

**CITY OF LAKE GENEVA  
PLAN COMMISSION MEETING**

MONDAY, FEBRUARY 16, 2015 - 6:30 PM  
COUNCIL CHAMBERS, CITY HALL

**Agenda**

1. Meeting called to order by Mayor Connors.
2. Roll Call.
3. Approve Minutes of January 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 Andrea Brewer for Raw Salon and Spa, 706 Main Street, Lake Geneva, WI 53147 for a change in the exterior awning with signage at the storefront at 706 Main Street, Tax Key No. ZOP 00307.
  - B. Application by Meridien Condo Association (Bella Vista), 335 Wrigley Drive, Lake Geneva, WI 53147 for a tile re-roofing color change at 335 Wrigley Drive, Tax Key No. ZMER 00040.
  - C. Application by Oakfire Properties, LLC, 1335 Edgewood Drive, Lake Geneva, WI 53147 for exterior modifications and signage to an existing building at 831 Wrigley Drive, Tax Key No. ZOP 00340.
7. Item continued from January meeting, discussion and recommendation on a request filed by Basso Builders, 405 Skyline Drive, Lake Geneva WI, 53147 for a Zoning Map Amendment to change the zoning, on a CSM created from two parcels, from Rural Holding Zoning District (RH) & Single Family Zoning District (SR-4) to Multi-Family Residential-8 (MR-8) at the property located on Skyline Drive and Curtis Street, Current Tax Key No's. ZYUP 00130C & ZMEA 00052.
8. Review and Recommendation on an Application for Land Division Review for an Addendum to Restriction/Modification Affidavit of Correction by Kelly T. Smith, 1525 W. Altegeld Street, Chicago, IL 60614 for land located in the extra-territorial plat review area at N1864 Wildwood Drive, Tax Key # ITE 00005, and being in the Town of Linn.
9. Public Hearing and recommendation on a Conditional Use Application filed by Michael Keefe, PO Box 460, Lake Geneva, WI 53147 to operate a Commercial Indoor Lodging facility at an existing Commercial Apartment in a Central Business (CB) zoning district located at 725 W. Main Street, Tax Key No. ZOP 00276.
10. Public Hearing and recommendation on a Conditional Use Application filed by Lake Geneva YMCA, 203 S. Wells Street, Lake Geneva WI, 53147, to operate a Group Day Care Center (9+ Children) (Summer Camp) in a Planned Development Zoning District (PD) at 203 S. Wells Street, Tax Key No. ZA181600002.
11. Adjournment

**QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT**

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

*Posted 2/13/15*

**CITY OF LAKE GENEVA  
PLAN COMMISSION MEETING**

MONDAY, JANUARY 19, 2015 - 6:30 PM  
COUNCIL CHAMBERS, CITY HALL

**MINUTES**

**1. Meeting called to order by Mayor Connors at 6:30 PM.**

**2. Roll Call**

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

**3. Approve Minutes of December 15, 2014 Plan Commission meeting as distributed.**

MOTION #1

Skates/Adams moved to approve the Minutes of 12/15/14 Plan Commission meeting as distributed.  
The motion carried unanimously.

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

PUBLIC SPEAKER #1 - Debra Chisewski / Caboose Condo Owner, 301 Townline Road

Chisewski stated her concerns regarding Item #8 and the lots that are being combined.

PUBLIC SPEAKER #2 - Cheryl Ryan / 795 Curtis Street

Ryan does not agree to combine the two parcels because she is against the future development.

**5. Acknowledgment of Correspondence.**

Acknowledgement #1 - Letters of objection received regarding agenda item # 9 - Tax Key ZMEA 00052 & ZYUP 00130C / Basso development – from:

Geralyn Baiocchi  
Tom & Sheila Campbell  
Debora Nauert

Stacey Holtz  
Maureen Ziegenhorn  
Sherri Slater

Acknowledgement #2 - Mayor Connors also stated that a letter from American Transmission Company was received regarding the proposed Spring Valley-North Lake Geneva Electric Reliability Project. The letter stated there will be a public hearing on Tuesday January 27<sup>th</sup>, 2015 from 4 to 7:30 pm at the Wheatland Center Elementary School (Cafeteria) located at 6606 368<sup>th</sup> Avenue, Burlington, Wisconsin.

*\*\*A copy of this letter is on file with these minutes and will also be posted on the Lake Geneva City Website.*

**6. Downtown Design Review. - None**

- 7. Public Hearing and recommendation on a Conditional Use Application filed by Wendy & Rodger Fisher, 946 Ceylon Court, Lake Geneva, WI 53147, to construct an addition (Master Bathroom) to a Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at 946 Ceylon Court, Tax Key No. ZA1240 00002.**

DISCUSSION David G. Hagney / Hagney Architechts, LLC - Rockford, IL 61108  
Hagney reviewed the details of the application with the commission and Planner Slavney, as well as addressing their general inquiries.

MOTION #2

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

MOTION #3

Kupsik/Gibbs moved to approve the recommendation on the Conditional Use Application filed by Wendy & Rodger Fisher, 946 Ceylon Court, Lake Geneva, WI 53147, to construct an addition (Master Bathroom) to a Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at 946 Ceylon Court, Tax Key No. ZA1240 00002, including the finding of fact as listed in the staff report. The motion carried unanimously 5/0.

- 8. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted by Basso Builders, 405 Skyline Drive, Lake Geneva, WI 53147 to combine two parcels to facilitate a future development on Skyline Drive, Tax Key No's. ZYUP 00130C & ZMEA 00052.**

DISCUSSION Warren Hansen / Farris, Hansen & Associates Inc. - Elkhorn, WI 53121  
Hansen addressed the commission regarding the application details of the application for land division review. Hansen, the commissioners and Planner Slavney discussed the details of the Wetlands issues. Planner Slavney stated that the two separate zoning districts will remain, altering this will not alter these zoning boundaries.

MOTION #4

Kupsik/ Skates move to approve the recommendation on the Application for Land Division Review for a Certified Survey Map submitted by Basso Builders, 405 Skyline Drive, Lake Geneva, WI 53147 to combine two parcels to facilitate a future development on Skyline Drive, Tax Key No's ZYUP 00130C & ZMEA 00052, including staff recommendations. The motion carried unanimously 5/0.

- 9. Public Hearing and recommendation on a request filed by Basso Builders, 405 Skyline Drive, Lake Geneva WI, 53147 for a Zoning Map Amendment to change the zoning, on a CSM created from two parcels, from Rural Holding Zoning District (RH) & Single Family Zoning District (SR-4) to Multi-Family Residential-8 (MR-8) at the property located on Skyline Drive and Curtis Street, Current Tax Key No's. ZYUP 00130C & ZMEA 00052.**

DISCUSSION

Planner Slavney addressed the public and the commission to clarify some of the steps and details of this type of request. He stated that the property owner has been working with staff for two years in getting ready for this point. He stated that the staff's role is not to approve zoning map amendments but to help the applicant submit an application that meets our application requirements.

He clarified for everyone that tonight's meeting is just about rezoning and not about a particular project. He then went on and explained in detail that there will be additional future opportunities for Public Hearing regarding any potential planned development.

### CON'T DISCUSSION

Warren Hansen / Farris, Hansen & Associates Inc. - Elkhorn, WI 53121

Hansen addressed the commission regarding the details of this zoning recommendation request and presented a display board showing the potential planned development. He commented on the existing wetlands to the south east, stating that they would be preserved in a conservation zoning district (as it is now).

Kupsik requested an explanation regarding items on the Staff Report under A-Section 2; A, B, C and D.:

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be in agreement with Items 1 and 3, and one or more factors of Item 2, of the following.
  1. The proposed Zoning Map Amendment furthers the purposes of the Zoning Ordinance as outlined in Section 98-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA).
  2. One or more of the following factors have arisen that are not properly addressed on the current Official Zoning Map:
    - a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;
    - b. A mistake was made in mapping on the Official Zoning Map;
    - c. Factors have changed, making the subject property more appropriate for the proposed Multi-Family Residential-8 (MR-8) zoning;
    - d. Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
  3. The proposed amendment to the Official Zoning Map maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

Planner Slavney explained that the zoning ordinance was written to have the planning commission make findings about any request in zoning map amendment and any one of the factors noted in this section of the staff report would be sufficient to justify a zoning map amendment. But a zoning map amendment is a discretionary power of the planning commission recommending to the common council. Even if the commission found more of those factors are present it doesn't compel the commission to recommend approval of the zoning map amendment. However, the commission is required to find at least one of those factors present in order to make the recommendation.

### PUBLIC SPEAKER #1

Deborah Chiczewski – Caboose Condo Owner, 301 Townline Road

She noted that a big part of the Lake Geneva Comprehensive plan is preservation of the community. She brought and passed a photo around of what the land looks like and stated that there were deer on the property before the wetland delineation took place and before Mr. Hansen did his surveying. A lot of burning was done of this beautiful land. In addition she made a request that anyone who will be voting tonight should not vote until they have gone to look at the land. She stated her concerns regarding making such a major change in zoning from Rural Holding to Multi Family. In addition she stated that she would like to see the wetland delineation report from Sewerpak before any vote takes place.

### PUBLIC SPEAKER #2

Maureen Ziegenhorn – Caboose Condo Owner, 301 Townline Road

She has concerns about security, traffic, safety and privacy.

PUBLIC SPEAKER #3

Geralyn Baiocchi – Caboose Condo Owner, 301 Townline Road

She discussed in detail the C2 zoning delineation and stated that it is the only C2 zone in Lake Geneva. She also has concerns about security, traffic safety and privacy.

PUBLIC SPEAKER #4

Cheryl Ryan – 795 Curtis Street, neighborhood home owner

She stated that her main focus is to stop this process here. She stated that there already is a huge traffic and congestion problem in the area. She made note that there are already 3 subdivisions in the area, one on Curtis Street and two on Townline Road. These all affect the area already. She went on in detail to discuss traffic congestion/impact concerns. In addition she feels this would be in contrast to the city's mission statement on the comprehensive plan. She also has concerns about security, traffic safety and privacy.

PUBLIC SPEAKER #5

Manfred Boos – Caboose Condo Owner, 301 Townline Road

He has concerns about security, traffic safety, density and privacy.

Mr. Boos submitted additional letters of opposition to the City for the record.

*\*All were duplicate letters with the exception of two. Those two new letters are attached to the minutes.*

*Letter # 1 – William & Carol Olsen*

*Letter # 2 – Debra Kasput & Linda Marr*

PUBLIC SPEAKER #3 – Returned to the Podium

Geralyn Baiocchi – Caboose Condo Owner, 301 Townline Road

She requested that the commission postpone the vote as they feel there was not enough time given for the home owners in the neighborhood to do a proper review of the request.

PUBLIC SPEAKER #6

Tim Dunn – 499 Manning Way, neighborhood home owner

He has concerns regarding the entrance proposed on Manning Way as well as concerns of potential flooding for any future developments on this property.

PUBLIC SPEAKER #7

Agent Curtis - 320 Manning Way, neighborhood home owner

He is concerned that the rural animal life will no longer remain, as well as losing/compromising the close community atmosphere the home owners currently enjoy on Manning Way.

He has concerns about security, traffic safety, density and privacy.

PUBLIC SPEAKER #8

Shawn Levitt - 223 Skyline Drive, neighborhood home owner

He is also concerned that they will lose/compromise the close community atmosphere the home owners currently enjoy on Manning Way. He has concerns about security, traffic safety, density and privacy.

#### PUBLIC SPEAKER #9

Peter Schultz - 501 Manning Way, neighborhood home owner

He also has concerns about security, traffic safety, density and privacy and would like to preserve their single family homes.

#### PUBLIC SPEAKER #10

David Shouder – 420 Manning Way, neighborhood home owner

He also has concerns about security, traffic safety, density and privacy.

He requests that the vote be postponed until the people can be more prepared.

He does not feel that it is fair to change the atmosphere of their property.

#### PUBLIC SPEAKER #11

Joshua Basso – Basso Builders

His office is adjacent to this property. He stated the C2 needs to and will be maintained to secure the wildlife. He clarified that they only have one subdivision project going currently – not three. He further stated that he is happy to work with the neighbors around and welcomes anyone to come to his office anytime to discuss it.

#### DISCUSSION CON'T.

Warren Hansen / Farris, Hansen & Associates Inc. - Elkhorn, WI 53121

Mr. Hansen responded to some of the concerns stated by the public, clarifying some details of the wetlands delineation and noting 15 acres of C2 will be preserved, there will be no access to the roads to the Caboose Condo's etc.

#### MOTION #5

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

#### DISCUSSION

Planner Slavney addressed the commission with some explanation and details regarding the wetlands delineation, general mapping, traffic issues and how it is reviewed and addressed (ie # of trips per day etc). Inspector Robers gave a brief clarification of the notification process.

#### MOTION # 6

Kupsik/Gibbs move to continue this to the February meeting -- the recommendation on a request filed by Basso Builders, 405 Skyline Drive, Lake Geneva WI, 53147 for a Zoning Map Amendment to change the zoning, on a CSM created from two parcels, from Rural Holding Zoning District (RH) & Single Family Zoning District (SR-4) to Multi-Family Residential-8 (MR-8) at the property located on Skyline Drive and Curtis Street, Current Tax Key No's. ZYUP 00130C & ZMEA 00052. The motion carried 4/1 Skates.

Kupsik stated to the public, that he had no doubts to pass this tonight, the proper process was followed etc.; but as a good faith gesture to the citizens, the commission will postpone the vote in an effort to allow citizens to do further review on their own.

- 10. Public Hearing and recommendation on a Precise Implement Plan (PIP) Amendment filed by Interra-Sky Lake Geneva LLC, 2400 Augusta Drive, Suite 330, Houston TX, 77057 for their building at 200 N Edwards Blvd., Lake Geneva, WI 53147 to modify the entrance over an existing tenant space, Tax Key No. ZA196100001.**

## DISCUSSION

David Schwartz/Innovative Construction Solutions Inc. – Brookfield, WI

Schwartz addressed the commission regarding the details of item #10.

There was general discussion between Mr. Schwartz, Planner Slavney & members of the commission regarding the potential changes.

Attorney Draper stated that all seem to agree with the concept but the “tweaking” has not been worked out. He suggested that the commission should provide their suggestions and continue this item to the next meeting. The commission suggested the brick columns to be extended and to add a crown element to the top area.

## MOTION #7

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

## MOTION # 8

Mayor Connors/Kupsik move to approve the basic design recommendation on a Precise Implement Plan (PIP) Amendment filed by Interra-Sky Lake Geneva LLC, 2400 Augusta Drive, Suite 330, Houston TX, 77057 for their building at 200 N Edwards Blvd., Lake Geneva, WI 53147 to modify the entrance over an existing tenant space, Tax Key No. ZA196100001, subject to a final approval to be at the February/March meeting. The motion was carried unanimously.

## **11. Public Hearing and recommendation to the City Council for the adoption of the City of Lake Geneva Park and Open Space Plan 2015-2020.**

### DISCUSSION

Planner Slavney addressed the commission regarding the details of the Park and Open Space Plan for 2015-2020. He stated that this was a thorough rewrite of the 2008 plan. Adopting this plan will make the city eligible to pursue Federal Lawcon and State stewardship planning and development grants that can be used to acquire land and make improvements. He gave a brief overview of how the grants system works. He discussed the results of the recent survey that was sent out to the city residents. He stated this is the best plan that his office has ever produced and briefly went thru the proposed Park and Open Space Plan (2015-2020). He also thanked many who were involved in the preparation of this document and plan.

