

**CITY PLAN COMMISSION
MONDAY, MAY 21, 2012 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL**

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

Roll Call: Commissioners Flower, Poetzinger, Alderman Hougen and Commissioner Skates. Also Present: Mayor Connors, City Attorney Draper, Building/Zoning Administrator Brugger, City Administrator Jordan, and Administrative Assistant Special. City Planner Slavney and Commissioner Olson were excused.

Skates/Poetzinger motion to approve the April 16th 2012 minutes. Motion carried.

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. Applicants will be allowed when their item is discussed.

None.

Correspondence.

None.

Public Hearing and recommendation on a Conditional Use Application filed by Reeds Construction LLC, W3199 S. Lake Shore Drive, Lake Geneva, WI 53147 for Antoinette Sottrel, 5N501 Curling Pond Road, Wayne, IL 60184, to construct a new pier at 1084 La Grange Drive, Lake Geneva, WI 53147 Tax Key Number ZLE 00003.

Frank Sottrel, 849 Seminary Circle, Glen Ellyn, IL 60137, approached the podium to explain the project. This will be a replacement pier for the one that is currently there. Skates asked about the existing pier. Mr. Sottrel stated that what was there in the past is much larger than what is allowed and also currently proposed. It currently is about 85-90 feet out in distance from the shore. They are proposing 100 feet from the shore. Mr. Sottrel also explains that they are more than the 121/2 foot setback from the new riparian rights line that was recently documented by the recent lot line adjustment.

Flower/Hougen to close the public hearing. Motion carried. Connors/ Poetzinger motion to recommend approval the Conditional Use Application filed by Reeds Construction LLC, W3199 S. Lake Shore Drive, Lake Geneva, WI 53147 for Antoinette Sottrel, 5N501 Curling Pond Road, Wayne, IL 60184, to construct a new pier at 1084 La Grange Drive, Lake Geneva, WI 53147 Tax Key Number ZLE 00003, pending DNR approval, verification of riparian rights and including all staff recommendations. Motion carried unanimously.

Public Hearing and recommendation on a Conditional Use Application filed by Reeds Construction LLC, W3199 S. Lake Shore Drive, Lake Geneva, WI 53147 for John and Barbara Salyer, 1900 E. Golf Rd. Suite 1030, Schaumburg, IL 60173 for an addition to their existing pier, to extend the pier and add an additional slip at 845 Bayview Drive, Lake Geneva, WI 53147, Tax Key Number ZGB 00006.

Jeff Reed, Reeds Construction approached the podium on behalf of the applicant. Connors asked how many boats and personal watercrafts will be included on this pier. There will be one boat and two wave runners on the pier. Mr. Reed states that the top of the boat needs to be in deeper water and that is why the canopy will be moved out further. There is a pad for rafts but Mr. Reed doesn't know if it is even utilized. Hougan asked if this addition to the pier will impede any additional raft traffic or make more congestion.

Mr. Reed stated that there is a raft already out there and this addition will only be 28 feet longer than is currently there. Connors asked about the total amount of boats that they will be allowed. Brugger explained his belief of the interpretation of the DNR in regards to the number of watercrafts allowed. He believed that there are two boats allowed for the first 50 feet and one for each additional 50 feet after that. With a 100 feet plus frontage, they would be allowed three boats. Mr. Reed stated that he believed the same. If the canoes and kayaks are not registered they may not count. In order to use the City rack though, they must be registered. Skates/Hougen motion to close the public hearing. Motion carried. Skates/ Poetzinger motion to recommend approval on a Conditional Use Application filed by Reeds Construction LLC, W3199 S. Lake Shore Drive, Lake Geneva, WI 53147 for John and Barbara Salyer, 1900 E. Golf Rd. Suite 1030, Schaumburg, IL 60173 for an addition to their existing pier, to extend the pier and add an additional slip at 845 Bayview Drive, Lake Geneva, WI 53147, Tax Key Number ZGB 00006 including all staff recommendations, DNR approval and also conforming with the DNR regulated number of boats allowed at this location. Discussion followed. Motion carried unanimously.

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Public Hearing and recommendation on a Conditional Use Application filed by Deborah Dalzell, W3274 S. Lake Shore Drive, Lake Geneva, WI 53147 to modify an existing non-conforming pole sign by replacing the faces with new signage located at 880 W. Main Street, Lake Geneva, WI 53147, Tax Key Number ZOP 00337. Bill Dalzell, and Barry Rawson, B&B Signs LLC, approached the podium to explain the project. Flower asked how the sign would be located if it were to be conforming. Mr. Dalzell explains that this sign would have to be located to the middle of the parking lot. Skates clarifies that this approval would just be to replace the faces of the sign and it could, but wouldn't have to be, to reset the 10 year sunset date to make the sign conforming. Connors asked if the applicant would consider the change from red to burgundy. It was stated that they wanted to keep the sign in the patriotic colors and would have no problem altering it a bit. Poetzing/Skates motion to close the public hearing. Motion carried. Hougen/ Skates motion to recommend approval on a Conditional Use Application filed by Deborah Dalzell, W3274 S. Lake Shore Drive, Lake Geneva, WI 53147 to modify an existing non-conforming pole sign by replacing the faces with new signage located at 880 W. Main Street, Lake Geneva, WI 53147, Tax Key Number ZOP 00337 including all staff recommendations specifically the change of the red color of the sign to burgundy. Poetzing asks about the ten year time limit. Brugger explained it. Motion carried.

Public Hearing and recommendation on a Conditional Use Application filed by Chad Steen, 602 E. Market Street, Elkhorn, WI, 53121, for a coffee shop and Deli (Indoor and Outdoor Commercial Entertainment) at 835 Wrigley Drive, Lake Geneva, WI 53147, Tax Key Number ZOP 00339. Brugger explained the project on behalf of the applicant. He says there will be little to no cooking due to the type of building and the potential for nuisances should be pretty low. Skates/Poetzing motion to close the public hearing. Motion carried. Skates/ Flower motion to recommend approval on a Conditional Use Application filed by Chad Steen, 602 E. Market Street, Elkhorn, WI, 53121, for a coffee shop and Deli (Indoor and Outdoor Commercial Entertainment) at 835 Wrigley Drive, Lake Geneva, WI 53147, Tax Key Number ZOP 00339 including all staff recommendations. Flower asks if they have to comply with ADA requirements. Brugger states not necessarily but they have to comply with the accessibility requirements of the building code which can be substantially different. They are currently still working on a ramp. Discussion followed. Positive comments were made on the changes to that area of town. Motion carried unanimously.

Review and recommendation on a Site Plan application filed by the American Legion, 735 Henry Street, Lake Geneva, WI 53147 to construct a fence on the property located at 735 Henry Street. Skates would like to recuse himself. Hougen asks if the future paved parking area is within the perimeters of the drainage area. Brugger explains that the parking was approved in a previous site plan approval and to this approval will have it renewed. Part of the original approval was that a drainage analysis be done by the City Engineer and that some landscape islands be installed. He believes that the intent is that if they can get the money together to put this in in the next five years that they will only have to comply with the conditions and not spend the application fee again to get the Site Plan approved. Connors/ Hougen motion to recommend approval on a Site Plan application filed by the American Legion, 735 Henry Street, Lake Geneva, WI 53147 to construct a fence on the property located at 735 Henry Street including staff recommendations for landscaping and also for the City Engineer to review the drainage plan. Mr. Manny Kirchoff approached the podium on behalf of the Legion and explained the reasoning behind the chain link fence. They feel this is better than the pink temporary fence that they have been putting up for many years. Poetzing asks if they are planning to put gates on at this time. Mr. Kirchoff states not at this time, but it is a plan for the future. Motion carries 5-0 with Skates abstaining (and Brugger voting).

Review and recommendation on a Certified Survey Map, filed by Lael Vandeburgh, N2365 Bonnie Brae, Lake Geneva, WI 53147 for land located at N2365 Bonnie Brae, Lake Geneva, WI 53147 in the Town of Linn which is also with the City's extra territorial plat review area. Lael Vandeburgh approached the podium and explained her project. Connors asked if Ms. Vandeburgh had received the recommendation given by the Department of Administration. She believes it has been corrected. Hougen/Skates motion to recommend approval on a Certified Survey Map, filed by Lael Vandeburgh, N2365 Bonnie Brae, Lake Geneva, WI 53147 for land located at N2365 Bonnie Brae, Lake Geneva, WI 53147 in the Town of Linn which is also with the City's extra territorial plat review area including the recommendation made by the Department of Administration in a letter dated May 14, 2012. Motion carried unanimously.

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Review and recommendation on a Certified Survey Map, filed by Jeanne Allis, W3691 Snake Road, Lake Geneva, WI 53147 for land located at W3691 Snake Road, Lake Geneva, WI 53147 in the Town of Linn which is also with the City's extra territorial plat review area. Jeanne Allis approached the podium to explain her project. Connors asked if she had received the recommendation made by the Department of Administration. She explains that she had, the surveyor has received the recommendations and has already made the changes and resubmitted to the county. Flower asks how Ms. Allis' lot line will line up with Ms. Vandenburg's. Ms. Allis explained that they are on two different side roads and each one will line up with its respective adjoining neighbors. The Town of Linn approved both the entrances on Snakes Road and Alta Vista. Hougen/ Poetzinger motion to recommend approval on a Certified Survey Map, filed by Jeanne Allis, W3691 Snake Road, Lake Geneva, WI 53147 for land located at W3691 Snake Road, Lake Geneva, WI 53147 in the Town of Linn which is also with the City's extra territorial plat review area subject to the Department of Administration recommendations in a letter dated May 17, 2012 letter, a recommendation by the City Engineer in a letter dated May 16th, 2012 and all staff recommendations. Skates ask Brugger to explain the right of way dedication that was suggested in the Staff recommendations. Motion carried unanimously.

Discussion and review of a Concept Plan Pan for a proposed Planned Development filed by Excel Engineering Inc. 100 Camelot Drive, Fond du Lac, WI 54935 on behalf of PHRE Lake Geneva LLC, 10930 W. Potter Road, Suite A, Wauwatosa, WI 53226 for land located on N. Edwards Blvd., north of Home Depot. Bill Hoch, Engineer from Excel Engineering and Kim Pischke, Core Commercial approached the podium and explained the revisions that were updated as of today and handed out by Ms. Pischke for a retail development. In the original site plan, there was an access drive off of Edwards Boulevard and the main traffic lane driving through the parking lot. The recent change is now the change of the traffic drive to the south side and put all the parking to the north of the lot. This will allow for a larger landscape area in front of the loading dock and the front tenant and this will allow for more green space on the site overall. They are also asking for group development on this site as part of the Planed Development process so they don't have to come back for an additional Conditional Use process. Hoch has also added future access points once Turkey Farm Road is fully developed. They would like to have larger access points to help the trucks make turns easier. They are proposing 39,000 square feet of retail space on site. All of the underlying zoning requirements have been met for the Planned Business zoning district except for the few items mentioned tonight. When the Turkey Farm Road has been developed, they would propose moving the access point from this site to Edwards and replacing it with the access points on Turkey Farm Road. Hougen appreciates the green space that is proposed. He also asks if the islands can be put together to put a bigger green space instead of spreading out all the islands. Brugger stated that the purpose of the internal islands is to hopefully acid visually and impactfully mass asphalt area for heat generation and mostly visually. This is the City's ordinance more than the developers plan. Connors reiterates that the delivery trucks would pull into the development and go to the back to turn around and then back up into the first building. That is correct. Poetzinger asks if there is a timeline on Turkey Farm Road? Brugger says no, that it will be driven probably by development on the Hillmoor site. Skates asks if Peller Road could be utilized. Brugger says not until Turkey Farm is developed. Mr. Hoch stated that this plan is in compliance with the cross easement with Target. The idea is to make the dumpster the same material as the building so it is somewhat concealed. Flower asks about the access most to the east, it goes off to nothing. Is it for something in the future? There is an accepted offer on the property so this is future planning to connect the two parcels together. Flower also asks if the Turkey Farm Road is a separate development so connection to the home Depot would not be related to this at all. Brugger states that the terrain would not permit it; there is an eight foot drop from Turkey Farm Road. Flower questions the woodland area. Brugger explains that it is not mapped woodland area, there is a fence line of trees that makes is a wooded area but it is not a documented woodland area. SEWRPC has not designated this area as woodlands so no additional site survey needs to be done. There are two sets of numbers on the plan to show the greenspace, the smaller number is without the Turkey Farm Road dedication. The abandoned properties would then be razed when the project goes forward. Skates asks about the number of access points onto the lot. There is talk about the sidewalk connecting to the Target parcel and the bike trail which would have to yet be approved by Target but it is a thought. There was talk about the time frame for Turkey Farm Road, it is hard to absorb cost of the full street on the parcel of land that it is. Discussion occurred on parking and different layouts. The main building facades will be facing Edwards Blvd. The utilities right now are planned to be on the northwest side of the building. Flower wants the City of be cautious of the same building material that Target used, as she has seen it falling off of another building. Positive feedback was given, pending some tweaking. Hougen suggests putting in a charging station for electric vehicles.

Downtown Design Review.

220 Cook Street. When the outdoor dining was approved, the owner thought landscaping would help to control the people on the property. After looking at this particular corner, he thought that the fence would help give him more control on the property. This is different than the bushes so it is back before the Commission for approval. Skates/ Flower motion to approve the fencing as presented. Motion carried unanimously.

Skates/Poetzinger motion to adjourn at 8:03pm. Motion carried.

/s/ Jennifer Special, Building/Zoning Administrative Assistant

These minutes are not official until approved at the next Planning Commission meeting.

