

**CITY OF LAKE GENEVA
PLAN COMMISSION MEETING
MONDAY, AUGUST 15, 2016 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL**

Agenda

1. Meeting called to order by Mayor Kupsik.
2. Roll Call.
3. Approve Minutes of July 18, 2016 Plan Commission meeting as distributed.
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes.
5. Acknowledgment of Correspondence. - None
6. Downtown Design Review.
 - A. Application by Nikki Marsicano for Geneva Lakes Art Foundation – Gallery 223 for a new exterior signage on the storefront at 223 Broad Street, Tax Key No. ZOP 00266.
 - B. Application by Peter Juergens for Kocourek Property Holdings for a new exterior colors on the storefront at 647 Main Street, Tax Key No. ZOP 00287.
7. Public Hearing and recommendation on a Precise Implementation Plan Amendment Application filed by Ted and Terri Harig, 6597 Deerpath Road, Lake Geneva, WI 53147 to operate a Commercial Indoor Lodging facility at an existing Commercial Business in a Planned Development (PD) zoning district located at 821 Geneva Street, Tax Key No. ZOP 00171.
8. 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 Orren Pickell Design Group, 550 Frontage Road, Ste 3800, Northfield, IL 60093, Lake Geneva, WI 53147 on behalf of Alan and Kathi Bosworth, 267 E South Street, Elmhurst, IL 60126 at 1224 W Main Street, Tax Key No. ZYUP 00094P.
9. Review and Recommendation on an Application for Site Plan Review for a parking lot filled by Lake Geneva United Methodist Church, 912 Geneva Street, Lake Geneva, WI 53147 Tax Key No. ZA464800001.
10. Public Hearing and recommendation on Zoning Text Amendment for Section 98-206 Commercial Land Uses.
11. Adjournment

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

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

Posted 8/12/16

MINUTES

1. Meeting called to order by Mayor Kupsik at 6:30 p.m.

2. Roll Call

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

3. Approve Minutes of June 20, 2016 Plan Commission meeting as distributed.

MOTION #1

Gibbs/Skates moved to approve the minutes of June 20, 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 Paul Pappas for Gold Coast, 1102 Kathy Ct., Fontana, WI 53125 for a new exterior awning with signage on the storefront at 108 Broad Street, Tax Key No. ZOP 00347B.

DISCUSSION

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

MOTION #2

Hill/Skates moved to approve the application by Paul Pappas for Gold Coast, 1102 Kathy Ct., Fontana, WI 53125 for a new exterior awning with signage on the storefront at 108 Broad Street, Tax Key No. ZOP 00347B, to include eliminating the lighting and staff recommendations. The motion carried unanimously.

B. Application by Beth Tumas for The Bottle Shop, 617 W Main Street, Lake Geneva, WI 53147, for two new exterior replacement signs at 617 W Main Street, Tax Key No. ZOP 00291.

DISCUSSION

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

MOTION #3

Hill/Gibbs moved to approve the application by Beth Tumas for The Bottle Shop, 617 W Main Street, Lake Geneva, WI 53147, for two new exterior replacement signs at 617 W Main Street, Tax Key No. ZOP 00291, to include all staff recommendations. The motion carried unanimously.

7. **Continued 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.**

DISCUSSION –Peter Jurgens, 262 Center Street - Applicant & David Scotney, Owner

Applicants gave an overview of the application details and there was an extensive discussion with the Commission.

PUBLIC SPEAKER #1 – None

MOTION #4

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

MOTION #5

Hill/Gibbs moved to approve the 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, including all staff recommendations and fact finding.

The motion carried unanimously.

8. **Public Hearing and recommendation on a Precise Implementation Plan (PIP) 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.**

DISCUSSION –Peter Jurgens, 262 Center Street - Applicant & David Scotney, Owner

Applicants gave an overview of the application details and there was an extensive discussion with the Commission.

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

O’Neil stated his confusion on what is actually being approved.

MOTION #6

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

MOTION #7

Hartz/Gibbs moved to approve the recommendation on a Precise Implementation Plan (PIP) 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, to include Staff recommendations, fact finding, alley to be passable by end of work day, wood sample shown to be product used for all wood references on plan, smooth sample of concrete samples shown (bottom) to be used for all precast sections, both wood and precast be used below front windows as shown on plan, emergency services be notified 48 hours in advance when road and alley is going to be blocked by construction equipment, exterior construction to be completed between November 1st and April 30th, roof panels to be bronze color to match window surrounds, Hardy Board to be standard 6” overlap, notify neighbors when road or alley will be blocked, protect street and curb from damage, and fire sprinklers are required. The motion carried unanimously.

9. **Public Hearing and Recommendation on a Conditional Use Application filed by Lyle Fitterer, 1040 San Jose Drive, Elm Grove, IL 53122, to install an accessory structure (Pier) closer to the lake shore than the primary structure, within Lakeshore Overlay Zoning District located at 63 Hillside Drive, Lake Geneva, WI 53147, Tax Key No. ZYUP 000941.**

DISCUSSION

Applicant gave an overview of the application details and there was a brief discussion with the Commission. Note – Commissioner Tyler Frederick recused himself to the audience for this item.

PUBLIC SPEAKER #1 – None

MOTION #8

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

MOTION #9

Skates/Hartz moved to approve the recommendation on a Conditional Use Application filed by Lyle Fitterer, 1040 San Jose Drive, Elm Grove, IL 53122, to install an accessory structure (Pier) closer to the lake shore than the primary structure, within Lakeshore Overlay Zoning District located at 63 Hillside Drive, Lake Geneva, WI 53147, Tax Key No. ZYUP 000941, including all staff recommendations and fact finding. The motion carried with Frederick abstaining.

10. **Public Hearing and recommendation 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.**

DISCUSSION

Inspector Robers and Mayor Kupsik gave an overview of the recommendation details and there was a brief discussion with the Commission. A memorandum from city attorney Dan Draper was read into the record by Mayor Kupsik.

PUBLIC SPEAKER #1 – None

MOTION #10

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

MOTION #11

See all below:

Section 98-407 Substandard Lot Regulations

Skates/Hill move to approve the recommendation on Zoning text amendments for Section 98-407 Substandard Lot Regulations. The motion carried unanimously.

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

Hill/Skates move to approve the recommendation on Zoning text amendments for Section 98-706 Exterior Storage Standards for Residential, Office, and Commercial Districts. The motion carried unanimously.

Section 98-034 Definitions

Gibbs/Hartz move to approve the recommendation on Zoning text amendments for Section 98-034 Definitions. The motion carried 5/2 with Hill and Frederick voting No.

Section 98-206(4)(k) Commercial Indoor Lodging

Hartz/Skates move to approve the recommendation on Zoning text amendments for Section 98-206(4)(k) Commercial Indoor Lodging. The motion carried 6/1 with Hill voting No.

11. Discussion on Zoning Text Amendments for that may affect several sections of the Zoning Code dealing with Cosmetic Tattooing Options.

DISCUSSION

City Administrator Oborn gave an overview of the recommendation details and there was a brief discussion with the Commission. The Commission recommends to the City Council the following:

Option #3 verbiage that says to limit tattooing below the clavicle but no limitation above the clavicle, with restrictions to professional services at salons and Option #5 verbiage that says to not limit tattooing use but to restrict it in general and central business districts as a Conditional Use.

12. Adjournment

MOTION #13

Hill / Skates moved to adjourn the meeting at 8:38 pm. The motion carried unanimously.

/s/Jackie Gregoles, B&Z Administrative Assistant

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE PLAN COMMISSION

MEMORANDUM

DATE: July 17, 2016

TO: Planning Commission

FROM: Daniel S. Draper, City Attorney

I will not be able to attend the Planning and Zoning meeting, however wanted to give you some background information concerning Zoning Text Amendments to Section 98-407, Substandard Lot Regulations, and Section 98-206(4)(k) Commercial Indoor Lodging which are set for a public hearing.

The amendment to Section 98-407(3) concerns the ability of a landowner to use the conditional use process and use SR-4 lot width, lot frontage, lot area and setback requirement if a person has a non-conforming lot in the ER-1 district. Currently the ordinance defines a substandard lot in the ER-1 district as one that contains less than 1 acre. In discussing the matter with our planner, Mike Slavney (who incidentally authored our zoning code and these provisions) it was determined that it was never intended to define a nonconforming lot in the ER-1 district as one that contains less than 1 acre. There are many other ways that an ER-1 lot could be non-conforming. They could be non-conforming because of lot width, lot frontage, or setback requirements. Since it was never originally intended to limit SR-4 standards for only ER-1 lots that are less than an acre, planning and zoning staff suggested bringing this amendment forward to have it conform to the original intentions of the ordinance that being the ability of anyone with a nonconforming ER-1 lot to be able to utilize the SR-4 standards under the conditional use process.

The amendment to Section 206(4)(k) may look familiar to some of you who have been around for a while. This ordinance was originally brought forward several years ago to clarify the City's long time interpretation of the zoning code to prevent short-term vacation rentals in single family residential zoning districts. It in fact arose from complaints from neighbors of a property in the Manor who was ignoring the City's interpretation of the zoning code prohibiting short term rentals in single family residential districts. At the time the City was attempting to enforce their interpretation of the zoning code to prevent short term rentals in a single family district, a case was decided in the 2nd District Court of Appeals titled *Heef Realty and Investments, LLP v. City of Cedarburg Board of Appeals*, 861 N.W. 2d 797, 2015 WI App 23 (2015). The 2nd District Court of Appeals is the court for cases arising in Walworth County Wisconsin. Therefore the cases determined in the 2nd District are binding on the City of Lake Geneva. The court in *Heef* essentially stated that to prevent short-term rentals in single family residential districts, the zoning code must **specifically state** that they are prevented in such districts. Therefore, the proposed amendments are drafted to specifically prohibit short term rentals in single family districts and define short term rentals. While the *Heef* case hurt the City's interpretation of their zoning code, it also recognized that such restrictions can be

done provided it is specifically stated in the zoning code. Some may argue that such restrictions may restrict one's right to alienation (the ability to sell and lease his property) the City should be able to adopt and regulate such uses under the City's general police power, the right to protect the health safety and general welfare of their citizens. In other words if there is a concern that short term rentals would disrupt citizens in single family zoning districts because of noise, disruption or just not knowing who is living next door, then the Commission would be well within their rights to pass such a provision. If the Commission is not concerned with such issues, and favor a person's right to use his property as he deems fit and believe in the absolute free right of alienation then the Commission may choose not to adopt this ordinance.

I hope the above is helpful in your determinations. If you have any questions, please contact me.

Daniel S. Draper

cc: Blaine Oborn, City Administrator
Ken Rober, Building and Zoning Administrator

STAFF REPORT
To Lake Geneva Plan Commission

Meeting Date: August 15, 2016

Agenda Item #6A

Applicant:
Nikki Marsicano for Geneva Lakes Art Foundation
223 Broad Street
Fontana, WI 53125

Request:
New exterior signage at existing business at
233 Broad Street, Tax Key No. ZOP 00266.

Description: The applicant would like to add signage to their existing business.

Staff Recommendation: Staff has no objection to the signage as it meets all downtown design and signage requirements.

Agenda Item #6B

Applicant:
Peter Juergens for Kocourek Property Holdings
262 Center Street
Lake Geneva, WI 53147

Request:
New exterior building colors at existing business at
647 Main Street, Tax Key No. ZOP 00287.

Description: The applicant would like to change the colors of the building.

Staff Recommendation: Staff has no objection to the color change as it meets all downtown design requirements.

Agenda Item #7

Applicant:
Ted and Terri Harig
831 Wrigley Drive
Lake Geneva, WI 53147

Request:
Precise Implementation Plan (PIP) Amendment to allow
for Commercial Indoor Lodging at a current retail location
at 821 Geneva Street, Tax Key No. ZOP 00171.

Description:
The applicant proposes to convert a current retail location into a Commercial Indoor Lodging facility at this location which requires a Planned Development Amendment.

Staff Recommendation:
Staff recommends approval of the Precise Implementation Plan (PIP) Amendment for this location as it would meet all the requirements for the Commercial Indoor Lodging application. The applicant wishes to use the existing garage on the property for personal storage and is renting spaces for rentals from the neighboring church. As part of the applicants business plan no boat storage will be allowed.

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

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

6. The potential public benefits of the proposed Planned Development do not outweigh all potential adverse impacts of the proposed Planned Development after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Agenda Item #8

Applicant:

Alan and Kathi Bosworth

267 E South Street

Elmhurst, IL 60126

Request:

Conditional Use approval to use the Single Family (SR-4) Zoning requirements and to build within the shoreline set back in an Estate Residential Zoning District at 1224 W Main Street, Tax Key No. ZYUP 00094P.

Description: The applicant would like to remove an existing home and construct a new home in its location.

Staff Recommendation: Staff has no objection to the proposed construction and it will be no closer to the lake than the current structure and due to lot restrictions it cannot be built in a more compliant location.

Action by the Plan Commission:

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

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

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

Agenda Item #9

Applicant:
Lake Geneva United Methodist Church
912 Geneva Street
Lake Geneva, WI 53147

Request:
Site Plan Application to allow for the construction of a parking lot on a recently combined parcel in the Central Business Zoning District at 912 Geneva Street, Tax Key No. ZA464800001.

Description:
The applicant proposes to construct a new parking lot for the church and daycare use at its current location.

Staff Recommendation:
The applicant has worked extensively with staff and the City Engineer to come up with a design for the parking lot that would meet the Zoning Ordinance. The applicant must meet the requirements of the letter from the City Engineer dated August 8, 2016.

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

Kenneth Robers
Zoning Administrator



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

223 Broad St, Lake Geneva, WI

Name & Address of Current Building Owner:

Keefe Realty
751 Geneva Parkway N
Lake Geneva WI 53147

Telephone Number of Current Building Owner:

(262) 248-4492

Name & Address of Applicant:

Geneva Lake Arts Foundation Gallery 223
223 Broad Street, Lake Geneva WI 53147

Telephone Number of Applicant:

(262) 249-7988 (Gallery)

Proposed Design Change:

Contact: Nikki Marsicano (pres) 262-728-5444
mobile 262-215-1174

New Building Sign - upper face of 223 Broad

Zoning District: _____

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

Brushfire Signs
N 4075 Petrie Road
Elkhorn WI

Description of Project:

Install new sign on face of 223 Broad St.
See handouts (attached) for details

Date:

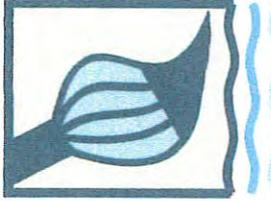
7/20/14

Signature of Applicant:

Nikki Marsicano

24"
(2')

GALLERY 223



**GENEVA LAKE
ARTS FOUNDATION**

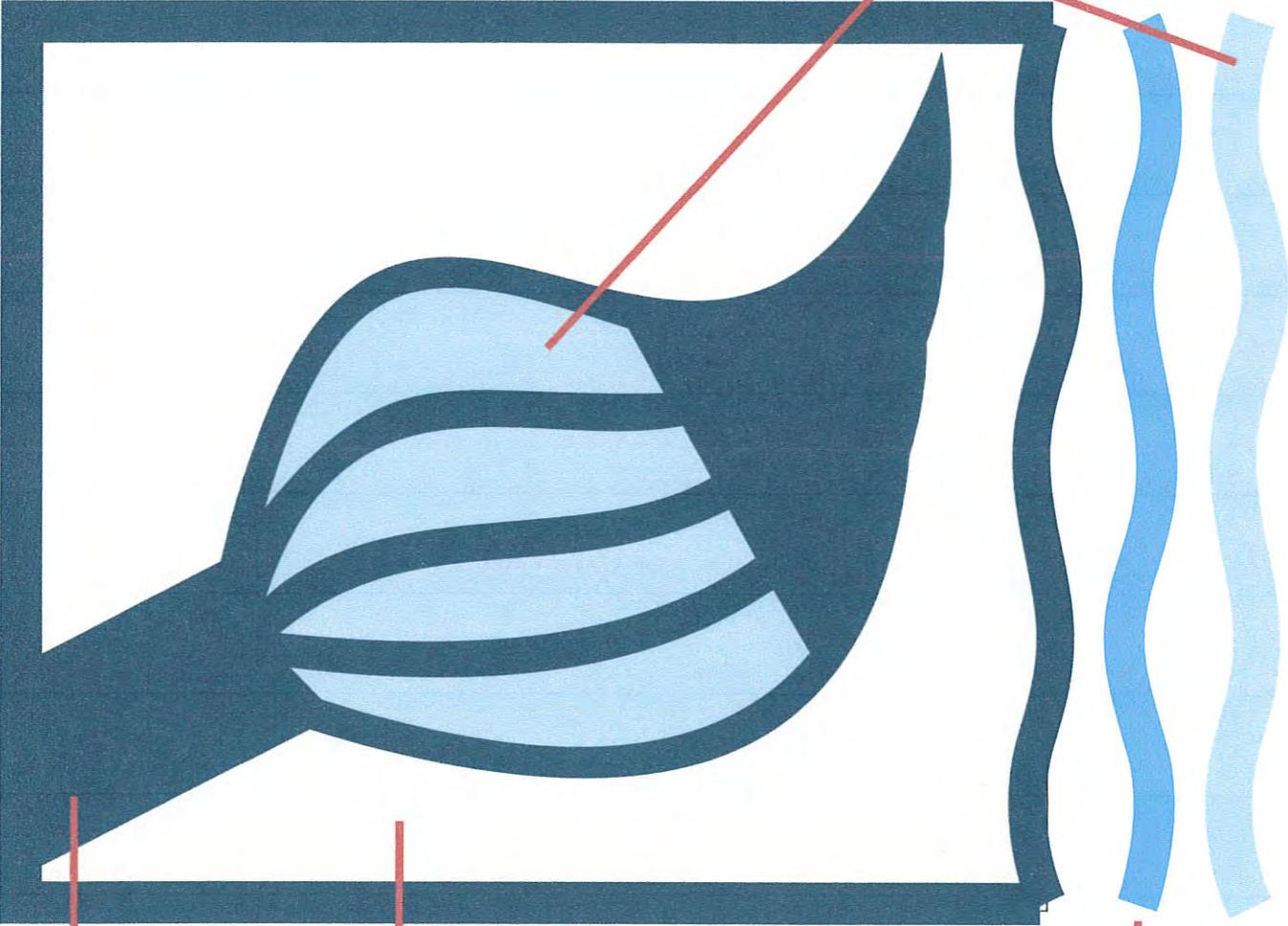
141" (11' 9")

Dk. Blue
PMS 534

Background
PMS 7485

Top wave
PMS 7485

Inside brush
& bottom wave
PMS 304



GALLERY 223



**GENEVA LAKE
ARTS FOUNDATION^{INC}**



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

647 Main St.
Lake Geneva WI 53147

Name & Address of Current Building Owner:

Kocourek Properties Holding Co. LLC

Telephone Number of Current Building Owner:

847-525-9060

Name & Address of Applicant:

Peter Surogen
262 Cortez St.
Lake Geneva WI 53147

Telephone Number of Applicant:

414-588-2909

Proposed Design Change:

Change Building Exterior Colors

Zoning District:

CB

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

Geneva Bay Const.

Description of Project:

Exterior Paint - See photo for color scheme
Sides to be solid painter color
Rear to be same scheme as front

Date: 8-4-16

Signature of Applicant:





SUBWAY

North Shore
PAVILION

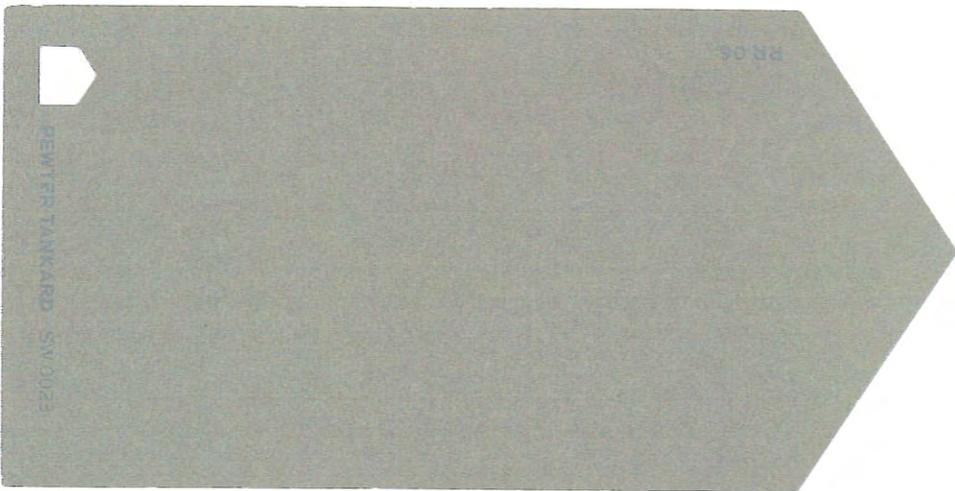
Psychic
Readings
by JoAnn

Psychic Readings by JoAnn
262-248-4161

WINDY

RR 11

CREAMY SW 7012



TT 12



PLANNED DEVELOPMENT AMENDMENT

Name and Address of Applicant:

Ted and Terri Harig
6597 Deerpath Rd.
Lake Geneva, WI 53147

Telephone Number of Applicant: Area Code (262) 348-9300

Name and Address of Current Owner:

Ted and Terri Harig TWT/ucc
6597 Deerpath Rd.
Lake Geneva, WI 53147

Telephone Number of Current Owner: Area Code (262) 348-9300

Address and legal description of property (required) - attach separate sheet if necessary:

821 Geneva Street Lake Geneva, WI 53147
Lot #9 between Broad Street and Cook Street
ZOP 00171 60' x 172' 821

Proposed Amendment:

Revise our Retail Store (Geneva Street Antiques) to a
vacation rental

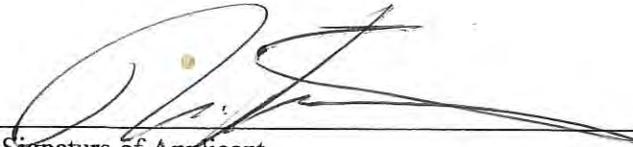
Reason for Requesting Proposed Amendment:

We are no longer interested in a brick and mortar retail
situation. A vacation rental will enhance the use of the
building.

Fee of \$300.00 is due and payable upon filing of application.

400.00

7/27/2016
Date


Signature of Applicant

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, August 15, 2016 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Planned Development Amendment Application filed by Ted and Terri Harig, 6597 Deerpath Road, Lake Geneva, WI 53147, to operate a Commercial Indoor Lodging facility at the following location:

TAX KEY No. ZOP 00171 – 821 Geneva Street

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, August 15, 2016 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 29th day of July 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 4th and 11th.

Request for Planned Development Amendment

To: Lake Geneva Plan Commission & City Council Members

From: TNT, LLC
Terri & Ted Harig

RE: Request for Planned Development Amendment for
821 Geneva Street, Lake Geneva, WI from
Retail to Residential Vacation Rental

The business we are proposing will keep in harmony with the Maple Park District. Currently, there are three Bed & Breakfast facilities and two other vacation rentals.

No extreme changes are proposed to the building. We purchased the building in 2008, immediately added a ramp that complied with ADA standards. Shortly after that we had the building painted in Victorian design colors. We have had the structure of the roof on the barn reinforced along with a new roof. The vacation rental will not compromise the integrity of the Maple Park District and provide an opportunity for visitors to enjoy this area.

We will continue to maintain the building(s) and property integrity. Our plans are not to change the property but to continue to make it an appealing place of business.

The first floor will have one bedroom. If our request for the amendment is approved, we anticipate opening the first floor in late summer 2016 or early fall 2016. Second floor, will have two bedrooms. We anticipate having this open early 2017. Both Units will feature its own kitchen and full bathroom. Anticipated guests can either rent by the Unit or the whole house.

Even though we have three inside parking stalls located in our barn, and one outside stall; we have reached out to our neighbors to the east, Holy Communion Church, and they have agreed to lease us two stalls in their parking lot. No trailers or watercraft vehicles will be allowed on the premise or on Church property. Our barn will be used for storage of personal items.

We have spoken to numerous of our immediate neighbors, and they have no objections to our proposed amendment from retail to residential vacation rental.

We are not new to the Hotel industry. We have been past owners at Harbor Shores and Bella Vista Suites located in Lake Geneva, WI. We currently are owners at Timber Ridge Lodge in the town of Lyons and Chateau Orleans located in New Orleans, LA.