### PUBLIC SPEAKER #1

Dick Melman – 1191 Lake Geneva Dr – Lynn Township

Mr. Melman expressed his opinions regarding the new Park and Open Space Plan.

He is unhappy that it does not include the revamping of Big Foot State Park and spoke in detail regarding that issue.

### MOTION #9

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

### DISCUSSION

Commissioner Skates addressed the room from the podium.

He briefly went over some of the items from the 2008 Park & Open Space Plan and status of those items to date. He went over the new plan and he also included commendations to those who helped to prepare this document and plan.

MOTION # 10

Kupsik/Skates move to approve the recommendation to the City Council for the adoption of the City of Lake Geneva Park and Open Space Plan 2015-2020. The motion carried unanimously.

**12. Adjournment**

MOTION #11

Skates/Adams move to adjourn the meeting at 8:41 pm. The motion carried unanimously.

Building and Zoning Commission

626 Geneva Street

Lake Geneva, Wi 53147

ATTN: Ken Robson

RE: Letter of Objection

I am writing in regards to the planned development of current Tax Key Number ZMEA0052 and ZYUP0013OC. On January 10, 2015 Linda Marr and I, who own a condominium at the End of the Line Caboose Village, received a notice from Mayor James R. Connor, City Plan Commission, City of Lake Geneva. The notice states there will be a Public Hearing on January 19, 2015 at 6:30 PM before the City Plan Commission regarding a zoning map amendment to change the zoning on a parcel from Rural Holding Zoning District to Multi Family Residential 8.

When Linda Marr and I purchased our condominium July 16, 2002 we were told the property behind our condominium was designated as wetlands and there would be no new construction done on that land. We have enjoyed countless summers in Lake Geneva at our condominium. We have enjoyed observing the variety of wildlife that inhabits the land behind our condominium. We also contribute to Lake Geneva with shopping and dining at the small businesses in town.

We were disappointed to see the plans of Basso Builders to construct five buildings each containing six townhouses which would sit approximately 20 feet from our condominium. With such specific plans in place it was also disturbing to know that we were not notified earlier of Basso Builders plans to build on this parcel of land.

Linda Marr and I would like confirmation from the Wisconsin Department of Natural Resources/ DNR that this parcel is no longer classified as a wetland habitat.

Linda Marr and Debra Kasput would like to go on record that we are in objection to the rezoning of the parcel of land to Multi Family Residential 8.

Sincerely,

Debra Kasput      Linda Marr

301 E. Townline Road

Lake Geneva, Wi 53147

William & Carol Olsen

301 Townline Rd Unit 1

Lake Geneva, WI 53147

To City of Lake Geneva

IN response to the change of zoning! We are very much against the change by the city. One of our biggest concerns is the problem with rental properties with increase of VANDALISM. Our complex thru the addition of houses in the area has seen an increase of kids in our pool and on our property. The city by changing codes and adding rental properties open us up for an increase of constant problems and costs. Our property taxes this year increased by 61% yes I said 61%. If the city changes this, our views will change, our wetland area will change and our vandalism will most likely change. Is the builder or city take responsibility for this increase? I also have problems with drunks and kids by the bike path!! Are there any plans to change foot traffic thru our area?

William & Carol Olsen



Jan. 12, 2015

MAILING ADDRESS: P.O. BOX 47 ■ WAUKESHA, WI 53187-0047  
STREET ADDRESS: W234 N2000 RIDGEVIEW PARKWAY COURT ■ WAUKESHA, WI 53188-1022  
PHONE: 262-506-6700 ■ TOLL FREE: 866-899-3204 ■ FAX: 262-506-6124 ■ www.atcllc.com

JIM CONNORS  
MAYOR, CITY OF LAKE GENEVA  
626 GENEVA ST  
LAKE GENEVA, WI 53147-1914

PO/1/94



Dear Jim:

It's been two years since we first introduced the proposed Spring Valley-North Lake Geneva Electric Reliability Project. Since then, our ATC project team has been gathering field data and public input, and evaluating community and environmental impacts to determine the most suitable route options for a proposed transmission line and substation. The preliminary power line corridors and routes were presented to the public during open houses in January 2013, and again in March 2014.

We have made some minor changes to what was presented last March and have finalized the two route options that will be included in our application this spring to the Public Service Commission of Wisconsin. The routes shown on the attached map represent the two options the project team members believe best meet state routing and siting criteria based on impacts, costs, constructability, operation and maintenance. The navy route will be designated in our application as ATC's preferred route; the pink route will be designated as ATC's alternate route. The PSC makes the final determination on approving the project and on which of the two routes is constructed.

We are hosting a third and final open house for this project to talk with landowners in your community who may be directly impacted by this project. We invite you to join us and encourage you to drop in as your schedule permits to discuss the project with ATC representatives. There will be no formal presentation.

**Tuesday, Jan. 27, 4 to 7:30 p.m.**  
**Wheatland Center Elementary School Cafeteria**  
**6606 368th Ave., Burlington, Wis.**

*Please park on the south side of the building.*

If you are unable to join us, you can learn more about the project and view additional maps by visiting **www.atc-projects.com**. Please contact me directly if you have questions.

Sincerely,

Mary Carpenter  
Senior local relations representative  
mcarpenter@atcllc.com  
262-506-6922

# Spring Valley-North Lake Geneva Electric Reliability Project

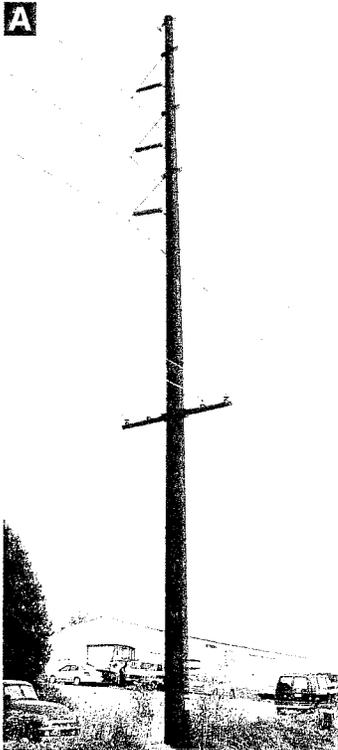
## Schedule\*

<i>Project introduced to the public</i> .....	Early 2013
<i>Preliminary routes shared with the public</i> .....	Early 2013 through Fall 2013
<i>Environmental field review</i> .....	Spring 2014
<i>Third and final house</i> .....	Winter 2015
<i>Submit application to PSC</i> .....	April 2015
<i>Public and technical hearings hosted by PSC</i> .....	Winter 2015-2016
<i>Receive PSC decision (anticipated)</i> .....	Summer 2016
<i>Design line and obtain easements</i> .....	2016 and 2017
<i>Start construction</i> .....	Summer 2017
<i>Project in service</i> .....	Spring 2019

*\*Forthcoming dates are anticipated and subject to change*

For more information about this project, visit [www.atc-projects.com](http://www.atc-projects.com).

## POLE DESIGN WILL BE SITE SPECIFIC



The two images shown here represent pole designs and finishes that may be used for project.

### **A. Transmission line with underbuild, weathering steel**

Low voltage distribution lines may be placed under the 138-kilovolt transmission lines on new structures in areas where existing distribution lines are present. See image A.

### **B. Single-circuit weathering steel**

Image B shows a typical design of a single-circuit 138-kilovolt transmission line that may be used for the project.

**STAFF REPORT**  
To Lake Geneva Plan Commission

Meeting Date: February 16, 2015

**Agenda Item #6A**

Applicant:

Andrea Brewer for Raw Salon & Spa  
706 Main Street  
Lake Geneva, WI 53147

Request:

Exterior awning with signage  
Tax Key No. ZOP 00307

Description:

The applicant proposes to replace the existing black awning with a new black awning with signage for their business. The design of the new awning meets, not only the Downtown Design Overlay District requirements, but also complies with the Main Street requirements and Signage requirements.

Staff Recommendation:

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

**Agenda Item #6B**

Applicant:

Meridien Condo Association (Bella Vista)  
335 Wrigley Drive  
Lake Geneva, WI 53147

Request:

Exterior modifications  
Tax Key No. ZMER 00040

Description:

The applicant proposes to remove the existing tile roof and install a new multi-colored tile roof.

Staff Recommendation:

It is the staff's opinion that the proposed exterior tile design blends in with the design of the building as well as the current buildings along Wrigley Drive, specifically the city owned property's that have a multi-colored tile installed. Staff's recommendation is that the modifications be approved with any Commission amendments.

Agenda Item #6C

Applicant:

Oakfire Properties LLC

1335 Edgewood Drive

Lake Geneva, WI 53147

Request:

Exterior modifications for Restaurant at 831 Wrigley Drive.

Tax Key No. ZOP 00340

Description:

The applicant proposes to install a parapet and entrance vestibule, change the current exterior surface, and install new signage to an existing building within the current foundation footprint.

Staff Recommendation:

It is the staff's opinion that the proposed exterior design blends in with the current buildings along Wrigley Drive and improves the appearance of the current façades. Staff's recommendation is that the modifications be approved with any additional Commission amendments.

Agenda Item #7

Applicant:

Basso Builders

405 Skyline Drive

Lake Geneva, WI 53147

Request:

Applying to rezone a property from Rural Holding Zoning

District (RH) and Single Family Residential (SR-4) to

Muti-Family Residential-8 at Skyline Drive and Curtis

Street, Tax Key No's. ZYUP 00130C & ZMEA 00052.

Description:

The applicant is proposing to change the zoning on their property to allow them to construct a multi-family development on the subject property.

Action by the Plan Commission:

As part of the consideration of a requested Zoning Map amendment, the Plan Commission needs to make findings per the requirements of the Zoning Ordinance, and then make a recommendation to the City Council.

Staff Report and Recommendation:

The Comprehensive Plan was recently modified to allow for Multi-Family Residential at the subject property and the rezoning of the property will align the use with the Comprehensive Plan.

Suggested Plan Commission Findings for Recommendation to Common Council:

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be in agreement with Items 1 and 3, and one or more factors of Item 2, of the following.
  1. The proposed Zoning Map Amendment furthers the purposes of the Zoning Ordinance as outlined in Section 98-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA).
  2. One or more of the following factors have arisen that are not properly addressed on the current Official Zoning Map:
    - a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;
    - b. A mistake was made in mapping on the Official Zoning Map;
    - c. Factors have changed, making the subject property more appropriate for the proposed Multi-Family Residential-8 (MR-8) zoning;

- d. Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
  - 3. The proposed amendment to the Official Zoning Map maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- B. If, after the public hearing, the Commission wishes to recommend *denial*, then the appropriate fact finding would be in disagreement with at least one of Items 1, 2, 3 of the following:
- 1. The proposed Zoning Map Amendment does not further the purposes of the Zoning Ordinance as outlined in Section 98-005 and the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA).
  - 2. One or more of the following factors have not arisen that are not properly addressed on the current Official Zoning Map:
    - a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;
    - b. A mistake was made in mapping on the Official Zoning Map;
    - c. Factors have changed, making the subject property more appropriate for the proposed Multi- Family Residential-8 (MR-8) zoning;
    - d. Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
  - 3. The proposed amendment to the Official Zoning Map 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.

Agenda Item #8

Applicant:  
Kelly T. Smith  
1525 W. Altegeld Street  
Chicago, IL 60614

Request:  
Certified Survey Map approval for land located in the Town of Linn within the City's extra territorial plat review jurisdiction area.

Description:  
 Application for Land Division Review for an Addendum to Restriction/Modification Affidavit of Correction for property at N1864 Wildwood Drive, Tax Key # ITE 00005, being in the Town of Linn.

Staff Recommendation:  
 Staff has no objection to a recommendation for approval and the City Engineer has reviewed and has no objections to proceeding.

Agenda Item #9

Applicant:  
Michael Keefe  
PO Box 460  
Lake Geneva, WI 53147

Request:  
Conditional Use to operate a Commercial Indoor Lodging facility in a Central Business zoning district located in an existing commercial apartment at 725 W Main Street, Lake Geneva, WI 53147, Tax Parcel ZOP 00149.

Description: The applicant would like to operate a Commercial Indoor Lodging facility at 725 W. Main Street. Property currently has a Commercial Apartment with one bedroom. Parking is provided at rear of building for this apartment. With additional spaces available if needed by renters.

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.

Staff Recommendation:

Staff has no objection to the facility changing from a Commercial Apartment to a Commercial Indoor Lodging as there are several of these establishments in the downtown area, it is already residential unit surrounded by commercial properties, and other similar establishments exist in the Downtown area.

Suggested Plan Commission Finding for Recommendation to Common Council:

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:
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 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, 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 one or more of the following:
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 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, 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 not located in an area that will be adequately served by, and will not impose an undue burden on any of improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed Conditional Use do not outweigh all potential adverse impacts of the proposed Conditional Use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

**Agenda Item #10**

Applicant:

Lake Geneva YMCA  
206 S Wells Street  
Lake Geneva, WI 53147

Request:

Applying for a Conditional Use to operate a Group Day Care Center (9+ Children) in a Planned Development (PD) Zoning District (Pd) at 206 S. Wells Street, Tax Key No. ZA181600002.

Staff Recommendation:

Staff has no problem with granting the Conditional Use for the propose Group Day Care Center (9+ Children), Summer Day Camp as it is consistent with the Comprehensive Plan to provide for community services and will be utilizing the existing facilities that are already present at the time. It would provide no further impact on the City and it's resources.

- 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.

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

---

Zoning Administrator

Mayor James R. Connors  
City Plan commission  
City of Lake Geneva, Wisconsin 53147

February 2, 2015

**Continuation of Official Objection regarding Zoning Map Amendment to change the zoning on parcel from Rural Holding Zoning District (RH) to Multi-family Residential-8 (MR-8). Current Tax Key No's ZMEA 00052 & ZYUP 00130C.**

To Whom It May Concern,

On January 19, 2015, I attended the City of Lake Geneva Plan Commission Meeting after receiving a "Notice" stating that a Public Hearing will be held before the City Plan commission for a Zoning Map Amendment to change the zoning from Rural Holding Zoning District (RH) to Multi-family Residential-8 (MR-8) regarding current Tax Key No's ZMEA 00052 & ZYUP 00130C. The letter also stated the meeting was for all interested in the matter and to consider any objections. ***This letter is an official written objection to this matter.***

According to a conversation with the Building Inspector/Zoning Administrator, Ken Robers, the Commission has decided to not allow citizens to speak at the next meeting. Even though the vote was continued as a "good faith gesture to the citizens, the commission will postpone the vote in an effort to allow the citizens to do further review on their own."

Planner Slavney stated that they commissioned another Wetland Delineation Map from Sewerpac because the current one was ***expired***. He further stated that the new map has very little change from the old map, although ***he did not produce the current Wetland Delineation Map.*** Furthermore, I called Sewerpac, and they stated they had not even finished the Wetland Delineation Report. I find it difficult to comprehend that a vote would take place without these critical documents. I walked through the proposed area, and there were many stakes indicating that parts of this land are wetlands. By Wisconsin Law, wetlands cannot be disturbed. I request that each voter review the Wetland Delineation Map as well as the report before a zoning change vote takes place.

