

CITY OF LAKE GENEVA
PLAN COMMISSION MEETING
MONDAY, SEPTEMBER 19, 2016 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

Agenda

1. Meeting called to order by Mayor Kupsik.
2. Roll Call.
3. Approve Minutes of August 15, 2016 Plan Commission meeting as distributed.
4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes.
5. Acknowledgment of Correspondence. - None
6. Downtown Design Review. – None
7. Review and Recommendation on an Application for Land Division Review for a CSM, to divide a lot into two lots, submitted by W David Denton, N3161 Center Street, Lake Geneva, WI 53147, for land located in the Town of Geneva Extra-territorial Jurisdiction Boundary, at N3161Center Street, Lake Geneva, WI 53147, Tax Key Nos. JA192600002.
8. Public Hearing and Recommendation on a Conditional Use Application filed by David & Julie Merhar, 1591 Orchard Lane, Lake Geneva, WI 53147 to construct a fence in the street yard setback in excess of three feet (five) at 1591 Orchard Lane, Lake Geneva, WI 53147, Tax Key No. ZA455800001.
9. Review and Recommendation on an Application for Site Plan Review for a parking lot filed by the City of Lake Geneva, 626 Geneva Street, Lake Geneva, WI 53147 for property at 227 S Lake Shore Drive, Tax Key No. ZOP00380.
10. 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 9/16/16

Minutes

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

2. Roll Call

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

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

MOTION #1

Hartz/Skates moved to approve the minutes of July 18, 2016 Plan Commission meeting as distributed.
The motion carried unanimously.

4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes. - None

5. Acknowledgment of Correspondence. - None

6. Downtown Design Review.

A. Application by Nikki Marsicano for Geneva Lakes Art Foundation – Gallery 223 for a new exterior signage on the storefront at 223 Broad Street, Tax Key No. ZOP 00266.

DISCUSSION – Nikki Marsicano, applicant

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

MOTION #2

Hartz/Skates moved to approve the application by Nikki Marsicano for Geneva Lakes Art Foundation – Gallery 223 for a new exterior signage on the storefront at 223 Broad Street, Tax Key No. ZOP 00266.
The motion carried unanimously.

B. Application by Peter Juergens for Kocourek Property Holdings for a new exterior colors on the storefront at 647 Main Street, Tax Key No. ZOP 00287.

DISCUSSION-Peter Juergens, applicant

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

MOTION #3

Skates/Fredricks moved to approve the application by Peter Juergens for Kocourek Property Holdings for a new exterior colors on the storefront at 647 Main Street, Tax Key No. ZOP 00287. The motion carried unanimously.

7. Public Hearing and recommendation on a Precise Implementation Plan Amendment Application filed by Ted and Terri Harig, 6597 Deerpath Road, Lake Geneva, WI 53147 to operate a Commercial Indoor Lodging facility at an existing Commercial Business in a Planned Development (PD) zoning district located at 821 Geneva Street, Tax Key No. ZOP 00171.

DISCUSSION – Ted Harig, applicant

Applicant gave an overview of the application details and there was a brief discussion with the Commission. The existing garage on the property will be retained for their personal storage use.

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

O’Neil had questions regarding the parking that would be required for the property. Inspector Robers stated that the parking is required. If they were to lose the leased parking with the church, then this “USE” would be revoked if new parking was not supplied in another fashion.

MOTION #4

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

MOTION #5

Hartz/Skates moved to approve the recommendation on a Precise Implementation Plan Amendment Application filed by Ted and Terri Harig, 6597 Deerpath Road, Lake Geneva, WI 53147 to operate a Commercial Indoor Lodging facility at an existing Commercial Business in a Planned Development (PD) zoning district located at 821 Geneva Street, Tax Key No. ZOP 00171, must have 2 parking spaces at the church or on their own property, onsite parking must be on a paved surface and not in the yard, no outdoor storage, including all other staff recommendations and findings of fact. The motion carried unanimously.

8. Public Hearing and recommendation on a Conditional Use Permit to use the Single Family Residential (SR-4) zoning requirements in an Estate Residential (ER-1) zoning district for a new home filed by Orren Pickell Design Group, 550 Frontage Road, Ste 3800, Northfield, IL 60093, Lake Geneva, WI 53147 on behalf of Alan and Kathi Bosworth, 267 E South Street, Elmhurst, IL 60126 at 1224 W Main Street, Tax Key No. ZYUP 00094P.

DISCUSSION – Alan and Kathi Bosworth, applicants and John Forhand, architect

Applicant gave an overview of the application details and there was a brief discussion with the Commission. There were several conditions discussed at the Staff meeting that will need to be included in the motion. With these potential conditions, the proposed Site Plan must be revised and well as the Landscaping site plan must be revised.

PUBLIC SPEAKER #1 –Robert Hogan, 1300 W Main Street, LG

Hogan stated his full approval of the plans for this home of his neighbors.

MOTION #6

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

MOTION #7

Skates/Hartz moved to approve the recommendation on a Conditional Use Permit to use the Single Family Residential (SR-4) zoning requirements in an Estate Residential (ER-1) zoning district for a new home filed by Orren Pickell Design Group, 550 Frontage Road, Ste 3800, Northfield, IL 60093, Lake Geneva, WI 53147 on behalf of Alan and Kathi Bosworth, 267 E South Street, Elmhurst, IL 60126 at 1224 W Main Street, Tax Key No. ZYUP 00094P, to include all staff recommendations, fact findings and the conditions stated by staff below:

- Limit the terrace 50ft set back (covered porch)
- In the City right of way, the sidewalk needs to be replaced to City standards
- No access to the City driveway from the residence
- No access to the City driveway during construction or demolition
- No trees, landscaping or permanent fencing on the sanitary line or the right of way
(Temporary fencing or a gate would be sufficient/permmissible and grass is okay.)
- Chapter 30 DNR permit is required because it is over 10,000 square ft.
(This must be filed with DNR and City needs proof and verification of their approval.)
- Sanitary line that runs along property needs to be identified on the Site and Landscaping plans and Plat
(A color overhead map showing the sanitary line is attached to these minutes.)
- Allow their existing 6 ft high fence along the eastern boundary

Staff will confirm and follow up with these conditions. The motion carried unanimously.

9. Review and Recommendation on an Application for Site Plan Review for a parking lot filled by Lake Geneva United Methodist Church, 912 Geneva Street, Lake Geneva, WI 53147 Tax Key No. ZA464800001.

DISCUSSION

Adam St Marie, 1444 Dodge St., LG & Larry Kunderdt, N1279 White Pigeon Rd, LG – Representatives for the Church

St Marie gave an overview of the application details and there was a brief discussion with the Commission. Discussion related to concerns of overflow water onto the sidewalk. The applicant was directed to work with the City Engineer. Kunderdt stated that there will be signage stating private property and towing for non-church members.

