



**SPECIAL JOINT MEETING OF CITY COUNCIL &  
PLANNING & ZONING COMMISSIONERS  
MONDAY, AUGUST 17, 2015 – 5:30PM  
COUNCIL CHAMBERS, CITY HALL  
AGENDA**

1. Meeting called to order by City Council
2. Meeting called to order by Planning and Zoning Commission
3. Roll Call of members of City Council
4. Roll Call of members of Planning and Zoning Commission
5. Election of Joint Committee Chairperson
6. Comments from the public, limited to 5 minutes per person for any items on the agenda except for public hearing items
7. Acknowledgement of Correspondence submitted to the Council and Commission regarding the Comprehensive Plan Amendment
8. Consultant presents a summary of the Comprehensive Plan
9. Opening of the Public Hearing regarding an Amendment to the Comprehensive Plan on a parcel of land located at 833 Wisconsin Street, Lake Geneva, Wisconsin, Tax Parcel No. ZOP00100 changing the land use from Single Family Urban to Institutional and Community Services. The change in the Comprehensive Plan will allow a change in Zoning from Single-Family Residential -4 (SR-4) to Planned Development (PD) to allow an off-site parking lot on the premises for Central-Denison Elementary School.
10. Public Testimony
11. Closing of the Public Hearing
12. Adjourn City Council
13. Discussion/Recommendation from Planning Commission regarding Amendment to the Comprehensive Plan on a parcel of land located at 833 Wisconsin Street, Tax Parcel No. ZOP00100 changing the land use from Single Family Residential-Urban to Institutional and Community Services.
14. Adjourn Planning and Zoning Commission

*This is a joint meeting of the City Council and the Planning and Zoning Commissioners.  
No official Council action will be taken other than those listed on the agenda;  
however, a quorum of the Council will be present.*

**CITY OF LAKE GENEVA  
PLAN COMMISSION MEETING**

MONDAY, AUGUST 17, 2015- 6:30 PM  
COUNCIL CHAMBERS, CITY HALL

**Agenda**

1. Meeting called to order by Mayor Connors.
2. Roll Call.
3. Approve Minutes of July 19, 2015 Plan Commission meeting as distributed.
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes.
5. Acknowledgment of Correspondence.
6. Downtown Design Review.
  - A. Application by Jeff Liberman for Verve Art Gallery, 223 Cook Street, Lake Geneva, WI 53147 for a new exterior sign on the storefront at Tax Key No. ZOP 00253.
  - B. Application by Elizabeth Tumas for The Bottle Shop, 617 W. Main Street, Lake Geneva, WI 53147 for two new exterior signs on the storefront at Tax Key No. ZOP 00291.
  - C. Application by Shannon Levitt for Broadway Academy of Art & Dance, 709W. Main Street, Lake Geneva, WI 53147 for a new exterior sign at the storefront at Tax Key No. ZA276000001.
  - D. Application by Michael Keefe for Venture Investment Partners, 703 W. Main Street, Lake Geneva, WI 53147 for a new exterior façade and signage at Tax Key No. ZA276000001.
7. Public Hearing and recommendation for a Planned Development (PD) including the General Development Plan (GDP) and the Precise Implementation Plan (PIP) filed by William Henry, for the Lake Geneva Joint 1 School District, 208 South Street, Lake Geneva, WI 53147 on behalf of Michael & Kathleen Sebastian, to allow for a Parking Lot at 833 Wisconsin Street, Tax Key No. ZOP 00100.
8. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted on behalf of Potter's Self Storage LLC, by Farris Hansen & Associates, PO Box 437, Elkhorn, WI 53121 for land located in the extra-territorial plat review area at W2285 Townline Road, Lake Geneva, WI 53147.
9. Public Hearing and recommendation on a Conditional Use Application filed by Elizabeth & Jeffery Iverson, 365 Elm Street, Elgin, IL, to operate a Bed & Breakfast establishment at 421 Madison Street, Lake Geneva, WI 53147, Tax Key No. ZOP 00091.
10. Public Hearing and recommendation for a Planned Development (PD), General Development Plan (GDP) filed by Kim Pischke for Core Commercial, Inc., PO Box 1154, Appleton, WI, 54912, to allow for a multi-tenant commercial building at 351 Peller Road, Lake Geneva, WI 53147, Tax Key No. ZA 76100001.
11. Review and Recommendation on an Application for Site Plan Review for landscape and parking lot alteration filled by City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI 53147 for parking lot located at 255/275 Mill Street, Tax Key No's ZA312100001 and ZOP 00298.

12. Review and recommendation for an Application for a Comprehensive Plan Amendment submitted by John Michael Ford for Tempo Development, Inc., 11921 S. Hobart Street, Palos Park, IL 60464 to change the land use for parcels located at Tax Key No's. ZOP 00001, ZYUP 00001C, ZYUP 00131 & ZYUP 00153 from Private Recreation Facilities to Neighborhood Mixed Use, to start the Public Review process, and set a Public Hearing on said matter before a joint meeting of the Plan Commission and City Council.
13. Review and acceptance of an Application for a Petition for Direct Annexation submitted by 120 Properties, LLC, PO Box 935, Lake Geneva, WI 53147 for vacant land located in the town of Lyons, on the Northwest corner of the intersection of South Edwards Boulevard and Townline Road, Tax Key No. NLY 3100013A and set a Public Hearing on said matter before the Plan Commission.
14. 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 8/14/15*

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

Verve Art Gallery 223 Cook Street  
Unit #4 (Newport West Shoppes) Lake Geneva

NAME AND ADDRESS OF CURRENT ~~OWNER~~ Applicant:

Jeff Liberman  
Po Box 337 Walworth WI. 53184

TELEPHONE NUMBER OF CURRENT ~~OWNER~~ <sup>APP</sup> 262-903-6010

NAME AND ADDRESS OF ~~APPLICANT~~ owner:

Lake Geneva Retail DST  
2901 Butterfield Rd. Oakbrook IL. 60523

TELEPHONE NUMBER OF ~~APPLICANT~~ <sup>owner</sup> 630-218-8000

PROPOSED CONDITIONAL USE:

1- 8' x 2' Sign above awnings in front of Bldg.  
1- 8' x 3' Sign at front door entrance.

ZONING DISTRICT IN WHICH LAND IS LOCATED: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Retail Sales of Whimsical Art Furnishings

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

DATE 7/15/15

  
SIGNATURE OF APPLICANT



**TIMBER LINE SIGN**  
CO., INC.

www.timberlinesign.com

8'



2'

3'



8'



Timber Line Sign Co., Inc.  
N3211 St. Rd. 67  
Lake Geneva, WI 53147

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

Phone 262-245-9898  
Fax 262-245-9898



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

617 W. Main Street  
 Lake Geneva, WI 53147

Name & Address of Current Building Owner:

Mike Kocourek  
 880 S. Lake Shore Dr.  
 Lake Geneva, WI 53147

Telephone Number of Current Building Owner:

~~2668~~ - 847-525-9060

Name & Address of Applicant:

Elizabeth Tumas  
 1142 Cypress Point  
 Twin Lakes WI 53181

Telephone Number of Applicant:

414-305-1082

Proposed Design Change:

new lettering, <sup>add</sup> vinyl letters to windows

Zoning District: \_\_\_\_\_

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

Joe  
 Signature Signs  
 2288<sup>th</sup> Krueger Rd  
 Lake Geneva, WI 53147

Description of Project:

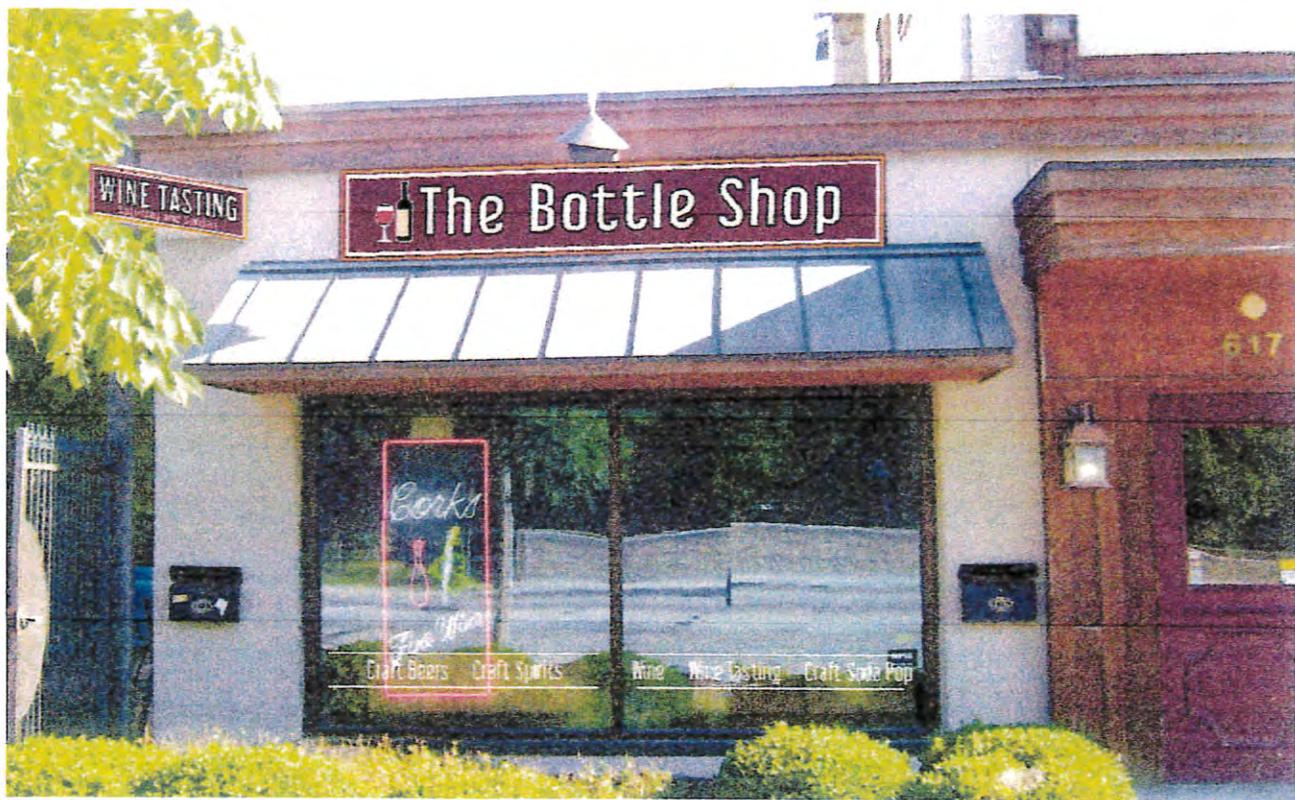
New Signs for New store Name at  
~~old~~ location of Pop More Corks.

Date:

July 31, 2015

Signature of Applicant:

Elizabeth Tumas



**STORE FRONT SIGN BOARD OF 1/2 MDO PLY.  
SIZE- 120" X 20"**

**COLORS- MAROON BACKGROUND,  
WHITE LETTERS WITH BLACK OUTLINE**

**BOARDER COLORS- WHITE AND GOLD**

**GRAPHIC- BLACK, WHITE, BEIGE, CRANBERRY**



**PROJECTING SIGN- SINGLE SIDE 1/2" MDO PLY  
SIZE- 3' X 1'**

**COLORS- TO BE SAME AS MAIN SIGN**



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

709 W. Main Street, Lake Geneva, WI 53147

Name & Address of Current Building Owner:

Keefe Real Estate; Mike Keefe, Steve Beers  
709 W. Main Street, Lake Geneva, WI 53147

Telephone Number of Current Building Owner:

262-249-5441

Name & Address of Applicant:

Shannon Levitt; Owner Broadway Academy of Art + Dance  
223 Skyline Drive, Lake Geneva, WI 53147

Telephone Number of Applicant:

262-496-6484

Proposed Design Change:

Replace vinyl logo on existing sign facing Starbucks. Sign size and dimensions are the same as existing sign. This is simply the addition of our logo.

Zoning District:

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

N/A  
Vinyl to be completed by Vindictive Vinyl, Twin Lakes, WI

Description of Project:

Replace vinyl logo on existing sign.

Date:

8/3/15

Signature of Applicant:

**BODY LOGIC**  
**FITNESS**

Broadway Academy of  
*Art & Dance*



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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:

703 Main Street  
ZA276000001

Name & Address of Current Building Owner:

Venture Investment Partners

751 Geneva Parkway

Lake Geneva, WI 53147

Telephone Number of Current Building Owner: 262-248-4492 Michael Keefe

Name & Address of Applicant:

Same

Telephone Number of Applicant: \_\_\_\_\_

Proposed Design Change:

Remove old awning. New Signage. New Paint

Zoning District: Central Business

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

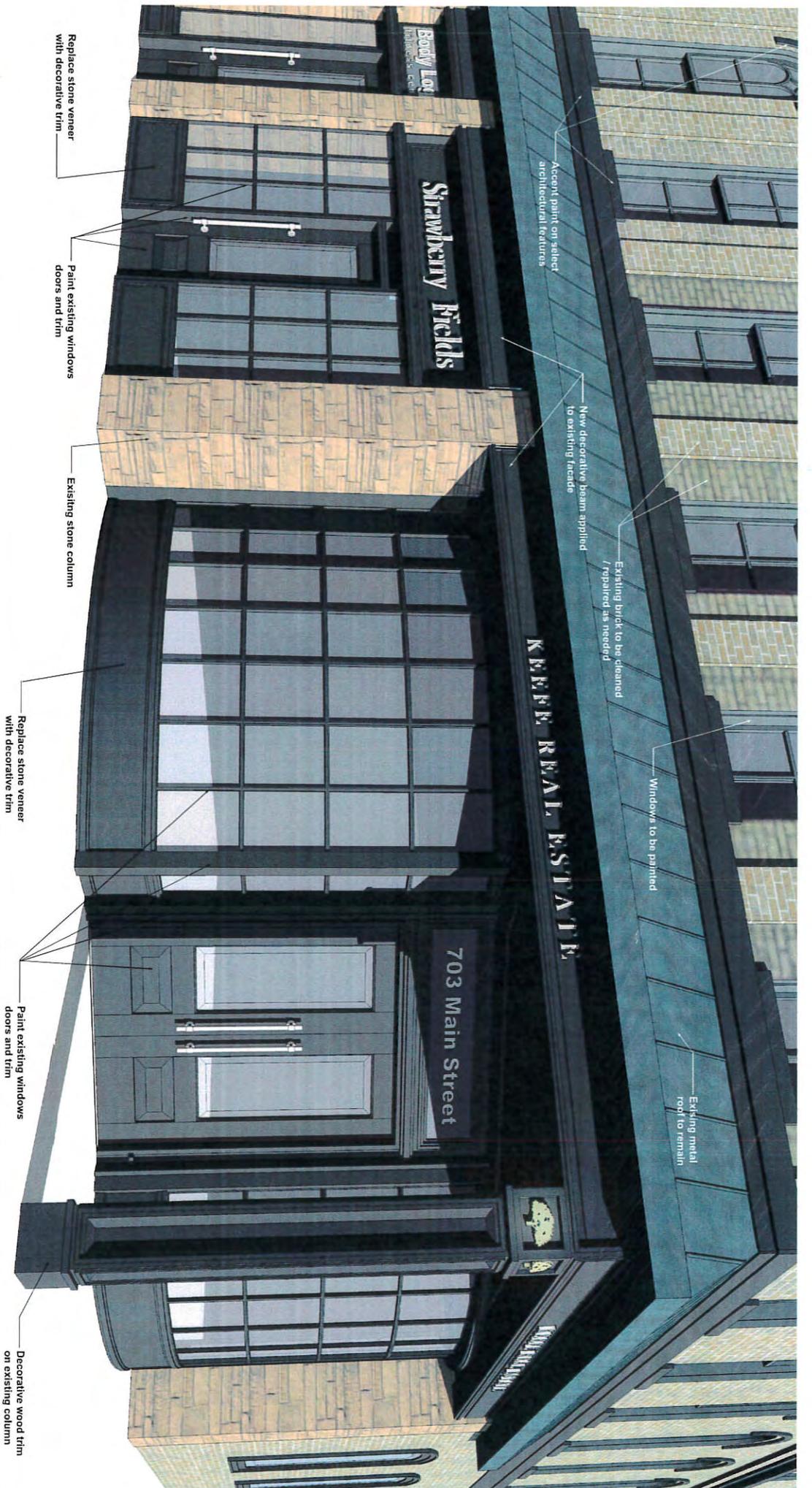
Joe Safin - Bloodgood, Sharp and Buster

1540 E. Dundee Rd. Ste. 310, Palatine, IL 60074

Description of Project:

See Attached

Date: August 4, 2015 Signature of Applicant: \_\_\_\_\_



## Streetscape Design

## Keefe Offices - Storefront Renovation

Lake Geneva, WI



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July 27, 2015  
CONSULTING INC.



# KEHOE - HENRY & ASSOCIATES, INC.

ARCHITECTURE & ENGINEERING

25 North Wisconsin Street  
ELKHORN, WISCONSIN 53121

Daniel R. Kehoe, Architect  
Voice 262-723-2660  
Fax 262-723-5986

William R. Henry, Architect-P.E.  
Voice 262-723-4399  
Fax 262-723-4299

June 19, 2015

## City of Lake Geneva

626 Geneva Street  
P. O. Box 340  
Lake Geneva, WI 53147

Attn: Mr. Ken Robers  
Zoning Administrator

RE: Proposed Parking Lot at  
**CENTRAL-DENISON ELEMENTARY SCHOOL**  
Lake Geneva, Wisconsin  
Job No. 1508

Dear Mr. Robers:

The Lake Geneva Joint 1 School District wishes to construct a parking lot across the street from Central-Denison Elementary School at the northeast corner of Cook and Wisconsin Streets. Enclosed please find fifteen copies of the complete application packet requesting a Zoning Map Amendment for Planned Development Zoning including General Development and Precise Implementation Plans approval. Each packet contains the following.

- Application for Zoning Map Amendment for Planned Development Zoning including PD/GDP and PD/PIP Plans Approval.
- Current property owner's authorization letter dated 5-19-15
- Reimbursement of Services Agreement
- Planned Development Checklist for steps 1 through 4: Pre-Application, Concept Plan, GDP and PIP
- Location Map/Land Use Plan Map (11" x 17")
- Set of plans dated 6-19-15 including Sheets C-1 and C-2 (11" x 17")
- Existing Survey (11" x 17")
- Walworth County GIS Aerial Photograph with Topography
- Map of Property Owners within 300ft
- List of Property Owners within 300ft
- Mailing Label List of Property Owners within 300ft

An electronic copy of the above is also being submitted via email to your office.

The \$750.00 application fee is attached as well.

Two sets of 24" x 36" plans are also included.

The existing school building occupies Tax Key Parcel #ZOP 00092, at 900 Wisconsin Street between Cook and Madison Streets. The School District also owns a small off-street parking lot immediately north of the alley with frontage on Cook Street, Tax Key Parcel #ZOP 00087. Both parcels are presently zoned PD, Planned Development.

The limited off-street parking forces staff to park on the residential streets in the surrounding neighborhood. The School District has made an offer to purchase the property at the northeast corner of Cook and Wisconsin Streets with the intention of providing additional off-street parking for school staff. Tax Key Parcel #ZOP 00100 at 833 Wisconsin Street is presently zoned SR-4 and is occupied by a single family residence. Per the attached letter dated 5-19-15, the owners have authorized the School District to act on their behalf during the City approval process for the proposed parking lot.

The School District is requesting a Planned Development to demolish the existing residence and construct an off-site parking lot. In a separate application, the School District is requesting that the Future Land Use Map of the City of Lake Geneva Comprehensive Plan be amended to change Parcel number ZOP 00100 from Single Family-Urban to Institutional so that an off-site parking lot may be permitted on the property. The proposed amendment to the Comprehensive Plan will benefit the public and neighborhood by providing off-street parking for approximately 30 vehicles, reducing the need for school staff to park on the residential streets surrounding the school. The proposed off-street parking lot will also be available for use by the public on weekends and during the times that school is not in session, which will provide additional parking when the city needs it most.

A zoning amendment to Planned Development is necessary because the permitted and conditional uses allowed in the SR-4 District do not allow off-site parking and are too restrictive to permit the School District to develop a parking lot with enough stalls to be cost effective. Specifically, the following SR-4 non-residential intensity and bulk requirements cannot be met:

1. The 50% minimum landscape surface ratio cannot be met. The areas around the perimeter of the proposed parking lot shall be maintained as lawn areas. These areas at the four corners of the site will be required to remain open and available for snow removal. As such, no landscape plantings would survive in these areas.
2. The 40,000 SF minimum lot area (20,000 SF with a conditional use permit) cannot be met. The existing parcel is only 10,320 SF (60' X 172')
3. The 100 feet minimum lot width cannot be met. As noted above, the existing parcel is only 60 feet wide.
4. The 10 feet minimum paved surface setback from the street cannot be met along Cook Street.
5. The 10 feet minimum landscaped bufferyard along the east property line cannot be met. We are proposing a standard 5 feet side setback with a decorative wood fence.
6. The landscape requirements cannot be met for reasons stated in item 1 above.

7. We request exemption from the landscaped island or peninsula requirements. This would result in the loss of 3 much-needed parking stalls and create obstacles to efficient snow removal.
8. The 100 feet minimum distance between an access point and an intersection cannot be met. As noted above, the existing parcel is only 60 feet.
9. In lieu of a minimum access drive width of 18 feet, we are proposing an access drive/aisle width of 17.25', which is consistent with the city zoning ordinance parking layout dimensions for 75° angle parking.
10. In lieu of a minimum 25 feet throat length, we are proposing a minimum throat length of 22.33 feet as shown on the proposed site plan.
11. We request exemption from providing additional lighting on site. The proposed parking lot is immediately adjacent to existing angle parking along Cook Street between Wisconsin Street to the south and the public alley to the north. Existing street lighting is presently across Cook Street on the south side of the alley and at the southeast corner of the intersection of Cook and Wisconsin Streets.
12. Exemptions shall be required for any other nonresidential performance standard that does not presently exist on the site or is in conflict with the proposed concept plans submitted herewith.
13. Exemptions may be required to the signage regulations. Additional information shall be submitted as signage needs are determined.

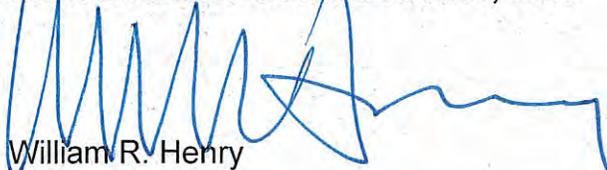
The following existing conditions shall remain as is:

1. Primary vehicular access to the school shall remain on Cook and Madison Streets.
2. Vehicular access to the proposed parking lot shall be from Wisconsin Street on the south with left turn egress only to the alley on the north.
3. Off-street passenger loading shall remain on the vacated portions of Wisconsin Street.
4. On-site parking for the school shall remain as is on the small lot at the northeast corner of the site, in the alley alcove, and along vacated Wisconsin Street during non-school hours.

We understand this matter shall be on the Plan Commission agenda for July 20, 2015 beginning at 6:30 p.m. Please advise if you require any additional information prior to the Plan Commission meeting.

Very truly yours,

**KEHOE-HENRY & ASSOCIATES, INC.**



William R. Henry  
Architect – P.E.

Enclosure

CC: Mr. Warren Flitcroft  
File

**APPLICATION FOR ZONING MAP AMENDMENT FOR PLANNED DEVELOPMENT  
ZONING INCLUDING GENEVRAL DEVELOPMENT PLAN APPROVAL (PD/GDP) AND  
ONE PRECISE IMPLEMENTATION PLAN APPROVAL (PD/PIP)**

Name of Applicant: Lake Geneva Joint 1 School District

Address of Applicant: 208 South Street, Lake Geneva, WI 53147

\_\_\_\_\_  
\_\_\_\_\_

Telephone No. ( 262 ) 348-1070

Fax and/or email: warren.flitcroft@badger.k12.wi.us

Name of Owner: Michael D. Sebastian, Kathleen M .Sebastian

Address of Owner: 3821 Redwood Court, Spring Grove, IL 60081

\_\_\_\_\_  
\_\_\_\_\_

Telephone No. ( 815 ) 675-5022

Fax and/or email: ( \_\_\_\_\_ )

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

Parcel Number ZOP 00100, Address: 833 Wisconsin Street, Lake Geneva, WI

\_\_\_\_\_  
\_\_\_\_\_

Current Zoning District: SR-4

*Fee of \$750.00 payable upon filing application.*

June 18, 2015  
Date

  
\_\_\_\_\_  
Signature of Applicant Warren Flitcroft

# LAKE GENEVA SCHOOLS

Lake Geneva Joint #1 School District & Lake Geneva-Genoa City Union High School District

District Administration Center  
208 South Street  
Lake Geneva, WI 53147  
(262)348-1000 FAX (262) 248-9704

James Gottinger  
District Administrator

Warren Filtecroft  
Director of Business Services

Jan Eckola  
Director of Curriculum & Instruction

Dan Schmidt  
Director of Technology

Steve Zorich  
Director of Student Services

May 19, 2015

**City of Lake Geneva**  
626 Geneva Street  
P. O. Box 340  
Lake Geneva, WI 53147

Attn: Ms. Sabrina Waswo  
City Clerk

RE: Proposed Parking Lot at  
**CENTRAL-DENISON ELEMENTARY SCHOOL**  
Lake Geneva, Wisconsin

Dear Ms. Waswo:

The Lake Geneva Joint 1 School District wishes to construct a parking lot across the street from Central-Denison Elementary School at the northeast corner of Cook and Wisconsin Streets. The following items were previously submitted to Mr. Ken Robers, Zoning Administrator, and discussed at the staff meeting yesterday afternoon.

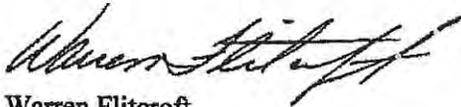
Concept Site Plan  
Existing Survey  
Walworth County GIS Aerial Photograph

The current owner(s) of the property have authorized Lake Geneva Joint 1 School District to act as their agent throughout any proceedings required by the City of Lake Geneva for review and approval of the proposed parking lot project. Signature(s) of the owner(s) are included below as evidence of this authorization.

As the result of direction by staff received at yesterday's meeting, we hereby request that the Future Land Use Map of the City of Lake Geneva Comprehensive Plan be amended to change parcel number ZOP 00100 from Single Family-Urban to Institutional so that an off-site parking lot may be permitted on the property. We further ask that this be considered an emergency request to initiate an expedited review that will hopefully be completed within approximately two and one-half months. This will give us the opportunity to complete construction of the project prior to area asphalt plants closing for the season sometime this fall.

We shall also be submitting the necessary Planned Development applications and supporting documents in the near future for review by the staff, Plan Commission, and Common Council. Please do not hesitate to contact me or the school district's architect for this project, Bill Henry of Kehoe-Henry & Associates (262-723-4399) if you have any questions or require additional information.

Very truly yours,



Warren Flitcroft  
Director of Business Services

**Current Property Owners**

 MICHAEL D. SEBASTIAN 5-19-15  
Signature Printed Name Date

 KATHLEEN M. SEBASTIAN 5-19-15  
Signature Printed Name Date

CC: Ken Robers  
Michael Slavney  
Bill Henry  
File

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

This form should be used by the Applicant as a guide to submitting a complete application for a planned development and by the City to process said application. Parts II, III, V, and VII should be used by the Applicant to submit a complete application; Parts I - VIII should be used by the City as a guide when processing said application.

**I. RECORDATION OF ADMINISTRATIVE PROCEDURES**

- Pre-submittal staff meeting scheduled:**  
 Date of Meeting: 5-18-2015 Time of Meeting: 4:00 pm Date: \_\_\_\_\_ by: \_\_\_\_\_  
 Follow-up pre-submittal staff meetings scheduled for:  
 \_\_\_\_\_ Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_  
 \_\_\_\_\_ Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_  
 \_\_\_\_\_ Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_  
 \_\_\_\_\_ Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_  
 \_\_\_\_\_ Application form filed with Zoning Administrator: Date: \_\_\_\_\_ by: \_\_\_\_\_  
 \_\_\_\_\_ Application fee of \$ \_\_\_\_\_ received by Zoning Administrator: Date: \_\_\_\_\_ by: \_\_\_\_\_  
 \_\_\_\_\_ Reimbursement of professional consultant costs agreement executed: Date: \_\_\_\_\_ by: \_\_\_\_\_

**II. APPLICATION SUBMITTAL PACKET REQUIREMENTS  
 PD PROCESS STEP 1: PRE-APPLICATION**

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

- A. Contact the Zoning Administrator** to place an informal discussion item for the PD on the Plan Commission agenda. No details beyond the name of the Applicant and the identification of the discussion item as a PD is required to be given in the agenda.
  - B. Engage in an informal discussion with the Plan Commission** regarding the potential PD. Appropriate topics may include: location, project themes and images, general mix of dwelling unit types and/or land uses being considered, approximate residential densities, and non-residential intensities, general treatment of natural features, general relationship to nearby properties and public streets, and relationship to the Comprehensive Plan.
- Done with staff at 5/18/15 Meeting.

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

**APPLICATION SUBMITTAL PACKET REQUIREMENTS  
PD PROCESS STEP 2: CONCEPT PLAN**

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

*Initial Packet (5 Copies to Zoning Administrator)*

Date: \_\_\_\_\_ by: \_\_\_\_\_

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

Date: \_\_\_\_\_ by: \_\_\_\_\_

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

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

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

- ~~X~~ General project themes and images;
- ~~X~~ The general mix of dwelling unit types and/or land uses;
- ~~X~~ Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
- ~~X~~ The general treatment of natural features;
- ~~X~~ The general relationship to nearby properties and public streets;
- ~~X~~ The general relationship of the project to the Master Plan;
- ~~X~~ An initial draft list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and, a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility; and,

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

1. Land Use Exemptions;
2. Density and Intensity Exemptions;
3. Bulk Exemptions;
4. Landscaping Exceptions;
5. Parking and Loading Requirements Exceptions;

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

**FINAL APPLICATION PACKET INFORMATION  
PD PROCESS STEP 2: CONCEPT PLAN**

- \_\_\_\_\_ Receipt of 5 full scale copies in 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: \_\_\_\_\_

**APPLICATION SUBMITTAL REQUIREMENTS**  
**PD STEP 3: GENERAL DEVELOPMENT PLAN (GDP)**

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

*Initial Packet (5 Copies to Zoning Administrator)*

Date: \_\_\_\_\_ by: \_\_\_\_\_

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

Date: \_\_\_\_\_ by: \_\_\_\_\_



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



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



(2) A **map of the subject property** for which the PD is proposed:

 Showing all lands within 300 feet of the boundaries of the subject property;

 Referenced to a list of the names and addresses of the owners of all lands on said map as the same 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 clearly reproducible with a photocopier;

 Map size of 11" x 17" and map scale not less than one inch equals 800 feet;

 All lot dimensions of the subject property provided;

 Graphic scale and north arrow provided.