Planner Slavney also spoke at length about traffic patterns. Frankly, the numbers he spoke about are meaningless. I request a ***written*** traffic impact study for the area in question because of the many safety concerns expressed.

Thank you in advance for consideration,

Deborah Chiczewski  
301 Townline Road #21 and 22  
Lake Geneva Wisconsin 53147  
[Chew312@aol.com](mailto:Chew312@aol.com)

Ralph Chiczewski  
301 Townline road #21 and 22  
Lake Geneva Wisconsin 53147  
[ralph.chiczewski@gmail.com](mailto:ralph.chiczewski@gmail.com)

**APPLICATION FOR CONDITIONAL USE**

*City of Lake Geneva*

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

Raw Salon and Spa  
706 Main Street Lake Geneva, WI

NAME AND ADDRESS OF CURRENT OWNER:

Andrea Brewer  
324 Highridge, WI 53105

TELEPHONE NUMBER OF CURRENT OWNER: (414) 617 2503

NAME AND ADDRESS OF APPLICANT:

Raw Salon and Spa  
706 Main Street Lake Geneva, WI

TELEPHONE NUMBER OF APPLICANT: (262) 373-6423

PROPOSED CONDITIONAL USE:

Awning

ZONING DISTRICT IN WHICH LAND IS LOCATED:

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

Northrop Awning Company  
411 S Pearl Street

Janesville, WI 53548 contact Linda Stevenson  
262 949 2707

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Salon and Spa

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

1-26-15 ABrewer  
DATE SIGNATURE OF APPLICANT



**RAW SALON & SPA**

Logo modified (lettering condensed, space between letters is smaller) - 5.25" tall lettering

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

335 Wrigley Drive

NAME AND ADDRESS OF CURRENT OWNER:

MERIDIEN CONDO ASSOCIATION - 335 WRIGLEY  
DR. - LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER:

262-248-2100

NAME AND ADDRESS OF APPLICANT:

CHARLES LORENZI - 1540 W. MAIN ST. -  
LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF APPLICANT:

262-215-1859

PROPOSED CONDITIONAL USE:

~~REPAIR~~ repair and replace existing  
tile roof

ZONING DISTRICT IN WHICH LAND IS LOCATED: ?

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

CONNOISSEUR LTD. MARTIN OSTROWSKI, PRINCIPAL  
W1234 SOUTH SHORE DRIVE  
PALMYRA WI 53156

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

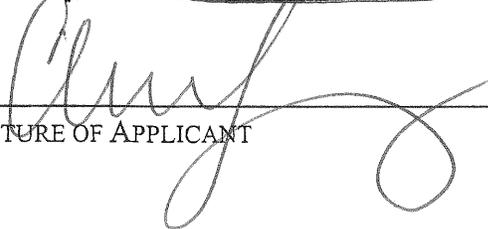
REMOVE EXISTING TILE ROOF. REPLACE WITH A CLAY  
TILE ROOF PRODUCT.

CONDITIONAL USE FEE PAYABLE UPON FILING APPLICATION: \$400.00 [\$100 FOR APPLICATIONS UNDER SEC. 98.407(3)]

1-27-15

DATE

SIGNATURE OF APPLICANT

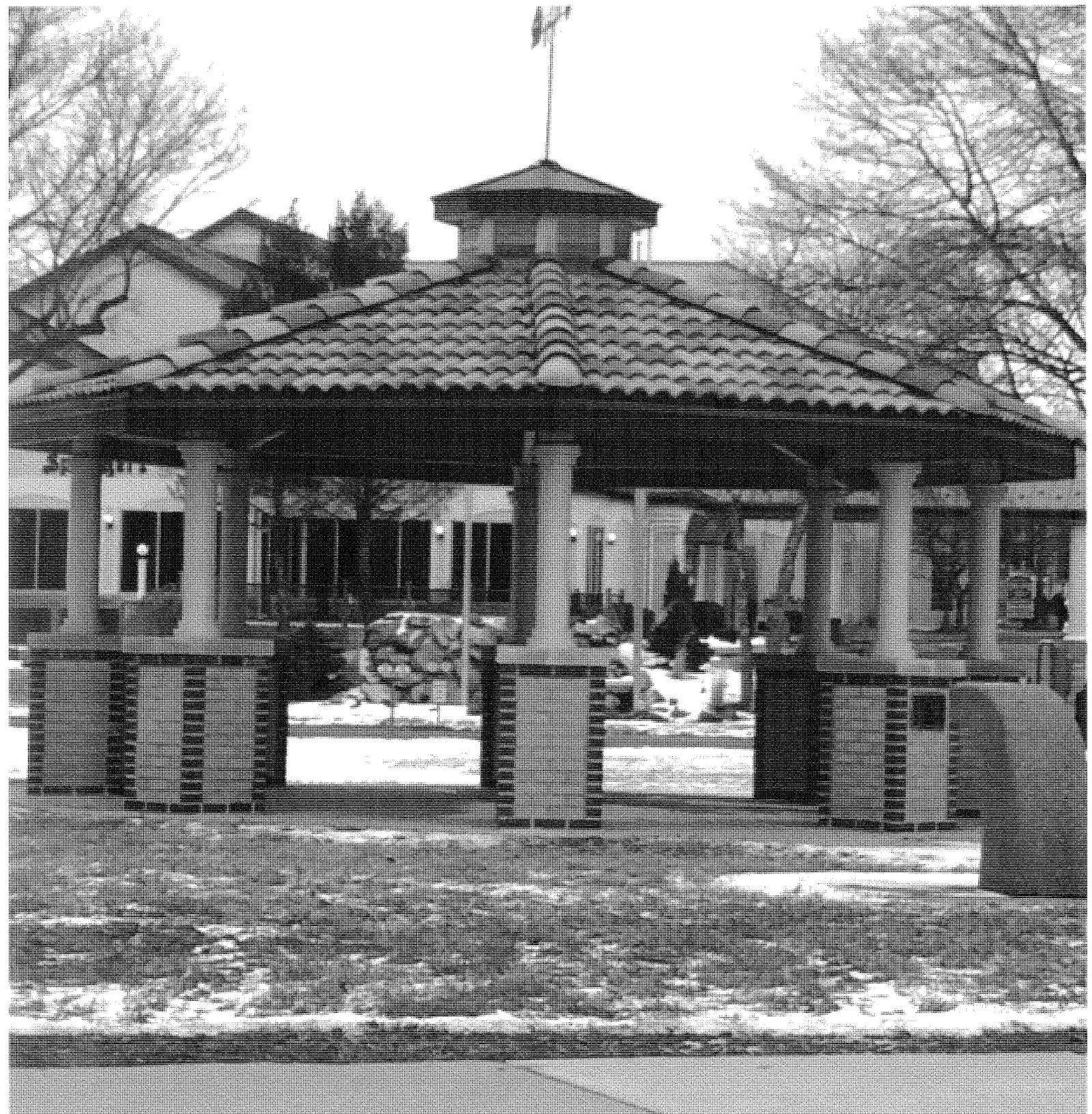














## The Walsh Group

SUBSIDIARIES Walsh Construction & Archer Western Contractors

January 30, 2015

To Whom It May Concern:

I contracted with Connoisseur Ltd. to install a slate roof with copper gutters and downspouts for a home I had built on Lake Geneva.

The quality of their work was outstanding. The roof consists of six different colors and multiple sizes. The color blend throughout the entire roof is flawless. The copper work performed by their mechanics is of a quality rarely seen these days. Their men are truly craftsmen.

Connoisseur Ltd. had workers on site from start to finish. There were no gaps in scheduling other than those associated with the weather. On days that it would be raining, their workers would sit in their vehicles for a few hours, waiting for the weather to clear up. I found this to be pleasantly unusual.

In short, I would not hesitate to contract with this company again.

Sincerely,

THE WALSH GROUP

A handwritten signature in black ink that reads "Matthew Walsh".

Matthew M. Walsh  
Chairman and CEO

MW/cs

15  
APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

831 Wrigly Drive  
Lake Geneva WI 53147

NAME AND ADDRESS OF CURRENT OWNER:

Oak Fire LLC  
831 Wrigly Drive Lake Geneva

TELEPHONE NUMBER OF CURRENT OWNER:

312-451-1494

NAME AND ADDRESS OF APPLICANT:

David Scotney  
831 Wrigly Dr. Lake Geneva

TELEPHONE NUMBER OF APPLICANT:

312-451-1494

PROPOSED CONDITIONAL USE:

Change of Front and Two Sides of  
of old Scott's Butts Restaurant

ZONING DISTRICT IN WHICH LAND IS LOCATED:

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

Patricia Jungman Geneva Bay Court

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

See New photos

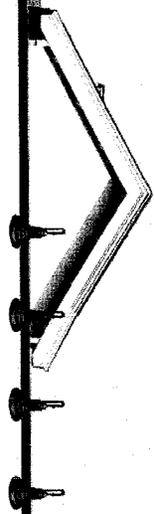
CONDITIONAL USE FEE PAYABLE UPON FILING APPLICATION: \$400.00 [\$100 FOR APPLICATIONS UNDER SEC. 98-407(3)]

DATE

2-2-15

SIGNATURE OF APPLICANT

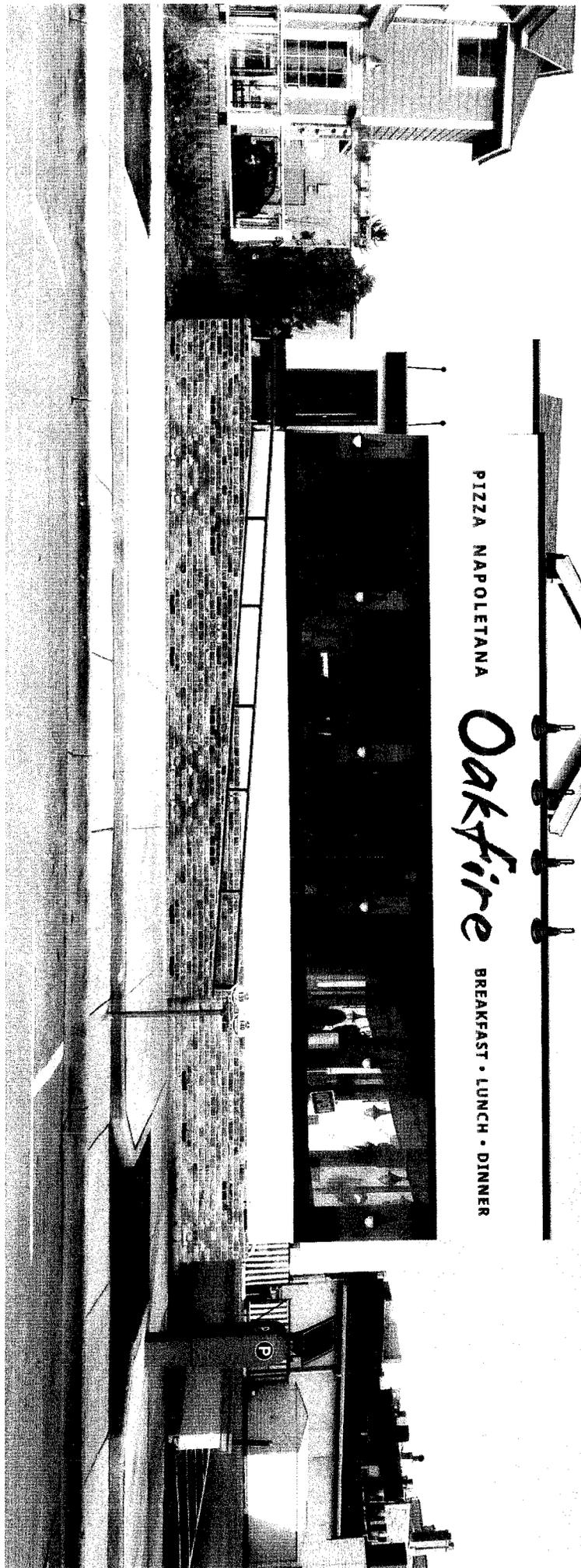
David Scotney

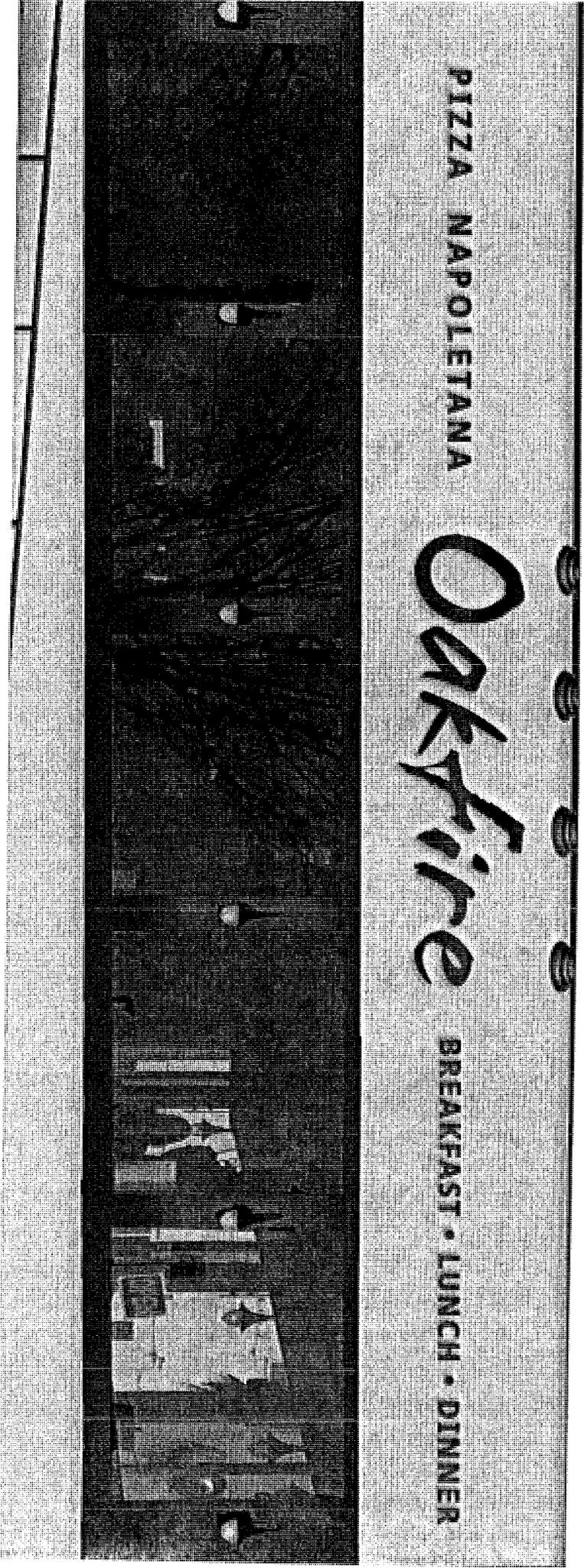


PIZZA NAPOLETANA

*Oakfire*

BREAKFAST • LUNCH • DINNER





*By placing boxes around each letter:*

- EACH LETTER TAKES UP .2 SQUARE FOOT**
- 33 LARGE LETTERS + 2 SMALL LETTERS (.1 SQ FT) = 6.8 SQ FT**
- 2 LARGE LOGO LETTERS: 4.5 SQ FT**
- 5 LOWER CASE LETTERS: 1.3 SQ FT**