MOTION #8

Hartz/Fredericks moved to approve the recommendation on an Application for Site Plan Review for a parking lot filled by Lake Geneva United Methodist Church, 912 Geneva Street, Lake Geneva, WI 53147 Tax Key No. ZA464800001, subject to City eng and applicants eng reaching an agreement, to include all other staff recommendations and fact findings. The motion carried unanimously.

10. Public Hearing and recommendation on Zoning Text Amendment for Section 98-206 Commercial Land Uses.

DISCUSSION

Inspector Robers gave an overview of the application details and there was a brief discussion with the Commission. Planner Slavney recommends Option #3. Commissioner Hartz recommends Option #5b.

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

O’Neil stated his concerns regarding the way this was noticed. It was too vague.

PUBLIC SPEAKER #2 – Deb Ott Lewis, 1305 W Main Street, LG

Lewis stated her agreement with the vagueness of the notices.

MOTION #9

Mayor Kupsik/Skates move to continue the item and public hearing to the next Plan Commission meeting to be posted with more description. The motion carried unanimously.

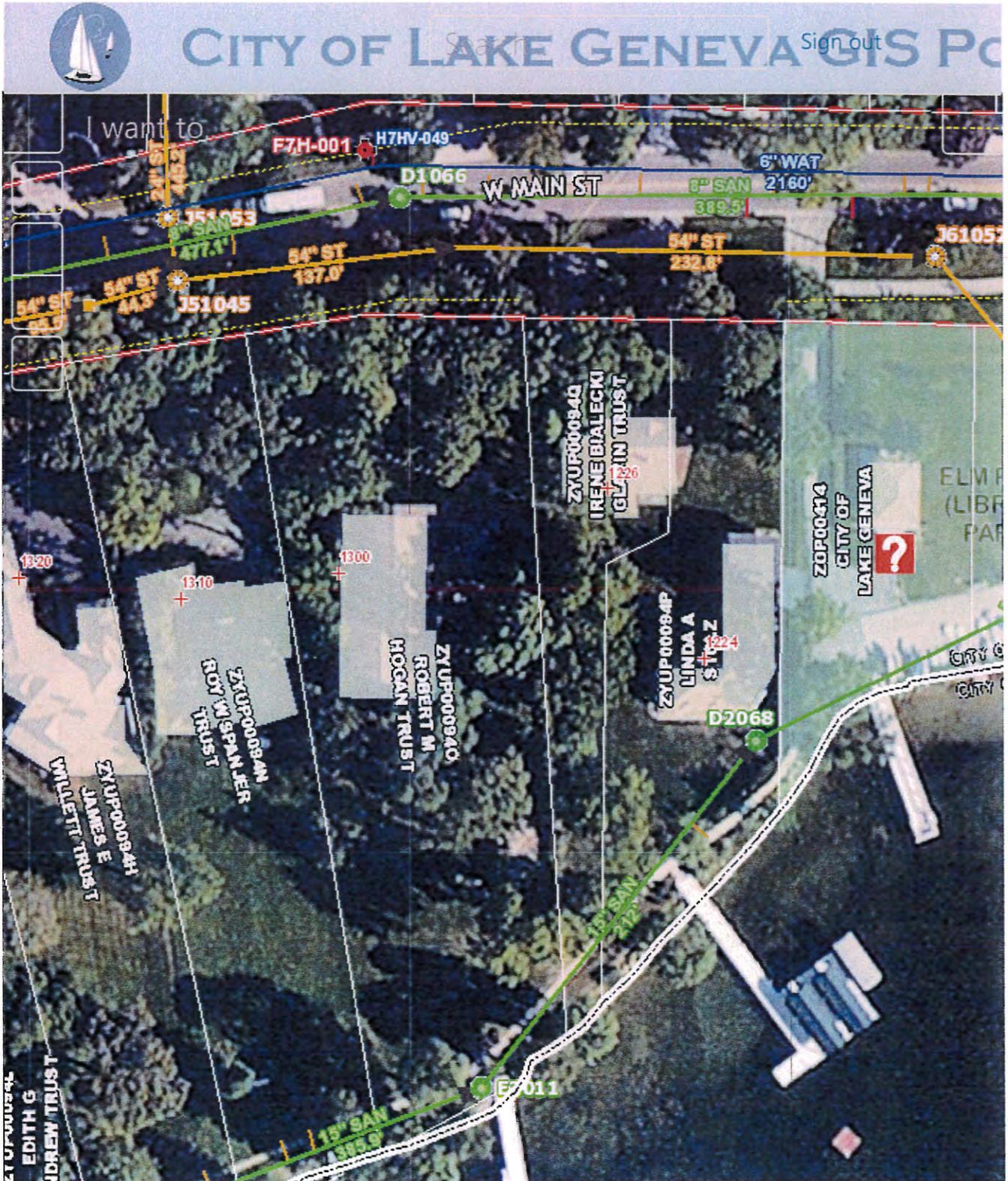
11. Adjournment

MOTION #10

Skates/Gibbs moved to adjourn the meeting at 7:58 pm. The motion carried unanimously.

/s/Jackie Gregoles, B&Z Administrative Assistant

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE PLAN COMMISSION



STAFF REPORT
To Lake Geneva Plan Commission

Meeting Date: September 19, 2016

Agenda Item #7

Applicant:

W David Denton

N3161 Center Street

Lake Geneva, WI 53147

Request:

Land Division review to divide a parcel located in the Town of Geneva in the City Extra-Territorial review area at N3161 Center Street, Tax Key No. JA192600002.

Description:

The applicant proposes to divide his parcel into two parcels.

Staff Recommendation:

Staff recommends approval of the Land Division as it meets the requirements of the Town of Geneva and has already received their approval.

Agenda Item #8

Applicant:

David and Julie Merhar

1591 Orchard Street

Lake Geneva, WI 53147

Request:

Conditional Use approval to construct a fence in the Street Yard setback in excess of the three foot zoning requirement for the property located at 1591 Orchard Lane, Tax Key No. ZA455800001.

Description: The applicant would like to construct a five foot high fence in the rear yard of his property to provide security for his dogs and accommodate a future in ground swimming pool.

Staff Recommendation: Staff has no objection to the proposed construction of a five foot fence as this is a rear yard that also fronts Lakeview Drive. In addition a four foot fence is required for the future pool.

Action by the Plan Commission:

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

- A. If, after the public hearing, the Commission wishes to recommend approval, then the appropriate fact finding would be:
1. In general, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 2. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
 3. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood,

environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

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

Agenda Item #9

Applicant:

City of Lake Geneva

912 Geneva Street

Lake Geneva, WI 53147

Request:

Site Plan Application to allow for the construction of a parking lot on a recently purchased parcel in the General Business Zoning District at 227 S Lake Shore Drive, Tax Key No. Zop00380.