STAFF REPORT
To Lake Geneva Plan Commission

Meeting Date: May 21, 2012

Agenda Item #6

Applicant:

Reeds Construction LLC
W3199 S. Lake Shore Drive
Lake Geneva, WI 53147

Request:

Conditional Use approval to construct a new pier at
1084 La Grange, Lake Geneva, WI 53147 for
Antoinette Sottrel.

Description: The applicant would like to install a new pier.

Staff Recommendation: Staff has no objection to this request. The pier as proposed meets ordinance requirements and would not appear to adversely impact the use of adjacent piers. Staff would recommend that this approval be subject to a condition that the pier requires complete compliance with all DNR rules relating to piers including canopies and number of boats moored or stored on the pier and that any extensions to the pier including lifts and platforms are subject to conditional use approval.

If, after the public hearing, the Commission wishes to recommend approval 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.

If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be:

1. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

2. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

4. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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

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

Agenda Item #7

Applicant:

Reeds Construction LLC
W3199 S. Lake Shore Drive
Lake Geneva, WI 53147

Request:

Conditional Use approval to extend the pier and
add an additional slip at 845 Bayview, Lake Geneva,
WI 53147 for John and Barbara Salyer.

Description: The applicant would like to modify their existing pier.

Staff Recommendation: Staff has no objection to this request. The pier as proposed meets ordinance requirements and would not appear to adversely impact the use of adjacent piers. Staff would point out that the kayak platform and jet ski lifts also constitute part of the pier and are subject to this approval. Staff would recommend a condition that this approval be subject to a condition that the pier, lifts, and platform require complete compliance with all DNR rules relating to piers including canopies and number of boats moored or stored on the pier.

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.

If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be:

1. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

2. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

4. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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

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

Agenda Item #8

Applicant:

Deborah Dalzell
W3274 S. Lake Shore Drive
Lake Geneva, WI 53147

Request:

Conditional Use approval to modify an existing non-conforming pole sign by replacing the faces with new signage at 808 W. Main Street, Lake Geneva, WI 53147.

Description: The applicant would like to modify their existing non-conforming pole sign by installing new faces.

Staff Recommendation: Staff has no objection to this conditional use. This conditional use has an automatic 10 year expiration. This sign was allowed to change faces in April of 2010 so there is 8 years left to expiration and in order to extend the expiration to 10 years again the Plan Commission needs to specifically make that recommendation. Staff would recommend the full 10 year expiration time as this sign will likely serve this property until a new building is built out to the property line, as is required by the CB district standards, and at that time signage will be located on the building.

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.

If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be:

1. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

2. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

4. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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

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

Agenda Item #9

Applicant:

Chad Steen
602 E. Market Street
Elkhorn, WI 53121

Request:

Conditional Use approval for a coffee shop and deli
(Indoor and Outdoor Commercial Entertainment)
at 835 Wrigley Drive, Lake Geneva, WI 53147.

Description: The applicant would like to utilize the commercial space at the above referenced location for a coffee shop/deli with indoor and outdoor seating.

Staff Recommendation: Staff has no objection to the proposed use and feels that it will fit in well with the other uses in the area and on site.

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.

If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be:

1. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

2. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.

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

4. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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

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

Agenda Item #10

Applicant:

American Legion C/O Chuck Schlein
735 Henry Street
Lake Geneva, WI 53147

Request:

Site Plan approval for a fence to be added to the
property at 735 Henry Street.

Description: The applicant would like to install a chain link fence in the rear yard. The parking expansion area was approved on a previous site plan but has not yet been installed. This approval will extend the expiration date for the parking approval.

Staff Recommendation: Staff has no objection to approval for the fence and parking expansion with a condition that the required landscape islands be installed in the new parking area per ordinance requirements.

1. All standards of the Zoning Ordinance and other applicable City, State and Federal regulations are met;
2. The public health and safety is not endangered;
3. Adequate public facilities and utilities are provided;
4. Adequate control of storm water and erosion are provided and the disruption of existing topography, drainage patterns and vegetative cover is maintained insofar as is practical;
5. Appropriate traffic control and parking are provided;
6. Appropriate landscaping and open space areas are provided;
7. The appearance of structures maintains a consistency of design, materials, colors, and arrangement with nearby properties of similar use which comply with the general architectural guidelines provided in subsections i. through v., below:
 - i. Exterior construction materials shall be consistent with Sec.98-718;
 - ii. Exterior building design or appearance shall not be of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards;
 - iii. Exterior building design or appearance shall not be so identical with nearby buildings so as to create excessive monotony or drabness. A minimum of five basic home styles shall be provided in each residential subdivision;
 - iv. Exterior building design or appearance shall not be constructed or faced with exterior material which is aesthetically incompatible with other nearby buildings or which presents an unattractive appearance to the public and from surrounding properties; and
 - v. Exterior building, sign, and lighting design or appearance shall not be sited on the property in a manner which would unnecessarily destroy or substantially damage the natural beauty of the area.

Agenda Item #11

Applicant:

Lael Vandenburg
N2365 Bonnie Brae
Lake Geneva, WI 53147

Request:

ETP approval of a Certified Survey Map for land located
at N2365 Bonnie Brae in the Town of Linn.

Description: The applicant would like to divide her existing residential lot into two lots within the City's extra-territorial land division jurisdiction.

Staff Recommendation: Staff has no objection to approval of the CSM as it appears to meet the exception within Sec.66-15 of the ETP ordinance to allow this division.

If the Commission wishes to recommend approval, then the appropriate fact finding would be:

The proposed division is infill development within an existing subdivision.

Agenda Item #12

Applicant:

Jeanne Allis
W3691 Snake Road
Lake Geneva, WI 53147

Request:

ETP approval of a Certified Survey Map for land located at W3691 Snake Road in the Town of Linn.

Description: The applicant would like to divide her existing residential lot into two lots within the City's extra-territorial land division jurisdiction.

Staff Recommendation: Staff has no objection to approval of the CSM as it appears to meet the exception within Sec.66-15 of the ETP ordinance to allow this division. Staff would recommend a condition that the area within the lots depicted as road right-of-way be dedicated as such with the recording of the CSM if not already dedicated.

If the Commission wishes to recommend approval, then the appropriate fact finding would be:

The proposed division is infill development within an existing subdivision.

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



Zoning Administrator

CONDITIONAL USE RESOLUTION 12-R43

A Resolution authorizing issuance of a Conditional Use Permit filed by Reeds Construction LLC, W3199 S. Lake Shore Drive, Lake Geneva, WI 53147 for Antoinette Sottrel, 5N501 Curling Pond Road, Wayne, IL 60184, to construct a new pier at 1084 La Grange Drive, Lake Geneva, WI 53147 Tax Key Number ZLE 00003.

WHEREAS, the City Plan Commission has considered the application of Reeds Construction LLC, and

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on May 21, 2012.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit, to construct a new pier at 1084 La Grange Drive, Lake Geneva, WI 53147 Tax Key Number ZLE 00003, pending DNR approval, verification of riparian rights and including all staff recommendations

Granted by action of the Common Council of the City of Lake Geneva this 29th day of May, 2012.

James R. Connors, Mayor

ATTEST:

Michael D. Hawes, City Clerk

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

1084 LaGrange Dr. Lake Geneva, WI 53147
lot 3 Lake Geneva East Shore Estates Sub City of Lake Geneva
sect 1, Township 1 North, Range 17 East.

NAME AND ADDRESS OF CURRENT OWNER:

Antoinette Sotrel - 5N501 Curling Point Road
Wayne, IL 60184

TELEPHONE NUMBER OF CURRENT OWNER: 708-702-2179

NAME AND ADDRESS OF APPLICANT:

Reeds Construction LLC
103199 S. Lake Shore Dr. Lake Geneva, WI 53147
Jeff Reed

TELEPHONE NUMBER OF APPLICANT: 262-248-2934 cell 262-949-5064

PROPOSED CONDITIONAL USE:

Build a new pier w/main pier starting out 5'x45' & hanging
8'x55' with a slip 3'x33" with a 3'x15'6" cat walk

ZONING DISTRICT IN WHICH LAND IS LOCATED: Residential

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

Reeds Construction, LLC
103199 S. Lake Shore Drive,
Lake Geneva, WI 53147

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

put 5 cribs in water and fill with rock, then building of
racks, stringers and decking at shop. Then haul it to lake
and put it together.

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

3/22/12
DATE

Jeffrey A Reed
SIGNATURE OF APPLICANT

AGREEMENT FOR SERVICES

REIMBURSABLE BY THE PETITIONER / APPLICANT. The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any finance charges that may accrue. The City may apply the charges for these services to the Petitioner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner and which are not paid, may be assigned by the City as a special assessment to the subject property. Petitioner hereby expressly waives any notice and hearing requirements provided in Wis. Stats. § 66.0701 or any additions or amendments to this section. Petitioner further authorizes the City Treasurer or City Clerk to levy and collect review fees and additional fees upon the affidavit of the City Administrator or the Zoning Administrator stating that such fees are reasonable and that payment is overdue. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the development application:

Reed's Construction LLC, as applicant/petitioner for:

Name: Jeff Reed

Address: W3199 S Lake Shore Drive

Lake Geneva, WI 53147

Phone: shop 262-248-2934 cell 262-949-5064

Agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof.

Dated this 22 day of march, 2012.

Jeff Reed
Printed name of Applicant/Petitioner

Jeffrey A Reed
Signature of Applicant/Petitioner

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?

New pier main pier 5'x45 going to 8'x55 with a slip 3'x33" wide
3'x15' catwalk. Will be 12 1/2' off 10' lane.

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?

Going to be used as private boat docking and summer
housing for boat.

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, this is all on private property, is a pier
just like all the other piers on lake

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?

used for private boat dock and fishing off of, swimming,
and for store the boat for the summer.

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

This is down on the water and the home owner is responsible
for repairs and up keep. It is made at a building and hauled in to be
installed. It is stored on private property when removed during winter.

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?

Public does not benefit, this is a private pier for private use only.
will not cost public anything

PLEASE COMPLETE BOTH PAGES 1 & 2 OF THIS APPLICATION. PRINT OR TYPE. The Department requires use of this form for any application filed pursuant to Chapter 30, Wis. Stats. The Department will not consider your application unless you complete and submit this application form. Personally identifiable information on this form will not be used for any other purpose, but it must be made available to requesters under Wisconsin's open records law [s. 19.31-19.39, Wis. Stats.].

1. Applicant (Individual or corporate name) <u>Frank Antoinette Sottrell</u> Address <u>51501 Curling Pond Road</u> City, State, Zip Code <u>Wayne IL 60184</u> Fire Number <u>1084</u> Telephone No. (Include area code) <u>708-702-2179</u> Tax Parcel Number <u>ZLE 00003</u>	2. Agent/Contractor (firm name) <u>Reed's Construction LLC</u> Address <u>W 3199 S. Lake Shore Dr.</u> City, State, Zip Code <u>Lake Geneva WI 53147</u> Telephone No. (Include area code) <u>cell 262-949-5064 shop 262-248-2934</u>
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3. If applicant is not owner of the property where the proposed activity will be conducted, provide name and address of owner and include letter of authorization from owner. Owner must be the applicant or co-applicant for structure, diversion and stream realignment activities.

Owner's Name	Address	City, State, Zip Code
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4. Is the applicant a business? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, is the permit or approval you are applying for necessary for you to conduct this business in the State of Wisconsin? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, please explain why (attach additional sheets if necessary):	5. Project Location Address <u>1084 LaGrange Dr.</u> Village/City/Town <u>Lake Geneva</u> Fire Number <u>1084</u> Tax Parcel Number <u>ZLE 00003</u> Waterway <u>Lake Geneva</u> County <u>Walworth</u> Govt. Lot <u>3</u> OR <u>1/4</u> , <u>1/4</u> , of Section <u>1</u> , Township <u>1</u> North, Range <u>17</u> (East) (West)
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6. Adjoining Riparian (Neighboring Waterfront Property Owner) Information

Name of Riparian #1	Address	City, State, Zip Code
<u>Scott Chaikin</u>	<u>1930 Browning Ct Highland Park IL 60035</u>	
Name of Riparian #2	Address	City, State, Zip Code
<u>Property Owners Association</u>	<u>845 LaGrange Dr Lake Geneva</u>	<u>James W. Majerowicz WI 53147</u>

7. Project Information (Attach additional sheets if necessary)

(a) Describe proposed activity (include how this project will be constructed)
Wood construction pier with wood crib filled with rock

(b) Purpose, need and intended use of project
Main pier with 1 Boat slip with canopy + 1 shore station

(c) I have applied for or received permits from the following agencies: (Check all that apply) Total 2 Boats

Municipal County Wis. DNR Corps of Engineers

(d) Date activity will begin if permit is issued ASAP; be completed: Dec 2012

(e) Is any portion of the requested project now complete? If yes, identify the completed portion on the enclosed drawings and indicate here the date activity was completed:

Main pier but were going to remove Yes No

I hereby certify that the information contained herein is true and accurate. I also certify that I am entitled to apply for a permit, or that I am the duly authorized representative or agent of an applicant who is entitled to apply for a permit. Any inaccurate information submitted may result in permit revocation, the imposition of a forfeiture(s) and requirement of restoration.

Signature of Applicant(s) or Duly Authorized Agent <u>Jeff Reed</u>	Date Signed <u>3-14-12</u>
--	-------------------------------

LEAVE BLANK - FOR RECEIVING AGENCY USE ONLY		
Corps of Engineers Process No.	Wisconsin DNR File No.	
Received By	Date Received	Date Application Was Complete

Drawings of proposed activity should be prepared in accordance with sample drawing.

Location Sketch (Indicate scale)
 Show route to project site: include nearest main road and crossroad.