*A letter in a squared off area averages 55% of the square footage of that space*

**TOTAL LOGO AND LETTERING = 12.27 SQUARE FEET**

**ZONING MAP AMENDMENT**

Name and address of Applicant:

Easo Builders Inc  
405 Skyline Dr.  
Lake Geneva, WI

Telephone No of Applicant:

Area Code (202) 248-3378

Name and address of Current Owner:

"Same"

Telephone No of Current Owner:

Area Code ( )

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

See attached survey map

Zoning Classification change from RH to MR-8

Reason for requesting Proposed Amendment: To build condo style  
apartments and meet the new comp  
plan

Proposed use of property: Multi family

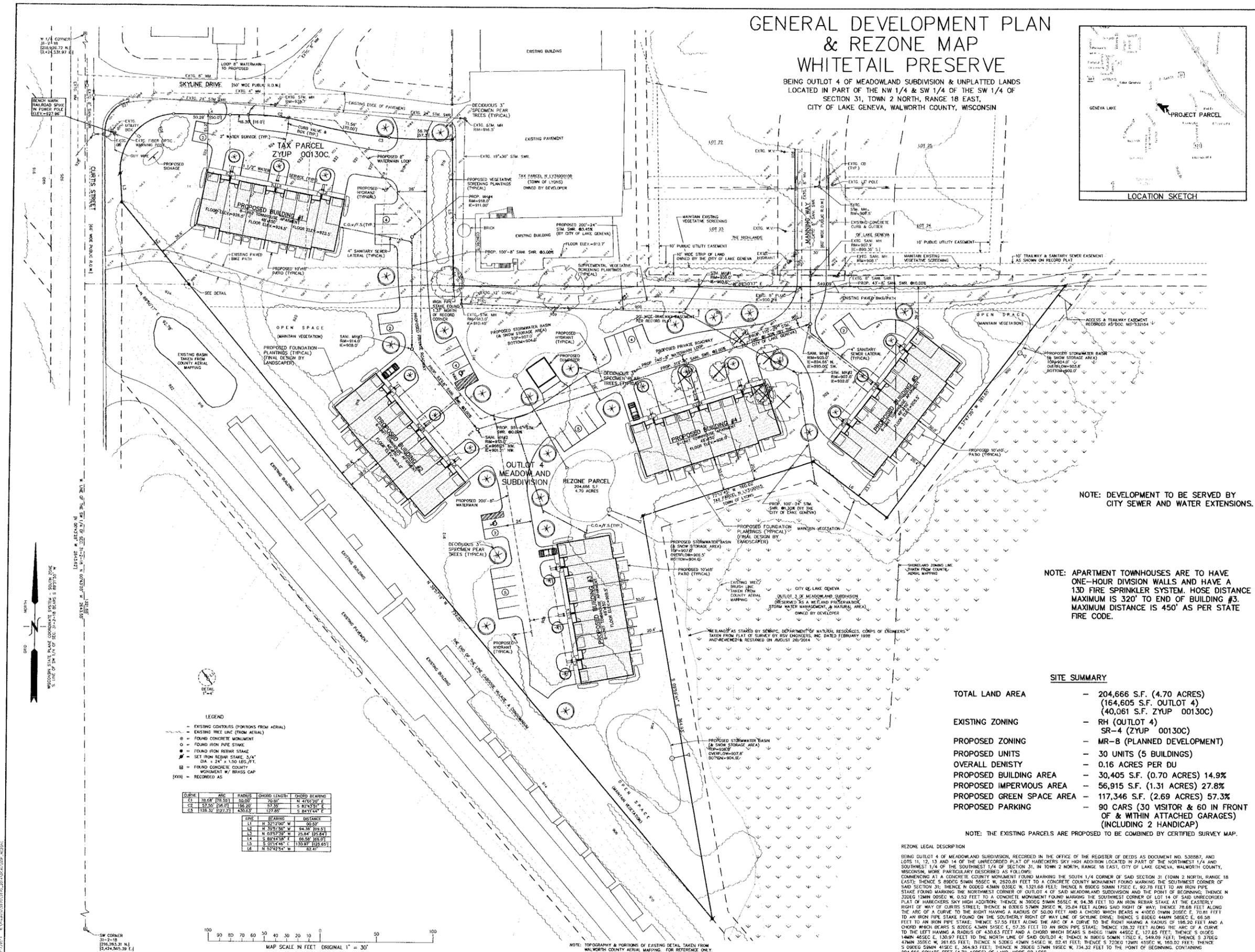
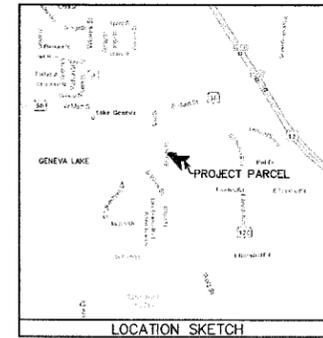
Fee of \$400.00 payable upon filing application.

12/10/19  
Date

  
Signature of Applicant

# GENERAL DEVELOPMENT PLAN & REZONE MAP WHITETAIL PRESERVE

BEING OUTLOT 4 OF MEADOWLAND SUBDIVISION & UNPLATTED LANDS  
LOCATED IN PART OF THE NW 1/4 & SW 1/4 OF THE SW 1/4 OF  
SECTION 31, TOWN 2 NORTH, RANGE 18 EAST,  
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



NOTE: DEVELOPMENT TO BE SERVED BY CITY SEWER AND WATER EXTENSIONS.

NOTE: APARTMENT TOWNHOUSES ARE TO HAVE ONE-HOUR DIVISION WALLS AND HAVE A 13D FIRE SPRINKLER SYSTEM. HOSE DISTANCE MAXIMUM IS 320' TO END OF BUILDING #3. MAXIMUM DISTANCE IS 450' AS PER STATE FIRE CODE.

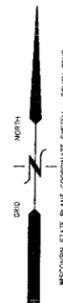
### SITE SUMMARY

TOTAL LAND AREA	- 204,666 S.F. (4.70 ACRES)
	(164,605 S.F. OUTLOT 4)
	(40,061 S.F. ZYUP 00130C)
EXISTING ZONING	- RH (OUTLOT 4)
	SR-4 (ZYUP 00130C)
PROPOSED ZONING	- MR-8 (PLANNED DEVELOPMENT)
PROPOSED UNITS	- 30 UNITS (5 BUILDINGS)
OVERALL DENSITY	- 0.16 ACRES PER DU
PROPOSED BUILDING AREA	- 30,405 S.F. (0.70 ACRES) 14.9%
PROPOSED IMPERVIOUS AREA	- 56,915 S.F. (1.31 ACRES) 27.8%
PROPOSED GREEN SPACE AREA	- 117,346 S.F. (2.69 ACRES) 57.3%
PROPOSED PARKING	- 90 CARS (30 VISITOR & 60 IN FRONT OF & WITHIN ATTACHED GARAGES) (INCLUDING 2 HANDICAP)

NOTE: THE EXISTING PARCELS ARE PROPOSED TO BE COMBINED BY CERTIFIED SURVEY MAP.

### REZONE LEGAL DESCRIPTION

BEING OUTLOT 4 OF MEADOWLAND SUBDIVISION, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AS DOCUMENT NO. 538987, AND LOTS 11, 12, 13 AND 14 OF THE UNRECORDED PLAT OF HARBURGERS SKY HIGH ADDITION LOCATED IN PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, IN TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE COUNTY MONUMENT FOUND MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 31; THENCE S 89°02' 51"MIN 55"SEC W, 2520.81 FEET TO A CONCRETE COUNTY MONUMENT FOUND MARKING THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE N 0°00' 00" 00"SEC W, 1321.68 FEET; THENCE N 89°02' 51"MIN 55"SEC E, 92.79 FEET TO AN IRON PIPE STAKE FOUND MARKING THE NORTHWEST CORNER OF OUTLOT 4 OF SAID MEADOWLAND SUBDIVISION AND THE POINT OF BEGINNING; THENCE N 0°00' 00" 00"SEC W, 0.52 FEET TO A CONCRETE MONUMENT FOUND MARKING THE SOUTHWEST CORNER OF LOT 14 OF SAID UNRECORDED PLAT OF HARBURGERS SKY HIGH ADDITION; THENCE N 39°02' 51"MIN 55"SEC W, 54.38 FEET TO AN IRON REBAR STAKE AT THE EASTERLY RIGHT OF WAY OF CURTIS STREET; THENCE N 03°02' 51"MIN 39"SEC W, 25.84 FEET ALONG SAID RIGHT OF WAY; THENCE 78.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET AND A CHORD WHICH BEARS N 41°02' 00"MIN 00"SEC E, 70.88 FEET TO AN IRON PIPE STAKE FOUND ON THE SOUTHERLY RIGHT OF WAY LINE OF SKYLINE DRIVE; THENCE S 85°02' 44"MIN 58"SEC E, 66.58 FEET TO AN IRON PIPE STAKE; THENCE 57.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 186.20 FEET AND A CHORD WHICH BEARS S 80°02' 43"MIN 53"SEC E, 57.33 FEET TO AN IRON PIPE STAKE; THENCE 126.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 430.63 FEET AND A CHORD WHICH BEARS S 84°02' 11"MIN 44"SEC E, 127.85 FEET; THENCE S 01°02' 41"MIN 45"SEC E, 130.97 FEET TO THE NORTH LINE OF SAID OUTLOT 4; THENCE N 89°02' 51"MIN 55"SEC E, 549.29 FEET; THENCE S 37°02' 47"MIN 35"SEC W, 261.65 FEET; THENCE N 02°02' 42"MIN 54"SEC W, 82.41 FEET; THENCE S 72°02' 12"MIN 45"SEC W, 160.02 FEET; THENCE S 09°02' 51"MIN 41"SEC E, 364.93 FEET; THENCE N 39°02' 51"MIN 55"SEC W, 734.32 FEET TO THE POINT OF BEGINNING, CONTAINING 204,666 SQUARE FEET (4.70 ACRES) OF LAND, MORE OR LESS.

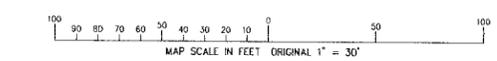


- LEGEND**
- - - EXISTING CONTOURS (PORTIONS FROM AERIAL)
  - - - EXISTING TREE LINE (FROM AERIAL)
  - FOUND CONCRETE MONUMENT
  - FOUND IRON PIPE STAKE
  - FOUND IRON REBAR STAKE
  - SET IRON REBAR STAKE 3/4" DIA x 24" x 130 LB/2FT
  - FOUND CONCRETE COUNTY MONUMENT w/ BRASS CAP
  - XXXX RECORDED AS

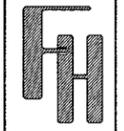
CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
C1	78.08' (78.50')	50.00'	70.81'	N 41°02' 51" E
C2	57.55' (58.01')	186.20'	57.33'	S 80°02' 43" E
C3	126.32' (127.31')	430.63'	127.85'	S 84°02' 11" E

LINE	BEARING	DISTANCE
L1	N 32°29'00" W	60.52'
L2	N 78°31'56" W	14.38' (15.51')
L3	N 03°51'29" W	25.84' (25.84')
L4	S 89°41'58" E	66.58' (66.07')
L5	S 01°41'46" E	130.97' (128.65')
L6	N 52°42'54" W	82.41'



NOTE: TOPOGRAPHY & PORTIONS OF EXISTING DETAIL TAKEN FROM WALWORTH COUNTY AERIAL MAPPING FOR REFERENCE ONLY.



GENERAL DEVELOPMENT PLAN  
WHITETAIL PRESERVE  
CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

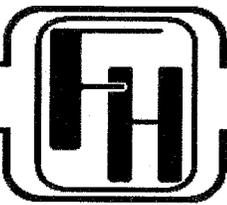
WORK PREPARED BY:  
FARRIS, HANSEN & ASSOCIATES, INC.  
1400 SKYLINE DRIVE  
LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.  
ENGINEERING - ARCHITECTURE - SURVEYING  
7 REDWAY COURT P.O. BOX 437  
ELKHORN, WISCONSIN 53121  
OFFICE: (262) 723-2098 FAX: (262) 723-5888

REVISIONS

6/11/2014-KB	ADJUST BUILDING TO 130' SETBACK
6/13/2014-KB	ADD STORMWATER & SNOW STORAGE AREAS
6/24/2014-KB	ADD HANDICAP PARKING & EXISTING UTILITIES
6/24/2014-KB	REVISE MEADOW AFTER SCWPC FLAGGING
6/27/2014-KB	REVISE PROPOSED BLDGS. & FINALE BOUNDARY
12/17/2014-KB	ADD SURVEY INFORMATION, REZONE LEGAL DESCRIPTION

PROJECT NO.  
5970.2014  
DATE  
5/7/2014  
SHEET NO.  
1 OF 1



# Farris, Hansen & Associates, Inc.

Engineers Architects Surveyors

February 5, 2015

Mr. Ken Robers  
Zoning Administrator  
City of Lake Geneva  
626 Geneva Street  
Lake Geneva, WI 53147

Re: Basso Builders, Inc. Certified Survey Map and Rezone  
Whitetail Preserve  
FHA Project No. 5970.2014

Dear Mr. Robers,

As was discussed at last month's City Planning Commission meeting, we wish to submit a general project narrative and comments regarding questions raised during the public hearing. Specifically, this will address surrounding land uses and densities, preservation of the environmental area, traffic, vegetation buffers, access (fire) and traffic control for walk path/bike trail.

1.) Surrounding Land Uses and Densities.

We have researched and documented surrounding land uses and densities and have shown these on the attached Vicinity Map. We find the proposed land use consistent with and density much less than the adjoining similar adjoining areas. The proposed MR-8 allows townhouses at 8 units per acre. Our proposed density is 6.38 units per acre while preserving or creating 57.3% of the land area as open space.

2.) Preservation of the Environmental Area.

The wetlands were restaked and we have shown the surveyed location on our plans. All of the wetlands are located on Outlot 3 that was platted with Meadowland Subdivision. All 11.6 acres of Outlot 3 is zoned C-2.

3.) Traffic.

The proposed development is estimated to generate 8 to 9 trips per day per unit. Single family areas will generate an average near 13 trips per day. By looking at a density of 3.9 units per acre acres for the Highlands of Lake Geneva, this is 51 trips per developed acre. The proposed density of 6.4 units per acre and 8 trips per day yields also the same 51 trips per developed acre.

4.) Vegetative Buffers.

Our plan will preserve existing vegetation as a buffer between the proposed townhouse development and the End of the Line Caboose Village Condo and also between it and the Highlands of Lake Geneva.

Re: Basso Builders, Inc. Certified Survey Map and Rezone  
Whitetail Preserve  
FHA Project No. 5970.2014  
February 4, 2015

5.) Access.

Access will be created to provide for life safety concerns while controlling most traffic entering and existing onto Skyline Drive to Curtis Street. The connection to Manning Way will be signed "No Exit" and "No Entry," limited to emergency vehicles only. Comments on short cuts through the End of the Line Caboose Village Condo are not logical since once you are on Curtis Street you would stay there.

6.) Traffic Control for Trailway.

Stop signs will be placed with warnings on both sides of the trailway and on the trailway with painted warning strips.

7.) Dumpsters.

Dumpsters will not be constructed but rather assigned garbage and recycling containers for use in each private garage will be provided. Setouts and pick up on a weekly basis would be required.

