDERED BY: KEEFE REAL ESTATE
751 GENEVA PARKWAY
LAKE GENEVA, WISCONSIN
53147



- LEGEND**
- IRON PIPE FOUND
 - ⊕-IRON ROD FOUND
 - CONCRETE MONUMENT FOUND
 - IRON PIPE PLACED
 - ()-RECORDED AS

GENEVA STREET

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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 (1) YEAR FROM DATE HEREOF.

Robert K. Baerenzwald
ROBERT K. BAERENZWALD
WISCONSIN REGISTERED LAND SURVEYOR, S-1028

DATE *Feb. 4, 2004*
JOB NO. 6072

NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

233 S. Lake Shore Dr., ZNB 00003, Lot 4 Newberry's
Sub City of Lake Geneva

NAME AND ADDRESS OF CURRENT OWNER:

LKG Compound, LLC 201 S. Kenilworth, Elmhurst
IL 60126

TELEPHONE NUMBER OF CURRENT OWNER: 708-207-6338 Kevin Morici

NAME AND ADDRESS OF APPLICANT:

Anthony Scalzitti
608 Fairview Ave, Elmhurst, IL 60126

TELEPHONE NUMBER OF APPLICANT: 630-890-6364

PROPOSED CONDITIONAL USE:

Commercial Indoor Lodging

ZONING DISTRICT IN WHICH LAND IS LOCATED: GB - General Business

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

None

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Requesting conditional use for short-term vacation rentals
for family + friends gathering + family re-unions

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

5-27-16

DATE

Anthony Scalzitti

SIGNATURE OF APPLICANT

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TAX KEY No. ZNB 00003 – 233 S. Lake Shore Drive

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, June 20, 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 3rd day of June 2016.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on June 9th and 16th.

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

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

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Initial Packet (5 Copies to Zoning Administrator)

Date: _____ *by:* _____

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

Date: _____ *by:* _____

↓

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

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

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

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

- How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?
Property is zoned GB (General Business) which is consistent with neighboring properties. Property is directly behind The Core Motel. It meets the conditional use regulations in section 98-206(4)(K)
- 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?
Property is next to the City's new proposed parking, so it will be in harmony with bringing more business + sales tax revenue to the city. Since it is behind The Core and near the Plaza Motel / Maxwell Mansion, it is a consistent family setting ideal for family reunions.
- 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?
Being consistent with neighboring properties, this property would not have adverse impact on nearby property. Property has substantial parking with no adverse traffic patterns. Noise would be controlled by screening + encouraging a family + friendly atmosphere to complement the community.
- 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?
Being directly behind The Core and in the same neighborhood + zoning as The Plaza Motel / Maxwell Mansion, the land use would be very consistent with the surrounding area. Property has substantial "green space" and landscaping will be greatly improved. Remodeling of updated bathrooms, kitchen, flooring, roof + siding will be done before rentals begin.

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?

Proposed conditional use will not impose any undue burden on public improvements, facilities, utilities or services
Current garage will be knocked down for parking pad.

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

I believe the public benefits will outweigh all potential adverse impacts. The guests that visit this rental will contribute to the economy of Lake Geneva in a safe, fun, family setting which will encourage them to return. I have been managing/owner of the short term rental at 512 S. Wells for the last 2 years and will continue to run this rental in the same business like manner consistent with the values of the City of Lake Geneva,

IV. FINAL APPLICATION PACKET INFORMATION

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

Sincerely,
Anthony Sclytt

233 S. Lake Shore Dr.

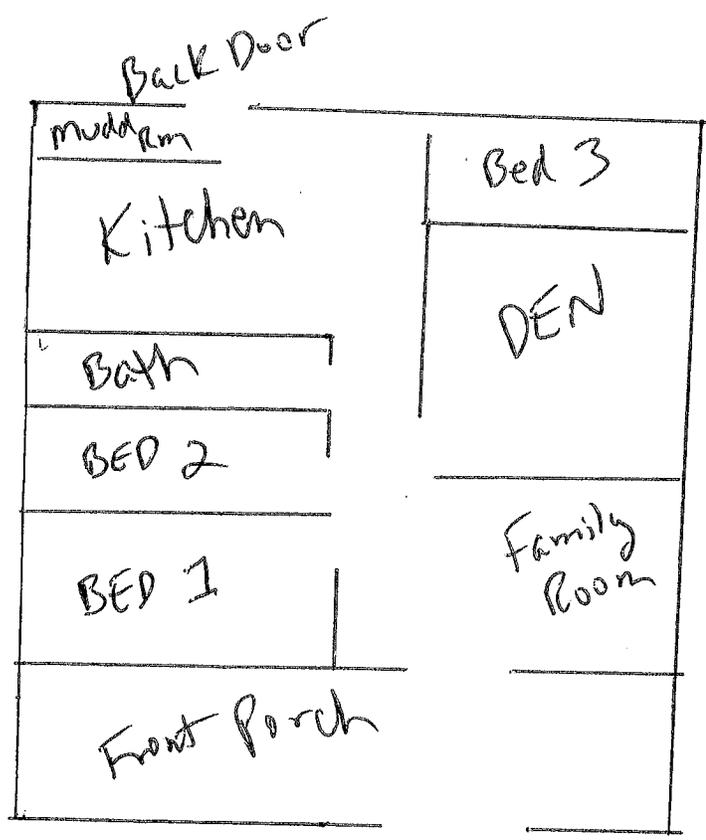
Floor Plan

Garage
will
be demolished



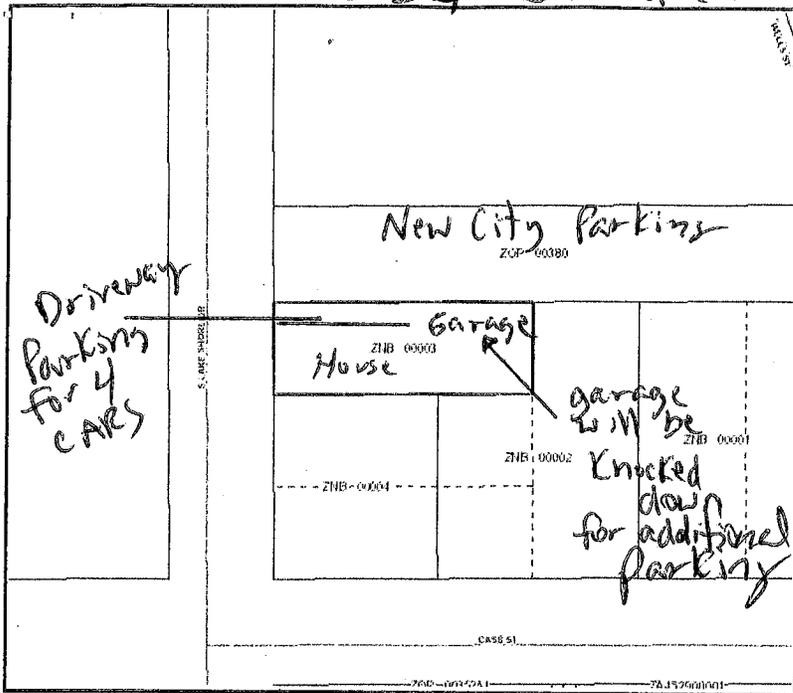
1 - Story home

Parking for 4 cars



S. Lake S. Drive

233 S. Lake Shore Dr.



**Walworth County, WI
Land Information Division**

Property Details

Municipality: CITY OF LAKE GENEVA
 Parcel Number: ZNB 00003
 School District: 2885-SCH LAKE GENEVA J 1
 Zoning District:

Owner Information

Owner Name: OM LLC
 Owner Name 2:
 Mailing Address: PO BOX 1172

LAKE GENEVA WI, 53147

2015 Valuation Information

Land: \$37,700.00
 Improvements: \$143,100.00
 Total: \$180,800.00
 Acres: 0.2200
 Fair Market Value: \$184,800.00
 Assessment Ratio: 0.9780213590
 Mill Rate: 0.0223760460

Tax Information

First Dollar Credit: \$81.21
 Special Assessment: \$0.00
 Delinquent Utility Charge: \$0.00
 Managed Forest Land Taxes: \$0.00
 Total Billed: \$3,964.38
 Net Tax \$3,964.38

School Credit: \$413.86
 Lottery Credit: \$0.00
 Special Charges: \$0.00
 Private Forest Crop Taxes: \$0.00
 Woodland Tax Law Taxes: \$0.00

Tax Jurisdictions

STATE OF WISCONSIN \$31.66
 SCH LAKE GENEVA J 1 \$1129.87
 WALWORTH COUNTY \$856.18
 CITY OF LAKE GENEVA \$1092.02
 GATEWAY TECHNICAL \$148.29
 UHS LG-GENOA CITY \$787.57

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)

Special Assessments / Charges

Soil Classification

Soil Type	Soil Name	Acres
MpC	MCHENRY SILT LOAM, 6 TO 12 PERCENT SLOPES	0.2141
MyB	MIAMI SILT LOAM, 2 TO 6 PERCENT SLOPES	0.0007

Property Address

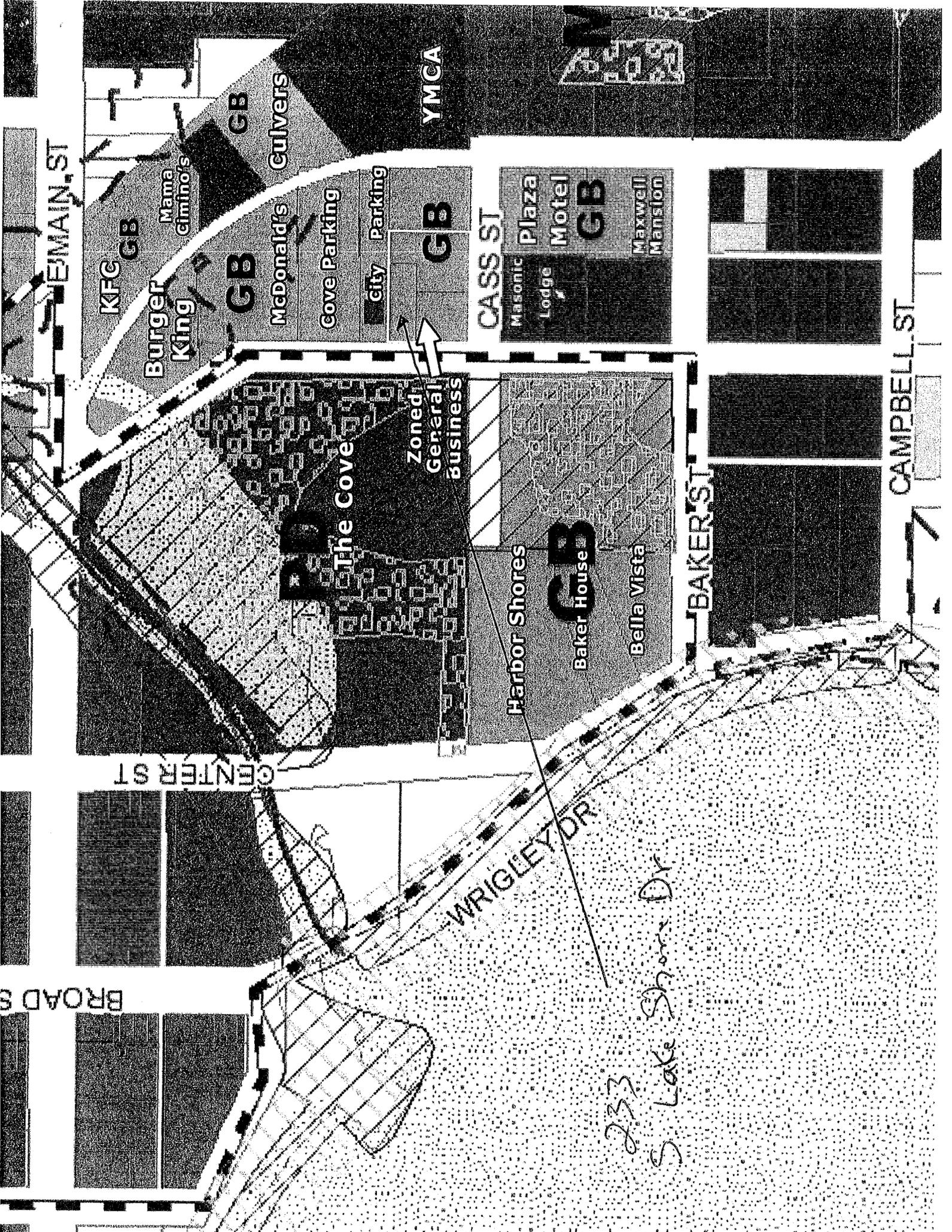
233 S LAKE SHORE DR LAKE GENEVA

Legal Description

LOT 4 NEWBERRY'S SUB 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.