N 1" = _____ ft.

Fire Number: 1084

Proposed Materials

5 Rock Filled crib
 All wood will be Doug Fir
 6x6 post + Jack
 4x6 Stringers
 2x8 Decking
 Wood crib Filled
 with Stone



See Next pages

Project Plans (include top view and typical cross sections. Clearly identify features and dimensions or indicate scale.)
 Use additional sheets if necessary.

N 1" = _____ ft.

Top View



See Next pages

Cross Section

See Next pages

Please review the permit application materials closely to see if your project is eligible for a General Permit (GP) or an Individual Permit (IP). This will make a difference in your fee, and in the permit processing time. For projects that require multiple permits or approvals, use the right hand columns to calculate your total fee. **The following projects do not require fees:** Waterway projects funded in whole or in part by any Federal or State agency, dam or wetland projects conducted by any Federal or State agency.

Activity	Quantity	Amount	Subtotal
GP for biological shore erosion control structure			
GP for boat landing (public only)			
GP for clear-span bridge			
GP for dredging- manual or less than 25 cubic yards from a river or stream			
GP for dredging- plant and animal nuisance removal in "outlying waters"			
GP for dredging - previously permitted drainage district maintenance			
GP for dry fire hydrant			
GP for fish crib, half log, spawning reef, tree drop, wing deflector)			
GP for ford			
GP for piling			
GP for pond-landscape (not located in a wetland)			
GP for pond-wildlife / wetland conservation (meeting criteria in NR 353.04 and NR 353.05)			
GP for new riprap on moderate and high energy lakes and flowages			
GP for riprap repair or replacement on inland lakes and flowages			
GP for seawall replacement or seawall replacement with riprap or vegetated armoring			
GP for temporary in-stream crossing			
GP for weed rake			
GP for wildlife habitat structure (nesting structure)			
Boathouse / fixed houseboat repair certification			
Total Quantity		x \$50	= \$
Activities Requiring a \$300 Fee			
GP for a new culvert			
GP for dredging-each open trench utility crossing or dredging a previously dredged area			
GP for grading greater than 10,000 square feet on the bank			
GP for intake-outfall structure			
GP for pond-stormwater			
Total Quantity		x \$300	= \$
Activities Requiring a \$500 Fee			
Individual Permit (IP) for fish/wildlife habitat structures			
IP for non-metallic mining in Marathon County			
IP for piling			
Boathouse certification for an exception	single project	\$300	= \$300
Activities Requiring a \$500 Fee			
All Individual Permits (IP) unless otherwise specified		500.00	
Dam construction or modification approval			
Dam transfer ownership and/or financial responsibility approval			
Declaratory rulings			
Municipal bulkhead line approval			
Water level or flow order			
Water Quality Certification (e.g. wetland draining, dredging, filling)	single project	\$500	= \$500
Subtotal		\$ 500.00	500.00
After-the-fact Permit Fee: double the applicable fee (these fees are non-refundable)		\$	
Optional Request for Expedited Permit Decision: Supplement Fee of \$2000 per county		\$	
Make checks payable to "Wisconsin DNR" TOTAL		\$	

FEE INFORMATION

Information about Fees for Applications to Alter Lakes, Streams or Wetlands

State law requires that the Department charge a fee for processing your request to make changes to public waters and wetlands. The Department begins review of each application for completeness only after the correct fee is received. Please review the application information for the activity you are applying for in order to determine the correct fee. This information is available on the Department's web site at www.dnr.wi.gov under the topic Waterway and Wetland Permits.

*** Please see Page 8 of this Application for Applicable Fees ***

*** COMPLETE BOTH SIDES OF THIS FORM AND SUBMIT WITH YOUR APPLICATION ***

For purposes of determining permit application fees, a "single project" is defined as an activity that affects a single waterway, waterbody or wetland within a single county. After exemption determinations and general permit deadlines are met, individual applications are reviewed on a first in - first out basis.

An optional expedited decision process is available for a supplemental fee of \$2000. The expedited permit review guarantees a decision by a mutually agreed-upon date between the applicant and the Department. If you wish to request an expedited permit review, submit a letter with your application describing the time frame that will meet your needs, along with a check for the applicable permit fee and a separate check for the supplemental fee. Supplemental fees are based on county boundaries. If your project involves alterations to the landscape in 2 separate counties your supplemental fee will be \$4,000. (The supplemental fee funds permit reviewers specifically designated for expedited decision-making). Within twenty days we will respond in writing, specifying any additional information needed for an expedited decision on your proposal, and the date by which we can make a decision once the application is complete.

After-the-fact applications, for permits or approvals submitted after work has been commenced or completed, require twice the usual fee. Projects started or completed without obtaining the appropriate permits are subject to enforcement actions (e.g. monetary forfeitures, mandatory abatement, mandatory restoration).

Refunds of standard fees are made only if the applicant withdraws their application and requests a refund before we determine that the application is complete.

Note: Personally identifiable information on this form is not used for any other purpose than filing of this application but it may be made available to requesters under Wisconsin's open records law [s. 19.31-19.39, Wis. Stats.].

Activity Applied for Private Pier	Amount Enclosed \$ 500.00 Make checks payable to "Wisconsin DNR"
--	--

LEAVE BLANK - DEPARTMENT OF NATURAL RESOURCES USE ONLY		
Fee Received \$ _____	<input type="checkbox"/> Check <input type="checkbox"/> Money Order	Check/Order Number
Received by		Docket Number

CONDITIONAL USE RESOLUTION 12-R44

A Resolution authorizing issuance of a Conditional Use Permit filed by Reeds Construction LLC, W3199 S. Lake Shore Drive, Lake Geneva, WI 53147 for John and Barbara Salyer, 1900 E. Golf Rd. Suite 1030, Schaumburg, IL 60173 for an addition to their existing pier, to extend the pier and add an additional slip at 845 Bayview Drive, Lake Geneva, WI 53147, Tax Key Number ZGB 00006.

WHEREAS, the City Plan Commission has considered the application of Reeds Construction LLC, and

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on May 21, 2012.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit, for an addition to their existing pier, to extend the pier and add an additional slip at 845 Bayview Drive, Lake Geneva, WI 53147, Tax Key Number ZGB 00006, including all staff recommendations, DNR approval and conformity with the DNR regulated number of boats allowed at this location

Granted by action of the Common Council of the City of Lake Geneva this 29th day of May, 2012.

James R. Connors, Mayor

ATTEST:

Michael D. Hawes, City Clerk

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

845 Bayview Dr. Lake Geneva, WI 53147
Lot 6 BIKI Geneva Bay Est. City of Lake Geneva
SW1/4, SE

NAME AND ADDRESS OF CURRENT OWNER:

John + Barbara Salver
1900 E. Golf Rd, Suite 1030 Schaumburg, IL 60173

TELEPHONE NUMBER OF CURRENT OWNER: 847-271-5876

NAME AND ADDRESS OF APPLICANT:

Reeds Construction LLC
W3199 S. Lake Shore Drive Lake Geneva, WI 53147
Jeff Reed

TELEPHONE NUMBER OF APPLICANT: Shop 262-248-2934, Cell 262-949-5064

PROPOSED CONDITIONAL USE:

Addition to pier - extend main pier 5' 1/2" x 32", put L on end
8' x 24', Add new steps 4' x 35' w/catwalk 4' x 18' 6"

ZONING DISTRICT IN WHICH LAND IS LOCATED: Residential C

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

Reeds Construction, LLC
W3199 S. Lake Shore Dr.
Lake Geneva, WI 53147

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

put 6 cribs in the water and fill with rock, then building
of Jacks and stringers and decking at the shop. Then haul it
to the lake put it together

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

3/22/12
DATE

Jeffrey A Reed
SIGNATURE OF APPLICANT

AGREEMENT FOR SERVICES

REIMBURSABLE BY THE PETITIONER / APPLICANT. The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any finance charges that may accrue. The City may apply the charges for these services to the Petitioner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner and which are not paid, may be assigned by the City as a special assessment to the subject property. Petitioner hereby expressly waives any notice and hearing requirements provided in Wis. Stats. § 66.0701 or any additions or amendments to this section. Petitioner further authorizes the City Treasurer or City Clerk to levy and collect review fees and additional fees upon the affidavit of the City Administrator or the Zoning Administrator stating that such fees are reasonable and that payment is overdue. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the development application:

Reeds Construction LLC, as applicant/petitioner for:

Name: Jeff Reed

Address: 10319A S Lake Shore Drive
Lake Geneva, WI 53147

Phone: shop 262-248-2934 cell 262-949-5064

Agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof.

Dated this 22 day of March, 2012.

Jeff Reed
Printed name of Applicant/Petitioner

Jeffrey A Reed
Signature of Applicant/Petitioner

proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.

(e) Written justification for the proposed conditional use:

_____ Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1-6. (See below)

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

The Step #1 will be 13' or more off lot line.
main pier addition 5'1/2" x 32', new L 8' x 24', Step 4' x 35' w/ 4' x 18' 6" concrete

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?

going to be used as private boat docking and summer housing for boat.

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, this is all on private property, is a pier.
Just like all the other pier on the lake

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?

used for private boat dock and fishing off of and swimming and for storing the boat for the summer

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?

Pier is down on the letter & the home owner is responsible for repair & up keep. It is made of a building and haul in to be installed. It is stored on private property when removed during the winter.

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?

Public does not benefit, this is a private pier for private use only, will not cost public anything

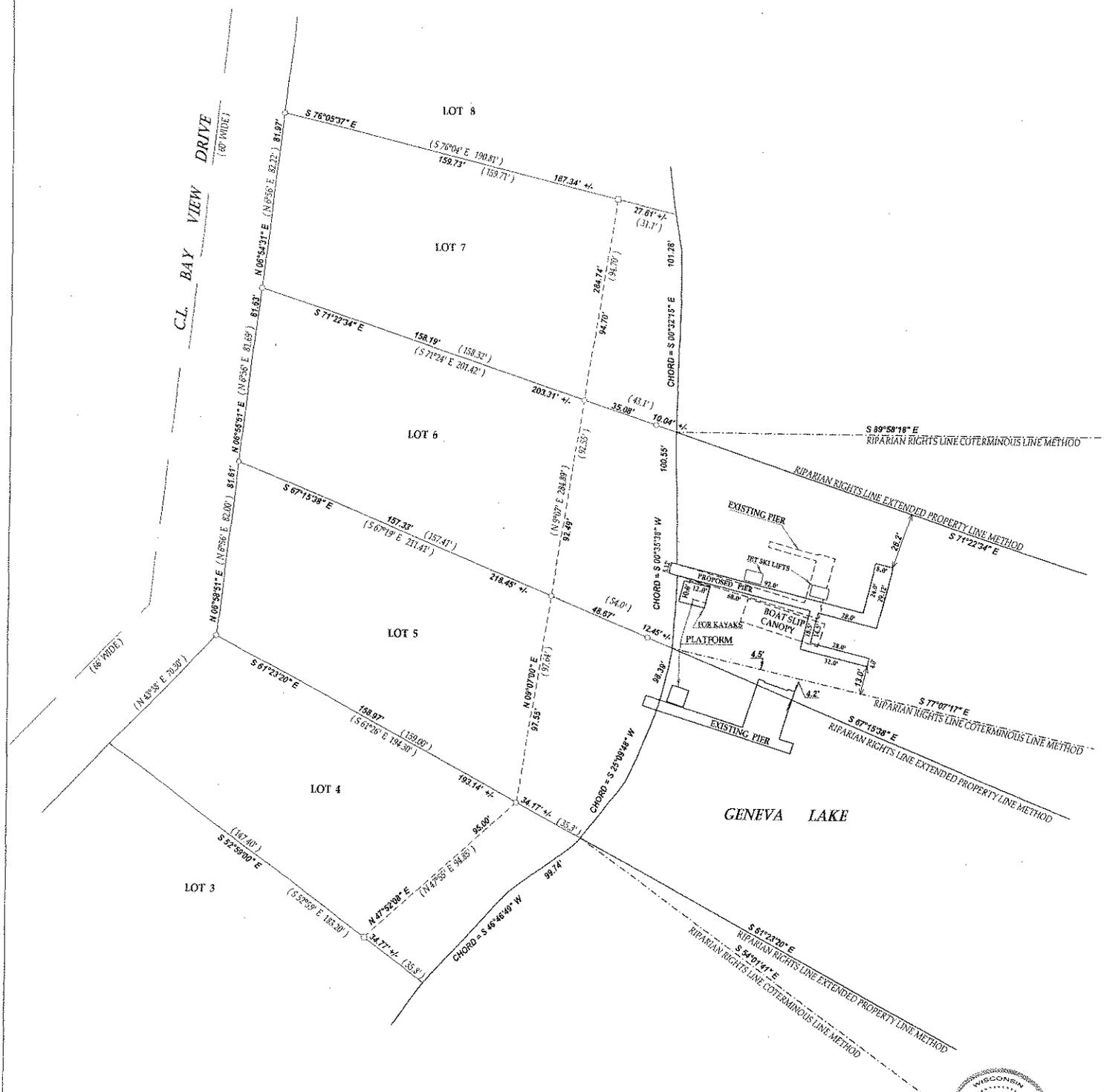
RIPARIAN RIGHTS SURVEY

KROTT SURVEYING INC.

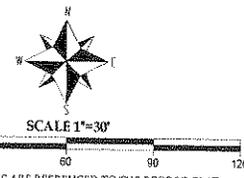
13076 WILLOW BEND LANE
LAKE GENEVA WI 53147
PHONE # (262)248-3687
FAX # (262)249-0639

-OF-

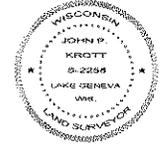
LOT 6 IN BLOCK 1 IN GENEVA BAY ESTATES, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 17 EAST, AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWN 2 NORTH, RANGE 17 EAST, AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 17 EAST, COUNTY OF WALWORTH, AND STATE OF WISCONSIN.