The vacation rental will provide guests with immediate access to the downtown area, while simultaneously provide the City with additional revenue.



The Church of the Holy Communion
THE EPISCOPAL CHURCH IN LAKE GENEVA, WI 53147
320 BROAD STREET • CHURCH: (262) 248-3522

June 16, 2016

Terri and Ted Harig
821 Geneva Street
Lake Geneva, WI 53147

Dear Terri and Ted,

This letter is verification that Holy Communion Episcopal Church, located at 320 Broad Street, Lake Geneva, has agreed to rent two (2) parking spaces in our parking area to GNT, LLC. beginning January 1, 2017 through December 31, 2017. This agreement will be reviewed on an annual basis.

Sincerely,

Gary Shine
Senior Warden

_____ (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)

PIP Amendment

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?

Our business will keep in harmony with the district that the building is located. No exterior changes are planned or being made to compromise the historic interior values to the district.

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?

Our business will keep in harmony with the district that the building is located in. No changes are planned or being made to compromise the historic value of the district.

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

Our proposed conditional use will not result in any adverse effects on the neighborhood. We have had few businesses in C16 and at no time have we ever had any complaints from neighbors. The house directly west of us is a business/apartment building. To the east is a vacant lot.

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?

We will maintain the building's property's integrity. Over the past 5 years, we have painted the building, installed an ADA ramp. Our plans are not to change the property but to continue to make it an appealing place of business. We also put on a new roof on the garage. Every year since we have owned the property, we have made a significant improvement.

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?

We have ample parking for guests. The building is located in a business district. We will continue to use existing services and not see any need for ~~improvement~~ changing the exterior of the building. We will only see force to improve the quality of our property. STRUCTING, ADD RAAP, New Garage Roof.

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?

Our conditional use permit will allow visitors to enjoy staying in a historic home, while simultaneously giving them access to the downtown shopping area. Vacation rental will bring in additional revenue for the City through room tax and make guest room in the downtown 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: _____

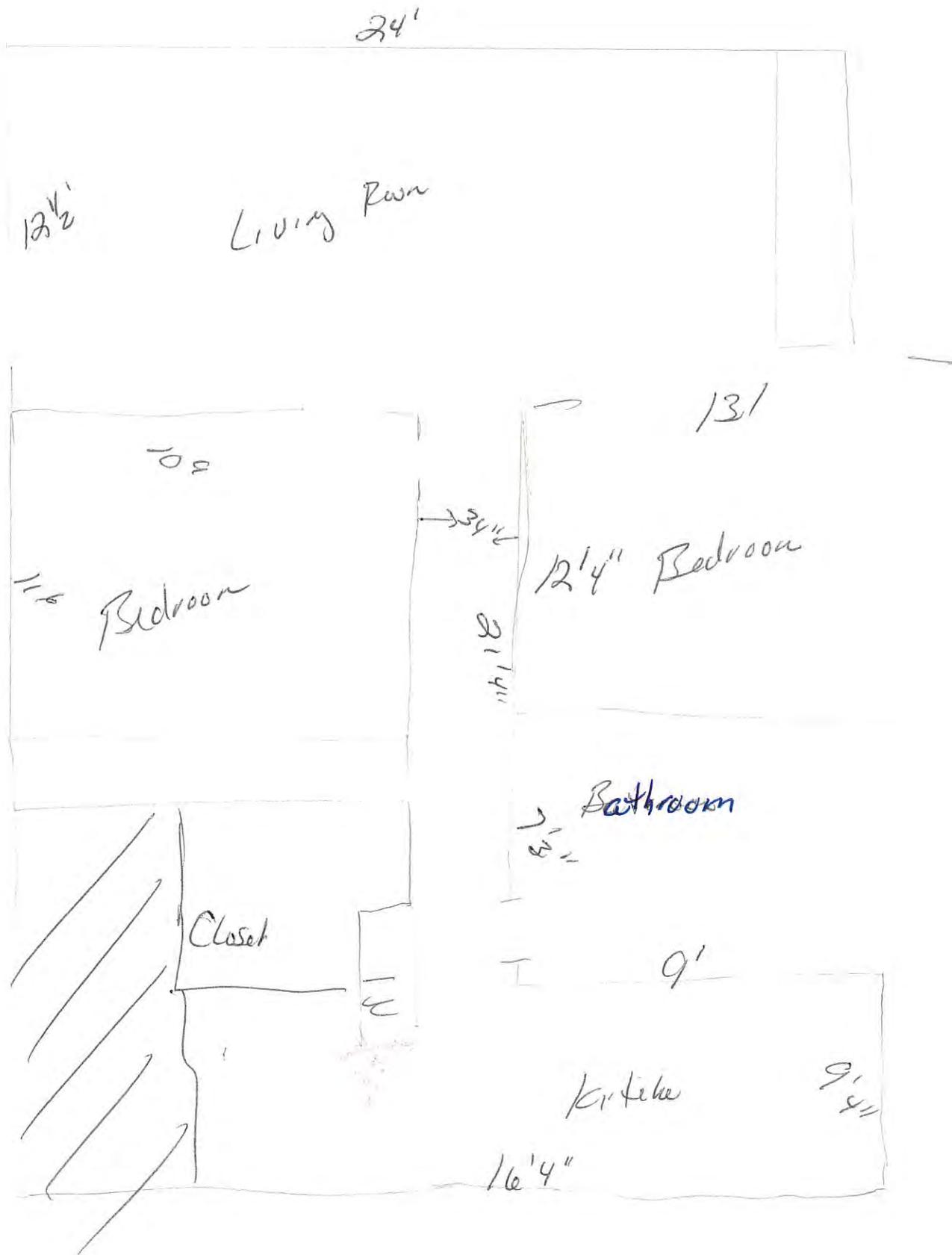
____ Receipt of 25 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

____ 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: _____

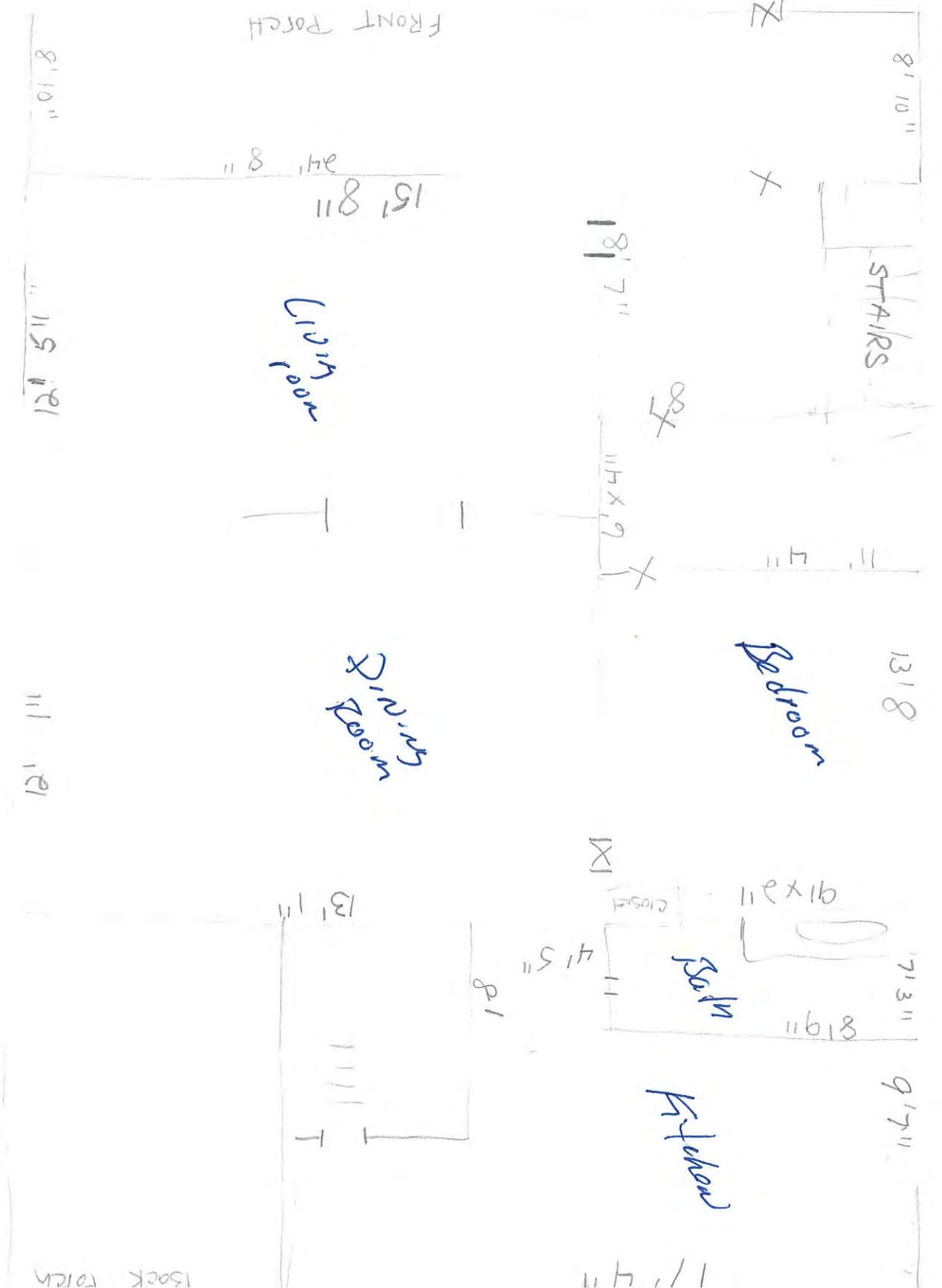
____ Class 2 Legal Notice published on _____ and _____ by: _____

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



SECOND FLOOR

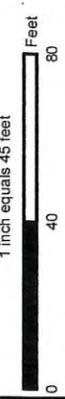
1ST Floor



Walworth County Interactive Mapping System

- Address Points
- PLSS Lines**
- PLSS Section Line
- - - PLSS Quarter Section Line
- Shoreland Area
- Floodplain
- Gross Sanitary District
- Extra Territorial Zoning Area
- USGS Streams**
- Perennial Stream
- - - Intermittent Stream
- - - Soil Survey Area
- 2020 Land Use Plan**
- Urban Service Area
- Special Sewer Service Area
- Other Urban Area
- Lands in A-3 Located Beyond PSA & Other Urban Lands
- Other Agricultural, Rural Residential, and Other Open Lands
- Primary Agricultural Lands
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area
- Surface Water
- 2000 Environmental Corridors**
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area
- Surface Water
- 2 FT Topographic Contours**
- Index
- Intermediate
- Index Depression
- Intermediate Depression
- Approximate Index
- Approximate Intermediate
- Approximate Index Depression
- Approximate Intermediate Depression
- X Spot Elevations
- Structure Outlines
- Right-of-Way
- Parcel Line
- Extended Parcel Line
- Tie Line
- Meander Line
- Tax Parcels
- Platted Lands**
- Subdivision Plat, Assessors Plat
- Certified Survey Map
- Condominium Plat
- Cemetery Plat
- Civil Division Boundary

The information provided on this map has been produced and processed from sources believed to be reliable. No warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of this information. The information contained herein will not be accepted as an official document.



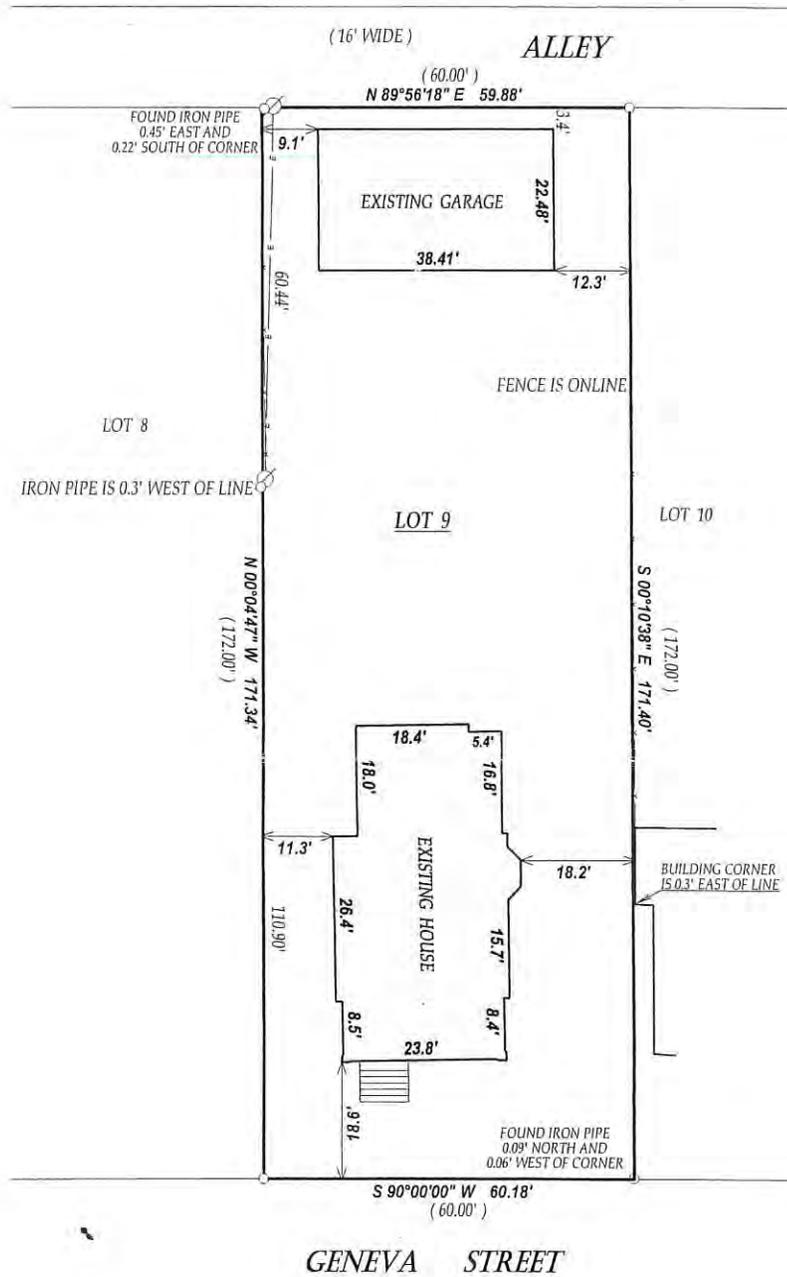
PREPARED FOR
 VIRGIL WUITTKE
 W3954 BRAY RD.
 ELKHORN WI. 53121

PLAT OF SURVEY

KROTT SURVEYING INC.

N3705 WILLOW BEND LANE
 LAKE GENEVA WI. 53147
 PHONE # (262)248-3697
 FAX # (262)249-0639

-OF-
 LOT 9, OF BLOCK 17 IN THE ORIGINAL PLAT OF THE VILLAGE
 (NOW CITY) OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.



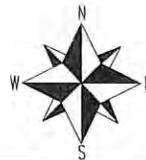
NOTE : DUE TO SNOY COVER ALL IMPROVEMENTS MAY NOT BE SHOWN
 NOTE : GENEVA STREET WAS ASSUMED TO BEAR EAST-WEST

LEGEND

- FOUND IRON PIPE
- SET IRON BAR
- ⊗ POWER POLE
- OVERHEAD WIRES

(xx) RECORDED AS

JOB # 08-017 TAX ID # ZOP00171
 DATED THIS THE 12th DAY OF FEBRUARY 2008.



SCALE 1" = 30'



COMPARE LEGAL DESCRIPTION ABOVE AND DRAWING WITH DEED
 FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN REFER
 TO DEED, ABSTRACT SOURCES AND LOCAL MUNICIPAL CODES. NOTIFY
 THE SURVEYOR IMMEDIATELY OF ANY DISCREPANCY.

"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 all visible structures, apparent easements and encroachments
 if any."

This survey is made for the present owners of the property, and those who
 purchase, mortgage, or guarantee the title thereto, within one year from
 the date hereof.



John P. Krott

JOHN KROTT S - 2258
 Wisconsin Registered Land Surveyor
 (original if signed in red)

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

1224 WEST MAIN STREET, LAKE GENEVA, WI

* SEE ATTACHED FOR LEGAL DESCRIPTION

NAME AND ADDRESS OF CURRENT OWNER:

ALAN + KATHI BOSWORTH 23 WINDSOR DRIVE

ELMHURST, IL 60126

TELEPHONE NUMBER OF CURRENT OWNER:

630.832.4481

NAME AND ADDRESS OF APPLICANT:

ORREN PICKELL DESIGN GROUP, CONTACT: JOHN FOREHAND

550 FRONTAGE ROAD, SUITE 3800, NORTHFIELD, IL 60093

TELEPHONE NUMBER OF APPLICANT:

847.572.5273

PROPOSED CONDITIONAL USE:

SINGLE FAMILY HOME CONSTRUCTION TO REPLACE EXISTING
SINGLE FAMILY HOME. SETBACK FROM LAKEFRONT OF EXISTING
HOME TO BE MAINTAINED WITH NEW HOME.

ZONING DISTRICT IN WHICH LAND IS LOCATED:

ER-1 ESTATE RESIDENTIAL

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

ARCHITECT: ORREN PICKELL DESIGN GROUP, JOHN FOREHAND, AIA

550 FRONTAGE ROAD, SUITE 3800
NORTHFIELD, IL 60093

CONTRACTOR: ORREN PICKELL BUILDING GROUP

550 FRONTAGE ROAD, SUITE 3800, NORTHFIELD, IL 60093

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

SINGLE FAMILY HOME TO BE CONSTRUCTED ON SITE.

EXISTING SINGLE FAMILY HOME TO BE DEMOLISHED.

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

July 20, 2010

DATE

[Signature]
SIGNATURE OF APPLICANT

Notice

NOTICE IS HEREBY GIVEN that a Continued Public Hearing will be held before the City Plan Commission on Monday, August 15, 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 Orren Pickell Design Group, 550 Frontage Rd, Ste 3800, Northfield, IL 60093 for Alan and Kathi Bosworth, 267 E South Street, Elmhurst, IL 60126 to construct a New Single Family Residence on an existing lot using the SR-4 requirements in an Estate Residential Zoning District (ER-1), at the following location:

TAX KEY NO. ZYUP00094P – 1224 W MAIN STREET

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, August 15, 2016 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 29th day of July 2016.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

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

LOCATION: 1224 W. Main Street, Lake Geneva , Wisconsin

LEGAL DESCRIPTION:

A parcel of land located in the Northwest 1/4 of Section 36, T2N, R17E, Walworth County, Wisconsin, described as follows:

Commencing at a point in the South line of Main Street, in the City of Lake Geneva, Walworth County, Wisconsin, that is 198.0 feet East of the East line of Section 35, Town 2 North, Range 17 East; thence West along the South line of Main Street, 52.7 feet, to an iron stake; thence South 100.3 feet to an iron stake; thence South 63° 42' West 33.85 feet to an iron stake; thence South 193.2 feet to the shore of Lake Geneva; thence Northeasterly along the shore of Lake Geneva, to a point that is South, 204.0 feet to the place of beginning; thence North 204.0 feet to the place of beginning.

**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?

THE PROPOSED CONDITIONAL USE MAINTAINS THE SINGLE FAMILY USE OF THE LAKEFRONT PROPERTY. IN GENERAL THE EMPHASIS ON LAKEFRONT RESIDENTIAL USE IS CONSISTENT AND IN HARMONY WITH THE CITY OF LAKE GENEVA COMPREHENSIVE PLAN.

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 PROPOSED CONDITIONAL USE MAINTAINS THE SINGLE FAMILY USE OF THE LAKEFRONT PROPERTY. IN REGARDS TO THIS SPECIFIC LOCATION, MAINTAINING A SINGLE FAMILY HOME IS COMPLETELY CONSISTENT WITH THE CITY OF LAKE GENEVA COMPREHENSIVE PLAN.

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?

THE CONDITIONAL USE REQUEST MAINTAINS THE EXISTING SINGLE FAMILY RESIDENTIAL USE OF THE LOT THEREFORE THE REQUEST WILL NOT RESULT IN ANY ADVERSE IMPACT ON THE NEARBY 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?

THE CURRENT LAND USE IS SINGLE FAMILY RESIDENTIAL (ER-1) THE PROPOSED CONDITIONAL USE MAINTAINS THIS SINGLE FAMILY RESIDENTIAL USE.

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?

A SINGLE FAMILY RESIDENCE IS CURRENTLY LOCATED ON THE LOT AT 1224 WEST MAIN STREET. THE CONDITIONAL USE REQUESTED WILL MAINTAIN THE SINGLE FAMILY USE AND THEREFORE WILL NOT IMPOSE ANY UNDEB BURDEN 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?

WE DO NOT FORSEE ANY ADVERSE IMPACT OF MAINTAINING THE SINGLE FAMILY RESIDENTIAL USE OF THE LOT.

IV.FINAL APPLICATION PACKET INFORMATION

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

1224 West Main Street, Lake Geneva, WI

II (c) Written Description of Proposed Conditional Use

1224 West Main Street in Lake Geneva is a legal substandard lot of record zoned ER-1 that is less than one acre in size. A single family residence has been located on this lot since the early 1900's. The Bosworth family purchased the current home in 1953.

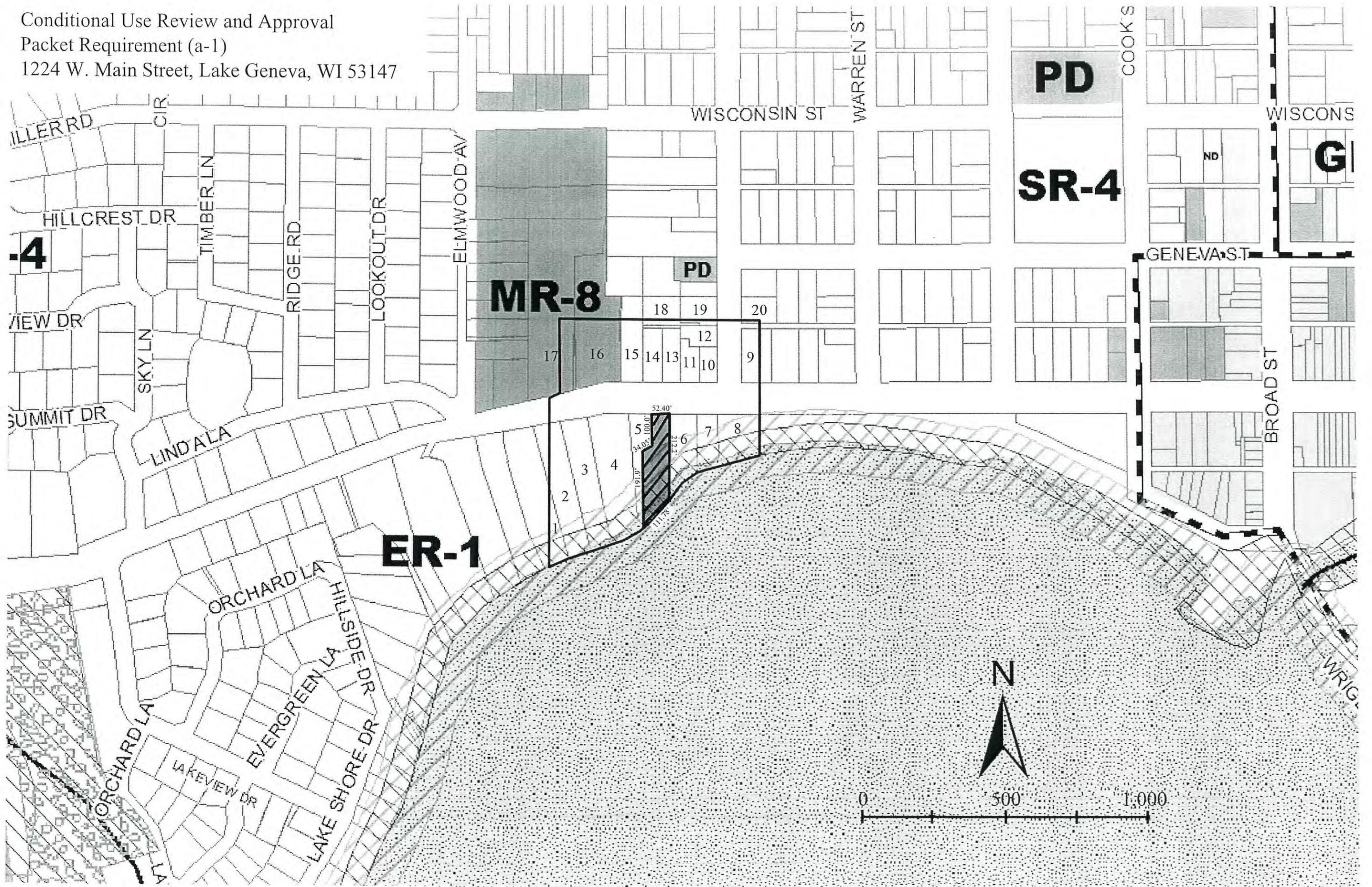
The Owner is requesting a conditional use permit to allow demolition of the current home and construction of a new single family home on the substandard lot. The intent is to maintain the lakefront setback of the current home with the new construction. The use of the lot will not change. The new home will continue to be used as a single family residence.