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

 General project themes and images;

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

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

 The general treatment of natural features;

 The general relationship to nearby properties and public streets;

 The general relationship of the project to the Master Plan,

 A statement of Rationale as to why PD zoning is proposed. This shall identify barriers that the Applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the Applicant suggests are available through the proposed PD zoning.

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

~~X~~ A written description of potentially requested exemption from the requirements of the underlying zoning district, in the following order:

1. Land Use Exemptions;
2. Density and Intensity Exemptions;
3. Bulk Exemptions;
4. Landscaping Exceptions;
5. Parking and Loading Requirements Exceptions.

~~X~~ (4) **A General Development Plan Drawing** at a minimum scale of 1"=100' (11" x 17" reduction shall also be provided by Applicant) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:

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

N/A Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use;

~~X~~ Statistical data on minimum lot sizes in the development, the approximate areas of large development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or City Council; and

~~X~~ Notations relating the written information provided in (3), above to specific areas on the GDP Drawing.

~~X~~ (5) **General conceptual landscaping plan** for subject property, noting approximate locations of foundation, street, yard and paving, landscaping, and the compliance of development with all landscaping requirements of this Ordinance (except as noted in the listing of exceptions) and the use of extra landscaping and bufferyards;

~~X~~ (6) **A general signage plan** for the project, including all:

~~X~~ Project identification signs; (**Accessible Parking**)

N/A Concepts for public fixtures and signs (street light fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from City standards or common practices;



(7) Written justification for the proposed Planned Development. (See Section 98-905 for requirements of the conditional use procedure.)

**FINAL APPLICATION PACKET INFORMATION  
PD STEP 3: GENERAL DEVELOPMENT PLAN (GDP)**

The process for review and approval of the PD shall be identical to that for conditional use permits per Section 98-905 of the Zoning Ordinance and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code. All portions of an approved PD/GDP not fully developed within five years of final City Council approval shall expire, and no additional PD-based development shall be permitted. The City Council may extend this five years period by up to five additional years via a majority vote following a public hearing.

- \_\_\_\_\_ **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:** \_\_\_\_\_

**APPLICATION SUBMITTAL REQUIREMENTS  
PD STEP 4: PRECISE IMPLEMENTATION PLAN (PIP)**

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

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

\_\_\_\_\_  A. After the effective date of the rezoning to PD/GDP, the Applicant may file an application for the proposed PIP with the Plan Commission. This submittal packet shall contain the following items, prior to its acceptance by the Zoning Administrator and placing the item on the Plan Commission agenda for PIP review.



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

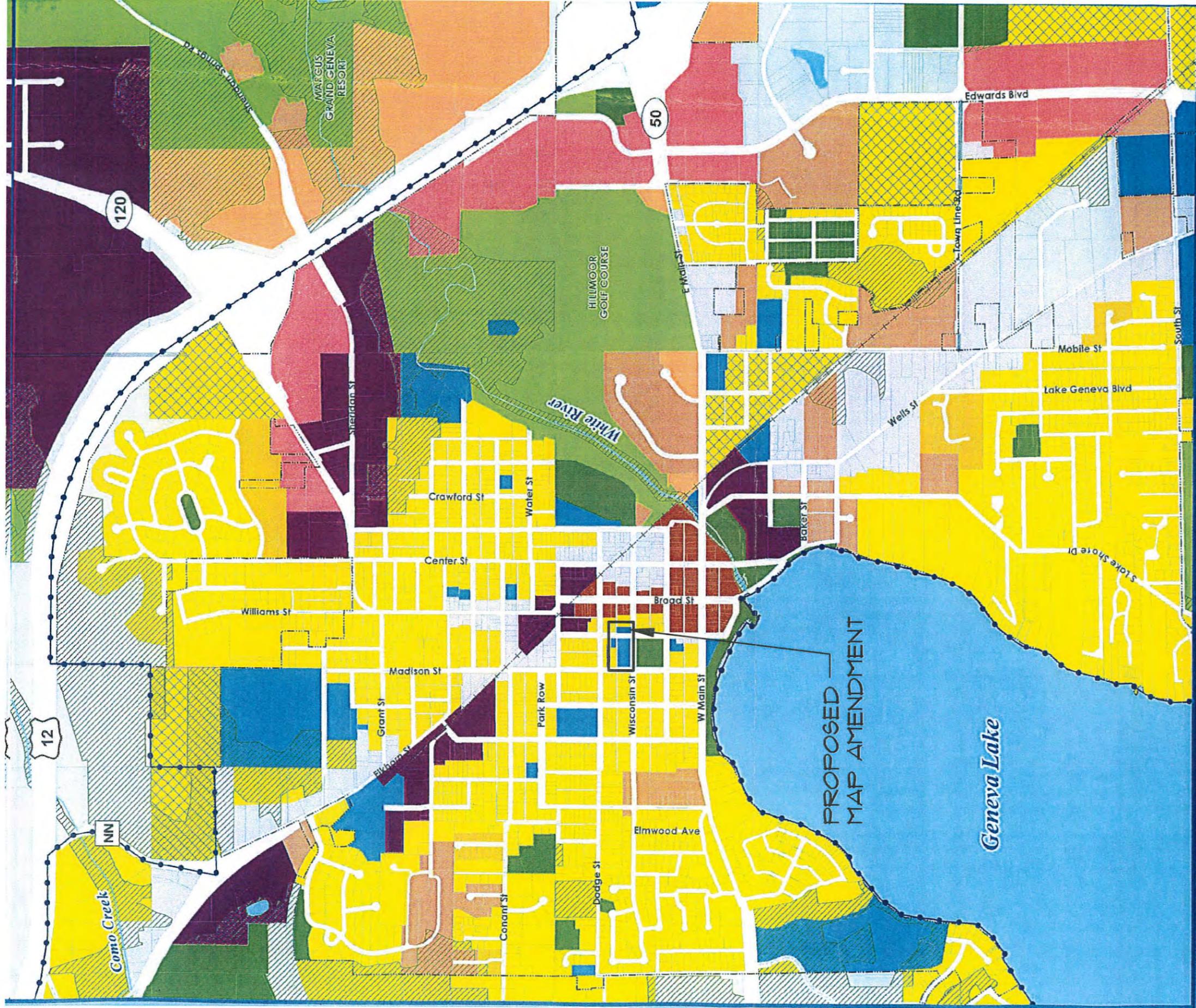
- ~~X~~ (2) **A map of the subject property** for which the PD is proposed:
- ~~X~~ Showing all lands within 300 feet of the boundaries of the subject property;
  - ~~X~~ Referenced to a list of the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);
  - ~~X~~ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
  - ~~X~~ Map and all its parts clearly reproducible with a photocopier;
  - ~~X~~ Map size of 11" by 17" and map scale not less than one inch equals 800 feet;
  - ~~X~~ All lot dimensions of the subject property provided;
  - ~~X~~ Graphic scale and north arrow provided.

- ~~X~~ (3) **A general written description** of proposed PIP including:
- ~~X~~ Specific project themes and images;
  - ~~X~~ The specific mix of dwelling unit types and/or land uses;
  - ~~X~~ Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
  - ~~X~~ The specific treatment of natural features;
  - ~~X~~ The specific relationship to nearby properties and public streets.
  - ~~X~~ A Statement of Rationale as to why PD zoning is proposed identifying perceived barriers in the form of requirements of standard zoning districts and opportunities for community betterment through the proposed PD zoning.
  - ~~X~~ A complete list of zoning standards which will not be met by the proposed PIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PIP and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.

- ~~X~~ (4) **A Precise Implementation Plan Drawing** at a minimum scale of 1"=100' (and reduced to 11" x 17") of the proposed project showing at least the following information in sufficient detail: *(See following page)*
- ~~X~~ A PIP site plan conforming to all requirements of Section 98-908(3). If the proposed PD is a group development (per Section 98-208) also provide a proposed preliminary plat or conceptual plat;
  - N/A Location of recreational and open space areas and facilities specifically describing those that are to be reserved or dedicated for public acquisition and use;
  - ~~X~~ Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio



\_\_\_\_\_ 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: \_\_\_\_\_



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

**Land Use Categories**

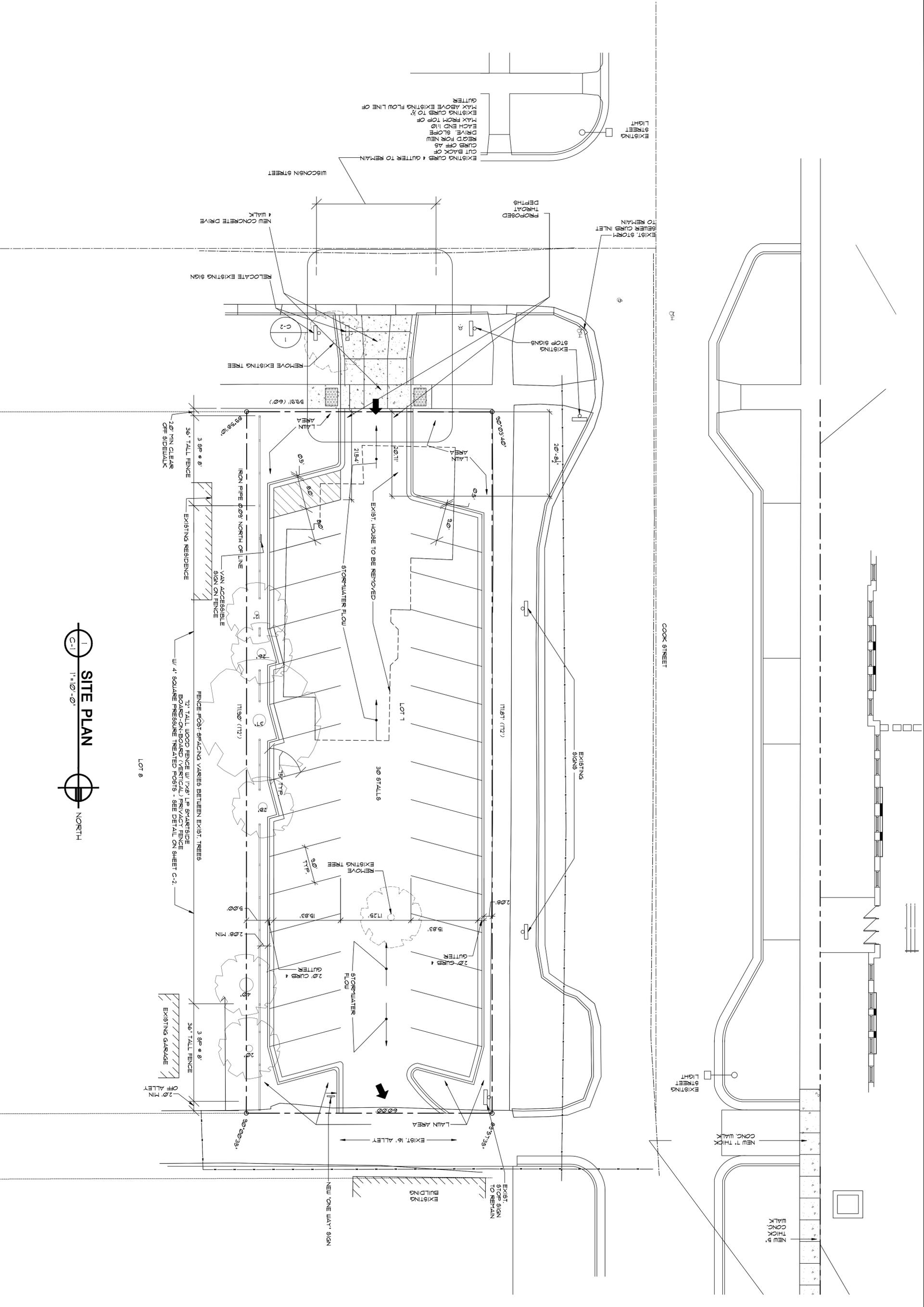
- Agricultural & Rural
- Single Family Residential - Exurban
- Single Family Residential - Urban
- Two-Family/Townhouse Residential
- Multi-Family Residential
- Planned Neighborhood
- \*Each "Planned Neighborhood" may include a mix of:
  - 1. Single Family - Urban (predominate land use)
  - 2. Two-Family/Townhouse
  - 3. Multi-Family Residential
  - 4. Institutional & Community Services
  - 5. Neighborhood Mixed Use
  - 6. Public Park & Recreation
- Neighborhood Mixed Use
- Planned Office
- Planned Business

- Central Business District
- Planned Mixed Use
- \*Each "Planned Mixed Use Area" may include a mix of:
  - 1. Planned Office
  - 2. Multi-Family Residential
  - 3. Institutional & Community Services
  - 4. Planned Business
- Planned Industrial
- General Industrial
- Institutional & Community Services
- Private Recreation Facilities
- Public Park & Recreation
- Environmental Corridor
- Long Range Exurban Growth Area

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



Adopted: December 14, 2009  
 Amended: October 24, 2014  
 Source: SEWRPC, WIDNR,  
 Walworth County LIO, V&A



**SITE PLAN**  
 1"=10'-0"  
 NORTH

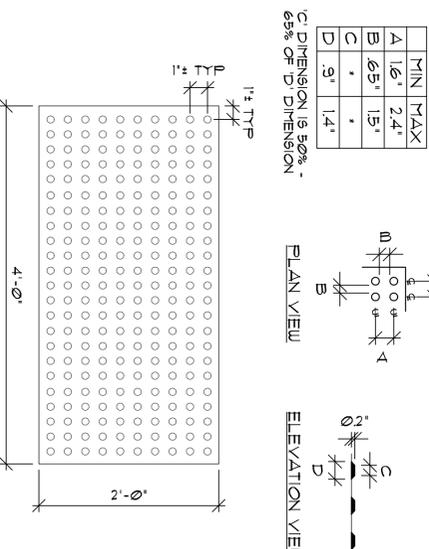
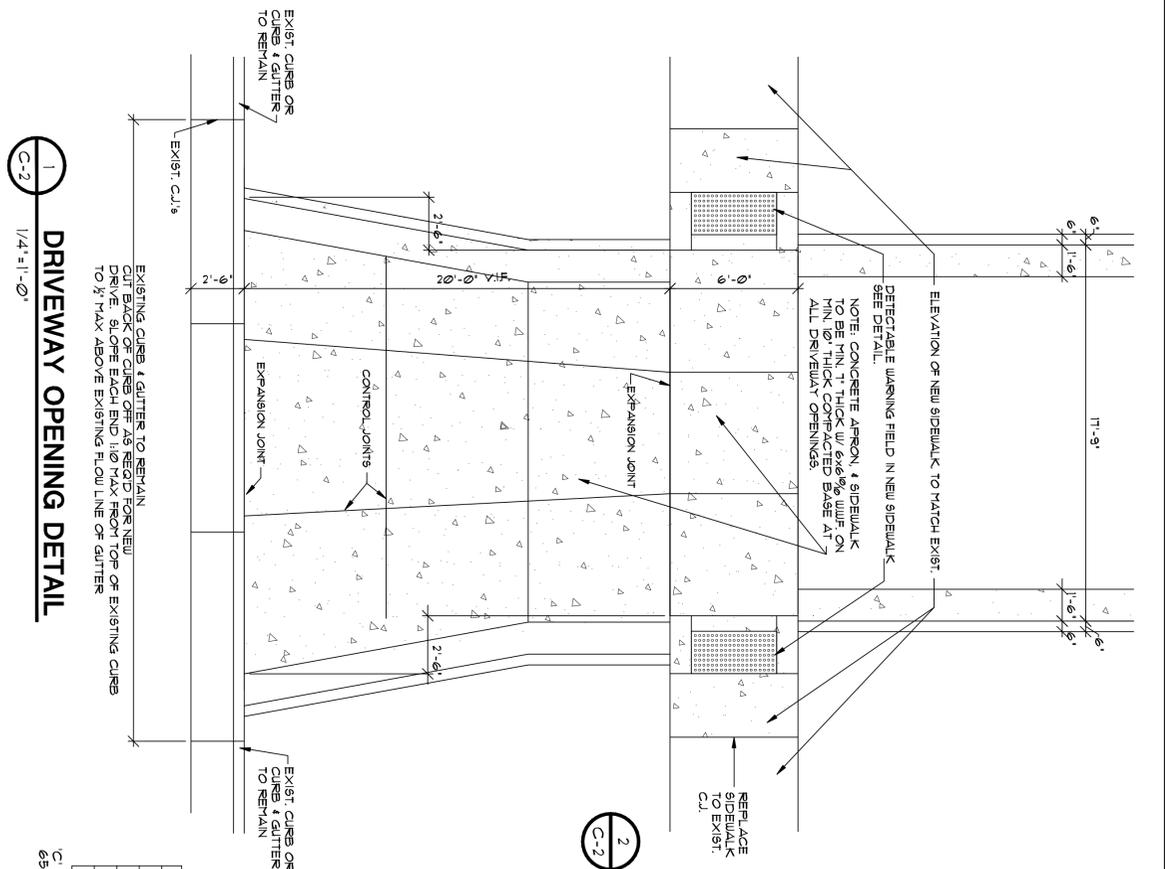
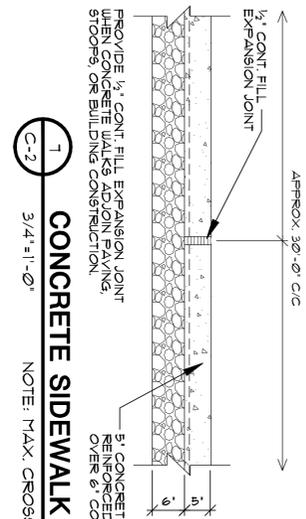
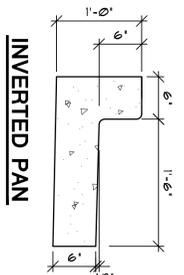
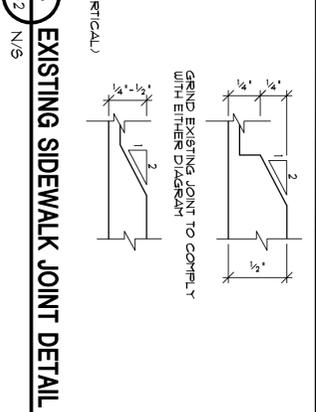
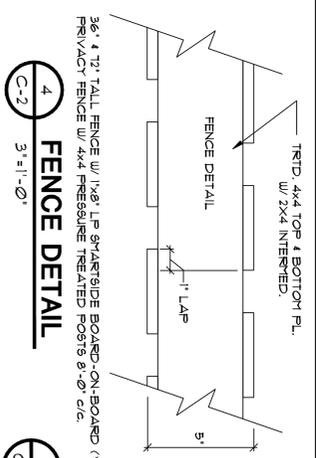
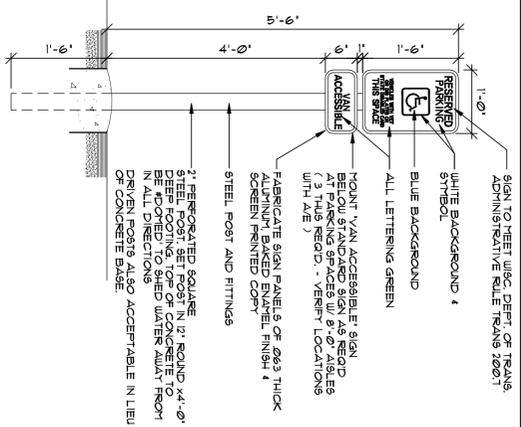
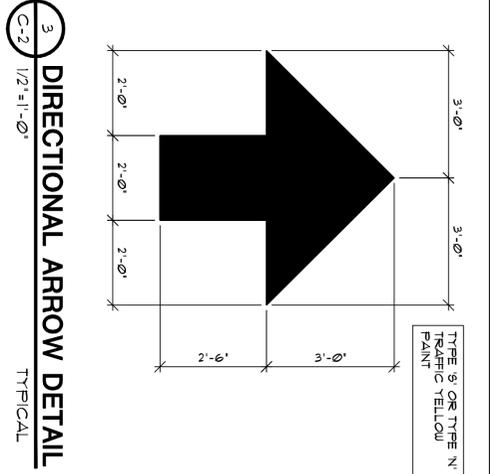
JOB NO. 1508  
 DATE 8/12/15  
 SHEET NO. C-1A

**KEHOE - HENRY & ASSOCIATES, INC.**  
 ARCHITECTURE & ENGINEERING  
 25 NORTH WISCONSIN STREET  
 ELKHORN, WISCONSIN 53121  
 TELEPHONE 262-723-4399  
 FAX 262-723-4299

PARKING LOT FOR:  
**CENTRAL-DENISON  
 ELEMENTARY SCHOOL**  
 LAKE GENEVA, WISCONSIN

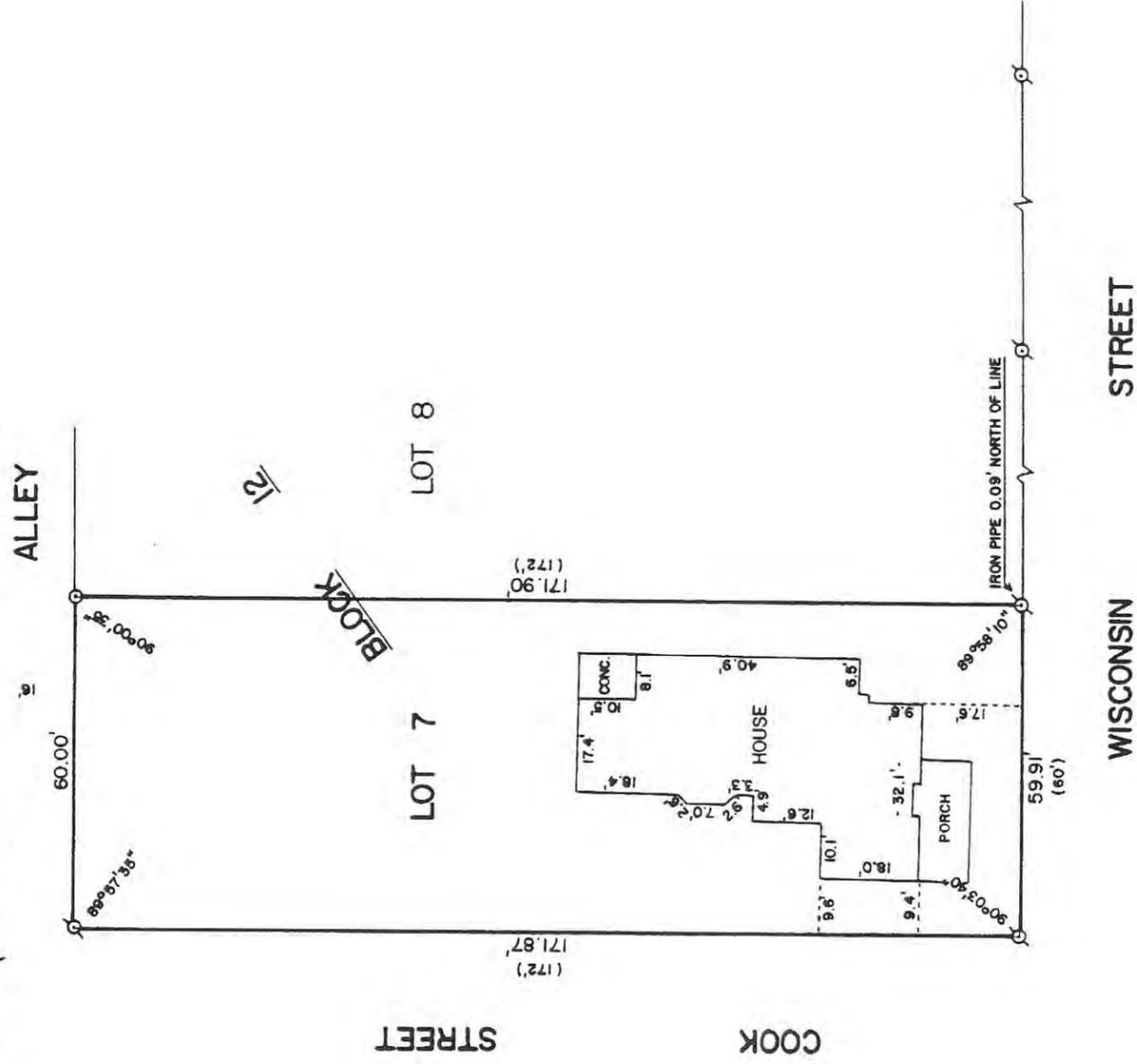
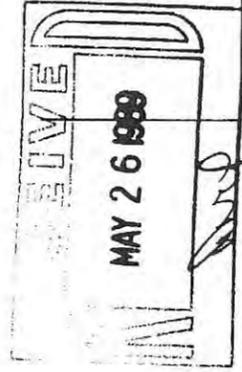
**SITE PLAN**

REVISIONS



GENERAL NOTES: FURNISH CURB RAMP DETECTABLE WARNING FIELD FROM A MANUFACTURER ON THE WISCONSIN DEPARTMENT OF TRANSPORTATION APPROVED PRODUCT LIST. THE COLOR SHALL BE FEDERAL YELLOW 33538.

**ABELL**  
**SURVEYING & MAPPING**  
 DELAVAN, WISCONSIN 53118  
 414-720-0757



PLAT OF SURVEY OF

LOT 7, BLOCK 12 OF THE ORIGINAL PLAT OF THE VILLAGE, NOW CITY, OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

ORDERED BY: ANCHOR SAVINGS & LOAN  
 P.O. BOX 997  
 LAKE GENEVA, WI. 53147



SCALE - 1"=30'

- LEGEND
- ⊕ - IRON PIPE FOUND
  - - IRON PIPE SET
  - ( ) - RECORDED AS

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

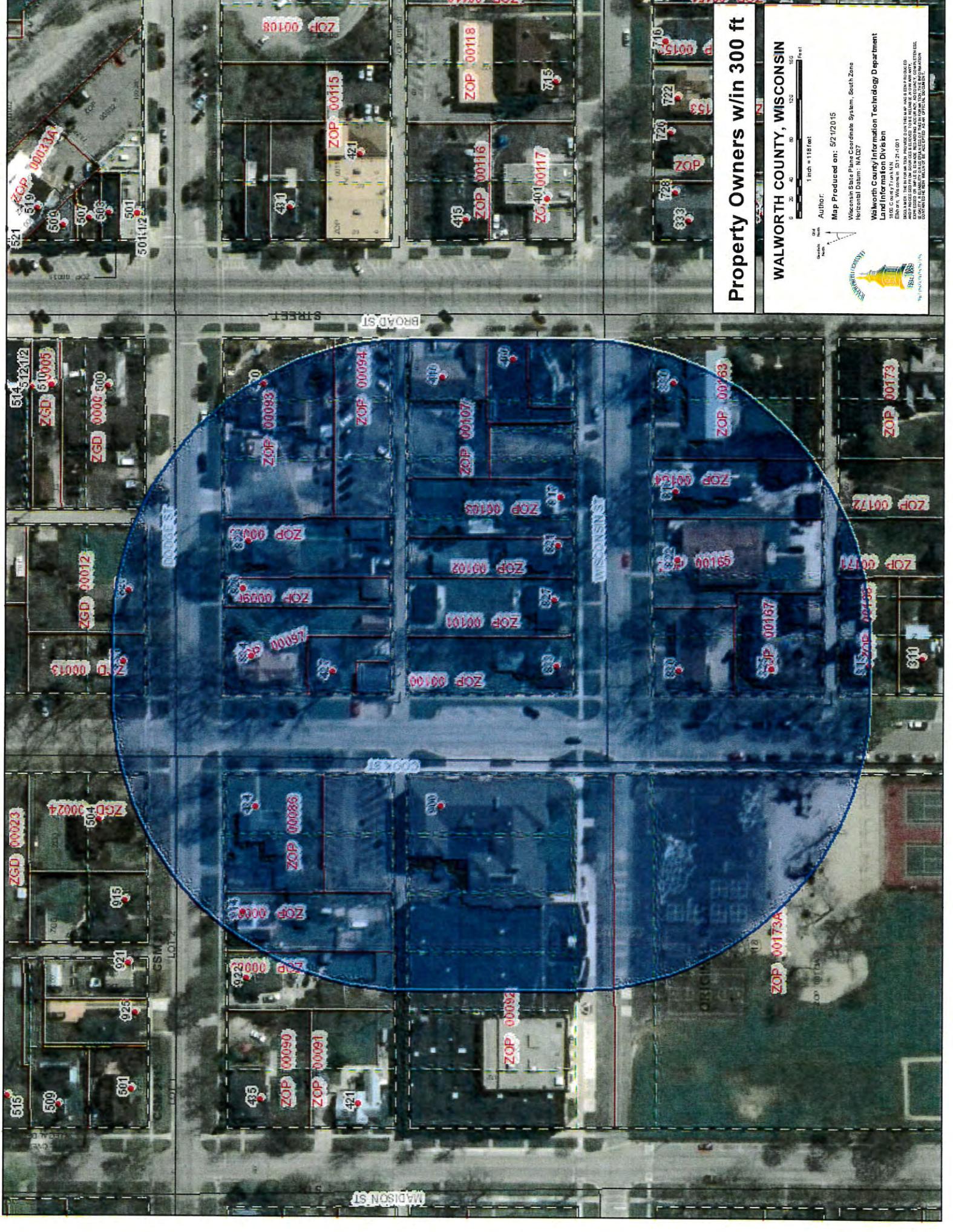
THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

*David F. Abell*  
 DAVID F. ABELL

WISCONSIN REGISTERED LAND SURVEYOR, 9-1596

DATE January 17, 1989 JOB NUMBER - 89005  
 NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED.