Description:

The applicant proposes to construct a new parking lot for use as a City of Lake Geneva paid parking.

Staff Recommendation:

The City Engineer has worked with Staff to come up with a design for the parking lot that would meet the Zoning Ordinance for the General Business Zoning District. The parking lot design has received previous approval from the Public Works Committee.

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

Kenneth Robers
Zoning Administrator

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW



CERTIFIED SURVEY MAP or



SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

W. DAVID DENTON

N 3161 CENTER ST.

LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER:

(262) 949-7099

NAME AND ADDRESS OF APPLICANT:

SAME AS OWNER-ABOVE

TELEPHONE NUMBER OF APPLICANT:

()

NAME AND ADDRESS OF SURVEYOR:

OLSON LAND SURVEYING

45 SOUTH WISCONSIN ST.

P.O. BOX 322 ELKHORN, WI 53121

TELEPHONE NUMBER OF SURVEYOR:

CELL (262) 215-3434

OFFICE 262-723-3434

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

PROPERTY DIVISION TO CREATE A BUILDABLE LOT - ADJACENT
TO OTHER LOTS OF SIMILAR SIZE.

SUBMITTAL CHECKLIST

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

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

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

✓
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.

8-11-16
DATE


SIGNATURE OF APPLICANT

SEE ATTACHED - TOWN OF GENEVA LETTER

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF LOT 2 CERTIFIED SURVEY MAP NO. 1056 LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, ALL IN TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN.

TOWN BOARD APPROVAL

APPROVED BY THE TOWN OF GENEVA TOWN BOARD THIS _____ DAY OF _____, 2012.

JOSEPH F. KOPECKY
(CHAIRMAN)

DEBRA L. KIRCH
(CLERK)

CITY OF LAKE GENEVA EXTRATERRITORIAL APPROVAL

RESOLVED: THAT THE CERTIFIED SURVEY MAP SHOWN HEREON, IN THE EXTRATERRITORIAL PLAT APPROVAL JURISDICTION OF THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN. OWNER DORIS B. HANNY TRUST IS HEREBY APPROVED BY THE CITY OF LAKE GENEVA, CITY COMMON COUNCIL,

ON THIS _____ DAY OF _____, 2012.

JIM CONNORS
(MAYOR)

MIKE HAWES
(CLERK)

CITY PLANNING COMMISSION

APPROVED BY CITY OF LAKE GENEVA, THIS _____ DAY OF _____, 2012

~~JIM CONNORS~~ Al Kupsk
(CHAIRMAN)

~~MIKE HAWES~~ Sabrina Waswo
(CLERK)

Town of Geneva

Debra L. Kirch, CMC/WCMC, Clerk/Treasurer
N3496 Como Road
Lake Geneva, WI 53147
(262) 248-8497
Fax (262) 249-8873

July 13, 2016

Deb Grube
Walworth County Land Use and
Resource Management Department
100 West Walworth Street
Elkhorn, WI 53121

Re: Variance – W. David Denton, N3161 Center Street, JA192600002

W. David Denton N3161 Center Street is requested a Variance for a lot line adjustment to create a new lot. Current zoning is R-1. Letters presented from three neighbors to approve his plan to create a new lot. He plans to divide his current lot with an existing home, and create a new buildable lot to occupy a smaller home for him. He would *grant himself an easement on the existing lot to the new lot*. There were no concerns about the sign that was posted on the property.

At their meeting held June 27, 2016, the Plan Commission took the following action:

- Motion (Commissioner Dave Van Lue/Commissioner Pauline Malsch) to recommend to the Town Board to approve the Variance request for W. David Denton N3161 Center Street for a lot line adjustment to create a new lot. Motion passed 5-0-1 (Kopecky).

The Town Board at their meeting held July 11, 2016 took the following action:

- Motion (Supervisor Gene Decker/Supervisor Keith Millard) to recommend to Walworth County approval of the Variance for W. David Denton N3161 Center Street for a lot line adjustment to create a new lot (160' x 100'). Approved 5-0.