II (d) Written Justification for the Proposed Conditional Use

The use of the property is not being changed and will remain as a single family lakefront home. The conditional use permit is being requested in order to build a new home on the substandard lot and maintaining the lakefront setback of the current structure. The Master Plan reflects the desire to maintain low density housing along the lakefront which the conditional use request maintains.

Please refer to Section III of the application for specific reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan.

Conditional Use Review and Approval
Packet Requirement (a-1)
1224 W. Main Street, Lake Geneva, WI 53147



Conditional Use Review and Approval

Packet Requirement (a-2)

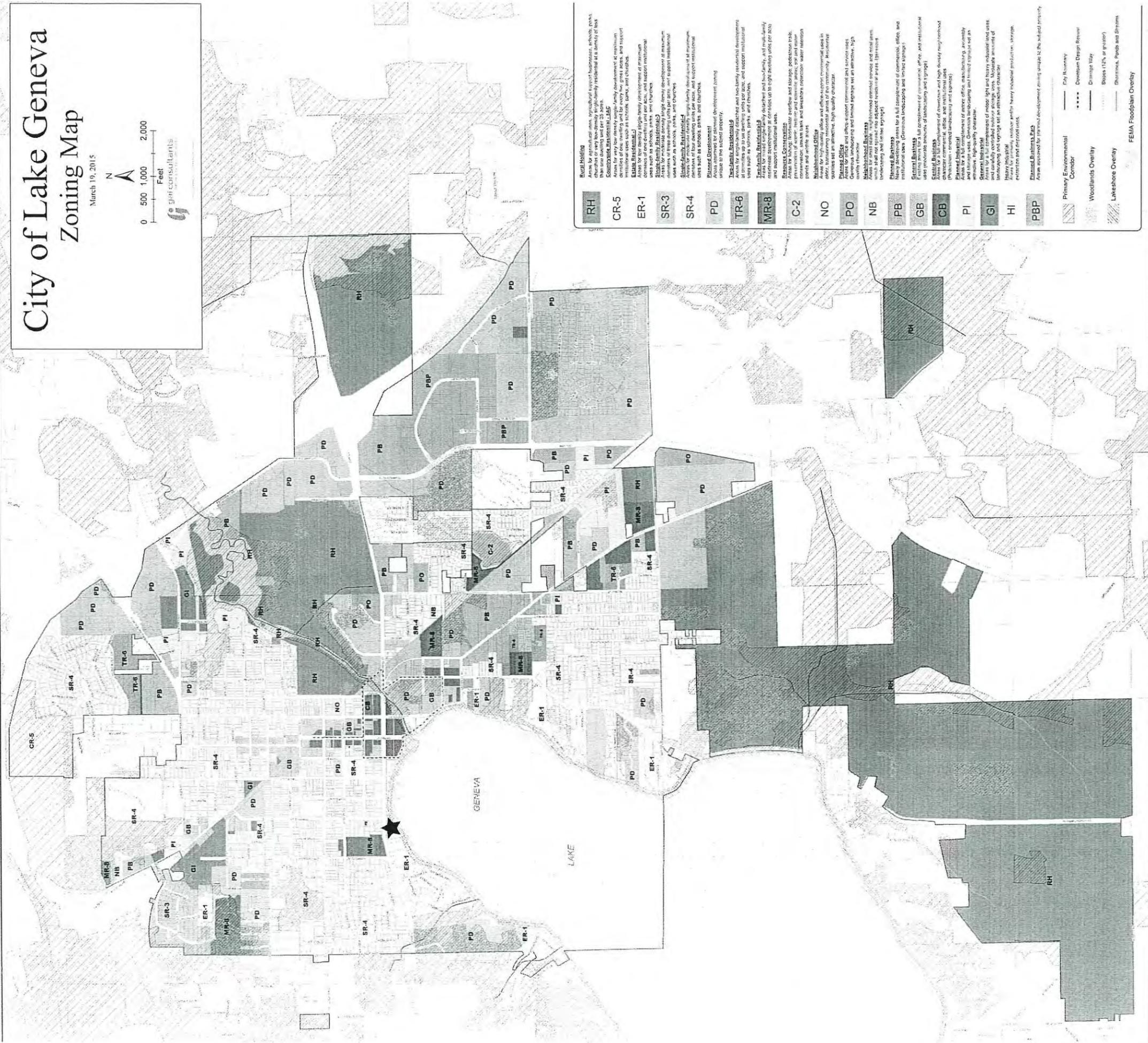
1224 W. Main Street, Lake Geneva, WI 53147

LOT #	NAME	ADDRESS
1	DSDH Whitewater LLC	1280 W Main St
2	Daniels Investments LLC	1260 W Main St
3	Roy W Spanjer Trust	1310 W Main St
4	Robert, Barabara M Hogan Trust	1300 W Main St
5	Glavin, Irene Bialecki, Trust	1226 W Main St
6	N/A	Elm Park
7	N/A	Elm Park
8	N/A	Elm Park
9	N/A	221 Maxwell St
10	Mary T Forbis Trust	1201 W Main St
11	Hawkins, David R; Hawkins, Cheryl A	1205 W Main St
12	Barbara J Lucksinger Trust	222 Maxwell St
13	Kelman, Richard A; Kelman, Susan B	1219 W Main St
14	Meginnis Family Trust	1221 W Main St
15	Condos, Gregory	1229 W Main St
16	Najdowski, Brian J; Garrod, Bonnie L	1305 W Main St
17	Flaherty, Edward M; Flaherty, Leanne R	1327 W Main St
18	N/A	N/A
19	Muzaffar, Kamal S; Kusko, Lisa M	224 Maxwell St
20	Muzaffar, Kamal S; Kusko, Lisa M	225 Maxwell St

Conditional Use Review and Approval
 Packet Requirement (b)
 1224 W. Main Street, Lake Geneva, WI 53147

City of Lake Geneva Zoning Map

March 19, 2015



- RH Rural Holding**
 Areas for agricultural uses, agricultural support businesses, schools, parks, churches or very low-density single-family residential at a density of less than one unit per acre.
- CR-5 Conventional Residential - Single-Family**
 Areas for very low density single-family development at maximum densities of one dwelling unit for every two gross acres, and support uses such as schools, parks, and churches.
- ER-1 Estate Residential**
 Areas for low density single-family development at maximum densities of one dwelling unit for every two gross acres, and support uses such as schools, parks, and churches.
- SR-3 Single-Family Residential**
 Areas for medium density single-family development at maximum densities of four dwelling units per acre, and support institutional uses such as schools, parks, and churches.
- SR-4 Single-Family Residential**
 Areas for medium density single-family development at maximum densities of four dwelling units per acre, and support institutional uses such as schools, parks, and churches.
- PD Planned Development**
 Areas reserved for advanced development zoning. These include, but are not limited to:
 - Areas for multi-family residential development.
 - Areas for multi-family residential development at densities up to six dwelling units per acre, and support institutional uses such as schools, parks, and churches.
- TR-6 Townhome Residential**
 Areas for townhome development at densities up to eight dwelling units per acre, and support institutional uses.
- MR-8 Medium Density Residential**
 Areas for medium density residential development at densities up to eight dwelling units per acre, and support institutional uses.
- C-2 Community Center**
 Areas for multi-family office and office-support commercial use in the center of a community.
- NO Neighborhood Office**
 Areas for multi-family office and office-support commercial use in the center of a neighborhood.
- PO Professional Office**
 Areas for office and office-support commercial and services uses.
- NB Neighborhood Business**
 Areas for multi-family office and office-support commercial use in the center of a neighborhood.
- PB Planned Business**
 Areas for multi-family office and office-support commercial use in the center of a neighborhood.
- GB General Business**
 Areas for multi-family office and office-support commercial use in the center of a neighborhood.
- CB Central Business**
 Areas for multi-family office and office-support commercial use in the center of a neighborhood.
- PI Planned Industrial**
 Areas for multi-family office and office-support commercial use in the center of a neighborhood.
- GI General Industrial**
 Areas for multi-family office and office-support commercial use in the center of a neighborhood.
- HI Heavy Industrial**
 Areas for multi-family office and office-support commercial use in the center of a neighborhood.
- PBP Planned Business, Data**
 Areas reserved for advanced development zoning.

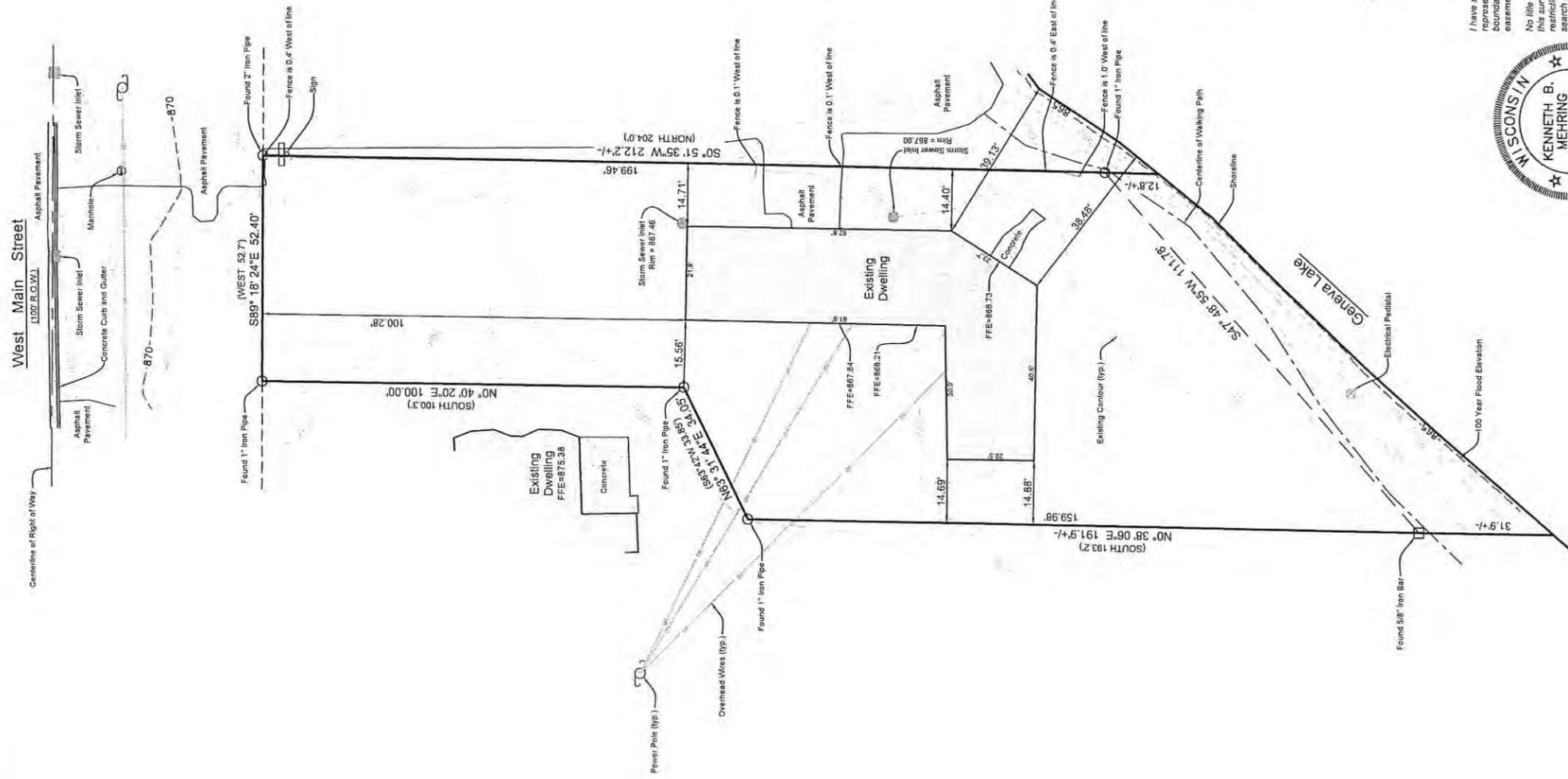
- Primary Environmental Corridor**
 City Boundary
 Development Design Review
 Change Way
 Slope (12% or greater)
 Shoreline, Ponds and Streams
- Woodlands Overlay**
- Livestock Overlay**
- FEMA Floodplain Overlay**

PLAT OF SURVEY

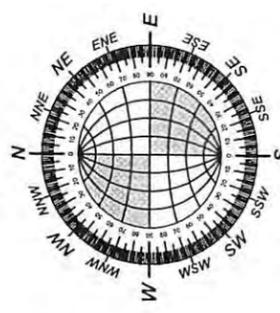
April 14, 2016

LOCATION: 1224 W. Main Street, Lake Geneva, Wisconsin
PREPARED FOR: Orren Pickell Design Group
LEGAL DESCRIPTION:

A parcel of land located in the Northwest 1/4 of Section 35, T2N, R17E, Walworth County, Wisconsin, described as follows:
Commencing at a point in the South line of Main Street, in the City of Lake Geneva, Walworth County, Wisconsin, that is 198.0 feet East of the East line of Section 35, Town 2 North, Range 17 East; thence West along the South line of Main Street, 52.7 feet to an iron stake; thence South 100.3 feet to an iron stake; thence South 63° 42' West 33.85 feet to an iron stake; thence South 193.2 feet to the shore of Lake Geneva; thence Northeast along the shore of Lake Geneva, to a point that is South, 204.0 feet to the place of beginning; thence North, 204.0 feet to the place of beginning.



Bearing Station refers to the Wisconsin State Plane Coordinate System, Walworth County Zone. Elevation refers to the NAVD83.



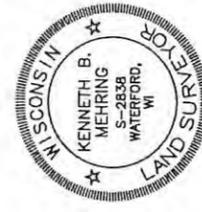
GRAPHIC SCALE



I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways, and visible encroachments, if any.

No title commitment or results of a title search were provided to the office pertaining to this survey. This Plat Of Survey may not reflect easements of record, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof, and as to them I warrant the accuracy of said survey map.



FLOOD NOTE:
Per the National Flood Insurance Program, Flood Insurance Rate Map No. 55127C0329D, bearing an effective date of October 2, 2009, the 1% annual chance (100-year flood) elevation is 865.00



LYNCH & ASSOCIATES
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
SURVEYOR'S OFFICE:
432 MILWAUKEE AVE
BURLINGTON, WI 53106
(262) 246-8897

DRAWING BY: KBM
FIELD WORK BY: LMG

KENNETH B. MEHRING, PROFESSIONAL LAND SURVEYOR, S-2838



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



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

ORREN PICKELL
DESIGN GROUP, INC.
101 WAUKEGAN ROAD, SUITE 900
LAKE BLOFF, IL 60044
(847) 572-5200 FAX (847) 457-3128
www.pickellbuilders.com

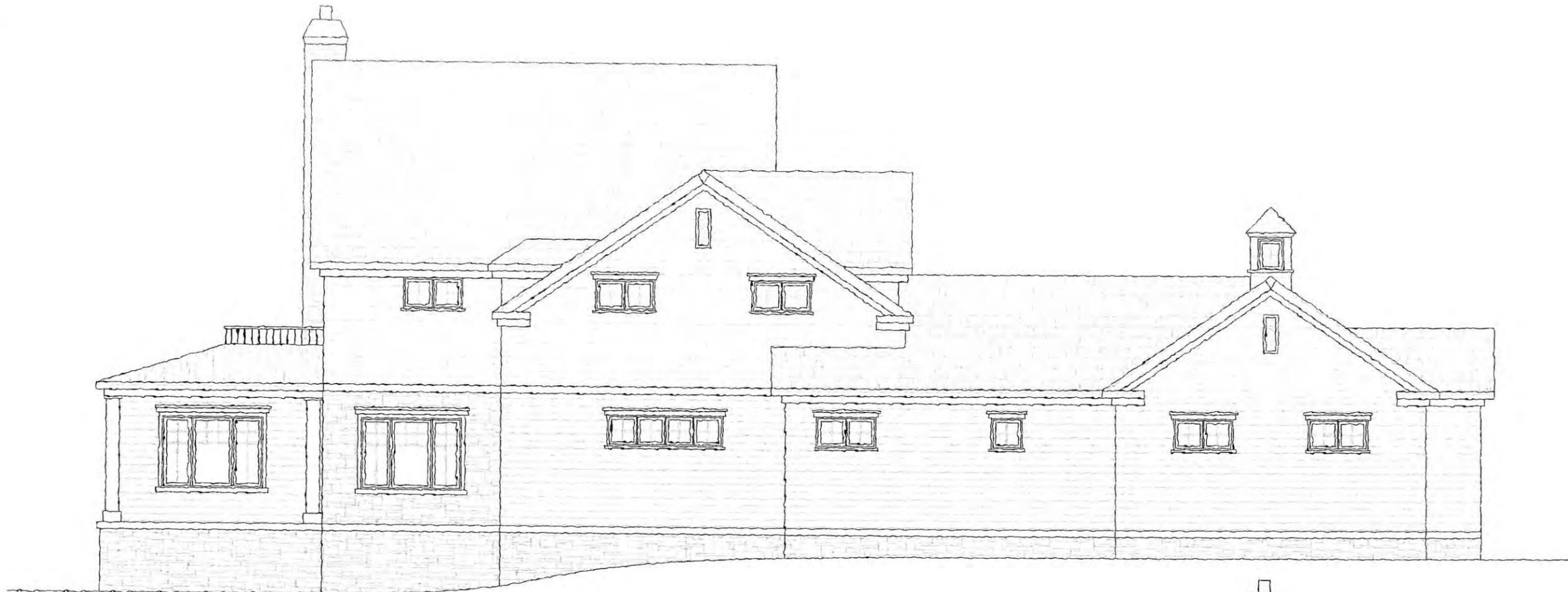
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BOSWORTH RESIDENCE
1224 W. Main Street
Lake Geneva, WI 53147

DATE	REVISION	ISSUED FOR PERMIT
08/03/2016		

PROJECT NUMBER

A1



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



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

ORREN PICKELL
DESIGN GROUP, INC.
101 WAUKEGAN ROAD, SUITE 900
LAKE BLUFF, IL 60044
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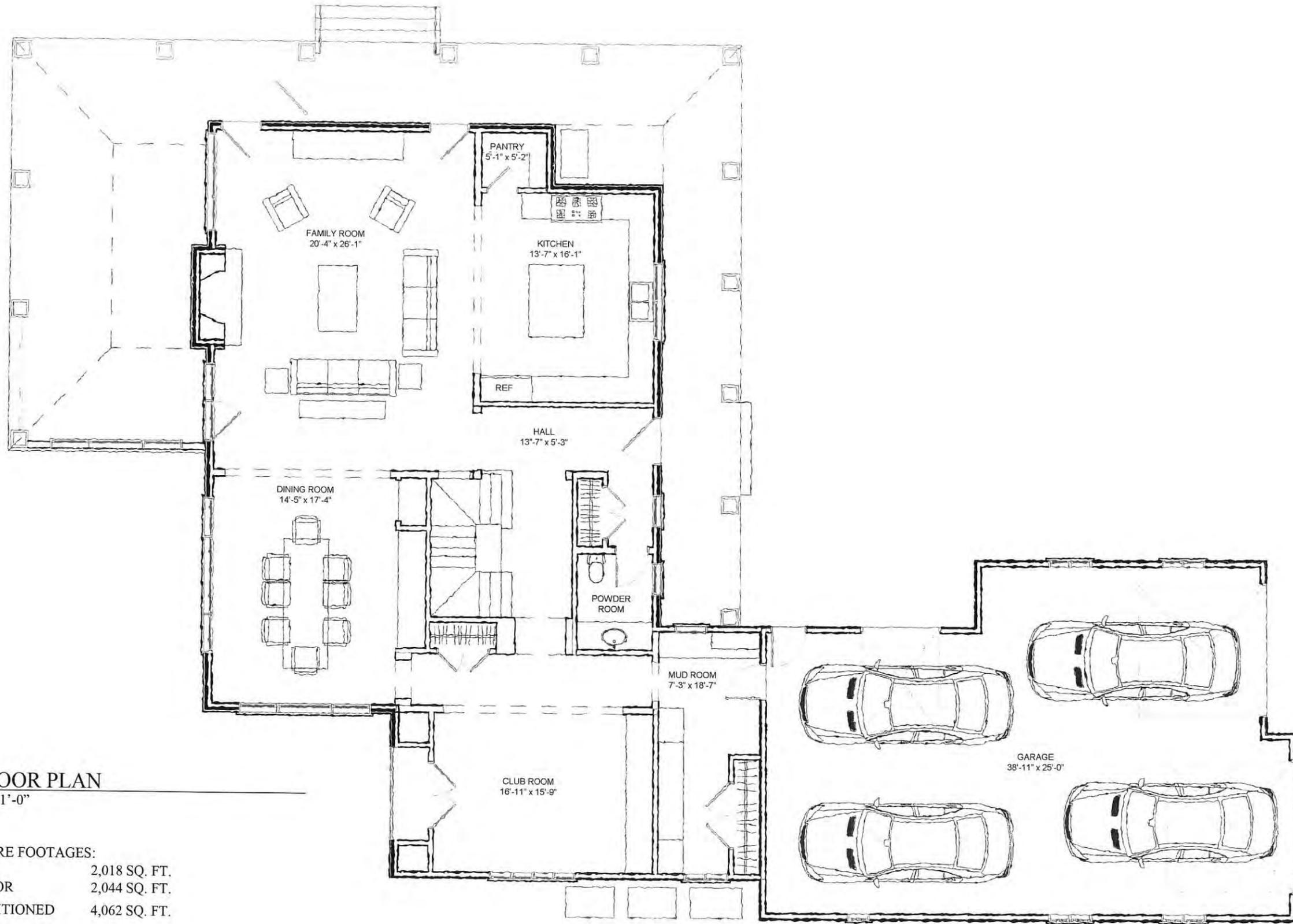
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BOSWORTH RESIDENCE
1224 W. Main Street
Lake Geneva, WI 53147

DATE	REVISION	ISSUED FOR PERMIT
08/03/2016		

PROJECT NUMBER

A2



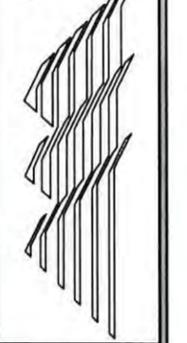
FIRST FLOOR PLAN

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

TOTAL SQUARE FOOTAGES:

FIRST FLOOR	2,018 SQ. FT.
SECOND FLOOR	2,044 SQ. FT.
TOTAL CONDITIONED	4,062 SQ. FT.
GARAGE	1,040 SQ. FT.
COVERED PORCH	1,012 SQ. FT.