W REMAIN ST

BROAD ST

CENTER ST

KFC GB

Burger King

Mama Gimino's

GB

GB

McDonald's

Cove Parking

City Parking

GB

YMCA

The Cove

Zoned General Business

Harbor Shores

GB Baker House

Bella Vista

CASS ST

Masonic Lodge

Plaza Motel

GB

Maxwell Mansion

BAKER ST

CAMPBELL ST

233 S Lake Shore Dr

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

237 S. Lake Shore Dr., ZNB ~~XXXX~~, Lot 5 Exc E. 60'
Lot 6 Exc E. 60' Newberry's Sub City of Lake Geneva

NAME AND ADDRESS OF CURRENT OWNER:

LK6 Compound, LLC 201 S. Kenilworth, Elmhurst
IL 60126

TELEPHONE NUMBER OF CURRENT OWNER: 708-207-6338 Kevin Morici

NAME AND ADDRESS OF APPLICANT:

Anthony Scalzitti
608 Fairview Ave, Elmhurst, IL 60126

TELEPHONE NUMBER OF APPLICANT: 630-890-6364

PROPOSED CONDITIONAL USE:

Commercial Indoor Lodging

ZONING DISTRICT IN WHICH LAND IS LOCATED: GB - General Business

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

None

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

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for family + friends gathering + family re-unions

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5-27-16

DATE

Anthony Scalzitti
SIGNATURE OF APPLICANT

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Dated this 3rd day of June 2016.

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City Plan Commission
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- ___ 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?

Property is zoned GB (General Business) which is consistent with neighboring properties. Property is directly behind The Cove Motel. It meets the conditional use regulations in section

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?

Property is 75 feet from the City's new proposed parking so it will be in harmony with bringing more business + sales tax revenue to the city. Since it is behind The Cove and near the Plaza Motel / Maxwell Mansion it is a consistent family sitting ideal for family reunions.

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?

Being consistent with neighboring properties, this property would not have adverse impact on nearby property. Property has substantial parking with no adverse traffic factors. Noise would be controlled by screening + encouraging a family + friendly atmosphere to compliment the community.

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?

Being directly behind The Cove and in the same neighborhood + zoning as The Plaza Motel / Maxwell Mansion, the land use would be very consistent with the surrounding area. Property has substantial "green space" and landscaping will be greatly improved. Remodeling of updated bathrooms, kitchen, flooring, roof + siding will be done before rentals begin.

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?

Proposed conditional use will not impose any undue burden on public improvements, facilities, utilities or services

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

I believe the public benefits will outweigh all potential adverse impacts. The guests that visit this rental will contribute to the economy of Lake Geneva in a safe, fun, family setting which will encourage them to return. I have been managing/owner of the short term rental at 512 S. Wells for the last 2 years and will continue to run this rental in the same business like man consistent with the values of the City of Lake Geneva,

IV. FINAL APPLICATION PACKET INFORMATION

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

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

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

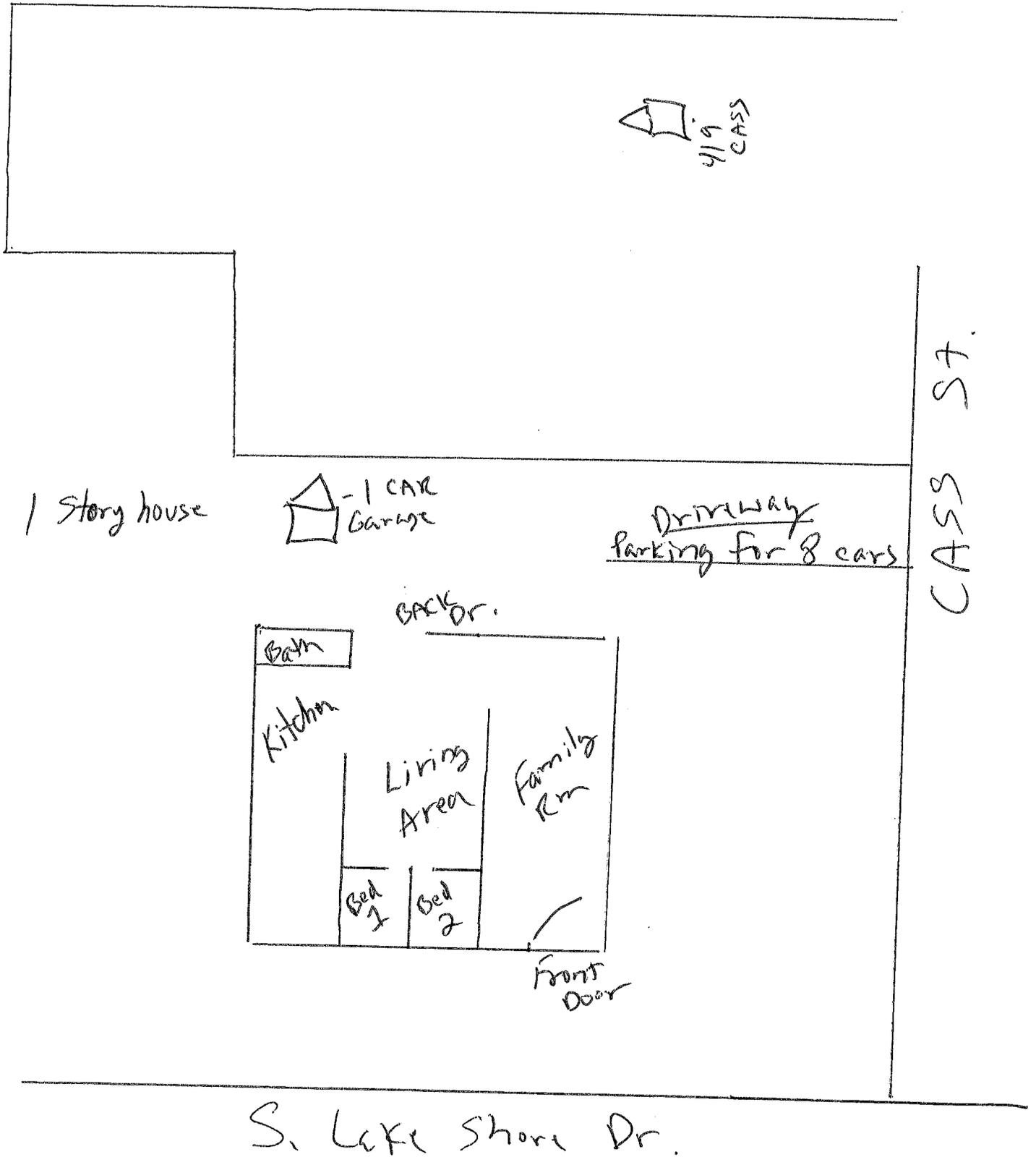
____ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____

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

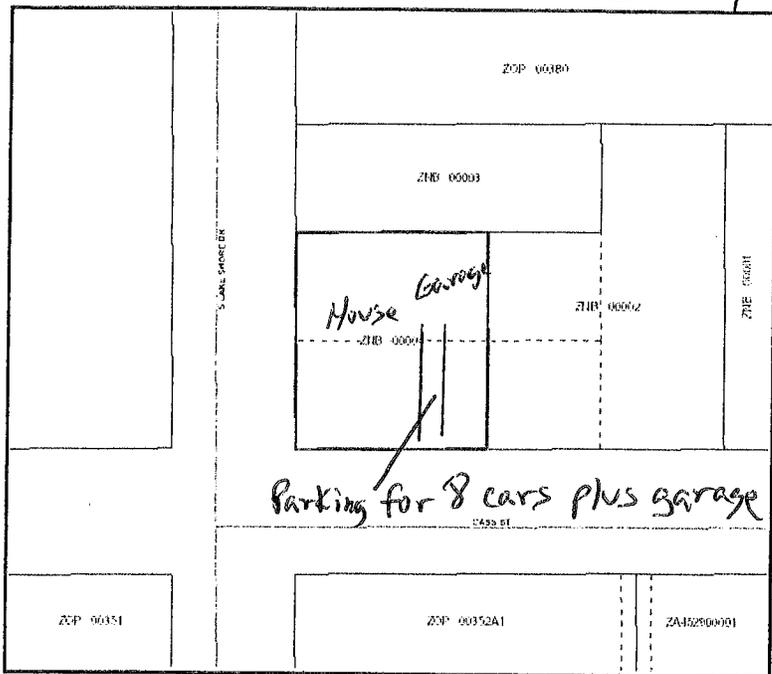
____ Conditional Use recorded with the County Register of Deeds Office: Date: _____ by: _____

Sincerely,
Anthony Sclytt

237 S. Lake Shore Dr. - Floor Plan



237 S. Lake Shore Dr.



**Walworth County, WI
Land Information Division**

Property Details

Municipality: CITY OF LAKE GENEVA
 Parcel Number: ZNB 00004
 School District: 2884-UHS LAKE GENEVA-GENOA CI
 Zoning District:

Owner Information

Owner Name: OM LLC
 Owner Name 2:
 Mailing Address: PO BOX 1172

LAKE GENEVA WI, 53147

2015 Valuation Information

Land: \$42,300.00
 Improvements: \$91,300.00
 Total: \$133,600.00
 Acres: 0.2700
 Fair Market Value: \$136,700.00
 Assessment Ratio: 0.9780213590
 Mill Rate: 0.0223760460

Tax Information

First Dollar Credit: \$81.21
 Special Assessment: \$0.00
 Delinquent Utility Charge: \$0.00
 Managed Forest Land Taxes: \$0.00
 Total Billed: \$2,908.23
 Net Tax: \$2,908.23
 School Credit: \$305.81
 Lottery Credit: \$0.00
 Special Charges: \$0.00
 Private Forest Crop Taxes: \$0.00
 Woodland Tax Law Taxes: \$0.00

Tax Jurisdictions

WALWORTH COUNTY \$632.66
 SCH LAKE GENEVA J 1 \$834.91
 STATE OF WISCONSIN \$23.39
 CITY OF LAKE GENEVA \$806.93
 UHS LG-GENOA CITY \$581.97
 GATEWAY TECHNICAL \$109.58

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)