# Property Owners w/in 300 ft

WALWORTH COUNTY, WISCONSIN



Author

Map Produced on: 8/21/2015

Wisconsin State Plane Coordinate System, South Zone  
Horizontal Datum: NAD83

Walworth County Information Technology Department  
Land Information Division

THIS MAP IS THE PROPERTY OF THE WALWORTH COUNTY INFORMATION TECHNOLOGY DEPARTMENT. IT IS PROVIDED AS IS WITHOUT WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND NONINFRINGEMENT. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR LOSS OF DATA OR INFORMATION CAUSED BY THE USE OF THIS MAP.



City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

CERTIFIED SURVEY MAP or

SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

POTTER'S SELF STORAGE LLC

W2285 TOWNLINE ROAD

LAKE GENEVA, WI. 53147

TELEPHONE NUMBER OF CURRENT OWNER: ( 262 ) 248-3559

NAME AND ADDRESS OF APPLICANT:

FARRIS HANSEN & ASSOCIATES

PO BOX 437

ELKHORN, WI. 53121

TELEPHONE NUMBER OF APPLICANT: ( 262 ) 723-2098

NAME AND ADDRESS OF SURVEYOR:

PETER S. GORDON

PO BOX 437

ELKHORN, WI. 53121

TELEPHONE NUMBER OF SURVEYOR: ( 262 ) 723-2098

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

COMBINING 2 DIFFERENT CSM LOTS INTO 1.

SUBMITTAL CHECKLIST

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

✓ SKETCH MAP TO APPROXIMATE SCALE SHOWING ENTIRE PARCELS TO BE DIVIDED OR PARTIALLY DIVIDED, AND SHOWING THE APPROXIMATE CONFIGURATION OF PROPOSED LOTS AND ROADS WITHIN THOSE PARCELS.  
*(See Rezoning MAP)*

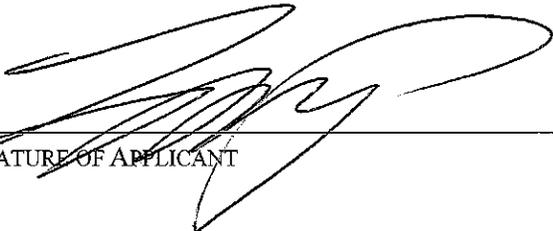
✓ CITY OF LAKE GENEVA SIGNATURE BLOCK ON FACE OF CSM OR PLAT, PER STATE STATUTES.

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

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

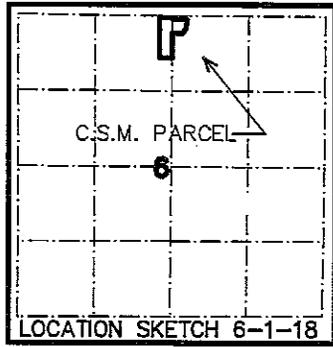
I UNDERSTAND THAT THE CITY OF LAKE GENEVA LAND DIVISION ORDINANCE REQUIRES THE CITY TO DENY LAND DIVISIONS WHICH CREATE NEW, BUILDABLE PARCELS OR LOTS WITHIN THE EXTRATERRITORIAL AREA WITH OVERALL DENSITY THAT EXCEEDS MORE THAN ONE DWELLING UNIT PER THIRTY-FIVE ACRES UNLESS THE CITY DETERMINES THAT THE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

7/10/2015  
DATE

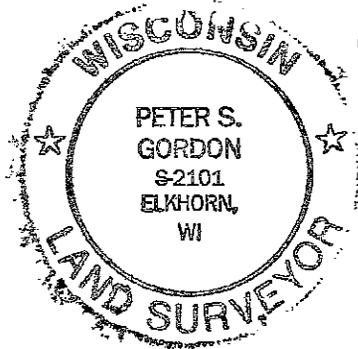
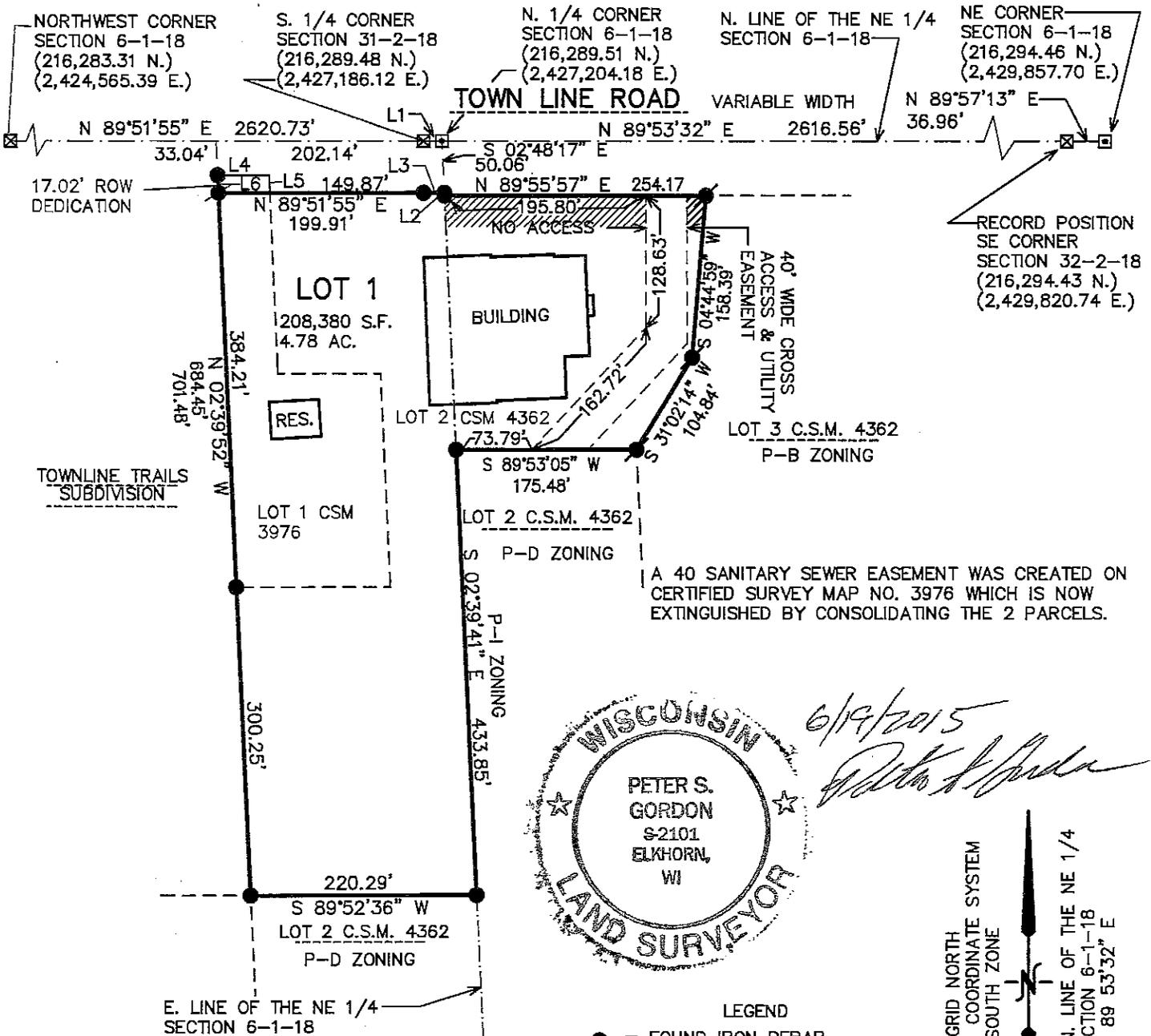
  
SIGNATURE OF APPLICANT

**FARRIS, HANSEN & ASSOC. INC. CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

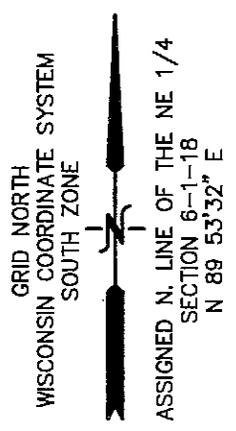
7 RIDGWAY COURT- P.O. BOX 437  
 ELKHORN, WISCONSIN 53121  
 PHONE (262) 723-2098  
 FAX (262) 723-5886  
 OWNER(S):  
 POTTER'S SELF STORAGE, LLC  
 W2285 TOWNLINE ROAD  
 LAKE GENEVA, WI 53147  
 ZONING: B-4  
 SOILS: MpB



**A PARCEL CONSOLIDATION OF LOT 1 OF C.S.M. 3976 AND LOT 1 OF CSM 4362 LOCATED IN PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 18 EAST, TOWN OF BLOOMFIELD WALWORTH COUNTY, WISCONSIN**



6/19/2015  
*Peter S. Gordon*



LINE	BEARING	DISTANCE
L1	N 89°53'32" E	18.06'
L2	S 02°48'17" E	2.64'
L3	N 89°53'32" E	20.40'
L4	N 89°51'55" E	50.05'
L5	S 02°39'52" E	17.02'
L6	N 02°39'52" W	17.02'

- LEGEND**
- = FOUND IRON REBAR STAKE, 3/4" DIA.
  - = FOUND IRON PIPE STAKE, 1 3/8" O.D.
  - (with dot) = SET IRON REBAR STAKE 24"x3/4"x1.50 lbs./ft.
  - ☐ = FOUND CONCRETE COUNTY MONUMENT W/ BRASS CAP
  - {XXX} = RECORDED AS
  - ⊕ = SEPTIC SYSTEM



THIS INSTRUMENT DRAFTED BY PETER S. GORDON  
 PROJECT NO. 6457.15  
 DATED: 05-28-2015  
 SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A PARCEL CONSOLIDATION OF LOT 1 OF C.S.M. 3976 AND LOT 1 OF CSM 4362 LOCATED IN PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 18 EAST, TOWN OF BLOOMFIELD WALWORTH COUNTY, WISCONSIN

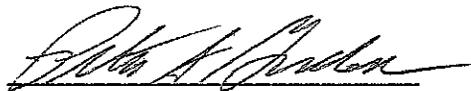
SURVEYORS CERTIFICATE

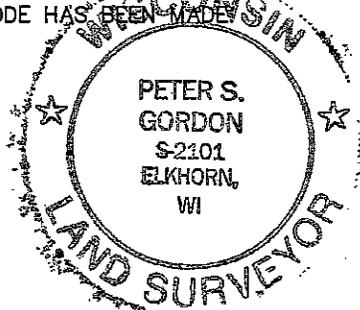
I HEREBY CERTIFY THAT AT THE DIRECTION OF LEO C. AND MADELEINE L. POTTER TRUST, POTTERS SELF STORAGE, LLC, OWNERS, AND IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF WISCONSIN STATUTES, THE LAND DIVISION ORDINANCE FOR THE TOWN OF BLOOMFIELD, AND THE SUBDIVISION ORDINANCE FOR THE CITY OF LAKE GENEVA, I HAVE SURVEYED, DIVIDED, DEDICATED AND MAPPED THE FOLLOWING DESCRIBED LANDS AND THAT THIS MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE MAP AND OF THE SUBDIVISION THEREOF TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF:

A PARCEL CONSOLIDATION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3976 (C.S.M. 3976), RECORDED IN VOLUME 24 ON PAGE 244 OF CERTIFIED SURVEY MAPS AS DOCUMENT NO. 683657, AND LOT 1 OF CERTIFIED SURVEY MAP NO. 4362 (C.S.M. 4362), RECORDED IN VOLUME 28 ON PAGE 145 OF CERTIFIED SURVEY MAPS AS DOCUMENT NO. 819308 LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 18 EAST, TOWN OF BLOOMFIELD AND CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE NORTH 1/4 CORNER OF SAID SECTION 6 (T1N, R18E); THENCE S 02DEG 48MIN 17SEC E, 50.06 FEET TO AN IRON REBAR STAKE FOUND ON THE SOUTH LINE OF TOWN LINE ROAD AND THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARIES OF SAID LOT 1 OF C.S.M. 4362 AND LOT 1 OF C.S.M. 3976 THE FOLLOWING COURSES: S 02DEG 48MIN 17SEC E, 2.64 FEET; THENCE N 89DEG 55MIN 57SEC E, 254.17 FEET; THENCE S 04DEG 44MIN 59SEC W, 158.39 FEET; THENCE S 31DEG 02MIN 14SEC W, 104.84 FEET; THENCE S 89DEG 53MIN 05SEC W, 175.48 FEET; THENCE S 02DEG 39MIN 41SEC E, 433.85 FEET; THENCE S 89DEG 52MIN 36SEC W, 220.29 FEET; THENCE N 02DEG 39MIN 52SEC W, 701.48 FEET; THENCE N 89DEG 51MIN 55SEC E, 50.05 FEET; THENCE S 02DEG 39MIN 52SEC E, 17.02 FEET; THENCE N 89DEG 51MIN 55SEC E, 149.87 FEET;; THENCE N 89DEG 53MIN 32SEC E, 19.61 FEET TO THE POINT OF BEGINNING. CONTAINING 208,380 SQUARE FEET (4.78 ACRES) OF LAND, MORE OR LESS.

NOTE: LOT 1 HAS AN EXISTING SANITARY SEWER SYSTEM IN PLACE WHICH APPEARS TO BE FUNCTIONING. NO EVALUATION BY THE WALWORTH COUNTY SANITATION DEPARTMENT AS TO MEETING THE REQUIREMENTS FOR A REPLACEMENT SYSTEM UNDER COM-85 OF THE WISCONSIN ADMINISTRATIVE CODE HAS BEEN MADE.

DATED: JUNE 19, 2015 \_\_\_\_\_

  
PETER S. GORDON RLS 2101



NOTE: THIS LOT LINE ADJUSTMENT IS FOR THE PURPOSE OF A SALE OR EXCHANGE OF LAND BETWEEN ADJOINING LAND OWNERS THAT DOES NOT CREATE ADDITIONAL LOTS, AND THE ORIGINAL PARCELS ARE NOT REDUCED BELOW THE MINIMUM SIZE REQUIRED BY THE BLOOMFIELD VILLAGE/TOWN CODE OF ORDINANCES (ZONING.SHORELAND ZONING).

TOWN OF BLOOMFIELD APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 BY THE TOWN OF BLOOMFIELD, WALWORTH COUNTY, WISCONSIN.

\_\_\_\_\_  
TOWN CLERK

CITY OF LAKE GENEVA APPROVAL

RESOLVED THAT THIS CERTIFIED SURVEY MAP, LOCATED IN THE EXTRATERRITORIAL PLAT JURISDICTION AREA FOR THE CITY OF LAKE GENEVA, IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
CITY CLERK

THIS INSTRUMENT DRAFTED BY PETER S. GORDON  
PROJECT NO. 6457.15  
DATED: 05-28-2015  
SHEET 2 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A PARCEL CONSOLIDATION OF LOT 1 OF C.S.M. 3976 AND  
LOT 1 OF CSM 4362 LOCATED IN PART OF THE NW 1/4  
OF THE NE 1/4 AND PART OF THE NE 1/4 OF  
THE NW 1/4 OF SECTION 6, TOWN 1 NORTH, RANGE 18  
EAST, TOWN OF BLOOMFIELD  
WALWORTH COUNTY, WISCONSIN

OWNERS CERTIFICATE

AS OWNER, I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED,  
DIVIDED, DEDICATED, AND MAPPED AS REPRESENTED ON THE MAP. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED  
BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION.

TOWN OF BLOOMFIELD  
CITY OF LAKE GENEVA

\_\_\_\_\_  
LEO C. POTTER, REPRESENTATIVE  
POTTERS SELF STORAGE, LLC

STATE OF WISCONSIN)

COUNTY OF WALWORTH)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, THE ABOVE NAMED, LEO C.  
POTTER, REPRESENTATIVE, POTTERS SELF STORAGE, LLC, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE  
FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
MY COMMISSION EXPIRES

NOTARY PUBLIC \_\_\_\_\_, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

TOWN BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE  
LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LANDS, DOES HEREBY CONSENT TO  
SURVEYING, DIVIDING, DEDICATING, AND MAPPING AS REPRESENTED ON THIS MAP AND DO HEREBY CONSENT TO  
THE CERTIFICATE OF POTTERS SELF STORAGE, LLC, OWNERS. IN WITNESS WHEREOF, THE SAID  
TOWN BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_, ITS OFFICER, AT

\_\_\_\_\_, WISCONSIN THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015

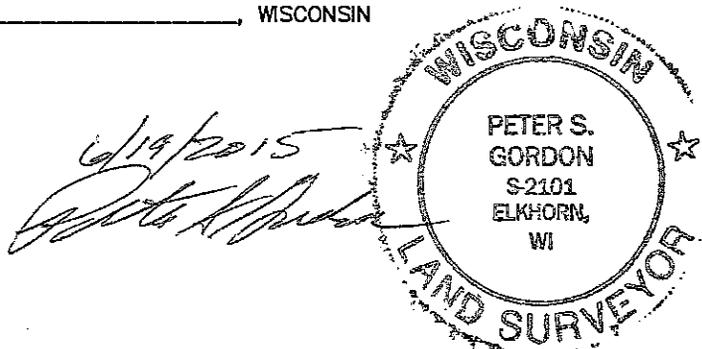
\_\_\_\_\_  
AUTHORIZED SIGNATURE FOR TOWN BANK

STATE OF WISCONSIN)  
COUNTY OF WALWORTH)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, THE ABOVE  
NAMED \_\_\_\_\_ OF TOWN BANK, TO ME KNOWN TO BE THE PERSON(S) WHO  
EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS  
SUCH OFFICERS AS THE DEED OF SAID CORPORATION BY ITS AUTHORITY.

\_\_\_\_\_  
MY COMMISSION EXPIRES

NOTARY PUBLIC, \_\_\_\_\_, WISCONSIN



THIS INSTRUMENT DRAFTED  
BY PETER S. GORDON  
PROJECT NO. 6457.15  
DATED: 05-28-2015  
SHEET 2 OF 3 SHEETS

**APPLICATION FOR CONDITIONAL USE**

City of Lake Geneva

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

421 Madison Street Lake Geneva, WI 53147

ZOP 00091

NAME AND ADDRESS OF CURRENT OWNER: prior to July 31, 2015

Frederick A. Gahl

1661 S. Lake Shore Drive Lake Geneva, WI 53147-2124

TELEPHONE NUMBER OF CURRENT OWNER: can be reach through Coldwell Banker Honig Bell  
266 Brand St. Lake Geneva, WI 53147

NAME AND ADDRESS OF APPLICANT: /OWNERS after July 31, 2015

Elizabeth (Beth) & Jeffery (Jeff) Iverson

365 Elm St. Elgin, IL

TELEPHONE NUMBER OF APPLICANT: Beth cell 847-610-0951 / Jeff 847-610-0166  
cell

PROPOSED CONDITIONAL USE:

Bed & Breakfast (overnight lodging w/ inclusive breakfast) 4-6 available parking spaces

Owners will reside in home

ZONING DISTRICT IN WHICH LAND IS LOCATED: SR-4

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

None - Using home as is

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Renting out bedroom w/ bath for overnight lodging breakfast for guest(s) Use of Comon areas of house, yard & parking

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

7/5/15

DATE

Elizabeth Iverson / Jeff Iverson  
SIGNATURE OF APPLICANT

- \_\_\_\_\_ (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?

Will bring increased tourism to the area thus increasing revenues/taxes for the city and other businesses in surrounding area as well ie: shops/restaurant

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 close proximity to beach, restaurants & shopping will allow for increased patronage of all mentioned businesses thus increasing cities taxes/revenues

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

No adverse effects / ample parking

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?

House & property will remain in keeping w/ rest of residential homes in immediate area

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

Yes, same as the rest of the surrounding residential home

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

Yes

**IV.FINAL APPLICATION PACKET INFORMATION**

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

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

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

\_\_\_\_ Class 2 Legal Notice sent to official newspaper by City Clerk:      Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_\_ Class 2 Legal Notice published on \_\_\_\_\_ and \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_\_ Conditional Use recorded with the County Register of Deeds Office:      Date: \_\_\_\_\_ by: \_\_\_\_\_

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

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

**I.RECORDATION OF ADMINISTRATIVE PROCEDURES**

\_\_\_ **Pre-submittal staff meeting scheduled:**

**Date of Meeting:** \_\_\_\_\_ **Time of Meeting:** \_\_\_\_\_ **Date:** \_\_\_\_\_ **by:** \_\_\_\_\_

**Follow-up pre-submittal staff meetings scheduled for:**

\_\_\_ **Date of Meeting:** \_\_\_\_\_ **Time of Meeting:** \_\_\_\_\_ **Date:** \_\_\_\_\_ **by:** \_\_\_\_\_

\_\_\_ **Date of Meeting:** \_\_\_\_\_ **Time of Meeting:** \_\_\_\_\_ **Date:** \_\_\_\_\_ **by:** \_\_\_\_\_

\_\_\_ **Date of Meeting:** \_\_\_\_\_ **Time of Meeting:** \_\_\_\_\_ **Date:** \_\_\_\_\_ **by:** \_\_\_\_\_

\_\_\_ **Date of Meeting:** \_\_\_\_\_ **Time of Meeting:** \_\_\_\_\_ **Date:** \_\_\_\_\_ **by:** \_\_\_\_\_

\_\_\_ **Application form filed with Zoning Administrator:** **Date:** \_\_\_\_\_ **by:** \_\_\_\_\_

\_\_\_ **Application fee of \$ \_\_\_\_\_ received by Zoning Administrator:** **Date:** \_\_\_\_\_ **by:** \_\_\_\_\_

\_\_\_ **Reimbursement of professional consultant costs agreement executed:** **Date:** \_\_\_\_\_ **by:** \_\_\_\_\_

**II.APPLICATION SUBMITTAL PACKET REQUIREMENTS**

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

*Initial Packet (5 Copies to Zoning Administrator)*

*Date:* \_\_\_\_\_ *by:* \_\_\_\_\_

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

*Date:* \_\_\_\_\_ *by:* \_\_\_\_\_

↓

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

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

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

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

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

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

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

- \_\_\_ (d) **A Detailed Landscaping Plan of the subject property:**
  - \_\_\_ Scale same as main plan (> or equal to 1" equals 100')
  - \_\_\_ Map reduction at 11" x 17"
  - \_\_\_ Showing the location of all required bufferyard and landscaping areas
  - \_\_\_ Showing existing and proposed Landscape Point fencing
  - \_\_\_ Showing berm options for meeting said requirements
  - \_\_\_ Demonstrating complete compliance with the requirements of Article VI
  - \_\_\_ Providing individual plant locations and species, fencing types and heights, and berm heights;
  
- \_\_\_ (e) **A Grading and Erosion Control Plan:**
  - \_\_\_ Same scale as the main plan (> or equal to 1" equals 100')
  - \_\_\_ Map reduction at 11" x 17"
  - \_\_\_ Showing existing and proposed grades including retention walls and related devices, and erosion control measures.
  
- \_\_\_ (f) **Elevation Drawings of proposed buildings or remodeling of existing buildings:**
  - \_\_\_ Showing finished exterior treatment;
  - \_\_\_ With adequate labels provided to clearly depict exterior materials, texture, color and overall appearance;
  - \_\_\_ Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.

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

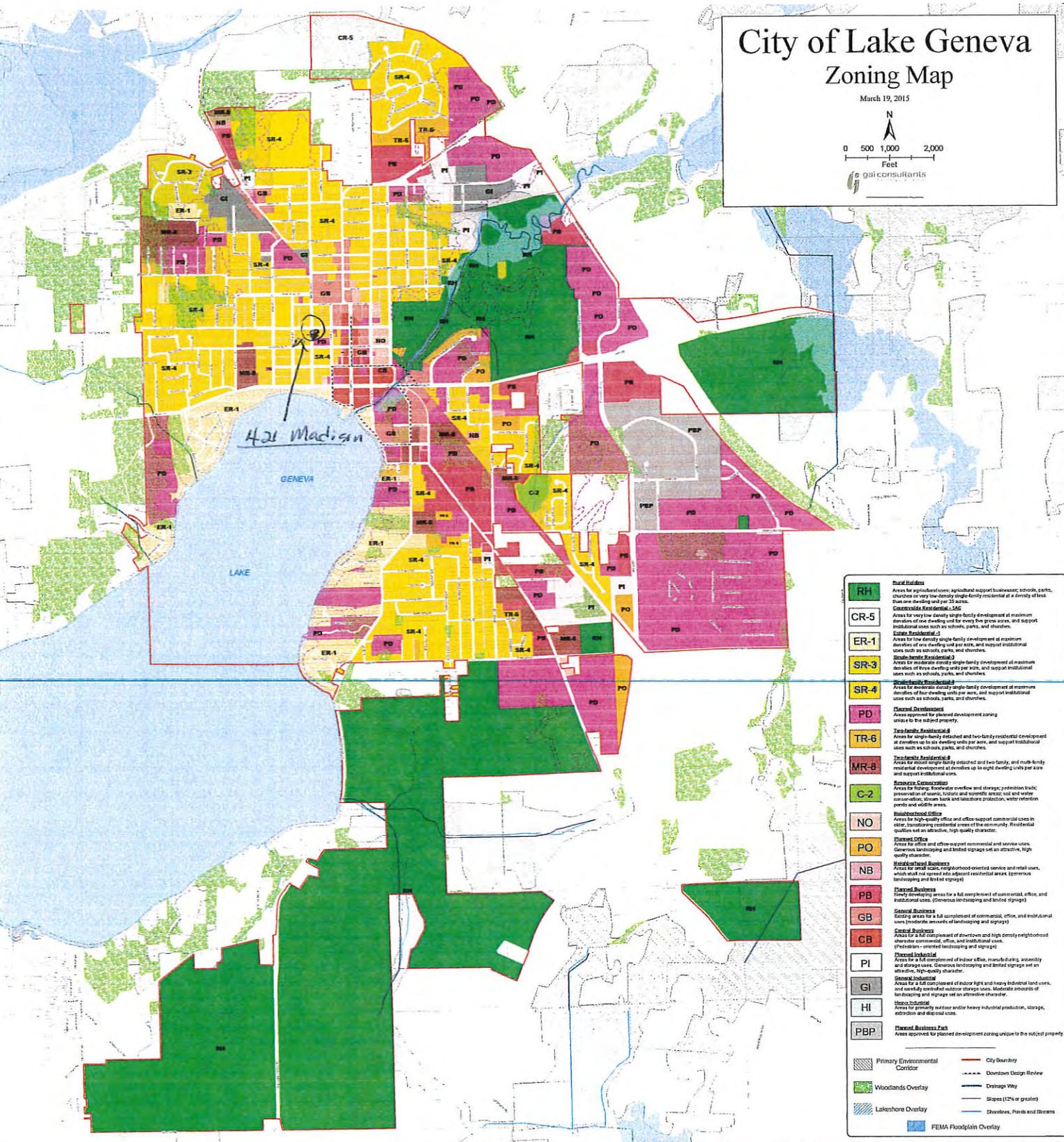
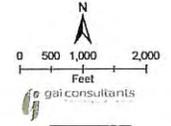
**NOTE: Modification of an Approved Site Plan:** Any and all variation between development and/or land use activity on the subject property and the approved site plan is a violation of law. An approved site plan shall be revised and approved via the procedures of Subsections 98-908(2) and (4) so as to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

**III.FINAL APPLICATION PACKET INFORMATION**

- \_\_\_ Receipt of 5 full scale copies in blue/line or black/line of complete Final Application Packet by Zoning Administrator:      Date: \_\_\_\_\_ by: \_\_\_\_\_
  
- \_\_\_ Receipt of 25 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator:      Date: \_\_\_\_\_ by: \_\_\_\_\_

# City of Lake Geneva Zoning Map

March 19, 2015



- RH Rural Residence**  
Areas for agricultural uses, agricultural support businesses, schools, parks, churches or very low density single-family residential at a density of less than one dwelling unit per acre.
  - CR-5 Countryside Residential - SAC**  
Areas for very low density single-family residential at a density of maximum densities of one dwelling unit per acre, and support institutional uses such as schools, parks, and churches.
  - ER-1 Estate Residential-1**  
Areas for low density single-family development at maximum densities of one or two dwelling units per acre, and support institutional uses such as schools, parks, and churches.
  - SR-3 Single Family Residential-3**  
Areas for medium density single-family development at maximum densities of three dwelling units per acre, and support institutional uses such as schools, parks, and churches.
  - SR-4 Single Family Residential-4**  
Areas for low 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 approved for planned development zoning unique to the subject property.
  - TR-6 Two-Family Residential-6**  
Areas for single detached and two-family residential development at densities up to six dwelling units per acre, and support institutional uses such as schools, parks, and churches.
  - MR-8 Two-Family Residential-8**  
Areas for mixed single family detached and two-family, and multi-family residential development at densities up to eight dwelling units per acre and support institutional uses.
  - C-2 Resource Conservation**  
Areas for fishing, brookwater overflow and storage, pollution traffic, preservation of scenic, historic and scientific areas, soil and water conservation, stream bank and landscape protection, water retention ponds and wildlife areas.
  - NO Neighborhood Office**  
Areas for high-quality office and office-support commercial uses in other, surrounding residential areas of the community. Residential qualities set an attractive, high-quality character.
  - PO Planned Office**  
Areas for office and office-support commercial and service uses. Generous landscaping and limited signage set an attractive, high-quality character.
  - NB Neighborhood Business**  
Areas for small-scale, neighborhood-oriented service and retail uses, which shall not spread into adjacent residential areas. Generous landscaping and limited signage.
  - PB Planned Business**  
Family developing areas for a full complement of commercial, office, and institutional uses (moderate amounts of landscaping and signage).
  - GB General Business**  
Easily areas for a full complement of commercial, office, and institutional uses (moderate amounts of landscaping and signage).
  - CB Central Business**  
Areas for a full complement of diverse and high density neighborhood character commercial, office, and institutional uses. (Moderate amounts of landscaping and signage).
  - PI Planned Industrial**  
Areas for a full complement of indoor office, manufacturing, assembly and storage uses. Generous landscaping and limited signage set an attractive, high-quality character.
  - GI Heavy Industrial**  
Areas for a full complement of indoor light and heavy industrial land uses, and centrally located outdoor storage uses. Moderate amounts of landscaping and signage set an attractive character.
  - HI Heavy Industrial**  
Areas for primarily outdoor and/or heavy industrial production, storage, extraction and disposal uses.
  - PBP Planned Business Park**  
Areas approved for planned development zoning unique to the subject property.
- 
- Primary Environmental Corridor
  - Downtown Design Review
  - Woodlands Overlay
  - Drainage Way
  - Lakeshore Overlay
  - Slopes (12% or greater)
  - Ditches, Ponds and Streams
  - City Boundary
  - FEMA Floodplain Overlay



**421 Madison St**

**WALWORTH COUNTY, WISCONSIN**



Author:   
 Map Produced on: 8/11/2015

Wisconsin State Plane Coordinate System, South Zone   
 Horizontal Datum: NAD83

Walworth County Information Technology Department   
 Land Use Planning Division   
 300 Center Street   
 Elkhart, Wisconsin 53121-4107

Map data is derived from various sources including aerial photography, GIS data, and other public information. The information is provided as a service and is not intended to be used for any purpose other than that for which it was intended. The user assumes all liability for any use of the information.