We understand these matters will be on the next City meeting on February 16<sup>th</sup>, but that the public hearing would be closed. We will attend to answer any questions there are concerning the Certified Survey Map and the rezone requested. We do have a General Development Plan advanced but this step is next for a future hearing. If you need any further copies, please let us know.

Thank you,

FARRIS, HANSEN & ASSOCIATES, INC.



Warren E. Hansen, P.E.

Enclosures

Pc: Josh Basso, Basso Builders, Inc.  
Michael Slavney, Vandewalle

## Whitetail Preserve

### A Townhouse Development

General: The project consists of two land parcels being combined into one parcel with MR-8 (Planned Development) zoning requested. The parcels being joined are ZYUP 00130C located at the intersection of Curtis Street and Skyline Drive and Outlot 4 of Meadowland Subdivision. The boundary of Outlot 4 approximately follows the existing mapped wetland. There is an average setback of about 50' to the proposed townhouses from the wetland that was confirmed by SEWRPC. The Planned Development will consist of a residential multi-family use plan with the underlying MR-8 zoning. The existing site is vegetated with brush, invasives and some small trees. Portions of existing natural areas are to remain. The site is located south and adjacent to the Highlands of Lake Geneva and east of and abutting The End of the Line Caboose Village. Access will be off the end of Manning Way and Skyline Drive. There is an existing bike trail that runs east/west on the south side of the Highlands across this site which is to be preserved with an existing trailway easement in place. Easements will be created for portions of the trail that are outside of the existing easements.

Master Plan: The residential use and preservation of natural features, where possible, fits the Master Plan. The PD zoning overlay is proposed to allow for the highest and best use of the site with the building sites located to achieve this while best preserving natural features. There will be all underground utilities and the mainline sanitary sewer and water loop is proposed to be public. The watermain will loop through the site following the private roadways with public easements provided. The private roadways are designed to accommodate emergency vehicles per State code and the proposed buildings will be sprinkelered with a 13D design.

Building Concepts: The residential units will be designed as condominium units, but will be initially used as long term rentals until market conditions and acceptance of condominium ownership returns. There are five proposed 6-unit buildings with each unit having a one car garage and parking space in front of it. In addition, there will be an additional 30 visitor parking spaces off the internal 26 foot wide private drives, for a total of 90 parking spaces provided. The floor plans will be similar for all units with mirrored side by side floor plans. The living space will be 1,400 to 1,500 square feet built on two floors with a slab on grade first floor. Each unit will have three bedrooms and an open floor plan design with large patio space. There will be no accessory structures nor dumpsters. Garbage and recycling containers that are assigned are to be set out from garages in designated pad areas on pickup day and moved to garages by the tenants/owners when emptied.

#### Residential Densities:

Dwelling Units per acre:	6.38 du per arce
Floor area ratio:	14.9%
Impervious surface area ratio:	27.8%
Green space area ratio:	57.3%

#### Requested underlying MR-8 zoning district exemptions:

- a. Land Use Exemption Request; none.
- b. Density and Intensity Exemption Requests; none.
- c. Bulk Exemption Requests;  
Minimum Rear Lot Line to House Setback – 23 feet (for Building #5 abutting the conservation Outlot)
- d. Landscaping Exemption Request; none.
- e. Parking and Loading Requirements Exemption Requests; none.

## City of Lake Geneva Fire Department

730 Marshall Street  
Lake Geneva, Wisconsin  
Non-emergency 262-248-7228  
Emergency 9-1-1  
Fire Prevention Bureau 262-248-6075  
Fax 262-248-2264  
E-mail [lgfd@sbcglobal.net](mailto:lgfd@sbcglobal.net)  
[www.lakegenevafire.org](http://www.lakegenevafire.org)

Basso Builders  
405 Skyline Dr.  
Lake Geneva, WI. 53147

January 26, 2015

Dear Mr. Basso,

As you are aware the Lake Geneva Fire Department participated in the "Planning Staff Meeting" and has provided opinions on the proposed Whitetail Preserve Project. At these meetings the Lake Geneva Fire Department presented our requirements for the project. Specifically the need for fire apparatus turn around areas.

However, due to property shape and proposed building layouts our requirements were not able to be achieved. A variance was conditionally issued for this based on the following requirements;

1. A fire hydrant would be required at/near the end of the roadway accessing building #4.
2. The buildings would have "rated fire walls" extending above the roof line separating the units.
3. The building would have a code compliant fire alarm system.

It has come to the fire department's attention that it was suggested at a recent Plan Commission Meeting that an "access gate" be placed near the property line accessing Manning Way. The Lake Geneva Fire Department feels that this is NOT an acceptable solution based on the following facts;

1. NFPA 1; 2012 edition (SS 101.14 & Ord. 30-100) Chapter 18.1.3.1 Requires all plans for access roads to be reviewed and approved by the Fire Department prior to construction.
2. The Fire Department has a history of reviewing and approving gated access that requires the following; the access gates must be siren operated, possess battery backup with automatic opening, and upon failure have manual overrides. These requirements were put into place after "simpler" gates were approved (pad locked manual gates, bar locked, cattle gates, etc).
3. Regardless of the gate type, one common occurrence has been noted in almost all "approved" installations. This includes the lack in maintenance of the access and or access gate due to snow accumulation, rusted hinges, inoperable pad locks, and inoperable electronics.

Therefore, in the interest of fire and life safety of the tenants of the proposed townhomes and the single family residences on Manning Way, the Lake Geneva Fire Department is not in favor of a gate at this development.

Respectfully,

  
Brent Connelly  
Fire Chief

Cc: Lake Geneva Plan Commission



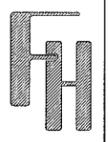
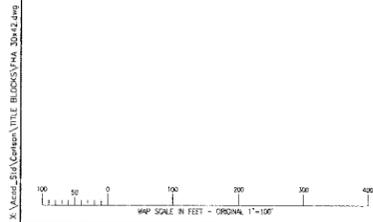
VICINITY MAP  
 WHITETAIL PRESERVE  
 BEING OUTLOT 4 OF MEADOWLAND SUBDIVISION & UNPLATTED LANDS  
 LOCATED IN PART OF THE NW 1/4 & SW 1/4 OF THE SW 1/4 OF  
 SECTION 31, TOWN 2 NORTH, RANGE 18 EAST,  
 CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN



DENSITY & LAND USE SUMMARY

HIGHLANDS OF LAKE GENEVA	3.9 UNITS/ACRE	(SR-4 SINGLE FAMILY)
•WHITETAIL PRESERVE (PROPOSED)	6.38 UNITS/ACRE	(MR-B/PD MULTIFAMILY)
•END OF THE LINE CABOOSE VILLAGE CONDO	9.7 UNITS/ACRE	(PLANNED DEVELOPEMNT)
•GENEVA CROSSINGS SENIOR APARTMENTS	12.2 UNITS/ACRE	(PLANNED DEVELOPEMNT)
CONSERVATION AREA	11.6 ACRES	(C-2 CONSERVATION)

\* ALL OF THESE PROPERTIES ARE SHOWN TO BE MULTI-FAMILY RESIDENTIAL ON THE CITY'S LAND USE PLAN.



VICINITY MAP  
 WHITETAIL PRESERVE  
 CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

WORK ORDERED BY -  
 BASS & GIBSON, INC.  
 400 S. LAKE DRIVE  
 LAKE GENEVA, WI 53147

FARRIS, HANSEN & ASSOCIATES, INC.  
 ENGINEERING - ARCHITECTURE - SURVEYING  
 7 RIDGWAY COURT P.O. BOX 437  
 ELKHORN, WISCONSIN 53121  
 OFFICE: (262) 723-2088 FAX: (262) 723-5666

REVISIONS

PROJECT NO.  
 5970.2014  
 DATE  
 2/5/2015  
 SHEET NO.  
 1 OF 1



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

February 6, 2015

Mayor Jim Connors  
Plan Commission Members

During the Public Hearing for the Zoning Map amendment on the Basso Builders property on Skyline Drive and Curtis Street several of the speakers broached the subject of unit density and its effects on the surrounding area.

In response I prepared a density comparison for the parcel and its surrounding developments. Results are as follows:

Highlands Subdivision (Single Family Lots)

Total Acreage – 11.7056  
Total # Lots – 46  
Density – 3.9 units/acre

Basso Apartment Development (Multi-family)

Total Acreage – 4.4245  
Total # Units – 30  
Density – 6.78 units/acre

Geneva Crossings Senior Apartments (Planned Development)

Total Acreage – 7.86  
Total # 2 Lots – 96 Units  
Density – 12.2 units/acre

End of Lines Condominiums (Planned Development)

Total Acreage – 3.4232  
Total # Units – 48 (per Development Agreement)  
Density – 13.14559 units/acre

Total acreage computed from data obtained off of the Walworth County GIS and units proposed or constructed were obtained from the original Planned Development documents and from the subdivision plat. The acreage for the single family development does not include any public streets or land.

Sincerely,

Kenneth P. Robers  
Building and Zoning Administrator

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

CERTIFIED SURVEY MAP or  SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Kelly T. Smith

1525 W. Altgeld Street

Chicago, IL 60614

TELEPHONE NUMBER OF CURRENT OWNER: ( 312 ) 391-4530

NAME AND ADDRESS OF APPLICANT:

Same as Owner

TELEPHONE NUMBER OF APPLICANT: ( ) Same as Owner

NAME AND ADDRESS OF SURVEYOR:

Peter S. Gordon

Farris, Hansen & Associates, Inc.

7 Ridgeway Court, PO Box 437, Elkhorn, WI 53121

TELEPHONE NUMBER OF SURVEYOR: ( 262 ) 723-2098

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

See Addendum To Restriction/Modification Affidavit of Correction  
attached hereto.

SUBMITTAL CHECKLIST

N/A 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.

N/A 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.

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

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

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

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

DATE

12/11/14

SIGNATURE OF APPLICANT

Kelly T. Smith

Kelly T. Smith

**ADDENDUM TO DESCRIPTION FOR MODIFICATION TO THE "BUILDING  
SETBACK LINE FROM LAKE" LOCATED ON  
LOT 5 OF THE PLAT OF SUBDIVISION OF TRINKE ESTATES**

Pursuant to the provisions of Wis. Stat. § 236.293, Applicant Kelly T. Smith applies to modify the "Building Setback Line From Lake" ("Building Setback"), as imposed across Lot 5 ("Lot 5") on the Plat of Trinke Estates Subdivision, located in the Town of Linn, Walworth County, Wisconsin, prepared by Lloyd L. Jensen dated July 30, 1951, and recorded August 9, 1951, in Volume 12 of Plats, on pages 48 and 49, as Document No. 436633 ("Plat"), copies of which Plat and a blow up of said Lot 5 and surrounding lots depicted on the Plat are attached as Exhibit A and incorporated herein.

A Plat of Survey of Lot 5 and the improvements thereon, drawn by Peters S. Gordon, dated November 25, 2014 ("2014 Survey"), is attached as Exhibit B and incorporated herein.

In support of Applicant's proposed modification, Applicant states as follows:

1. Applicant is the owner of Lot 5, Tax Parcel No. ITE 00005 (and a portion of Lot 4 of Trinke Estates, which is not involved in this requested modification). Lot 5 is zoned R-1, Single-Family Residence District (Unsewered), and with a portion near the shore of Geneva Lake zoned as C-4, Lowland Resource Conservation District.

2. As the 2014 Survey shows, the Building Setback requires buildings on Lot 5 to be located at least about two hundred ninety-five feet (295) feet from the shore of Geneva Lake. As the Plat illustrates, the Building Setback does not impose a setback from Hollis Gunyon Harbor or Trout Creek. Applicant requests that the Building Setback across Lot 5 be moved eastward approximately one (1) foot along its north boundary and approximately four and 61/100ths (4.61) feet along its south boundary, relocating the Building Setback from approximately two hundred ninety-five (295) feet from its point nearest the shore of Geneva Lake to approximately two hundred ninety-four (294) feet from such point. The Walworth County

Shoreland Zoning Ordinance sets the standard shore yard setback at seventy-five (75) feet from the shore of Geneva Lake, the shore of Hollis Gunyon Harbor, and the bank of Trout Creek. At its closest point, the residence on Lot 5 ("Residence") is approximately one hundred thirteen (113) feet from the bank of Trout Creek.

3. Applicant requests the modification to the Building Setback to eliminate the encroachment of the southeast corner of the Residence into the Building Setback of approximately eight tenths (0.8) of one foot, and to allow a remodeling, including an addition, to the Residence, pursuant to Wis. Stat. § 236.293. *See* the 2014 Survey. At its nearest point, the footprint of the remodeled Residence will remain not less than three and 2/10ths (3.2) feet outside the relocated Building Setback.

4. The Plat was approved and recorded in 1951. Based upon the Plat of Survey of Lot 5 drawn by Harold H. Kolb, dated November 22, 1971 ("1971 Survey"), attached as Exhibit C and incorporated herein, the location and footprint of the Residence has been unchanged over the past forty-three (43) years. The 1971 Survey notes the same corner encroachment over the Building Setback as the 2014 Survey, measuring it at approximately seven/tenths (0.7) of a foot. Applicant was not involved in the construction or the location of the Residence. However, Applicant desires to remodel and add onto the Residence.

5. Applicant requests that the Building Setback be modified as shown on the 2014 Survey, to eliminate the corner encroachment and provide the Applicant with the ability to remodel and add on to the Residence. The Building Setback will be moved only enough to eliminate the encroachment of the corner the Residence into the Building Setback.

6. All additions to the remodeled Residence will be located outside of the relocated Building Setback. The relocated Building Setback will be approximately two hundred ninety-four (294) feet from the shore of Geneva Lake at its nearest point; the Residence will be no closer than it currently is to the shore of Geneva Lake, the shore of Hollis Gunyon Harbor, and the bank of Trout Creek.

7. Walworth County is the public body with the right to enforce the Building Setback pursuant to Wis. Stat. § 236.293, and thus has the authority to modify it. Because the Town of Linn and the City of Lake Geneva are approving authorities of the Plat, the Town and the City also have the authority to act on this request to modify the Building Setback.

T:\s\SMITH\Kelly\N1864 Wildwood Drive\Affidavit of Correction\off copy\DRAFT narrative-for county-2.docx

7. Walworth County is the public body with the right to enforce the Building Setback pursuant to Wis. Stat. § 236.293, and thus has the authority to modify it. Because the Town of Linn and the City of Lake Geneva are approving authorities of the Plat, the Town and the City also have the authority to act on this request to modify the Building Setback.

T:\SMITHKelly\N1864 Wildwood Drive\Affidavit of Correction\off copy\DRAFT narrative-for county-2.docx

**EXHIBIT A**  
**PLAT OF TRINKE ESTATES &**  
**BLOW UP OF LOT 5 & SURROUNDING LOTS**

See attached.