Special Assessments / Charges

Soil Classification

Soil Type	Soil Name	Acres
MpC	MCHENRY SILT LOAM, 6 TO 12 PERCENT SLOPES	0.2708

Property Address

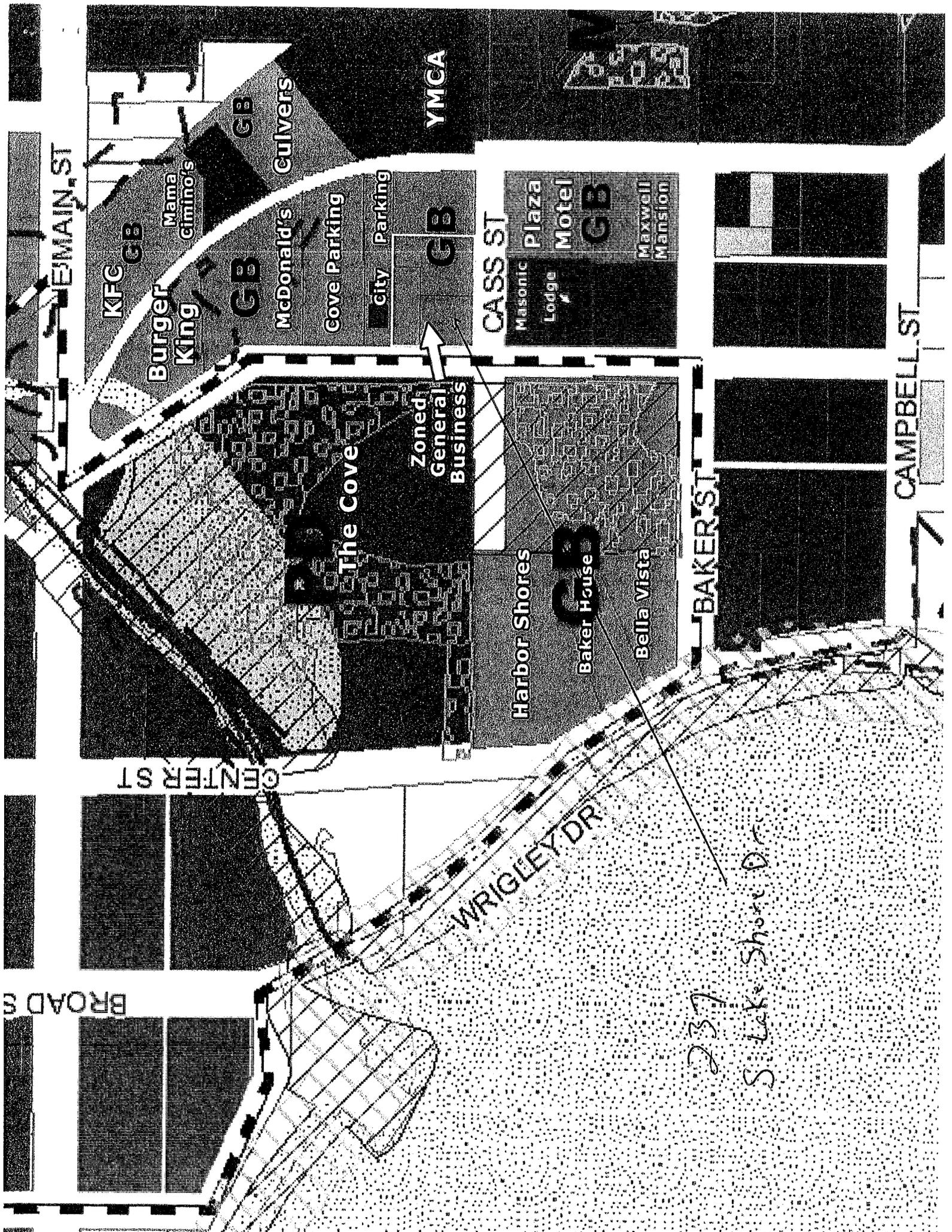
237 S LAKE SHORE DR LAKE GENEVA

Legal Description

LOT 5 EXC E 60' LOT 6 EXC E 60' NEWBERRY'S SUB 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.



BROAD S

CENTER ST

MAIN ST

KFC GB

Burger King

Mama Giminio's

GB

McDonald's

Grove Parking

City Parking

GB

YMCA

The Cove

Zoned General Business

Harbor Shores

Baker House

Bella Vista

CASS ST

Masonic Lodge

Plaza Motel

GB

Maxwell Mansion

BAKER ST

CAMPBELL ST

237

S. Lake Shore Dr

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

419 Cass St., ZNB ~~xxxxx~~2, Lot 3 E. 60' Lots 5+6
Newberry's Sub City of Lake Geneva

NAME AND ADDRESS OF CURRENT OWNER:

LKG Compound, LLC 201 S. Kenilworth, Elmhurst
IL 60126

TELEPHONE NUMBER OF CURRENT OWNER: 708-207-6338 Kevin Morici

NAME AND ADDRESS OF APPLICANT:

Anthony Scalzitti
608 Fairview Ave, Elmhurst, IL 60126

TELEPHONE NUMBER OF APPLICANT: 630-890-6364

PROPOSED CONDITIONAL USE:

Commercial Indoor Lodging

ZONING DISTRICT IN WHICH LAND IS LOCATED: GB - General Business

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

None

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Requesting conditional use for short-term vacation rentals
for family + friends gathering + family re-unions

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

5-27-14
DATE

Anthony Scalzitti
SIGNATURE OF APPLICANT

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, June 20, 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 Anthony Scalzitti, 608 Fairview Ave., Elmhurst, IL 60126, to operate a Commercial Indoor Lodging facility in a General Business (GB) Zoning District at the following location:

TAX KEY No. ZNB 00002 – 419 Cass Street

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, June 20, 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 3rd day of June 2016.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on June 9th and 16th.

**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?

Property is zoned GB (General Business) which is consistent with neighboring properties. Property is directly behind The Cove Motel. It meets the conditional use regulations in section

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?

Property is next to the City's new proposed parking so it will be in harmony with bringing more business + sales tax revenue to the city. Since it is behind The Cove and near The Plaza Motel / Maxwell Mansion it is a consistent family setting ideal for family reunions.

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?

Being consistent with neighboring properties, this property would not have adverse impact on nearby property. Property has substantial parking with no adverse traffic patterns. Noise would be controlled by screening + encouraging a family + friendly atmosphere to compliment the community.

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?

Being directly behind The Cove and in the same neighborhood + zoning as The Plaza Motel / Maxwell Mansion, the land use would be very consistent with the surrounding area. Property has substantial "green space" and landscaping will be greatly improved. Remodeling of updated bathrooms, kitchen, flooring, roof + siding will be done before rentals begin.

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?

Proposed conditional use will not impose any undue burden on public improvements, facilities, utilities or services

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

I believe the public benefits will outweigh all potential adverse impacts. The guests that visit this rental will contribute to the economy of Lake Geneva in a safe, fun, family setting which will encourage them to return. I have been managing/owner of the short term rental at 512 S. Wells for the last 2 years and will continue to run this rental in the same business like manner consistent with the values of the City of Lake Geneva,

IV. FINAL APPLICATION PACKET INFORMATION

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

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

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

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

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

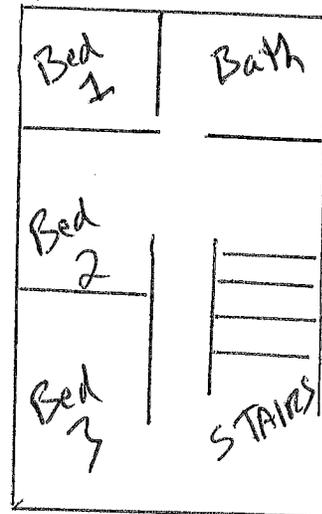
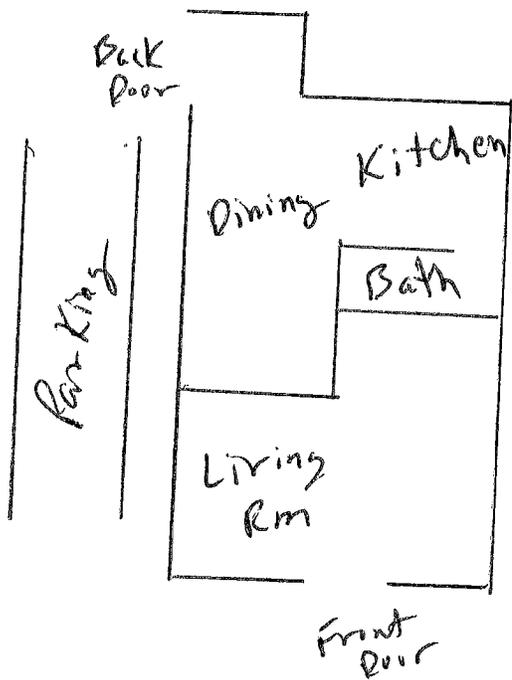
____ Conditional Use recorded with the County Register of Deeds Office: Date: _____ by: _____

Sincerely,
Anthony Sclytt

419 Cass St. - floor plan

1st Floor

2nd Floor



419 Cass St.

WALWORTH COUNTY
SURVEYING & MAPPING
P. O. BOX 1115
LAKE GENEVA, WISCONSIN
414-248-0505

PLAT OF SURVEY OF
LOT 3 AND THE EAST 60 FEET OF LOTS 5
AND 6 OF NEWBERRY SUBDIVISION, LOCATED
IN THE CITY OF LAKE GENEVA, WALWORTH
COUNTY, WISCONSIN.

ORDERED BY: THE RAULAND AGENCY
118 KENOSHA STREET
WALWORTH, WISCONSIN
53184



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

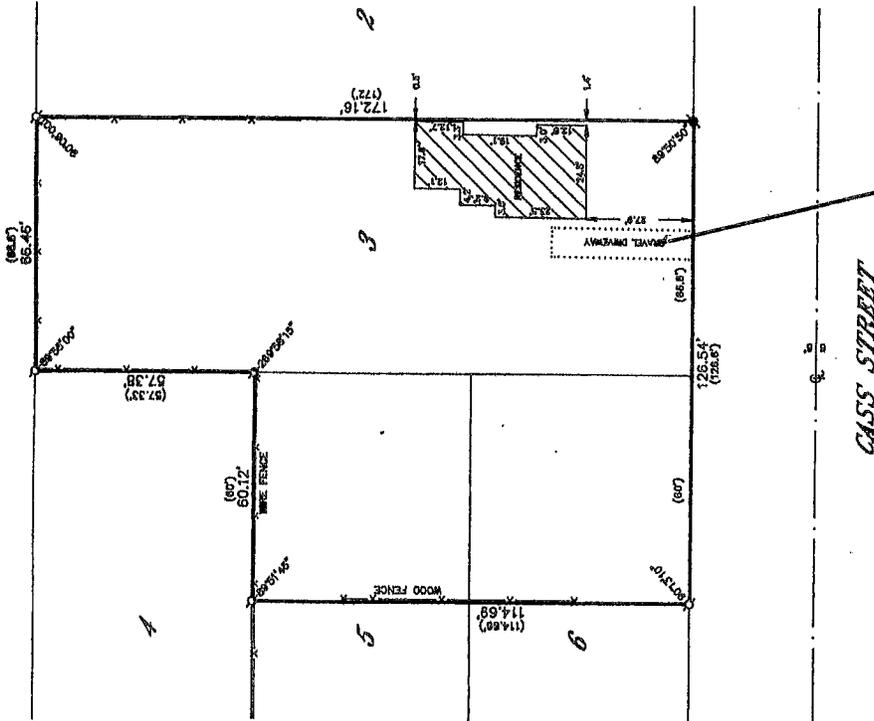
- IRON PIPE FOUND
- ⊖-IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- IRON PIPE PLACED
- RECORDED AS



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED
PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION
AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY,
ITS ENCLOSURES, AND THE LOCATION OF ALL MONUMENTS,
AND DIMENSIONS OF ALL PERMANENT BUILDINGS, FENCES, ENCLOSURES,
AND ADJACENT EASEMENTS, RIGHTS AND INTERESTS, ENCUMBRANCES,
AND RECORDS, AS FAR AS THEY APPEAR TO THE BEST OF MY KNOWLEDGE AND BELIEF.
THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF
THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR
LEASE THE TITLE HERETO WITHIN ONE (1) YEAR FROM DATE
HEREOF.