421 Madison Street  
Lake Geneva, WI 53147



# **A. Introduction**

## **1. Our Services**

### **. What is Humble B&B?**

Humble B&B will be a short term lodging opportunity located in downtown Lake Geneva. Over the long-term we intend Humble B&B to become a highly recommended choice in Walworth County, WI for temporary lodging. We as new owners, intend to create a differentiated experience for our guests by capitalizing on the prime location of the traditional 2 story Victorian home with 2,754 square feet, housing four large guest rooms, one with a private bath downstairs, three upstairs with shared bath for rent, owners quarters in an upstairs apartment, spacious common areas and it's surrounding .24 acres of fenced in back yard, among the older established homes. It is located within walking distance of the downtown hub of activities and beach that make Lake Geneva a prime area for vacationers from the surrounding Midwest Region. The 4 Gables Home built in 1880 is steeped in history, which we intend to research and share with our guests.

### **. What do we plan to do?**

Humble B&B will offer overnight or extended short term lodging for out of town & local guests that will include all the amenities of a relaxed, yet well-appointed home atmosphere including breakfast service in the morning, information regarding local attractions, dining and entertainment in the areas.

### **. What does Humble B&B offer their guests?**

Humble B & B home was originally built in 1880 and is beautifully preserved and maintained with updated amenities in keeping with the style of the home.

We plan to create an idyllic "home away from home" environment, offer exceptional service, and introduce our patrons to the area and it's charms. The riches of the Walworth County have long drawn a significant number of tourists to the area as well as seasonal homeowners from surrounding cities. In addition to providing our guests with information about local attractions and activities, we plan to collaborate with the Chamber of Commerce, tour agencies and businesses throughout the area by offering packages with special rates and incentives. We intend to create a loyal customer base through advertising, personal contacts and client list. Expanding our exposure via the Internet, involvement in the local community and introducing the area to Humble B&B patrons that have not yet discovered this year-round paradise as well as those who have been coming to lake Geneva all their lives.

Amenities that go beyond the typical B&B will include:

- Complimentary cookies
- An extensive DVD & CD library for guest use
- Flat Screen TV's in each room
- Wifi Internet Access

- Complimentary coffee/teas/etc. located in common area, as well as bottled water, ice and a variety of grab & go snacks
- Complimentary toiletries
- Picnic baskets and coolers for beach/exploring excursions

## **2. The Company**

### **. How do we plan to structure the business?**

After possession and a brief period of becoming established as new ownership in the community, we, as proprietors, plan to diversify into offering packages that link our clientele with local businesses thus ensuring a steady flow of patrons (tourists and locals) through our doors.

Humble B&B business structure will be that of a Limited Liability Partnership in the name of Elizabeth J. & Jeffery P. Iverson. Both Elizabeth and Jeffery will reside on the property while managing and maintaining the business and satisfying bed & breakfast licensing requirements.

### **. What do we have to bring to the table?**

Elizabeth has been employed by Max McGraw Wildlife Foundation in East Dundee, IL for 25 years planning and assisting with events for its 480+ members including corporate training meetings, charity functions, showers, weddings and holiday parties. Elizabeth has handled the details from the initial phone call/reservation through the planning process to being on site to make sure every facet of the event goes smoothly to processing the invoice for billing. The facility also houses 8 overnight rooms, a full kitchen & staff (which she oversees), meeting rooms and administrative offices. She has established a great rapport with the members and co-management of other departments.<sup>1</sup>

Jeffery has spent the last 30 years in Management, Customer Service and Sales in both Retail & Restaurant establishments. He has knowledgeable skills that he uses to find out what the client's needs are and see that they are met. He has established a rapport with his customers that have had them following him from location to location over a span of years.

## **3. The Market**

### **. How do we compare?**

B&Bs, along with other short-term lodging in Walworth County and the popular Lake Geneva Area, have been a substantial part of the local tourism realm and has maintained its popularity even during the most recent downturn of the economy. Of the short-term lodgings in Walworth County, Humble B& B will establish itself, as a contender amongst the existing B&B's of which there are only a select few. Hotels/Motels constitute the largest percentage of rental properties surrounding Lake Geneva in terms of units.

## **. Who is our Customer?**

The two primary customer segments are tourists from the surrounding 100-150 mile radius who traditionally prefer the cozy environment of B&Bs and local patrons who need the facilities for various celebrations, housing out of town family who travel for meetings, retreats and events. Additional guest will find us via an eye catching, informative, user-friendly web site. Increasing web presence on travel sites, commerce sites, social media & more, as well as one on one promotion with local business owners and mailings will provide additional exposure to potential customers for minimal advertising costs and nominal annual fees.

Tourists will want to explore the riches of Lake Geneva as well as surrounding Walworth County such as popular beaches, fine & casual dining, nearby wineries, horseback riding stables, spas, indoor & outdoor music venues, zip line adventures, farmers markets, antique & retail shopping venues as well as the many lakeside activities and boat rentals & tours.

## **B. Objectives**

Become proprietors of Humble B&B offering 4 rentable overnight rooms with inclusive breakfast meal through bookings from personal clientele list, referrals, and local business partnerships

1. Demonstrate a minimum of 25% occupancy average throughout the remainder of 2015.
2. Increase income by 10% the first full year through community-based activities, incentives and referral packages.
3. Both Elizabeth and Jeff will supplement B&B revenue through employment outside of the Bed and Breakfast through local contacts.

## **C. Mission**

The Mission of Humble B&B is to be among the best choice in Walworth County for temporary lodging by creating a comfortable relaxed environment for it's guests, capitalizing on the treasures that Walworth County has to offer it's tourists and local patrons year-round. Elizabeth and Jeffery intend to make Humble B&B more than a great bed and breakfast, they plan to create an environment of comfortable, lodging and attention to customer service that surpasses the standard fare for the immediate area that will keep them coming back for years to come.

**APPLICATION FOR ZONING MAP AMENDMENT FOR PLANNED DEVELOPMENT  
ZONING INCLUDING GENEVRAL DEVELOPMENT PLAN APPROVAL (PD/GDP) AND  
ONE PRECISE IMPLEMENTATION PLAN APPROVAL (PD/PIP)**

Name of Applicant: Kim Pischke

Address of Applicant: Core Commercial, Inc.

P.O. Box 1154

Appleton, WI 54912

Telephone No. (920) 882-0759

Fax and/or email: ( ) kimp@corewis.com

Name of Owner: Kim Pischke

Address of Owner: Core Commercial, Inc.

P.O. Box 1154

Appleton, WI 54912

Telephone No. (920) 882-0759

Fax and/or email: ( ) kimp@corewis.com

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

351 Peller Road

Lake Geneva, WI 53417

Current Zoning District: Planned Business

*Fee of \$750.00 payable upon filing application.*

7/5/15  
Date

Kim Pischke  
Signature of Applicant

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

This form should be used by the Applicant as a guide to submitting a complete application for a planned development and by the City to process said application. Parts II, III, V, and VII should be used by the Applicant to submit a complete application; Parts I - VIII should be used by the City as a guide when processing said application.

**I.RECORDATION OF ADMINISTRATIVE PROCEDURES**

\_\_\_ **Pre-submittal staff meeting scheduled:**

**Date of Meeting:** \_\_\_\_\_ **Time of Meeting:** \_\_\_\_\_ **Date:** \_\_\_\_\_ **by:** \_\_\_\_\_

**Follow-up pre-submittal staff meetings scheduled for:**

\_\_\_ **Date of Meeting:** \_\_\_\_\_ **Time of Meeting:** \_\_\_\_\_ **Date:** \_\_\_\_\_ **by:** \_\_\_\_\_

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\_\_\_ **Reimbursement of professional consultant costs agreement executed:** **Date:** \_\_\_\_\_ **by:** \_\_\_\_\_

**II.APPLICATION SUBMITTAL PACKET REQUIREMENTS  
PD PROCESS STEP 1: PRE-APPLICATION**

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

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

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

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

**APPLICATION SUBMITTAL PACKET REQUIREMENTS  
PD PROCESS STEP 2: CONCEPT PLAN**

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

*Initial Packet (5 Copies to Zoning Administrator)*

Date: \_\_\_\_\_ by: \_\_\_\_\_

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

Date: \_\_\_\_\_ by: \_\_\_\_\_

↓

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

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

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

\_\_\_\_\_ General project themes and images;

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

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

\_\_\_\_\_ The general treatment of natural features;

\_\_\_\_\_ The general relationship to nearby properties and public streets;

\_\_\_\_\_ The general relationship of the project to the Master Plan;

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

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

1. Land Use Exemptions;

2. Density and Intensity Exemptions;

3. Bulk Exemptions;

4. Landscaping Exceptions;

5. Parking and Loading Requirements Exceptions;

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

**FINAL APPLICATION PACKET INFORMATION  
PD PROCESS STEP 2: CONCEPT PLAN**

- \_\_\_\_\_ Receipt of 5 full scale copies in 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: \_\_\_\_\_

**APPLICATION SUBMITTAL REQUIREMENTS  
PD STEP 3: GENERAL DEVELOPMENT PLAN (GDP)**

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

*Initial Packet (5 Copies to Zoning Administrator)*

Date: \_\_\_\_\_ by: \_\_\_\_\_

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

Date: \_\_\_\_\_ by: \_\_\_\_\_

↓

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

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

(2) **A map of the subject property** for which the PD is proposed:

- Showing all lands within 300 feet of the boundaries of the subject property;
- Referenced to a list of the names and addresses of the owners of all lands on said map as the same 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 clearly reproducible with a photocopier;
- Map size of 11" x 17" and map scale not less than one inch equals 800 feet;
- All lot dimensions of the subject property provided;
- Graphic scale and north arrow provided.

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

- General project themes and images;
- The general mix of dwelling unit types and/or land uses;
- Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
- The general treatment of natural features;
- The general relationship to nearby properties and public streets;
- The general relationship of the project to the Master Plan;
- A statement of Rationale as to why PD zoning is proposed. This shall identify barriers that the Applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the Applicant suggests are available through the proposed PD zoning.

- X A complete list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
- X A written description of potentially requested exemption from the requirements of the underlying zoning district, in the following order:
  1. Land Use Exemptions;
  2. Density and Intensity Exemptions;
  3. Bulk Exemptions;
  4. Landscaping Exceptions;
  5. Parking and Loading Requirements Exceptions.
- X (4) **A General Development Plan Drawing** at a minimum scale of 1"=100' (11" x 17" reduction shall also be provided by Applicant) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:
  - X A conceptual plan drawing (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives. The Applicant may submit copies of a larger version of the plan in addition to the 11" x 17" reduction;
  - X Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use;
  - X Statistical data on minimum lot sizes in the development, the approximate areas of large development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or City Council; and
  - X Notations relating the written information provided in (3), above to specific areas on the GDP Drawing.
- X (5) **General conceptual landscaping plan** for subject property, noting approximate locations of foundation, street, yard and paving, landscaping, and the compliance of development with all landscaping requirements of this Ordinance (except as noted in the listing of exceptions) and the use of extra landscaping and bufferyards;
- X (6) **A general signage plan** for the project, including all:
  - X Project identification signs;
  - X Concepts for public fixtures and signs (street light fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from City standards or common practices;

X (7) **Written justification** for the proposed Planned Development. (See Section 98-905 for requirements of the conditional use procedure.)

**FINAL APPLICATION PACKET INFORMATION**  
**PD STEP 3: GENERAL DEVELOPMENT PLAN (GDP)**

The process for review and approval of the PD shall be identical to that for conditional use permits per Section 98-905 of the Zoning Ordinance and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code. All portions of an approved PD/GDP not fully developed within five years of final City Council approval shall expire, and no additional PD-based development shall be permitted. The City Council may extend this five years period by up to five additional years via a majority vote following a public hearing.

- \_\_\_\_\_ **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:** \_\_\_\_\_

**APPLICATION SUBMITTAL REQUIREMENTS**  
**PD STEP 4: PRECISE IMPLEMENTATION PLAN (PIP)**

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

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

\_\_\_\_\_ A. After the effective date of the rezoning to PD/GDP, the Applicant may file an application for the proposed PIP with the Plan Commission. This submittal packet shall contain the following items, prior to its acceptance by the Zoning Administrator and placing the item on the Plan Commission agenda for PIP review.

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

- \_\_\_\_\_ (2) **A map of the subject property** for which the PD is proposed:
  - \_\_\_\_\_ Showing all lands within 300 feet of the boundaries of the subject property;
  - \_\_\_\_\_ Referenced to a list of the names and addresses of the owners of all lands on said map as the same 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 clearly reproducible with a photocopier;
  - \_\_\_\_\_ Map size of 11" by 17" and map scale not less than one inch equals 800 feet;
  - \_\_\_\_\_ All lot dimensions of the subject property provided;
  - \_\_\_\_\_ Graphic scale and north arrow provided.
  
- \_\_\_\_\_ (3) **A general written description** of proposed PIP including:
  - \_\_\_\_\_ Specific project themes and images;
  - \_\_\_\_\_ The specific mix of dwelling unit types and/or land uses;
  - \_\_\_\_\_ Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
  - \_\_\_\_\_ The specific treatment of natural features;
  - \_\_\_\_\_ The specific relationship to nearby properties and public streets.
  - \_\_\_\_\_ A Statement of Rationale as to why PD zoning is proposed identifying perceived barriers in the form of requirements of standard zoning districts and opportunities for community betterment through the proposed PD zoning.
  - \_\_\_\_\_ A complete list of zoning standards which will not be met by the proposed PIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PIP and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
  
- \_\_\_\_\_ (4) **A Precise Implementation Plan Drawing** at a minimum scale of 1"=100' (and reduced to 11" x 17") of the proposed project showing at least the following information in sufficient detail: *(See following page)*
  - \_\_\_\_\_ A PIP site plan conforming to all requirements of Section 98-908(3). If the proposed PD is a group development (per Section 98-208) also provide a proposed preliminary plat or conceptual plat;
  - \_\_\_\_\_ Location of recreational and open space areas and facilities specifically describing those that are to be reserved or dedicated for public acquisition and use;
  - \_\_\_\_\_ Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio

and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or City Council; and

\_\_\_\_ Notations relating the written information (3), above to specific areas on the GDP Drawing.

- \_\_\_\_ (5) **A landscaping plan for subject property**, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.
- \_\_\_\_ (6) **A series of building elevations** for the entire exterior of all buildings in the PD, including detailed notes as to the materials and colors proposed.
- \_\_\_\_ (7) **A general signage plan** including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and group development signage themes which are proposed to vary from City standards or common practices.
- \_\_\_\_ (8) **A general outline of the intended organizational structure** for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.
- \_\_\_\_ (9) **A written description** which demonstrates the full consistency of the proposed PIP with the approved GDP.
- \_\_\_\_ (10) **A written description** of any and all variations between the requirements of the applicable PD/GDP zoning district and the proposed PIP development; and,
- \_\_\_\_ (11) **Proof of financing capability** pertaining to construction and maintenance and operation of public works elements of the proposed development.

**FINAL APPLICATION PACKET INFORMATION**  
**PD STEP 4: PRECISE IMPLEMENTATION PLAN (PIP)**

The process for review and approval of the PD shall be identical to that for conditional use permits per Section 98-905 of the Zoning Ordinance and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code. All portions of an approved PD/PIP not fully developed within five years of final City Council approval shall expire, and no additional PD-based development shall be permitted. The City Council may extend this five years period by up to five additional years via a majority vote following a public hearing.

\_\_\_\_ **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: \_\_\_\_\_

7-16-15

Planned Development  
Redevelopment of Sears Hometown building  
351 Peller Road, Lake Geneva, WI



### **Written Description**

The proposed redevelopment is located at 351 Peller Road, located on the Northeast corner of Peller Road and Highway 50. The adjacent parcels are currently occupied by Home Depot to the north and Lake Geneva Mobile to the east.

The proposed redevelopment, Shoppes on 50, will be an upscale retail center between approximately 7,300 SF and 10,800 SF (*please see the proposed plan and the alternate plan, contingent on DOT approval, submitted herein*) and will be anchored by Noodles & Company.

The redevelopment will include demolishing the current Sears Hometown building and redesigning of the site to include a newly constructed brick and masonry building with four sided architecture, decorative fencing wrapping a patio overlooking Highway 50 on the east corner of the building (and both the east and west corner on the alternate plan), a new pylon sign with a brick base to match the building, updated landscaping, as well as, improved grading, parking and overall traffic circulation within the site and to Peller Road, with two fully accessible driveways from Peller Road. The Tenants proposed for this redevelopment will provide additional services to the local community and seasonal population including upscale, national fast casual restaurants and other national retail Tenants.

The proposed Floor Area Ratio for the project will be 16.7% (18.9% alternate) of the site, which is below the maximum allowable of 30%. The Landscaped Surface Ratio for the site will also exceed the underlying zoning requirements with a ratio of 28.9% (27.6% alternate).

The buildings will be constructed in a manner that is consistent with similar retail buildings constructed along Edwards Blvd in the past few years. The primary exterior materials will be split faced architectural masonry and brick with EFIS (synthetic stucco) in smaller areas for signage and decorative building lighting. Architectural elements will be located on all sides of the building with the entrances located on the north side of the building with Tenant prototypical design elements incorporated into the overall design.

The development will be in compliance with the majority of the zoning standards required by the underlying zoning district of Planned Business. A Planned Development is proposed to obtain the following exceptions for the proposed option:

1. The applicant requests that the building setback be reduced from 40' along the street to 5'. This exception will allow the proposed site to be constructed to meet the remainder of the applicable zoning standards. The applicant feels that the presence of the DOT vision triangle in this location provides adequate separation from the existing roadway.

The development will be in compliance with the majority of the zoning standards required by the underlying zoning district of Planned Business. A Planned Development is proposed to obtain the following exceptions for the Alternate Option:

1. The applicant requests that the drive aisles be reduced to 24' in width in lieu of the zoning code required 26' in width at all locations. This exception will still allow for ample maneuvering room within the parking area while allowing for more green space within the site. Perhaps more importantly, it will allow the building to be more centrally located on the site, further away from the property lines to allow for optimal site grading and drainage.
2. The applicant requests that the building setback be reduced from 40' along the south property line to 18' and along the west property line from 40' to 18'. This exception will allow the proposed site to be constructed to meet the remainder of the zoning standards.
3. The applicant requests that the pavement setback be reduced from 10' along the south property line to 3'. This exception will allow a patio to be placed off the back of the proposed building while meeting the remainder of the zoning standards.

#### Exemptions

Below are written descriptions of the requested exemptions in the order requested for the proposed option:

- 1: Land Use Exemptions: None
- 2: Density and Intensity Exemptions: None
- 3: Bulk Exemptions:
  - a: We would like to reduce the building setback from 40' along the street to 5'.
- 4: Landscaping exceptions: None
- 5: Parking and Loading Requirements Exceptions: None

Below are written descriptions of the requested exemptions in the order requested for the Alternative Option:

- 1: Land Use Exemptions: None
- 2: Density and Intensity Exemptions: None

3: Bulk Exemptions:

a: We would like to reduce the building setback from 40' along the south property line to 18' and along the west property line from 40' to 18'.

b: We would like to reduce the paving setback along the south property line from 10' to 3'.

4: Landscaping exceptions: None

5: Parking and Loading Requirements Exceptions:

a: We would like to reduce the drive aisle within the parking lots to 24' in width at all locations.

**SITE INFORMATION:**

**LEGAL DESCRIPTION:** Lot 1 of Certified Survey Map Number 781 Recorded in the Office of the Register of Deeds for Walworth County, Wisconsin, on February 1, 1976 as Document Number 29479

**PROPERTY AREA:** AREA = 44,018 S.F. (1.01 ACRES)

**EXISTING ZONING:** PLANNED BUSINESS

**PROPOSED ZONING:** PLANNED DEVELOPMENT

**SETBACKS:** BUILDING: FRONT = 25'  
STREET = 40'  
SIDE = 10'  
REAR = 30'

PAVEMENT: FRONT/STREET = 10'  
SIDE = 5'  
REAR = 5'

**PARKING REQUIRED:** RETAIL = 1 SPACE PER 300 S.F. (4,765 SF/300 SF = 16 REQ.)  
RESTAURANT = 1 PER 3 PATRONS (99/3 = 33 REQ.)  
TOTAL SPACES REQUIRED = 49 SPACES

**PARKING PROVIDED:** 57 SPACES (3 H.C. ACCESSIBLE)

**HANDICAP STALLS REQUIRED:** 3, **HANDICAP STALLS PROVIDED:** 3

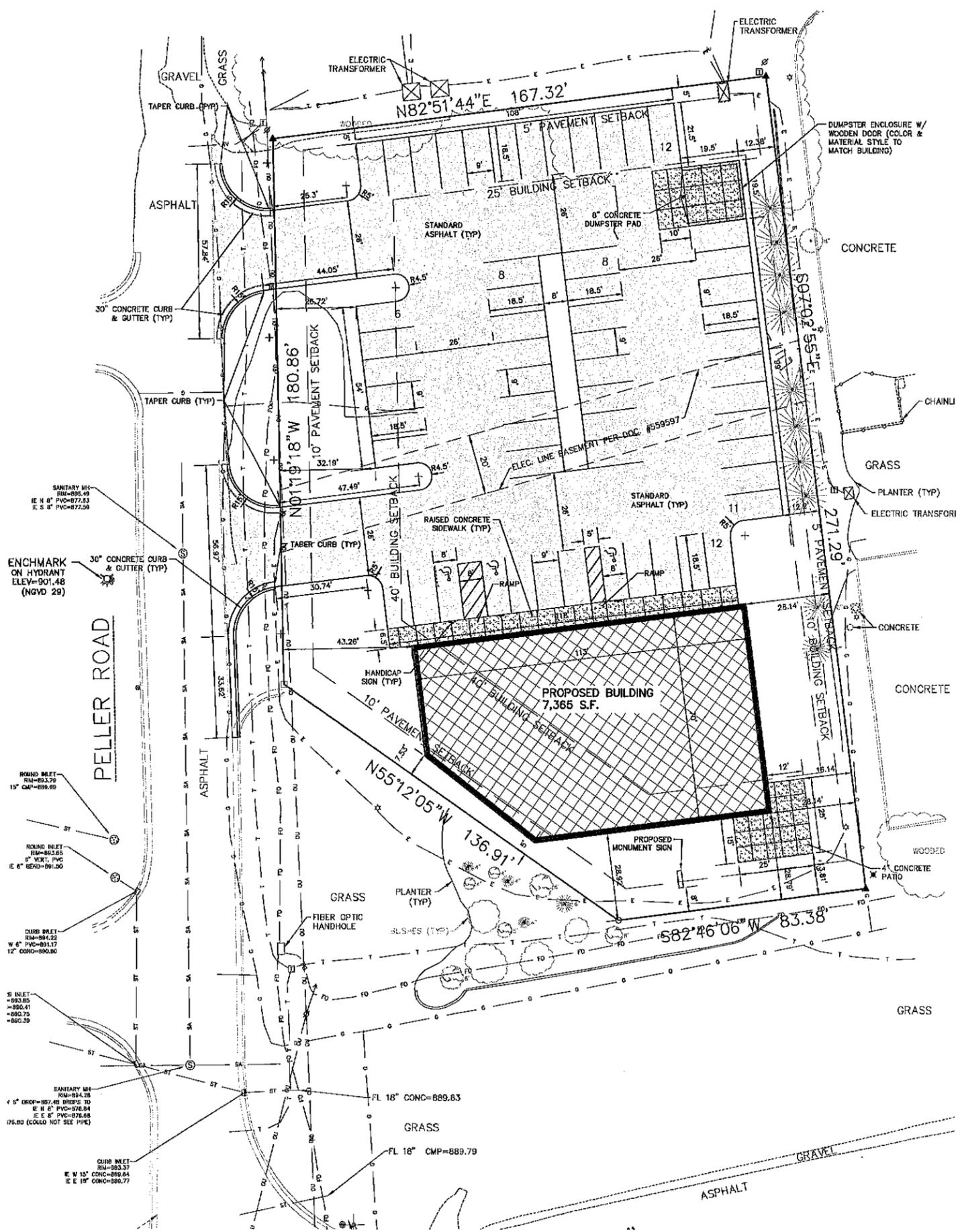
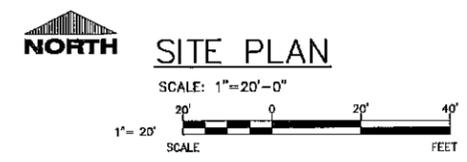
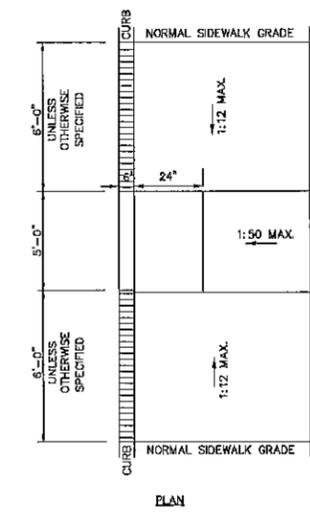
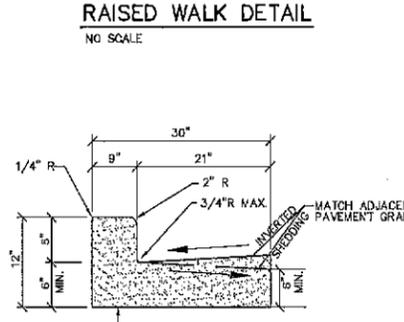
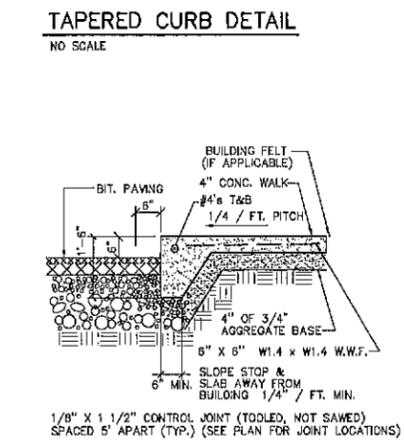
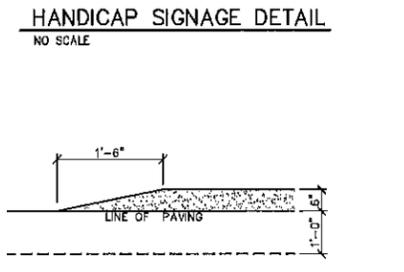
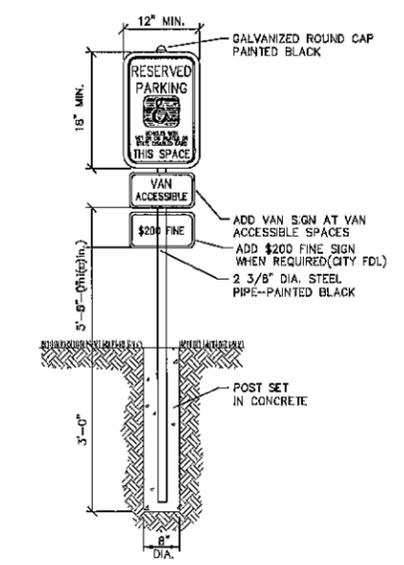
**LANDSCAPE REQUIREMENTS:** MIN. LANDSCAPE SURFACE RATIO: 25%  
MAXIMUM IMPERVIOUS SURFACE: 75%  
MAXIMUM LOT COVERAGE - BUILDING ONLY: 30%

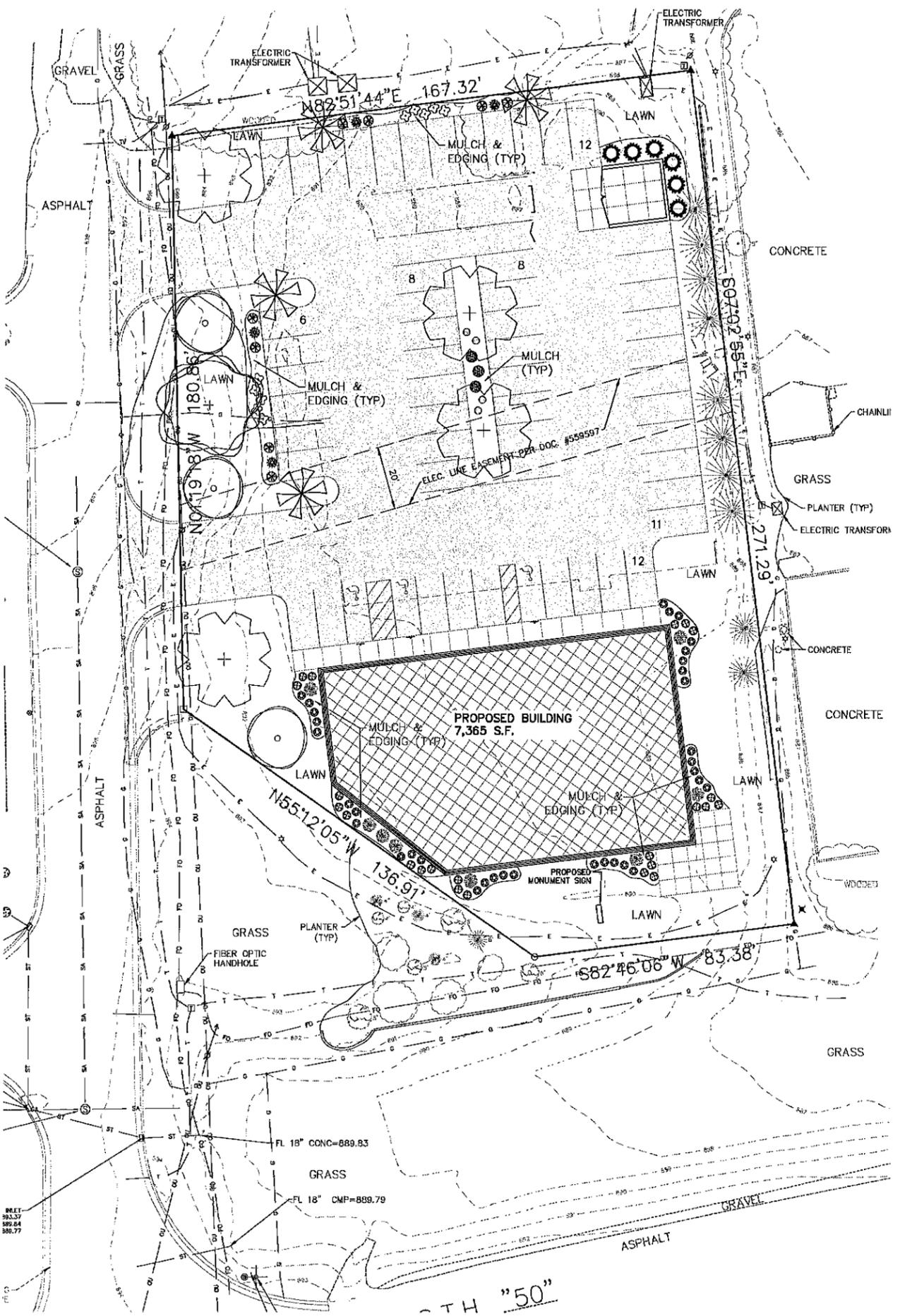
**EXISTING SITE DATA**

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.01	44,018	
BUILDING FLOOR AREA	0.29	13,017	29.6%
PAVEMENT (ASP. & CONC.)	0.66	24,261	55.1%
TOTAL IMPERVIOUS	0.85	37,278	84.7%
LANDSCAPE/OPEN SPACE	0.15	6,740	15.3%