ORREN PICKELL
 DESIGN GROUP, INC.
 101 WAUKEGAN ROAD, SUITE 900
 LAKE BLUFF, IL 60044
 (847) 572-5200 FAX (847) 457-3128
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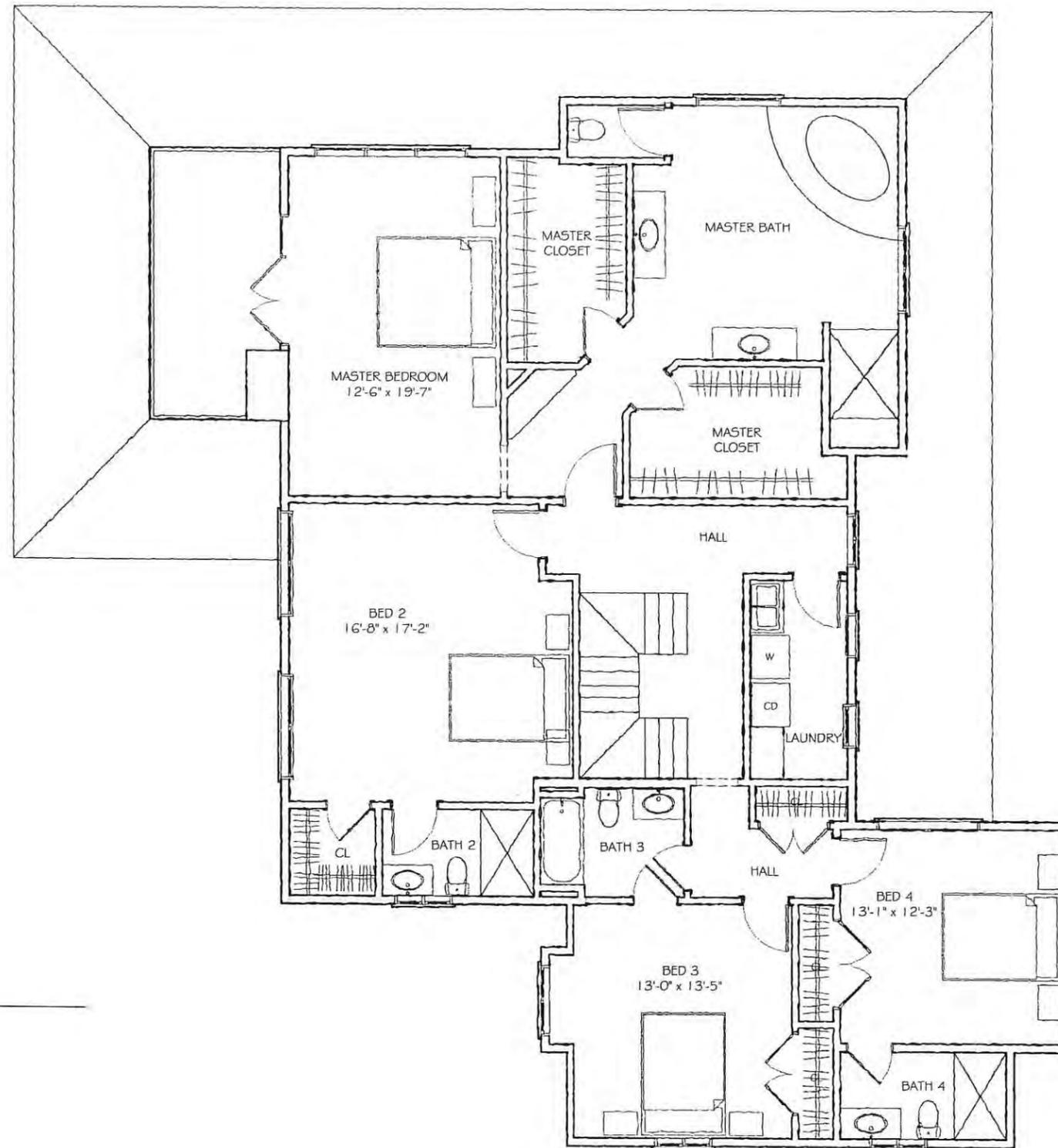
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BOSWORTH RESIDENCE
 1224 W. Main Street
 Lake Geneva, WI 53147

DATE	REVISION
08/03/2016	ISSUED FOR PERMIT

PROJECT NUMBER

A3

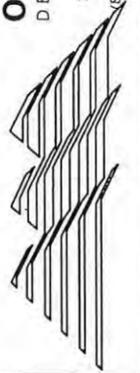


SECOND FLOOR PLAN

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

TOTAL SQUARE FOOTAGES:

FIRST FLOOR	2,018 SQ. FT.
SECOND FLOOR	2,044 SQ. FT.
TOTAL CONDITIONED	4,062 SQ. FT.
GARAGE	1,040 SQ. FT.
COVERED PORCH	1,012 SQ. FT.



ORREN PICKELL
 DESIGN GROUP, INC.
 101 WALKEGAN ROAD, SUITE 900
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 ORREN PICKELL DESIGN GROUP, INC.

BOSWORTH RESIDENCE
 1224 W. Main Street
 Lake Geneva, WI 53147

DATE	REVISION
08/03/2016	ISSUED FOR PERMIT

PROJECT NUMBER

A4

APPLICATION FOR SITE PLAN REVIEW
City of Lake Geneva

Site Address and Parcel No. or Legal Description:

Lake Geneva United Methodist Church 912 Geneva Street ZA46400001

Name and Address of Current Owner:

Lake Geneva United Methodist Church

Telephone No. of Current Owner including area code: 262-248-4114

Name and Address of Applicant:

Same as Owner

Engineering Agent: Ryan Cardinal, N6786 Avataia Trall, Elkhorn, WI 53121

Telephone No. of Applicant including area code: Cardinal Engineering LLC 262-757-8776

Proposed Use:

See Enclosed Project Narrative - Offstreet parking

Zoning District: SR-4

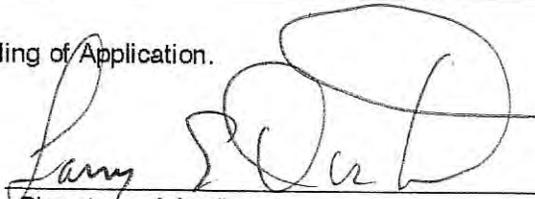
Names and Addresses of architect, professional engineer and contractor of project:

Cardinal Engineering, Ryan Cardinal, N6786 Avataia Trall, Elkhorn, WI 53121

Short statement describing activities to take place on site:

See enclosed project narrative

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



Signature of Applicant

AGREEMENT FOR SERVICES

**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.

- ____ x (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;
- ____ x (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.
- ____ x (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: _____

To: Mr. Ken Robers **Date:** August 8, 2016
From: Daniel Janke, P.E.
CC: Tom Foht, P.E.
Subject: Review of Plans Prepared by Cardinal Engineering (for Lake Geneva United Methodist Church) in the City of Lake Geneva

We have completed a review of the construction plans and supporting documents prepared by Cardinal Engineering, July 29th, 2016. The review was conducted to determine compliance with the City of Lake Geneva Municipal Code and good engineering practices.

It is proposed to construct an approximately 5,000 sf parking lot in the rear yard of the Church parcel on Cook Street, adjacent to an existing alley.

The Following Plans were submitted for Review.

- Construction Plans – Sheets C-1 through C-6, July 29th, 2016
- Soil Boring Log – dated June 28th 2016
- Infiltration Trench Calculations- dated July 28th, 2016

Construction Plan Review Comments:

- It is our understanding that the applicant has had prior conversations with City Staff regarding some of the Code variances and exceptions.
- The proposed plan utilizes the existing driveway apron on Cook Street, 130' south of Geneva Street. The existing apron width of 10' is less than the 18' feet required by the Zoning Code, but appears sufficient for low volume one-way access. Widening the existing apron would result in the loss of two on-street public parking spaces.
- It is proposed for an existing power pole with an anchored guy wire to remain in its current location, which lies in the proposed paved lot and decreases the exit width to the alley to 10.5'. If the pole cannot be relocated, we recommend the installation of more protective bollards prior to the pole along the one-way path and to eliminate the most southwestern stall or reconfigure the stalls in a manner that the path of the exiting maneuver from the stall avoids the pole and bollards. Reconfiguring the infiltration trench (see further comments below) may also allow for a slightly wider exit width to the alley.
- Due to the size of the lot and function of the proposed infiltration trench, we have no objection to the applicant's request for variance on curbing. The infiltration trench will function better and there will be less soil erosion with the runoff sheeting over the parking lot directly to the trench rather than being concentrated with curbing and a curb cut.
- We have no objection with the use of a "compact" parking stall, as the plan shows an appropriate size and marking for such use.

- The appropriate signage for the van accessible ADA stall should be shown on the plans and details.
- It appears that the 5' pavement setback from the alley can be achieved if the most southwestern stall is removed per recommendation above.

Infiltration Trench Review Comments:

- The infiltration trench appears to be undersized per DNR Technical Standards and only about half of the lot would drain to the trench per the proposed pavement elevations. We recommend moving or extending the infiltration trench longitudinally into the green space between the parking lot and sidewalk and adjust the proposed pavement elevations to sheet drain the water uniformly to the trench.
- The infiltration rate in the design calculations should be revised to the correct rates per Technical Standard 1002 and correlate to the limiting layer of the soil. The soil boring provided shows sandy clay soil as the limiting layer.
- If possible, infiltration trench should have a maximum draw down time of 72 hours. Increasing the trench size will allow for a decreased trench depth and faster drawdown time.
- WinSLAMM Input Areas and Parameters summaries should be provided for review.

Although the material has been reviewed, the Applicant and their consultants are ultimately responsible for the thoroughness and accuracy of the site plans for conformance with state statutes, standards and The Lake Geneva municipal city code.

Please contact me if you have any questions or comments pertaining to this project at (262) 758-6014 or djanke@kapurinc.com.

LAKE GENEVA METHODIST CHURCH

NEW OFFSTREET PARKING LOT PERMIT PLANS JULY 29, 2016

CLIENT



LAKE GENEVA UNITED
METHODIST CHURCH

PROJECT

LGUMC
PARKING LOT

CITY OF LAKE GENEVA
WALWORTH COUNTY
WISCONSIN

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

N6786 AVATAIA TRAIL
ELKHORN, WI 53121
262-757-8776

CARDINALENGINEERINGWI.COM



DIGGERS HOTLINE

Dial 811 or (800)242-8511

www.DiggersHotline.com

SCALE 1"=10'
0 5 10 Feet

PROJECT NUMBER 1601319

DATE 7-29-16

DESIGNED BY RWC

NO.	REVISION DESC.	DATE

RELEASE

PERMIT PLANS

DRAWING TITLE
TITLE SHEET

DRAWING

C-1

SHEET NUMBER

1 OF 6

CIVIL DRAWING INDEX

C-1	TITLE SHEET
C-2	SITE GEOMETRY AND STRIPING PLAN
C-3	DEMOLITION AND EROSION CONTROL PLAN
C-4	GRADING AND PAVEMENT PLAN
C-5	DETAILS
C-6	DETAILS



ALL SPECIFICATIONS ARE REFERENCED TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION. DETAILS UNDER CARDINAL ENGINEERING LLC TITLE BLOCK TAKE PRECEDENCE

WISDOT STANDARD DETAILS TO BE FOLLOWED INCLUDE, BUT NOT LIMITED TO THOSE PROVIDED AT THE END OF THIS PLAN SET. ONLY SPECIFICATIONS OR DETAILS PROVIDED UNDER THIS PROJECT TITLE BLOCK SUPERCEDE THE REFERENCED WISDOT SPECIFICATIONS.

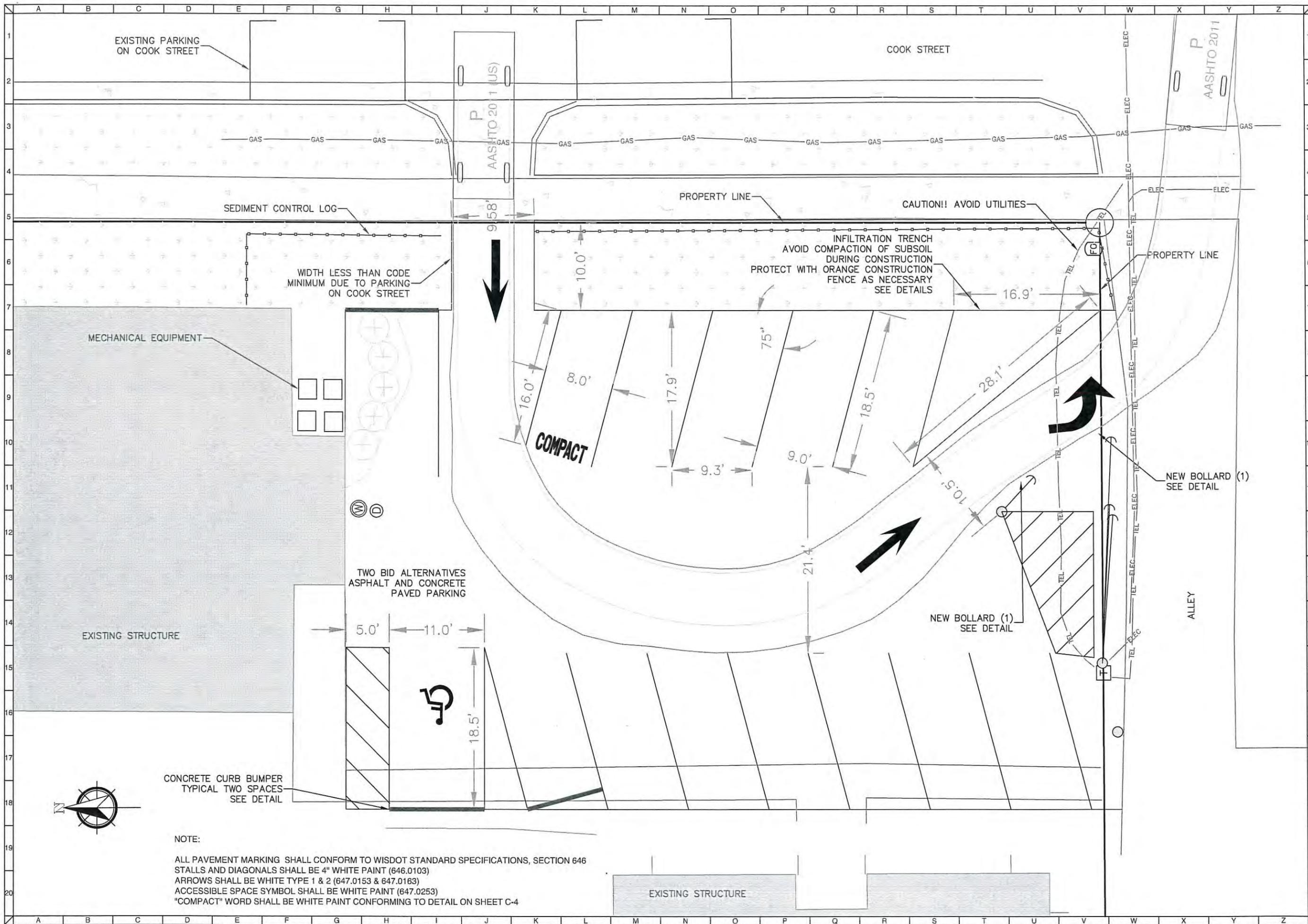
CONTRACTOR SHALL PROVIDE TWO ALTERNATE PRICING

1. ASPHALT PAVEMENT
2. CONCRETE PAVEMENT

AS IT CONFORMS TO THE PLANS AND SPECIFICATIONS. SUBMIT ALL QUESTIONS TO RYAN CARDINAL AT RYAN@CARDINALENGINEERINGWI.COM

CONSTRUCTION STAKING TO BE PROVIDED BY CARDINAL ENGINEERING LLC. CONTACT RYAN CARDINAL 262-757-8776 TO COORDINATE SCOPE AND PRICE TO BE INCLUDED IN BID TO OWNER.

CAD FILES WILL ONLY BE PROVIDED TO CONTRACTOR FOR A FEE



NOTE:
 ALL PAVEMENT MARKING SHALL CONFORM TO WISDOT STANDARD SPECIFICATIONS, SECTION 646
 STALLS AND DIAGONALS SHALL BE 4" WHITE PAINT (646.0103)
 ARROWS SHALL BE WHITE TYPE 1 & 2 (647.0153 & 647.0163)
 ACCESSIBLE SPACE SYMBOL SHALL BE WHITE PAINT (647.0253)
 "COMPACT" WORD SHALL BE WHITE PAINT CONFORMING TO DETAIL ON SHEET C-4



CLIENT
 LAKE GENEVA UNITED METHODIST CHURCH
 PROJECT
 LGUMC PARKING LOT
 CITY OF LAKE GENEVA WALWORTH COUNTY WISCONSIN

CARDINAL ENGINEERING LLC
 DESIGNING IN TRUE DIRECTIONS
 N6786 AVATAIA TRAIL
 ELKHORN, WI 53121
 262-757-8776
 CARDINALENGINEERINGWI.COM

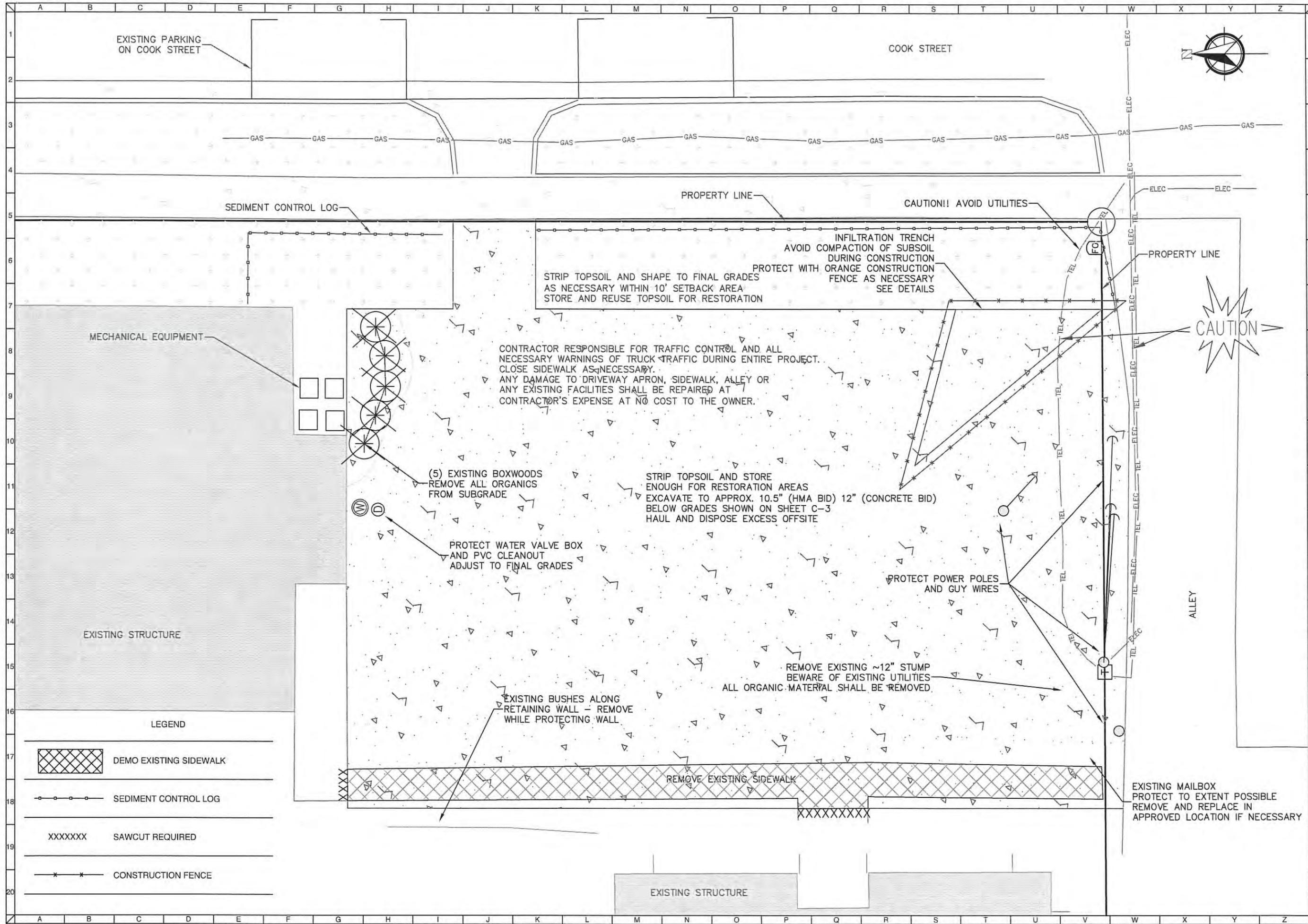


SCALE 1"=10'
 PROJECT NUMBER 1601319
 DATE 7/29/16
 DESIGNED BY RWC

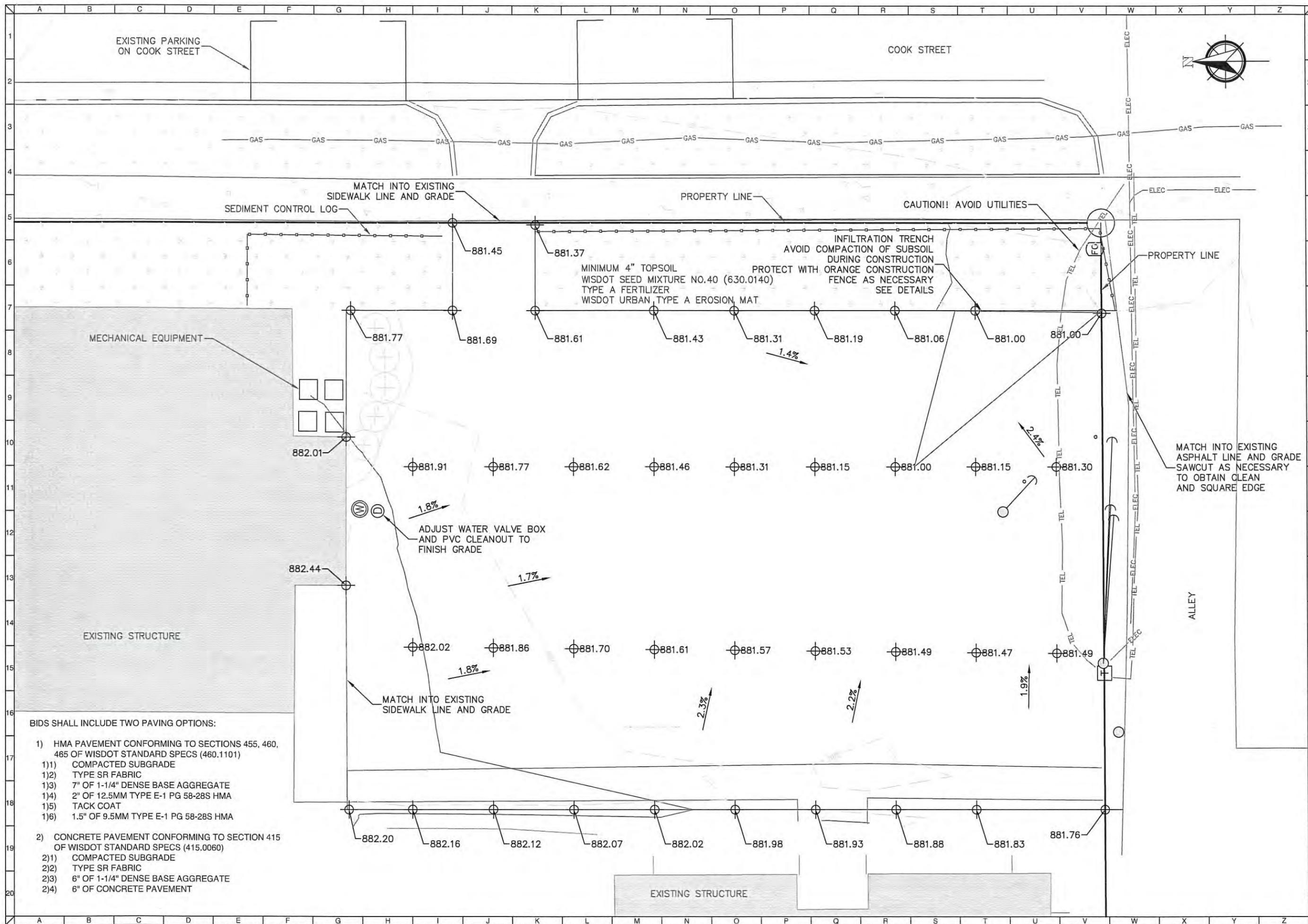
NO.	REVISION DESC.	DATE

RELEASE
 PERMIT PLANS
 DRAWING TITLE
 SITE GEOMETRY AND STRIPING PLAN

DRAWING
C-2
 SHEET NUMBER
2 OF 6



NO.	REVISION DESC.	DATE



- BIDS SHALL INCLUDE TWO PAVING OPTIONS:
- 1) HMA PAVEMENT CONFORMING TO SECTIONS 455, 460, 465 OF WISDOT STANDARD SPECS (460.1101)
 - 1)1) COMPACTED SUBGRADE
 - 1)2) TYPE SR FABRIC
 - 1)3) 7" OF 1-1/4" DENSE BASE AGGREGATE
 - 1)4) 2" OF 12.5MM TYPE E-1 PG 58-28S HMA
 - 1)5) TACK COAT
 - 1)6) 1.5" OF 9.5MM TYPE E-1 PG 58-28S HMA
 - 2) CONCRETE PAVEMENT CONFORMING TO SECTION 415 OF WISDOT STANDARD SPECS (415.0060)
 - 2)1) COMPACTED SUBGRADE
 - 2)2) TYPE SR FABRIC
 - 2)3) 6" OF 1-1/4" DENSE BASE AGGREGATE
 - 2)4) 6" OF CONCRETE PAVEMENT