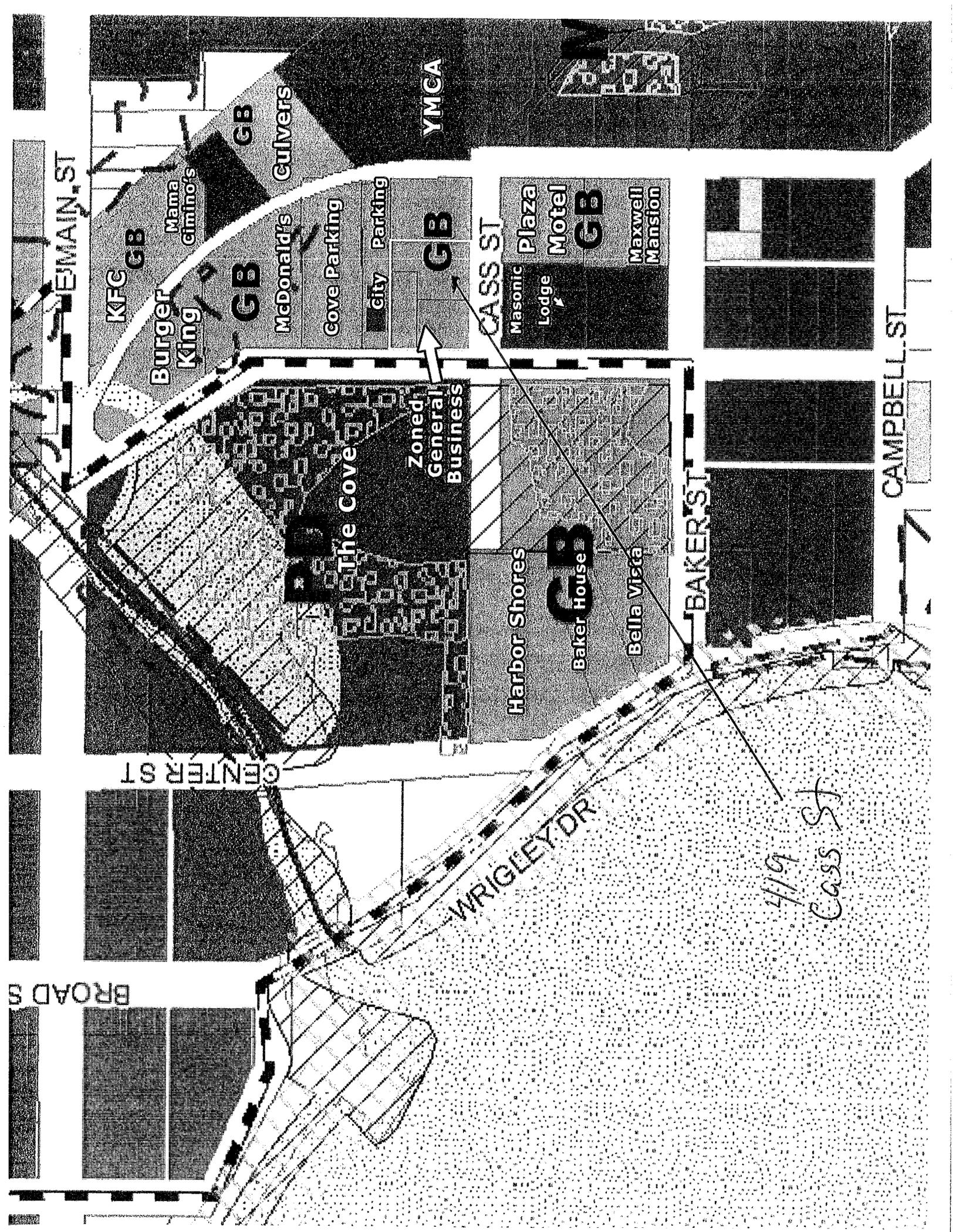
ROBERT A. BAUERWALD
WISCONSIN REGISTERED LAND SURVEYOR S-1589
DATE March 28, 1995
JOB NO. 4015

NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED



parking for 4 cars at least.

ZNB-2
007-1704



MAIN ST

KFC GB

Burger King

Mama Gino's

GB

McDonald's

Cove Parking

City Parking

GB

YMCA

CASS ST

Masonic Lodge

Plaza

Motel

GB

Maxwell Mansion

CENTER ST

The Cove

Zoned: General Business

Harbor Shores

GB Baker House

Bella Vista

BAKER ST

CAMPBELL ST

BROAD S

WRIGLEY DR

419
Cass St

APPLICATION FOR PRECISE IMPLEMENTATION PLAN REVIEW (GDP) & (PIP)
City of Lake Geneva

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

244 Broad Street
Lake Geneva WI 53147 ZDP 00246-248

Name and Address of Current Owner:

Win Properties
P.O. Box 731 Burlington WI 53105

Telephone No. of Current Owner including area code: 262-210-1362

Name and Address of Applicant:

Shad Brannen
440 Milwaukee Ave Burlington WI 5305

Telephone No. of Applicant including area code: 262-210-1362

Proposed Use:

Movie Theater with Four Screens

Zoning District in which land is located: PD

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

Patena Architecture 26015 Sunny Slope Rd. New Berlin WI
Geneva Bay Construction 262 Center St. Lake Geneva WI

Short statement describing activities to take place on site:

Movie Theater with Four Screens
Change of Signage which will Reduce
Area of Signs By Approx 50%

PIP fee ~~\$300.00~~, payable upon filing application.
200.00



Signature of Applicant

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, June 20, 2016 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a General Development Plan (GDP) & Precise Implementation Plan (PIP) Application filed by Shad Branen, 448 Milwaukee Ave, Burlington, WI 53105, for alterations at an existing building to reconstruct the building facade and operate as a Commercial Indoor Entertainment facility (Four screen Theater), at the following location:

TAX KEY No. ZOP 00246-248 – 244 Broad Street

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, June 20, 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 3rd day of June 2016.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on June 9th and 16th.

CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR: PRECISE IMPLEMENTATION PLAN REVIEW AND APPROVAL - Requirements per Section 98-914(8)

This form should be used by the Applicant as a guide to submitting a complete application for precise implementation plan 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: _____

___ Reimburse professional consultant costs agreement executed: Date: _____ by: _____

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 20 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 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 map of the proposed precise implementation plan:
 - ___ Showing all lands for which the precise implementation plan 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;
 - ___ 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 precise implementation plan describing the type of activities, building, 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 precise implementation plan 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, provided said plat contains all information required on said site plan per Section 98-908.
- ___ (e) Written justification for the proposed precise implementation plan:
 - ___ Indicating reasons why the Applicant believes the proposed precise implementation plan 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 PRECISE IMPLEMENTATION PLAN

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

This plan will allow Building To Be upgraded From
its current conditions and provide entertainment for
The City

2. How is the proposed precise implementation plan, in its specific location, in harmony with the proposed 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 Signage will Be changed From The current
8'x12' 2 sided sign 192 sq ft. To a smaller sign
of approx 92 sq ft. Along with Revised Video Board Boards

3. Does the proposed precise implementation plan, 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 Impact other than parking. The Improved
Theater will provide an entertainment venue for The City which
is The Same use as in The past.

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

No Change

5. Is the proposed precise implementation plan 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 Change

6. Do the potential public benefits of the proposed precise implementation plan outweigh all potential adverse impacts of the proposed precise implementation (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?

There are NO Adverse impacts vs The Current USE

IV. FINAL APPLICATION PACKET INFORMATION

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

____ Receipt of 20 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 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: _____

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II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

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 - _____ 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.

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

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- ___ The location of all outdoor storage areas and the design of all screening devices;
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GENEVA THEATER



All surfaces shown in this color is the oiled bronze aluminum.

* Oiled Bronze Aluminum

Dark Mahogany

Color Inspiration

Edison LED



APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

831 Wrigley Drive

Lake Geneva WI

ZON 00340

NAME AND ADDRESS OF CURRENT OWNER:

Daniel Scottmy

831 Wrigley Dr

Lake Geneva WI

TELEPHONE NUMBER OF CURRENT OWNER:

312-451-1494

NAME AND ADDRESS OF APPLICANT:

Peter Juergens

262 Carter St.

Lake Geneva WI

TELEPHONE NUMBER OF APPLICANT:

414-588-2909

PROPOSED CONDITIONAL USE:

Add

6 - 4 Top outdoor Tables

24 Seats

ZONING DISTRICT IN WHICH LAND IS LOCATED:

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

None

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Add out-door Seating on private property

Six - Four Top Tables = 24 Seats

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

5-24-16

DATE

SIGNATURE OF APPLICANT

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, June 20, 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 Peter Jurgens for Oakfire Restaurant, 831 Wrigley Drive, Lake Geneva, WI 53147, for Commercial Outdoor Dining, at an existing Restaurant, at the following location:

TAX KEY No. ZOP 00340 – 831 Wrigley Drive

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, June 20, 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 3rd day of June 2016.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on June 9th and 16th.

**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.

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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 intent of current Sidewalk Dining

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

The Added outdoor Seating Meets the City ordinance for outdoor Dining

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?

There are no adverse impact to the existing Sidewalk All Tables and chairs are on private property

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?

Meets the City's outdoor Dining Requirements

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 change or Impact on The City

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?

No Impact

IV.FINAL APPLICATION PACKET INFORMATION

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

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General Development
APPLICATION FOR PRECISE IMPLEMENTATION PLAN REVIEW (GDP)
City of Lake Geneva

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

Oak Fire Restaurant
831 Wrigley Drive Lake Geneva WI 20P00340

Name and Address of Current Owner:

David Scotney
831 Wrigley Drive Lake Geneva WI

Telephone No. of Current Owner including area code: 312-451-1094

Name and Address of Applicant:

Peter Juevgen
262 Center St Lake Geneva

Telephone No. of Applicant including area code: 414-588-2909

Proposed Use:

Add 2nd Floor To Existing Restaurant
and outdoor patio

Zoning District in which land is located: PD

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

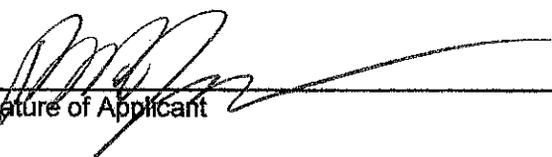
Patara Architecture 2601 S. Seneca St. New Berlin
Geneva Bay Const. 262 Center St Lake Geneva

Short statement describing activities to take place on site:

Add 2nd Story To Bldg Add Fire
Sprinkler System, update kitchen, outdoor patio

PIP fee ~~\$300.00~~, payable upon filing application.

700.00



Signature of Applicant

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, June 20, 2016 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a General Development Plan (GDP) Application filed by Peter Jurgens for Oakfire Restaurant, 831 Wrigley Drive, Lake Geneva, WI 53147, for alterations at an existing Restaurant to reconstruct the building adding additional kitchen space and second floor indoor and outdoor dining, at the following location:

TAX KEY No. ZOP 00340 – 831 Wrigley Drive

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, June 20, 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 3rd day of June 2016.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on June 9th and 16th.

CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR: PRECISE IMPLEMENTATION PLAN REVIEW AND APPROVAL - Requirements per Section 98-914(8)

This form should be used by the Applicant as a guide to submitting a complete application for precise implementation plan 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: _____

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

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

___ Reimburse professional consultant costs agreement executed: Date: _____ by: _____

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 20 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 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 map of the proposed precise implementation plan:
 - ___ Showing all lands for which the precise implementation plan 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;
 - ___ 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 precise implementation plan describing the type of activities, building, 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 precise implementation plan 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, provided said plat contains all information required on said site plan per Section 98-908.
- _____ (e) Written justification for the proposed precise implementation plan:
 - _____ Indicating reasons why the Applicant believes the proposed precise implementation plan 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 PRECISE IMPLEMENTATION PLAN

1. How is the proposed precise implementation plan (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?

We meet all City Zoning and Comprehensive Plans
except for Alley Set-Back. This Remodel will provide
First Class Dining with Lake Views

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

The proposed Plan will clean-up The Rear Alley Area -
and Replace The Existy Cooker and Stair Case which is in
The Set-Back Area and provide for a New Grease Trap
The new Remodelled Building will Be a Fresh Look for The Downtown Area

3. Does the proposed precise implementation plan, 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 Adverse impact - will Help Clean-up Area and
provide Area for Pumpsters and Grease Trap

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

Doesn't Change Land Use The New 2nd Floor

Additions Meets Current Zoning

5. Is the proposed precise implementation plan 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 will Be No Undue Burden on City From This Addition

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

Yes - The River Valley Area will look Substantially Better and provide Dumpster Area and a Setback Use of the River Area

IV. FINAL APPLICATION PACKET INFORMATION

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

____ Receipt of 20 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 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.