**PROPOSED SITE DATA**

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.01	44,018	
BUILDING FLOOR AREA	0.16	7,365	16.7%
PAVEMENT (ASP. & CONC.)	0.65	23,947	54.4%
TOTAL IMPERVIOUS	0.71	31,312	71.1%
LANDSCAPE/OPEN SPACE	0.29	12,706	28.8%



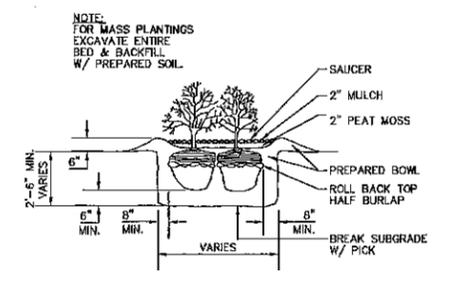
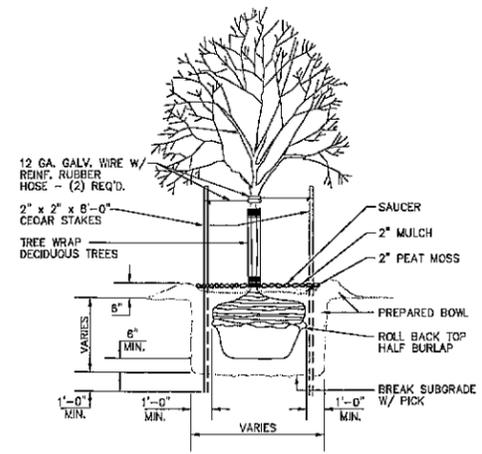


**LANDSCAPING NOTES**

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	MATURE SIZE	POINTS	QTY
<b>DECIDUOUS TREES</b>						
☉	Sugar Maple	Acer saccharum	2"	65'	75	1
☉	Redmond Linden	Tilia americana	1 1/2"	60'	30	4
☉	Flowering Crabapple (Spring Snow)	Malus x hybrid (Spring Snow)	1 1/2"	18'	10	4
☉	Choke Cherry	Prunus virginiana	1 1/2"	20'	15	3
<b>EVERGREEN TREES</b>						
☉	Techy Arborvitae	Thuja occidentalis	3"	12'	12	6
<b>DECIDUOUS SHRUBS</b>						
☉	Red Twigged Dogwood	Comus baileyi	36"	6'-8'	5	4
☉	Anthony Waterer Spirea	Spiraea x bumalda 'Anthony Water'	18"	1'-4'	1	4
☉	Arrowwood Viburnum	Viburnum dentatum	36"	10'-12'	5	10
☉	Goldmound Spirea	Spiraea x bumalda 'Goldmound'	18"	1'-4'	1	34
☉	Chinese Lila	Syringa x chinensis	36"	6'-8'	5	8
<b>EVERGREEN SHRUBS</b>						
☉	Pfitzer Juniper	Juniperus chinensis 'Pfitzeriana'	18"	4'-6'	5	8
☉	Andorra Juniper	Juniperus horizontalis 'Plumosa'	12"	1'-2'	3	23
☉	Gabe Arborvitae	Thuja occidentalis woodwardii	18"	3'-5'	3	3

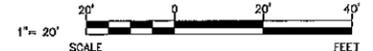
**LANDSCAPING CALCULATIONS**

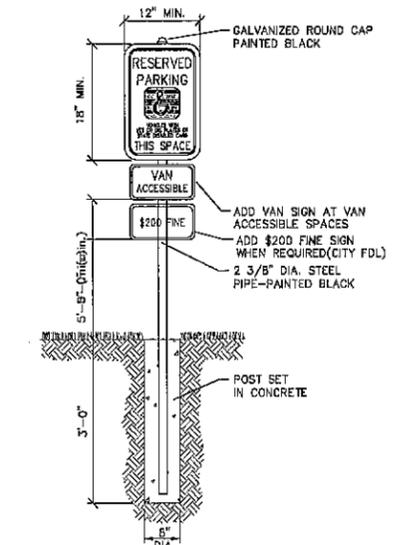
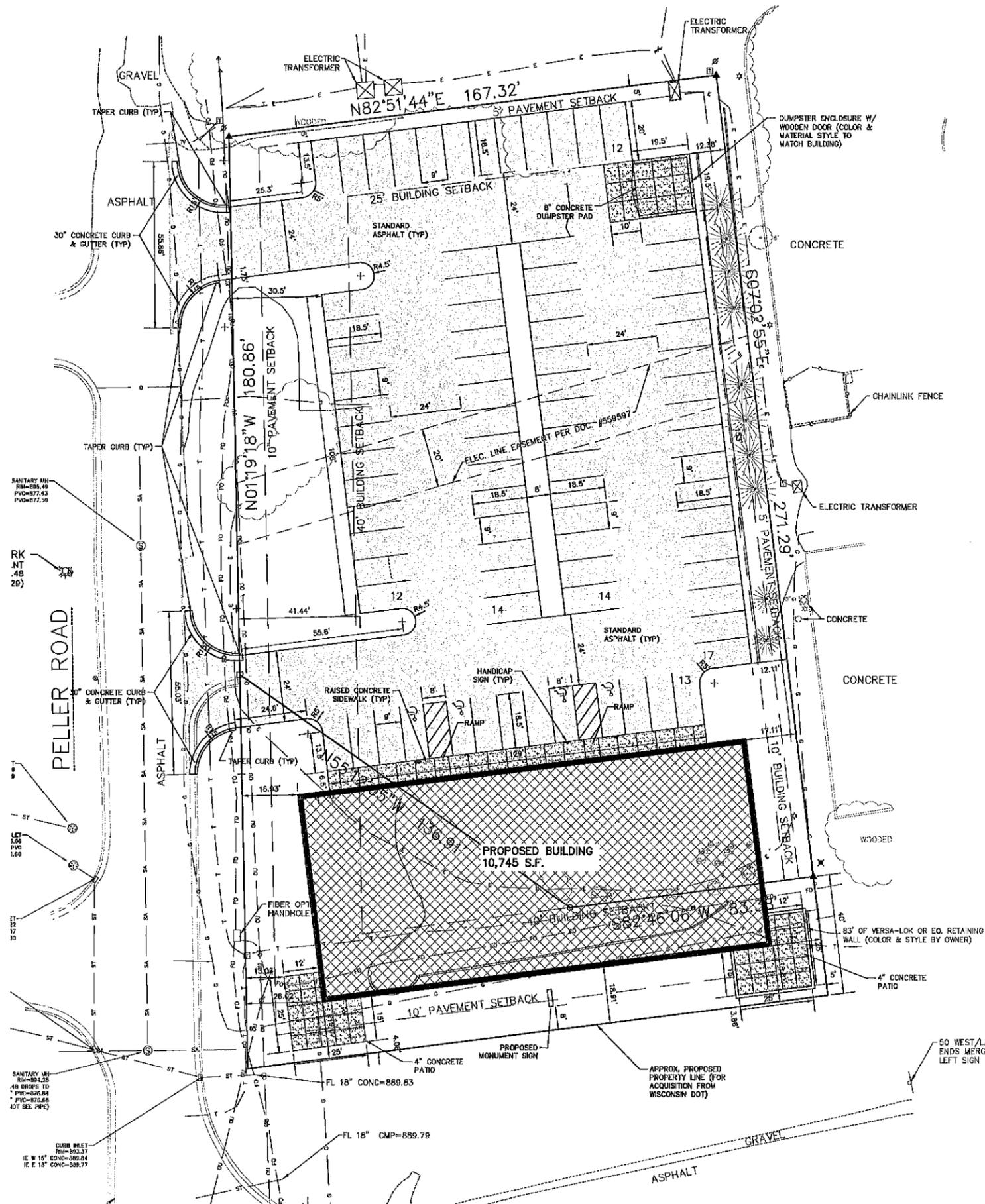
ZONE	REQ. POINT CALCULATIONS	PLANTS PROVIDED
PAVED AREA	60 PTS. PER 10,000 SF 23,947 SF/10,000 SF*80 = 192 POINTS (30% CLMAX/TALL, 40% SHRUBS)	TALL TREES: 2*30PTS = 60 PTS LOW TREES: 4*10PTS = 40 PTS TALL DECIDUOUS SHRUBS: 20*5PTS = 100 PTS 200 TOTAL POINTS
STREET FRONTAGE	40 PTS. PER 100 LF 403'/100'40 = 161 POINTS (50% CLMAX/TALL, 30% MEDIUM)	CLMAX TREES: 1*75PTS = 75 PTS TALL TREES: 2*30PTS = 60 PTS MEDIUM TREES: 3*15PTS = 45 PTS 180 TOTAL POINTS
BUILDING FOUNDATION	40 PTS. PER 100 LF 347'/100'40 = 139 POINTS	TALL DECIDUOUS SHRUBS: 8*5PTS = 40 PTS LOW EVERGREEN SHRUBS: 23*3PTS = 69 PTS LOW DECIDUOUS SHRUBS: 34*1PT = 34 PTS 143 TOTAL POINTS
BUILDING FLOOR AREA	10 PTS. PER 1,000 SF 7,365 SF/1,000 SF*10 = 74 POINTS	LOW EVERGREEN TREES: 6*12PTS = 72 PTS LOW EVERGREEN SHRUBS: 3*3PTS = 9 PTS 81 TOTAL POINTS
TOTALS	566 POINTS REQUIRED	608 POINTS PROVIDED



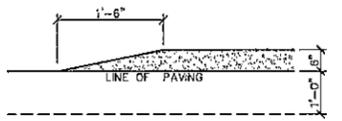
**LANDSCAPE PLAN**

SCALE: 1"=20'-0"

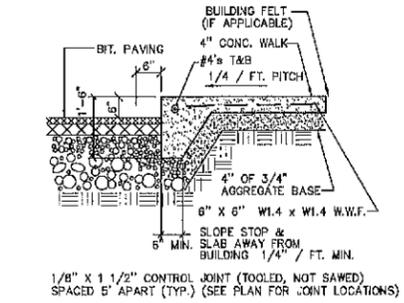




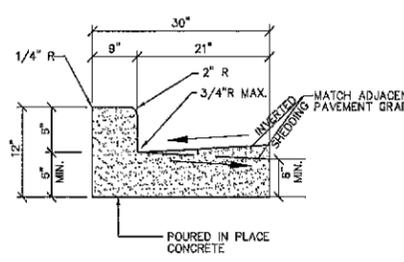
**HANDICAP SIGNAGE DETAIL**  
NO SCALE



**TAPERED CURB DETAIL**  
NO SCALE



**RAISED WALK DETAIL**  
NO SCALE



**30" CONCRETE CURB & GUTTER DETAIL**  
NO SCALE

**SITE INFORMATION:**

**LEGAL DESCRIPTION:** Lot 1 of Certified Survey Map Number 761 Recorded in the Office of the Register of Deeds for Walworth County, Wisconsin, on February 1, 1978 as Document Number 28479

**PROPERTY AREA:** EXISTING AREA = 44,018 S.F. (1.01 ACRES)  
PROPOSED AREA = 56,977 S.F. (1.31 ACRES)

**EXISTING ZONING:** PLANNED BUSINESS  
**PROPOSED ZONING:** PLANNED DEVELOPMENT

**SETBACKS:** BUILDING: FRONT = 25'  
STREET = 40'  
SIDE = 10'  
REAR = 30'

PAVEMENT: FRONT/STREET = 10'  
SIDE = 5'  
REAR = 5'

**PARKING REQUIRED:** RETAIL = 1 SPACE PER 300 S.F. (5,695 SF/300 SF = 19 REQ.)  
RESTAURANT = 1 PER 3 PATRONS (189/3 = 63 REQ.)  
TOTAL SPACES REQUIRED = 82 SPACES

**PARKING PROVIDED:** 82 SPACES (4 H.C. ACCESSIBLE)

**HANDICAP STALLS REQUIRED:** 4, **HANDICAP STALLS PROVIDED:** 4

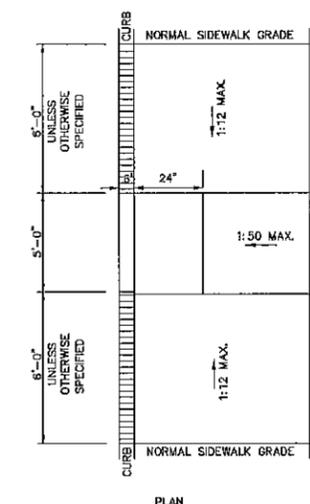
**LANDSCAPE REQUIREMENTS:** MIN. LANDSCAPE SURFACE RATIO: 25%  
MAXIMUM IMPERVIOUS SURFACE: 75%  
MAXIMUM LOT COVERAGE - BUILDING ONLY: 30%

**EXISTING SITE DATA**

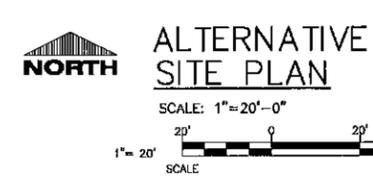
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.01	44,018	29.6%
BUILDING FLOOR AREA	0.29	13,017	55.1%
PAVEMENT (ASP. & CONC.)	0.58	24,261	84.7%
TOTAL IMPERVIOUS	0.85	37,278	84.7%
LANDSCAPE/OPEN SPACE	0.15	6,740	15.3%

**PROPOSED SITE DATA**

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.31	56,977	18.9%
BUILDING FLOOR AREA	0.25	10,745	53.5%
PAVEMENT (ASP. & CONC.)	0.70	30,484	72.4%
TOTAL IMPERVIOUS	0.95	41,229	72.4%
LANDSCAPE/OPEN SPACE	0.36	15,748	27.6%



**CURB RAMP DETAIL**  
NO SCALE



**ALTERNATIVE SITE PLAN**  
SCALE: 1" = 20'-0"  
SCALE



100 CAMELOT DRIVE  
FOND DU LAC, WI 54935  
PHONE: (920) 926-8000  
FAX: (920) 926-9001

Always a Better Plan

**OWNER:**  
CORE COMMERCIAL, INC.  
P.O. BOX 1154  
APPLETON, WI 54912

**PROJECT:**  
SHOPPES ON 50  
351 PELLER ROAD  
LAKE GENEVA, WI 53147

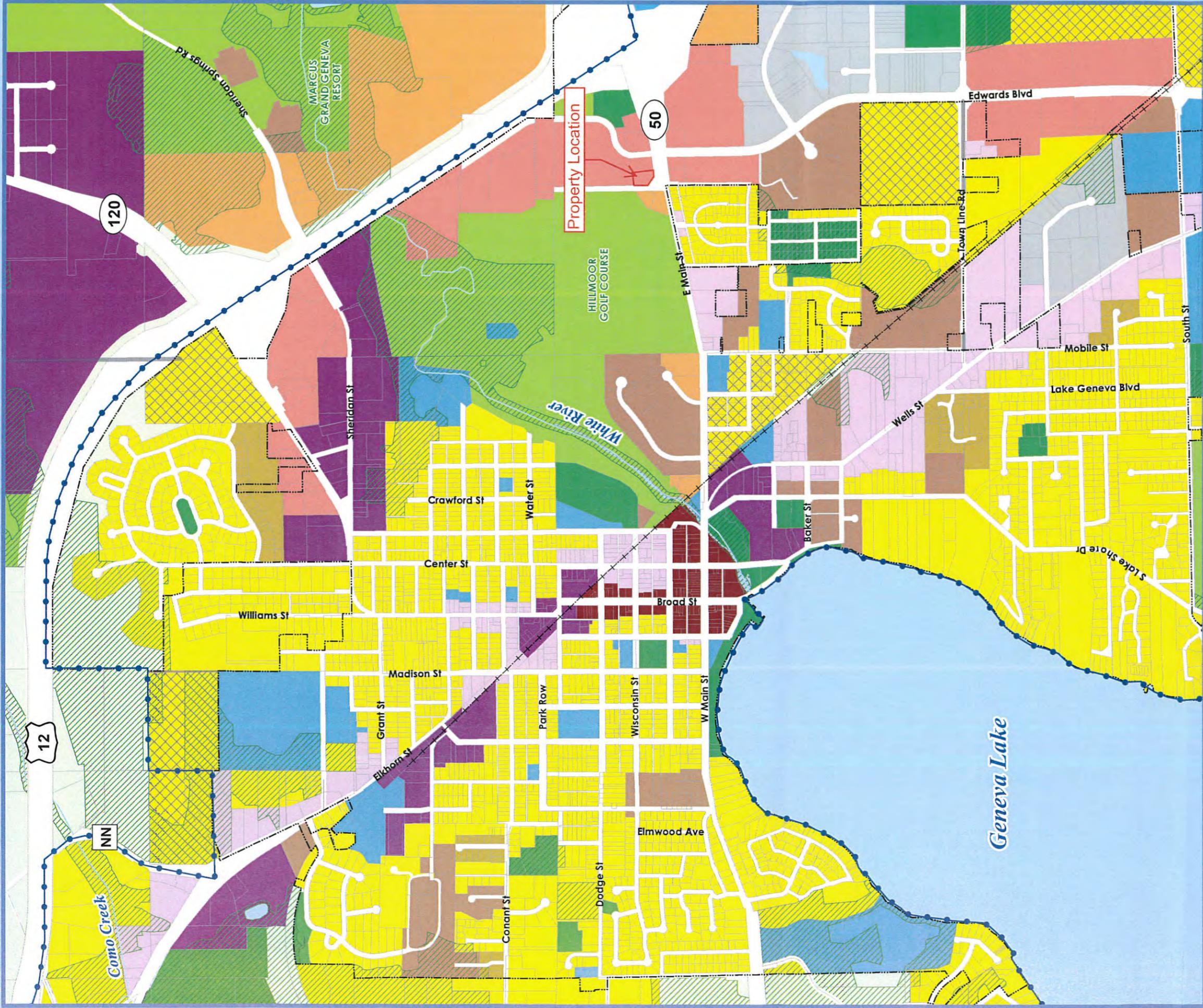
**PRELIMINARY SHEET DATES:**  
JULY 16, 2015

**JOB NUMBER:**  
1509370  
**SHEET**

**C1.2A**

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION





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

**Land Use Categories**

- Agricultural & Rural
- Single Family Residential - Exurban
- Single Family Residential - Urban
- Two-Family/Townhouse Residential
- Multi-Family Residential
- Planned Neighborhood
- Neighborhood Mixed Use
- Planned Office
- Planned Business

\*Each "Planned Neighborhood" may include a mix of:  
 1. Single Family - Urban (predominate land use)  
 2. Two-Family/Townhouse  
 3. Multi-Family Residential  
 4. Institutional & Community Services  
 5. Neighborhood Mixed Use  
 6. Public Park & Recreation

- Central Business District
- Planned Mixed Use
- \*Each "Planned Mixed Use Area" may include mix of:  
 1. Planned Office  
 2. Multi-Family Residential  
 3. Institutional & Community Services  
 4. Planned Business
- Planned Industrial
- General Industrial
- Institutional & Community Services
- Private Recreation Facilities
- Public Park & Recreation
- Environmental Corridor
- Long Range Exurban Growth Area

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



Adopted: December 14, 2009  
 Amended: October 24, 2014  
 Source: SEWRPC, WIDNR, Walworth County LIO, V&A



505 Lawrence Dr., De Pere, WI 54115  
920-336-8900 greenbaysigns.com

**CLIENT: CORE COMMERCIAL**  
 LOCATION: LAKE GENEVA, WI  
 DRAWN BY: BILL V  
 SALESPERSON: KELLI L  
 DATE: 7/16/15  
 DESIGN #: D9161  
 PAGE: 1

REVISION LOG:	INTL	DATE	DESCRIPTION
	BV	07/16/2015	000 NO PILLAR

**MONUMENT SIGN**

**QUANTITY:** 1  
**SIDES:** D/F  
**CABINET:** FABRICATED ALUM (24")  
**CAB SQ FT:** 60 SQ FT  
**LIGHTING:** LED (WHITE)  
**RETAINER:** 2" STANDARD FOR LEXAN  
**FACES:** LEXAN

**INSTRUCTION:** CSC TO PRODUCE & INSTALL CABINET. BASE/STONEWORK BY OTHERS

**COLORS:**  
 ■ P-1 BROWN TBD  
 □ P-2 BROWN TBD

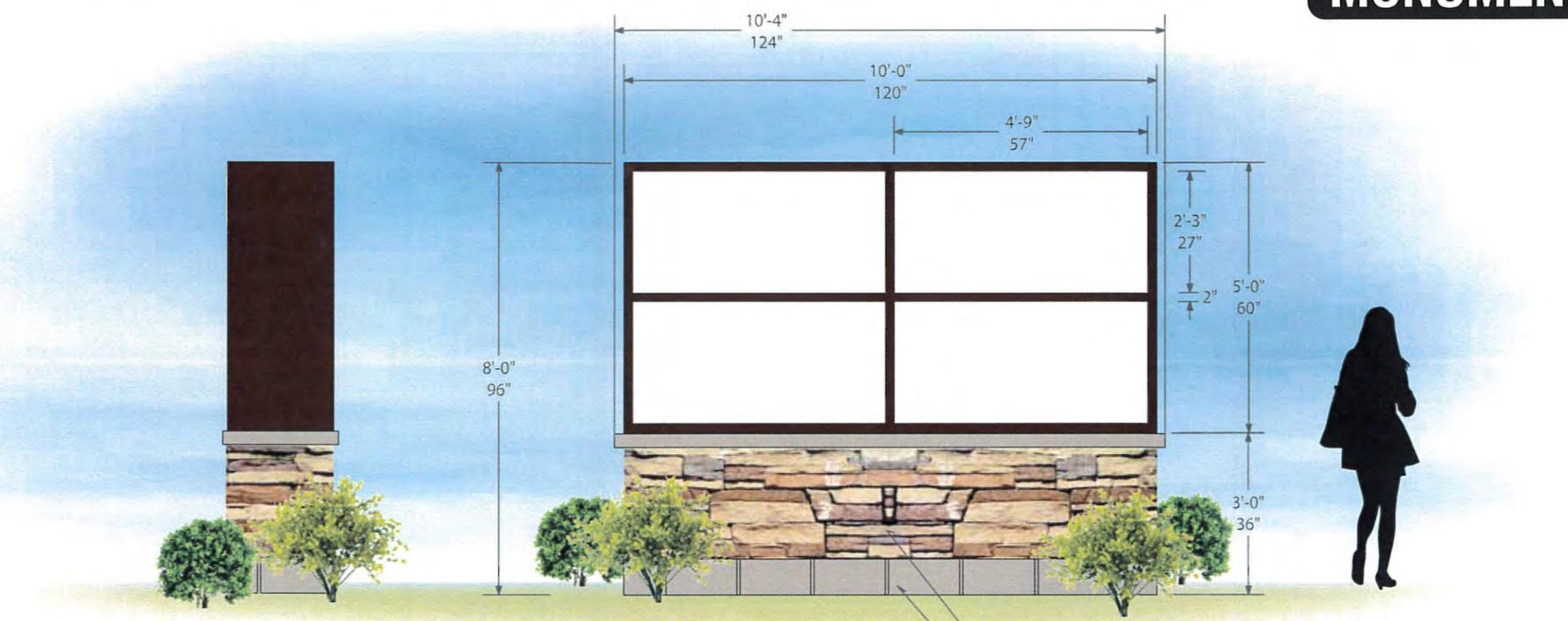
**CUSTOMER SIGNATURE FOR DESIGN APPROVAL:**

DATE

A END 1 DETAIL  
1 SCALE: 3/8" = 1"

A SIDE 1 DETAIL  
2 SCALE: 3/8" = 1"

**MONUMENT: OPT 1**

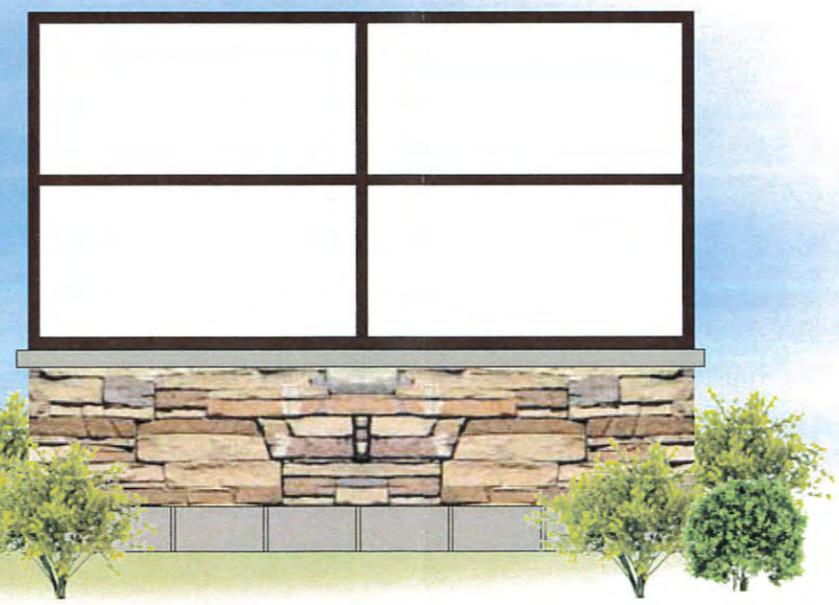
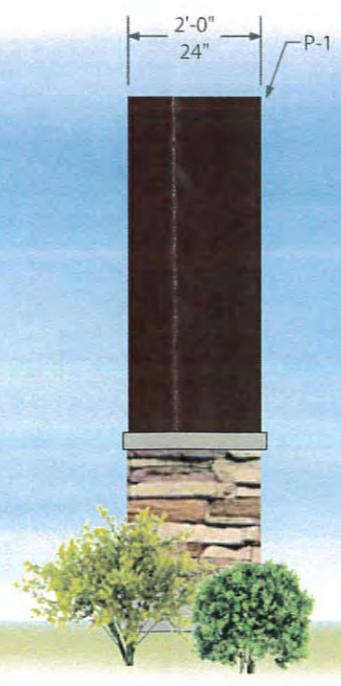
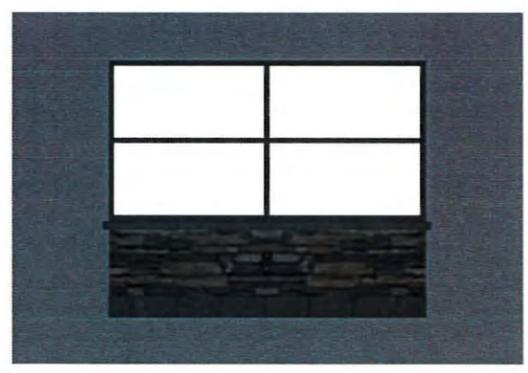


Stone Veneer to Match Target (by others)  
 1 Row of Block at Bottom to Match Target (by others)

A NIGHT VIEW  
3 SCALE: NTS

A END 4 DETAIL  
4 SCALE: 3/8" = 1"

A SIDE 2 DETAIL  
5 SCALE: 3/8" = 1"



CONCEPTUAL DRAWING ONLY - NOT FOR FABRICATION PURPOSES (SIZES ARE APPROX)

This is an original, unpublished drawing by Creative Sign Co, Inc. It is for your personal use, in conjunction with a project being planned for you by Creative Sign Co, Inc. It is not to be shown to anyone outside of your organization nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the expressed written permission of Creative Sign Co, Inc., is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. Creative Sign will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for clients conception of the project and are not to be understood as being exact size or exact scale.