PROJECT
LGUMC PARKING LOT
CITY OF LAKE GENEVA
WALWORTH COUNTY
WISCONSIN

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS
N6786 AVATAIA TRAIL
ELKHORN, WI 53121
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SCALE 1"=10'
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RELEASE

PERMIT PLANS

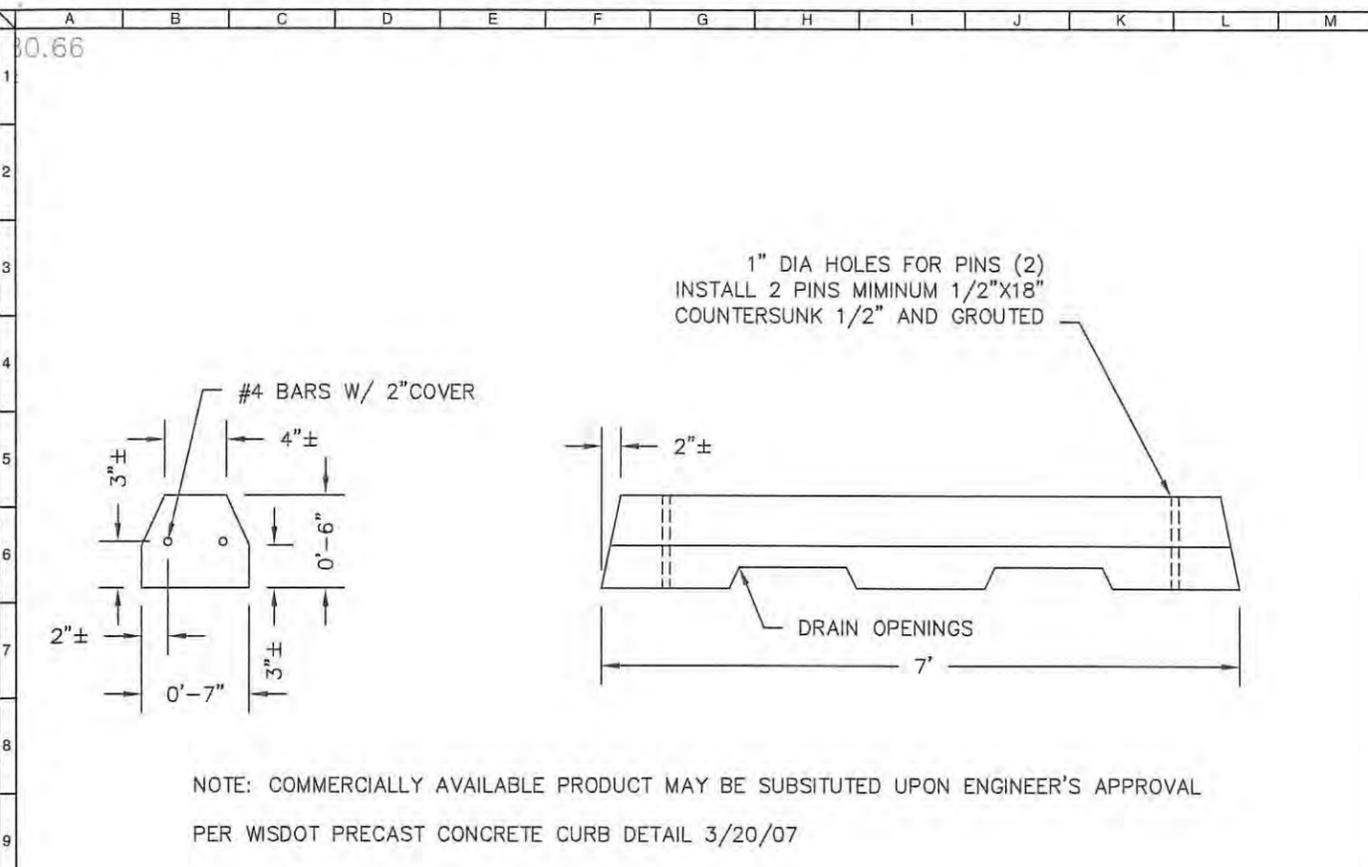
DRAWING TITLE
GRADING AND PAVEMENT PLAN

DRAWING

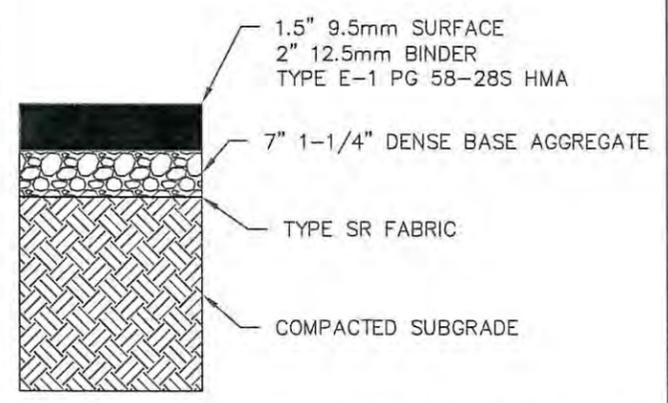
C-4

SHEET NUMBER

4 OF 6

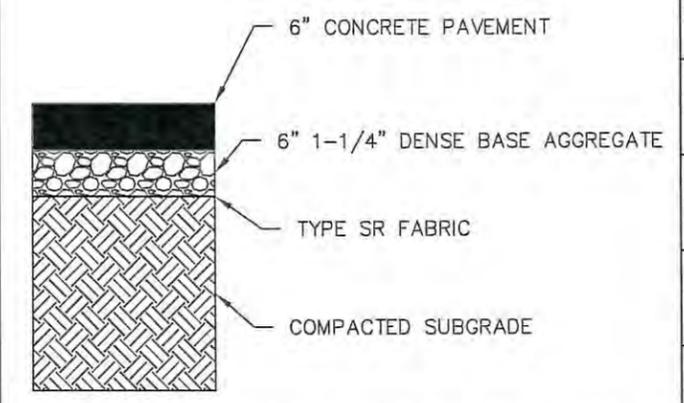


PRECAST CURB DETAIL
NTS



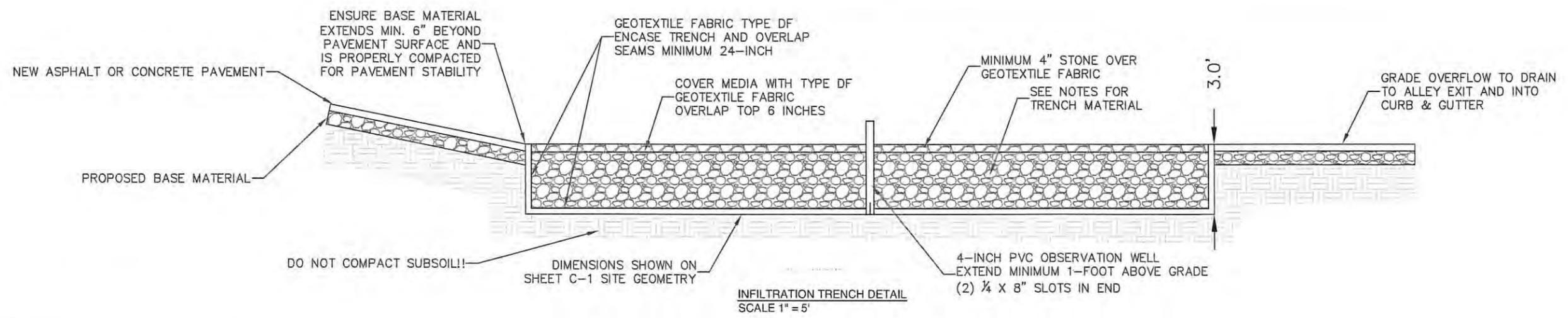
CONFORM TO WISCONSIN STANDARD SPECIFICATIONS
FOR REQUIRED SUBGRADE WORK, FABRIC, BASE
AGGREGATE, AND ASPHALT. TACK COAT MAY BE
OMITTED IF BINDER MEETS REQUIRED TEMPERATURES.

ASPHALT PAVEMENT ALTERNATE
NTS



CONFORM TO WISCONSIN STANDARD SPECIFICATIONS
FOR REQUIRED SUBGRADE WORK, FABRIC, BASE
AGGREGATE, AND CONCRETE PAVEMENT.

CONCRETE PAVEMENT ALTERNATE
NTS



- NOTES:
- 1) DETAIL AND NOTES BASED ON WDNR INFILTRATION TRENCH TECHNICAL STANDARD No. 1007. SEE STANDARD FOR MORE INFORMATION.
 - 2) THE WIDTH OF THE GEOTEXTILE FABRIC MUST INCLUDE SUFFICIENT MATERIAL TO CONFORM TO PERIMETER IRREGULARITIES AND FOR A 6-INCHES MINIMUM TOP OVERLAP.
 - 3) WHEN OVERLAPS ARE REQUIRED BETWEEN ROLLS, THE UPHILL ROLL SHOULD LAP A MINIMUM OF 24-INCHES OVER THE DOWNHILL ROLL IN ORDER TO PROVIDE A SHINGLED EFFECT.
 - 4) TRENCH MEDIA SHALL CONFORM TO ASTM C33 FOR COARSE AGGREGATE PRIOR TO WASHING. STONE AGGREGATE SHALL BE WASHED TO REMOVE FINE MATERIAL, BE NO LESS THAN 1/2-INCH AND NO MORE THAN 2-1/2 INCH IN SIZE, AND HAVE A HARDNESS VALUE OF OF AT LEAST 3 ON MOH'S SCALE OF HARDNESS.
 - 5) UPON APPROVAL BY THE ENGINEER, TRENCH MEDIA MAY MEET THE OPEN GRADED REQUIREMENTS OF SECTION 310 OF THE STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, WISCONSIN DEPARTMENT OF TRANSPORTATION, CURRENT EDITION.
 - 6) COMPACTION OF THE AREA TO BE UTILIZED FOR THE INFILTRATION TRENCH SHALL BE AVOIDED. INSTALL CONSTRUCTION FENCING AS NECESSARY AND AVOID CONSTRUCTION EQUIPMENT MOVING ACROSS THE DESIGNATED AREA.
 - 7) IF COMPACTION OCCURS, FOLLOW MITIGATION REQUIREMENTS IN THE TECHNICAL STANDARD.



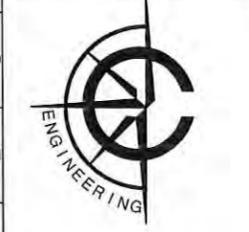
CLIENT
LAKE GENEVA UNITED
METHODIST CHURCH

PROJECT
LGUMC
PARKING LOT
CITY OF LAKE GENEVA
WALWORTH COUNTY
WISCONSIN

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PROJECT NUMBER	1601319
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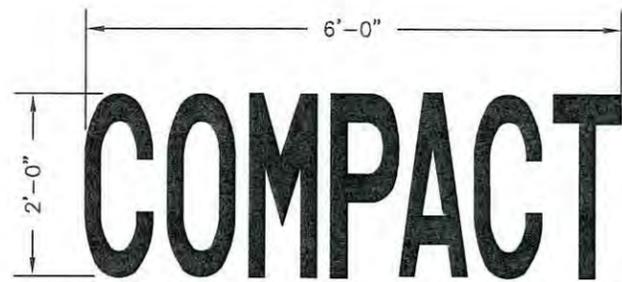
RELEASE

PERMIT PLANS

DRAWING TITLE
DETAILS

DRAWING
C-5

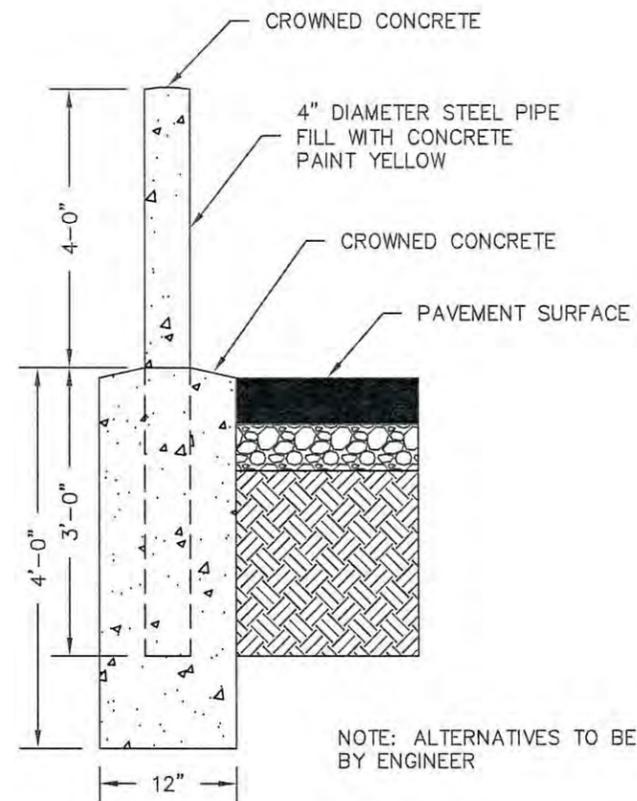
SHEET NUMBER
5 OF 6



NOTE: PAVEMENT MARKING SHALL CONFORM TO SECTION 647 OF THE WISCONSIN STANDARD SPECIFICATIONS.

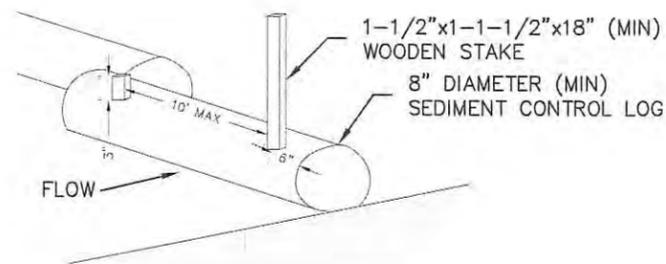
NOMINAL DIMENSIONS MAY VARY SLIGHTLY BASED ON THE CONTRACTOR'S AVAILABLE TEMPLATE. OBTAIN APPROVAL FROM ENGINEER.

PAVEMENT MARKING "COMPACT"
NTS

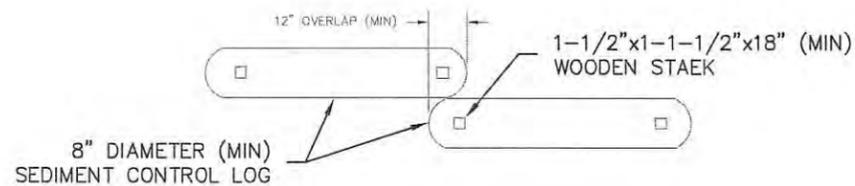


NOTE: ALTERNATIVES TO BE APPROVED BY ENGINEER

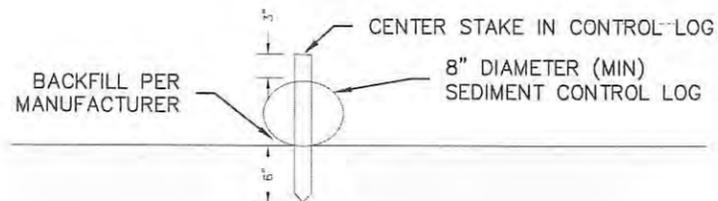
BOLLARD DETAIL
NTS



TYPICAL ISOMETRIC



TYPICAL PLAN VIEW



TYPICAL SECTION

SEDIMENT CONTROL LOG DETAIL
NTS

NOTES:

- LOG MUST BE MINIMUM 8LB/FT, OR LOG MUST BE TRENCHED.
- PLACE LOG AGAINST SIDEWALK OR BACK OF CURB WHEN ADJACENT
- STAKING SPACING MAX IS SHOWN. FOLLOW MANUFACTURER'S RECOMMENDATION.
- IF PLACED ON HARD SURFACE, REPLACE WOODEN STAKES WITH CONCRETE BLOCKS OR SAND BAGS.
- FILL MATERIAL SHALL BE WOOD, MULCH, COMPOST, OR OTHER MANUFACTURER MATERIAL PREVENTING SEDIMENT TRANSPORT



LAKE GENEVA UNITED METHODIST CHURCH

PROJECT

LGUMC PARKING LOT

CITY OF LAKE GENEVA
WALWORTH COUNTY
WISCONSIN

CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

N6786 AVATAIA TRAIL
ELKHORN, WI 53121

262-757-8776
CARDINALENGINEERINGWI.COM



PROJECT NUMBER	1601319
DATE	7/29/16
DESIGNED BY	RWC

NO.	REVISION DESC.	DATE

RELEASE

PERMIT PLANS

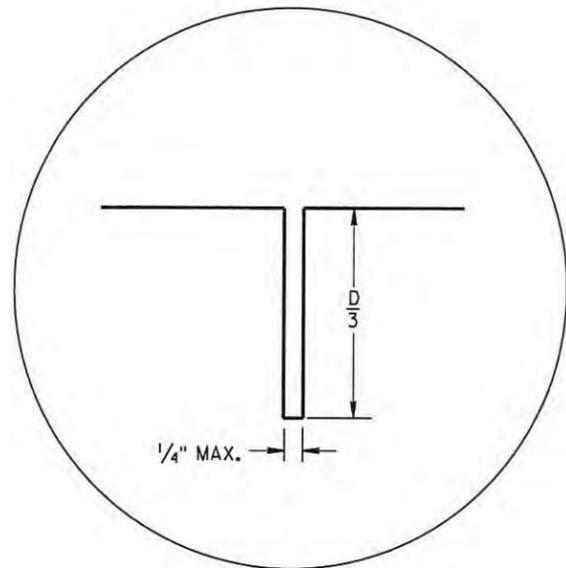
DRAWING TITLE
DETAILS

DRAWING

C-6

SHEET NUMBER

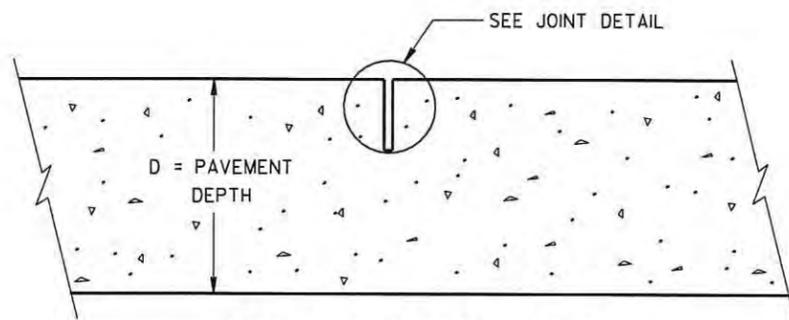
6 OF 6



JOINT DETAIL

PAVEMENT DEPTH AND JOINT SPACING TABLE

PAVEMENT DEPTH (D)	CONTRACTION JOINT SPACING
6", 6 1/2"	12'
7", 7 1/2"	14'
8" & ABOVE	15'



CONTRACTION JOINT

GENERAL NOTES

CONTRACTION JOINTS

CONSTRUCT TRANSVERSE CONTRACTION JOINTS NORMAL TO THE CENTERLINE.

LOCATE AND ORIENT CONTRACTION JOINTS THROUGH INTERSECTIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

DO NOT SEAL OR FILL CONTRACTION JOINTS.

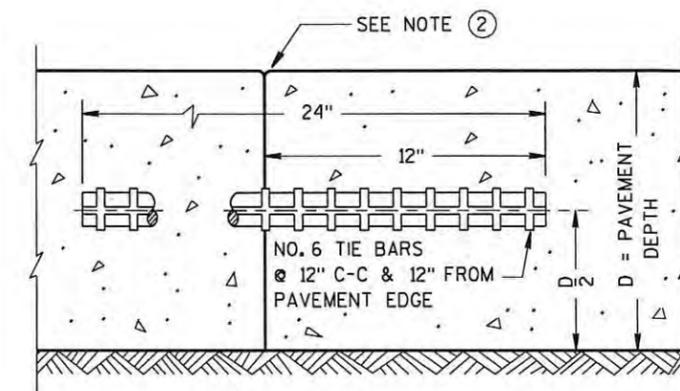
CONSTRUCTION JOINTS

LOCATE CONSTRUCTION JOINTS A MINIMUM OF 6 FEET FROM THE NEAREST CONTRACTION JOINT AND ALIGN PARALLEL TO THE CONTRACTION JOINTS.

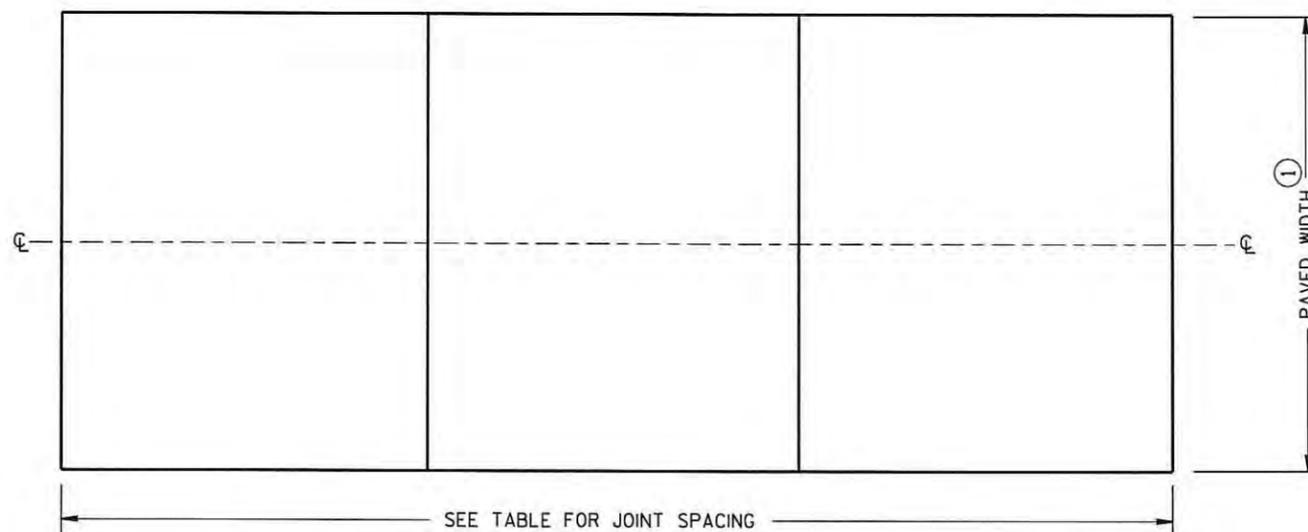
FORM OR SAW CONSTRUCTION JOINTS.

THE CONTRACTOR MAY INSERT TIE BARS THROUGH THE HEADER BOARD AFTER THE CONCRETE HAS BEEN PLACED.

- ① REFER TO TYPICAL CROSS SECTIONS FOR PAVED WIDTH AND LOCATION OF LONGITUDINAL JOINTS.
- ② PROVIDE A SMOOTH VERTICAL FACE FOR THE ENTIRE DEPTH OF THE PAVEMENT WHEN FORMING CONSTRUCTION JOINTS. PROVIDE A 1/4-INCH RADIUS AT FORMED JOINTS.