Respectfully submitted,



Debra L. Kirch, CMC/WCMC
Clerk/Treasurer
Town of Geneva

cc: David Denton

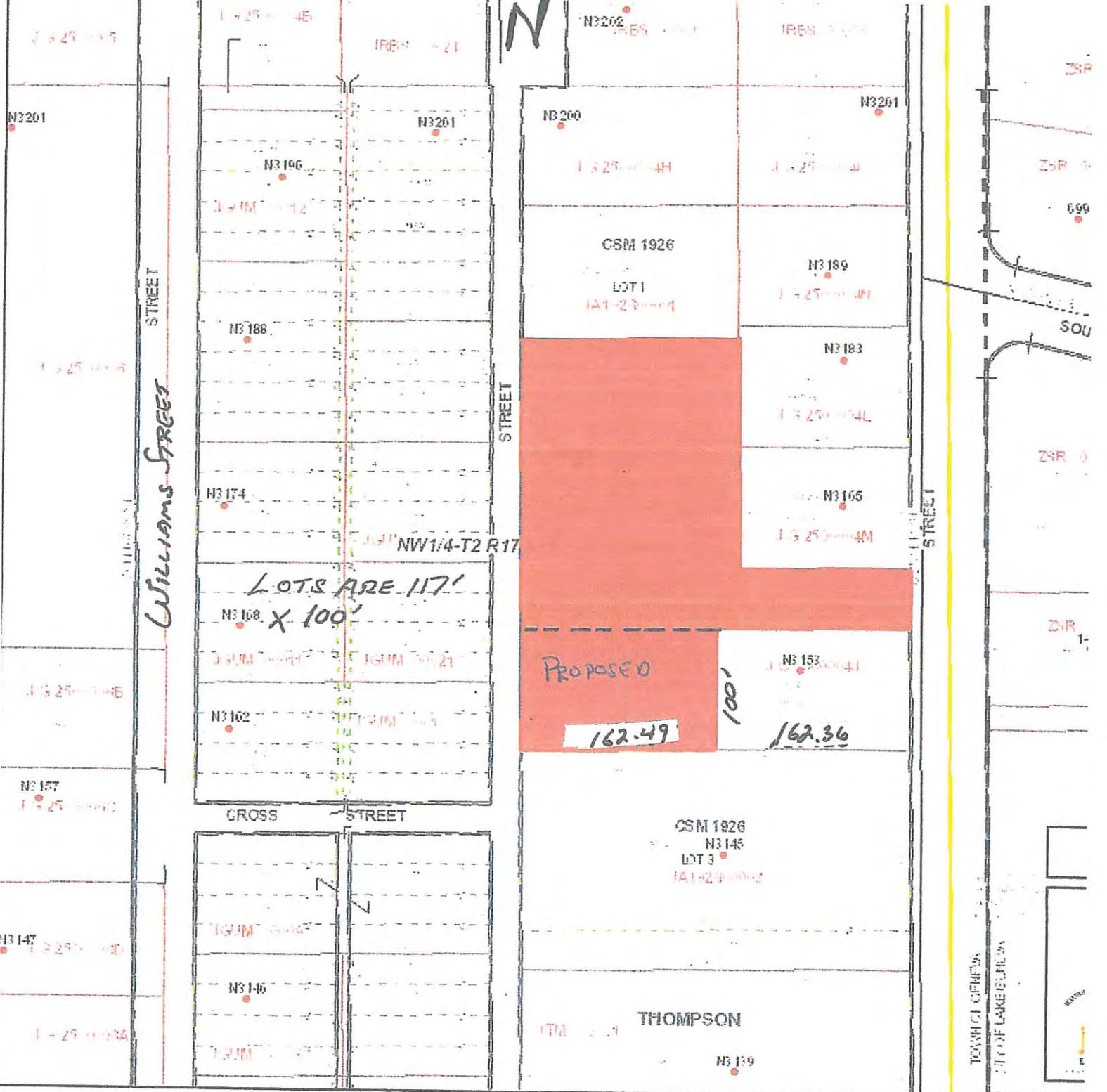


EXHIBIT #1
ADJACENT LOTS



Over 150 years of surveying records

Rural | Residential | Commercial

LETTER OF TRANSMITTAL

To: Dave Denton
N3161 Center Street
Lake Geneva, Wisconsin. 53147

Date: August 9, 2016

Project No. : 2016.058

RE: Plat of Survey - Tax Parcel JA192600002, N3161 Center Street, Lake Geneva, WI.

We are sending you:

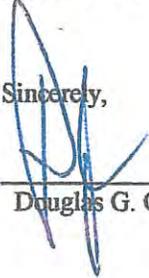
Copies	Date	No.	Description
2	July 18, 2016.	1	Plat of Survey
4	July 18, 2016.	1	Plat of Survey, Revision no. 1
1	August 9, 2016.	1	Invoice No. 4021

Comments:

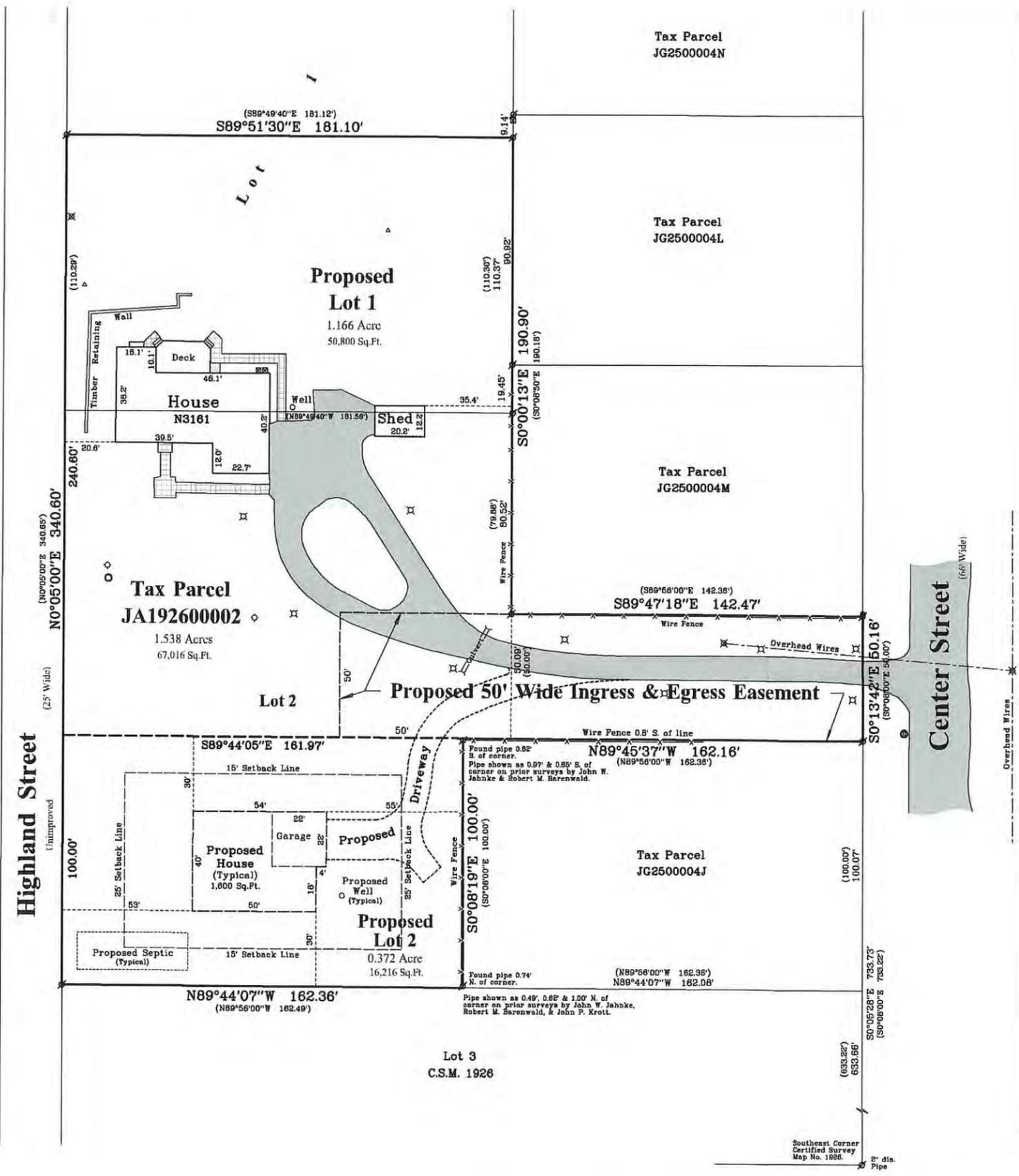
Dave,

Enclosed please find the above mentioned Plat of Survey showing the parcel boundary and the existing improvements on the property. Revision no. 1 shows the proposed new parcel, ingress & egress easement, building setback lines, house, driveway, well and septic. If you have any questions please feel free to give me a call.

Sincerely,



Douglas G. Olson, P.L.S. 2093



Plat of Survey

of
 A parcel of land described in a Warranty Deed recorded April 26, 1990 in Vol. 484 on Page 275 as Document No. 193128, as shown below:
 Lot 2 of Certified Survey Map No. 1926, recorded in Volume 9 of Certified Surveys, on page 140 as Document No. 192474 and also part of Lot 1 of Certified Survey Map No. 1926 described as follows: Commencing at the SW corner of Lot 8, Block 1, Rosebud Subdivision; thence S 0° 04' 55" East 100.00 feet; thence S 0° 08' 50" East 110.57 feet to the place of beginning; thence continue S 0° 08' 50" East 110.30 feet; thence N 89° 49' 40" West 181.56 feet; thence N 0° 05' 00" East 110.29 feet; thence S 89° 49' 40" East 181.12 feet to the place of beginning, and located in the NW 1/4 of Section 25, T2N, R17E, Town of Geneva, Walworth County, Wisconsin.