STATE OF WISCONSIN )  
 COUNTY OF WALWORTH )  
 I, LLOYD L. JENSEN, THE SURVEYOR WHO SURVEYED, DIVIDED AND MAPPED THE LAND  
 HEREINAFTER TO BE KNOWN AS "TRINKE ESTATES" DO HEREBY CERTIFY:  
 1. THAT I MADE THE SURVEY AND PLAT BY THE ORDER AND DIRECTION OF  
 WILLIAM F. TRINKE AS OWNER.  
 2. THAT THE LAND SO SURVEYED, DIVIDED AND PLATTED IS DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 10, T19N12E OF WALWORTH COUNTY,  
 WISCONSIN; THENCE WEST 33.00 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUED WEST 118.10  
 FEET; THENCE N0°25'E 2263.90 FEET MORE OR LESS TO THE SHORE OF GENEVA LAKE; THENCE  
 EASTERLY ALONG THE SHORE 1348.50 FEET MORE OR LESS TO A POINT ON THE EAST LINE OF SAID  
 T19N12E; THENCE S0°23'W ALONG THE EAST LINE OF SAID SECTION (1470.79 FEET); THENCE WEST  
 93.00 FEET; THENCE S0°23'W 400 FEET TO THE PLACE OF BEGINNING.  
 3. THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THE ET-  
 TERIVE BOUNDARIES OF THE LAND SURVEYED AND OF THE DIVISION THEREOF MADE.  
 4. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236, WISCON-  
 SIN STATUTES OF 1949 IN SURVEYING, DIVIDING AND PLATTING THE SAME.

SUBSCRIBED AND SWORN TO BEFORE ME  
 WALWORTH COUNTY SURVEYOR  
 THIS 30TH DAY OF JULY 1951.  
 Lloyd L. Jensen (LLOYD L. JENSEN)  
 CHARLES E. LYON (CHARLES E. LYON)  
 NOTARY PUBLIC, WALWORTH COUNTY, WIS.  
 MY COMMISSION EXPIRES JULY 22, 1954.

OWNERS CERTIFICATE  
 I, THE UNDERSIGNED, AS OWNER, HEREBY CERTIFY THAT I HAVE CAUSED  
 THE LAND DESCRIBED IN THE FOREGOING CERTIFICATE OF LLOYD L. JENSEN, SURVEYOR, TO  
 BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT  
 IN PRESENCE OF AS TO  
 WILLIAM F. TRINKE  
 (WILLIAM F. TRINKE)  
 (LLOYD L. JENSEN)  
 (BETTY FINNEY)

STATE OF WISCONSIN )  
 COUNTY OF WALWORTH )  
 I, TRINKE, PERSONALLY CAME BEFORE ME THIS 9th DAY OF August 1951, WILLIAM  
 F. TRINKE, TO ME KNOWN TO BE SUCH PERSON, AND EXECUTED THE FOREGOING  
 INSTRUMENT AND ACKNOWLEDGED THE SAME.  
 John K. Linn  
 NOTARY PUBLIC, WALWORTH COUNTY, WIS.  
 MY COMMISSION EXPIRES NOV 1, 1953.

TOWN OF LINN  
 BE IT RESOLVED BY THE TOWN BOARD OF LINN TOWN, WALWORTH COUNTY,  
 WISCONSIN, THAT THE CERTAIN PLAT OF "TRINKE ESTATES" AS SURVEYED BY LLOYD  
 JENSEN, SURVEYOR, CERTIFIED BY HIM UNDER DATE OF JULY 30, 1951, BE AND THE  
 SAME IS HEREBY APPROVED AS BEING PLATTED TO THE SATISFACTION OF SAID TOWN BOARD.  
 FRANK MASSEY, TOWN CLERK OF THE TOWN OF LINN, WALWORTH COUNTY,  
 DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE COPY OF A RESOLUTION  
 APPROVING THE PLAT OF "TRINKE ESTATES" AS THE SAME WAS ADOPTED BY SAID TOWN  
 BOARD AT A MEETING HELD ON THE 6th DAY OF August 1951.  
 Frank Massey (FRANK MASSEY)  
 TOWN CLERK OF THE TOWN OF LINN  
 WALWORTH COUNTY, WISCONSIN

APPROVAL OF WALWORTH COUNTY PARK COMMISSION  
 APPROVED THIS 18th DAY OF August 1951 AS REQUIRED BY CHAPTER 236  
 OF THE WISCONSIN STATUTES OF 1949.  
 R. S. Young (R. S. YOUNG)  
 CHAIRMAN OF WALWORTH COUNTY  
 PARK COMMISSION

APPROVAL OF STATE DIRECTOR OF REGIONAL PLANNING  
 APPROVED THIS 3rd DAY OF August 1951 AS REQUIRED BY CHAPTER 236  
 OF THE WISCONSIN STATUTES OF 1949.  
 M. W. Torkelson (M. W. TORKELSON)  
 STATE DIRECTOR OF REGIONAL PLANNING

CITY OF LAKE GENEVA  
 BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, THAT THE  
 CERTAIN PART OF "TRINKE ESTATES" AS SURVEYED BY LLOYD L. JENSEN, SURVEYOR, CERTIFIED BY HIM UNDER DATE OF  
 JULY 30, 1951, BE AND THE SAME IS HEREBY APPROVED AS BEING PLATTED TO THE SATISFACTION OF SAID CITY COUNCIL.  
 I, W. H. TRININGER, CITY CLERK OF THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, DO HEREBY  
 CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE COPY OF A RESOLUTION APPROVING THE PART OF "TRINKE ESTATES"  
 AS THE SAME WAS ADOPTED BY SAID CITY COUNCIL AT A MEETING HELD ON THE 20th DAY OF August 1951.  
 W. H. Trininger (W. H. TRININGER)  
 CITY CLERK OF THE CITY OF LAKE GENEVA  
 WALWORTH COUNTY, WISCONSIN

APPROVAL OF STATE BOARD OF HEALTH  
 APPROVED BY THE WISCONSIN STATE BOARD OF HEALTH THIS 14th DAY OF  
 August 1951.  
 EXAMINED BY Walter Anderson  
 STATE DOMESTIC SANITARY ENGINEER  
 APPROVED BY Chas. B. Johnson, M.D.  
 STATE HEALTH OFFICER

TOWN CLERK AND TREASURER'S CERTIFICATE  
 WE, FRANK MASSEY AND SYMOUR N. HATCH, BEING THE DULY ELECTED, QUALIFIED, SWORN-  
 IN AND ACTING CLERK AND TREASURER, RESPECTIVELY, OF THE TOWN OF LINN, WALWORTH  
 COUNTY, WISCONSIN, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR  
 UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS OF SAID TOWN THAT ARE INCLUD-  
 ED IN THE PLAT OF "TRINKE ESTATES".  
 Frank Massey (FRANK MASSEY)  
 Seymour N. Hatch (SEYMOUR N. HATCH)  
 TOWN CLERK  
 TOWN TREASURER  
 DATED August 6, 1951

COUNTY TREASURER'S CERTIFICATE  
 STATE OF WISCONSIN )  
 COUNTY OF WALWORTH )  
 I, VOLNEY A. LARKEY, BEING THE DULY ELECTED, QUALIFIED AND ACTING  
 TREASURER OF THE COUNTY OF WALWORTH, DO HEREBY CERTIFY THAT IN ACCORDANCE  
 WITH THE RECORDS IN MY OFFICE THERE ARE NO DELINQUENT TAXES OR DELINQUENT  
 SPECIAL ASSESSMENTS FOR THE TAX LEVY YEARS OF 1950 & 1951 INCLUSIVE, APPEARING  
 THE LANDS INCLUDED IN THE PLAT OF "TRINKE ESTATES".  
 Volney A. Larkey (VOLNEY A. LARKEY)  
 COUNTY TREASURER  
 DATED July 30, 1951

REGISTER'S OFFICE )  
 COUNTY OF WALWORTH )  
 496883  
 RECEIVED FOR RECORD THIS 9th DAY OF Aug. A. D. 1951 AT 9:00 A.M.  
 AND RECORDED IN VOLUME 12 OF PLATS ON PAGE 49.  
 Frank G. Holmes (FRANK G. HOLMES)  
 REGISTER OF DEEDS  
 WALWORTH COUNTY, WISCONSIN

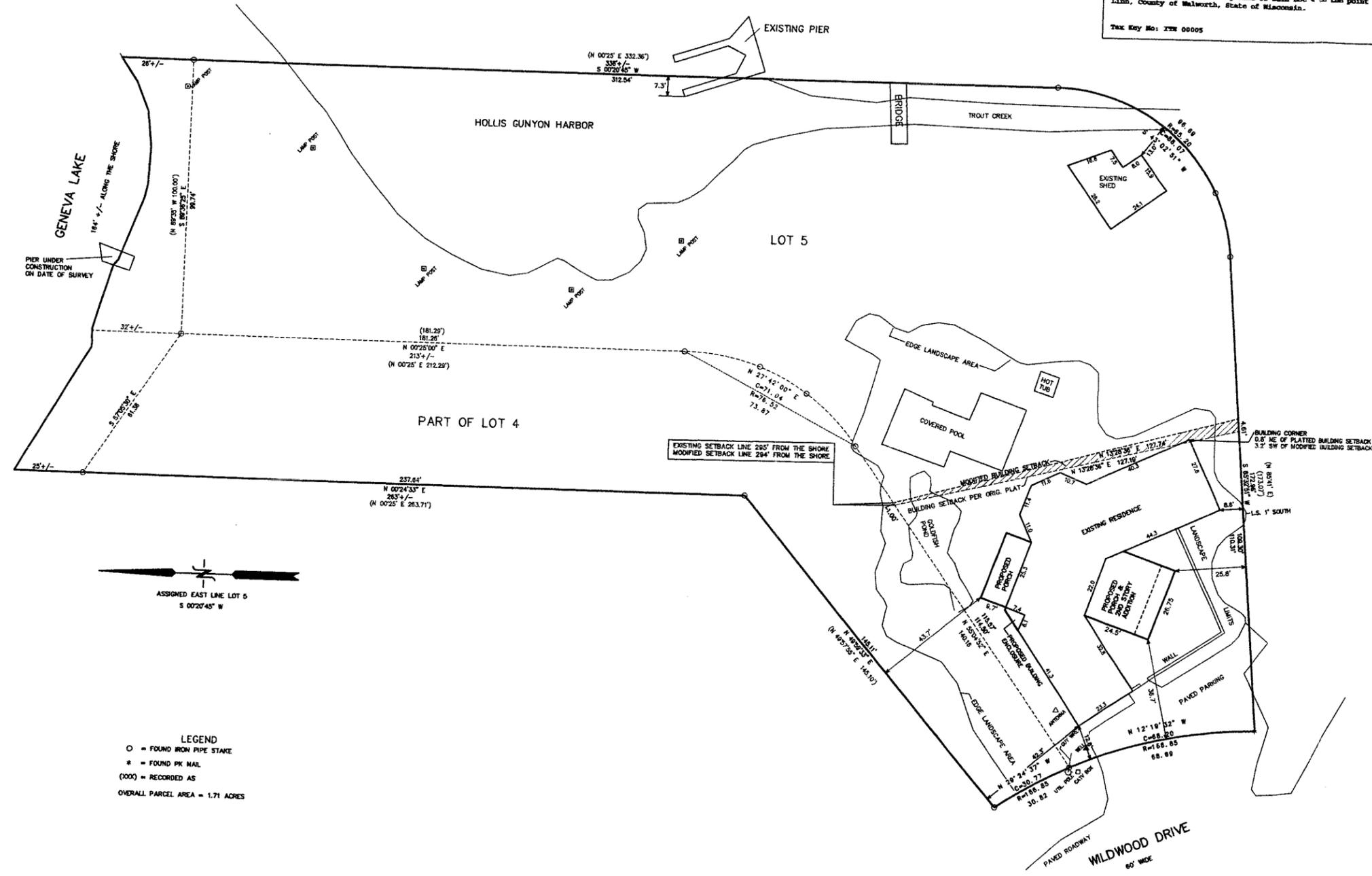


**EXHIBIT B**  
**2014 PLAT OF SURVEY**

See attached.

**PLAT OF SURVEY**  
**LOT 5 AND PART OF LOT 4 OF TRINKE ESTATES**  
**LOCATED IN THE SE 1/4 SECTION 10**  
**TOWN 1 NORTH, RANGE 17 EAST**  
**WALWORTH COUNTY, WI.**

Lot 5, Block 1, Trinke Estates, located in the Southeast 1/4 of Section 10, Township 1 North, Range 17 East, also that part of Lot 4, Block 1, Trinke Estates Subdivision, of part of the Southeast 1/4 of Section 10, Township 1 North, Range 17 East, Town of Linn, County of Walworth, State of Wisconsin described as follows:  
 Beginning at a found iron pipe at the southerly west corner of said Lot 4, thence northwesterly 30.71 feet along the southerly line of said Lot 4, being a curved line, concave southerly, having a radius of 172.80 feet and a chord bearing North 29 degrees 23 minutes 23 seconds East, 145.10 feet and a chord bearing North 55 seconds East, 145.10 feet, thence North 48 degrees 57 minutes 55 seconds East, 263.71 feet, more or less, to the southerly shoreline of Geneva Lake as located in June 1989; thence South 59 degrees 10 minutes 59 seconds East, 20.49 feet, more or less, along said shoreline; thence South 66 degrees 31 minutes 15 seconds East, 37.02 feet, more or less, along said shoreline to the East line of said Lot 4; thence South 60 degrees 25 minutes 00 seconds West 215.45, more or less, along said East line to a found iron pipe; thence Southwesterly 73.81 feet along the curved line of said Lot 4, said curve being concave Northward, having a radius of 77.23 feet and a chord bearing South 27 degrees 41 minutes 18 seconds West, 140.13 feet to a found iron pipe; thence South 55 degrees 05 minutes 02 seconds West, 140.13 feet along the southerly line of said Lot 4 to the point of beginning, Town of Linn, County of Walworth, State of Wisconsin.  
 Tax Key No: TRN 00005



**LEGEND**  
 O = FOUND IRON PIPE STAKE  
 \* = FOUND PK NAIL  
 (000) = RECORDED AS  
 OVERALL PARCEL AREA = 1.71 ACRES

2014 PERMIT PLAT  
 ORDERED BY:  
 SVANSTRÖM CONSTRUCTION  
 N 1621 HILLSIDE ROAD  
 LAKE GENEVA, WI.

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.  
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES, AND DIMENSIONS OF ALL PRINCIPLE BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THEREIN WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: MAY 15, 2012  
 PETER S. GORDON  
 REVISED 10-25-2014 TO SHOW PROPOSED ADDITIONS  
 REVISED 11-25-2014 TO KEEP THE PLATTED BUILDING SETBACK



WORK ORDERED BY:  
 THE RAULAND AGENCY  
 PO BOX 159  
 WALWORTH, WI.

FARRIS, HANSEN & ASSOCIATES, INC.  
 ENGINEERING - ARCHITECTURE - SURVEYING  
 7 RIDGWAY COURT P.O. BOX 437  
 ELKHORN, WISCONSIN 53121  
 OFFICE: (262) 723-2088 FAX: (262) 723-5886

REVISIONS
PROJECT NO. 8568
DATE 05-15-2012
SHEET NO. 1 OF 1

11/25/2014 X:\Project\8568\DC\31\Drawings\8568.dwg

**EXHIBIT C**  
**1971 PLAT OF SURVEY**

See attached.