LEGEND
 ○ FOUND IRON PIPE
 □ FOUND IRON BAR
 (X) RECORDED AS
 TAX ID # ZCR00006
 JOB # 12-048



NOTE: BEARINGS ARE REFERENCED TO THE RECORD PLAT.



DATE OF LAST REVISION: 5 / 02 / 2012
 DATED THIS 1st DAY OF MAY 2012.

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

PLEASE COMPLETE BOTH PAGES 1 & 2 OF THIS APPLICATION. PRINT OR TYPE. The Department requires use of this form for any application filed pursuant to Chapter 10, Wis. Stats. The Department will not consider your application unless you complete and submit this application form. Personally identifiable information on this form will not be used for any other purpose, but it must be made available to requesters under Wisconsin's open records law [s. 19.31-19.39, Wis. Stats.].

1. Applicant (Individual or corporate name) <u>John + Barbara Sawyer</u> Address <u>1900 E Golf Road Suite 1030</u> City, State, Zip Code <u>Schaumburg IL 60173</u> Telephone No. (Include area code) <u>847-271-5876</u>		2. Agent/Contractor (firm name) <u>Reed's Construction LLC</u> Address <u>W3199 south lake shore Dr.</u> City, State, Zip Code <u>Lake Geneva WI 53147</u> Telephone No. (Include area code) <u>Jeff cell</u> <u>262-248-2934 262-949-5064</u>	
Fire Number	<u>845</u>	Tax Parcel Number	<u>2680006</u>

3. If applicant is not owner of the property where the proposed activity will be conducted, provide name and address of owner and include letter of authorization from owner. Owner must be the applicant or co-applicant for structure, diversion and stream realignment activities.

Owner's Name	Address	City, State, Zip Code
--------------	---------	-----------------------

4. Is the applicant a business? Yes No

If YES, is the permit or approval you are applying for necessary for you to conduct this business in the State of Wisconsin?
 Yes No

If YES, please explain why (attach additional sheets if necessary):

5. Project Location

Address 845 Bayview Dr.
 Village/City/Town Lake Geneva
 Fire Number 845 Tax Parcel Number 2680006
 Waterway Lake Geneva
 County Walworth
 Govt. Lot 60^{Block} OR S.W. 1/4 SE 1/4 of Section 35.
 Township 2 North, Range 17 (East) (West)

6. Adjoining Riparian (Neighboring Waterfront Property Owner) Information

Name of Riparian #1	Address	City, State, Zip Code
<u>Robert + Renee Larson</u>	<u>2403 stock court</u>	<u>Naperville IL 60564</u>
Name of Riparian #2	Address	City, State, Zip Code
<u>Tico Inc</u>	<u>3106 us Hwy 12</u>	<u>Spring Grove IL 60081</u>

7. Project information (Attach additional sheets if necessary)

(a) Describe proposed activity (include how this project will be constructed)
Wood construction pier with wood crib Filled with Rocks.

(b) Purpose, need and intended use of project
Main pier with 2 Boat slip with canopy 2 Jeti's + 6 for Rigging sail Boat

(c) I have applied for or received permits from the following agencies: (Check all that apply) Buy for Raft.

Municipal County Wis. DNR Corps of Engineers

(d) Date activity will begin if permit is issued ASAP; be completed: Dec 2012

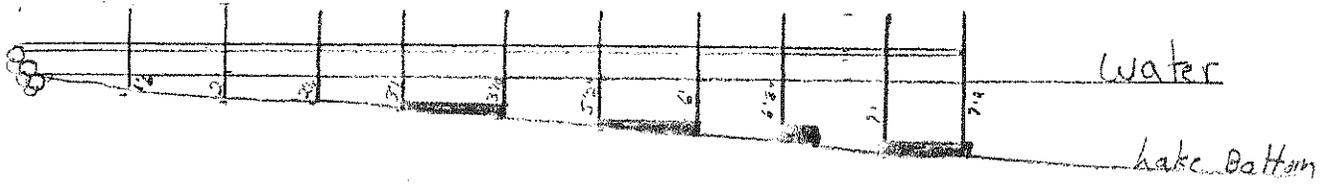
(e) Is any portion of the requested project now complete? The part in yellow is New Yes No
 If yes, identify the completed portion on the enclosed drawings and indicate here the date activity was completed:

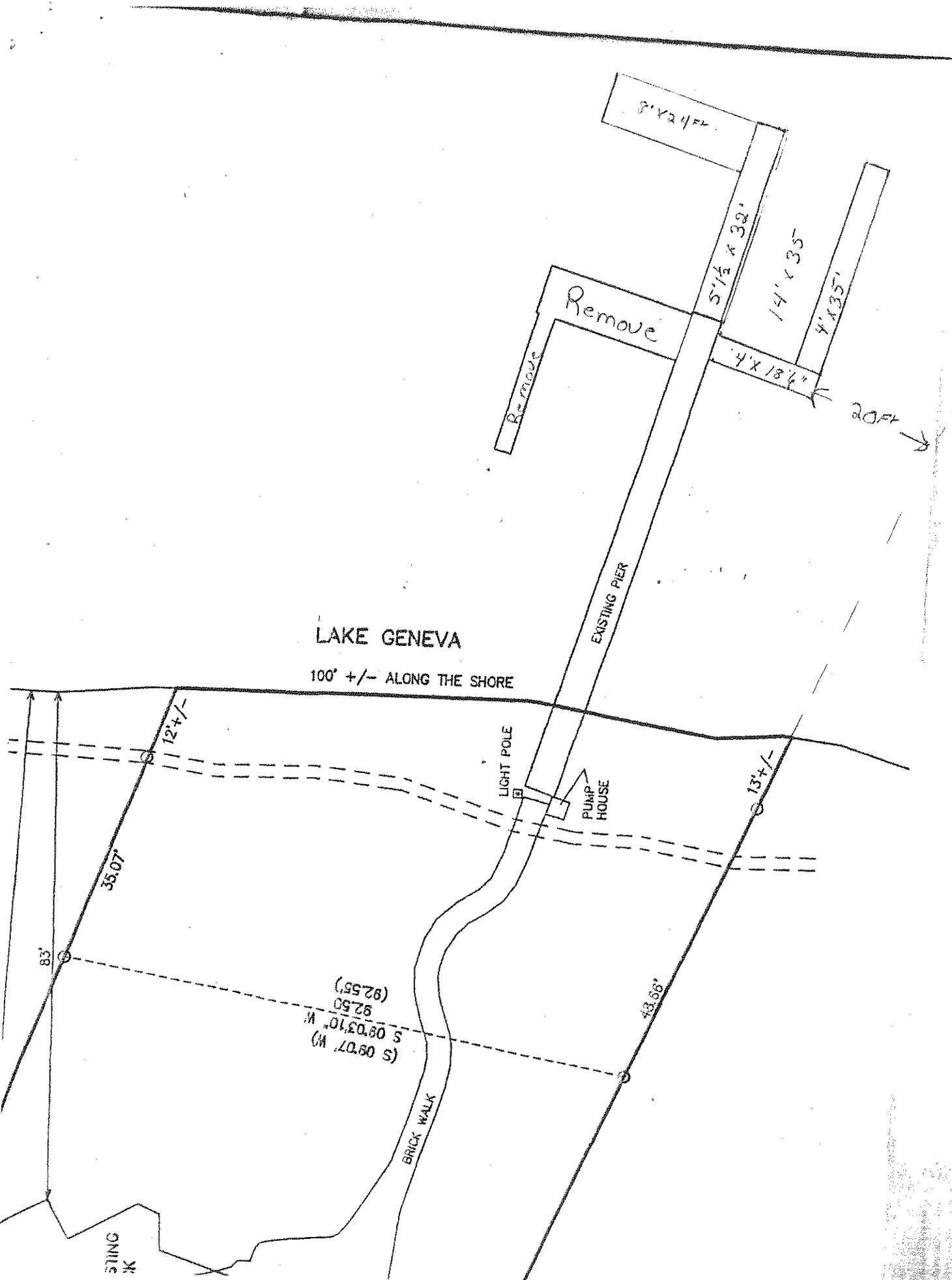
I hereby certify that the information contained herein is true and accurate. I also certify that I am entitled to apply for a permit, or that I am the duly authorized representative or agent of an applicant who is entitled to apply for a permit. Any inaccurate information submitted may result in permit revocation, the imposition of a forfeiture(s) and requirement of restoration.

Signature of Applicant(s) or Duly Authorized Agent <u>Jeff Reed</u>	Date Signed <u>3-14-12</u>
--	-------------------------------

LEAVE BLANK - FOR RECEIVING AGENCY USE ONLY		
Corps of Engineers Process No.	Wisconsin DNR File No.	
Received By	Date Received	Date Application Was Complete

side View





LAKE GENEVA

100' +/- ALONG THE SHORE

Remove

Remove

EXISTING PIER

PUMP HOUSE

LIGHT POLE

BRICK WALK

STING WALK

20' +/-

12' +/-

13' +/-

43.86'

35.07'

83'

S 09° 07' W (S 09.10° W) 92.50 (92.55)
N 01° 03' 10" W 92.50 (92.55)

Please review the permit application materials closely to see if your project is eligible for a General Permit (GP) or an Individual Permit (IP). This will make a difference in your fee, and in the permit processing time. For projects that require multiple permits or approvals, use the right hand columns to calculate your total fee. **The following projects do not require fees:** Waterway projects funded in whole or in part by any Federal or State agency, dam or wetland projects conducted by any Federal or State agency.

Activity	Quantity	Amount	Subtotal
Activities requiring a \$500 fee			
GP for biological shore erosion control structure			
GP for boat landing (public only)			
GP for clear-span bridge			
GP for dredging- manual or less than 25 cubic yards from a river or stream			
GP for dredging- plant and animal nuisance removal in "outlying waters"			
GP for dredging - previously permitted drainage district maintenance			
GP for dry fire hydrant			
GP for fish crib, half log, spawning reef, tree drop, wing deflector)			
GP for ford			
GP for piling			
GP for pond-landscape (not located in a wetland)			
GP for pond-wildlife / wetland conservation (meeting criteria in NR 353.04 and NR 353.05)			
GP for new riprap on moderate and high energy lakes and flowages			
GP for riprap repair or replacement on inland lakes and flowages			
GP for seawall replacement or seawall replacement with riprap or vegetated armoring			
GP for temporary in-stream crossing			
GP for weed rake			
GP for wildlife habitat structure (nesting structure)			
Boathouse / fixed houseboat repair certification			
Total Quantity		x \$50	= \$
Activities requiring a \$300 fee			
GP for a new culvert			
GP for dredging-each open trench utility crossing or dredging a previously dredged area			
GP for grading greater than 10,000 square feet on the bank			
GP for intake-outfall structure			
GP for pond-stormwater			
Total Quantity		x \$300	= \$
Activities requiring a \$500 fee			
Individual Permit (IP) for fish/wildlife habitat structures			
IP for non-metallic mining in Marathon County			
IP for piling			
Boathouse certification for an exception	single project	\$300	= \$300
Permits requiring a \$500 fee			
All Individual Permits (IP) unless otherwise specified			
Dam construction or modification approval		500.00	
Dam transfer ownership and/or financial responsibility approval			
Declaratory rulings			
Municipal bulkhead line approval			
Water level or flow order			
Water Quality Certification (e.g. wetland draining, dredging, filling)	single project	\$500	= \$500
Subtotal		\$ 500.00	500.00
After-the-fact Permit Fee: double the applicable fee (these fees are non-refundable)		\$	
Optional Request for Expedited Permit Decision: Supplement Fee of \$2000 per county		\$	
Make checks payable to "Wisconsin DNR" TOTAL		\$	

FEE INFORMATION

Information about Fees for Applications to Alter Lakes, Streams or Wetlands

State law requires that the Department charge a fee for processing your request to make changes to public waters and wetlands. The Department begins review of each application for completeness only after the correct fee is received. Please review the application information for the activity you are applying for in order to determine the correct fee. This information is available on the Department's web site at www.dnr.wi.gov under the topic Waterway and Wetland Permits.

*** Please see Page 8 of this Application for Applicable Fees ***

*** COMPLETE BOTH SIDES OF THIS FORM AND SUBMIT WITH YOUR APPLICATION ***

For purposes of determining permit application fees, a "single project" is defined as an activity that affects a single waterway, waterbody or wetland within a single county. **After exemption determinations and general permit deadlines are met, individual applications are reviewed on a first in - first out basis.**

An optional **expedited decision process** is available for a supplemental fee of \$2000. The expedited permit review guarantees a decision by a mutually agreed-upon date between the applicant and the Department. If you wish to request an expedited permit review, submit a letter with your application describing the time frame that will meet your needs, along with a check for the applicable permit fee and a separate check for the supplemental fee. Supplemental fees are based on county boundaries. If your project involves alterations to the landscape in 2 separate counties your supplemental fee will be \$4,000. (The supplemental fee funds permit reviewers specifically designated for expedited decision-making). Within twenty days we will respond in writing, specifying any additional information needed for an expedited decision on your proposal, and the date by which we can make a decision once the application is complete.

After-the-fact applications, for permits or approvals submitted after work has been commenced or completed, require twice the usual fee. Projects started or completed without obtaining the appropriate permits are subject to enforcement actions (e.g. monetary forfeitures, mandatory abatement, mandatory restoration).

Refunds of standard fees are made only if the applicant withdraws their application and requests a refund before we determine that the application is complete.