Surveyed for: **Dave Denton**
 N3161 Center Street
 Lake Geneva, Wisconsin, 53147



Bearings reference to Certified Survey Map No. 1926.



Notes:

- 1) This survey plat is not certified unless signed and sealed in red ink.
- 2) This survey is subject to Wisconsin lien laws. This Plat of Survey is the notice of intent to file lien. Lien waiver required.

Copyright © 2016 by Olson Land Surveying, LLC.

All rights reserved. No part of this survey plat may be reproduced or transmitted in any form by any means - graphic, electronic, or mechanical, including photocopying, tracing, or information storage and retrieval systems - without permission in writing from Douglas G. Olson, Olson Land Surveying, LLC.

I, Douglas G. Olson, Wisconsin Professional Land Surveyor, do hereby certify that this survey was performed by me, or under my direction in full compliance with the owner's/agent's instructions and Chapter AT 7 of the Wisconsin Administrative Code "Minimum Standards for Property Surveying"; and that this map is an accurate representation thereof to the best of my knowledge and belief.

Douglas G. Olson
 Wisconsin Professional Land Surveyor - 2093

Survey Date: July 16, 2016.
 Revisions: No. 1 - Proposed Parcel



Olson Land Surveying, LLC



45 South Wisconsin Street * P.O. Box 322 * Elkhorn, Wisconsin. 53121
 Telephone: (262) 723-3434 * Facsimile: (262) 723-8044
 Email: doug@olsonsurveying.com

Legend

- Found in Pipe
- Recorded Information
- Utility Pole
- Utility Vent
- Septic Pedestal
- Concrete Cover
- Asphalt Surface
- Concrete Surface
- Favers
- Manhole
- Lamp
- Brick

Sheet 1 of 1 Sheets
 Job Reference Number
2016.058

2016.058

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

1591 ORCHARD LN. LAKE GENEVA, WI
53147

NAME AND ADDRESS OF CURRENT OWNER:

DAVID & JULIE MERHAR
1591 ORCHARD LN LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: 310 930 4220 708-557 6557

NAME AND ADDRESS OF APPLICANT:

DAVID & JULIE MERHAR
1591 ORCHARD LN LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF APPLICANT: 310 930 4220 708 557 6557

PROPOSED CONDITIONAL USE:

SEE ATTACHED WRITTEN DESCRIPTION

ZONING DISTRICT IN WHICH LAND IS LOCATED: LAKE GENEVA

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

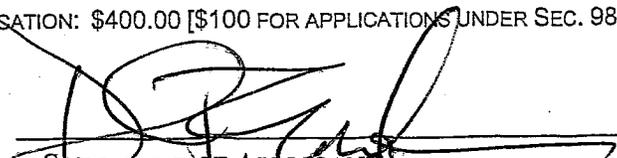
MIKE MEIER FENCE MFG. INC
7501 MEYER RD. SPRING GROVE, IL 60081
815 675 1111

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

INSTALLING A FENCE AT PROPERTY LINE
IN THE BACKYARD

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

8-11-16
DATE


SIGNATURE OF APPLICANT

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

- Pre-submittal staff meeting scheduled:
 - Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____
- Follow-up pre-submittal staff meetings scheduled for _____
 - Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____
 - Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____
 - Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____
 - Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____
- Application form filed with Zoning Administrator: _____ Date: _____ by: _____
- Application fee of \$ _____ received by Zoning Administrator: _____ Date: _____ by: _____
- Reimbursement of professional consultant costs agreement executed: _____ Date: _____ by: _____

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (~~5 Copies to Zoning Administrator~~) _____ Date: _____ by: _____
 ↓
 Draft Final Packet (1 Copy to Zoning Administrator) _____ Date: _____ by: _____

- (a) A map of the proposed conditional use:
 - _____ Showing all lands for which the conditional use is proposed;
 - _____ Showing all other lands within 300 feet of the boundaries of the subject property;
 - _____ Referenced to a list of the names and addresses of the owners of said lands as they appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);
 - _____ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
 - _____ Map and all its parts are clearly reproducible with a photocopier;
 - _____ Map size of 11" by 17" and map scale not less than one inch equals 800 ft.
 - _____ All lot dimensions of the subject property provided;
 - _____ Graphic scale and north arrow provided.
- (b) A map, such as the Land Use Plan Map, of the generalized location of the subject property in relation to the City as a whole:
- (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations (see Site Plan Review checklist);
- (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.

DM

(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?

N/A

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?

4' fence required by code for pools

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

NO

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

No effect on land use

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

NA

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?

NA

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: _____

- ___ 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.

DM

___ (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.)

du

___ (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"

Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before a City Plan Commission Meeting on Monday, September 19, 2016, at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, for approval of a Conditional Use Permit to construct a fence in the street yard setback in excess of three feet (five) for David and Julie Merhar, 1591 Orchard Lane, Lake Geneva, WI 53147 at the following location:

Tax Key Nos. ZA455800001 – 1591 Orchard Lane

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, September 19, 2016, at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 2nd day of September, 2016.

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

A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE

Please Publish as small Legal on September 8th & 15th.

FARRIS, HANSEN & ASSOC. INC.

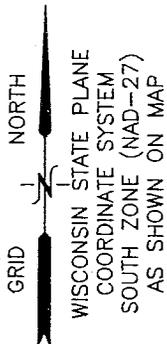
CERTIFIED SURVEY MAP NO. _____

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

OWNER: JAMES T. SPRINGER
 1591 ORCHARD LANE
 LAKE GENEVA, WI 53147

ZONING: ER-1

A PARCEL CONSOLIDATION CERTIFIED SURVEY
 MAP BEING ALL OF LOT 21 AND PART OF
 LOTS 17, 18, 20, AND 22 OF BLOCK 31
 OF LAKE GENEVA MANOR, TRACT #17,
 LOCATED IN PART OF GOVERNMENT LOT 2,
 IN THE NW 1/4 OF THE SE 1/4 OF
 SECTION 35, TOWN 2 NORTH, RANGE 17
 EAST, CITY OF LAKE GENEVA, WALWORTH
 COUNTY, WISCONSIN



W'LY MEANDER
 E. 1/4 CORNER
 35-2-17
 {218,875.57 N.}
 {2,418,674.79 E.}

{609.69}
 {609.67}

{336.83}
 {S 00°24'36" W}

N'LY MEANDER
 E. 1/4 CORNER
 35-2-17
 {219,216.07 N.}
 {2,419,180.54 E.}

E. 1/4 CORNER
 35-2-17
 {218,879.25 N.}
 {2,419,178.13 E.}

N 89°45'50" W 1000.73' {S 89°34'50" W 503.36'}

NOTE:
 UTILITY WIRES RUN
 ALONG ORIG. REAR
 LINE
 LOT 17

WOOD FENCE LOT 22

S 84°25'15" E 116.27'