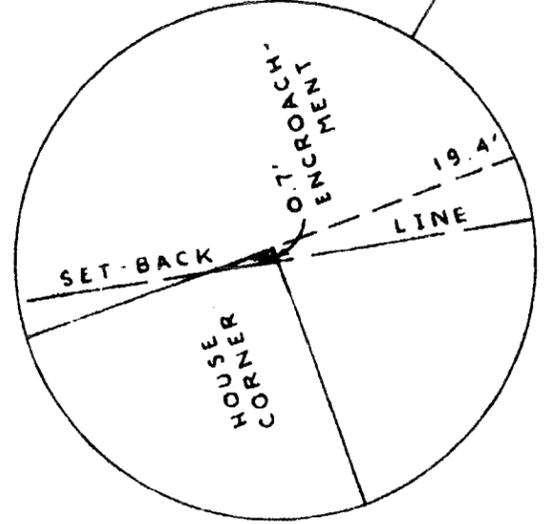
**HAROLD H. KOLB**

REGISTERED PROFESSIONAL LAND SURVEYOR  
LAKE GENEVA, WISCONSIN

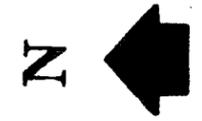
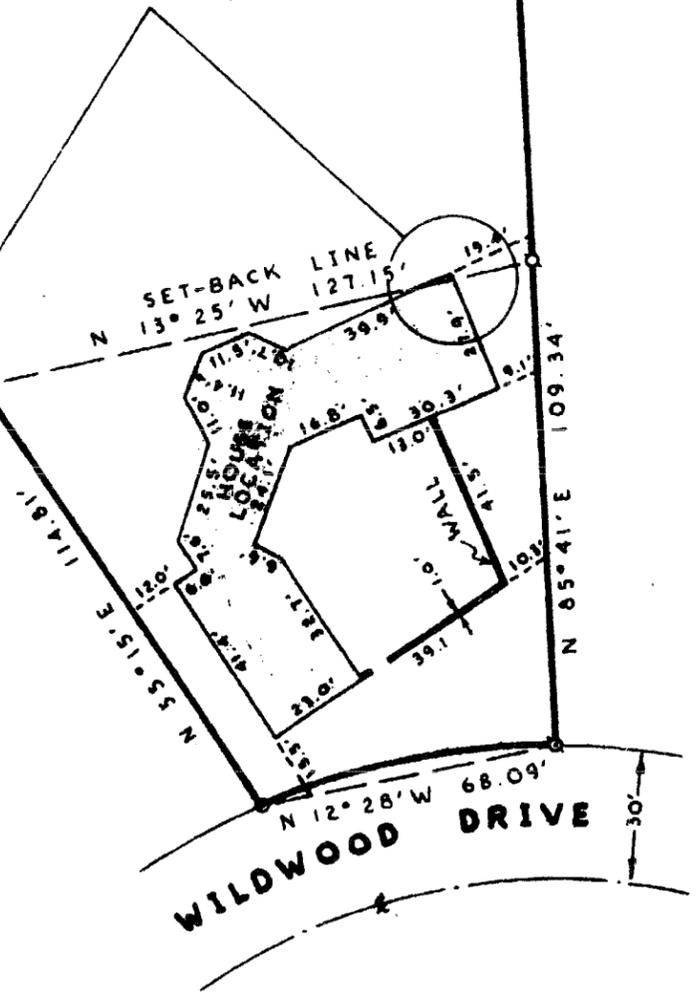
GENEVA LAKE

BLOCK 1

5



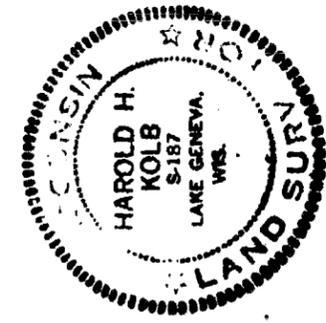
SCALE: 1" = 10'



SCALE: 1" = 40'

**LEGEND**

- - IRON PIPE FOUND
- - IRON PIPE PLACED
- - CONCRETE MONUMENT
- x - SPIKE



I, HAROLD H. KOLB, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED ACCORDING TO THE OFFICIAL RECORDS, AND THAT THE PLAT HEREON IS A CORRECT REPRESENTATION OF THE LOT LINES.

*Harold H. Kolb*  
HAROLD H. KOLB

WISCONSIN REGISTERED LAND SURVEYOR, S-187  
DATE November 22, 1971

ITE-5

117-292



TOWN OF LINN APPROVAL CERTIFICATE

Approved the Building Setback Line modification by the Town Board of  
the Town of Linn on \_\_\_\_\_, 2015.

\_\_\_\_\_  
Susan Polyock, Town Clerk

\_\_\_\_\_  
Date

CITY OF LAKE GENEVA APPROVAL CERTIFICATE

Approved the Building Setback Line modification by the City Council of  
the City of Lake Geneva on \_\_\_\_\_, 2015.

\_\_\_\_\_  
\_\_\_\_\_, Mayor

\_\_\_\_\_  
Date

WALWORTH COUNTY APPROVAL CERTIFICATE

Approved the Building Setback Line modification by  
the Walworth County Zoning Agency on \_\_\_\_\_, 2015.

\_\_\_\_\_  
Rick Stacey, Chairman

\_\_\_\_\_  
Date

This Instrument was drafted by:

James P. Howe, Esq.  
GODFREY, LEIBSLE, BLACKBOURN & HOWARTH, S.C.  
354 Seymour Court  
Elkhorn, Wisconsin 53121

**EXHIBIT A**

**LEGAL DESCRIPTION**

Lot 5 in Block 1 of Trinke Estates, A parcel of land located in the Northeast 1/4 of the Southeast 1/4 of Section 10, T1N, R17E of Walworth County, Wisconsin. (End of legal description.)

**EXHIBIT B**

**EXISTING BUILDING SETBACK LINE**

SAID SETBACK LINE LOCATED IN LOT 5 BLOCK 1 TRINKE ESTATES DESCRIBED AS FOLLOWS TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE N 85°32'51" E ALONG THE SOUTH LINE OF SAID LOT 5, 109.30 TO THE PLACE OF BEGINNING; THENCE N 13°28'36" E 127.19 FEET TO THE NORTH LINE OF SAID LOT 5; AND THE END POINT OF SAID SETBACK LINE AT A POINT LOCATED N 55°04'52" E 114.50 FEET FROM THE NORTHWEST CORNER OF SAID LOT 5. LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, T 1 N, R 17 E, WALWORTH COUNTY, WISCONSIN.

**EXHIBIT C**  
**PLAT OF SURVEY**

See attached.

**NOTE: Please be advised that Surveyor hereby directs viewers to ignore the printed text material on the following page, except the legal description of the easement area depicted. Aside from the legal description, only the spatial relationships of the illustrations on the page are presented for your information.**

Date: December , 2014

Signed by: Peter S. Gordon, Surveyor



## Ken Robers

---

**From:** Timothy Hastings [t.hastings@gaiconsultants.com]  
**Sent:** Thursday, January 22, 2015 10:24 AM  
**To:** Ken Robers  
**Cc:** Jackie Gregoles  
**Subject:** FW: Kelly Smith Filing - Affidavit of Correction/Modification of Building Setback Line

Good morning Ken,

We have reviewed the documents and have the following comment and recommendation. Given the rather insignificant amount of encroachment into the building setback by the existing residence, and given that the encroachment has existed for at least 44 years, we recommend the City approve the proposed Affidavit of Correction, which intends to modify the existing building setback line on Lot 5 of Trinke Estates, in the Town of Linn.

Best regards,

Timothy J. Hastings  
Project Manager

GAI Consultants, Inc.  
700 Geneva Parkway, Lake Geneva, WI 53147

262.348.5600 ext. 205 | C 262-325-5869 |    

 transforming ideas into reality, since 1958 | [gaiconsultants.com](http://gaiconsultants.com)

CONFIDENTIALITY NOTICE: This communication contains confidential information belonging to the sender and may be legally privileged. This communication is solely for the use of its intended recipient. If you are not the intended recipient, inform the sender of the error and remove this email from your system. If this transmission includes any technical information, design data, and/or recommendations, they are provided only as a matter of convenience and may not be used for final design and/or construction.

**From:** Ken Robers [<mailto:krobers@cityoflakegeneva.com>]  
**Sent:** Wednesday, January 21, 2015 1:39 PM  
**To:** Timothy Hastings  
**Subject:** FW: Kelly Smith Filing - Affidavit of Correction/Modification of Building Setback Line

Tim,  
Please review the attached documents for extra-territorial CSM review.

Thanks,  
**Ken Robers**  
City of Lake Geneva  
Building Inspector &  
Zoning Administrator  
T: 262-248-3911  
C: 262-749-0843  
F: 262-248-4715

**From:** Jody Regner [<mailto:jody@godfreylaw.com>]  
**Sent:** Wednesday, January 21, 2015 12:24 PM  
**To:** Ken Robers  
**Cc:** James Howe  
**Subject:** Kelly Smith Filing - Affidavit of Correction/Modification of Building Setback Line

**APPLICATION FOR CONDITIONAL USE**

*City of Lake Geneva*

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

725 Main Street 20P00296  
Legal on Survey Attached

NAME AND ADDRESS OF CURRENT OWNER:

Kenneth Conell  
Michael and Thomas Keefe purchasing on 2/16/15

TELEPHONE NUMBER OF CURRENT OWNER: c/o Bob Limosani 262-745-9611

NAME AND ADDRESS OF APPLICANT:

Michael Keefe  
P.O. Box 460, Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: 262-248-4492

PROPOSED CONDITIONAL USE:

Commercial Indoor Lodging

ZONING DISTRICT IN WHICH LAND IS LOCATED: Central Business District

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

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Short term apartment vacation rental

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

January 27, 2015  
DATE

  
SIGNATURE OF APPLICANT

## Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, February 16, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Conditional Use Application filed by Michael Keefe, PO Box 460, Lake Geneva, WI 53147, to operate a Commercial Indoor Lodging facility in a Central Business (CB) Zoning District at the following location:

TAX KEY No. ZOP 00276 – 725 W. Main Street

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, February 16, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 30th day of January 2015.

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

**A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE**

**Please Publish as small Legal on February 5<sup>th</sup> and February 12<sup>th</sup>.**

## II (a)

The Conditional Use Application is for the building at 725 Main Street. This historic building currently is used as retail on the first floor and a one bedroom apartment on the second floor.

The Conditional Use is being requested for the second floor apartment to be approved for Commercial Indoor Lodging. The subject property is zoned Central Business District.

The usage for the apartment will be similar to the rental units at the Baker House and Cove, etc. We expect and will try to keep the use at a multi-day minimum and expect most rentals to be weekly or at least weekend. Guests will be informed that there is parking for one car only. This will be administered through our resort rental department. Room tax will be paid and maid service provided. There is room on the site for one car to park adjacent to the north side. The unit has one bedroom and is useable for 2-4 people at a time.

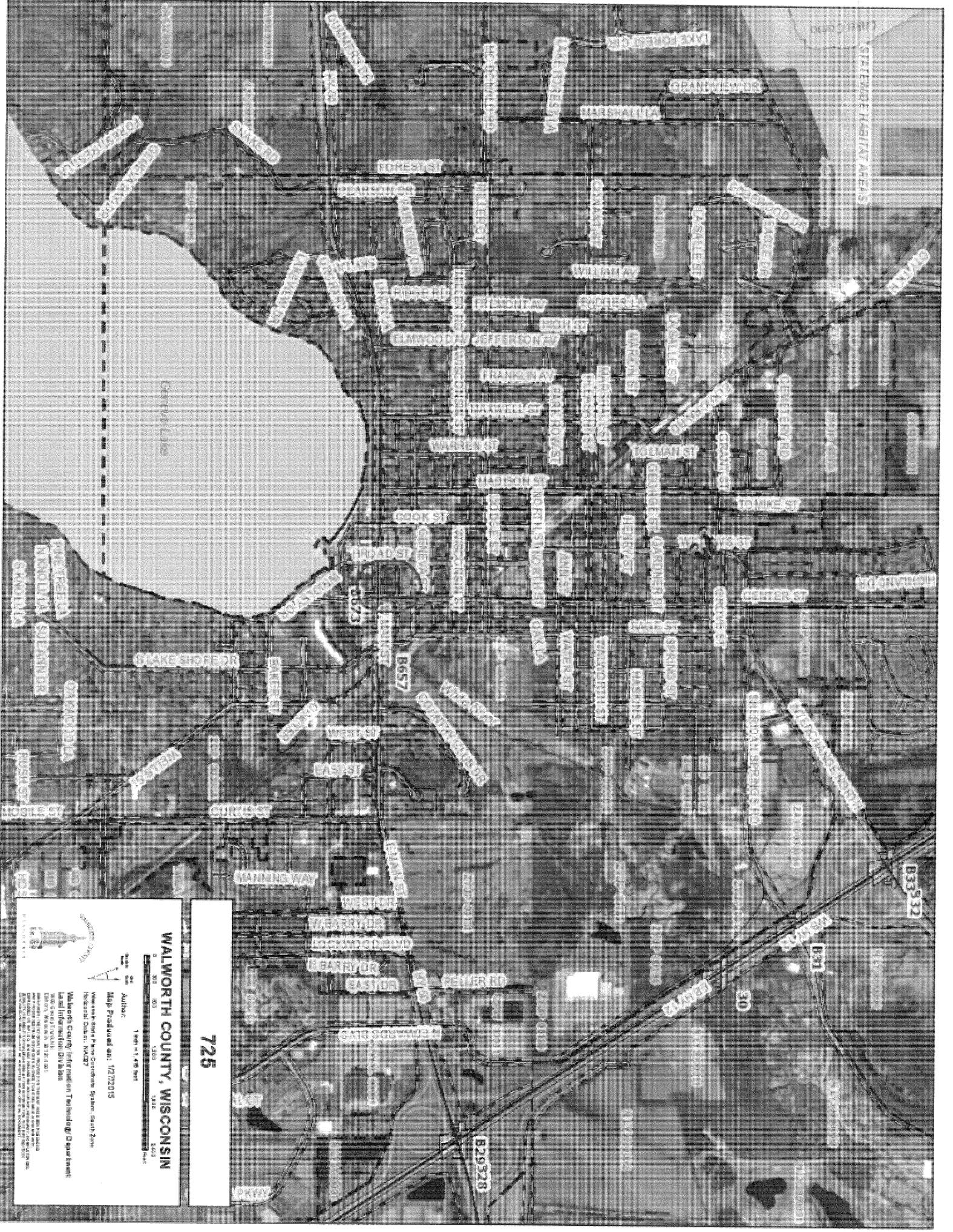
There will be very little traffic impact, people rent in a location like this to be car free and able to easily walk to restaurants, shops and bars. The neighbors are all mercantile and beach so there will be essentially no impact on any residential resident.

A major reason for this request is to allow me to create value with occupancy such as this rather than try to put regular apartment rental in a high activity location. This use will facilitate my ability to afford to restore this historic building.

### III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

1. This use is in the main business area of downtown LG and is consistent with many other of the downtown properties designated for hospitality use such as the Cove, Harbor Shores & Mill Street Inn.
2. The specific location is in the heart of the recreation area of downtown LG and would be highly desirable to vacation visitors looking for a convenient and unique experience in the heart of our town.
3. The use will help allow me to preserve this historic structure in the heart of our town and thereby add to the charm and beauty of our lakefront amenities. There is parking on site and I would anticipate very little auto use by an occupant after arrival as the location is the attraction and access to beach, shopping and restaurants could not be more convenient. Renters will be informed there is parking for one car. Our rental department sees no issue with this. There are no immediate neighbors that I can think of that would be impacted by this; in fact, having more 24 hour presence there may be a plus by keeping additional "eyes" on the area.
4. This has no effect on land use intensity as it has been an apartment for as long as I can remember. The ability to have short term use will allow a more attractive occupancy than year around as the area is so commercial and busy that an apartment use will not attract the conventional tenant but short term opportunity, on the other hand will attract a high end, family or friend group desirous of being in the center of activity.
5. No impact.
6. No adverse impact.