Note: Personally identifiable information on this form is not used for any other purpose than filing of this application but it may be made available to requesters under Wisconsin's open records law [s. 19.31-19.39, Wis. Stats.].

Activity Applied for <p style="font-size: 2em; text-align: center;">Private Pier</p>	Amount Enclosed \$ <u>500.00</u> Make checks payable to "Wisconsin DNR"
---	---

LEAVE BLANK – DEPARTMENT OF NATURAL RESOURCES USE ONLY		
Fee Received \$ _____	<input type="checkbox"/> Check <input type="checkbox"/> Money Order	Check/Order Number
Received by		Docket Number

CONDITIONAL USE RESOLUTION 12-R45

A Resolution authorizing issuance of a Conditional Use Permit filed by Deborah Dalzell, W3274 S. Lake Shore Drive, Lake Geneva, WI 53147 to modify an existing non-conforming pole sign by replacing the faces with new signage located at 880 W. Main Street, Lake Geneva, WI 53147, Tax Key Number ZOP 00337.

WHEREAS, the City Plan Commission has considered the application of Deborah Dalzell, and

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on May 21, 2012.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit, to modify an existing non-conforming pole sign by replacing the faces with new signage located at 880 W. Main Street, Lake Geneva, WI 53147, Tax Key Number ZOP 00337, including all staff recommendations, and specifically the change in the red color of the sign to burgundy

Granted by action of the Common Council of the City of Lake Geneva this 29th day of May, 2012.

James R. Connors, Mayor

ATTEST:

Michael D. Hawes, City Clerk

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

808 W. Main St. Lake Geneva, WI 53147

ZDP 00337

NAME AND ADDRESS OF CURRENT OWNER:

Key Investment Group

641 Tanglewood Ct Lake Forest, Ill 60045

TELEPHONE NUMBER OF CURRENT OWNER:

630-990-8401

NAME AND ADDRESS OF APPLICANT:

Deborah Deitzell

W3274 S. Lakeshore Dr. Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT:

262 949 5256

PROPOSED CONDITIONAL USE:

Change the faces of the existing nonconforming freestanding sign on the property

ZONING DISTRICT IN WHICH LAND IS LOCATED:

CB- Central Business

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

B+B Signs & Painting LLC

737 Center Street

Lake Geneva, WI 53147

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Existing Deli & Market to continue. Changes faces of existing nonconforming sign to reflect new name of business

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

3-29-12

DATE

Deborah Deitzell

SIGNATURE OF APPLICANT

AGREEMENT FOR SERVICES

REIMBURSABLE BY THE PETITIONER / APPLICANT. The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any finance charges that may accrue. The City may apply the charges for these services to the Petitioner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner and which are not paid, may be assigned by the City as a special assessment to the subject property. Petitioner hereby expressly waives any notice and hearing requirements provided in Wis. Stats. § 66.0701 or any additions or amendments to this section. Petitioner further authorizes the City Treasurer or City Clerk to levy and collect review fees and additional fees upon the affidavit of the City Administrator or the Zoning Administrator stating that such fees are reasonable and that payment is overdue. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the development application:

Deborah Datzell, as applicant/petitioner for:

Name: Deborah Datzell
Address: W 5274 S Lakeshore Dr
Lake Geneva, WI 53147
Phone: 262 949 5256

Agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof.

Dated this 29th day of March, 2012.

Deborah Datzell
Printed name of Applicant/Petitioner

Deborah L Datzell
Signature of Applicant/Petitioner

111. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

1. The purposed conditional use (the changing of faces in the existing nonconforming sign) will not change any of the purposes, goals, objectives, policies, or standards of the City of Lake Geneva comprehensive plan, the zoning ordinance or any other plan, program, or ordinance adopted or under consideration by the city.

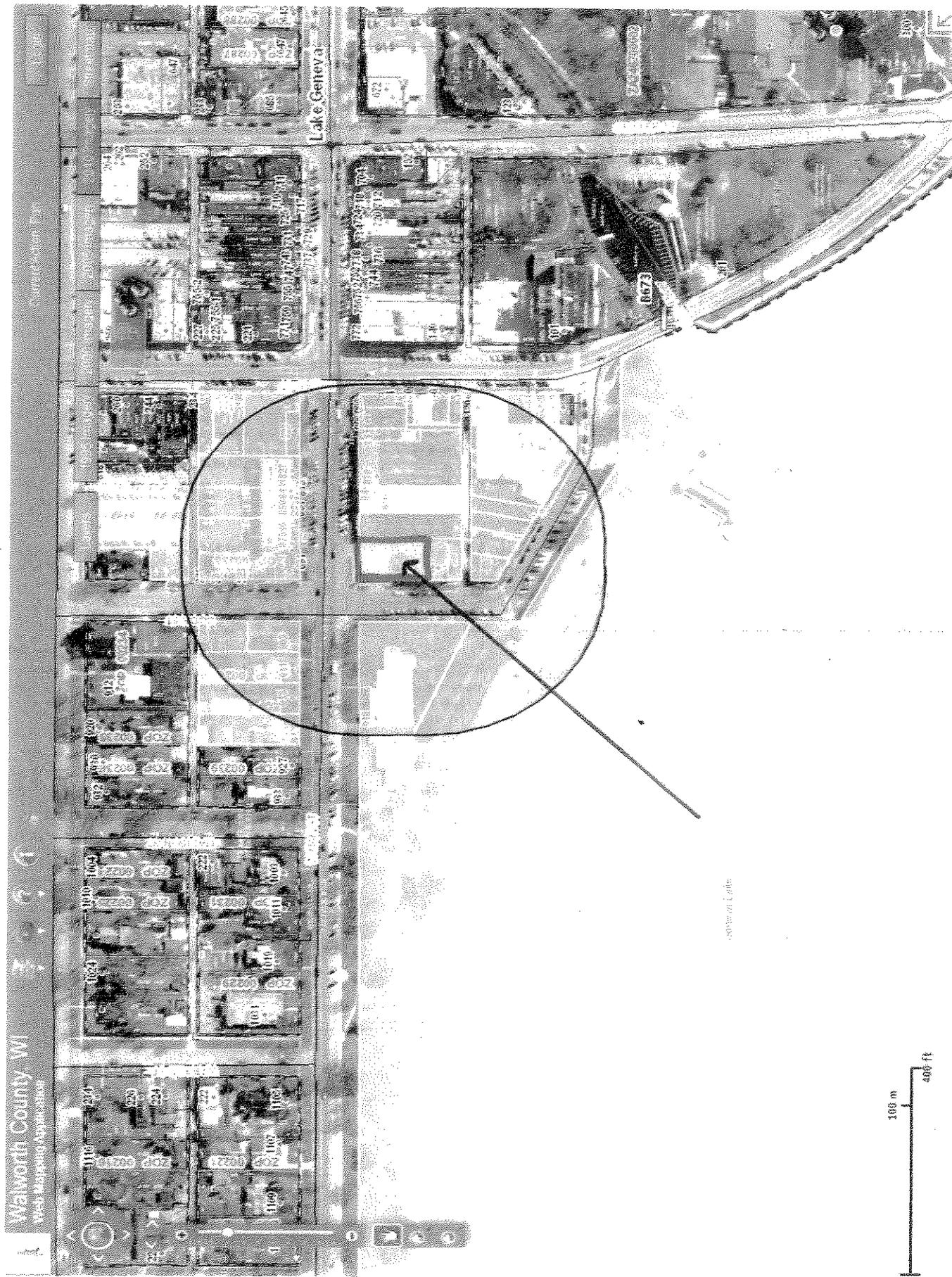
2. The existing sign is currently in harmony with the purpose, goals, objectives, policies, and standards of the City of Lake Geneva comprehensive plan, the zoning ordinance, and any other plan, program, or ordinance adopted or under consideration by the City of Lake Geneva, as the sign was erected prior to current zoning standards.

3. The purposed conditional use (the changing of the faces of the sign) in its purposed location will not result in any substantial or undue or 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 zoning ordinance, the comprehensive plan, or any other plan, program, map, ordinance adopted or under consideration by the City of Lake Geneva or other governmental agency having jurisdiction to guide development.

4. By only changing the faces of the sign and not the existing structure it will not impact the property by offering less parking, will not increase the density of the property nor do we foresee any other adverse affects on this property or other nearby properties.

5. By changing the faces of the sign will not increase water or septic usage, will not increase traffic congestion, (no more than currently exists), will not create a potential nuisance as addressed in article V11. The lighting specifically will not have any additional illumination than currently exists.

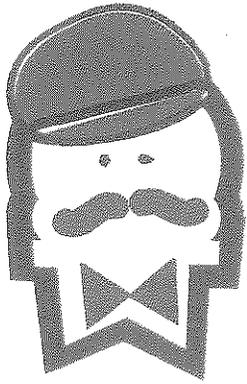
6. Yes the potential public benefits of the purposed conditional use outweigh all potential adverse impacts of the purposed conditional use, (as identified in Subsections 98-905(4)(b)1-5), i.e. The sign lighting will provide some illumination to the corner at right for safety.



... One of good business...
is a
business with good SIGNS.
(414)
48-4611



SALAMI



SAM'S

Deli & Market

CHANGEABLE LETTER

MARKEE

*PLEASE NOTE THE PHOTOS OF
BURGER KING AND KFC, BOTH HAVE MARKEE.*



Description of operation;

Deli and Market, hours 7:00am-9:00pm, 7 days a week, closed holidays.

REASON FOR CONDITIONAL USE;

Moving the sign to conform to new ordinance would place the new location directly in front of the Wrigley Dr. driveway and would be in the middle of the parking lot. If a new building were to be built with a zero setback from the sidewalk and a sign would be allowed at the present sign location.

CONDITIONAL USE RESOLUTION 12-R46

A Resolution authorizing issuance of a Conditional Use Permit filed by Chad Steen, 602 E. Market Street, Elkhorn, WI, 53121, for a coffee shop and Deli (Indoor and Outdoor Commercial Entertainment) at 835 Wrigley Drive, Lake Geneva, WI 53147, Tax Key Number ZOP 00339.

WHEREAS, the City Plan Commission has considered the application of Chad Steen, and

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on May 21, 2012.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit, for a coffee shop and Deli (Indoor and Outdoor Commercial Entertainment) at 835 Wrigley Drive, Lake Geneva, WI 53147, Tax Key Number ZOP 00339, including all staff recommendations

Granted by action of the Common Council of the City of Lake Geneva this 29th day of May, 2012.

James R. Connors, Mayor

ATTEST:

Michael D. Hawes, City Clerk

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

835 Wrigley Dr. Lake Geneva WI 53147

ZOP00339

NAME AND ADDRESS OF CURRENT OWNER:

835 Wrigley Drive LLC

PO Box 460 Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER:

NAME AND ADDRESS OF APPLICANT:

Chad Steen

602 E. Market St. Elkhorn, WI 53121

TELEPHONE NUMBER OF APPLICANT:

262-903-9946

PROPOSED CONDITIONAL USE:

Coffee Shop and Deli

ZONING DISTRICT IN WHICH LAND IS LOCATED:

City of Lake Geneva

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

Jason Bernard, architect, 201 Broad St. Lake Geneva, WI 53147

John Engelman, contractor, 63411 Linton Rd. Lake Geneva, WI 53147

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Production and sale of upscale pastries, sandwiches and coffee.

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

4/20/12



Date

Signature of Applicant

AGREEMENT FOR SERVICES

REIMBURSABLE BY THE PETITIONER / APPLICANT. The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any finance charges that may accrue. The City may apply the charges for these services to the Petitioner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner and which are not paid, may be assigned by the City as a special assessment to the subject property. Petitioner hereby expressly waives any notice and hearing requirements provided in Wis. Stats. § 66.0701 or any additions or amendments to this section. Petitioner further authorizes the City Treasurer or City Clerk to levy and collect review fees and additional fees upon the affidavit of the City Administrator or the Zoning Administrator stating that such fees are reasonable and that payment is overdue. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the development application:

_____, as applicant/petitioner for:

Name: Chad Steen

Address: 600 E. Market St #103 Elkhorn, WI 53121

Phone: 262-903-9946

Agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof.

Dated this 26th day of April, 2012

Chad Steen
Printed name of Applicant/Petitioner

[Signature]
Signature of Applicant/Petitioner

_____ (c) A written description of the proposed conditional use describing the type or activities, buildings, and structures proposed for the subject property and their general locations;

_____ (d) A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.

_____ (e) Written justification for the proposed conditional use:

_____ Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. (See below)

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

The conditional use offers an increase in local economic and shopping opportunities.

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

The conditional plan makes use of existing infrastructure of an underutilized property.

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

NO

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

The architectural and historic character of the Lake downtown area is preserved.

7

Proposed Conditional use for 835 Wrigley Drive

The existing zoning district for the business is the Central Business District. The proposed development shall comply with all requirements of Article VII.

The 835 Wrigley Drive location will be an upscale coffee bar and deli.

The coffee bar will be accessible through the existing front entrance of the building.