S 19°41'21" W
 5.52' {6'}

LAKE VIEW DRIVE
 {60' WIDE R.O.W.}

S 00°14'10" W
 246.56'

N 74°49'06" E 39.97' {40'}

N 60°22'05" E 80.67'

LOT 1
 14,925 SQ. FT.
 (0.34 ACRES)

RESIDENCE LOT 21

WOOD FENCE LOT 18

S 47°02'34" W 55.02' {55'}

N 68°59'14" W 86.56'

ORCHARD LANE
 {45' WIDE R.O.W.}

POB
 S 75°59'27" W 60.17' {60'}

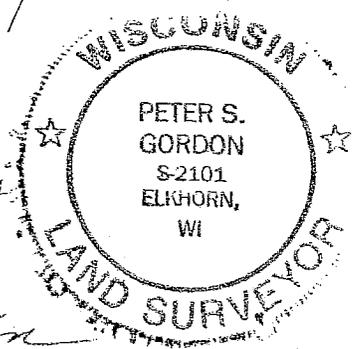
LOT 20

S 23°48'39" W 15.00'

LOT 19

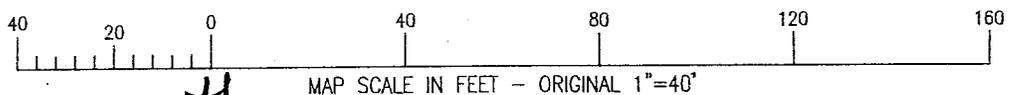
LEGEND

- = FOUND IRON PIPE STAKE. 1 3/8" O.D.
- = FOUND IRON REBAR STAKE, 3/4" DIA.
- ◻ = FOUND CONCRETE COUNTY MONUMENT W/BRASS CAP
- {XXX} = RECORDED AS



sp/stop 14
Peter S. Gordon

THIS INSTRUMENT DRAFTED
 BY PETER S. GORDON
 PROJECT: 9114
 DATE: 08/25/2014
 SHEET 1 OF 3 SHEETS



SEPT 19th



1591 Orchard

WALWORTH COUNTY, WISCONSIN

Map Produced on: 8/11/2016
 Author: [unreadable]
 1 inch = 311 feet

Walworth County Information Technology Department
 Land Information Division
 Wisconsin State Plane Coordinate System, South Zone
 Horizontal Datum: NAD83



THIS MAP IS THE PROPERTY OF WALWORTH COUNTY AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WALWORTH COUNTY. THE INFORMATION ON THIS MAP IS PROVIDED AS IS AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND.

To Whom It May Concern,

This letter is for the Proposed Conditional Use for David and Julie Merhar of 1591 Orchard Lane, Lake Geneva, WI 53147.

The Merhar's are proposing to change the height of a fence they are going to construct in the their backyard and along their property line. They would like the raise the 3 foot maximum with in the first 23 feet of their property line to 5 feet. The reasons are 3-fold.

1. The backyard borders a busy parkway sidewalk and would provide some noise abatement and privacy.
2. They have future plans for a swimming pool and a 3 foot fence wouldn't meet the 4 foot minimum for such a project. They would like to avoid repaying for the same fence.
3. Most importantly, the fence will be home to two dogs. One of the dogs could easily jump the fence. It would also provide safety for wild animals which could easily jump the fence and enter the property and potentially harm the other dog.

Lastly, neighbors on either side of the property have been consulted about the fence/project and support the proposal fully.

Thank you for your consideration,

David Merhar

FINANCING AVAILABLE



CONTRACT

202107

CUSTOM WOOD AND CHAIN LINK FENCES
EXPERT INSTALLATION 40 YEARS' EXPERIENCE
RESIDENTIAL AND COMMERCIAL

7501 MEYER ROAD 4 SPRING GROVE, ILLINOIS 60081
(815) 675-1111 4 (847) 587-1111 4 FAX (815) 675-1113
EMAIL: mk1fence@aol.com 4 www.meierfence.com

NAME Dave & Julie Merhar DATE 7/29/2016
ADDRESS 1591 Orchard Lane HOME PHONE 310-930-4220
CITY Lake Geneva STATE WI ZIP 53147 WORK PHONE
COUNTY TOWNSHIP CONTACT
JOB SITE SALESPERSON Mike Meier

Type Western Red Cedar Fence Height 5' Wire Height
Style Picket 2" to 2-1/2" Line Posts 4 x 4" Dover Top Rails/Back Rails 2 x 4"
Board Size 1 x 6 End Posts 4 x 4" Dover Gate Frame Crossbuck
Points None Corner Posts 4 x 4" Dover Gate Style Picket
Top Arched Gate Posts 4 x 4" Dover Hardware Standard

Description of work to be performed:
272' - 5' High 1 x 6 x 5' Western Red Cedar Picket 2" to 2-1/2" space
Arched Top with 3 - 2 x 4 Backrails
4 - Heavy 4 x 6"s Western Red Cedar Dover Gate Posts
2 - 4' Walk Gate with all hardware. Self Closing
All Posts 4" x 4" Western Red Cedar with Decorative Dover Post Carvings
Installation of all posts set in 36" of concrete

Note - 16' Area in rear fence installed on joist hangers and tamp
1 - post in # 6 Stone

Table with 2 columns: Description, Amount. Rows: TOTAL CONTRACT \$5,800.00, DEPOSIT \$2,000.00, BALANCE DUE UPON COMPLETION \$3,800.00

A \$25.00 N.S.F. fee will be incurred each time a check is returned.

Mike Meier & Sons Fence Mfg., Inc. agrees to supply and install fencing as stated above (unless material only). All posts to be set in concrete to proper depth unless specified otherwise. Customer must assume responsibility for any stolen materials or acts of vandalism to fence during installation. Customer must establish property lines and fence grade desired, releasing Mike Meier & Sons Fence Mfg., Inc. of any responsibility for the same. Fence will follow ground lines unless otherwise specified. It is assumed there are no underlying barriers, obstacles or other unusual conditions that would require compressor digging at an extra cost to customer. Customer is responsible for determining if there are any buried private utility lines and will relieve Mike Meier & Sons Fence Mfg., Inc. of any responsibility for any severed lines. Customer agrees to pay in addition to contract price shown herein for labor not included in this contract and performed by our erectors at customer's request. Mike Meier & Sons Fence Mfg., Inc. is not responsible for any damage by wind or abuse by children to fence. All materials remain property of Mike Meier & Sons Fence Mfg., Inc. until paid in full. No conditions, agreements or stipulations, verbal or otherwise, save those mentioned above shall be recognized.