**CLIENT: CORE COMMERCIAL**  
LOCATION: LAKE GENEVA, WI  
DRAWN BY: BILL V  
SALESPERSON: KELLI L  
DATE: 7/16/15  
DESIGN #: D9161  
PAGE: 2

REVISION LOG:	INTL	DATE	DESCRIPTION
	--	--	--

**MONUMENT SIGN**  
QUANTITY: 1  
SIDES: D/F  
CABINET: FABRICATED ALUM (24")  
CAB SQ FT: 60 SQ FT  
LIGHTING: LED (WHITE)  
RETAINER: 2" STANDARD FOR LEXAN  
FACES: LEXAN  
INSTRUCTION: CSC TO PRODUCE & INSTALL CABINET.  
BASE/STONEWORK BY OTHERS

**COLORS:**  
■ P-1 BROWN TBD  
■ P-2 BROWN TBD

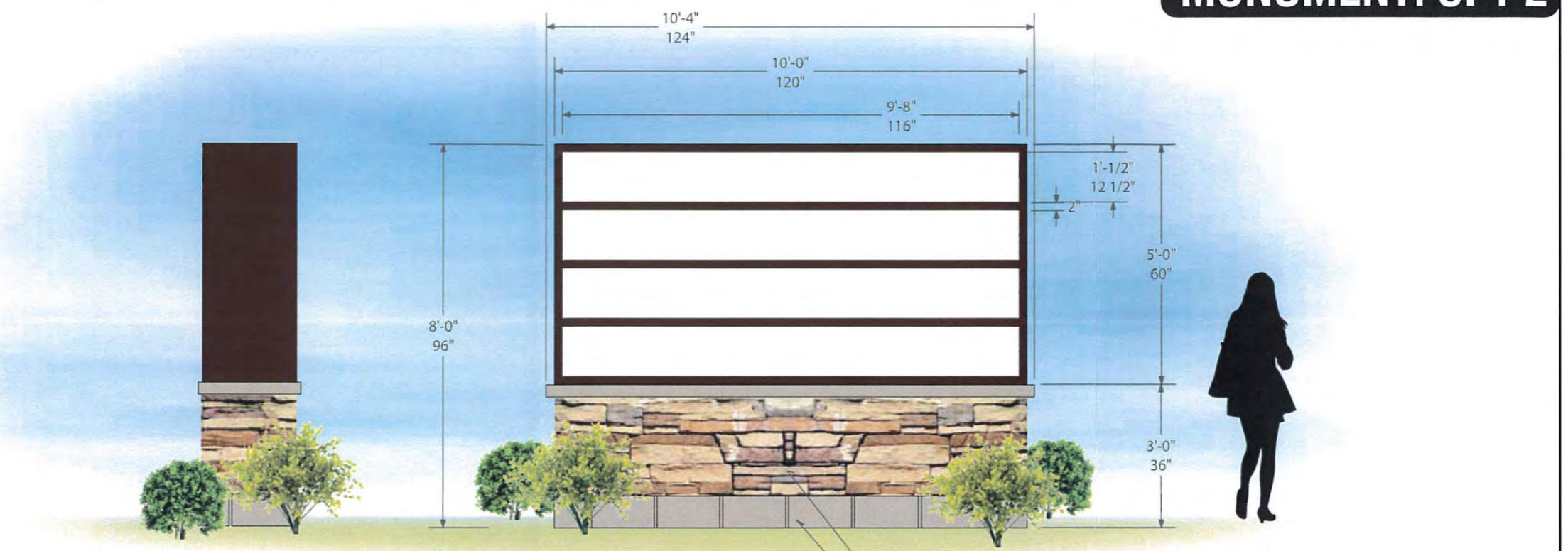
CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

DATE

**A END 1 DETAIL**  
1 SCALE: 3/8" = 1'

**A SIDE 1 DETAIL**  
2 SCALE: 3/8" = 1'

**MONUMENT: OPT 2**

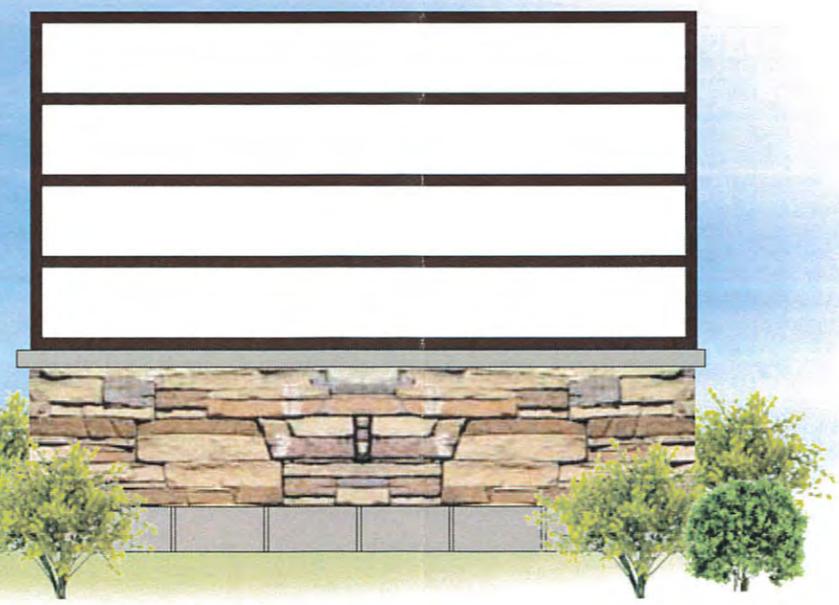
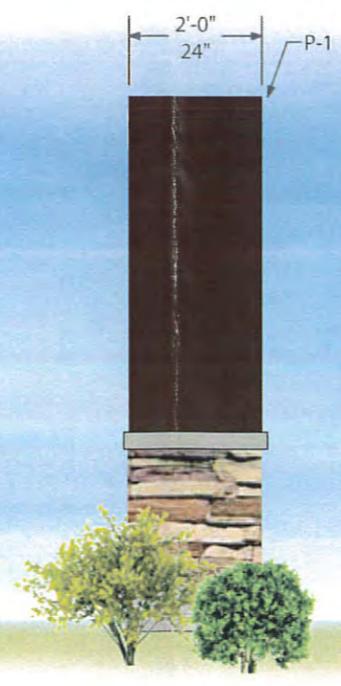
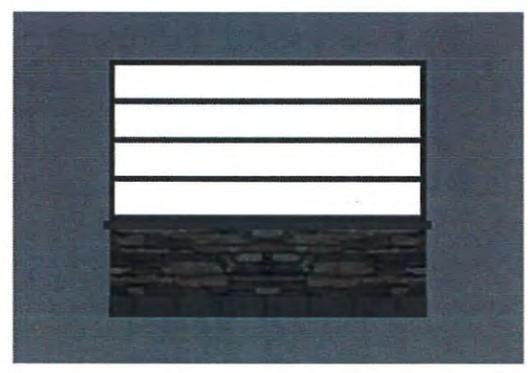


Stone Veneer to Match Target (by others)  
1 Row of Block at Bottom to Match Target (by others)

**A NIGHT VIEW**  
3 SCALE: NTS

**A END 4 DETAIL**  
4 SCALE: 3/8" = 1'

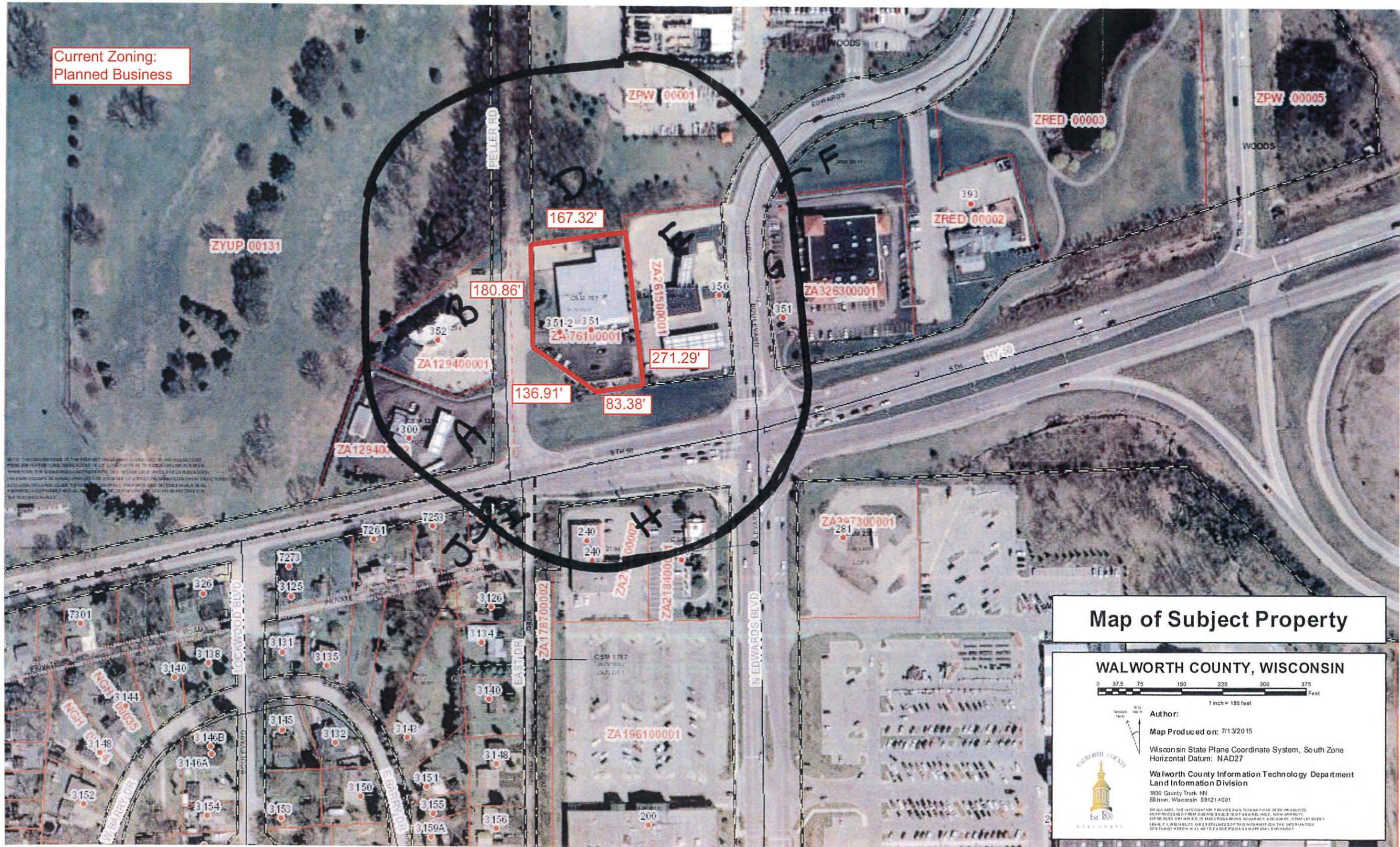
**A SIDE 2 DETAIL**  
5 SCALE: 3/8" = 1'



CONCEPTUAL DRAWING ONLY - NOT FOR FABRICATION PURPOSES (SIZES ARE APPROX)

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Current Zoning:  
Planned Business



### Map of Subject Property

WALWORTH COUNTY, WISCONSIN



Author:  
Map Produced on: 7/13/2015  
Wisconsin State Plane Coordinate System, South Zone  
Horizontal Datum: NAD27  
Walworth County Information Technology Department  
Land Information Division  
1800 County Trunk NW  
Elkhorn, Wisconsin 53121-4001  
DISCLAIMER: THE INFORMATION PROVIDED THROUGH THIS MAP HAS BEEN PROVIDED  
AND PROVIDED BY THE SOURCE OF THE INFORMATION. WALWORTH COUNTY  
DEPARTMENT OF LAND INFORMATION DIVISION IS NOT RESPONSIBLE FOR ANY  
LEGALITY, RELIABILITY OR COMPLETENESS OF THIS INFORMATION. THE INFORMATION  
CONTAINED HEREIN IS NOT TO BE ACCEPTED AS AN OFFICIAL DOCUMENT.

**Walworth County, WI Documents :: Tax Parcel ID ZA129400002**

**ZA129400002  
EVERGREEN BP LLC  
PO BOX 183  
LAKE GENEVA WI, 53147-0000**  
-----

Document Number: 139130

Document Volume: 387

Document Page: 109

Document Recording Date: 12/16/1986 10:22:00 AM

Document Instrument: WD

Document Transfer Fee: 195.00

Document Grantor: HART, CLARENCE R

Document Grantee: LAKESIDE ORTHOPAEDICS  
-----

Document Number: 189353

Document Volume: 477

Document Page: 838

Document Recording Date: 1/24/1990 10:14:00 AM

Document Instrument: WD

Document Transfer Fee: 0.00

Document Grantor: LAKESIDE ORTHOPAEDICS

Document Grantee: HART, CLARENCE R MD; KNAVEL, JAMES MD

A

---

Document Number: 202989

Document Volume: 504

Document Page: 234

Document Recording Date: 11/5/1990 12:42:00 PM

Document Instrument: QCD

Document Transfer Fee: 294.00

Document Grantor: HART, CLARENCE R MD; KNAVEL, JAMES MD

Document Grantee: HART KNAVEL ASSOCIATES

---

Document Number: 278054

Document Volume: 628

Document Page: 4835

Document Recording Date: 2/3/1994 12:39:00 PM

Document Instrument: QCD

Document Transfer Fee: 0.00

Document Grantor: HART, CLARENCE R; KNAVEL, JAMES

Document Grantee: HART, CLARENCE R; HART, DORIS; KNAVEL, JAMES MD

---

Document Number: 284886

Document Volume: 630

Document Page: 1235

Document Recording Date: 5/11/1994 3:59:00 PM

Document Instrument: QCD

Document Transfer Fee: 0.00

Document Grantor: HART KNAVEL ASSOC; HART, CLARENCE R; HART, DORIS K; KNAVEL,  
JAMES; KNAVEL, JEAN

Document Grantee: GENOA CITY AMOCO

---

Document Number: 291299

Document Volume: 631

Document Page: 5989

Document Recording Date: 8/19/1994 9:53:00 AM

Document Instrument: WD

Document Transfer Fee: 675.00

Document Grantor: GENOA CITY AMOCO

Document Grantee: EVERGREEN AMOCO

---

Document Number: 697505

Document Date: 12/15/2006

Document Recording Date: 1/3/2007 4:13:52 PM

Document Instrument: QCD

Document Transfer Fee: 2394.60

Document Grantor: EVERGREEN AMOCO

Document Grantee: EVERGREEN BP LLC

---

Document Number: 93526

Document Date: 08/05/1983

Document Volume: 6

Document Page: 89

Document Recording Date: 8/25/1983 4:46:00 PM

Document Instrument: CSM

Document Transfer Fee: 0.00

Document Grantor: LAKESIDE ORTHOPEDICS S C; CSM #1294 V6 PG89

Document Grantee: SURVEY

---

**Walworth County, WI Documents :: Tax Parcel ID ZA129400001**

**ZA129400001  
MERCY HEALTH SYSTEM CORP  
1000 MINERAL POINT AVEPO BOX 5003  
JANESVILLE WI, 53547-5003**

---

Document Number: 202990

Document Volume: 504

Document Page: 235

Document Recording Date: 11/5/1990 12:45:00 PM

Document Instrument: QCD

Document Transfer Fee: 352.50

Document Grantor: HART, CLARENCE R; HART, DORIS; KNAVEL, JAMES MD

Document Grantee: HART KNAVEL ASSOCIATES

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Document Number: 278054

Document Volume: 628

Document Page: 4835

Document Recording Date: 2/3/1994 12:39:00 PM

Document Instrument: QCD

Document Transfer Fee: 0.00

Document Grantor: HART, CLARENCE R; KNAVEL, JAMES

Document Grantee: HART, CLARENCE R; HART, DORIS; KNAVEL, JAMES MD

B

---

Document Number: 30889

Document Volume: 208

Document Page: 207

Document Recording Date: 4/4/1978 11:18:00 AM

Document Instrument: WD

Document Transfer Fee: 30.00

Document Grantor: HILLMOOR GOLF CLUB INC

Document Grantee: HART, CLARENCE R

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Document Number: 518832

Document Recording Date: 8/7/2002 8:42:00 AM

Document Instrument: WD

Document Transfer Fee: 2220.00

Document Grantor: HART KNAVEL ASSOCIATES; HART, CLARENCE R; HART, DORIS; KNAVEL,  
JAMES; KNAVEL, JEAN

Document Grantee: MERCY HEALTH SYSTEM CORP

---

Document Number: 94039

Document Volume: 308

Document Page: 950

Document Recording Date: 9/7/1983 1:57:00 PM

Document Instrument: QCD

Document Transfer Fee: 56.30

Document Grantor: HART, CLARENCE R

Document Grantee: KNAVEL, JAMES M D

---

Document Number: 94040

Document Volume: 308

Document Page: 951

Document Recording Date: 9/7/1983 2:00:00 PM

Document Instrument: QCD

Document Transfer Fee: 168.90

Document Grantor: HART, CLARENCE R

Document Grantee: KNAVEL, JAMES M D

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Document Number: 93526

Document Date: 08/05/1983

Document Volume: 6

Document Page: 89

Document Recording Date: 8/25/1983 4:46:00 PM

Document Instrument: CSM

Document Transfer Fee: 0.00

Document Grantor: LAKESIDE ORTHOPEDICS S C; CSM #1294 V6 PG89

Document Grantee: SURVEY

-----

**Walworth County, WI Documents :: Tax Parcel ID ZYUP 00131**

**ZYUP 00131  
LAKE GENEVA PROPERTIES LLC  
55 W MONROE ST, STE 2500  
CHICAGO IL, 60603**

---

Document Number: P674042

Document Date: 12/31/1973

Document Volume: 107

Document Page: 588

Document Recording Date: 1/8/1974 1:30:00 PM

Document Instrument: QCD

Document Transfer Fee: 0.00

Document Grantor: CITY OF LAKE GENEVA

Document Grantee: HILLMOOR GOLF CLUB

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Document Number: 635794

Document Date: 03/18/2005

Document Recording Date: 4/6/2005 11:24:00 AM

Document Instrument: WD

Document Transfer Fee: 18300.00

Document Grantor: HILLMOOR GOLF CLUB INC

Document Grantee: WC SCOTTI KUNOFSKY LLC; KUNOFSKY, WC SCOTTI LLC

C

---

Document Number: 839599

Document Date: 06/04/2012

Document Recording Date: 6/5/2012 3:02:00 PM

Document Instrument: JDG

Document Transfer Fee: 0.00

Document Grantor: WALWORTH COUNTY TREASURER

Document Grantee: PUBLIC

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Document Number: 844080

Document Date: 07/27/2012

Document Recording Date: 8/9/2012 3:10:00 PM

Document Instrument: JDG

Document Transfer Fee: 0.00

Document Grantor: WALWORTH COUNTY TREASURER

Document Grantee: PUBLIC

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Document Number: 853452

Document Date: 10/16/2012

Document Recording Date: 12/19/2012 9:14:00 AM

Document Instrument: DSHER

Document Transfer Fee: 0.00

Document Grantor: WALWORTH COUNTY SHERIFF; WIGHT RIVER CROSSINGS LLC; WIGHT,  
GEORGE JR; WIGHT FAMILY INVESTMENT TRUST; WIGHT HOLDINGS INTERNATIONAL II LLC;  
RYAN CO US INC; ROTE OIL LTD

Document Grantee: LAKE GENEVA PROPERTIES LLC

---

Walworth County, WI Documents :: Tax Parcel ID ZPW 00001

ZPW 00001

HOME DEPOT USA INC

PROPERTY TAX DEPT #4916PO BOX 105842

ATLANTA GA, 30348-5842

---

Document Number: 454368

Document Date: 10/09/2000

Document Volume: C

Document Page: 84

Document Recording Date: 10/20/2000 8:00:00 AM

Document Instrument: PLT

Document Transfer Fee: 0.00

Document Grantor: PELLER WOODS

Document Grantee: PELLER WOODS

---

D

**Walworth County, WI Documents :: Tax Parcel ID ZA261500001**

**ZA261500001  
PRAIRIE STATE ENTERPRISES OF DARIEN LLC  
350 N EDWARDS BLVD  
LAKE GENEVA WI, 53147-0000**

---

Document Number: 572649

Document Recording Date: 8/26/2003 1:37:00 PM

Document Instrument: TDI

Document Transfer Fee: 0.00

Document Grantor: SWATEK, AUDREY R DEC'D

Document Grantee: SWATEK, LYLE H

---

Document Number: 572650

Document Recording Date: 8/26/2003 1:37:00 PM

Document Instrument: QCD

Document Transfer Fee: 585.00

Document Grantor: SWATEK, LYLE H

Document Grantee: SWATEK ENTERPRISES INC; SWATEK SALES CORP

---

Document Number: 572651

Document Recording Date: 8/26/2003 1:38:00 PM

Document Instrument: WD

E

Document Transfer Fee: 5531.40

Document Grantor: SWATEK SALES CORP; SWATEK ENTERPRISES INC

Document Grantee: ROWEN PETROLEUM PROPERTIES

---

Document Number: 652615

Document Date: 08/31/2005

Document Recording Date: 9/8/2005 11:13:00 AM

Document Instrument: WD

Document Transfer Fee: 6150.00

Document Grantor: ROWEN PETROLEUM PROPERTIES LLC

Document Grantee: PRAIRIE STATE ENTERPRISES OF DARIEN LLC

---

Document Number: 310089

Document Date: 07/21/1995

Document Volume: 13

Document Page: 135

Document Recording Date: 7/25/1995 1:57:00 PM

Document Instrument: CSM

Document Transfer Fee: 0.00

Document Grantor: SWATEK ENTERPRISES INC; CSM #2615 V13 PG135

Document Grantee: SURVEY

-----

Walworth County, WI Documents :: Tax Parcel ID ZRED 00001

ZRED 00001  
CITY OF LAKE GENEVA  
626 GENEVA ST  
LAKE GENEVA WI, 53147

---

F

Document Number: 687318

Document Date: 03/07/2006

Document Volume: D

Document Page: 71

Document Recording Date: 9/7/2006 9:05:21 AM

Document Instrument: PLT

Document Transfer Fee: 0.00

Document Grantor: CITY OF LAKE GENEVA; SWATEK SALES CORP; RED GERANIUM FINAL PLAT

Document Grantee: RED GERANIUM FINAL PLAT

---

Walworth County, WI Documents :: Tax Parcel ID ZA326300001

ZA326300001  
GNI OF LAKE GENEVA LLC  
C/O WALGREEN CO #5600 RETPO BOX 1159  
DEERFIELD IL, 60015-0000  
-----

Document Number: 453273

Document Date: 09/20/2000

Document Volume: 18

Document Page: 154

Document Recording Date: 10/6/2000 9:08:00 AM

Document Instrument: CSM

Document Transfer Fee: 0.00

Document Grantor: GNI OF LAKE GENEVA LLC; SWATEK SALES CORP; CSM #3263 V18 PG154

Document Grantee: SURVEY  
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Document Number: 714223

Document Date: 07/12/2007

Document Recording Date: 7/20/2007 3:01:39 PM

Document Instrument: EAS

Document Transfer Fee: 0.00

Document Grantor: GNI OF LAKE GENEVA LLC; WALGREEN CO

Document Grantee: CITY OF LAKE GENEVA

G

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Document Number: 714224

Document Date: 07/12/2007

Document Recording Date: 7/20/2007 3:47:22 PM

Document Instrument: EAS

Document Transfer Fee: 0.00

Document Grantor: GNI OF LAKE GENEVA LLC; WALGREEN CO

Document Grantee: CITY OF LAKE GENEVA

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Walworth County, WI Documents :: Tax Parcel ID ZA218400002

ZA218400002  
RICHTER ENTERPRISES  
600 NORTH LAKE AVE  
TWIN LAKES WI, 53181-0000

---

Document Number: 238417

Document Date: 04/03/1992

Document Volume: 10

Document Page: 262

Document Recording Date: 7/28/1992 11:03:00 AM

Document Instrument: CSM

Document Transfer Fee: 0.00

Document Grantor: RICHTER ENTERPRISES; CSM #2184 V10 PG262

Document Grantee: SURVEY

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Document Number: 569259

Document Recording Date: 8/6/2003 3:31:00 PM

Document Instrument: EAS

Document Transfer Fee: 0.00

Document Grantor: RICHTER ENTERPRISES

Document Grantee: CITY OF LAKE GENEVA

---

H

Walworth County, WI Documents :: Tax Parcel ID NGH 00013

NGH 00013  
CHRISTOPHER A CRUM  
3111 EAST DR  
LAKE GENEVA WI, 53147-0000

---

Document Number: 361768

Document Volume: 649

Document Page: 583

Document Recording Date: 8/20/1997 4:09:00 PM

Document Instrument: WD

Document Transfer Fee: 0.00

Document Grantor: LANZILLOTTI, GIAN M

Document Grantee: LANZILLOTTI TRUST

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Document Number: 837514

Document Date: 02/12/2012

Document Recording Date: 5/3/2012 10:30:00 AM

Document Instrument: DEE

Document Transfer Fee: 238.50

Document Grantor: LANZILLOTTI, AGATHA TRUSTEE; LANZILLOTTI, ADRIAN TRUSTEE; KARIS,

DIANA L TRUSTEE; LANZILLOTTI LIVING TRUST

Document Grantee: CRUM, CHRISTOPHER A

A handwritten Roman numeral 'I' is located on the right side of the page, between the 'Document Volume' and 'Document Page' fields.

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**Walworth County, WI Documents :: Tax Parcel ID NGH 00012**

**NGH 00012  
MICHAEL PODY  
PO BOX 685  
LAKE GENEVA WI, 53147-0000**

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Document Number: 272605

Document Volume: 627

Document Page: 894

Document Recording Date: 11/30/1993 2:28:00 PM

Document Instrument: FJ

Document Transfer Fee: 0.00

Document Grantor: DUFFY, JOHN L EST

Document Grantee: DUFFY, IDA M

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Document Number: 274497

Document Volume: 627

Document Page: 5777

Document Recording Date: 12/20/1993 4:00:00 PM

Document Instrument: FJ

Document Transfer Fee: 0.00

Document Grantor: DUFFY, IDA M EST

Document Grantee: DENNISON, MARJORIE

J

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Document Number: 565206

Document Recording Date: 7/11/2003 1:33:00 PM

Document Instrument: DEE

Document Transfer Fee: 174.00

Document Grantor: DENNISON, MARJORIE D EST

Document Grantee: ADAMS, EMILY  
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Document Number: 578042

Document Recording Date: 9/30/2003 3:40:00 PM

Document Instrument: AFF

Document Transfer Fee: 0.00

Document Grantor: DENNISON, MARJORIE D EST; THOMPSON, EDWARD F

Document Grantee: PUBLIC  
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Document Number: 578043

Document Recording Date: 9/30/2003 3:40:00 PM

Document Instrument: WD

Document Transfer Fee: 225.00

Document Grantor: ADAMS, EMILY

Document Grantee: PODY, MICHAEL

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**To:** Ken Robers **Date:** August 4<sup>th</sup>, 2015  
**From:** Greg Governatori, P.E.  
**CC:** Tom Foht, P.E., Paul VanHenkelum, P.E., P.L.S.  
**Subject:** Zoning Map amendment and GDP for Core Commercial, Inc.

---

We have completed a review of Zoning Map Amendment for Planned Development, including General Development Plan (PD/GDP). Our review was conducted to determine compliance with the City of Lake Geneva Municipal Code and good engineering practices. The submittal dated July 15, 2015 was reviewed.

**Site Plan Comments:**

- The applicant states in their submittal that the impervious area of the site may be reduced (depending on final alternate) thus reducing storm water runoff. Ordinance requires storm water management for a development that exceeds 0.5 acres of impervious surface and the GDP does not require submittal of storm water calculations. The drainage of the site currently leaves the site to the east and works itself to the Home Depot regional pond. The storm water will be reviewed in detail with the PIP submittal.
- It appears that a portion of the Highway 50 Right-of-way is also providing for some storm water storage. The development plans may alter the storm water runoff and change the existing storage requirements. As part of the PIP the applicant will submit a grading plan, in accordance with Section 98-908, 3 (e) to demonstrate where, and at what rate, their runoff is being discharged.
- The requested reduction in front yard setback should not impact the vision triangle for the intersection Of State Highway 50 and Peller Road.
- The parking lot does not propose any curb & gutter; and storm sewer is also not proposed as part of the improvements. The applicant will be required to demonstrate through detailed grading and drainage plans that site will not have an adverse effect on the adjacent properties.
- The site was reviewed for conformance to engineering standards and we refer to the city zoning administrator for compliance with zoning requirements.
- The parking lot is proposed as asphalt and refers to a typical section. Please provide the typical asphalt section in the plans. Asphalt pavement and base thickness shall conform to the Lake Geneva Standards for commercial development.

**We recommend that the application for the Zoning amendment and GDP be approved contingent on our above comments.** The submittal has provided adequate information to demonstrate that the site will be able to comply with current City requirements for general development. Detailed Storm water and engineering will be required for the Precise Implementation Plan (PIP).

APPLICATION FOR SITE PLAN REVIEW

City of Lake Geneva

Site Address and Parcel No. or Legal Description:

255 & 275 Mill Street Tax # 2A312100001 & ZOP 00298

Name and Address of Current Owner:

City of Lake Geneva, 626 Geneva St., Lake Geneva, WI 53147

Telephone No. of Current Owner including area code: 262-248-3673

Name and Address of Applicant:

Same

Telephone No. of Applicant including area code: \_\_\_\_\_

Proposed Use:

Re-configuration of existing parking lot to improve flow. Remove some islands and bus parking. Restripe lot.

Zoning District: Planned Development

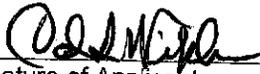
Names and Addresses of architect, professional engineer and contractor of project:

City of Lake Geneva  
Public Works Department

Short statement describing activities to take place on site:

City parking lot.