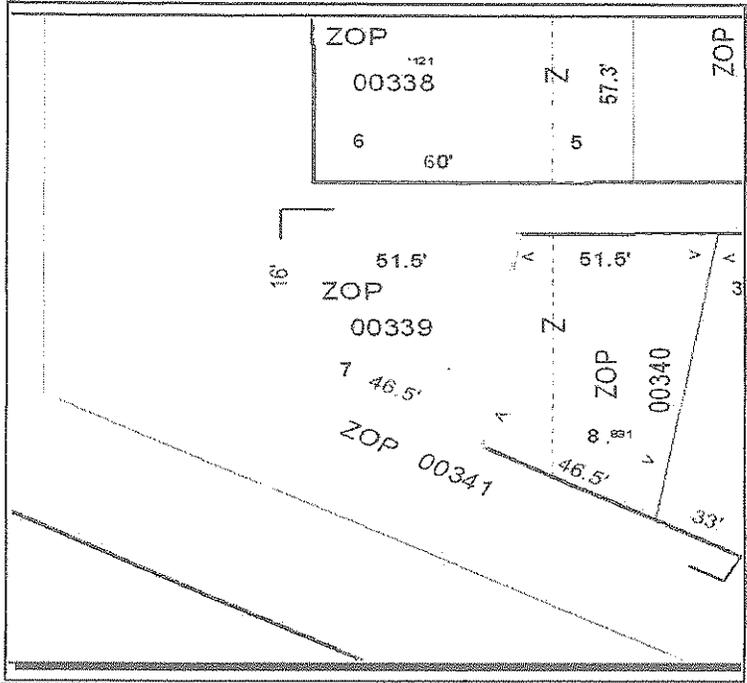
The business will employ 1 full time manager, 2 full time prep cooks, 2 full time coffee baristas and 1 food runner.

Customer seating will be provided in front of and adjacent to the coffee bar. The inside will seat 15 people comfortably and an additional 20 on the outdoor patio that will be assessable from the coffee shop. Tables & chairs for the outdoor patio will be a high quality resin material and color will match the building. Umbrellas will be anchored to the patio to account for lake effect winds. A possible future addition to the patio would be a railing made of iron and anchored to the patio structure.

The deli portion of the business will be located in the rear of the building and accessible through the coffee shop. Refrigeration and prep equipment will also be located in this area.

The hours of operation will be from 10:00am to 8:00 pm., with a projected average guest count of 91 people per day.

Two Bathrooms will be located in the rear of the building.



**Walworth County, WI
Land Information Division**

Property Details

Municipality: CITY OF LAKE GENEVA
 Parcel Number: ZOP 00339
 School District: 2884-UHS LAKE GENEVA-GENOA CI
 Zoning District: CITY OF LAKE GENEVA

Owner Information

Owner Name: 835 WRIGLEY DRIVE LLC
 Owner Name 2:
 Mailing Address: PO BOX 460

LAKE GENEVA WI, 531470000

2010 Valuation Information

Land: \$161,700.00
 Improvements: \$142,700.00
 Total: \$304,400.00
 Acres: 0.0800
 Fair Market Value: \$330,762.00
 Assessment Ratio: 0.9203
 Mill Rate: 0.0213482

Tax Information

Gross Tax: \$7,101.35
 First Dollar Credit: \$73.98
 Special Assessment: \$382.93
 Delinquent Utility Charge: \$0.00
 Managed Forest Land Taxes: \$0.00
 Total Billed: \$6,881.33

School Credit: \$528.97
 Lottery Credit: \$0.00
 Special Charges: \$0.00
 Private Forest Crop Taxes: \$0.00
 Woodland Tax Law Taxes: \$0.00

Tax Jurisdictions

STATE OF WISCONSIN \$56.13
 GATEWAY TECHNICAL COLLEGE \$460.13
 CITY OF LAKE GENEVA \$1675.84
 UHS LAKE GENEVA-GENOA CITY \$923.95
 SCH LAKE GENEVA J 1 \$2093.20
 COUNTY OF WALWORTH \$1363.13

Elected Officials / Voting Districts

Supervisory District: Nancy Russell (D11)
 State Representative: Thomas A. Lothian (32nd District)
 State Senator: Neal Kedzie (11th District)
 US Representative: Paul Ryan (1st District)
 US Senator: Ron Johnson (R) & Herb Kohl (D)

Special Assessments / Charges

BUS IMP DIST \$382.93

Soil Classification

Soil Type	Soil Name	Acres
FsB	FOX SILT LOAM, 2 TO 6 PERCENT SLOPES	0.0590

Property Address

835 WRIGLEY DR LAKE GENEVA

Legal Description

Disclaimer

The information provided in this property information page is not official information. All official tax information is recorded in the Walworth County Treasurer's Office. To verify tax payment/payoff status, contact the Walworth County Treasurer's Office at 262-741-4251.



Front Perspective View Looking North

DATE: 2.9.2012

Partial Building Remodeling and Deck:

835 Wrigley Drive

LAKE GENEVA, WI. 53147

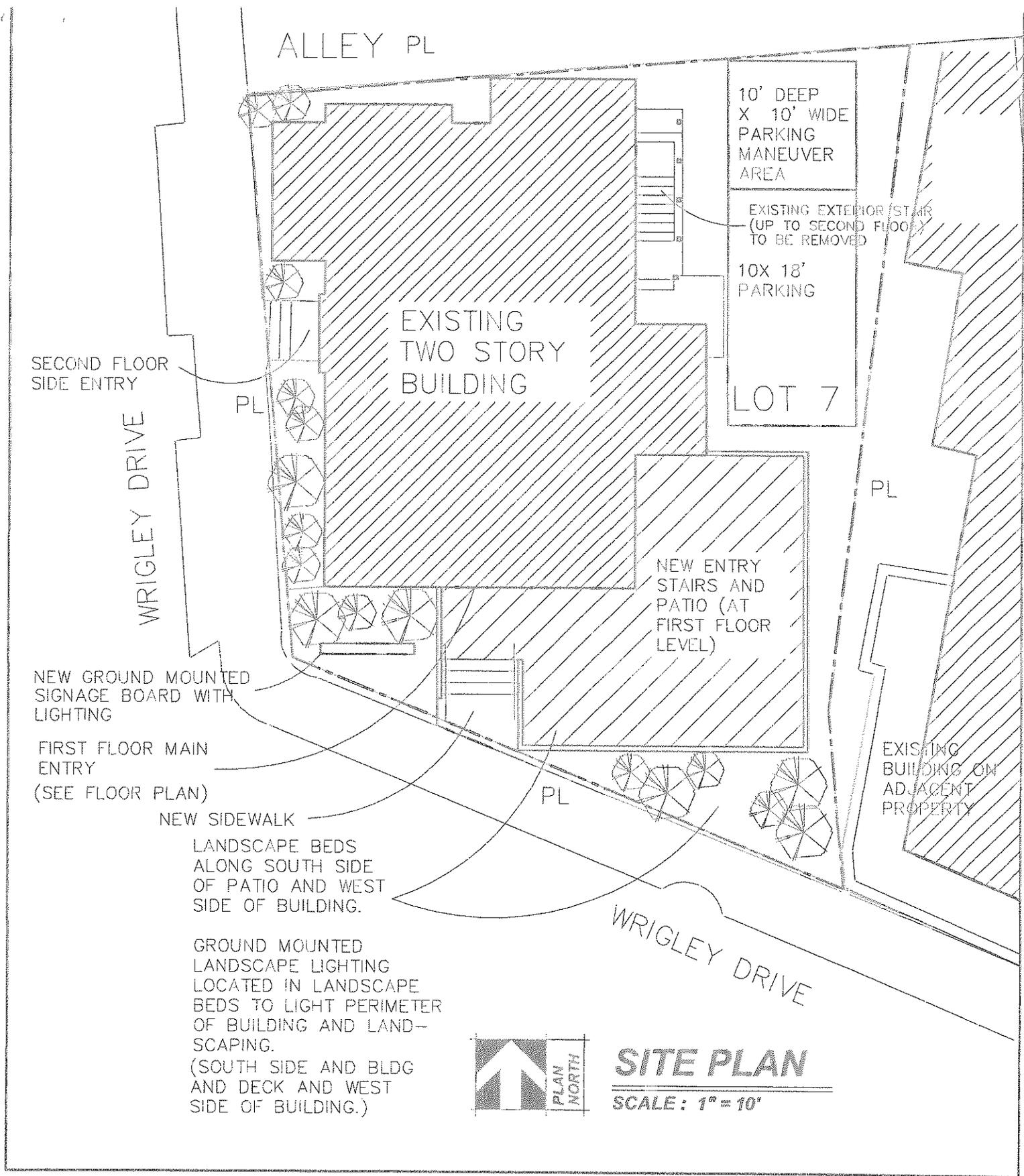
SK-5

JASON R.

BERNARD
ARCHITECT

201 Broad Street
Lake Geneva, WI
262.248.1400

LAKEGENEVAARCHITECT.COM



SECOND FLOOR SIDE ENTRY

PL

WRIGLEY DRIVE

ALLEY PL

10' DEEP X 10' WIDE PARKING MANEUVER AREA

EXISTING EXTERIOR STAIR (UP TO SECOND FLOOR) TO BE REMOVED

10X 18' PARKING

EXISTING TWO STORY BUILDING

LOT 7

NEW ENTRY STAIRS AND PATIO (AT FIRST FLOOR LEVEL)

PL

NEW GROUND MOUNTED SIGNAGE BOARD WITH LIGHTING

FIRST FLOOR MAIN ENTRY (SEE FLOOR PLAN)

NEW SIDEWALK

LANDSCAPE BEDS ALONG SOUTH SIDE OF PATIO AND WEST SIDE OF BUILDING.

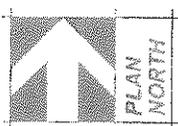
GROUND MOUNTED LANDSCAPE LIGHTING LOCATED IN LANDSCAPE BEDS TO LIGHT PERIMETER OF BUILDING AND LANDSCAPING.

(SOUTH SIDE AND BLDG AND DECK AND WEST SIDE OF BUILDING.)

PL

EXISTING BUILDING ON ADJACENT PROPERTY

WRIGLEY DRIVE



SITE PLAN

SCALE: 1" = 10'

DATE: 1.26.12	REMODEL OF EXISTING BUILDING AT:	JASON R.
SK-1	835 WRIGLEY DR. LAKE GENEVA, WI. 53147	BERNARD ARCHITECT 201 BROAD STREET LAKE GENEVA, WI. 53147 PH: 262.248.1400