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II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

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

Date: _____ by: _____

↓

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

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

Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 98-701-98-721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials;

If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII.";

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

Possible future expansion and related implications for points above;

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

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

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

A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;

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

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

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

A legal description of the subject property;

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

All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;

All required building setback lines;

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

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

The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;

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

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

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

The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property -- including the clear demonstration of compliance with Section 98-707;

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

The location of existing and proposed drainage facilities;

___ In the legend, data for the subject property on:

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

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

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

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

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

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

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

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

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

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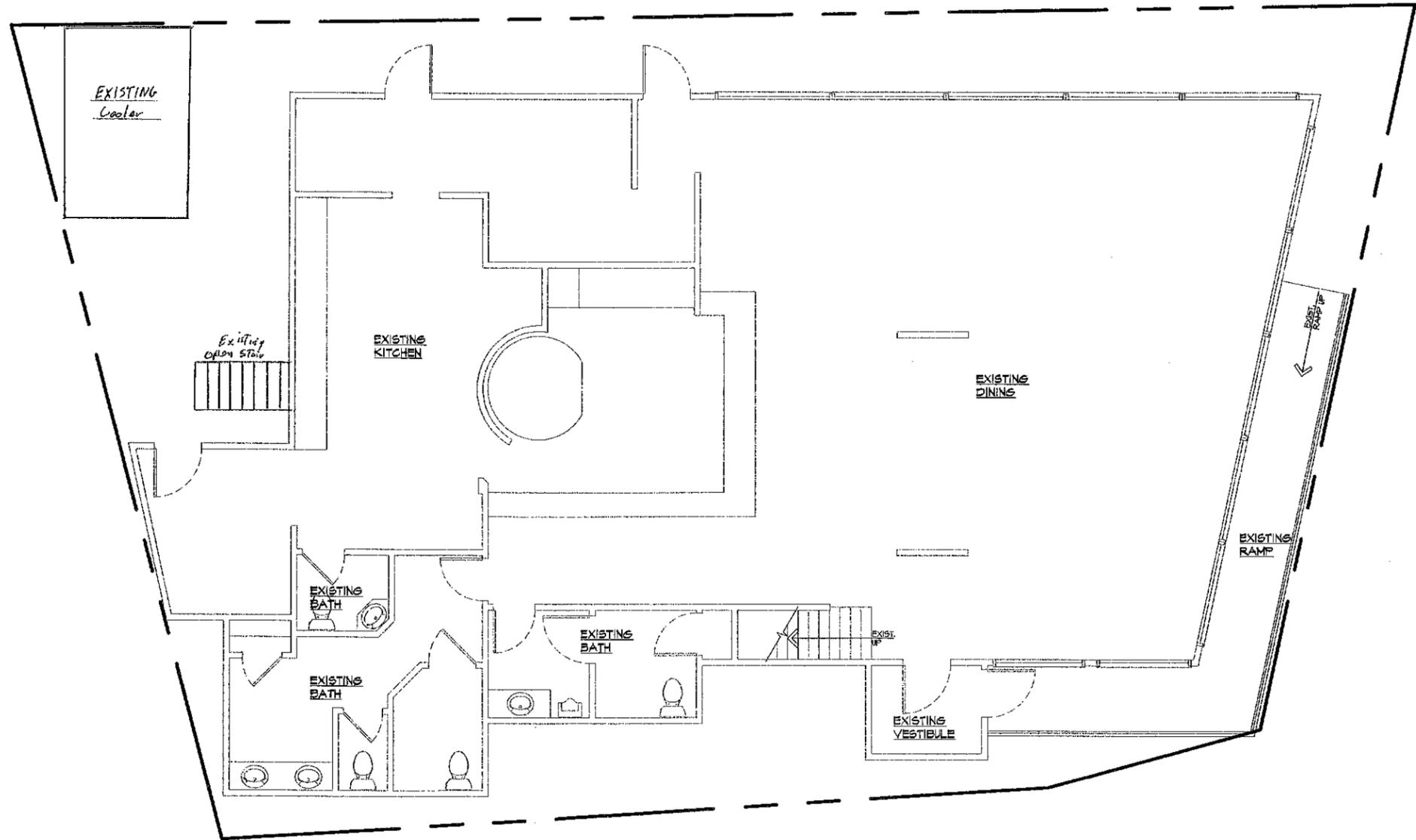
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Oakfire



1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

OAKFIRE RESTAURANT ADDITION

831 WISLEY DRIVE
LAKE GENEVA, WI

SHEET TITLE: EXISTING FIRST FLOOR PLANS

EX-2

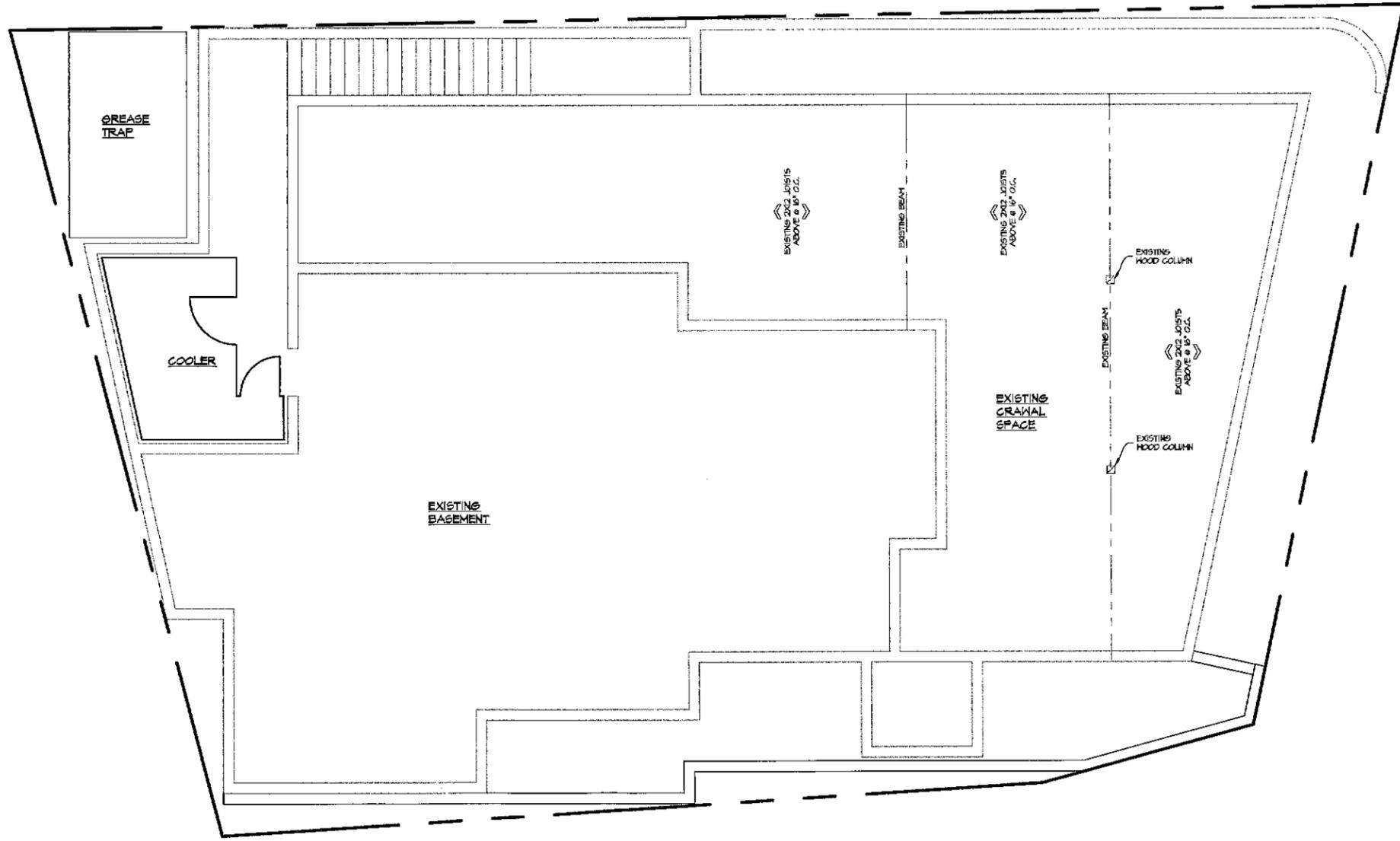
DATE: MAR. 16, 2016

PROJECT NUMBER: 15-241

REVISIONS:



PATERA LLC
Excellence in Architecture
2601 S. Sunny Slope Rd. • New Berlin, WI 53151
Phone: 262-786-6776 Fax: 262-786-7036



REVISIONS:



OAKFIRE RESTAURANT ADDITION

831 WISGLEY DRIVE
LAKE GENEVA, WI

SHEET TITLE: PHASE-2 FOUNDATION PLANS

A-1

1 PHASE-2 FOUNDATION PLAN
1/4" = 1'-0"

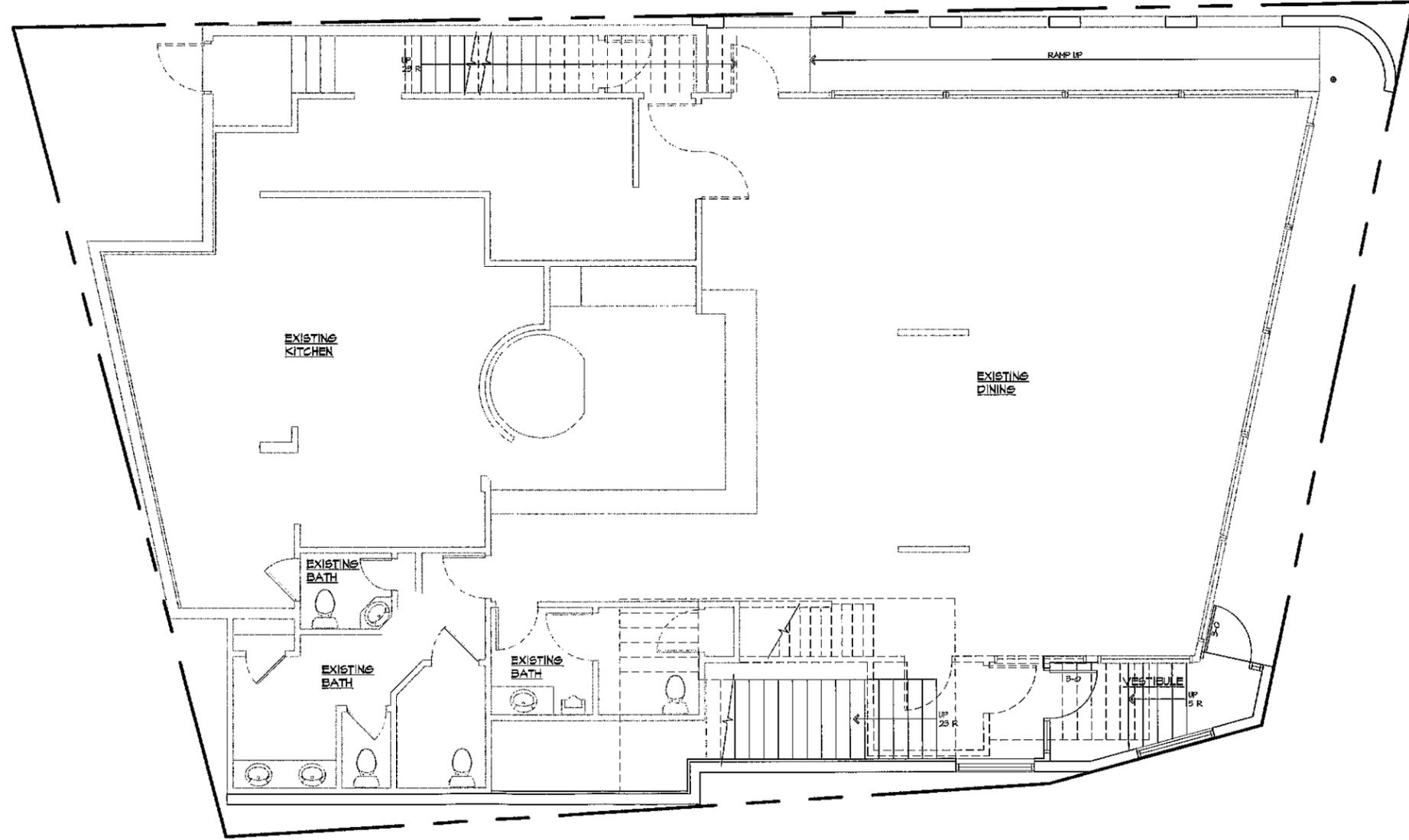
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PATERA LLC
Excellence in Architecture