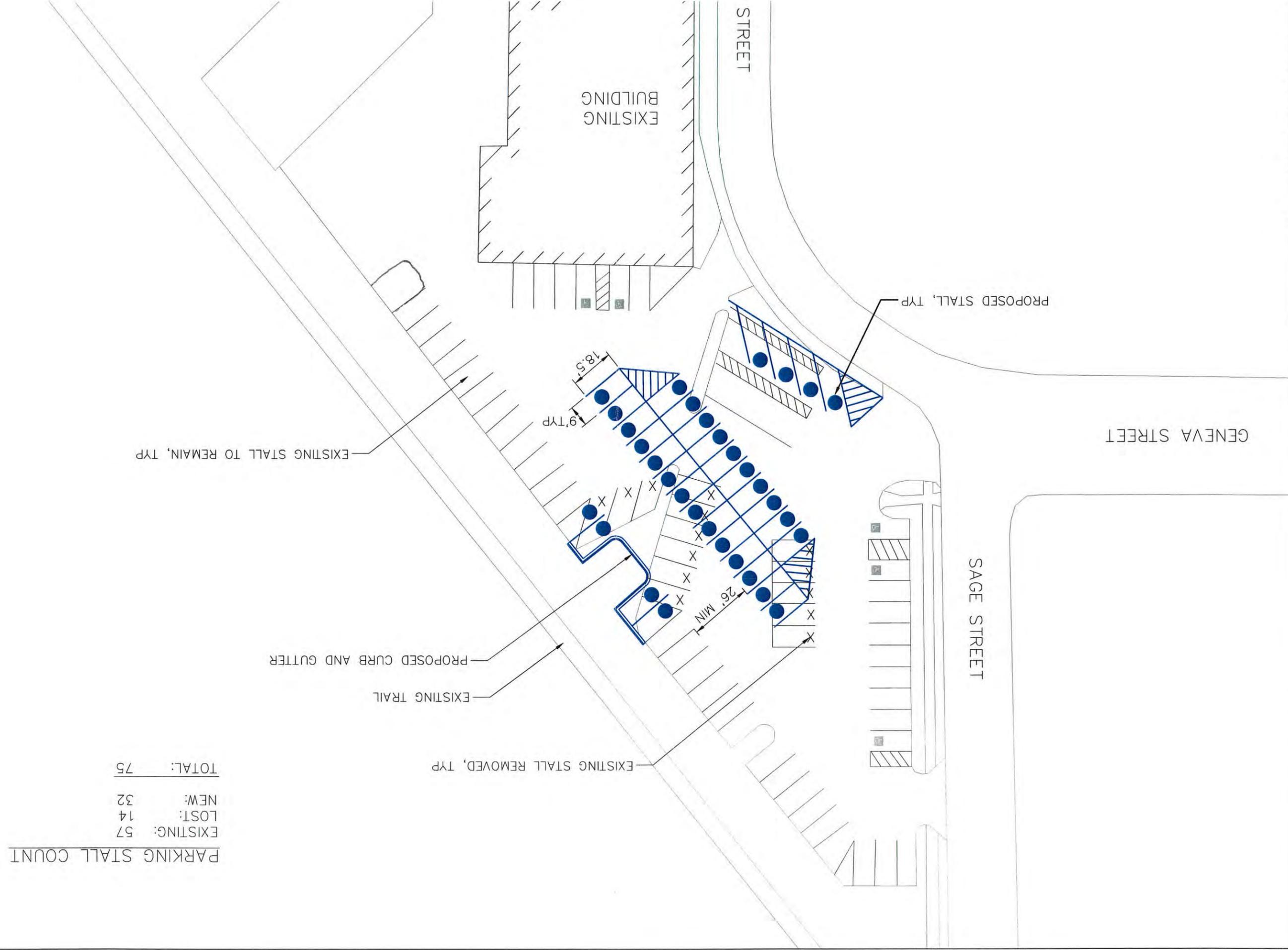
Site Plan Review fee: \$400.00, due upon filing of Application.



Signature of Applicant

AGREEMENT FOR SERVICES





**PARKING STALL COUNT**

EXISTING:	57
LOST:	14
NEW:	32
<b>TOTAL:</b>	<b>75</b>

**KAPUR & ASH**  
CONSULTANTS  
2711 N. PORT WASHINGTON AVENUE  
MILWAUKEE, WISCONSIN 53212  
Phone: 414.351.8888  
www.kapur.com

PROJECT: MUSEUM LOT PLANNING

LOCATION: CITY OF MILWAUKEE, WISCONSIN

CLIENT: WALTON COUNTY

RELEASE: \_\_\_\_\_

REVISIONS:

#	DATE	DESCRIPTION

SCALE: \_\_\_\_\_

IF NOT ONE INCH AT \_\_\_\_\_

SEAL: \_\_\_\_\_

DATE: \_\_\_\_\_

PROJECT NUMBER: \_\_\_\_\_

CONCI PARKING

Harrison, Williams & McDonell, LLP

RECEIVED  
Date: 6-30-15 *js*

Attorneys at Law

David C. Williams

415 Broad Street #202  
Lake Geneva, WI 53147  
Phone: 262/248-8175  
Fax: 262/248-3154  
Email: [lucyabell@sbcglobal.net](mailto:lucyabell@sbcglobal.net)

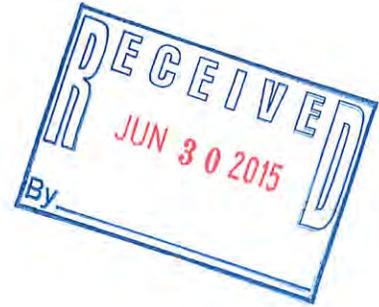
June 30, 2015

Martin W. Harrison  
Wallace K. McDonell  
452 W. Main Street  
P.O. Box 59  
Whitewater, WI 53190-0059  
Phone: 262/473-7900  
Fax: 262/473-7906

Andrew Farr Allen (1946-2003)

Please Reply to Lake Geneva Office

HAND DELIVERED



Sabrina Waswo  
City Clerk, City of Lake Geneva  
626 Geneva Street  
Lake Geneva, WI 53147

Re: Application for Amendment to the Comprehensive Plan

Dear Ms. Waswo:

I am enclosing for filing City of Lake Geneva Application for Amendment to the Comprehensive Plan for the "Hillmoor" property.

If there is a filing fee or other fee necessary with this Application, please let me know and I will deliver it today as well.

Very truly yours,

HARRISON, WILLIAMS & McDONELL, LLP

A handwritten signature in black ink that reads "David C. Williams".

David C. Williams  
State Bar No. 1013899

DCW/mla  
Enclosure

Cc: Ken Robers, Building Inspector w/enclosure ✓  
Mayor Jim Connors w/enclosure  
Dan Draper, City Attorney w/enclosure  
Mike Slavney w/enclosure  
Mike Ford w/enclosure

**CITY OF LAKE GENEVA  
APPLICATION FOR AMENDMENT TO THE COMPREHENSIVE PLAN**

**NOTE:** All applications for amendments to the Comprehensive Plan must be submitted to the City Clerk on or before June 30<sup>th</sup>.

**PART A: AMENDMENT REQUEST**

I, John Michael Ford, HEREBY REQUEST THE CITY OF LAKE GENEVA PLAN COMMISSION AND COMMON COUNCIL TO HOLD A PUBLIC HEARING ON THE FOLLOWING REQUEST FOR AMENDMENT TO THE LAKE GENEVA COMPREHENSIVE PLAN:

Please check all that apply:

- Amendment to the Future Land Use Map
- Amendment to the Community Facilities & Utilities Map
- Amendment to Other Maps
- Text Amendment (policies, programs, etc.)
- Other

**PART B: CONTACT INFORMATION**

**APPLICANT:**

Name (Person OR Firm): Tempo Development, Inc. Address: 11921 S. Hobart St., Palos Park, IL 60464  
Email Address: ford.johnmike@gmail.com Daytime Telephone: (708) 751-2070

**PROPERTY OWNER:** (if different from Applicant) MY SIGNATURE INDICATES THAT I AUTHORIZE AND AGREE WITH ALL ASPECTS OF THIS REQUEST:

Name: Lake Geneva Properties, LLC Signature:   
By: Daniel F. Dooley, Manager of Lake Geneva Properties, LLC

**PART C: BRIEF DESCRIPTION OF THIS PROPERTY AND PROPOSED LAND USE:**

(IF request is NOT linked to a particular property, skip to PART D.)

Parcel 1: ZUP00001 & ZYUP00131  
Parcel 1A: ZYUP00001A  
Parcel Number: Parcel 2: ZYUP00001C Address: Highway 50 East, Lake Geneva, WI 53147 (no specific street address)  
Parcel 3: ZYUP00153

**BRIEF DESCRIPTION OF THE PROPOSED AMENDMENT REQUEST:** To allow creation of a residential Planned Unit Development around a lake setting with a minor commercial component. This will require a change to "Planned Mixed Use" for those portions of the property currently designated "Private Recreation Facilities."

**CURRENT ZONING:**

Zoning District: RH (Rural Holding District)

FUTURE PROPOSED USE (be specific)

A mixture of single-family lots, townhouses and multi-family condominiums, with limited commercial lots surrounding a 35+ acre lake. See attached Exhibit "A", Preliminary Concept Plan.

**PART D:** The Plan Commission and Common Council consider the following criteria when making recommendations regarding amendments to the Comprehensive Plan. Please respond to the following questions: (If you need additional space for your response, please attach to the back of this application form.)

1. How will the proposed amendment to the Comprehensive Plan benefit the public, City, and/or surrounding neighbors or neighborhoods?

See attached Addendum "A"

2. How does the request advance the Comprehensive Plan vision, and the goals, objectives and policies for the chapter within which the amendment affects?

See attached Addendum "A"

3. As it affects the amendment request, what circumstances have changed or what new information is now available since the original adoption of the City's Comprehensive Plan, or in the case of a previously requested amendment, what circumstances have changed since the last amendment process?

See attached Addendum "A"

4. Is there any additional information that the City of Lake Geneva should consider in its evaluation of this request?

See attached Addendum "A"

**PART E:** Please describe below (or on a separate sheet) what your specific request for a Comprehensive Plan amendment is. Provide any necessary maps, charts, or other supporting data as needed, including conceptual development plans (if applicable). Applicant also MUST ATTACH a redline/strikeout of the proposed text amendment and/or a clearly labeled and marked-up version of the proposed Map Amendment.

See attached Addendum "B"

TEMPO DEVELOPMENT, INC.

By: John M. Ford  
Signature of Applicant(s) John Michael Ford, President

6/26/15  
Date



ADDENDUM "A"  
TO

CITY OF LAKE GENEVA  
APPLICATION FOR AMENDMENT TO THE COMPREHENSIVE PLAN

**PART D:**

1. How will the proposed amendment to the Comprehensive Plan benefit the public, City and/or surrounding neighbors or neighborhoods?

**At the present time the property presents to tourists and other members of the public entering the City along Highway 50 (the main artery to downtown and through the City) an unattractive view consisting of weeds, grass that is only occasionally mowed and trees that are dead, dying or not maintained. This proposed use will replace that view with an attractive buffer of landscaping and a view of a lake, attractive residential and some limited commercial use adjoining other commercial uses in the City.**

**Although the project will be affordable to local residents with children, we anticipate that its occupants will be mostly local retirees or out-of-state residents seeking a second or retirement home with lake amenities which will be priced within the means of many more individuals than those who can afford properties on Geneva Lake. Accordingly, while adding real estate tax revenue to the City the intended use will not significantly increase the number of students in the local school districts. Because the development provides its own lake amenities, it will not generate any significant demand or impact on Geneva Lake.**

**The project will also retain open space on its north half, as well as the opportunity to enhance public recreation by completing the White River Trail through the City of Lake Geneva to connect with other portions of the trail outside the City limits.**

2. How does the request advance the Comprehensive Plan vision, and the goals, objectives and policies for the chapter within which the amendment affects?

**Because it is a significant part of the City of Lake Geneva there are a number of direct references to the Hillmoor property in the City's Comprehensive Plan. Page 10 of the Comprehensive Plan under "Opportunities" lists:**

**"Redevelop Hillmoor Golf Course (potential new park/open space facility or traditional neighborhood development)."**

**This proposal accomplishes both: a) neighborhood development to the south half of the property suitable for development with direct access to major traffic arteries and adjacent to similar existing development and b) recreation/open space on the north half of the property suited for that use.**

There are several references in the Comprehensive Plan to desire of residents to maintain Hillmoor as a golf course or even having the City purchase Hillmoor and operate it as a municipal golf course. That would be contrary to the other goal in the plan of redeveloping it as a neighborhood. As more completely described below, Hillmoor has not been utilized as a golf course for a number of years and has become a public eyesore along the major entryway into the City.

Wetlands to the north of Hillmoor Golf Course are mentioned as a significant wetland area on page 28 of the Comprehensive Plan.

There are frequent references in the Comprehensive Plan to maintaining open space, including especially wetlands and other areas still in a natural state, and this proposal accomplishes that for the approximately half of the property already in such uses.

The Plan also urges development of trails, parks and waterfront areas, and it is likely that an extension of the White River Trail and possible public use of portions of the property will be discussed as part of the development process. Specific desires of the City for public use are unknown at this time.

The Comprehensive Plan also encourages identification and rationalization of major roads and highways for accesses to and from the City. The location of the Hillmoor property on Highway 50 very close to the Highway 12 "freeway" system will minimize disruption caused by weekend traffic resulting from not only tourists, but individuals coming to and from secondary residences. Traffic will flow to and from Edwards Boulevard and from there to the Highway 120, Highway 50 or Highway 12 main arteries.

Another objective of the Comprehensive Plan is to preserve the wetland to the north of the Hillmoor Golf Course (see Page 28) and at the eastern most edge of the City, and this proposal will accomplish that as well. Preservation of floodplains, drainage ways, wetlands, steep slopes, woodland areas and wildlife habitat are also listed as objectives of the Comprehensive Plan on page 30. The Comprehensive Plan identifies these areas as playing significant roles in maintaining the quality of groundwater and surface water and to provide valuable habitats for fish, birds and other wildlife.

The Comprehensive Plan also encourages development of "infill" areas, areas already approved for development and areas closer to the center of town over outlying areas on the edges of the City proper or surrounding areas of the Towns which have not yet been annexed. Although one might argue that Hillmoor is too large to be considered an "infill" property, the chart on page 50 of the Comprehensive Plan shows that Hillmoor was approved for 275 residential units on March 13, 2006, as well as three non-residential units on June 16, 2006. Subsequent to approval of the Comprehensive Plan, the City has approved and considerable retail commercial areas have been constructed adjoining Hillmoor along Edwards Boulevard which is farther from the center of the City than Hillmoor.

Although 275 residential units and some commercial development was approved on Hillmoor in 2006, timely construction was never commenced because of the decline of the general economy and real estate in particular, and therefore its zoning has reverted to Rural Holding after previously having been rezoned to Planned Development. Hillmoor is now effectively surrounded by residential property to the west and commercial property to the east, except for the property on the north which was not proposed for development nor is suited for development.

3. As it affects the amendment request, what circumstances have changed or what new information is now available since the original adoption of the City's Comprehensive Plan, or in the case of a previously requested amendment, what circumstances have changed since the last amendment process?

On page 91 of the 2011 Comprehensive Plan it states in reference to Hillmoor Golf Club: "The future of the Golf Course is uncertain." The future is more certain now, although the future is not as a golf course.

The major change is the fact that the golf course has not been used as one or maintained as one for a number of years and to create one now or in the future would be basically starting from scratch. In addition, the clubhouse, never in good condition, has been demolished and would need to be replaced. The cost of replacing the golf course and clubhouse would be in the millions in addition to the cost of the land.

Jim Gaugert, a former owner of the golf course and strong golfing advocate, has recently and publicly stated before the City Plan Commission that he has concluded with great regret that Hillmoor no longer has a future as a golf course because of the competition of the many excellent golf courses surrounding Lake Geneva, as well as the cost of restoring it to golf course use. This is also recognized by the City Council which recently declined to include acquiring Hillmoor Golf Course as one of the possible uses of TIF funding before the TIF District is closed. If acquiring and/or maintaining a golf course cannot be done with TIF funding, it certainly won't be done with funds acquired from raising taxes on local residential or commercial real estate.

Further, the City has terminated the lease of certain City-owned property formerly leased as part of Hillmoor Golf Club, and has converted or designated the land to other recreational uses.

Therefore, the circumstances that have changed since the original adoption of the Comprehensive Plan is that Hillmoor is no longer a golf course, competition is such that creating or maintaining a new golf course is not financially feasible, and the City has justifiably declined the opportunity to purchase Hillmoor to return it to a public or private golf course.

4. Is there any additional information that the City of Lake Geneva should consider in its evaluation of this request?

The City's image has taken a serious blow over the last several years because the main entryway for visitors into the City passes right by Hillmoor Golf Club. It is infrequently mowed and the views are usually of dried grass and trees which are dead or dying and not timely removed. As has been commented by City residents at public meetings on a number of occasions, many nonresidents assume that the City owns the golf course even though that was only true for a part of it not visible from Highway 50. Thus, the view along this prime entryway also reflects on the City as an assumed owner of the property.

The property has been foreclosed and has been on the market for years with no other development proposal being presented. No one has stepped forward with a concrete proposal to restore it or maintain it as a golf course. Who knows how long it will take to have another suitable proposal made for use of the property in this economic climate?

The City of Lake Geneva had the possibility of purchasing the property through use of TIF funds, which would have left it free of debt, but the City (probably wisely) declined the possibility of either operating it with City personnel or renting it to a private operator. Several million dollars would need to be spent to reopen Hillmoor as a golf course. No private operator has stepped forward and offered to lease the property from the City for use as a golf course if the City did purchase it for that use.

The current developer proposes to create a lake as an amenity to attract those who wish a water-oriented property but who cannot afford to purchase on or near Geneva Lake. Fewer residences are now being proposed than in the approved but never built 2006 development which kept part of Hillmoor as a golf course. Although the present developer does not know what form or format is desired by the City, the possibility exists to extend the White River Trail through the property, create other recreational uses, and protect or enhance significant open space and wildlife habitat in the center of the City, all at minimal cost to the City. All these values are recommended by the Comprehensive Plan as a result of the public input into the Plan.

ADDENDUM "B"  
TO

CITY OF LAKE GENEVA  
APPLICATION FOR AMENDMENT TO THE COMPREHENSIVE PLAN

**PART E:** Please describe below (or on a separate sheet) what your specific request for a Comprehensive Plan amendment is. Provide any necessary maps, charts, or other supporting data as needed, including conceptual development plans (if applicable). Applicant also **MUST ATTACH** a redline/strikeout of the proposed text amendment and/or a clearly labeled and marked-up version of the proposed Map Amendment.

The appropriate future land use category for the portion of the property proposed for development (See Exhibit "A") is "Planned Mixed Use." "Planned Neighborhood" was considered, but the text of the Comprehensive Plan (Page 59) states in part:

**"A minimum of 60 percent of all new dwelling units in each Planned Neighborhood should be single family detached residential dwellings."**

This proposal includes less than 50% of the dwelling units to be single family detached.

"Planned Business" is inappropriate because this development proposal is primarily residential.

"Neighborhood Mixed Use" was also considered, but the Comprehensive Plan states (Page 61) that this use is intended to stabilize the land uses and character of "existing neighborhoods" that are not characterized by a homogeneous land use pattern and that such use is generally mapped in "established neighborhoods." Hillmoor is vacant land at this time.

The most appropriate development category appears to be "Planned Mixed Use" which is intended to facilitate a "carefully controlled mix of commercial and residential uses" tied to "City approval of a specific plan for the project." See page 62 of Comprehensive Plan. This language indicates that it was intended to be applied to an undeveloped parcel of land where there is no existing neighborhood and a controlled and specific plan can be approved in advance of any development.

Although Map 5a to the Comprehensive Plan (see copy attached) indicates in the legend that Planned Mixed Use may include a mix including "Multi-Family Residential," the text on page 62 for Planned Mixed Use states that such category "advises a carefully designed blend of Mixed Residential, Planned Office, Planned Business." and other uses. Although the term "Mixed Residential" is not defined, the text also suggests that a mix including MR zoning districts is appropriate for zoning categories. The zoning text for the only Multi-Family Residential District (MR-8) states in part:

**“The land use standards for this district permit single-family detached, twin house/duplex, two flats, townhouses, multiplexes and apartments permitted by right and related institutional land uses.” (See Section 98-105(2)(e)(1) of Zoning Ordinance). (Underlining supplied).**

**Although single family lots of 9,000 square feet are allowed by right in the MR-8 zoning district, and the proposed single family lots in this project are either 10,500 square feet or 12,000 square feet, lots larger than 9,000 square feet are not prohibited. The significance is that the proposed single family residences, townhouses and multi-family buildings are all permitted in the MR-8 zoning district, without limitations as to the percentage of the mix.**

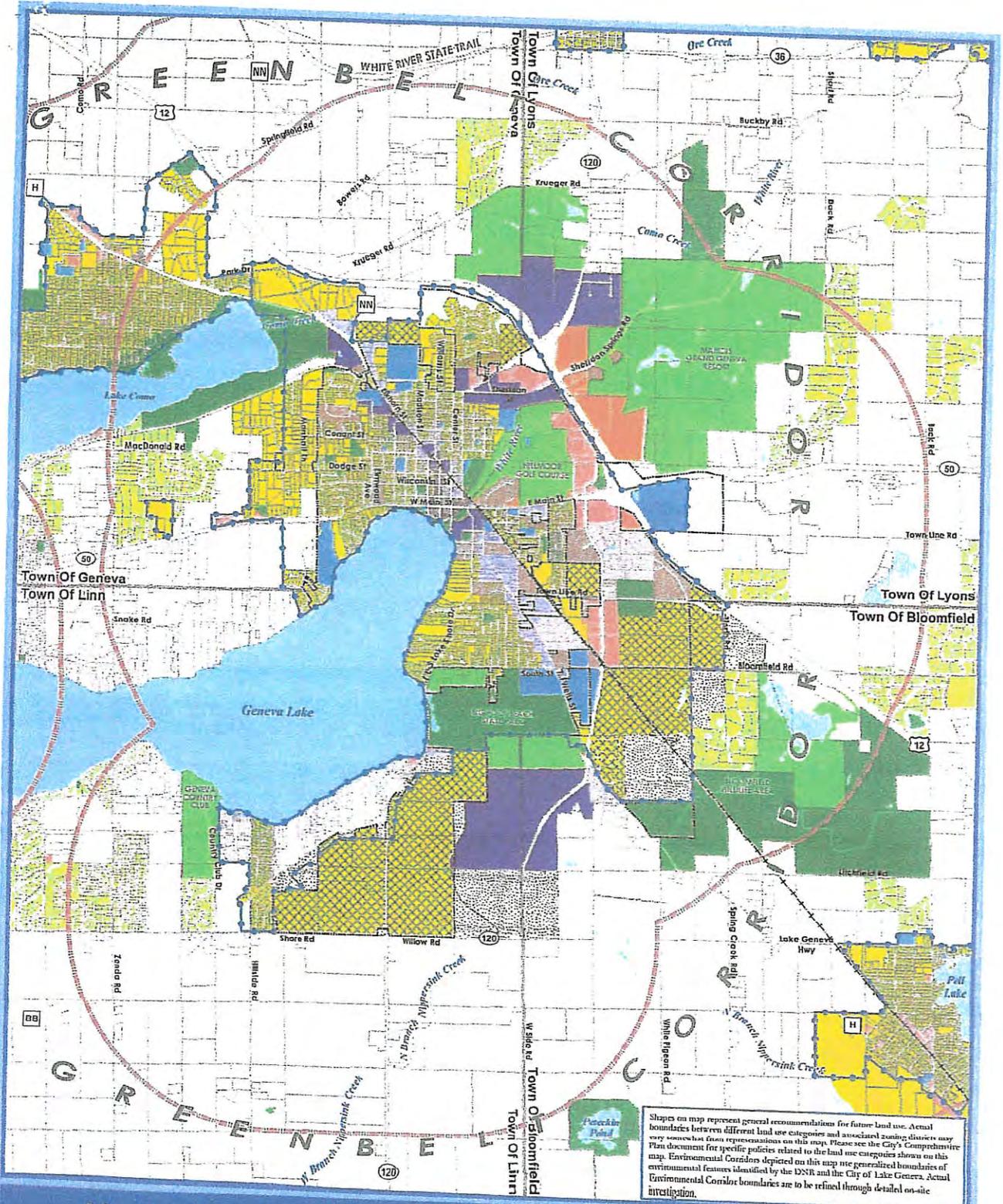
**Notwithstanding our reference to such zoning category in defining the term “Mixed Residential” in the Comprehensive Plan, the most appropriate zoning category for this project would be the Planned Development (PD) District because it permits flexible zoning treatment.**

**In addition, certain text amendments might be necessary consistent with this development request. The only text amendment we are aware of at this time is an amendment to delete the statement on page 66 of the Comprehensive Plan which lists as a policy or program under “Private Recreation”:**

**“Support Private Recreation uses, including Hillmore (sic) Golf Course, in the Lake Geneva area as a critical component of the City’s resort and recreation identity.”**

**This statement is contradicted on page 10 of the Comprehensive Plan where it lists as an “opportunity” redevelopment of Hillmoor Golf Course as a potential new park/open space facility or traditional neighborhood development. The same page lists as an “opportunity” expanding recreation, cultural activities, green space and trails. All these goals can be accomplished at Hillmoor by development of the south half of the property which is high and dry and utilizing the northern half of the property for open space, green space, expansion of recreation and trails.**

**Attached Exhibit “A” includes the outlines of the Hillmoor property proposed to be changed from Private Recreation Facilities to Planned Mixed Use.**

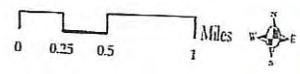


Shapes on map represent general recommendations for future land use. Actual boundaries between different land use categories and associated zoning districts may vary somewhat from representations on this map. Please see the City's Comprehensive Plan document for specific policies related to the land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

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

**Land Use Categories**

- |  |   |  |
|--|---|--|
| <ul style="list-style-type: none"> <li> Agricultural &amp; Rural</li> <li> Single Family Residential - Exurban</li> <li> Single Family Residential - Urban</li> <li> Two-Family/Townhouse Residential</li> <li> Multi-Family Residential</li> <li> Planned Neighborhood</li> <li><small>*Each "Planned Neighborhood" may include a mix of:<br/>1. Single Family - Urban (predominate land use)<br/>2. Two-Family/Townhouse<br/>3. Multi-Family Residential<br/>4. Institutional &amp; Community Services<br/>5. Neighborhood Mixed Use<br/>6. Public Park &amp; Recreation</small></li> <li> Neighborhood Mixed Use</li> <li> Planned Office</li> <li> Planned Business</li> </ul> | <ul style="list-style-type: none"> <li> Central Business District</li> <li> Planned Mixed Use</li> <li><small>*Each "Planned Mixed Use Area" may include mix of:<br/>1. Planned Office<br/>2. Multi-Family Residential<br/>3. Institutional &amp; Community Services<br/>4. Planned Business</small></li> <li> Planned Industrial</li> <li> General Industrial</li> <li> Institutional &amp; Community Services</li> <li> Private Recreation Facilities</li> <li> Public Park &amp; Recreation</li> <li> Environmental Corridor</li> <li> Long Range Exurban Growth Area</li> </ul> | <ul style="list-style-type: none"> <li> City of Lake Geneva</li> <li> Township Boundary</li> <li> Urban Service Area Boundary</li> <li> Extraterritorial Jurisdiction Boundary</li> <li> Parcels</li> <li> Surface Water</li> <li> Abandoned Railroad</li> </ul> |
|--|---|--|



Adopted: August 30, 2011  
Source: SEWRPC, WIDNR, Walworth County LIO, V&A

EXHIBIT "A"

PRELIMINARY CONCEPT PLAN



EXHIBIT "B"

LEGAL DESCRIPTION

CHICAGO TITLE INSURANCE COMPANY

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Andy Roznak Chicago Title Company 253 Center St. Lake Geneva, WI 53147 Phone: 262-248-1123 Main Phone: (262)248-1123 Email: Andy.Roznak@ctt.com	Chicago Title Company 20900 Swenson Dr., Suite 900 Waukesha, WI 53186 Main Phone: (262)796-3800 Main Fax: (262)796-3888

**SCHEDULE A**

**ORDER NO. WA-4170**

1. Effective Date: March 2, 2015
2. Policy or (Policies) to be issued:
  - a. ALTA Owner's Policy 2006  
Proposed Insured: Tempo Development Inc.  
Policy Amount:
3. The estate or interest in the land described or referred to in this Commitment is:  
Fee Simple
4. Title to the estate or interest in the land is at the Effective Date vested in:  
Lake Geneva Properties, LLC
5. The land referred to in this Commitment is described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**END OF SCHEDULE A**

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**EXHIBIT "A"**  
Legal Description

PARCEL 1:

A parcel of land located in Sub-lots 3 and 4 of the Plat of Geneva, being sometimes known as the Original Plat of Lake Geneva, and the Northwest 1/4 of Section 31, T 2 N, R 18 E, and in the Northeast 1/4 of Section 36, T2N, R17E, City of Lake Geneva, Walworth County, Wisconsin and described as follows:

Beginning at the Northwest corner of said Section 31; thence N 89° 54' 15" E 2080.67 feet to the centerline of Turkey Farm Road; thence S 1° 22' 00" E 1016.52 feet along said centerline; thence S 54° 32' 20" W 302.47 feet; thence S 19° 13' 00" W 355.44 feet to the reference line of State Trunk Highway 50; thence S 77° 22' 40" W 1761.10 feet along said line; thence N 0° 41' 25" W 1264.99 feet along the West line of said Section 31; thence S 89° 19' 30" W 629.89 feet along the North line of Country Club Subdivision; thence N 67° 20' 10" E 192.92 feet; thence N 28° 37' 30" E 314.50 feet; thence N 0° 41' 25" W 297.00 feet to the North line of said Section 36; thence N 89° 15' 35" E 297.00 feet, along said North line to the place of beginning.

Tax Key No: ZOP 00001 and ZYUP 00131

PARCEL 1A:

A parcel of land located in the Southeast 1/4 of Section 25, T 2 N, R 17 E, City of Lake Geneva, Walworth County, Wisconsin and described as follows:

Commencing at the Southeast corner of said Section 25; thence S 89° 15' 35" W 1138.67 feet along the South line of said Section 25, to the place of beginning; thence continue S 89° 15' 35" W 235.00 feet to the West line of Waverly Street; thence N 0° 16' 45" W 149.82 feet along said West line; thence N 89° 15' 35" E 307.00 feet; thence S 25° 18' 05" W 166.74 feet to the place of beginning.

Tax Key No: ZYUP 00001A

PARCEL 2:

A parcel of land located in the Southeast 1/4 of Section 25, T2N, R17E, City of Lake Geneva, Walworth County, Wisconsin, being more particularly described as follows:

Beginning at a concrete monument marking the Southeast corner of said Section 25; thence South 89° 48' West, 625.11 feet; thence North 16° 17' West, 200.17 feet; thence North 12° 35' East, 213.89 feet; thence North 2° 29' East, 166.12 feet; thence North 15° 33' East, 113.58 feet; thence North 39° 00' 30" West, 210.52 feet; thence South 28° 17' 45" West, 332.17 feet; thence North 89° 52' West, 193.89 feet to the East line of Manufacturer's Avenue; thence North 0° 08' East along the East line of Manufacturer's Avenue; 440.18 feet; thence South 85° 57' 30" East, 124.86 feet; thence North 31° 12' East, 63.16 feet; thence North 27° 13' East, 40.99 feet; thence North 9° 08' East, 84.48 feet to the South line of Haskins Street; thence South 89° 59' East along the South line of Haskins Street and its Easterly extension, 429.22 feet; thence South 55° 18' 30" East, 100.43 feet; thence North 73° 50' East, 206.17 feet to the West line of Lot "H" of the Geneva

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ALTA Commitment (06/17/2006)

Page 3

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AMERICAN  
LAND TITLE  
ASSOCIATION



**EXHIBIT "A"**  
Legal Description

Lake Crawford Manufacturing Company's Addition to the City of Lake Geneva; thence North 6° 32' East, (recorded as North 6° 15' East) 645.5 feet to the Northwest corner of said Lot "H"; thence North 82° East, 112.3 feet more or less along the North line of said Lot "H" to the East line of said Section 25; thence South along the said East line of Section 25, 1807.75 feet more or less to the point of beginning.