38X18 WORK TABLE

19X26 MICRO OVENS

48 X36 SALAD COOLER

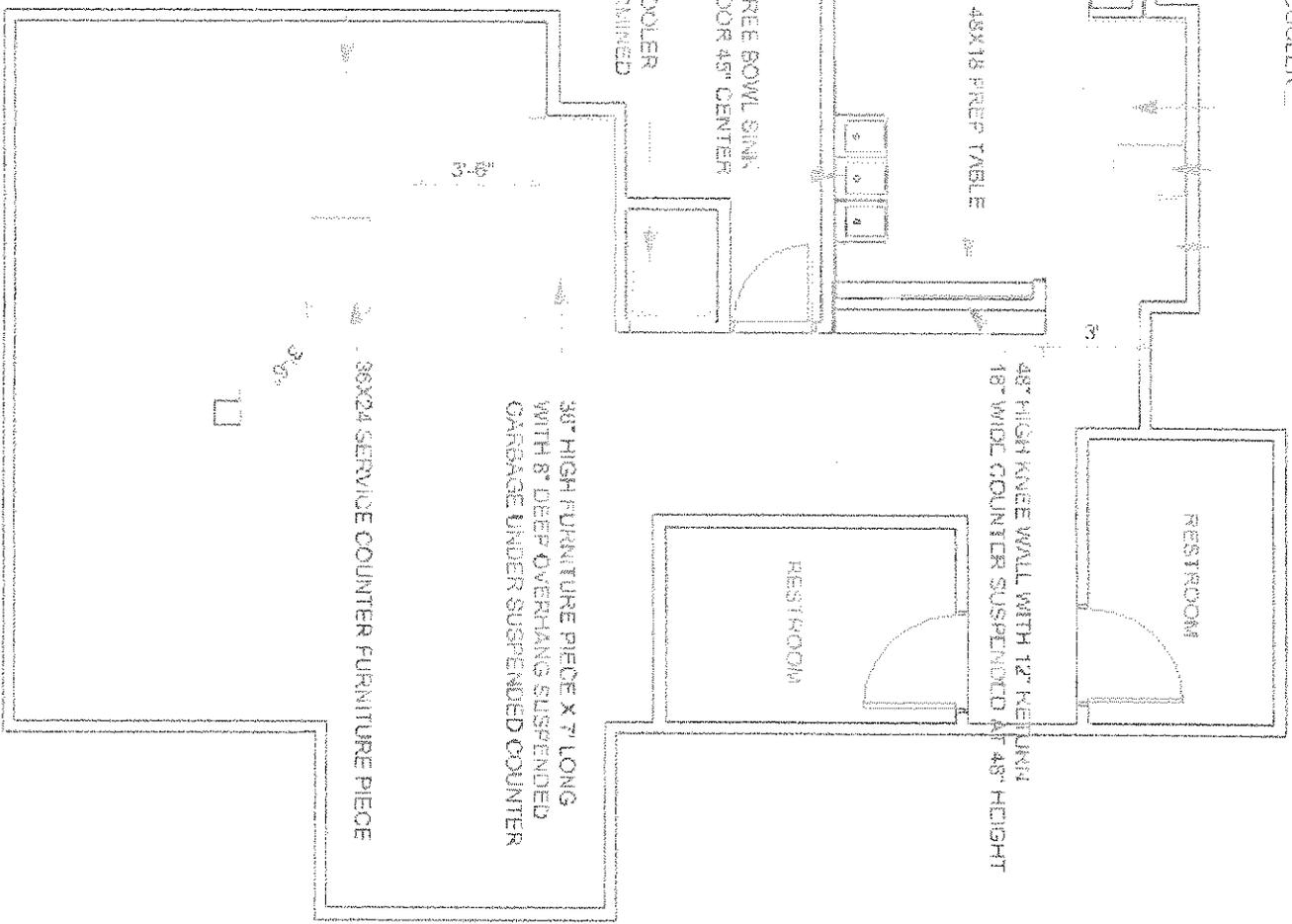
19X21 PREP SINK
FAUCET MOUNTED AT 37.5" OFF FLOOR WITH 8" CENTER

60X30 REFRIGERATED COOLER
WITH PREP TOP

90X20 THREE BOWL SINK
SINGLE FAUCET MOUNTED AT 37.5" OFF FLOOR 45" CENTER

GLASS FRONT COOLER
SIZE TO BE DETERMINED

72X42 OPEN FRONT DEU COOLER



48X18 PREP TABLE

48" HIGH KNEE WALL WITH 12" RETURN
18" WIDE COUNTER SUSPENDED AT 48" HEIGHT

RESTROOM

RESTROOM

36" HIGH FURNITURE PIECE X 7' LONG
WITH 8" DEEP OVERHANG SUSPENDED
GARBAGE UNDER SUSPENDED COUNTER

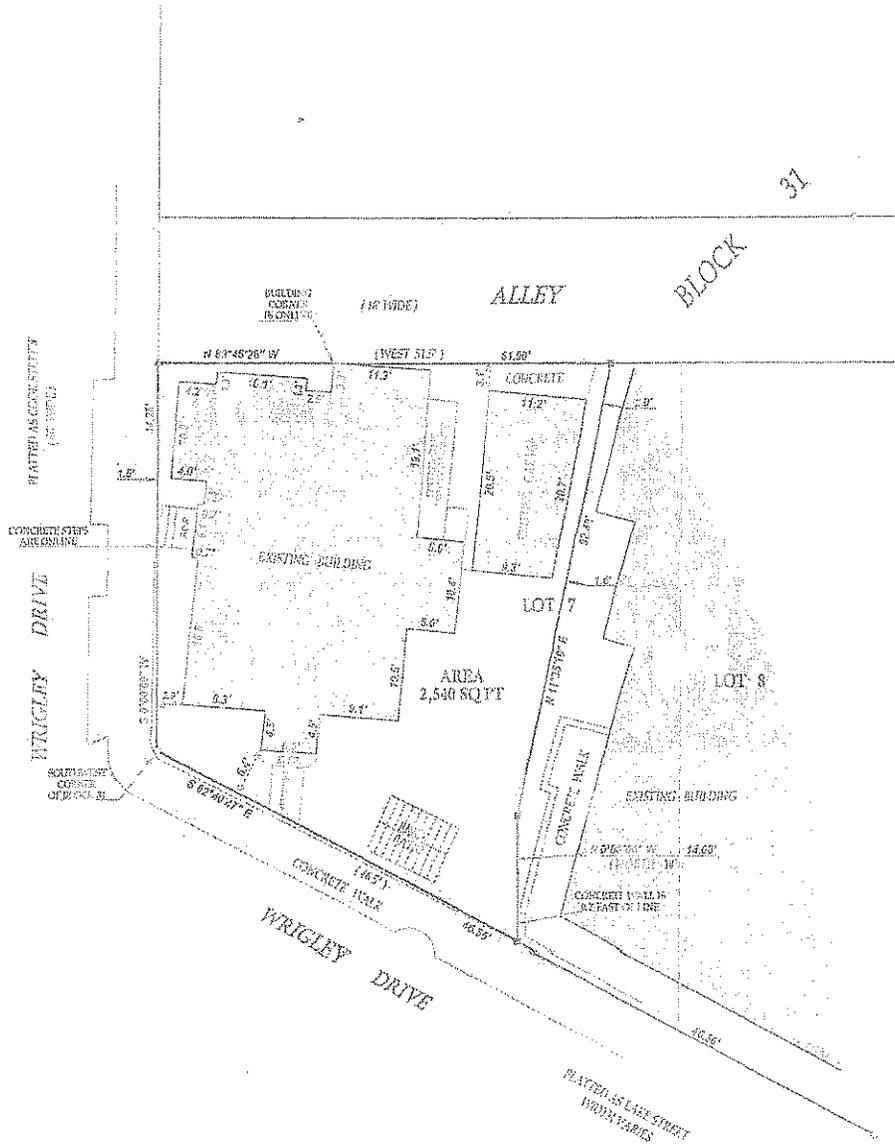
36X24 SERVICE COUNTER FURNITURE PIECE

PREPARED FOR
MORRIS L. REIF
REIF REAL ESTATE
571 CENTA A DRIVEWAY
LAKE GENEVA WISCONSIN

KROTT SURVEYING INC.
4270 WILLOW BEND LANE
LAKE GENEVA WISCONSIN
PHONE # 725-744-1997
FAX # 725-744-1997

PLAT OF SURVEY

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 31, THENCE SOUTHEAST IN THE SOUTH LINE OF SAID BLOCK 463 FEET TO LAND SOLD BY ALICE LAMBERT BY LAND CONTRACT, THENCE NORTH 44 FEET IN THE EAST LINE, THENCE EAST WEAVERLY IN 6 FEET 8 INCHES TO A POINT IN THE SOUTH LINE OF THE ALLEY 3 FEET EAST OF THE WEST LINE OF SAID BLOCK, THENCE N60°15'00" E TO THE POINT OF BEGINNING, BEING ONE OF THE SOUTH IN THE WEST LINE OF SAID BLOCK 31 TO THE PLACE OF BEGINNING, SITUATED IN THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.



SCALE 1" = 20'



- LEGEND**
- FOUND IRON PIPE
 - SET IRON BAR
 - ▲ SET P.K. NAIL
 - REC'D FROM TAX ID # 208688
 - JOB # 1981

I have surveyed the above-described property and the survey may be a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all improvements thereon, fences, appurtenant easements and roadways and other structures, if any.

This survey is made for the exclusive use of the person or persons of the property, and shall be void unless the person or persons did not file the within map 15 days from date hereof, or unless I warrant the accuracy of said survey map.

NOTE: PLANNING AND ZONING TO THE TOWN IS REQUIRED



DATED THIS 05 DAY OF JULY 2011

[Signature]
JOHN P. KROTT, S. 2126
Wisconsin Registered Land Surveyor
(License # 1001-1001)

PDF 2011

May 16, 2012

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

Attn: Mr. Barney Brugger
Zoning Administrator

Re: Allis: Extraterritorial Certified Survey Map Review
Project No. R12-0014-106

Dear Barney,

We have completed our review of the above referenced Certified Survey Map (CSM), received May 15, 2012, prepared by Krott Surveying, Inc., signed and sealed by John P. Krott, R.L.S. on January 12, 2012 and last revised on March 31, 2012. We have the following comments and recommendations:

Sheet 1:

- We concur with the City Staff recommendation that the easterly half of the Alta Vista Drive right-of-way be dedicated as such. The areas of Lot 1 and Lot 2 should be revised accordingly.

Sheet 3:

- Within line four of the CITY OF LAKE GENEVA EXTRATERRITORIAL APPROVAL, change "CITY BOARD" to "CITY COMMON COUNCIL".

Please see the enclosure for an illustration and location of the above comments.

Based on our review we recommend extraterritorial approval of the proposed CSM contingent on the above-comments being addressed.

Submitted data has been reviewed for conformance with generally accepted surveying practices and City policies. Although this data has been reviewed, the surveyor is responsible for the thoroughness and accuracy of survey and supplemental data and for their compliance with all state and local codes, ordinances, and procedures. Modification to the survey, etc. may be required should errors or changed conditions be found at a future date.

Should you have any questions, please feel free to contact me at our Lake Geneva office.

Sincerely,

CRISPELL-SNYDER, INC.



Michael W. Rubendall
Senior Designer

Encl: As Noted

cc: John P. Krott, R.L.S., Krott Surveying, Inc., w/encl.
Timothy Hastings, Associate, Crispell-Snyder, Inc.

Lake Geneva
700 Geneva Pkwy.
P.O. Box 550
Lake Geneva, WI 53147
262.348.5600
FAX 262.348.9979

Milwaukee Regional
W175 N11081 Stonewood Dr.
Suite 103
Germantown, WI 53022
262.250.8000
FAX 262.250.8011

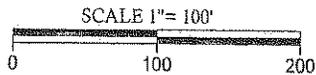
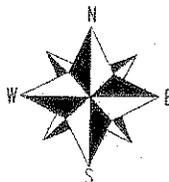
Madison
5315 Wall Street
Suite 165
Madison, WI 53718
608.244.6277

Racine
6011 Durand Ave.
Suite 500
Racine, WI 53406
262.554.8530
FAX 262.554.1503

Fox Valley
P.O. Box 10
Bear Creek, WI 54922
715.752.4620
FAX 715.752.4595

CERTIFIED SURVEY MAP NO. _____

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN.

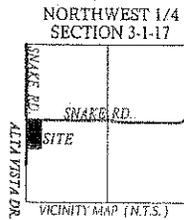


NOTE: BEARINGS REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 3-1-17
 NOTE: BEARINGS HEREON RELATED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD-27)
 NOTE: EXISTING SANITARY SYSTEM APPEARS TO BE FUNCTIONING, NO EVALUATION HAS BEEN MADE AS TO MEETING REQUIREMENTS FOR REPLACEMENT SYSTEM UNDER COM 83 OF WISCONSIN ADMINISTRATIVE CODE.

OWNER:
 JEANNE M. ALLIS
 W3691 SNAKE RD.
 LAKE GENEVA, WI

SOIL TYPES:
 MuC2 & MuD2
ZONED R-1

SURVEYOR:
 KROTT SURVEYING INC.
 N3705 WILLOW BEND LANE
 LAKE GENEVA WI, 53147
 PHONE # (262)248-3697
 FAX # (262)249-0839

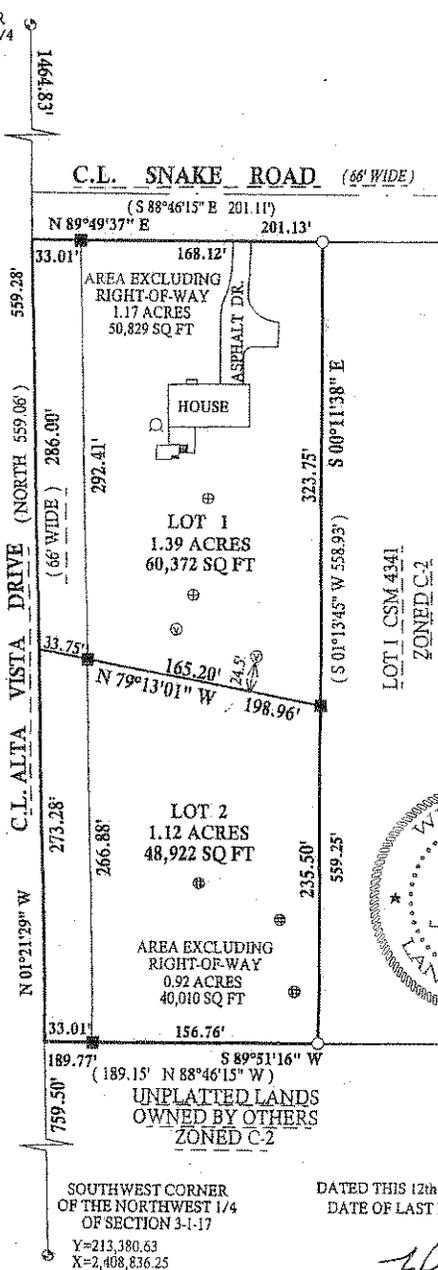


LEGEND

- ⊕ SOIL BORING
- SET 3/4" DIA. IRON BAR, 18" IN LENGTH WEIGHING 1.5 LBS PER / LIN FT.
- FOUND 1" DIA. IRON PIPE
- ⊙ FOUND 6"x6" CONCRETE COUNTY MONUMENT WITH BRASS CAP
- ⊕ CONCRETE SEPTIC LID
- ⊙ VENT
- ⊙ WATER WELL
- (XX) RECORDED AS

JOB# 12-003

NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 3-1-17
 Y=216,163.46
 X=2,408,770.28



SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 3-1-17
 Y=213,380.63
 X=2,408,836.25

DATED THIS 12th, DAY OF JANUARY, 2012
 DATE OF LAST REVISION 03 / 21 / 2012

John P. Krott
 JOHN P. KROTT

CERTIFIED SURVEY MAP NO. _____

KROTT SURVEYING INC.

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

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 17 EAST,
WALWORTH COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

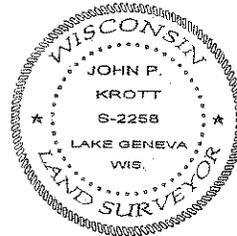
I, JOHN P. KROTT REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED AND DIVIDED THE FOLLOWING LAND BOUNDED AND DESCRIBED AS FOLLOWS;

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN. MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 3, THENCE N 01°21'29" W ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 3, 759.50 FEET TO THE POINT OF BEGINNING; THENCE N 01°21'29" W 559.28 FEET TO A POINT IN THE SOUTH LINE OF SNAKE ROAD; THENCE N 89°49'37" E ALONG SAID SOUTH LINE OF SAID ROAD 201.13 FEET; THENCE S 00°11'38" E 559.25 FEET; THENCE S 89°51'16" W 189.77 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 109294 SQ FT MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE THIS SURVEY AND MAP IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 236.34 OF THE STATE STATUTES AND THE SUBDIVISION CONTROL ORDINANCE, WALWORTH COUNTY, WISCONSIN AND BY THE DIRECTION OF THE OWNER'S AND SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF.

DATED THIS 12th, DAY OF JANUARY, 2012
DATE OF LAST REVISION 03 / 21 / 2012

JOHN P. KROTT, S-2258



OWNERS CERTIFICATE:

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED HEREIN TO BE SURVEYED, MAPPED AND DIVIDED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF LAKE GENEVA, TOWN OF LINN AND WALWORTH COUNTY FOR APPROVAL.