2601 S. Sunny Slope Rd. • New Berlin, WI 53151

Phone: 262-786-6776 Fax: 262-786-7036



OAKFIRE RESTAURANT ADDITION

833 WRIGHTLEY DRIVE
LAKE GENEVA, WI

SHEET TITLE: **PHASE-2 FIRST FLOOR PLANS**



REVISIONS:

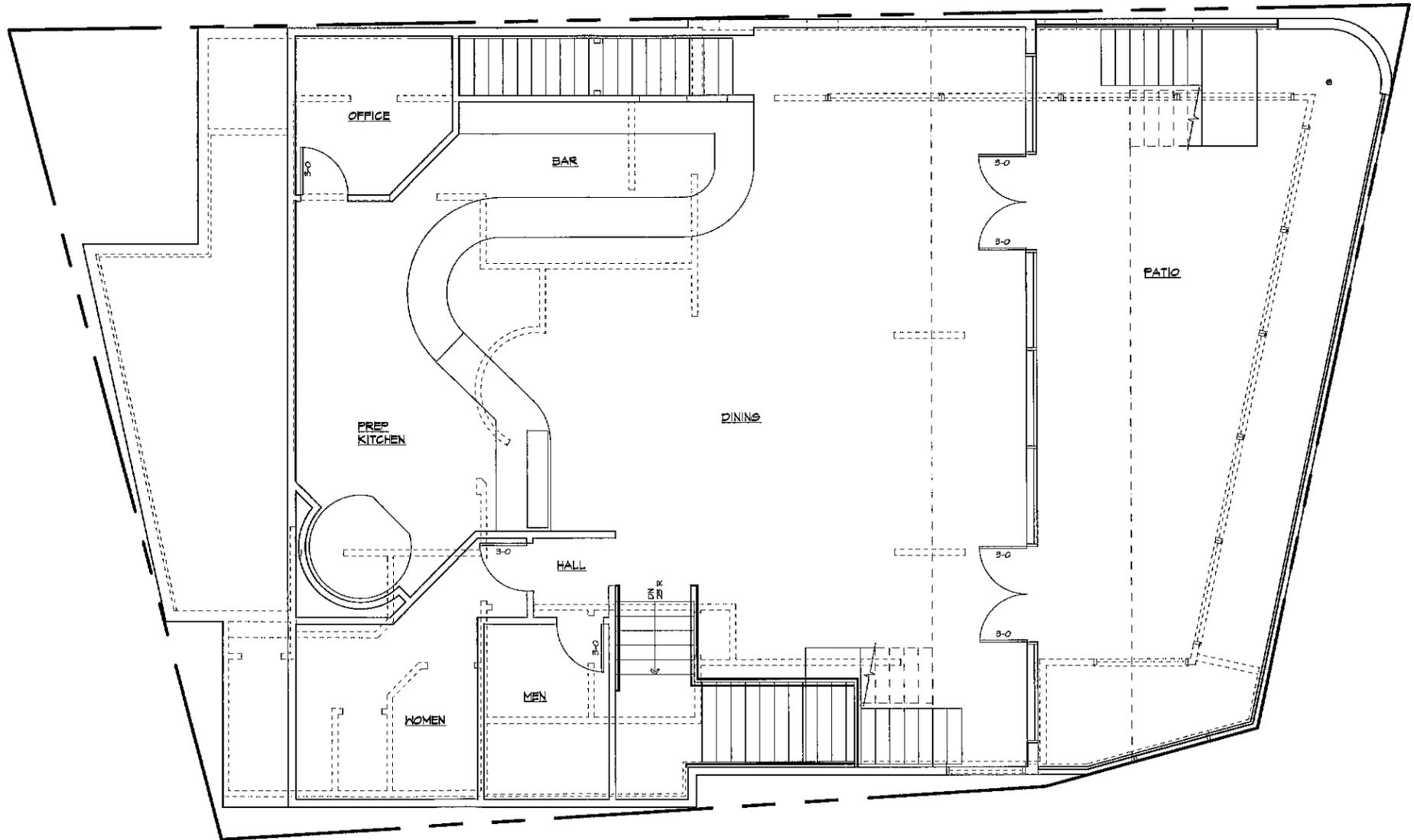
PATERA LLC
Excellence in Architecture
 2401 S. Sunny Slope Rd. • New Berlin, WI 53151
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1 PHASE-2 FIRST FLOOR PLAN
1/4" = 1'-0"

DATE: MAR. 16, 2016

PROJECT NUMBER: 15-241

A-2



REVISIONS:



OAKFIRE RESTAURANT ADDITION

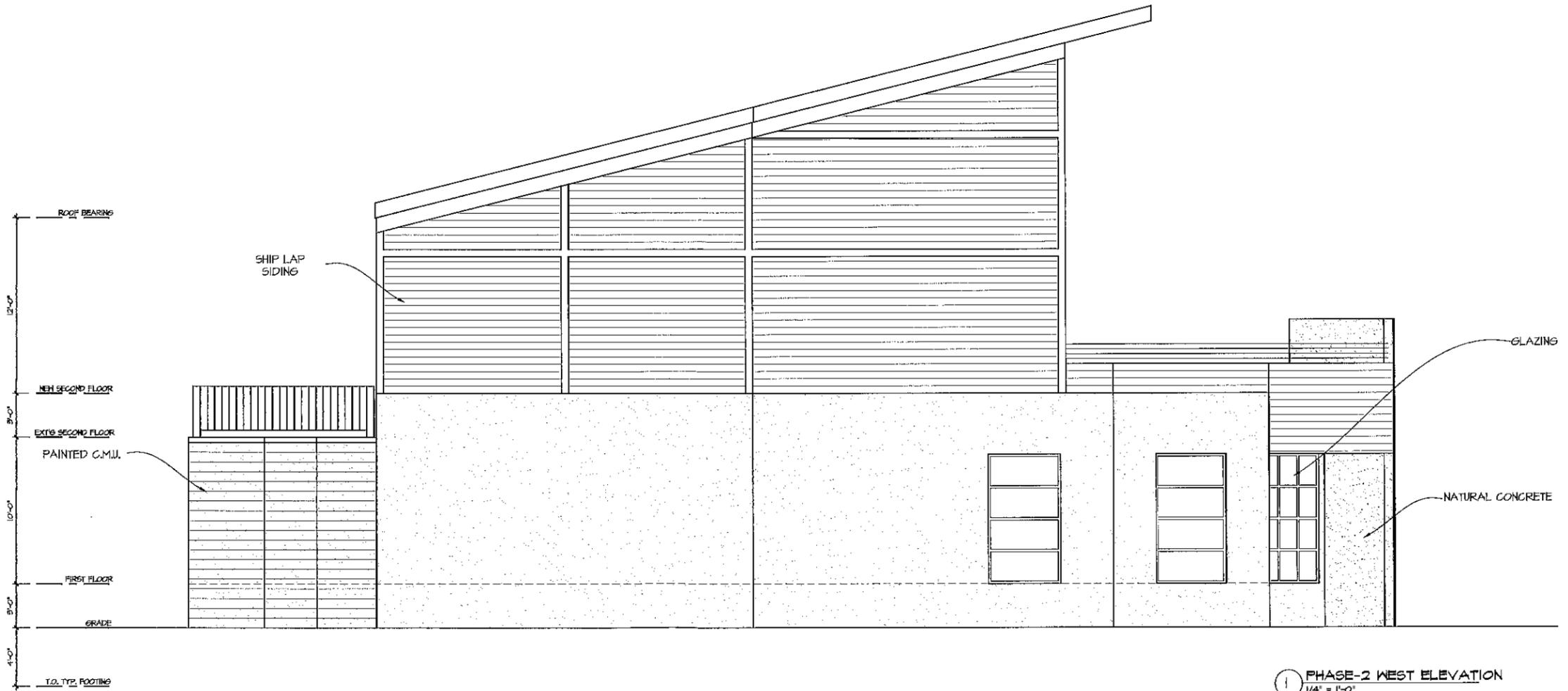
831 WILGLEY DRIVE
 LAKE GENEVA, WI
 SHEET TITLE: PHASE-2 SECOND FLOOR PLANS

A-3

1 PHASE-2 SECOND FLOOR PLAN
 1/4" = 1'-0"

DATE: MAR. 16, 2016
 PROJECT NUMBER: 15-241

COPYRIGHT: PATERA, LLC...IT IS UNLAWFUL FOR ANYONE TO USE OR REPRODUCE BY ANY MEANS ALL OR ANY PORTION OF THESE CONSTRUCTION DOCUMENTS WITHOUT THE EXPRESS WRITTEN PERMISSION OF PATERA, LLC.



1 PHASE-2 WEST ELEVATION
1/4" = 1'-0"

OAKFIRE RESTAURANT ADDITION

831 WIGLEY DRIVE
LAKE GENEVA, WI

SHEET TITLE: PHASE-2 WEST ELEVATION

A-4

DATE: MAR. 16, 2016

PROJECT NUMBER: 15-241

REVISIONS:

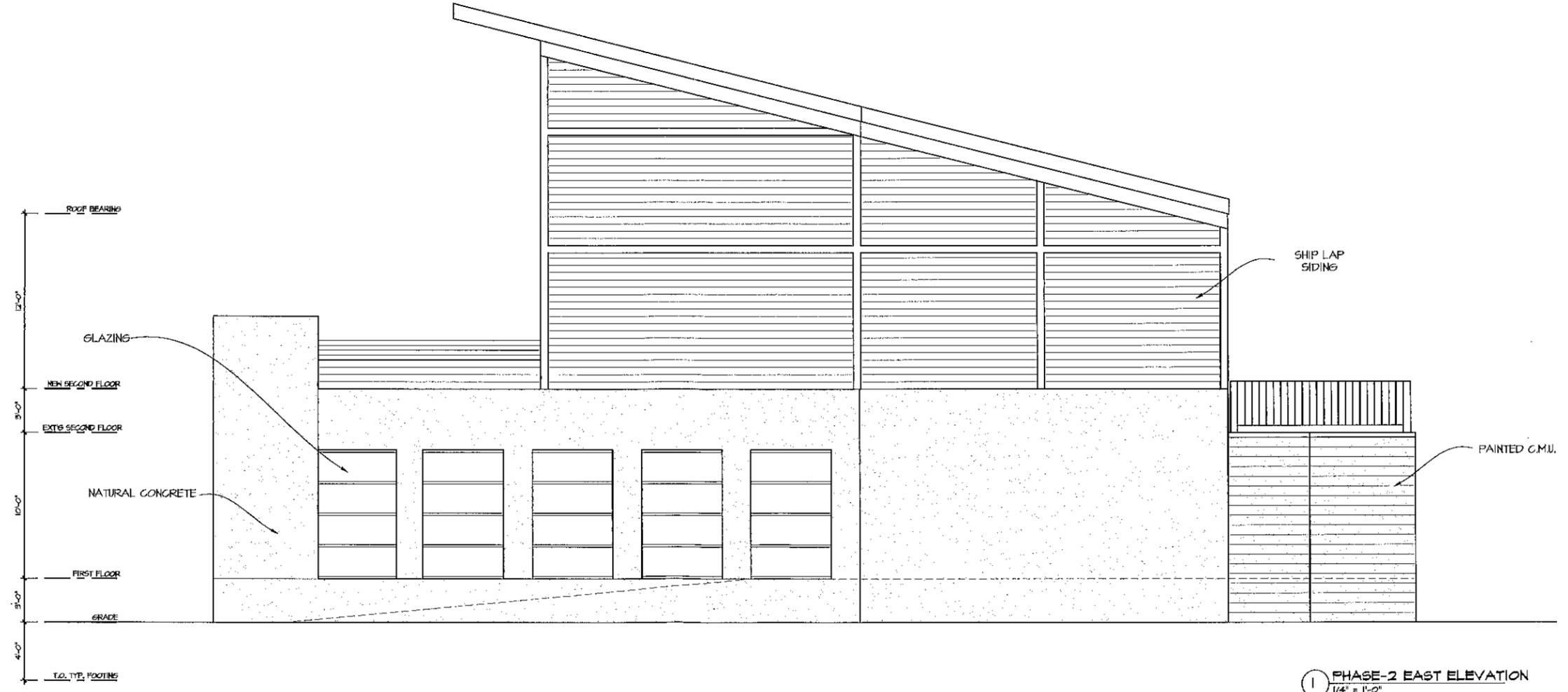


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2601 S. Sunny Slope Rd. • New Berlin, WI 53151