Mike Keefe



725

**WALWORTH COUNTY, WISCONSIN**

Scale: 1 inch = 1.475 miles  
 0 1/2 1 1 1/2 2 Miles

Author: Walworth County  
 Map Produced on: 12/2016  
 Horizontal Datum: NAD83

Map Projection: UTM  
 Vertical Datum: NAVD83

Map Scale: 1:200,000  
 Date: 12/2016

Map of Walworth County, Wisconsin  
 Land Information Division

Walworth County Information Technology Department  
 1000 North Lincoln Street, Janesville, WI 53402  
 Phone: 608/785-3300  
 Fax: 608/785-3301  
 Website: www.walworthcountywi.gov

Map of Walworth County, Wisconsin  
 Land Information Division



# My Map

**WALWORTH COUNTY, WISCONSIN**

1 inch = 300 feet

Map Produced on: 12/20/15

Author: Walworth County Information Technology Department

Map Data: Walworth County Information Technology Department

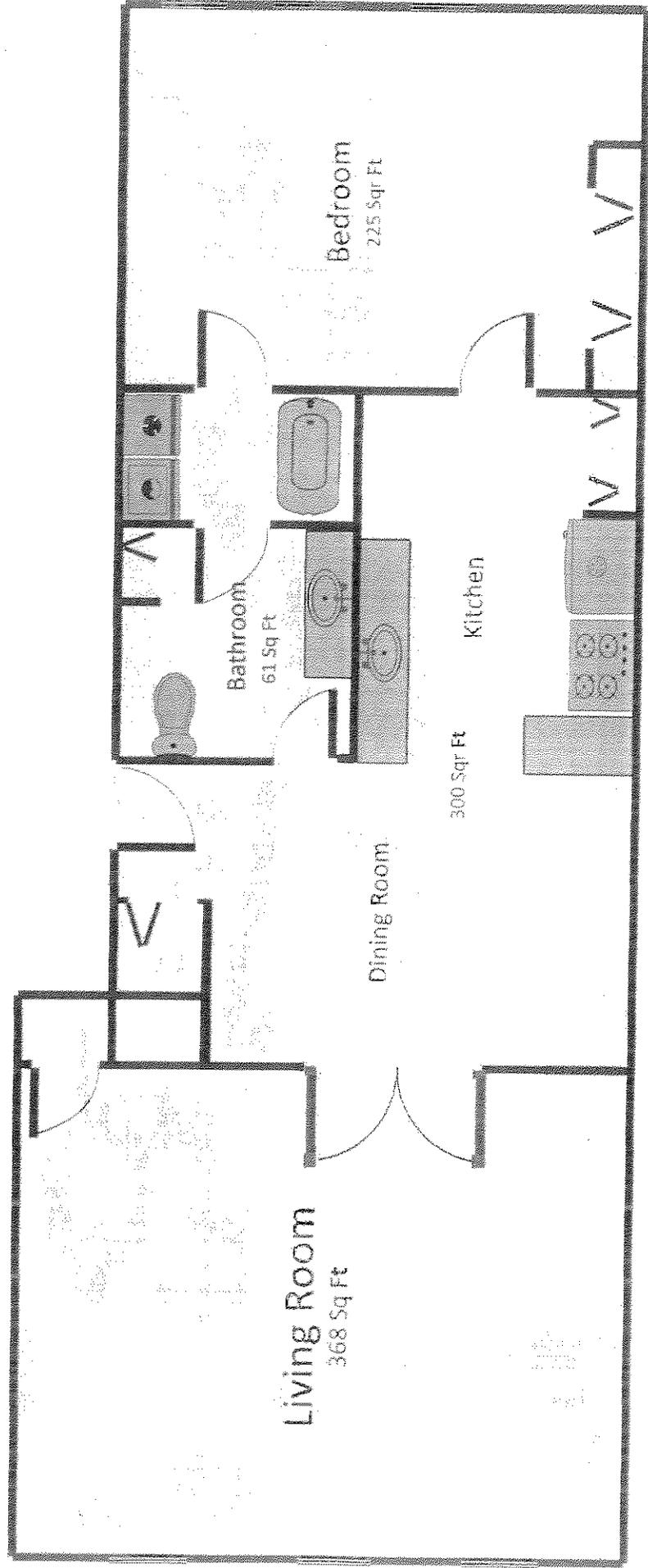
Map Date: 12/20/15

Map Scale: 1 inch = 300 feet

Map Projection: NAD 83

Map Source: Walworth County Information Technology Department

# 725 Main St. Lake Geneva WI 53147



APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

203 South Wells Street Lake Geneva, WI  
Lake Geneva YMCA

NAME AND ADDRESS OF CURRENT OWNER:

Mike Kramp, CEO/Executive Director  
203 South Wells Street, Lake Geneva, WI

TELEPHONE NUMBER OF CURRENT OWNER: 262-248-6211

NAME AND ADDRESS OF APPLICANT:

Mike Kramp  
460 Oakwood Lane Lake Geneva, WI

TELEPHONE NUMBER OF APPLICANT: 262-745-9895

PROPOSED CONDITIONAL USE:

Summer Day Camp Program at Lake  
Geneva YMCA.

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:

Weekly day camp program during the  
summer months for ages 4-15 years.

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

1-22-15

DATE

SIGNATURE OF APPLICANT



## Notice

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City Plan Commission on Monday, February 16, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, on a Conditional Use Application filed by Lake Geneva YMCA, 203 South Wells Street, Lake Geneva, WI 53147 to operate a Group Day Care Center (9+ children) (Summer Camp) in a Planned Development Zoning District (PD), at the following location:

TAX KEY NO. ZA181600002 – 206 S. Wells Street

All interested in the above matter are invited to attend. The City Plan Commission will be in session on Monday, February 16, 2015 at 6:30 P.M. at the City Hall, Council Chambers, 626 Geneva Street, Lake Geneva, Wisconsin, to consider any objections that may have been filed and to hear all persons desiring to be heard.

Dated this 30st day of January 2015.

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

**A QUORUM OF ALDERMEN MAY BE IN ATTENDANCE**

**Please Publish as small Legal on February 5<sup>th</sup> and 12<sup>th</sup>.**

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

*Y Day Camp will be available to all in our community. Financial assistance will be available.*

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?

*Same as above*

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, no impacts*

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?

*All land uses will remain the same*

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?

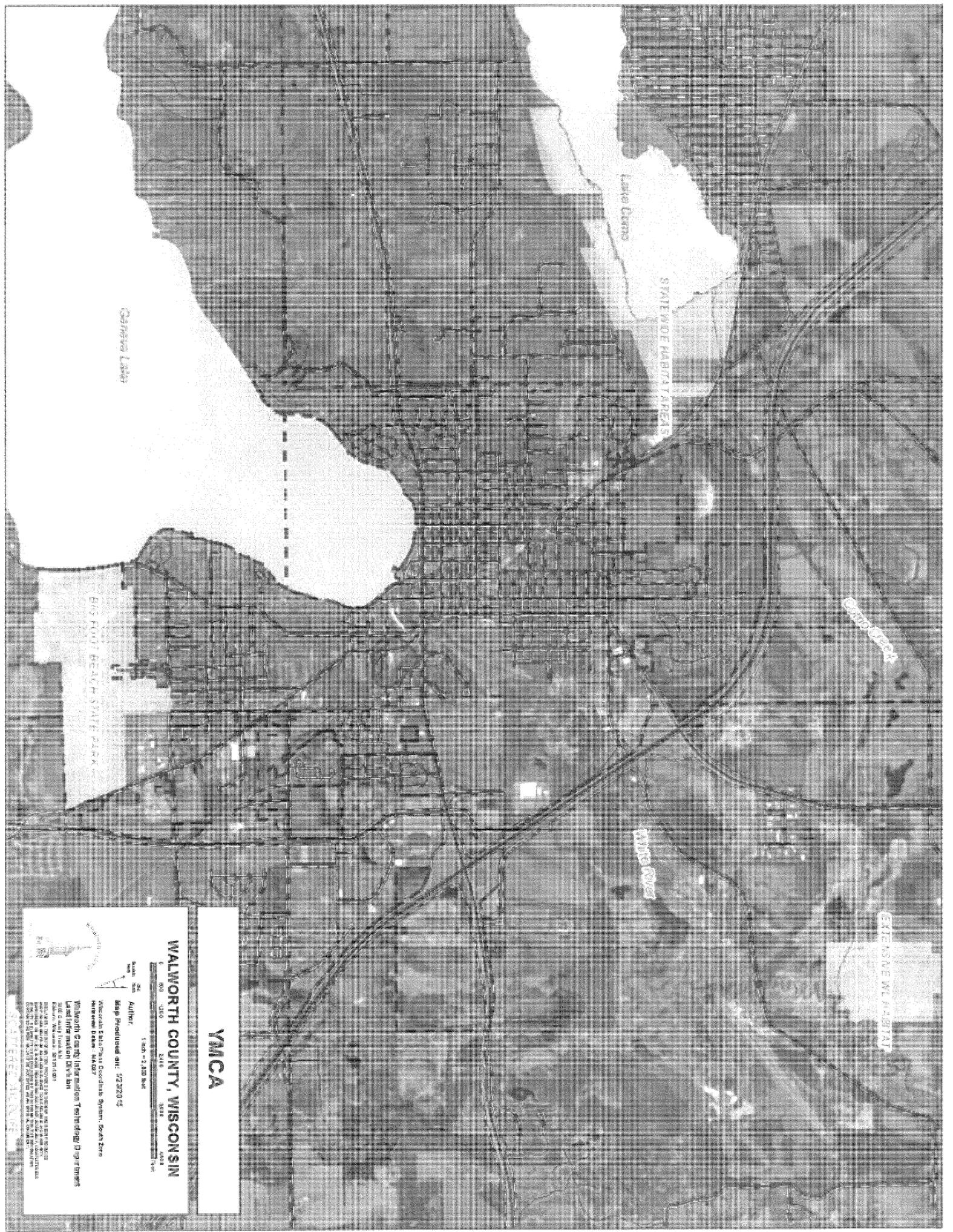
Yes, it will not impose any undue burden.

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, this will be a great public benefit

#### 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: \_\_\_\_\_



EXTENSIVE W/ H-4 BR/AT

Gravel Creek

STATE OF MARQUETTE AREAS

Lake Como

White River

Kegonsa Lake

BIG FOOT BEACH STATE PARK

# YMCA

## WALWORTH COUNTY, WISCONSIN

0 500 1000 2000 3000 4000 Feet

1 inch = 2,500 feet

Scale: 1" = 2,500'

Map Produced on: 02/20/05

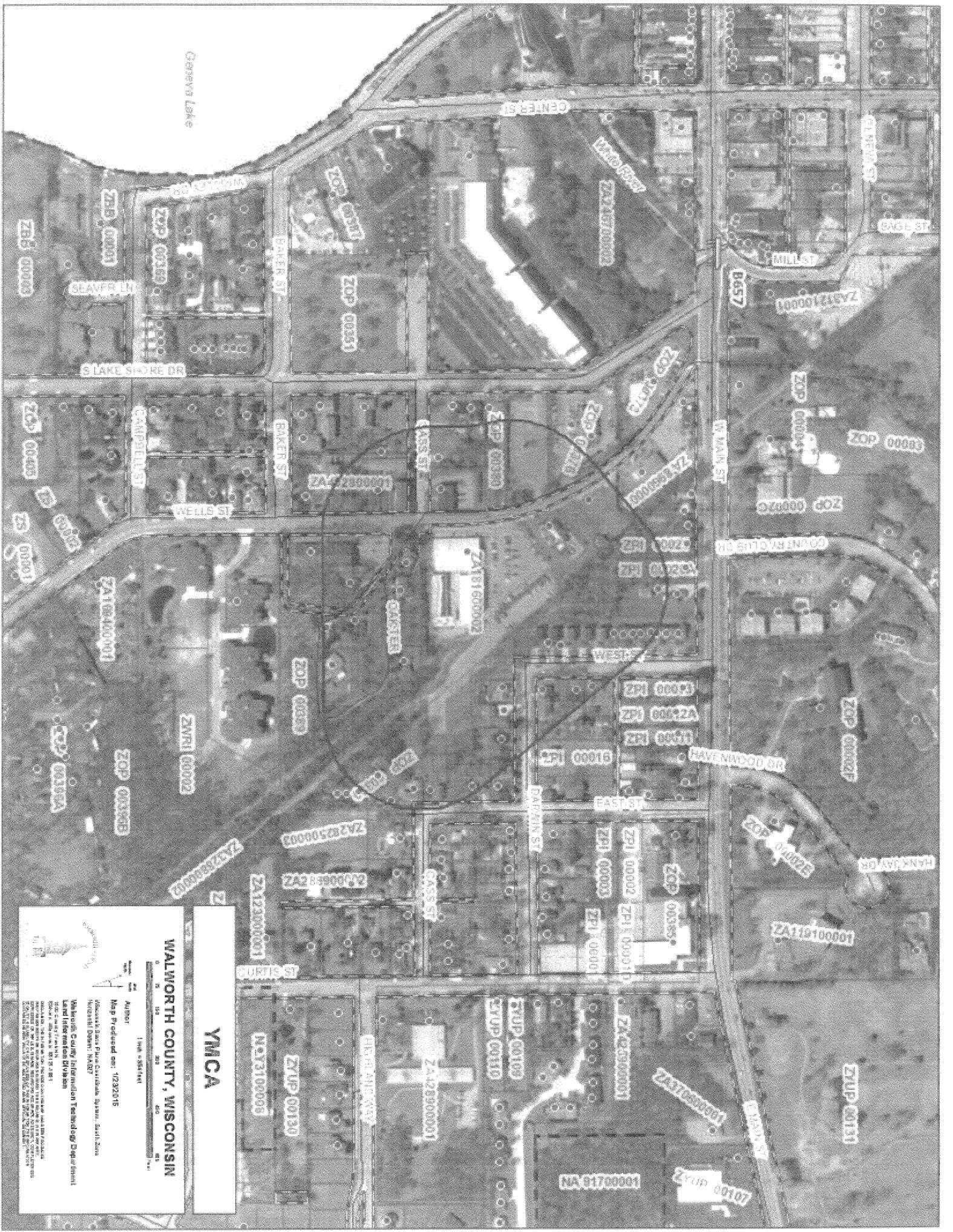
Author: Wisconsin Dept. of Transportation, Scott Tross

Map Date: 04/07

Walworth County Information Technology Department  
Land Information Division

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Geneva Lake

**YMCA**

**WALWORTH COUNTY, WISCONSIN**



Author:  
Map Produced on: 12/29/15

Address to: State of Wisconsin, Department of Transportation  
 Highway Design: R1007

Walworth County Information Technology Department  
 Land Information Division  
 200 N. Main Street, P.O. Box 1000  
 Walworth, WI 53190  
 Phone: 920.255.2200  
 Fax: 920.255.2201  
 Website: www.walworthcountywi.gov



Walworth County Information Technology Department  
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