Tax Key No: ZYUP 00001C

**PARCEL 3:**

Part of the Southeast 1/4, Southwest 1/4, Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Town 2 North, Range 18 East, in the City of Lake Geneva, Walworth County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of Section 30; thence South 89°54'09" West along the south line of said Southwest 1/4 Section 548.11 feet to the point of beginning of the lands to be described; thence continuing South 89°54'09" West along said south line 2056.22 feet to a point on the west line of the Southwest 1/4 of Section 30; thence North 00°46'41" West along said west line 2081.15 feet to a point; thence North 77°28'13" East 1301.13 feet to a point; thence North 89°32'32" East 414.52 feet to a point on the westerly line of USH "12"; thence South 33°01'04" East along said westerly line 203.83 feet to a point; thence South 11°20'04" West 309.68 feet to a point; thence North 88°00'24" West 522.16 feet to a point; thence South 04°06'36" East 697.13 feet to a point; thence South 89°15'36" East 557.97 feet to a point; thence South 00°00'15" West 775.32 feet to a point; thence South 26°19'37" East 207.41 feet to a point; thence North 89°27'46" East 74.05 feet to a point; thence South 00°32'08" East 230.92 feet to a point; thence North 88°22'57" East 95.37 feet to a point; thence South 00°26'51" East 15.38 feet to the point of beginning.

**EXCEPTING THEREFROM THE FOLLOWING:**

Lot 1 of Certified Survey Map No. 1918 being part of the Southwest 1/4 of the Southeast 1/4 of Section 30, Town 2 North, Range 18 East, City of Lake Geneva, Walworth County, Wisconsin bounded and described as follows:

Commencing at the Southwest corner of said Section 30; thence North 0°46'41" West 607.53 feet; thence South 63°27'02" East 237.52 feet to the point of beginning; thence North 0°46'41" West 369.72 feet; thence North 89°13'19" East 200.00 feet; thence South 0°46'41" East 346.37 feet; thence South 55°16'59" West 128.36 feet; thence North 63°27'12" West 105.25 feet to the point of beginning.

Tax Key No: ZYUP 00153

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ALTA Commitment (06/17/2006)



**PETITION FOR DIRECT ANNEXATION BY PROPERTY  
OWNERS OF AT LEAST ONE-HALF OF TERRITORY  
LOCATED IN THE TOWN OF LYONS, WALWORTH COUNTY,  
WISCONSIN, TO THE CITY OF LAKE  
GENEVA, WALWORTH COUNTY, WISCONSIN,  
PURSUANT TO WIS. STAT. § 66.0217(3)(a)(2)**

TO: Common Council of the City of Lake Geneva,  
Walworth County, Wisconsin  
c/o Sabrina Waswo, City Clerk  
Lake Geneva City Hall  
626 Geneva Street  
Lake Geneva, WI 53147

Town Board of the Town of Lyons,  
Walworth County, Wisconsin  
c/o Karla Hill, Town Clerk  
Lyons Town Hall  
6339 Hospital Road  
P.O. Box 337  
Lyons, WI 53148

Municipal Boundary Review  
State of Wisconsin Department of Administration  
P.O. Box 1645  
Madison, WI 53701-1645

**THIS PETITION** of 120 Properties, LLC, a Wisconsin limited liability company ("Petitioner"), as the owner of record of at least one-half (½) of the real property in the territory sought to be annexed, such territory being more particularly described below, does respectfully state, represent, and show to the Common Council as follows:

1. Petitioner, whose address is P.O. Box 935, Lake Geneva, Wisconsin 53147, is the sole owner of record of the portion of the real property in the territory sought to be annexed that is commonly known as vacant land, approximately thirty-eight (38) acres, on the northwest corner of the intersection of South Edwards Boulevard and Town Line Road.

2. The City of Lake Geneva, Walworth County, Wisconsin, is the sole owner of record of the portion of the real property in the territory sought to be annexed that is more commonly known as a strip of land, approximately 19.49 feet wide by 654.87 feet in length, 0.293 acres, adjacent to a portion of the north right-of-way of Town Line Road, containing a bicycle path.

3. Petitioner is the owner of at least one-half (1/2) of the land in area in the territory sought to be annexed, such property being located in the Town of Lyons, Walworth County, Wisconsin, and more particularly described in the attached Exhibit A incorporated herein ("Subject Territory").

4. Petitioner respectfully requests that all of the Subject Territory be annexed to the City of Lake Geneva, Walworth County, Wisconsin.

5. Attached hereto as Exhibit B and incorporated herein by reference is a scale map of the Subject Territory, in accordance with the provisions of Wis. Stat. §§ 66.0217(4) and 66.0217(5) ("Scale Map").

6. No electors reside in the Subject Territory. The current population of the Subject Territory is zero (0).

7. Petitioner has caused to be published in the Subject Territory as a Class 1 notice under Wis. Stat. ch. 985 a Notice of Intent to Circulate Petition for Annexation of Territory to the City of Lake Geneva ("Notice") not less than ten (10) and not more than twenty (20) days before the circulation of this Petition to Petitioner, pursuant to the provisions of Wis. Stat. §§ 66.0217(4) and 66.0217(5).

8. Petitioner has caused a copy of the Notice to be served upon each of the City Clerk of the City of Lake Geneva, Walworth County, Wisconsin, the Town Clerk of the Town of Lyons, Walworth County, Wisconsin, the Clerk of Joint 1 – Lake Geneva School District, Walworth County, Wisconsin, the Clerk of Lake Geneva-Genoa City Union High School Board of Education, Walworth County, Wisconsin, each owner of land within the Subject Territory, and the State of Wisconsin, Department of Administration, within five (5) days after the date of the publication of the Notice, in accordance with the provisions of Wis. Stat. §§ 66.0217(4) and 66.0217(6).

9. Petitioner will cause this Petition, the legal description of the Subject Territory, and the Scale Map to be filed with the City Clerk of the City of Lake Geneva, Walworth County, Wisconsin, the Town Clerk of the Town of Lyons, Walworth County, Wisconsin, and the State of Wisconsin, Department of Administration, in accordance with the provisions of Wis. Stat. §§ 66.0217(3) and 66.0217(6).

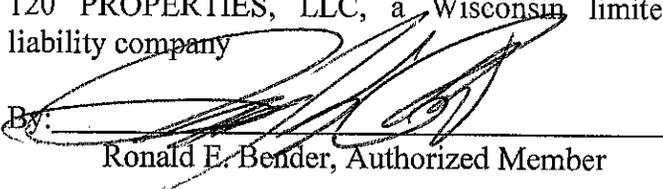
10. Petitioner requests the Subject Territory be temporarily zoned as RH, Rural Holding District. Petitioner's request for the assignment of temporary zoning is made pursuant to Wis. Stat. § 66.0217(8).

11. Petitioner requests the City of Lake Geneva adopt an Annexation Ordinance in substantial conformity with the attached Exhibit C incorporated herein, prior to any action by the City.

12. Petitioner believes this Petition and the Subject Territory meet all legal requirements for annexation, and that such annexation is in the public interest.

Dated this 3<sup>RD</sup> day of August, 2015.

120 PROPERTIES, LLC, a Wisconsin limited liability company

By: 

Ronald E. Bender, Authorized Member

This instrument drafted by:

James P. Howe

GODFREY, LEIBSLE, BLACKBOURN &  
HOWARTH, S.C.

354 Seymour Court

Elkhorn, Wisconsin 53121

Telephone: (262) 723-3220

Facsimile: (262) 723-5121

E-mail: [jhowe@godfreylaw.com](mailto:jhowe@godfreylaw.com)

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## EXHIBIT A

### LEGAL DESCRIPTION OF THE SUBJECT TERRITORY

A PART OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  AND PART OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH  $\frac{1}{4}$  CORNER OF SAID SECTION 31 (T2N, R18E); THENCE S 89DEG 51MIN 55SEC W, ALONG THE SOUTH LINE OF THE SOUTHWEST  $\frac{1}{4}$  OF SAID SECTION 31 TO THE SOUTHEAST CORNER OF MEADOWLAND SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID MEADOWLAND SUBDIVISION, N 00DEG 43MIN 37SEC W, 1321.83 FEET TO THE SOUTH LINE OF GENEVA EAST SUBDIVISION; THENCE N 89DEG 51MIN 51SEC E, ALONG THE SOUTH LINE OF GENEVA EAST SUBDIVISION, THE SOUTH LINE OF THE FIRST ADDENDUM TO THE OAKS OF GENEVA EAST, A CONDOMINIUM, AND THE SOUTH LINE OF THE OAKS OF GENEVA EAST CONDOMINIUM, 1298.69 FEET TO THE WEST LINE OF STATE TRUNK HIGHWAY 120 (EDWARDS BOULEVARD); THENCE S 00DEG 41MIN 51SEC E, ALONG SAID HIGHWAY, 1207.65 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, S 59DEG 59MIN 34SEC W, 91.36 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, S 89DEG 53MIN 32SEC W, 444.85 FEET; THENCE S 00DEG 06MIN 59SEC W, 68.90 FEET TO THE POINT OF BEGINNING. CONTAINING 1,678,210 SQUARE FEET OF LAND (38.53) ACRES OF LAND MORE OR LESS. (End of legal description.)

**EXHIBIT B**  
**SCALE MAP**

See attached.



## EXHIBIT C

### AN ORDINANCE PROVIDING FOR DIRECT ANNEXATION BY PROPERTY OWNERS OF AT LEAST ONE-HALF OF TERRITORY LOCATED IN THE TOWN OF LYONS, WALWORTH COUNTY, WISCONSIN, TO THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

**WHEREAS**, 120 Properties, LLC, a Wisconsin limited liability company (“Petitioner”), has made and filed with the City Clerk of the City of Lake Geneva (“City”) a Petition for Direct Annexation by property owners of at least one-half (½) in area of territory located in the Town of Lyons, Walworth County, Wisconsin, to the City of Lake Geneva, Walworth County, Wisconsin, pursuant to Wis. Stat. § 66.0217(3)(a)(2) (“Annexation Petition”), in the office of the City Clerk for the City of Lake Geneva, Walworth County, Wisconsin, on the 3<sup>rd</sup> day of August, 2015, requesting the annexation to the City of lands described in Exhibit A attached hereto and incorporated herein by reference (“Subject Territory”), which such lands are contiguous to the City; and

**WHEREAS**, it appears by certificate of publication on file herein that Petitioner has published a Notice of Intent to Circulate Petition for Annexation of Territory to the City, pursuant to Wis. Stat. §§ 66.0217(4) and 66.0217(5), and by acknowledgments of receipt and United States certified mail return receipts on file herein that Petitioner has served copies of such Notice within five (5) days of such publication upon the clerks of the affected municipalities, the clerks of each affected school districts, the State of Wisconsin, Department of Administration, and upon each owner of land to be annexed; and

**WHEREAS**, it appears by acknowledgment of receipt on file herein that Petitioner has filed a duplicate original of the Annexation Petition, including a legal description and scale map of the Subject Territory, with the Town Clerk of the Town of Lyons, Walworth County, Wisconsin, and the State of Wisconsin, Department of Administration, within five (5) days after filing the Annexation Petition with the City Clerk; and

**WHEREAS**, it further appears that all of the requirements of Wis. Stat. § 66.0217(3)(a)(2) have been fully complied with, and that the State of Wisconsin, Department of Administration, has reviewed the proposed annexation and, by letter, found it to be in the public interest, and said letter has been duly considered and reviewed by the City and/or the City Attorney; and

**WHEREAS**, the proposed annexation was referred to the Plan Commission of the City, and said Plan Commission has recommended annexing the Subject Territory to the City; and

**WHEREAS**, the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, makes the following findings with respect to the Subject Territory:

- a. That the annexation of the Subject Territory to the City of Lake Geneva, Walworth County, Wisconsin, is in the best interest of the City.
- b. That the annexation of the Subject Territory will enable the City to regulate and control development of these lands which are contiguous to the City.
- c. That, upon annexation, the Subject Territory shall be temporarily zoned, pursuant to Wis. Stat. § 66.0217(8), in the RH, Rural Holding District.
- d. That the annexation of the Subject Territory does not create a town island under the provisions of Wis. Stat. § 66.0221.
- e. That the City is in need of additional lands suitable for planned neighborhood development.

**NOW, THEREFORE**, the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, does ordain as follows:

1. Those lands comprising the Subject Territory to be annexed, as described in Exhibit A attached hereto and incorporated herein by reference, be, and the same hereby are, annexed to the City of Lake Geneva, Walworth County, Wisconsin.
2. Those lands comprising the Subject Territory shall be temporarily zoned, pursuant to Wis. Stat. § 66.0217(8), in the RH, Rural Holding District.
3. Those lands comprising the Subject Territory shall be included within Supervisory District [REDACTED] and in Aldermanic District [REDACTED] of the City of Lake Geneva.
4. This Ordinance, and the annexation hereby effected, shall be in full force and effect from and after its passing and posting.
5. The City Clerk shall immediately, after the final enactment hereof, file such certified copies with all parties as required by State Statute to be so served.
6. Prior to the effective date of this Ordinance, Petitioner shall pay to the City a fee equivalent to the five (5) years of property tax reimbursement the City is required to make to the Town of Lyons under Wis. Stats. § 66.0217(14).

7. All ordinances or parts of ordinances inconsistent with or contravening the provisions of this Ordinance are hereby repealed.

Adopted, passed, and approved by the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
James Connors, Mayor

ATTEST:

\_\_\_\_\_  
Sabrina Waswo, City Clerk

1st Reading \_\_\_\_\_  
2nd Reading \_\_\_\_\_  
Adopted \_\_\_\_\_  
Published \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
Daniel S. Draper, City Attorney

## EXHIBIT A

### LEGAL DESCRIPTION OF THE SUBJECT TERRITORY

A PART OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  AND PART OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH  $\frac{1}{4}$  CORNER OF SAID SECTION 31 (T2N, R18E); THENCE S 89DEG 51MIN 55SEC W, ALONG THE SOUTH LINE OF THE SOUTHWEST  $\frac{1}{4}$  OF SAID SECTION 31 TO THE SOUTHEAST CORNER OF MEADOWLAND SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID MEADOWLAND SUBDIVISION, N 00DEG 43MIN 37SEC W, 1321.83 FEET TO THE SOUTH LINE OF GENEVA EAST SUBDIVISION; THENCE N 89DEG 51MIN 51SEC E, ALONG THE SOUTH LINE OF GENEVA EAST SUBDIVISION, THE SOUTH LINE OF THE FIRST ADDENDUM TO THE OAKS OF GENEVA EAST, A CONDOMINIUM, AND THE SOUTH LINE OF THE OAKS OF GENEVA EAST CONDOMINIUM, 1298.69 FEET TO THE WEST LINE OF STATE TRUNK HIGHWAY 120 (EDWARDS BOULEVARD); THENCE S 00DEG 41MIN 51SEC E, ALONG SAID HIGHWAY, 1207.65 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, S 59DEG 59MIN 34SEC W, 91.36 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, S 89DEG 53MIN 32SEC W, 444.85 FEET; THENCE S 00DEG 06MIN 59SEC W, 68.90 FEET TO THE POINT OF BEGINNING. CONTAINING 1,678,210 SQUARE FEET OF LAND (38.53) ACRES OF LAND MORE OR LESS. (End of legal description.)

**AN ORDINANCE PROVIDING FOR DIRECT ANNEXATION  
BY PROPERTY OWNERS OF AT LEAST ONE-HALF OF  
TERRITORY LOCATED IN THE TOWN OF LYONS, WALWORTH  
COUNTY, WISCONSIN, TO THE  
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN**

**WHEREAS**, 120 Properties, LLC, a Wisconsin limited liability company (“Petitioner”), has made and filed with the City Clerk of the City of Lake Geneva (“City”) a Petition for Direct Annexation by property owners of at least one-half (½) in area of territory located in the Town of Lyons, Walworth County, Wisconsin, to the City of Lake Geneva, Walworth County, Wisconsin, pursuant to Wis. Stat. § 66.0217(3)(a)(2) (“Annexation Petition”), in the office of the City Clerk for the City of Lake Geneva, Walworth County, Wisconsin, on the 3<sup>rd</sup> day of August, 2015, requesting the annexation to the City of lands described in Exhibit A attached hereto and incorporated herein by reference (“Subject Territory”), which such lands are contiguous to the City; and

**WHEREAS**, it appears by certificate of publication on file herein that Petitioner has published a Notice of Intent to Circulate Petition for Annexation of Territory to the City, pursuant to Wis. Stat. §§ 66.0217(4) and 66.0217(5), and by acknowledgments of receipt and United States certified mail return receipts on file herein that Petitioner has served copies of such Notice within five (5) days of such publication upon the clerks of the affected municipalities, the clerks of each affected school districts, the State of Wisconsin, Department of Administration, and upon each owner of land to be annexed; and

**WHEREAS**, it appears by acknowledgment of receipt on file herein that Petitioner has filed a duplicate original of the Annexation Petition, including a legal description and scale map of the Subject Territory, with the Town Clerk of the Town of Lyons, Walworth County, Wisconsin, and the State of Wisconsin, Department of Administration, within five (5) days after filing the Annexation Petition with the City Clerk; and

**WHEREAS**, it further appears that all of the requirements of Wis. Stat. § 66.0217(3)(a)(2) have been fully complied with, and that the State of Wisconsin, Department of Administration, has reviewed the proposed annexation and, by letter, found it to be in the public interest, and said letter has been duly considered and reviewed by the City and/or the City Attorney; and

**WHEREAS**, the proposed annexation was referred to the Plan Commission of the City, and said Plan Commission has recommended annexing the Subject Territory to the City; and

**WHEREAS**, the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, makes the following findings with respect to the Subject Territory:

- a. That the annexation of the Subject Territory to the City of Lake Geneva, Walworth County, Wisconsin, is in the best interest of the City.

- b. That the annexation of the Subject Territory will enable the City to regulate and control development of these lands which are contiguous to the City.
- c. That, upon annexation, the Subject Territory shall be temporarily zoned, pursuant to Wis. Stat. § 66.0217(8), in the RH, Rural Holding District.
- d. That the annexation of the Subject Territory does not create a town island under the provisions of Wis. Stat. § 66.0221.
- e. That the City is in need of additional lands suitable for planned neighborhood development.

**NOW, THEREFORE**, the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, does ordain as follows:

1. Those lands comprising the Subject Territory to be annexed, as described in Exhibit A attached hereto and incorporated herein by reference, be, and the same hereby are, annexed to the City of Lake Geneva, Walworth County, Wisconsin.
2. Those lands comprising the Subject Territory shall be temporarily zoned, pursuant to Wis. Stat. § 66.0217(8), in the RH, Rural Holding District.
3. Those lands comprising the Subject Territory shall be included within Supervisory District [REDACTED] and in Aldermanic District [REDACTED] of the City of Lake Geneva.
4. This Ordinance, and the annexation hereby effected, shall be in full force and effect from and after its passing and posting.
5. The City Clerk shall immediately, after the final enactment hereof, file such certified copies with all parties as required by State Statute to be so served.
6. Prior to the effective date of this Ordinance, Petitioner shall pay to the City a fee equivalent to the five (5) years of property tax reimbursement the City is required to make to the Town of Lyons under Wis. Stat. § 66.0217(14).
7. All ordinances or parts of ordinances inconsistent with or contravening the provisions of this Ordinance are hereby repealed.

Adopted, passed, and approved by the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
James Connors, Mayor

ATTEST:

\_\_\_\_\_  
Sabrina Waswo, City Clerk

1st Reading \_\_\_\_\_  
2nd Reading \_\_\_\_\_  
Adopted \_\_\_\_\_  
Published \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
Daniel S. Draper, City Attorney

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## EXHIBIT A

### LEGAL DESCRIPTION OF THE SUBJECT TERRITORY

A PART OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  AND PART OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 31, TOWN 2 NORTH, RANGE 18 EAST, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH  $\frac{1}{4}$  CORNER OF SAID SECTION 31 (T2N, R18E); THENCE S 89DEG 51MIN 55SEC W, ALONG THE SOUTH LINE OF THE SOUTHWEST  $\frac{1}{4}$  OF SAID SECTION 31 TO THE SOUTHEAST CORNER OF MEADOWLAND SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID MEADOWLAND SUBDIVISION, N 00DEG 43MIN 37SEC W, 1321.83 FEET TO THE SOUTH LINE OF GENEVA EAST SUBDIVISION; THENCE N 89DEG 51MIN 51SEC E, ALONG THE SOUTH LINE OF GENEVA EAST SUBDIVISION, THE SOUTH LINE OF THE FIRST ADDENDUM TO THE OAKS OF GENEVA EAST, A CONDOMINIUM, AND THE SOUTH LINE OF THE OAKS OF GENEVA EAST CONDOMINIUM, 1298.69 FEET TO THE WEST LINE OF STATE TRUNK HIGHWAY 120 (EDWARDS BOULEVARD); THENCE S 00DEG 41MIN 51SEC E, ALONG SAID HIGHWAY, 1207.65 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, S 59DEG 59MIN 34SEC W, 91.36 FEET; THENCE CONTINUE ALONG SAID HIGHWAY, S 89DEG 53MIN 32SEC W, 444.85 FEET; THENCE S 00DEG 06MIN 59SEC W, 68.90 FEET TO THE POINT OF BEGINNING. CONTAINING 1,678,210 SQUARE FEET OF LAND (38.53) ACRES OF LAND MORE OR LESS.

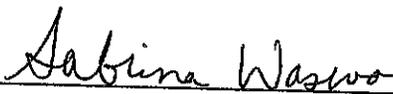
(End of legal description.)

1

**ACKNOWLEDGMENT OF RECEIPT OF NOTICE**

I, Sabrina Waswo, City Clerk for the City of Lake Geneva, do hereby acknowledge receipt of a Notice of Intent to Circulate Petition for Annexation of Territory to City of Lake Geneva, for territory located in the Town of Lyons, Walworth County, Wisconsin, to the City of Lake Geneva, Walworth County, Wisconsin, pursuant to Wis. Stat. § 66.0217(3), with attached scale map ("Annexation Map") and legal description. The City acknowledges receipt both as a land owner within the subject territory and as the municipality into which the annexation of the subject territory is to be petitioned.

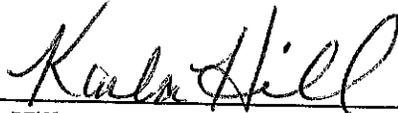
This acknowledgment is made as of the 24 day of July, 2015.

  
\_\_\_\_\_  
Sabrina Waswo, City Clerk

**ACKNOWLEDGMENT OF RECEIPT OF NOTICE**

I, Karla Hill, Town Clerk for the Town of Lyons, do hereby acknowledge receipt of a Notice of Intent to Circulate Petition for Annexation of Territory to City of Lake Geneva, for territory located in the Town of Lyons, Walworth County, Wisconsin, to the City of Lake Geneva, Walworth County, Wisconsin, pursuant to Wis. Stat. § 66.0217(3), with attached scale map ("Annexation Map") and legal description.

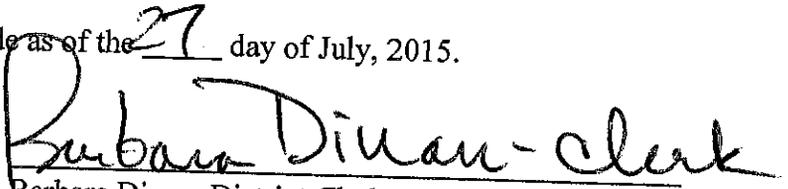
This acknowledgment is made as of the 27 day of July, 2015.

  
\_\_\_\_\_  
Karla Hill, Town Clerk

**ACKNOWLEDGMENT OF RECEIPT OF NOTICE**

I, Barbara Dinan, Clerk of Joint 1 – Lake Geneva School District, do hereby acknowledge receipt of a Notice of Intent to Circulate Petition for Annexation of Territory to City of Lake Geneva, for territory located in the Town of Lyons, Walworth County, Wisconsin, to the City of Lake Geneva, Walworth County, Wisconsin, pursuant to Wis. Stat. § 66.0217(3), with attached scale map ("Annexation Map") and legal description.

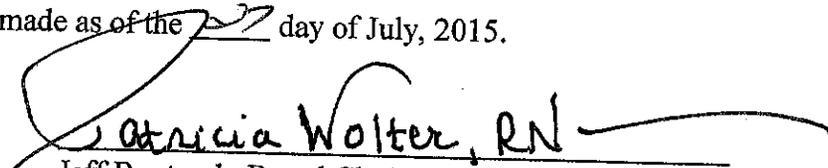
This acknowledgment is made as of the 27 day of July, 2015.

  
Barbara Dinan, District Clerk

**ACKNOWLEDGMENT OF RECEIPT OF NOTICE**

I, Jeff Buntrock, Clerk of Lake Geneva-Genoa City Union High School Board of Education, do hereby acknowledge receipt of a Notice of Intent to Circulate Petition for Annexation of Territory to City of Lake Geneva, for territory located in the Town of Lyons, Walworth County, Wisconsin, to the City of Lake Geneva, Walworth County, Wisconsin, pursuant to Wis. Stat. § 66.0217(3), with attached scale map ("Annexation Map") and legal description.

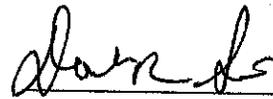
This acknowledgment is made as of the 27 day of July, 2015.

  
~~Jeff Buntrock, Board Clerk~~  
Patricia Wolter, Deputy Clerk

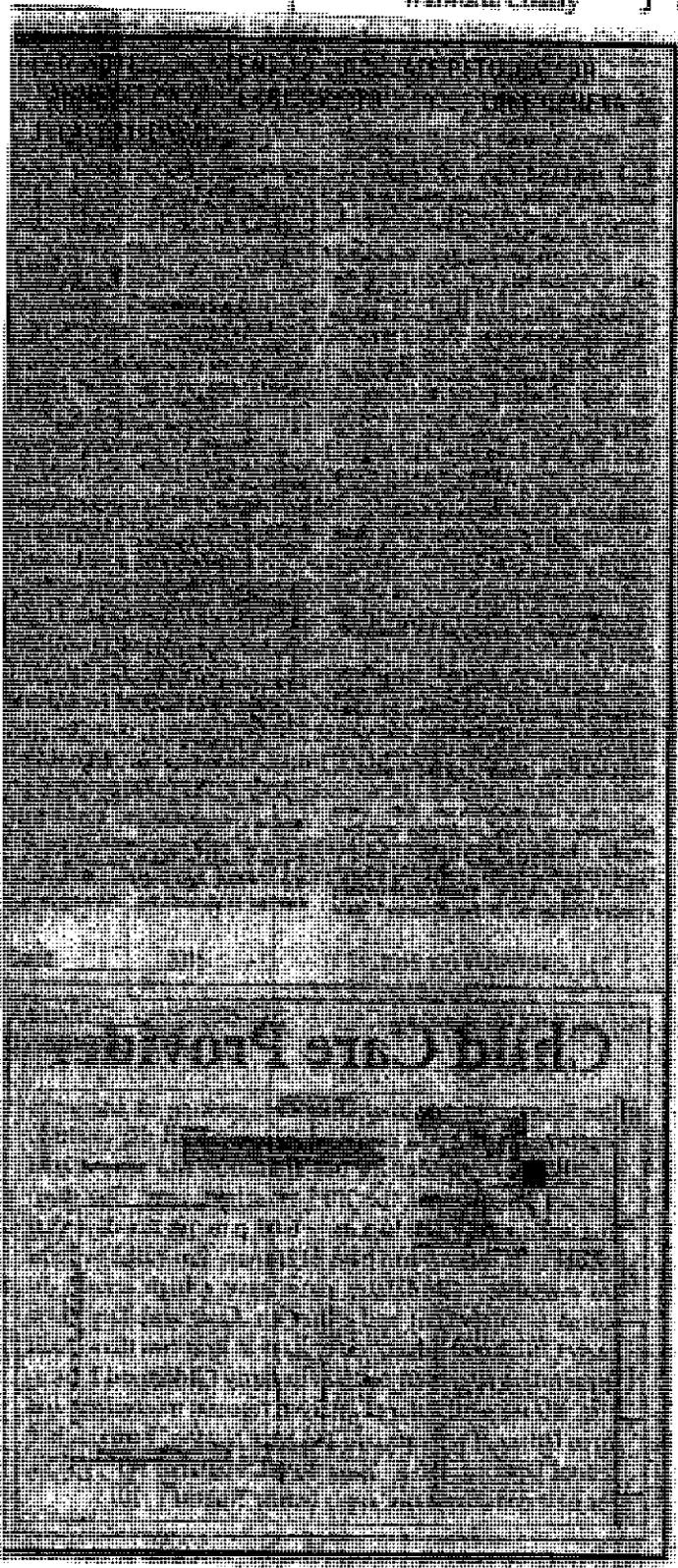
**ACKNOWLEDGMENT OF RECEIPT OF NOTICE**

The undersigned, as an Authorized Representative of the State of Wisconsin Department of Administration, Municipal Boundary Review, do hereby acknowledge receipt of a Notice of Intent to Circulate Petition for Annexation of Territory to City of Lake Geneva, for territory located in the Town of Lyons, Walworth County, Wisconsin, to the City of Lake Geneva, Walworth County, Wisconsin, pursuant to Wis. Stat. § 66.0217(3), with attached scale map ("Annexation Map") and legal description.

This acknowledgment is made as of the 27<sup>th</sup> day of July, 2015.

 Denise R Sime  
Authorized Representative, Municipal Boundary Review

STATE OF WISCONSIN } #S.  
Walworth County }



Suzanne Hinske, being duly sworn, both depose and say that he (she) is an authorized representative of Lake Geneva Regional News a newspaper published at Lake Geneva, of said County and State, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on

July 23, 2015

(Signed) Suzanne Hinske  
Office Manager (Title)

Subscribed and sworn to before me this 23rd day of July 2015  
Michael Reinschel  
Notary Public, Walworth County, Wisconsin

My Commission expires Feb. 19, 2017  
No. Lines 2x8" No. Times 1 Notary Fees \$ 2.00  
Printers Fees \_\_\_\_\_  
Extra copies \_\_\_\_\_

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PROOF OF PUBLICATION

IN THE MATTER OF

STATE OF WISCONSIN  
WALWORTH COUNTY COURT