Phone: 262-786-6776 Fax: 262-786-7036



REVISIONS:

OAKFIRE RESTAURANT ADDITION

831 WILGLEY DRIVE
LAKE GENEVA, WI

SHEET TITLE: **PHASE-2 EAST ELEVATION**

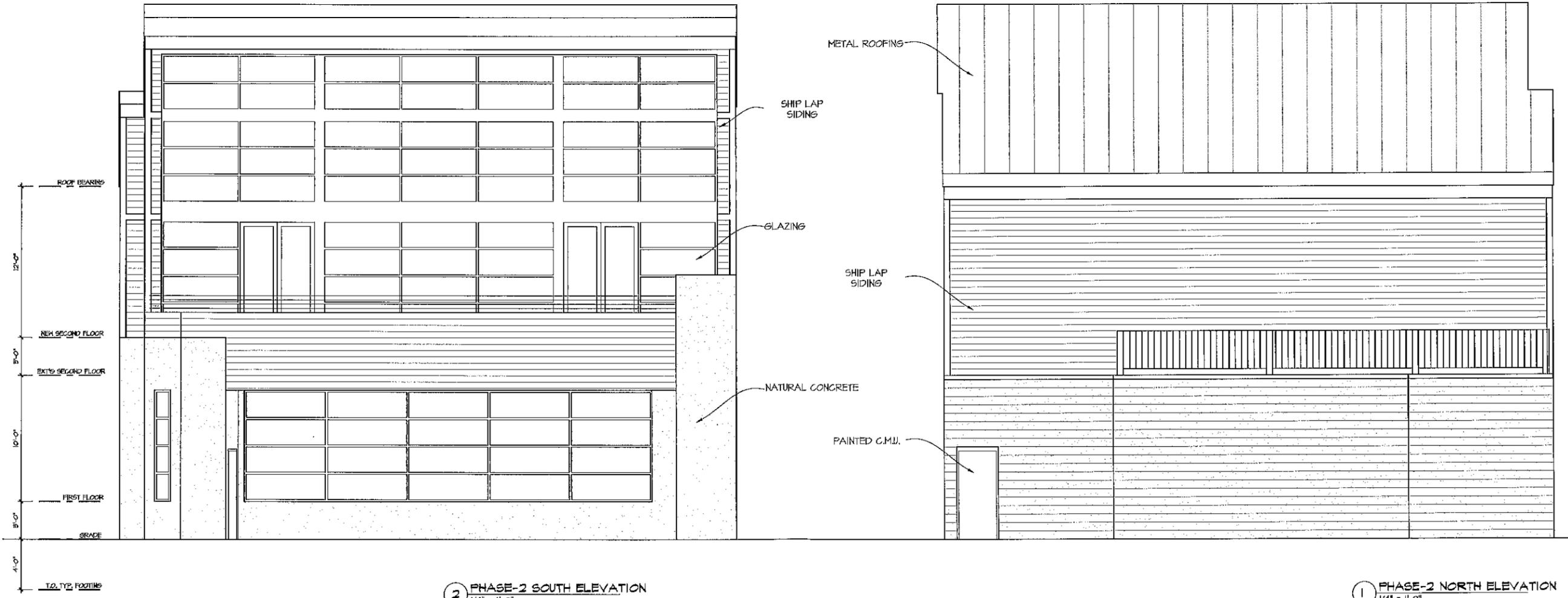
A-5

DATE: MAR. 16, 2016

PROJECT NUMBER: 15-241

1 PHASE-2 EAST ELEVATION
1/4" = 1'-0"

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 Excellence in Architecture
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 Phone: 262-786-6776 Fax: 262-786-7036



2 PHASE-2 SOUTH ELEVATION
1/4" = 1'-0"

1 PHASE-2 NORTH ELEVATION
1/4" = 1'-0"

REVISIONS:

OAKFIRE RESTAURANT ADDITION

831 BRIGLEY DRIVE
LAKE GENEVA, WI

SHEET TITLE: PHASE-2 NORTH & SOUTH ELEVATION

A-6

DATE: MAR. 16, 2016
PROJECT NUMBER: 15-241



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Excellence in Architecture
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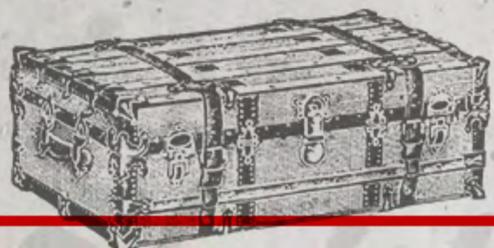
Oakfire

VISION FOR RENOVATIONS

2016-2017



TABL
E ■ OF
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OAKFIRE MISSION STATEMENT

WHAT WE STAND FOR

OUR FIRST YEAR

GOALS AND ACCOMPLISHMENTS

VISION FOR THE FUTURE

LATE NIGHT FOOD, EVENT VENUE, UNIQUE BAR CONCEPTS

ARCHITECTURAL PLANS

THE BUILD-UP

DESIGN CONCEPT & MOODBOARD

THE LOOKS & THE FEELS

NEXT STEPS

WHAT'S TO COME

OAKFIRE'S BRAND PROMISE AND ASTHETIC

THE OAKFIRE BRAND IS BUILT AROUND THE CONCEPT OF FUSING AN AUTHENTIC CENTURIES OLD NEOPOLITAN STYLE PIZZA PRODUCT WITH AN AMERICAN TWIST. WE BELIEVE FRESH INGREDIENTS, SCRATCH KITCHEN RECIPES AND WARM, FRIENDLY, PROMPT CUSTOMER SERVICE SET THE FOUNDATION FOR WHAT WE AIM TO ACHIEVE. THE FUSION OF OLD AND NEW PERMEATES NOT ONLY OUR DINING OPTIONS BUT OUR GUEST EXPERIENCE AND ATMOSPHERE AS WELL. FROM THE COPPER FINISHES TO RECLAIMED WOOD, THE BRAND AESTHETIC IS ARTFUL BLEND OF BOTH RUSTIC AND MODERN.



OAKFIRE'S FIRST YEAR GOALS ACHEIVED



- ✓ SUCCESSFULLY INTRODUCED A UNIQUE ARTISAN RESTAURANT CONCEPT TO THE LAKE GENEVA AREA
- ✓ MET AND EXCEEDED OUR FINANCIAL GOALS AND MILESTONES
- ✓ EXCEEDED OUR GOALS WITH REGARDS TO BUILDING LOCAL SUPPORT
- ✓ MET GOALS FOR PARTICIPATING IN COMMUNITY RELATED EVENTS AND LEVERAGING OAKFIRE AS A VENUE FOR THE COMMUNITY

OAKFIRE'S VISION FOR THE FUTURE



WHAT WE PLAN TO DO

RENOVATE THE EXISTING SECOND LEVEL TO REPLACE TWO OFFICES, BATHROOM AND LAUNDRY ROOM WITH A FULL BAR, ADDITIONAL PIZZA OVEN AND OUTDOOR PATIO