TERMS. This is a cash transaction, due in FULL upon Completion and, in the event of past due and delinquent payment, a penalty of \$25.00 plus 1.5% per month for unanticipated late payment will be charged effective upon completion. Purchaser(s) agree to pay reasonable attorneys' fees and other costs of collection, if incurred in the collection of this debt. In the event of any litigation, venue lies in McHenry County, Illinois.

In the event of cancellation of this contract, Mike Meier & Sons Fence Mfg., Inc. will hold a minimum of 10% of the total contract price, and in some cases of wood contracts or special orders, a reasonable cost will have to be withheld to cover costs incurred.

PAYMENT TERMS - One Third Down - Balance Upon Completion. In the event more or less footage is used, customer will be charged or credited accordingly, per linear foot. \$
MIKE MEIER & SONS FENCE MFG., INC., ARE FULLY INSURED FOR WORKMEN'S COMPENSATION AND LIABILITY FOR YOUR PROTECTION. OUR FENCES HAVE A TWO-YEAR LIMITED WARRANTY ON WORKMANSHIP, AND 90 DAYS ON GATES.

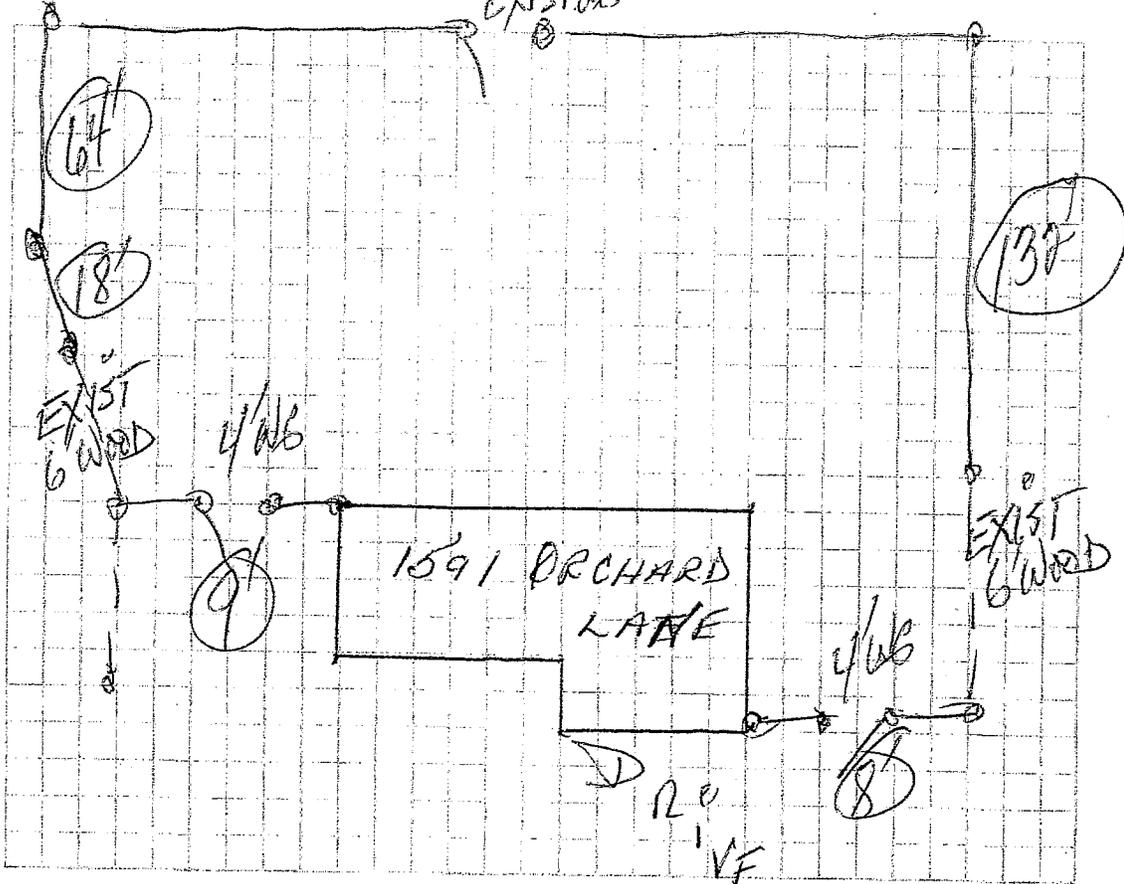
Acceptance Date THIS CONTRACT IS NOW BINDING.
I, or We, accept and approve the above and jointly and severally promise to make payment upon completion.
Customer Customer



CUSTOM WOOD AND CHAIN LINK FENCES, PVC, ALUMINUM
 EXPERT INSTALLATION ♦ 40 YEARS EXPERIENCE
 RESIDENTIAL AND COMMERCIAL

7501 MEYER ROAD • SPRING GROVE, ILLINOIS 60081
 (815) 675-1111 • (847) 587-1111 • FAX (815) 675-1113

Amendment
DETAILED LOCATION SHEET



PRIOR TO INSTALLATION CHECK LIST

1. All ordinances are complied with *when customer gets permit*
2. Customer to mark survey stakes. Mike Meier & Sons Fence does not assume responsibility for property lines that are not clearly marked. *customer to locate*
3. Customer to obtain building permit.
4. Fence lines to be cleared by M.M.F. or customer. *(circle one)*
5. M.M.F. will call U.T.I.E. Customer responsible for private services (electric, gas, plumbing, sprinkler systems, drainage tile) *4 Hand Dig 1/2 Over 4 Robert P. Moran*
6. M.M.F. cannot dig holes within two feet of any marked utility line.
7. Wood fencing will weather if left unstained. Checking of pickets, backrails, and posts is normal.
8. Installation request: *a.) Follow Grade b.) Keep Level on Top c.) Step if necessary*
9. Wood Fence a.) Face Nail b.) Toe Nail *(circle one) Check with customer on height*
10. Finished Side will face out unless specified otherwise.
11. Installers will level dirt from holes, under fence line. *Hand Dig 1/2 Over 4 Robert P. Moran*
12. M.M.F. does not assume responsibility for restraint of animal due to fence height or type.
13. If credit or additions to contract are required, it will be applied at final billing. Customer agrees to pay any additional charges due to unforeseen obstacles requiring manual post hole digging.
14. Balance due upon completion, payable to foreman.
15. Customer has approved drawing above, and agrees with checklist.