TIED TRANSVERSE CONSTRUCTION JOINT

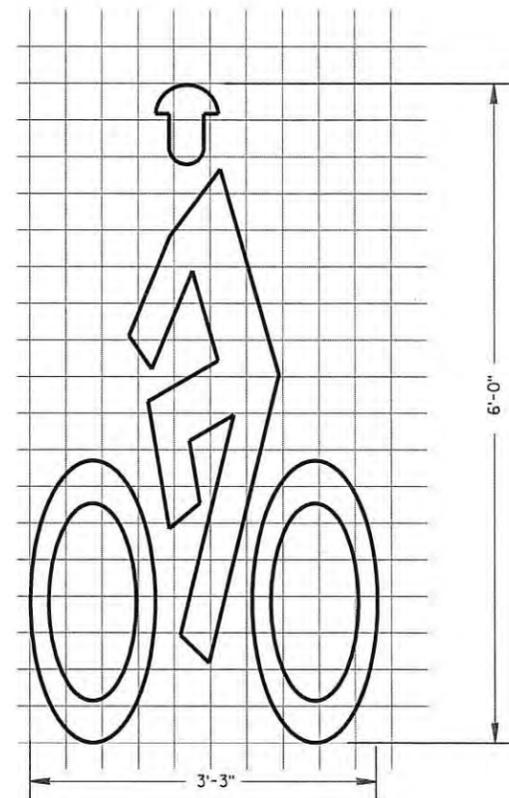
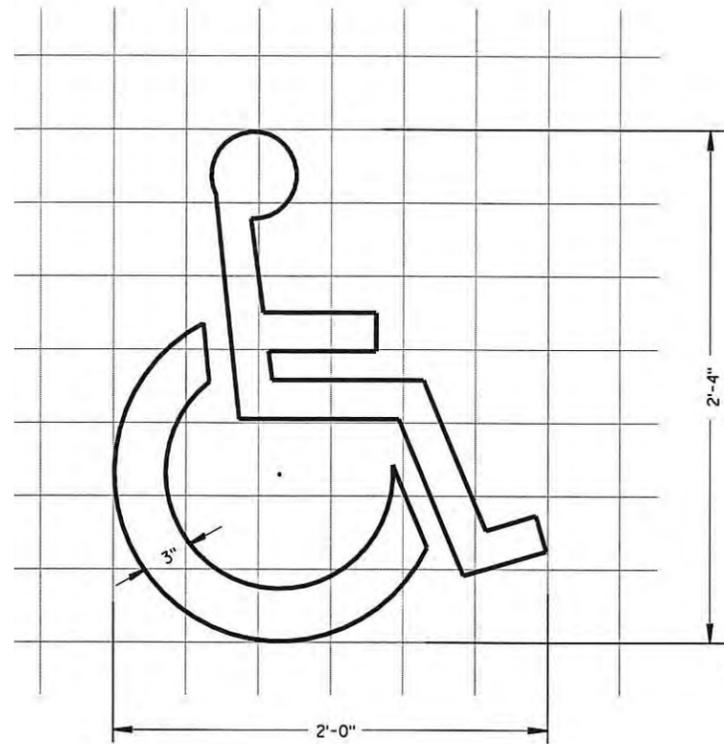


CONTRACTION JOINT LOCATIONS

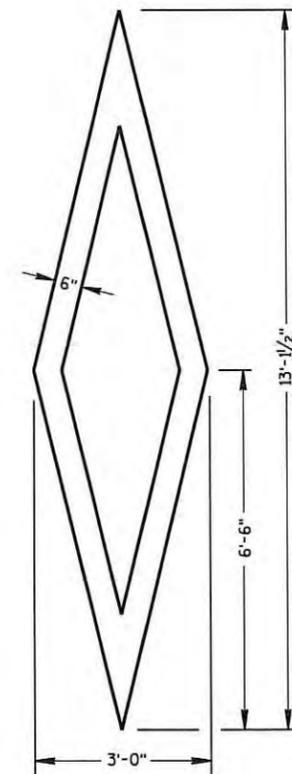
URBAN NON-DOWELED CONCRETE PAVEMENT	
STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION	
APPROVED 5-3-2013 DATE	/S/ Deb Bischoff PAVEMENT POLICY & DESIGN ENGINEER FHWA

GENERAL NOTES

DETAILS OF INSTALLATION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.



BIKE CROSSING SYMBOL

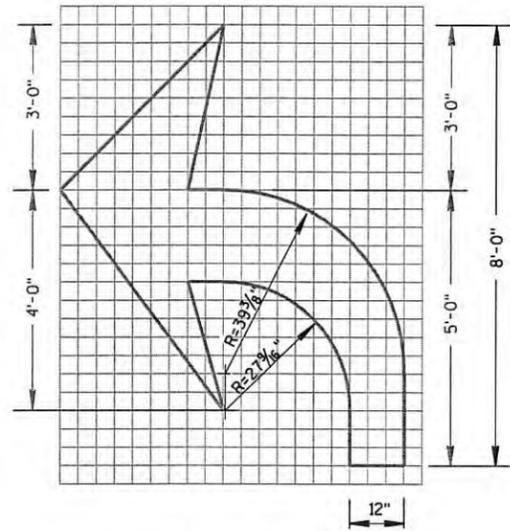


PREFERENTIAL LANE SYMBOL

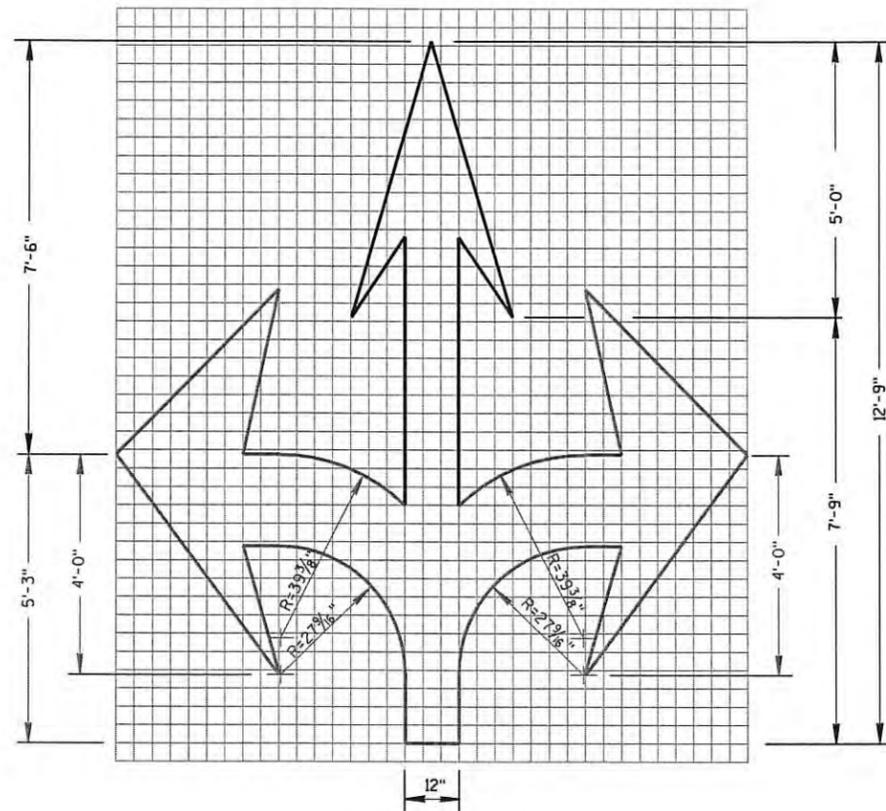
6

6

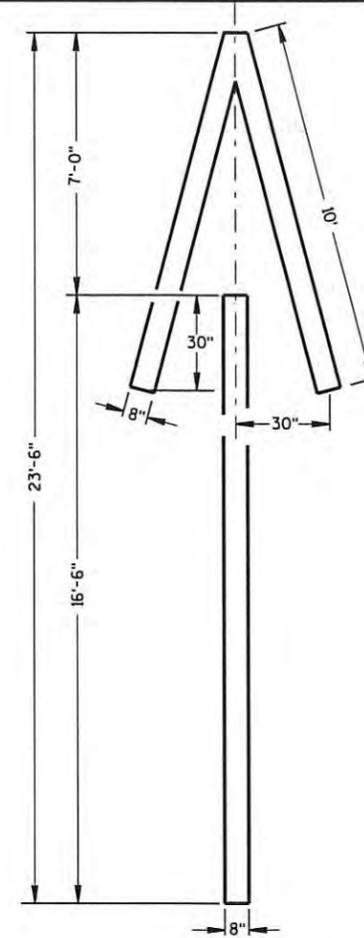
PAVEMENT MARKING SYMBOLS	
STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION	
APPROVED 4/18/16 DATE	/S/ Matthew R. Rauch STATE SIGNING AND MARKING ENGINEER
FHWA	



TYPE 2



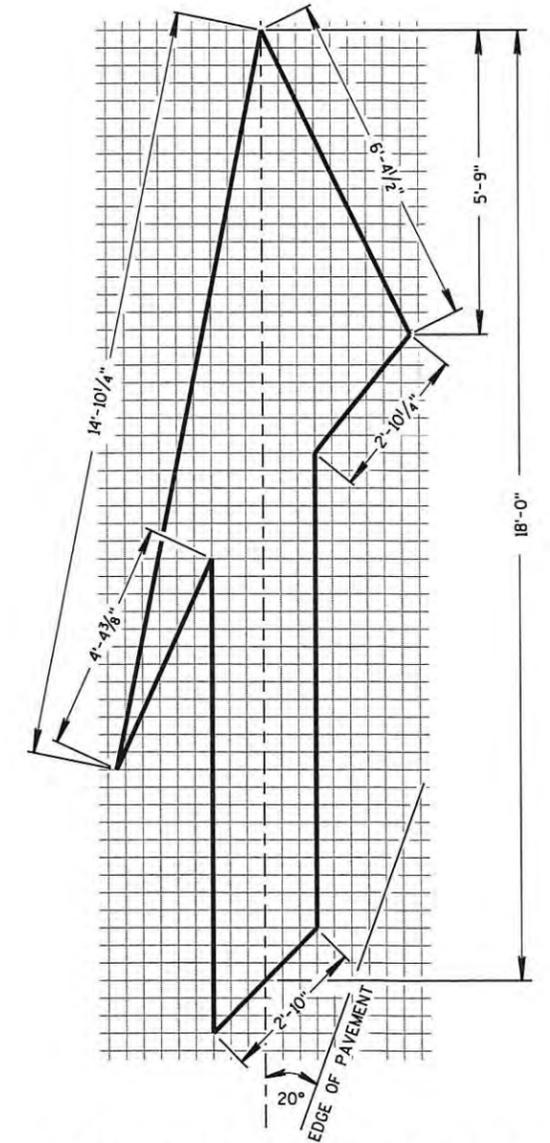
TYPE 6



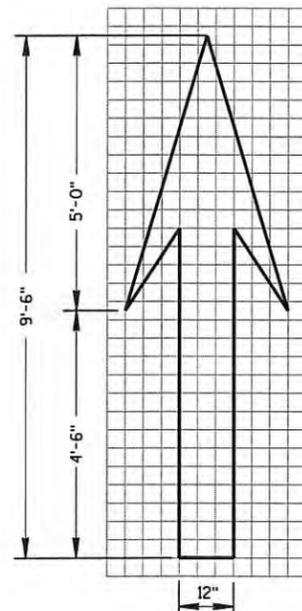
TYPE 4

GENERAL NOTES

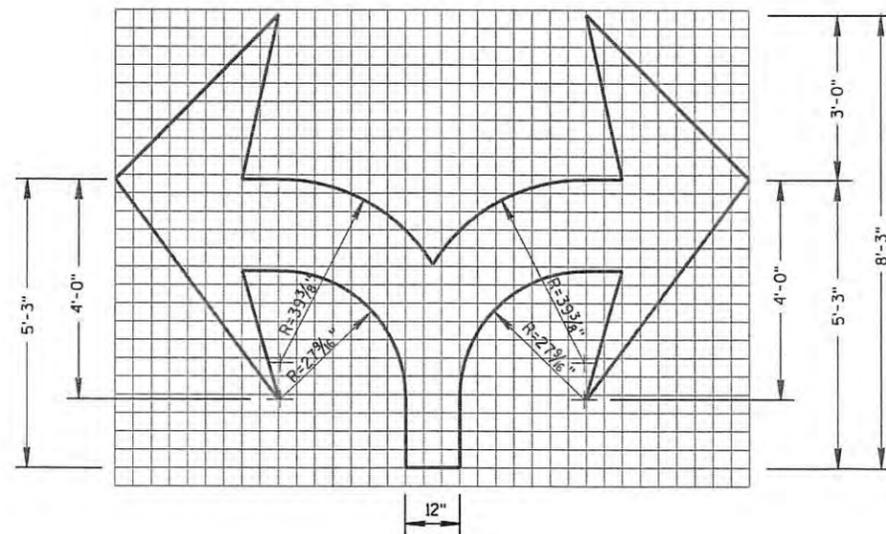
DETAILS OF INSTALLATION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.



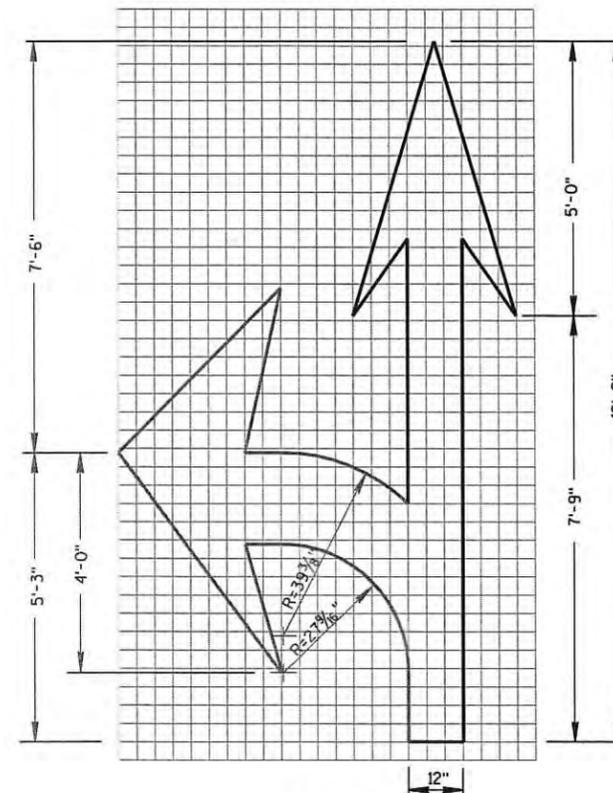
TYPE 5 LANE DROP ARROW



TYPE 1



TYPE 7



TYPE 3

6

6

PAVEMENT MARKING ARROWS	
STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION	
APPROVED	/s/ Matthew R. Rauch
4-18-16	DATE
	STATE SIGNING AND MARKING ENGINEER
FHWA	

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, August 15, 2016, at 6:30 p.m. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Zoning Text Amendment to Sections 98-206: Commercial Land Uses of the Zoning Code in the City of Lake Geneva. The full proposed text of Sections 98-206 are available at the City Building and Zoning office for review.

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, August 15, 2016 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 29th day of July 2016.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

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

Option #3 – allowing tattooing above the clavicle in Personal or Professional Service which affects Sections 4b and 4p.

(4) Commercial Land Uses

(a) Office

Description: Office land uses include all exclusively indoor land uses whose primary functions are the handling of information or administrative services. Such land uses do not typically provide services directly to customers on a walk-in or on-appointment basis.

1. Permitted by Right {NO, PO, NB, PB, GB, CB, PI, GI, HI}
2. Conditional Use Regulations: Not applicable.
3. Parking Regulations: One space per 300 square feet of gross floor area.

(b) Personal or Professional Service

Description: Personal service and professional service land uses include all exclusively indoor land uses whose primary function is the provision of services directly to an individual on a walk-in or on-appointment basis. Examples of such uses include professional services, insurance or financial services, realty offices, medical offices, and clinics, veterinary clinics, barber shops, beauty shops, **tattooing services above the clavicle**, and related land uses.

1. Permitted by Right {NO, PO, NB, PB, GB, CB, PI}
2. Conditional Use Regulations: Not applicable.
3. Parking Regulations: one space per 300 square feet of gross floor area.

(c) Indoor Sales or Service

Description: Indoor sales and service land uses include all land uses which conduct or display sales or rental merchandise or equipment, or non-personal or non-professional services, entirely within an enclosed building. This includes self-service facilities such as coin-operated Laundromats. Depending on the zoning district, such land uses may or may not display products outside of an enclosed building. Such activities are listed as “Outdoor Display Incidental to Indoor Sales” under “Accessory Uses” in the Table of Land Uses, (Section 98-206(8)(f)). A land use which contains both indoor sales and outdoor sales exceeding 15% of the total sales area of the building(s) on the property shall be considered an outdoor sales land use, (See (d), below.). Artisan craft production such as consumer ceramics, custom woodworking, or other production activities directly associated with retail sales are regulated as “light industrial uses incidental to retail sales” (see Section 98-206(8)(i).)

1. Permitted by Right {NB, PB, GB, CB}
2. Conditional Use Regulations {NO, PO, PI}
 - a. Permitted uses shall be limited to indoor sales and personal services which primarily support office tenants such as office supply stores, copy centers and travel agencies.
 - b. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.

3. Parking Regulations: One space per 300 square feet of gross floor area.

(d) **Outdoor Display** (Ord. No. 01-19 2/12/01)

Description: Outdoor display land uses include all land uses which conduct sales, display sales or rental merchandise or equipment outside of an enclosed building. Examples of such land uses include vehicle rental, manufactured and mobile housing sales and monument sales. The area of outdoor sales shall be calculated as the area which would be enclosed by a fence installed and continually calculated maintained in the most efficient manner which completely encloses all materials displayed outdoors. Such land uses do not include the storage or display of inoperative vehicles or equipment, or other materials typically associated with a junkyard or salvage yard. (See Subsection (5), below, also.) (Land uses which conduct or display only a limited amount of product outside of an enclosed building, are listed separately in Sections 98-906(8)(f) as "Outdoor Display Incidental to Indoor Sales.")

1. Permitted by Right: Not applicable

2. Conditional Use Regulations {CB, PB, GB}:

- a. The display of items shall not be permitted in permanently protected green space areas, required landscaped areas, or required bufferyards.
- b. The display of items shall not be permitted within required setback areas for the principal structure.
- c. In no event shall the display of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of Section 98-704. If the number of provided parking stalls on the property is already less than the requirement, such display area shall not further reduce the number of parking stalls already present.
- d. Display areas shall be separated from any vehicular parking or circulation area by a minimum of 10 feet. This separation shall be clearly delimited by a physical such as a greenway, curb, fence, or line of planters, or by a clearly marked paved area.
- e. Signs, screenage, enclosures, landscaping, or materials being displayed shall not interfere in any manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts.
- f. Outdoor display shall be permitted during the entire calendar year, however, if goods are removed from the display area all support fixtures used to display the goods shall be removed within 10 calendar days of the goods' removal.
- g. Inoperative vehicles or equipment, or other items typically stored or displayed in a junkyard or salvage yard, shall not be displayed for this land use.
- h. Facility shall provide a bufferyard with a minimum opacity of .60 along all borders of the display area abutting residentially zoned property, except per e., above (See Section 98-610.).
- i. Shall comply with Section 98-905 regarding conditional uses.

3. Parking regulations:

- a. In front of required principal building setback: one space per 300 square feet of gross floor area.

- b. Behind required principal building setback: one space per 300 square feet of gross floor area.

(e) Indoor Maintenance Service

Description: Indoor maintenance services include all land uses which perform maintenance services (including repair) and contain all operations (except loading) entirely within an enclosed building. Because of outdoor vehicle storage requirements, vehicle repair and maintenance is considered a vehicle repair and maintenance land use, (See Section 98-206(4)(q)).

1. Permitted by Right {NB, PB, GB, CB, PI, GI, HI}
2. Conditional Use Regulations: Not applicable.
3. Parking Regulations: One space per 300 square feet of gross floor area.

(f) Outdoor Maintenance Service

Description: Outdoor maintenance services include all land uses which perform maintenance services, including repair, and have all, or any portion, of their operations located outside of an enclosed building.

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {HI}:
 - a. All outdoor activity areas shall be completely enclosed by a minimum 6 feet high fence. Such enclosures shall be located a minimum of 50 feet from any residentially zoned property and shall be screened from such property by a bufferyard with a minimum opacity of .60 (see Section 98-610).
 - b. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.
3. Parking Regulations: One space per 300 square feet of gross floor area.

(g) In-Vehicle Sales or Service

Description: In-vehicle sales and service land uses include all land uses which perform sales and/or services to persons in vehicles, or to vehicles which may or may not be occupied at the time of such activity (except vehicle repair and maintenance services, see Section 98-206(4)(q)). Such land uses often have traffic volumes which exhibit their highest levels concurrent with peak traffic flows on adjacent roads. Examples of such land uses include drive-in, drive-up, and drive-through facilities, vehicular fuel stations, all forms of car washes. If performed in conjunction with a principal land use (for example, a convenience store, restaurant or bank), in-vehicle sales and service land uses shall be considered an accessory use (see Section 98-206(8)(g)).

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {PO, NB, PB, GB, CB, PI}:
 - a. Clearly marked pedestrian crosswalks shall be provided for each walk-in customer access to the facility adjacent to the drive-through lane(s).
 - b. The drive-through facility shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.

- c. In no instance shall a drive-through facility be permitted to operate which endangers the public safety, even if such land use has been permitted under the provisions of this Section.
 - d. The setback of any overhead canopy or similar structure shall be a minimum of 10 feet from all street rights-of-way lines, a minimum of 20 feet from all residentially-zoned property lines, and shall be a minimum of 5 feet from all other property lines. The total height of any overhead canopy or similar structure shall not exceed 20 feet as measured to the highest part of the structure.
 - e. All vehicular areas of the facility shall provide a surface paved with concrete or bituminous material which is designed to meet the requirements of a minimum 4 ton axle load.
 - f. Facility shall provide a bufferyard with a minimum opacity of .60 along all property borders abutting residentially zoned property (Section 98-610).
 - g. Interior curbs shall be used to separate driving areas from exterior fixtures such as fuel pumps, vacuums, menu boards, canopy supports and landscaped islands. Said curbs shall be a minimum of 6 inches high and be of a non-mountable design. No curb protecting an exterior fixture shall be located closer than 25 feet to all property lines.
 - h. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.
3. Parking Regulations: One space per 50 square feet of gross floor area. Each drive-up lane shall have a minimum stacking length of 100 feet behind the pass through window and 40 feet beyond the pass through window.

(h) Indoor Commercial Entertainment

Description: Indoor commercial entertainment land uses include all land uses which provide entertainment services entirely within an enclosed building. Such activities often have operating hours which extend significantly later than most other commercial land uses. Examples of such land uses include restaurants, taverns, theaters, bowling alleys, arcades, roller rinks, and pool halls.

- 1. Permitted by Right: Not applicable
- 2. Conditional Use Regulations {NO, PO, NB, PB, GB, CB, PI}:
 - a. If located on the same side of the building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 150 feet, or as far as possible, of a residentially zoned property.
 - b. Facility shall provide bufferyard with minimum opacity of .60 along all borders of the property abutting residentially zoned property (see Section 98-610).
 - c. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.
- 3. Parking Regulations: One space per every three patron seats or lockers (whichever is greater); or one space per three persons at the maximum capacity of the establishment; (whichever is greater).

(f) Outdoor Commercial Entertainment

Description: Outdoor commercial entertainment land uses include all land uses which provide entertainment services partially or wholly outside of an enclosed building. Such activities often have the potential to be associated with nuisances related to noise, lighting, dust, trash and late operating hours. Outdoor entertainment land uses may include, but are not limited to, outdoor eating and drinking areas, and outdoor assembly areas.

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations: {RH, NO, PO, NB, PB, GB, CB, PI }:
 - a. Facility shall provide bufferyard with minimum opacity of .60 along all borders of the property abutting residentially zoned property (Section 98-610).
 - b. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.
3. Parking Regulations: One space for every three patron seats at the maximum capacity of the establishment.

(Ord. No. 12-07)

(j) Commercial Animal Boarding

Description: Commercial animal boarding facility land uses include land uses which provide short-term and/or long-term boarding for animals. Examples of these land uses include commercial kennels and commercial stables. Exercise yards, fields, training areas, and trails associated with such land uses are considered accessory to such land uses and do not require separate consideration. Animal boarding facilities and activities which, except for parking are completely and continuously contained indoors, are subject to a separate set of regulations (see 4., below.).

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {RH, PB, GB, PI, GI, PBP}:
 - a. All activities, except vehicle parking, shall be completely and continuously contained indoors—including animal exercise and display areas.
 - b. The minimum permitted size of horse or similar animal stall shall be 100 sf.
 - c. Special events such as shows, exhibitions, and contests shall only be permitted when a temporary use permit has been secured. (See Section 98-906).
 - d. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.
3. Parking Regulations: One space per every 1,000 square feet of gross floor area.

(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.

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.

(l) Bed and Breakfast Establishment

Description: Bed and breakfast establishments are exclusively indoor lodging facilities which provide meals only to paying lodgers. Such land uses may provide indoor recreational facilities for the exclusive use of their customers.