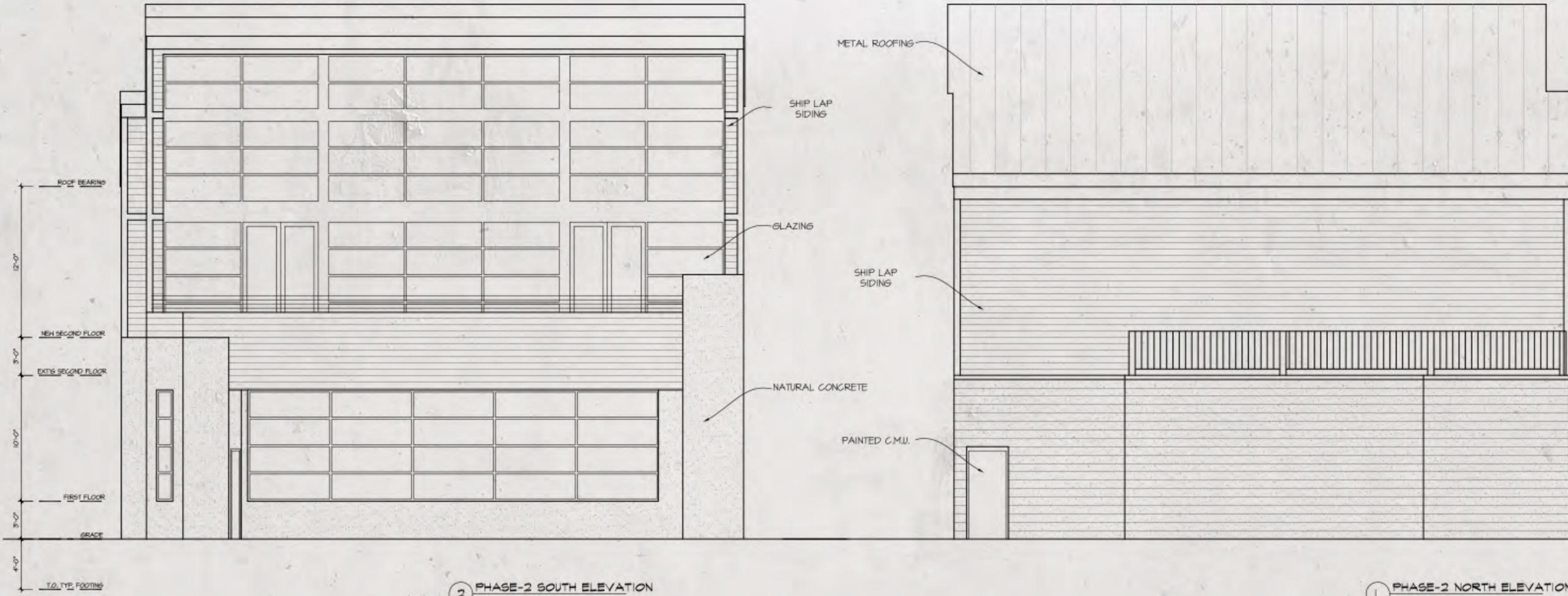
WHAT WE HOPE TO ACHIEVE

GROW AND EXPAND OAKFIRE TO MEET INCREASED DEMAND WHILE CONTINUING OUR COMMITMENT TO IMPROVING QUALITY

INTRODUCE AN ARTISAN LATE NIGHT DINING OPTION TO THE AREA

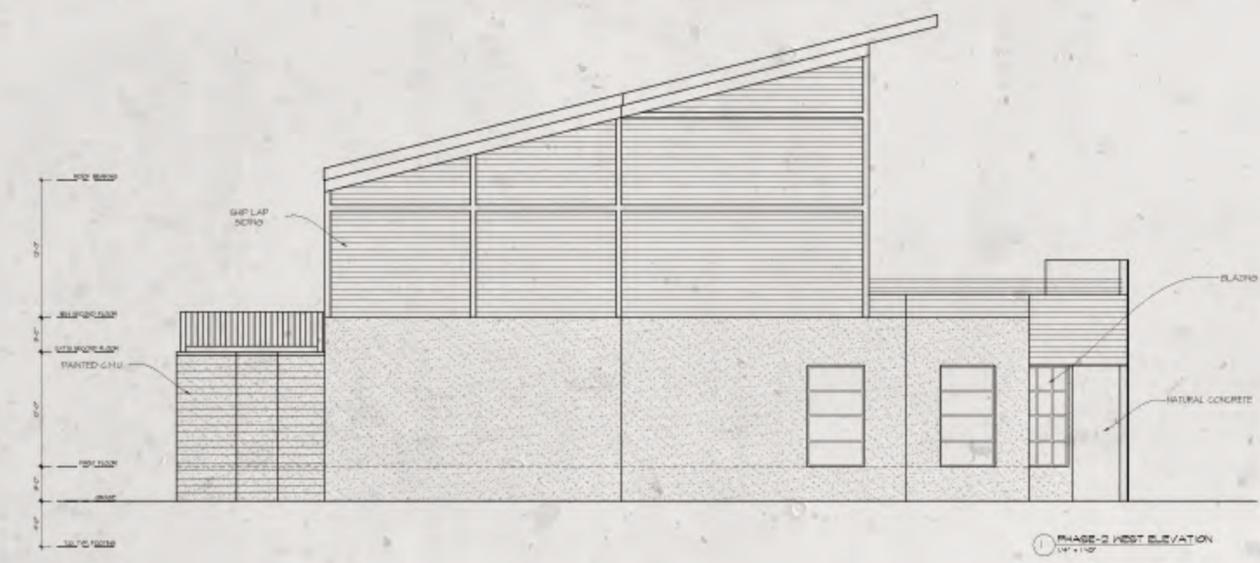
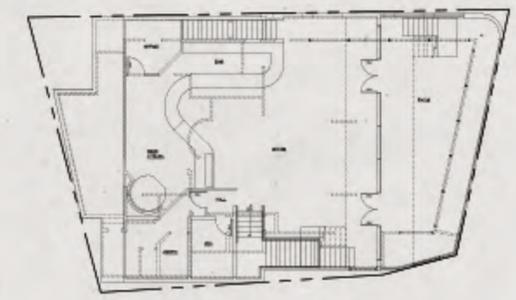
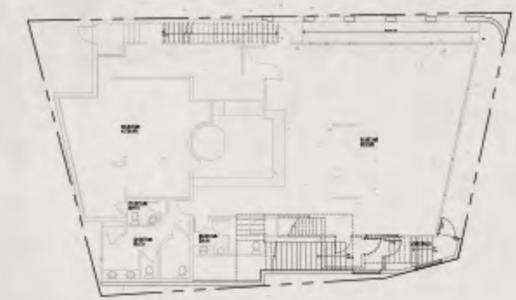
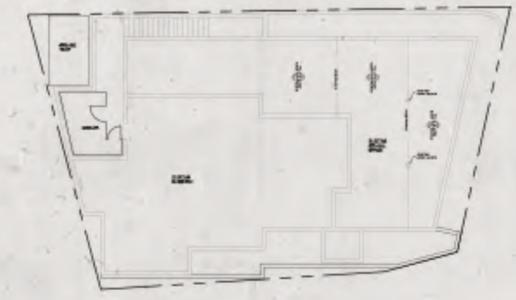
INTRODUCE A "UNIQUE TO THE AREA" BAR CONCEPT

INTRODUCE A NEW LAKESIDE VENUE FOR COMMUNITY EVENTS

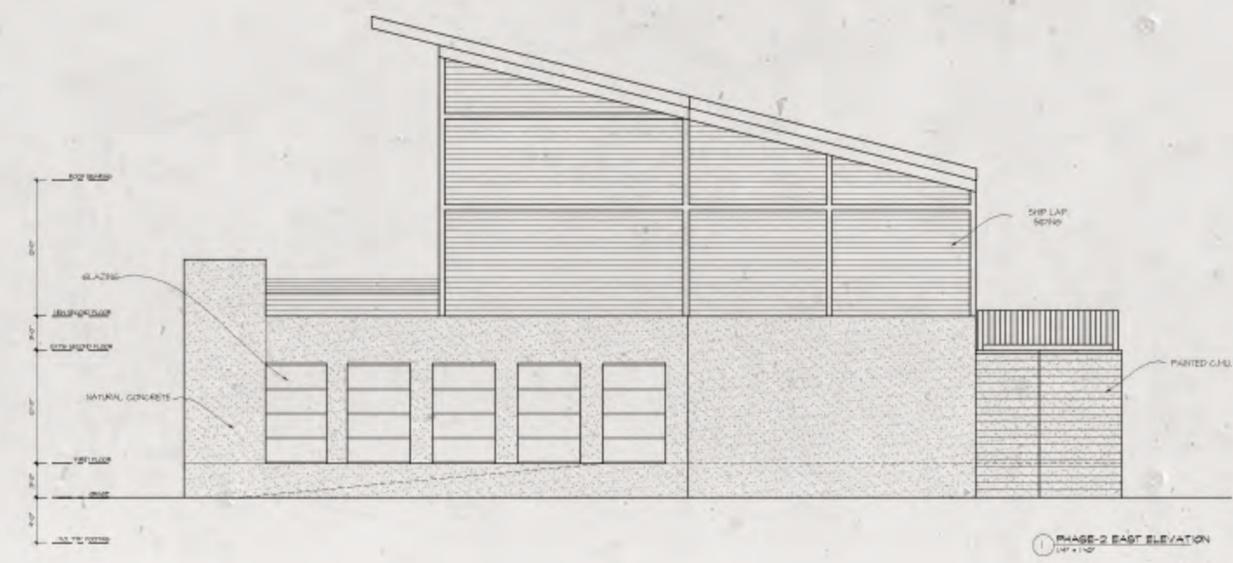


2 PHASE-2 SOUTH ELEVATION
1/4" = 1'-0"

1 PHASE-2 NORTH ELEVATION
1/4" = 1'-0"



1 PHASE-2 WEST ELEVATION
1/4" = 1'-0"



1 PHASE-2 EAST ELEVATION
1/4" = 1'-0"

OAKFIRE'S
ARCHITECTURAL
PLANS



OAKFIRE'S
VISION
FOR
THE
FUTURE



OAKFIRE
MATERIALS
MOODBOARD

Oakfire

NEXT STEPS



Section 98-407 Substandard Lot Regulations

- (1) Upon and after the effective date of this Chapter, no lot shall be created which does not meet the Minimum Zoning District Area requirements of Section 98-304 or the Minimum Lot Area requirements of Section 98-305 or which does not meet the lot dimension requirements of Sections 98-402 or 98-403.
- (2) A lot of record existing upon the effective date of this Chapter in a Residential District (see Section 98-102), which does not meet the Minimum Zoning District Area of Section 98-304 or the Minimum Lot Area (MLA) requirements of Section 98-305, or which does not meet the lot dimension requirements of Sections 98-402 or 98-403 may be utilized for a detached single-family dwelling unit, provided the measurements of such area and dimensions are equal to or greater than 70% of the requirements of this Chapter. Said lot shall not be more intensively developed (with multi-family or nonresidential uses) unless combined with one or more abutting lots (or portions thereof) so as to create a lot which meets the requirements of this Chapter.
- (3) Existing legal lots of record that are now substandard **in any way, and** that are zoned ER-1 **and contain less than one acre in size,** shall be considered as legal substandard lots. For new dwellings or building additions on such lots, a Conditional Use Permit may be sought to enable the granting of permission to use the lot width, lot frontage, lot area and setback requirements of the SR-4 District. (Section 98-905 for Conditional Use procedures). For this particular type of Conditional Use Permit request, a fee of \$100.00 shall be imposed. (Ord. No. 98-1 2/9/98)

Section 98-706 Exterior Storage Standards for Residential, Office and Commercial Districts

- (1) **Purpose:** The purpose of this Section is to control the use of residential, office and commercial property for exterior storage so as to promote the safety and general welfare of the public. For exterior storage in agricultural and industrial districts, refer to Section 98-206.
- (2) **Requirements for Exterior Storage in Residential Zoning Districts:** No person shall park or store recreational vehicles on a lot in a residential district except within a fully enclosed structure or except as provided herein.
 - (a) For the purposes of this Ordinance, a recreational vehicle or equipment shall include boats, boats with trailers, motor homes, motor coaches, pickup campers, camping trailers, travel trailers, fifth-wheel trailers, large utility trailers, race cars and their trailers, canoes or kayaks and their trailers, tent campers, folding campers, utility trailers, carnival equipment and their trailers, and cases or boxes used to transport recreational vehicles or their equipment, and similar equipment and vehicles.
 - (b) Outside parking of recreational vehicles and equipment are subject to the following provisions:
 1. No more than two (2) recreational vehicles may be parked or stored outside a fully enclosed structure in the rear yard.
 2. **~~No~~ A recreational vehicle may be parked or stored in a front or side yard ~~on a regular basis.~~ existing driveway, from Memorial Day until Labor Day, as long as it is on a concrete, asphalt, or paving brick surface. Vehicles may not be used as living quarters in this situation. If rear of lot is not accessible through driveway, a recreational vehicle may be parked long term on the side yard as long as no portion extends past the plane of the house which abuts a public Right of Way other than an alley way.**

3. A recreational vehicle shall be located not closer than three (3) feet to a side or rear lot line.
4. The recreational vehicle shall be maintained and be in good condition and safe for effective performance for the function in which it was intended. The exterior of the vehicle shall be intact.
5. Recreational vehicles shall be roadworthy. Vehicles that require a license shall be properly licensed.
6. No recreational vehicles or equipment shall be parked or stored in any open space outside a building unless such equipment is wholly owned by the property owner who shall be in residence at the property in question. If the property is rented, such storage shall be permitted to the tenant only provided that such equipment is owned by the tenant.
7. All equipment shall be parked or stored as inconspicuously as possible on the property. The area around the equipment or vehicle must be kept weed free and free of accumulation of other storage material.
8. Under no circumstances shall a recreational vehicle be parked uncoupled from the tow vehicle in a public Right of Way, including an Alley way.

Section 98-034: Definitions

Single-family detached dwelling unit: A dwelling designed for and occupied by not more than one family and having no roof, wall, or floor in common with any other dwelling unit. This dwelling unit type consists of a fully detached single-family residence which is located on an individual lot or within a group development. The dwelling unit must be a site built structure built in compliance with the State of Wisconsin Uniform Dwelling Code (UDC), or may be a manufactured dwelling (modular home) as permitted by the UDC or a manufactured home as permitted by the HUD code. For any of these dwelling units, the use of a permanent, continuous UDC foundation is required. This dwelling unit type may not be split into two or more residences. Refer to the illustration (right) and to Article I for setback requirements labeled in capital letters: **A single family dwelling may not be used as a commercial indoor lodging facility.**

Section 98-034: Commercial Land Uses

~~(k) Commercial Indoor Lodging~~

~~Description: Commercial indoor lodging facilities include land uses which provide overnight housing in individual rooms or suites of rooms, each room or suites of rooms, each room or suite having a private bathroom. Such land uses may provide in-room or in-suite kitchens, and may also provide indoor recreational facilities for the exclusive use of their customers. Restaurant, arcades, fitness centers, and other on-site facilities available to non-lodgers are not considered accessory uses and therefore require review as a separate land use.~~

(k) Commercial Indoor Lodging

Description: Commercial indoor lodging facilities include land uses which provide sleeping accommodations for overnight and/or extended stay housing in individual rooms or suites of rooms, for consideration to transients. Such land uses may provide in-room or in-suite kitchens, and may also provide indoor recreational facilities for the exclusive use of their customers. This land use includes but is not limited to hotels and motels.

Commercial indoor lodging facilities also include land uses which provide sleeping accommodations for transients for overnight and/or extended stay housing in distinct housing units, including single-family, two-flat, twin home, duplex, townhouse, multiplex and apartment dwelling units, including but not limited to land uses commonly referred to as “cottages”, “vacation homes”, “tourist homes”, “resort homes”, “fractional ownership and time share units”.

As opposed to residential land uses, such commercial indoor lodging land uses are intended and managed to accommodate transients and tourists, and are thus prohibited from all Residential zoning districts, and from the Neighborhood Office and Neighborhood Business zoning districts. Such land uses are typically occupied to provide access to recreational, cultural and business opportunities in the region, and generally do not serve as the permanent legal residence of the occupants.

Dwelling units which are occupied by a single property owner and guests staying without consideration for less than a year, and remain unoccupied by any other party for the remainder of the year, such as many “second homes” are considered residential units, rather than commercial indoor lodging. This land use does not include Bed and Breakfast Establishments as regulated in Sec. 98-206 (4)(l).

Restaurant, arcades, fitness centers, and other on-site facilities available to non-lodgers are not considered accessory uses and therefore require review as a separate land use.

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {PO, PB, GB, CB}:
 - a. If located on the same side of a building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 100 feet of a residentially zoned property.
 - b. Facility shall provide a bufferyard with a minimum opacity of .60 along all property borders abutting residentially zoned property (see Section 98-610).
 - c. Within the PO District, each and every room must take primary access via an individual interior door, and may not be accessed via an external balcony, porch or deck, except for emergency purposes.
 - d. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.
3. Parking Regulations: One space per bedroom, plus one space for each employee on the largest work shift.