YES
 YES
 YES
 YES
 YES
 YES

Customer *[Signature]*

APPLICATION FOR SITE PLAN REVIEW

City of Lake Geneva

Site Address and Parcel No. or Legal Description:

227 S. LAKE SHORE DRIVE, LAKE GENEVA, WI 53147
ZOP 00380

Name and Address of Current Owner:

City of LAKE GENEVA, 626 Geneva Street, Lake Geneva, WI 53147

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

Name and Address of Applicant:

City of LAKE GENEVA, 626 GENEVA STREET,

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

Proposed Use:

PARKING LOT

Zoning District: General Business

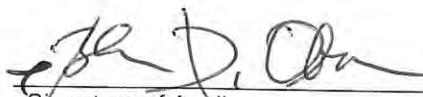
Names and Addresses of architect, professional engineer and contractor of project:

KAPUR ASSOCIATES
1224 S. Pine Street
Burlington, WI 53105

Short statement describing activities to take place on site:

Build Parking Lot w/ CURB & GUTTER

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


Signature of Applicant

AGREEMENT FOR SERVICES

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ Pre-submittal staff meeting scheduled:

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

Follow-up pre-submittal staff meetings scheduled for:

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

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

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

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

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

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

___ Reimbursement of professional consultant costs agreement executed: Date: _____ by: _____

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

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

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

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

Date: _____ by: _____

↓

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

___ Existing zoning district(s) (and proposed zoning district(s) if different);

___ Land use plan map designation(s);

___ Current land uses present on the subject property;

___ Proposed land uses for the subject property (per Section 98-206);

___ Projected number of residents, employees, and daily customers;

___ Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;

___ Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

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

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

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

___ Possible future expansion and related implications for points above;

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

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

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

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

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

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

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

___ A legal description of the subject property;

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

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

___ All required building setback lines;

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

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

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

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

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

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

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

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

___ The location of existing and proposed drainage facilities;

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

___ Lot Area;

___ Floor Area;

___ Floor Area Ratio (b/a);

___ Impervious Surface Area;

- ___ Impervious Surface Ratio (d/a);
- ___ Building Height.

- ___ ___ (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.

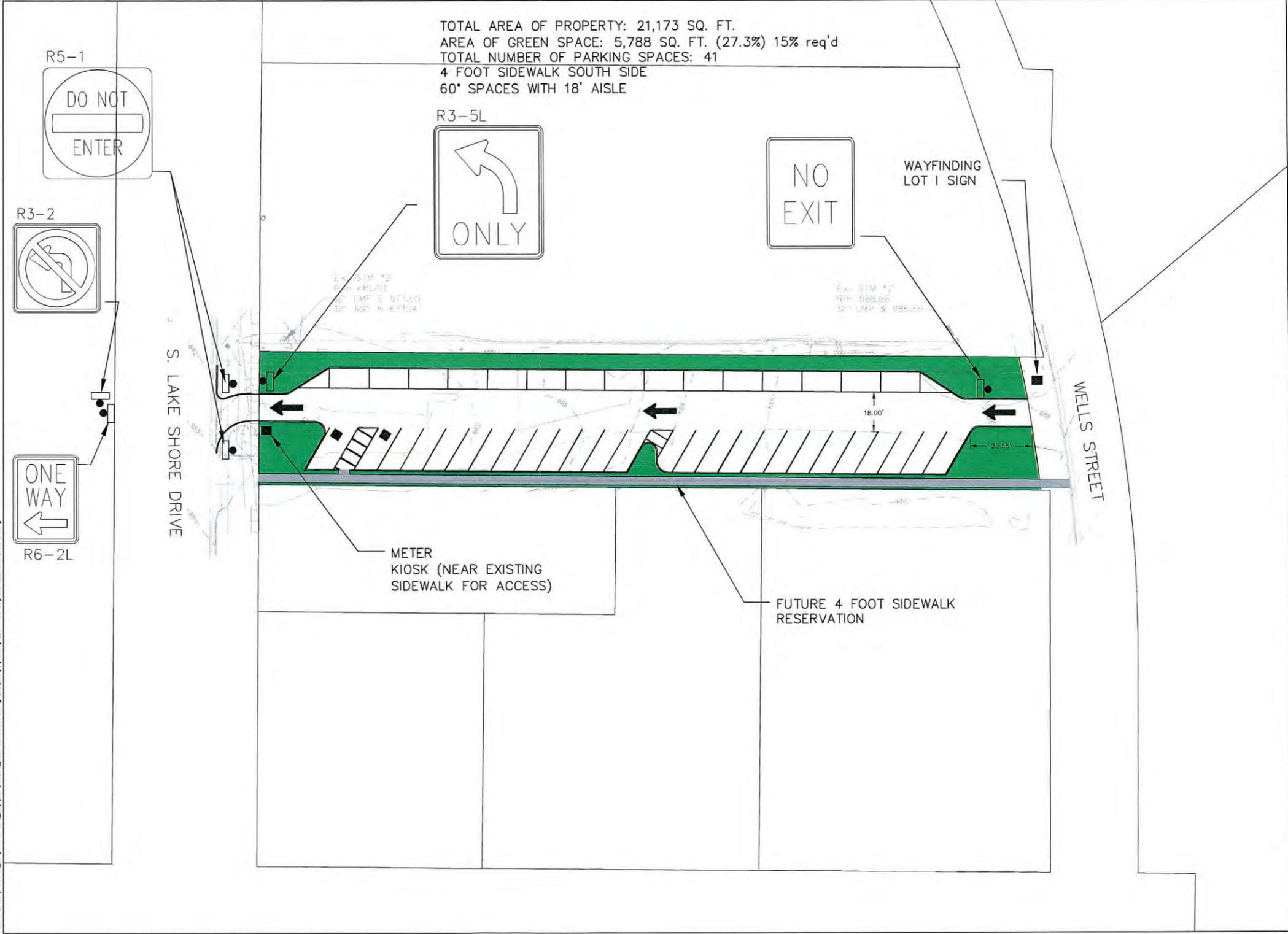
NOTE: Modification of an Approved Site Plan: Any and all variation between development and/or land use activity on the subject property and the approved site plan is a violation of law. An approved site plan shall be revised and approved via the procedures of Subsections 98-908(2) and (4) so as to clearly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

FILENAME: D:\Waltham_Co\Lake Geneva_City\160300\Task 06 Cove Parking Lot\Design\Parking Lot - 60 Degree With One Sidewalk.dwg



KAPUR & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 7711 N. POPE WASHINGTON ROAD
 WAUNAKEE, WISCONSIN 53117
 Phone: 414.251.8888 Fax: 414.351.1177
 www.kapurengineers.com

PROJECT:
 227 S. LAKE SHORE DRIVE PARKING LOT

LOCATION:
 CITY OF LAKE GENEVA, WALTHAM COUNTY, WI



RELEASE:
 EXHIBIT

REVISIONS:

#	DATE	DESCRIPTION



SCALE: 1" = 20'
 IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

SEAL:

SHEET:
 PARKING LAYOUT
 60 DEGREE ANGLE
 PARKING WITH ONE SIDEWALK

PROJECT MANAGER:
 PROJECT NUMBER:
 DATE: 6-11-18

SHEET NUMBER:
EX6