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {RH, CR-5ac, ER-1, SR-3, SR-4, TR-6, MR-8, NO, NB, PB, GB, CB}:
 - a. All such facilities shall be required to obtain a permit to serve liquor, if applicable. They shall be inspected annually at a fee as established by a fee separate ordinance, to verify that the land use continues to meet all applicable regulations.
 - b. 1 sign, with a maximum area of 20 sf, shall be permitted on the property.
 - c. Facility shall provide a bufferyard with a minimum opacity of .60 along all property borders abutting residentially zoned property (see Section 98-610).
 - d. No premises shall be utilized for a bed and breakfast operation unless there are at least two (2) exists to the outdoors from such premises. Rooms utilized for sleeping shall have a minimum size of one hundred (100) square feet for two (2) occupants with an additional thirty (30) square feet for each additional occupant to a maximum of four (4) occupants per room. Each sleeping room used for the bed and breakfast operation shall have a separate operational smoke detector alarm, as required in the Lake Geneva Building Code. One lavatory and bathing facility shall be required for every 10 occupants, in addition to the owner/occupants personal facilities.
 - e. The dwelling unit in which the bed and breakfast takes place shall be the principal residence of the operator/owner and said operator/owner shall live on the premises when the bed and breakfast operation is active.
 - f. Only the meal of breakfast shall be served to overnight guests.
 - g. Each operator shall keep a list of names of all persons staying at the bed and breakfast operation. This list shall be kept on file for a period of one year. Such list shall be available for inspection by City officials at any time.

- h. The maximum stay for any occupants of a bed and breakfast operation shall be fourteen (14) days.
- i. It shall be unlawful for any persons to operate a bed and breakfast operation as defined and as permitted in the Municipal Code of the City of Lake Geneva without first having obtained a conditional use permit.
- j. Application Requirements. Applicant for a license to operate a bed and breakfast shall submit a floor plan of the single-family dwelling unit illustrating that the proposed operation will comply with the City Zoning Ordinance as amended, other applicable City codes and ordinances, and within the terms of this Chapter.
- k. Consideration of Issuance. After application duly filed with the Clerk for a license under this division, Plan Commission review and recommendation for a conditional use permit, the Council shall hold a public hearing and determine whether any further license shall be issued based upon the public convenience and necessity of the people in the City. In the Council's determination of the number of bed and breakfast operations required to provide for such public convenience and necessity, the Council shall consider the effect upon residential neighborhoods of issuance of additional licenses for public services.
- l. Public Nuisance Violations. Bed and breakfast operations shall not be permitted whenever the operation endangers, or offends, or interferes with the safety or rights of others so as to constitute a nuisance.
- m. Suspension, Revocation and Renewal. Any license issued under the provisions of this Chapter may be revoked by the City Council for good cause shown after investigation and opportunity to the holder of such license to be heard in opposition thereto; in such investigation the compliance or non-compliance with the state law and local ordinances, the conduct of the licensee in regard to the public, and other consideration shall be weighed in determination of such issue.
- n. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.

3. Parking Regulations: One space per each bedroom.

(m) Group Day Care Center (Nine or More Children)

Description: Group day care centers are land uses in which qualified persons provide child care services for nine or more children. Examples of such land uses include day care centers and nursery schools. Such land uses shall not be located within a residential building. Such land uses may be operated in conjunction with another principal land use on the same environs, such as a church, school, business, or civic organization. In such instances, group day care centers are not considered as accessory uses and therefore require review as a separate land use.

- 1. Permitted by Right: Not applicable.
- 2. Conditional Use Regulations {TR-6, MR-8, NO, PO, NB, PB, GB, CB, PI, GI}
 - a. Facility shall provide a bufferyard with a minimum opacity of .50 along all property borders abutting residentially zoned property (see Section 98-610).
 - b. Shall comply with Section 98-905, applicable to all conditional uses.
 - c. Property owner's permission is required as part of the conditional use permit application.

3. Parking Regulations: One space per five students, plus one space for each employee on the largest work shift.

(n) Campground

Description: Campgrounds include any facilities designed for overnight accommodation of persons in tents, travel trailers, or other mobile or portable shelters or vehicles.

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {RH}:
 - a. Facility shall provide a bufferyard with a minimum opacity of .70 along all property borders abutting residentially zoned property (see Section 98-610).
 - b. Shall comply with Section 98-905, applicable to all conditional uses.
3. Parking Regulations: One and one-half (1.5) spaces per campsite.

(o) Boarding House

Description: Boarding Homes include any residential use renting rooms which do not contain private bathroom facilities (with the exception of approved bed and breakfast facilities).

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {MR-8, NO, NB, GB, and CB}
 - a. Facility shall provide a bufferyard with a minimum opacity of .60 along all property borders abutting residentially zoned property (see Section 98-610).
 - b. Shall provide a minimum of one on-site parking space for each room for rent.
 - c. Shall be located in an area of transition from residential land uses to nonresidential land uses.
 - d. Shall comply with Section 98-905, applicable to all conditional uses.
3. Parking Regulations: One space per five students, plus one space for each employee on the largest work shift.

(p) Sexually-Oriented Land Uses

Description: Sexually-oriented land uses include any facility oriented to the display of sexually-oriented materials such as videos, movies, slides, photos, books, or magazines; or actual persons displaying and/or touching sexually specified areas—including the provision of body piercing or tattooing services below the clavicle. For the purpose of this Chapter, “sexually-oriented areas” includes any one or more of the following: genitals, anal area, female areola or nipple; and sexually-oriented material includes any media which displays sexually specified area(s). Establishments which sell or rent sexually-oriented materials shall not be considered sexually-oriented if the area devoted to sale of said materials is less than 5% of the sales area devoted to non-sexually oriented materials and if such materials are placed in generic covers or otherwise obscured areas. NOTE: The incorporation of this Subsection into this Chapter is designed to reflect the City Council’s official finding that sexually-oriented commercial uses have a predominant tendency to produce certain undesirable secondary effects on the surrounding community, as has been demonstrated in other, similar jurisdictions. Specifically, the City Council is concerned with the potential for such uses to limit: the attractiveness of nearby locations for new

development, the ability to attract and/or retain customers, and the ability to market and sell nearby properties at a level consistent with similar properties not located near such facilities. It is explicitly not the intent of this Subsection to suppress free expression by unreasonably limiting alternative avenues of communication, but rather to balance the need to protect free expression opportunities with the need to implement the City's Comprehensive Master Plan and protect the character and integrity of its commercial and residential neighborhoods.

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {HI}:
 - a. Shall be located a minimum of 1,000 feet from any agriculturally zoned property or residentially zoned property; and shall be located a minimum of 1,000 feet from any school, church, or outdoor recreational facility.
 - b. Exterior building appearance and signage shall be designed to ensure that use does not detract from the ability of businesses in the vicinity to attract customers, nor affect the marketability of properties in the vicinity for sale at their assessed values.
 - c. Shall comply with Section 98-905, applicable to all conditional uses.
3. Parking Regulations: One space per 300 sq ft of gross floor area, or one space per person at the maximum capacity of the establishment (whichever is greater).

(q) Vehicle Repair and Maintenance Service

Description: Vehicle repair and maintenance services include all land uses which perform maintenance services (including repair) to motorized vehicles and contain all operations (except vehicle storage) entirely within an enclosed building.

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {PB, GB, GI, HI}:
 - a. Storage of abandoned vehicles is prohibited.
 - b. Facility shall provide a bufferyard with a minimum opacity of .60 along all property borders abutting residentially zoned property (Section 98-610).
 - c. Shall comply with Section 98-905, applicable to all conditional uses.
3. Parking Regulations: One space per 300 square feet of gross floor area. Adequate on-site parking is required for all customer and employee vehicles.

(r) Intensive Outdoor Recreation

Description: Land uses, located on public or private property, that require intensive lighting and generate regional traffic and noise beyond property lines. Intensive Outdoor Recreation uses may include, but are not limited to, amusement parks, water parks, fair grounds, outdoor stadiums, drive-in theaters, outdoor commercial swimming pools, driving ranges, miniature golf facilities, go-cart tracks, racetracks, and tournament –oriented athletic facilities.

1. Permitted by right: Not applicable.
2. Conditional Use Regulations: {RH and PB}

- a. A bufferyard with a minimum opacity of 1.0 shall be provided along all property abutting residentially zoned property and for any facility requiring night lighting.
 - b. Facilities serving a regional or community-wide function shall provide an off-street passenger loading area if the majority of the users will be children.
 - c. A minimum of 100 feet setback shall be required to any activity area other than parking.
3. Parking Requirements: A minimum of one space per every four expected patrons at maximum capacity shall be provided.

(Ord. No. 12-07)

(s) Physical Activity Studio

Description: Physical activity studio land uses include all land uses which provide a facility for training, instruction, and physical activity within an enclosed building. Such activities often have operating hours which extend significantly earlier or later than most other commercial land uses, and often employ amplified music to set training tempo. Examples of such uses include health or fitness centers, all forms of training studios (yoga, dance, art, martial arts, gymnastics, etc.), and music schools.

1. Permitted by right: Not applicable.
2. Conditional Use Regulations: {NO, PO, NB, PB, GB, CB, PI, PBP}
 - a. If located on the same side of the building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 150 feet, or as far as possible, of a residentially zoned property.
 - b. Facility shall provide bufferyard with minimum opacity of .60 along all borders of the property abutting residentially zoned property if outdoor physical activity takes place (see Section 98-610).
 - c. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.
3. Parking Regulations: One space per every three persons at the maximum capacity of the establishment.

Option #5a – allowing tattooing above in Personal or Professional Service which affects Sections 4b and 4p.

(4) Commercial Land Uses

(a) Office

Description: Office land uses include all exclusively indoor land uses whose primary functions are the handling of information or administrative services. Such land uses do not typically provide services directly to customers on a walk-in or on-appointment basis.

1. Permitted by Right {NO, PO, NB, PB, GB, CB, PI, GI, HI}
2. Conditional Use Regulations: Not applicable.
3. Parking Regulations: One space per 300 square feet of gross floor area.

(b) Personal or Professional Service

Description: Personal service and professional service land uses include all exclusively indoor land uses whose primary function is the provision of services directly to an individual on a walk-in or on-appointment basis. Examples of such uses include professional services, insurance or financial services, realty offices, medical offices, and clinics, veterinary clinics, barber shops, beauty shops, **tattooing services** and related land uses.

1. Permitted by Right {NO, PO, NB, PB, GB, CB, PI}
2. Conditional Use Regulations: Not applicable.
3. Parking Regulations: one space per 300 square feet of gross floor area.

(c) Indoor Sales or Service

Description: Indoor sales and service land uses include all land uses which conduct or display sales or rental merchandise or equipment, or non-personal or non-professional services, entirely within an enclosed building. This includes self-service facilities such as coin-operated Laundromats. Depending on the zoning district, such land uses may or may not display products outside of an enclosed building. Such activities are listed as “Outdoor Display Incidental to Indoor Sales” under “Accessory Uses” in the Table of Land Uses, (Section 98-206(8)(f)). A land use which contains both indoor sales and outdoor sales exceeding 15% of the total sales area of the building(s) on the property shall be considered an outdoor sales land use, (See (d), below.). Artisan craft production such as consumer ceramics, custom woodworking, or other production activities directly associated with retail sales are regulated as “light industrial uses incidental to retail sales” (see Section 98-206(8)(i).)

1. Permitted by Right {NB, PB, GB, CB}
2. Conditional Use Regulations {NO, PO, PI}
 - a. Permitted uses shall be limited to indoor sales and personal services which primarily support office tenants such as office supply stores, copy centers and travel agencies.
 - b. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.

3. Parking Regulations: One space per 300 square feet of gross floor area.

(d) **Outdoor Display** (Ord. No. 01-19 2/12/01)

Description: Outdoor display land uses include all land uses which conduct sales, display sales or rental merchandise or equipment outside of an enclosed building. Examples of such land uses include vehicle rental, manufactured and mobile housing sales and monument sales. The area of outdoor sales shall be calculated as the area which would be enclosed by a fence installed and continually calculated maintained in the most efficient manner which completely encloses all materials displayed outdoors. Such land uses do not include the storage or display of inoperative vehicles or equipment, or other materials typically associated with a junkyard or salvage yard. (See Subsection (5), below, also.) (Land uses which conduct or display only a limited amount of product outside of an enclosed building, are listed separately in Sections 98-906(8)(f) as "Outdoor Display Incidental to Indoor Sales.")

1. Permitted by Right: Not applicable

2. Conditional Use Regulations {CB, PB, GB}:

- a. The display of items shall not be permitted in permanently protected green space areas, required landscaped areas, or required bufferyards.
- b. The display of items shall not be permitted within required setback areas for the principal structure.
- c. In no event shall the display of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of Section 98-704. If the number of provided parking stalls on the property is already less than the requirement, such display area shall not further reduce the number of parking stalls already present.
- d. Display areas shall be separated from any vehicular parking or circulation area by a minimum of 10 feet. This separation shall be clearly delimited by a physical such as a greenway, curb, fence, or line of planters, or by a clearly marked paved area.
- e. Signs, screenage, enclosures, landscaping, or materials being displayed shall not interfere in any manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts.
- f. Outdoor display shall be permitted during the entire calendar year, however, if goods are removed from the display area all support fixtures used to display the goods shall be removed within 10 calendar days of the goods' removal.
- g. Inoperative vehicles or equipment, or other items typically stored or displayed in a junkyard or salvage yard, shall not be displayed for this land use.
- h. Facility shall provide a bufferyard with a minimum opacity of .60 along all borders of the display area abutting residentially zoned property, except per e., above (See Section 98-610.).
- i. Shall comply with Section 98-905 regarding conditional uses.

3. Parking regulations:

- a. In front of required principal building setback: one space per 300 square feet of gross floor area.

- b. Behind required principal building setback: one space per 300 square feet of gross floor area.

(e) Indoor Maintenance Service

Description: Indoor maintenance services include all land uses which perform maintenance services (including repair) and contain all operations (except loading) entirely within an enclosed building. Because of outdoor vehicle storage requirements, vehicle repair and maintenance is considered a vehicle repair and maintenance land use, (See Section 98-206(4)(q)).

1. Permitted by Right {NB, PB, GB, CB, PI, GI, HI}
2. Conditional Use Regulations: Not applicable.
3. Parking Regulations: One space per 300 square feet of gross floor area.

(f) Outdoor Maintenance Service

Description: Outdoor maintenance services include all land uses which perform maintenance services, including repair, and have all, or any portion, of their operations located outside of an enclosed building.

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {HI}:
 - a. All outdoor activity areas shall be completely enclosed by a minimum 6 feet high fence. Such enclosures shall be located a minimum of 50 feet from any residentially zoned property and shall be screened from such property by a bufferyard with a minimum opacity of .60 (see Section 98-610).
 - b. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.
3. Parking Regulations: One space per 300 square feet of gross floor area.

(g) In-Vehicle Sales or Service

Description: In-vehicle sales and service land uses include all land uses which perform sales and/or services to persons in vehicles, or to vehicles which may or may not be occupied at the time of such activity (except vehicle repair and maintenance services, see Section 98-206(4)(q)). Such land uses often have traffic volumes which exhibit their highest levels concurrent with peak traffic flows on adjacent roads. Examples of such land uses include drive-in, drive-up, and drive-through facilities, vehicular fuel stations, all forms of car washes. If performed in conjunction with a principal land use (for example, a convenience store, restaurant or bank), in-vehicle sales and service land uses shall be considered an accessory use (see Section 98-206(8)(g)).

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {PO, NB, PB, GB, CB, PI}:
 - a. Clearly marked pedestrian crosswalks shall be provided for each walk-in customer access to the facility adjacent to the drive-through lane(s).
 - b. The drive-through facility shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.

- c. In no instance shall a drive-through facility be permitted to operate which endangers the public safety, even if such land use has been permitted under the provisions of this Section.
 - d. The setback of any overhead canopy or similar structure shall be a minimum of 10 feet from all street rights-of-way lines, a minimum of 20 feet from all residentially-zoned property lines, and shall be a minimum of 5 feet from all other property lines. The total height of any overhead canopy or similar structure shall not exceed 20 feet as measured to the highest part of the structure.
 - e. All vehicular areas of the facility shall provide a surface paved with concrete or bituminous material which is designed to meet the requirements of a minimum 4 ton axle load.
 - f. Facility shall provide a bufferyard with a minimum opacity of .60 along all property borders abutting residentially zoned property (Section 98-610).
 - g. Interior curbs shall be used to separate driving areas from exterior fixtures such as fuel pumps, vacuums, menu boards, canopy supports and landscaped islands. Said curbs shall be a minimum of 6 inches high and be of a non-mountable design. No curb protecting an exterior fixture shall be located closer than 25 feet to all property lines.
 - h. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.
3. Parking Regulations: One space per 50 square feet of gross floor area. Each drive-up lane shall have a minimum stacking length of 100 feet behind the pass through window and 40 feet beyond the pass through window.

(h) Indoor Commercial Entertainment

Description: Indoor commercial entertainment land uses include all land uses which provide entertainment services entirely within an enclosed building. Such activities often have operating hours which extend significantly later than most other commercial land uses. Examples of such land uses include restaurants, taverns, theaters, bowling alleys, arcades, roller rinks, and pool halls.

- 1. Permitted by Right: Not applicable
- 2. Conditional Use Regulations {NO, PO, NB, PB, GB, CB, PI}:
 - a. If located on the same side of the building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 150 feet, or as far as possible, of a residentially zoned property.
 - b. Facility shall provide bufferyard with minimum opacity of .60 along all borders of the property abutting residentially zoned property (see Section 98-610).
 - c. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.
- 3. Parking Regulations: One space per every three patron seats or lockers (whichever is greater); or one space per three persons at the maximum capacity of the establishment; (whichever is greater).

(f) Outdoor Commercial Entertainment

Description: Outdoor commercial entertainment land uses include all land uses which provide entertainment services partially or wholly outside of an enclosed building. Such activities often have the potential to be associated with nuisances related to noise, lighting, dust, trash and late operating hours. Outdoor entertainment land uses may include, but are not limited to, outdoor eating and drinking areas, and outdoor assembly areas.

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations: {RH, NO, PO, NB, PB, GB, CB, PI }:
 - a. Facility shall provide bufferyard with minimum opacity of .60 along all borders of the property abutting residentially zoned property (Section 98-610).
 - b. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.
3. Parking Regulations: One space for every three patron seats at the maximum capacity of the establishment.

(Ord. No. 12-07)

(j) Commercial Animal Boarding

Description: Commercial animal boarding facility land uses include land uses which provide short-term and/or long-term boarding for animals. Examples of these land uses include commercial kennels and commercial stables. Exercise yards, fields, training areas, and trails associated with such land uses are considered accessory to such land uses and do not require separate consideration. Animal boarding facilities and activities which, except for parking are completely and continuously contained indoors, are subject to a separate set of regulations (see 4., below.).

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {RH, PB, GB, PI, GI, PBP}:
 - a. All activities, except vehicle parking, shall be completely and continuously contained indoors—including animal exercise and display areas.
 - b. The minimum permitted size of horse or similar animal stall shall be 100 sf.
 - c. Special events such as shows, exhibitions, and contests shall only be permitted when a temporary use permit has been secured. (See Section 98-906).
 - d. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.
3. Parking Regulations: One space per every 1,000 square feet of gross floor area.

(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.

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.

(I) **Bed and Breakfast Establishment**

Description: Bed and breakfast establishments are exclusively indoor lodging facilities which provide meals only to paying lodgers. Such land uses may provide indoor recreational facilities for the exclusive use of their customers.

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {RH, CR-5ac, ER-1, SR-3, SR-4, TR-6, MR-8, NO, NB, PB, GB, CB}:
 - a. All such facilities shall be required to obtain a permit to serve liquor, if applicable. They shall be inspected annually at a fee as established by a fee separate ordinance, to verify that the land use continues to meet all applicable regulations.
 - b. 1 sign, with a maximum area of 20 sf, shall be permitted on the property.
 - c. Facility shall provide a bufferyard with a minimum opacity of .60 along all property borders abutting residentially zoned property (see Section 98-610).
 - d. No premises shall be utilized for a bed and breakfast operation unless there are at least two (2) exists to the outdoors from such premises. Rooms utilized for sleeping shall have a minimum size of one hundred (100) square feet for two (2) occupants with an additional thirty (30) square feet for each additional occupant to a maximum of four (4) occupants per room. Each sleeping room used for the bed and breakfast operation shall have a separate operational smoke detector alarm, as required in the Lake Geneva Building Code. One lavatory and bathing facility shall be required for every 10 occupants, in addition to the owner/occupants personal facilities.
 - e. The dwelling unit in which the bed and breakfast takes place shall be the principal residence of the operator/owner and said operator/owner shall live on the premises when the bed and breakfast operation is active.
 - f. Only the meal of breakfast shall be served to overnight guests.
 - g. Each operator shall keep a list of names of all persons staying at the bed and breakfast operation. This list shall be kept on file for a period of one year. Such list shall be available for inspection by City officials at any time.

- h. The maximum stay for any occupants of a bed and breakfast operation shall be fourteen (14) days.
- i. It shall be unlawful for any persons to operate a bed and breakfast operation as defined and as permitted in the Municipal Code of the City of Lake Geneva without first having obtained a conditional use permit.
- j. Application Requirements. Applicant for a license to operate a bed and breakfast shall submit a floor plan of the single-family dwelling unit illustrating that the proposed operation will comply with the City Zoning Ordinance as amended, other applicable City codes and ordinances, and within the terms of this Chapter.
- k. Consideration of Issuance. After application duly filed with the Clerk for a license under this division, Plan Commission review and recommendation for a conditional use permit, the Council shall hold a public hearing and determine whether any further license shall be issued based upon the public convenience and necessity of the people in the City. In the Council's determination of the number of bed and breakfast operations required to provide for such public convenience and necessity, the Council shall consider the effect upon residential neighborhoods of issuance of additional licenses for public services.
- l. Public Nuisance Violations. Bed and breakfast operations shall not be permitted whenever the operation endangers, or offends, or interferes with the safety or rights of others so as to constitute a nuisance.
- m. Suspension, Revocation and Renewal. Any license issued under the provisions of this Chapter may be revoked by the City Council for good cause shown after investigation and opportunity to the holder of such license to be heard in opposition thereto; in such investigation the compliance or non-compliance with the state law and local ordinances, the conduct of the licensee in regard to the public, and other consideration shall be weighed in determination of such issue.
- n. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.

3. Parking Regulations: One space per each bedroom.

(m) Group Day Care Center (Nine or More Children)

Description: Group day care centers are land uses in which qualified persons provide child care services for nine or more children. Examples of such land uses include day care centers and nursery schools. Such land uses shall not be located within a residential building. Such land uses may be operated in conjunction with another principal land use on the same environs, such as a church, school, business, or civic organization. In such instances, group day care centers are not considered as accessory uses and therefore require review as a separate land use.

- 1. Permitted by Right: Not applicable.
- 2. Conditional Use Regulations {TR-6, MR-8, NO, PO, NB, PB, GB, CB, PI, GI}
 - a. Facility shall provide a bufferyard with a minimum opacity of .50 along all property borders abutting residentially zoned property (see Section 98-610).
 - b. Shall comply with Section 98-905, applicable to all conditional uses.
 - c. Property owner's permission is required as part of the conditional use permit application.

3. Parking Regulations: One space per five students, plus one space for each employee on the largest work shift.

(n) Campground

Description: Campgrounds include any facilities designed for overnight accommodation of persons in tents, travel trailers, or other mobile or portable shelters or vehicles.

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {RH}:
 - a. Facility shall provide a bufferyard with a minimum opacity of .70 along all property borders abutting residentially zoned property (see Section 98-610).
 - b. Shall comply with Section 98-905, applicable to all conditional uses.
3. Parking Regulations: One and one-half (1.5) spaces per campsite.

(o) Boarding House

Description: Boarding Homes include any residential use renting rooms which do not contain private bathroom facilities (with the exception of approved bed and breakfast facilities).

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {MR-8, NO, NB, GB, and CB}
 - a. Facility shall provide a bufferyard with a minimum opacity of .60 along all property borders abutting residentially zoned property (see Section 98-610).
 - b. Shall provide a minimum of one on-site parking space for each room for rent.
 - c. Shall be located in an area of transition from residential land uses to nonresidential land uses.
 - d. Shall comply with Section 98-905, applicable to all conditional uses.
3. Parking Regulations: One space per five students, plus one space for each employee on the largest work shift.

(p) Sexually-Oriented Land Uses

Description: Sexually-oriented land uses include any facility oriented to the display of sexually-oriented materials such as videos, movies, slides, photos, books, or magazines; or actual persons displaying and/or touching sexually specified areas—~~including the provision of body piercing or tattooing services~~. For the purpose of this Chapter, “sexually-oriented areas” includes any one or more of the following: genitals, anal area, female areola or nipple; and sexually-oriented material includes any media which displays sexually specified area(s). Establishments which sell or rent sexually-oriented materials shall not be considered sexually-oriented if the area devoted to sale of said materials is less than 5% of the sales area devoted to non-sexually oriented materials and if such materials are placed in generic covers or otherwise obscured areas. NOTE: The incorporation of this Subsection into this Chapter is designed to reflect the City Council’s official finding that sexually-oriented commercial uses have a predominant tendency to produce certain undesirable secondary effects on the surrounding community, as has been demonstrated in other, similar jurisdictions. Specifically, the City Council is concerned with the potential for such uses to limit: the attractiveness of nearby locations for new

development, the ability to attract and/or retain customers, and the ability to market and sell nearby properties at a level consistent with similar properties not located near such facilities. It is explicitly not the intent of this Subsection to suppress free expression by unreasonably limiting alternative avenues of communication, but rather to balance the need to protect free expression opportunities with the need to implement the City's Comprehensive Master Plan and protect the character and integrity of its commercial and residential neighborhoods.

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {HI}:
 - a. Shall be located a minimum of 1,000 feet from any agriculturally zoned property or residentially zoned property; and shall be located a minimum of 1,000 feet from any school, church, or outdoor recreational facility.
 - b. Exterior building appearance and signage shall be designed to ensure that use does not detract from the ability of businesses in the vicinity to attract customers, nor affect the marketability of properties in the vicinity for sale at their assessed values.
 - c. Shall comply with Section 98-905, applicable to all conditional uses.
3. Parking Regulations: One space per 300 sq ft of gross floor area, or one space per person at the maximum capacity of the establishment (whichever is greater).

(q) Vehicle Repair and Maintenance Service

Description: Vehicle repair and maintenance services include all land uses which perform maintenance services (including repair) to motorized vehicles and contain all operations (except vehicle storage) entirely within an enclosed building.

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {PB, GB, GI, HI}:
 - a. Storage of abandoned vehicles is prohibited.
 - b. Facility shall provide a bufferyard with a minimum opacity of .60 along all property borders abutting residentially zoned property (Section 98-610).
 - c. Shall comply with Section 98-905, applicable to all conditional uses.
3. Parking Regulations: One space per 300 square feet of gross floor area. Adequate on-site parking is required for all customer and employee vehicles.

(r) Intensive Outdoor Recreation

Description: Land uses, located on public or private property, that require intensive lighting and generate regional traffic and noise beyond property lines. Intensive Outdoor Recreation uses may include, but are not limited to, amusement parks, water parks, fair grounds, outdoor stadiums, drive-in theaters, outdoor commercial swimming pools, driving ranges, miniature golf facilities, go-cart tracks, racetracks, and tournament –oriented athletic facilities.

1. Permitted by right: Not applicable.
2. Conditional Use Regulations: {RH and PB}

- a. A bufferyard with a minimum opacity of 1.0 shall be provided along all property abutting residentially zoned property and for any facility requiring night lighting.
 - b. Facilities serving a regional or community-wide function shall provide an off-street passenger loading area if the majority of the users will be children.
 - c. A minimum of 100 feet setback shall be required to any activity area other than parking.
3. Parking Requirements: A minimum of one space per every four expected patrons at maximum capacity shall be provided.

(Ord. No. 12-07)

(s) Physical Activity Studio

Description: Physical activity studio land uses include all land uses which provide a facility for training, instruction, and physical activity within an enclosed building. Such activities often have operating hours which extend significantly earlier or later than most other commercial land uses, and often employ amplified music to set training tempo. Examples of such uses include health or fitness centers, all forms of training studios (yoga, dance, art, martial arts, gymnastics, etc.), and music schools.

1. Permitted by right: Not applicable.
2. Conditional Use Regulations: {NO, PO, NB, PB, GB, CB, PI, PBP}
 - a. If located on the same side of the building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 150 feet, or as far as possible, of a residentially zoned property.
 - b. Facility shall provide bufferyard with minimum opacity of .60 along all borders of the property abutting residentially zoned property if outdoor physical activity takes place (see Section 98-610).
 - c. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.
3. Parking Regulations: One space per every three persons at the maximum capacity of the establishment.

Option #5b – allowing tattooing above in Personal or Professional Service with a Conditional Use Permit which affects Sections 4p and creates Section 4t.

(4) Commercial Land Uses

(a) Office

Description: Office land uses include all exclusively indoor land uses whose primary functions are the handling of information or administrative services. Such land uses do not typically provide services directly to customers on a walk-in or on-appointment basis.

1. Permitted by Right {NO, PO, NB, PB, GB, CB, PI, GI, HI}
2. Conditional Use Regulations: Not applicable.
3. Parking Regulations: One space per 300 square feet of gross floor area.

(b) Personal or Professional Service

Description: Personal service and professional service land uses include all exclusively indoor land uses whose primary function is the provision of services directly to an individual on a walk-in or on-appointment basis. Examples of such uses include professional services, insurance or financial services, realty offices, medical offices, and clinics, veterinary clinics, barber shops, beauty shops, and related land uses.

1. Permitted by Right {NO, PO, NB, PB, GB, CB, PI}
2. Conditional Use Regulations: Not applicable.
3. Parking Regulations: one space per 300 square feet of gross floor area.

(c) Indoor Sales or Service

Description: Indoor sales and service land uses include all land uses which conduct or display sales or rental merchandise or equipment, or non-personal or non-professional services, entirely within an enclosed building. This includes self-service facilities such as coin-operated Laundromats. Depending on the zoning district, such land uses may or may not display products outside of an enclosed building. Such activities are listed as “Outdoor Display Incidental to Indoor Sales” under “Accessory Uses” in the Table of Land Uses, (Section 98-206(8)(f)). A land use which contains both indoor sales and outdoor sales exceeding 15% of the total sales area of the building(s) on the property shall be considered an outdoor sales land use, (See (d), below.). Artisan craft production such as consumer ceramics, custom woodworking, or other production activities directly associated with retail sales are regulated as “light industrial uses incidental to retail sales” (see Section 98-206(8)(i).)

1. Permitted by Right {NB, PB, GB, CB}
2. Conditional Use Regulations {NO, PO, PI}
 - a. Permitted uses shall be limited to indoor sales and personal services which primarily support office tenants such as office supply stores, copy centers and travel agencies.
 - b. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.

3. Parking Regulations: One space per 300 square feet of gross floor area.

(d) **Outdoor Display** (Ord. No. 01-19 2/12/01)

Description: Outdoor display land uses include all land uses which conduct sales, display sales or rental merchandise or equipment outside of an enclosed building. Examples of such land uses include vehicle rental, manufactured and mobile housing sales and monument sales. The area of outdoor sales shall be calculated as the area which would be enclosed by a fence installed and continually calculated maintained in the most efficient manner which completely encloses all materials displayed outdoors. Such land uses do not include the storage or display of inoperative vehicles or equipment, or other materials typically associated with a junkyard or salvage yard. (See Subsection (5), below, also.) (Land uses which conduct or display only a limited amount of product outside of an enclosed building, are listed separately in Sections 98-906(8)(f) as "Outdoor Display Incidental to Indoor Sales.")

1. Permitted by Right: Not applicable
2. Conditional Use Regulations {CB, PB, GB}:
 - a. The display of items shall not be permitted in permanently protected green space areas, required landscaped areas, or required bufferyards.
 - b. The display of items shall not be permitted within required setback areas for the principal structure.
 - c. In no event shall the display of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of Section 98-704. If the number of provided parking stalls on the property is already less than the requirement, such display area shall not further reduce the number of parking stalls already present.
 - d. Display areas shall be separated from any vehicular parking or circulation area by a minimum of 10 feet. This separation shall be clearly delimited by a physical such as a greenway, curb, fence, or line of planters, or by a clearly marked paved area.
 - e. Signs, screenage, enclosures, landscaping, or materials being displayed shall not interfere in any manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts.
 - f. Outdoor display shall be permitted during the entire calendar year, however, if goods are removed from the display area all support fixtures used to display the goods shall be removed within 10 calendar days of the goods' removal.
 - g. Inoperative vehicles or equipment, or other items typically stored or displayed in a junkyard or salvage yard, shall not be displayed for this land use.
 - h. Facility shall provide a bufferyard with a minimum opacity of .60 along all borders of the display area abutting residentially zoned property, except per e., above (See Section 98-610.).
 - i. Shall comply with Section 98-905 regarding conditional uses.
3. Parking regulations:
 - a. In front of required principal building setback: one space per 300 square feet of gross floor area.

- b. Behind required principal building setback: one space per 300 square feet of gross floor area.

(e) Indoor Maintenance Service

Description: Indoor maintenance services include all land uses which perform maintenance services (including repair) and contain all operations (except loading) entirely within an enclosed building. Because of outdoor vehicle storage requirements, vehicle repair and maintenance is considered a vehicle repair and maintenance land use, (See Section 98-206(4)(q)).

1. Permitted by Right {NB, PB, GB, CB, PI, GI, HI}
2. Conditional Use Regulations: Not applicable.
3. Parking Regulations: One space per 300 square feet of gross floor area.

(f) Outdoor Maintenance Service

Description: Outdoor maintenance services include all land uses which perform maintenance services, including repair, and have all, or any portion, of their operations located outside of an enclosed building.

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {HI}:
 - a. All outdoor activity areas shall be completely enclosed by a minimum 6 feet high fence. Such enclosures shall be located a minimum of 50 feet from any residentially zoned property and shall be screened from such property by a bufferyard with a minimum opacity of .60 (see Section 98-610).
 - b. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.
3. Parking Regulations: One space per 300 square feet of gross floor area.

(g) In-Vehicle Sales or Service

Description: In-vehicle sales and service land uses include all land uses which perform sales and/or services to persons in vehicles, or to vehicles which may or may not be occupied at the time of such activity (except vehicle repair and maintenance services, see Section 98-206(4)(q)). Such land uses often have traffic volumes which exhibit their highest levels concurrent with peak traffic flows on adjacent roads. Examples of such land uses include drive-in, drive-up, and drive-through facilities, vehicular fuel stations, all forms of car washes. If performed in conjunction with a principal land use (for example, a convenience store, restaurant or bank), in-vehicle sales and service land uses shall be considered an accessory use (see Section 98-206(8)(g)).

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {PO, NB, PB, GB, CB, PI}:
 - a. Clearly marked pedestrian crosswalks shall be provided for each walk-in customer access to the facility adjacent to the drive-through lane(s).
 - b. The drive-through facility shall be designed so as to not impede or impair vehicular and pedestrian traffic movement, or exacerbate the potential for pedestrian/vehicular conflicts.

- c. In no instance shall a drive-through facility be permitted to operate which endangers the public safety, even if such land use has been permitted under the provisions of this Section.
 - d. The setback of any overhead canopy or similar structure shall be a minimum of 10 feet from all street rights-of-way lines, a minimum of 20 feet from all residentially-zoned property lines, and shall be a minimum of 5 feet from all other property lines. The total height of any overhead canopy or similar structure shall not exceed 20 feet as measured to the highest part of the structure.
 - e. All vehicular areas of the facility shall provide a surface paved with concrete or bituminous material which is designed to meet the requirements of a minimum 4 ton axle load.
 - f. Facility shall provide a bufferyard with a minimum opacity of .60 along all property borders abutting residentially zoned property (Section 98-610).
 - g. Interior curbs shall be used to separate driving areas from exterior fixtures such as fuel pumps, vacuums, menu boards, canopy supports and landscaped islands. Said curbs shall be a minimum of 6 inches high and be of a non-mountable design. No curb protecting an exterior fixture shall be located closer than 25 feet to all property lines.
 - h. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.
3. Parking Regulations: One space per 50 square feet of gross floor area. Each drive-up lane shall have a minimum stacking length of 100 feet behind the pass through window and 40 feet beyond the pass through window.

(h) Indoor Commercial Entertainment

Description: Indoor commercial entertainment land uses include all land uses which provide entertainment services entirely within an enclosed building. Such activities often have operating hours which extend significantly later than most other commercial land uses. Examples of such land uses include restaurants, taverns, theaters, bowling alleys, arcades, roller rinks, and pool halls.

- 1. Permitted by Right: Not applicable
- 2. Conditional Use Regulations {NO, PO, NB, PB, GB, CB, PI}:
 - a. If located on the same side of the building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 150 feet, or as far as possible, of a residentially zoned property.
 - b. Facility shall provide bufferyard with minimum opacity of .60 along all borders of the property abutting residentially zoned property (see Section 98-610).
 - c. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.
- 3. Parking Regulations: One space per every three patron seats or lockers (whichever is greater); or one space per three persons at the maximum capacity of the establishment; (whichever is greater).

(f) Outdoor Commercial Entertainment

Description: Outdoor commercial entertainment land uses include all land uses which provide entertainment services partially or wholly outside of an enclosed building. Such activities often have the potential to be associated with nuisances related to noise, lighting, dust, trash and late operating hours. Outdoor entertainment land uses may include, but are not limited to, outdoor eating and drinking areas, and outdoor assembly areas.

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations: {RH, NO, PO, NB, PB, GB, CB, PI }:
 - a. Facility shall provide bufferyard with minimum opacity of .60 along all borders of the property abutting residentially zoned property (Section 98-610).
 - b. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.
3. Parking Regulations: One space for every three patron seats at the maximum capacity of the establishment.

(Ord. No. 12-07)

(j) Commercial Animal Boarding

Description: Commercial animal boarding facility land uses include land uses which provide short-term and/or long-term boarding for animals. Examples of these land uses include commercial kennels and commercial stables. Exercise yards, fields, training areas, and trails associated with such land uses are considered accessory to such land uses and do not require separate consideration. Animal boarding facilities and activities which, except for parking are completely and continuously contained indoors, are subject to a separate set of regulations (see 4., below.).

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {RH, PB, GB, PI, GI, PBP}:
 - a. All activities, except vehicle parking, shall be completely and continuously contained indoors—including animal exercise and display areas.
 - b. The minimum permitted size of horse or similar animal stall shall be 100 sf.
 - c. Special events such as shows, exhibitions, and contests shall only be permitted when a temporary use permit has been secured. (See Section 98-906).
 - d. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.
3. Parking Regulations: One space per every 1,000 square feet of gross floor area.

(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.

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.

(l) Bed and Breakfast Establishment

Description: Bed and breakfast establishments are exclusively indoor lodging facilities which provide meals only to paying lodgers. Such land uses may provide indoor recreational facilities for the exclusive use of their customers.

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {RH, CR-5ac, ER-1, SR-3, SR-4, TR-6, MR-8, NO, NB, PB, GB, CB}:
 - a. All such facilities shall be required to obtain a permit to serve liquor, if applicable. They shall be inspected annually at a fee as established by a fee separate ordinance, to verify that the land use continues to meet all applicable regulations.
 - b. 1 sign, with a maximum area of 20 sf, shall be permitted on the property.
 - c. Facility shall provide a bufferyard with a minimum opacity of .60 along all property borders abutting residentially zoned property (see Section 98-610).
 - d. No premises shall be utilized for a bed and breakfast operation unless there are at least two (2) exits to the outdoors from such premises. Rooms utilized for sleeping shall have a minimum size of one hundred (100) square feet for two (2) occupants with an additional thirty (30) square feet for each additional occupant to a maximum of four (4) occupants per room. Each sleeping room used for the bed and breakfast operation shall have a separate operational smoke detector alarm, as required in the Lake Geneva Building Code. One lavatory and bathing facility shall be required for every 10 occupants, in addition to the owner/occupants personal facilities.
 - e. The dwelling unit in which the bed and breakfast takes place shall be the principal residence of the operator/owner and said operator/owner shall live on the premises when the bed and breakfast operation is active.
 - f. Only the meal of breakfast shall be served to overnight guests.
 - g. Each operator shall keep a list of names of all persons staying at the bed and breakfast operation. This list shall be kept on file for a period of one year. Such list shall be available for inspection by City officials at any time.

- h. The maximum stay for any occupants of a bed and breakfast operation shall be fourteen (14) days.
- i. It shall be unlawful for any persons to operate a bed and breakfast operation as defined and as permitted in the Municipal Code of the City of Lake Geneva without first having obtained a conditional use permit.
- j. Application Requirements. Applicant for a license to operate a bed and breakfast shall submit a floor plan of the single-family dwelling unit illustrating that the proposed operation will comply with the City Zoning Ordinance as amended, other applicable City codes and ordinances, and within the terms of this Chapter.
- k. Consideration of Issuance. After application duly filed with the Clerk for a license under this division, Plan Commission review and recommendation for a conditional use permit, the Council shall hold a public hearing and determine whether any further license shall be issued based upon the public convenience and necessity of the people in the City. In the Council's determination of the number of bed and breakfast operations required to provide for such public convenience and necessity, the Council shall consider the effect upon residential neighborhoods of issuance of additional licenses for public services.
- l. Public Nuisance Violations. Bed and breakfast operations shall not be permitted whenever the operation endangers, or offends, or interferes with the safety or rights of others so as to constitute a nuisance.
- m. Suspension, Revocation and Renewal. Any license issued under the provisions of this Chapter may be revoked by the City Council for good cause shown after investigation and opportunity to the holder of such license to be heard in opposition thereto; in such investigation the compliance or non-compliance with the state law and local ordinances, the conduct of the licensee in regard to the public, and other consideration shall be weighed in determination of such issue.
- n. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.

3. Parking Regulations: One space per each bedroom.

(m) Group Day Care Center (Nine or More Children)

Description: Group day care centers are land uses in which qualified persons provide child care services for nine or more children. Examples of such land uses include day care centers and nursery schools. Such land uses shall not be located within a residential building. Such land uses may be operated in conjunction with another principal land use on the same environs, such as a church, school, business, or civic organization. In such instances, group day care centers are not considered as accessory uses and therefore require review as a separate land use.

- 1. Permitted by Right: Not applicable.
- 2. Conditional Use Regulations {TR-6, MR-8, NO, PO, NB, PB, GB, CB, PI, GI}
 - a. Facility shall provide a bufferyard with a minimum opacity of .50 along all property borders abutting residentially zoned property (see Section 98-610).
 - b. Shall comply with Section 98-905, applicable to all conditional uses.
 - c. Property owner's permission is required as part of the conditional use permit application.

3. Parking Regulations: One space per five students, plus one space for each employee on the largest work shift.

(n) **Campground**

Description: Campgrounds include any facilities designed for overnight accommodation of persons in tents, travel trailers, or other mobile or portable shelters or vehicles.

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {RH}:
 - a. Facility shall provide a bufferyard with a minimum opacity of .70 along all property borders abutting residentially zoned property (see Section 98-610).
 - b. Shall comply with Section 98-905, applicable to all conditional uses.
3. Parking Regulations: One and one-half (1.5) spaces per campsite.

(o) **Boarding House**

Description: Boarding Homes include any residential use renting rooms which do not contain private bathroom facilities (with the exception of approved bed and breakfast facilities).

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {MR-8, NO, NB, GB, and CB}
 - a. Facility shall provide a bufferyard with a minimum opacity of .60 along all property borders abutting residentially zoned property (see Section 98-610).
 - b. Shall provide a minimum of one on-site parking space for each room for rent.
 - c. Shall be located in an area of transition from residential land uses to nonresidential land uses.
 - d. Shall comply with Section 98-905, applicable to all conditional uses.
3. Parking Regulations: One space per five students, plus one space for each employee on the largest work shift.

(p) **Sexually-Oriented Land Uses**

Description: Sexually-oriented land uses include any facility oriented to the display of sexually-oriented materials such as videos, movies, slides, photos, books, or magazines; or actual persons displaying and/or touching sexually specified areas ~~including the provision of body piercing or tattooing services~~. For the purpose of this Chapter, "sexually-oriented areas" includes any one or more of the following: genitals, anal area, female areola or nipple; and sexually-oriented material includes any media which displays sexually specified area(s). Establishments which sell or rent sexually-oriented materials shall not be considered sexually-oriented if the area devoted to sale of said materials is less than 5% of the sales area devoted to non-sexually oriented materials and if such materials are placed in generic covers or otherwise obscured areas. NOTE: The incorporation of this Subsection into this Chapter is designed to reflect the City Council's official finding that sexually-oriented commercial uses have a predominant tendency to produce certain undesirable secondary effects on the surrounding community, as has been demonstrated in other, similar jurisdictions. Specifically, the City Council is concerned with the potential for such uses to limit: the attractiveness of nearby locations for new

development, the ability to attract and/or retain customers, and the ability to market and sell nearby properties at a level consistent with similar properties not located near such facilities. It is explicitly not the intent of this Subsection to suppress free expression by unreasonably limiting alternative avenues of communication, but rather to balance the need to protect free expression opportunities with the need to implement the City's Comprehensive Master Plan and protect the character and integrity of its commercial and residential neighborhoods.

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {HI}:
 - a. Shall be located a minimum of 1,000 feet from any agriculturally zoned property or residentially zoned property; and shall be located a minimum of 1,000 feet from any school, church, or outdoor recreational facility.
 - b. Exterior building appearance and signage shall be designed to ensure that use does not detract from the ability of businesses in the vicinity to attract customers, nor affect the marketability of properties in the vicinity for sale at their assessed values.
 - c. Shall comply with Section 98-905, applicable to all conditional uses.
3. Parking Regulations: One space per 300 sq ft of gross floor area, or one space per person at the maximum capacity of the establishment (whichever is greater).

(q) Vehicle Repair and Maintenance Service

Description: Vehicle repair and maintenance services include all land uses which perform maintenance services (including repair) to motorized vehicles and contain all operations (except vehicle storage) entirely within an enclosed building.

1. Permitted by Right: Not applicable.
2. Conditional Use Regulations {PB, GB, GI, HI}:
 - a. Storage of abandoned vehicles is prohibited.
 - b. Facility shall provide a bufferyard with a minimum opacity of .60 along all property borders abutting residentially zoned property (Section 98-610).
 - c. Shall comply with Section 98-905, applicable to all conditional uses.
3. Parking Regulations: One space per 300 square feet of gross floor area. Adequate on-site parking is required for all customer and employee vehicles.

(r) Intensive Outdoor Recreation

Description: Land uses, located on public or private property, that require intensive lighting and generate regional traffic and noise beyond property lines. Intensive Outdoor Recreation uses may include, but are not limited to, amusement parks, water parks, fair grounds, outdoor stadiums, drive-in theaters, outdoor commercial swimming pools, driving ranges, miniature golf facilities, go-cart tracks, racetracks, and tournament –oriented athletic facilities.

1. Permitted by right: Not applicable.
2. Conditional Use Regulations: {RH and PB}

- a. A bufferyard with a minimum opacity of 1.0 shall be provided along all property abutting residentially zoned property and for any facility requiring night lighting.
 - b. Facilities serving a regional or community-wide function shall provide an off-street passenger loading area if the majority of the users will be children.
 - c. A minimum of 100 feet setback shall be required to any activity area other than parking.
3. Parking Requirements: A minimum of one space per every four expected patrons at maximum capacity shall be provided.

(Ord. No. 12-07)

(s) Physical Activity Studio

Description: Physical activity studio land uses include all land uses which provide a facility for training, instruction, and physical activity within an enclosed building. Such activities often have operating hours which extend significantly earlier or later than most other commercial land uses, and often employ amplified music to set training tempo. Examples of such uses include health or fitness centers, all forms of training studios (yoga, dance, art, martial arts, gymnastics, etc.), and music schools.

1. Permitted by right: Not applicable.
2. Conditional Use Regulations: {NO, PO, NB, PB, GB, CB, PI, PBP}
 - a. If located on the same side of the building as abutting residentially zoned property, no customer entrance of any kind shall be permitted within 150 feet, or as far as possible, of a residentially zoned property.
 - b. Facility shall provide bufferyard with minimum opacity of .60 along all borders of the property abutting residentially zoned property if outdoor physical activity takes place (see Section 98-610).
 - c. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.
3. Parking Regulations: One space per every three persons at the maximum capacity of the establishment.

(t) Body piercing and Tattooing Services

Description: Body piercing and Tattooing Services land uses include all land uses which provide body piercing and Tattooing under Chapter HFS 173 of the Wisconsin Administrative Code.

1. Permitted by right: Not applicable.
2. Conditional Use Regulations: {PB, GB, CB,}
 - a. Shall comply with Section 98-905, standards and procedures applicable to all conditional uses.