JEANNE M. ALLIS

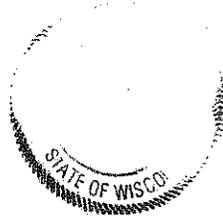
STATE OF Wisconsin

COUNTY OF Walworth

PERSONALLY CAME BEFORE ME THIS 9 DAY OF May 2012
THE ABOVE NAMED, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

MY COMMISSION EXPIRES 4-5-2015

NOTARY PUBLIC _____



CERTIFIED SURVEY MAP NO. _____

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 17 EAST,
WALWORTH COUNTY, WISCONSIN.

TOWN BOARD APPROVAL

APPROVED BY THE TOWN OF LINN TOWN BOARD THIS _____ DAY OF _____

JAMES WEISS (CHAIRMAN)

SUE POLYOCK (CLERK)

CITY OF LAKE GENEVA EXTRATERRITORIAL APPROVAL

RESOLVED: THAT THE CERTIFIED SURVEY MAP SHOWN HEREON, IN THE EXTRATERRITORIAL
PLAT APPROVAL JURISDICTION OF THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.
OWNER JEANNE ALLIS IS HEREBY APPROVED BY THE
CITY OF LAKE GENEVA, CITY BOARD, ON THIS _____ DAY OF _____

COMMON COUNCIL

JIM CONNORS (MAYOR)

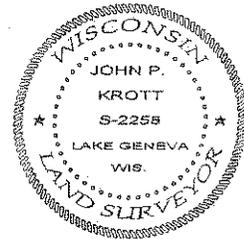
MIKE HAWES (CLERK)

WALWORTH COUNTY APPROVAL

APPROVED BY RESOLUTION OF THE WALWORTH COUNTY ZONING AGENCY

THIS _____ DAY OF _____

RICK STACEY, CHAIRMAN



KROTT SURVEYING INC.

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

DATE OF LAST REVISION 03 / 21 / 2012
DATED THIS 12th, DAY OF JANUARY, 2012

JOHN P. KROTT, S-2258

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW



CERTIFIED SURVEY MAP or



SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

JEANNE MYERS ALLIS

W3691 SNAKE ROAD

LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER:

(262) 248-2012

NAME AND ADDRESS OF APPLICANT:

SAME

TELEPHONE NUMBER OF APPLICANT:

() -

NAME AND ADDRESS OF SURVEYOR:

John KROTT SURVEYING, INC.

N.3705 WILLOW BEND LANE

LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF SURVEYOR:

(262) 248-3697

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

The purpose of application is for Land Division review for approved R-1 rezone by Town of Linn & Walworth County for new lot located on Alta Vista Rd which is already plotted subdivision and consistent with other parcels zoned R-1 and found not requiring an update to the Land use plan to allow another family member home

AGREEMENT FOR SERVICES

REIMBURSABLE BY THE PETITIONER / APPLICANT. The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any finance charges that may accrue. The City may apply the charges for these services to the Petitioner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner and which are not paid, may be assigned by the City as a special assessment to the subject property. Petitioner hereby expressly waives any notice and hearing requirements provided in Wis. Stats. § 66.0701 or any additions or amendments to this section. Petitioner further authorizes the City Treasurer or City Clerk to levy and collect review fees and additional fees upon the affidavit of the City Administrator or the Zoning Administrator stating that such fees are reasonable and that payment is overdue. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the development application:

_____, as applicant/petitioner for:

Name:

JEANNE MYERS ALLIS

Address:

W3691 SNAKE ROAD

LAKE GENEVA, WI 53147

Phone:

262-248-2012

Agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof.

Dated this ~~May~~ 8th day of MAY, 2012

Printed name of Applicant/Petitioner

JEANNE MYERS ALLIS

Signature of Applicant/Petitioner

Jeanne M. Allis

WALWORTH COUNTY



WISCONSIN

Land Use and Resource
Management Department

TO: Jeanne M. Allis
Linn Township

FROM: Land Use and Resource Management Department

RE: Rezone Petition
Tax Parcel #I L 300006

DATE: April 30, 2012

Please be advised that at their meeting of April 24, 2012 the County Zoning Agency voted to forward your Petition for Amendment of the Walworth County Code of Ordinances to the May 7, 2012 session of the Walworth County Board of Supervisors for review.

If you have questions, please feel free to contact this office at (262) 741-4972.

Cc: Kapur & Associates Inc., Gregory L. Governatori, P.E., 6025 S. Pine Street, Burlington, WI 53105
Town of Linn, Mr. James Weiss, P.O. Box 130, Zenda, WI 53195
Town of Linn, Sue Polyock, P.O. Box 130, Zenda, WI 53195

100 West Walworth Street
P.O. Box 1001
Room 222
Elkhorn, WI 53121

Planning/Zoning/Sanitation/
Conservation Divisions

262.741.4972 tel

~~262.741.4973 fax~~

262.741.4973 fax

PETITION FOR AMENDMENT OF THE WALWORTH COUNTY
CODE OF ORDINANCES

Fee: _____ (see schedule) (ZONING/SHORELAND ZONING)



OWNER: JEANNE MYERS ALLIS

TOWN: LINN TAX PARCEL NO. IL 300006

TO THE COUNTY BOARD OF WALWORTH COUNTY:

The undersigned hereby petitions the County Board to amend the Walworth County Code of Ordinances (Zoning/Shoreland Zoning) as follows:

Present Zoning: C-2

Requested Zoning: R-1 & CSM Approval

RESIDENTIAL REZONES: Number of Proposed lots: 1 Number of Proposed Housing Units: _____

COMMERCIAL & INDUSTRIAL REZONES: Total Proposed Gross Floor Area (All Buildings): _____ Site Area (Acres): _____

LEGAL DESCRIPTION: (Written Metes and Bounds Description of the Land to be Rezoned.)

Tax Parcel IL 300006 at W3691 SNAKE ROAD -
* see attached certified survey - CSM John Kraft 1-12-12
* see attached Approved Soil Evaluation - 1-11-12
* see attached 2035 land use plan with R-1 on surrounding properties
* Notice to Neighbors and rezone sign was posted over 30 days
* see attached town of Linn consultants Kapus & Associates which recommend the plan commission approve the rezone to R-1 due to C-2 requires 5 acres, so considered substandard lots R-1 meets requirements
* The rezone to R-1 is also consistent w/ other parcels and would not require an update to the Land use plan.
(Attach separate sheet if additional space is needed.)

Property Owner's Name (Print): JEANNE MYERS ALLIS

Property Owner's Signature: Jeanne Myers Allis

Address: W3691 SNAKE ROAD, LAKE GENEVA, WI 53147

Telephone No.: 262-248-2012

Applicant's Name (Print): Same as above

Applicant's Signature: Same as above

Address: "

Telephone No.: "

Statement of proposed use of property, with pertinent facts regarding the size of area involved, extent of development, type of operation, etc.:

Eventual home for family member

Submit a plat of survey or plot plan (if applicable) of the property to be rezoned, drawn to scale, showing:

- Dimensions and location of existing and proposed structures. Identify (label) their use and indicate their distance (setback) from lot lines.
- Lot layout, where rezone is intended for subdivision or condominium development. Show number and size of lots, interior roads, outlots, proposed parking, and open space areas, etc.
- Drainage areas, floodplains, rivers, streams, lakes, forested areas, and any other natural features.

More information may be requested by the Walworth County Zoning Agency if deemed necessary to properly evaluate your request. THE LACK OF INFORMATION SUBMITTED MAY IN ITSELF BE SUFFICIENT CAUSE TO DENY A PETITION. If you have any questions regarding this procedure, please contact the Zoning Office at (262)741-4972.

IT IS NECESSARY FOR THE APPLICANT OR A REPRESENTATIVE TO BE PRESENT AT THE HEARING. FAILURE TO APPEAR MAY RESULT IN THE HEARING BEING POSTPONED AND THE REZONE PETITION EITHER BEING POSTPONED OR DENIED. IF DENIED, THE REZONE APPLICANT CANNOT REPETITION FOR THE REZONE FOR ONE YEAR FROM THE DATE OF PUBLIC HEARING.

Dated this 15 day of January, 2012

Jean M. Allis
PROPERTY OWNER'S SIGNATURE

TOWN BOARDS:

The Town Board of the township in which property is located can deny any rezone petition. The Town Board denies a rezone by submitting a denial resolution to the County within required time limits. The County cannot grant any rezone if denied by a Town Board.

Therefore, the petitioner must go before the Town Board on the proposed rezone before the appearing at County. The County shall not hold a public hearing without first receiving a written Town decision.

If you have further questions regarding this procedure, please contact the Zoning Office at (262)741-4972. Staff Planning Reports are available online at the Walworth County website at www.co.walworth.wi.us beginning at noon Wednesday the week prior to the monthly hearing date.

NOTICE: THE ZONING AGENCY HAS ESTABLISHED AN AGENDA LIMIT OF 20 ITEMS IN ORDER TO ALLOW EACH APPLICATION PROPER CONSIDERATION. IT IS SUGGESTED THAT YOU SUBMIT YOUR PETITION AS EARLY AS POSSIBLE. WHEN THE 20 ITEM LIMIT IS REACHED, SUBSEQUENT PETITIONS MAY BE SCHEDULED FOR THE NEXT AVAILABLE HEARING DATE.

Date: January 13, 2012

Town of Linn
P.O. Box 130
Zenda, WI 53195

ATTN: Ms. Sue Polyock
Clerk/Treasurer

RE: Jeanne Allis CSM
Tax Key No. IL 300006

Dear Ms. Polyock,

We have completed a review of a Certified Survey Map and rezone prepared by John P. Krott R.L.S. Our review was conducted to determine compliance with Chapter 236 of the Wisconsin State Statutes, the Walworth County Code and good surveying practices. The Certified Survey Map dated January 12, 2012.

The parcel is located on Snake Road and has one existing residence on the property. The parcel is currently zoned C-2 and covers 2.0577 acres. The intent is to rezone the entire parcel to R-1 and divide the parcel through The CSM process to provide enough area to meet the requirements of R-1 zoning. This would allow for a future residence on Lot 2.

The proposed rezone would result in the entire property being zoned R-1 and this would allow a second residence on lot 2 after the CSM is recorded. Each residential lot has the minimum 40,000 sf as required by the R-1 zoning. The comprehensive 2035 plan shows this area as an Upland Resource Conservation District which indicates an C-2 planned residential development district. The C-2 district requires a minimum 5 acre lot area and the current lot is well under this zoning classification and would be considered a substandard lot. The R-1 zoning district requires a minimum of 40,000 sf and 150 foot width, which the proposed parcels meet.

Therefore, We would recommend that the Plan Commission look favorably on this rezone and subsequent land division and recommend approval to the Town Board.

If you have any questions or need additional information, please contact me.

Sincerely,

Kapur & Associates, Inc.

Gregory L Governatori, P.E.

City of Lake Geneva

Application For Land Division Review

Owner: Jeanne M. Allis
W3691 Snake Road
Lake Geneva, WI 53147
262-248-2012

In Addition, to the purpose of the division of the land being part of estate planning and approved by the Town and County as consistent with other parcels in the subdivision / in the area, it also conforms to Lake Geneva Code 66-15 Extraterritorial land division policies, section #2 (of one dwelling unit per 35 acres, last sentence. Section #2, last sentence refers to "the only exception to this policy is that lots resulting in the infill of existing subdivision may be permitted." The Parcel for approval is Tax code IL 300006, and is lot number #1, of the already established Bonnie Bray subdivision. It also adjoins, Alta Vista Road - which is an already established subdivision and consistent with neighbors in surrounding properties which are R-1 subdivision.

May 10, 2012

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

Attn: Mr. Barney Brugger
Zoning Administrator

Re: Vandenburg: Extraterritorial Certified Survey Map Review
Project No. R12-0014-105

Dear Barney,

We have completed our review of the above referenced Certified Survey Map (CSM), received May 10, 2012, prepared by Krott Surveying, Inc., signed and sealed by John P. Krott, R.L.S. and dated January 12, 2012. We have the following comments and recommendations:

Sheet 1:

- The zoning is noted as R-1. The Walworth County Land Information GIS website shows the parcel is zoned C-2 as are the adjacent lands on all sides. We recommend the zoning be confirmed and the zoning note corrected if needed.
 - *The zoning has been confirmed as R-1.*
 - *The final CSM to be used for signatures should omit our note requesting confirmation of the zoning.*

Sheet 2:

- Within line three of the CITY OF LAKE GENEVA EXTRATERRITORIAL APPROVAL, change "CITY BOARD" to "CITY COMMON COUNCIL".
 - *The revision has been made.*

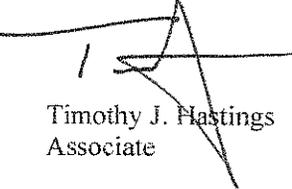
Based on our review we recommend extraterritorial approval of the proposed CSM.

Submitted data has been reviewed for conformance with generally accepted surveying practices and City policies. Although this data has been reviewed, the surveyor is responsible for the thoroughness and accuracy of survey and supplemental data and for their compliance with all state and local codes, ordinances, and procedures. Modification to the survey, etc. may be required should errors or changed conditions be found at a future date.

Should you have any questions, please feel free to contact me at our Lake Geneva office.

Sincerely,

CRISPELL-SNYDER, INC.


Timothy J. Hastings
Associate

cc: John P. Krott, R.L.S., Krott Surveying, Inc.

Lake Geneva
700 Geneva Pkwy.
P.O. Box 550
Lake Geneva, WI 53147
262.348.5600
FAX 262.348.9979

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FAX 262.554.1503

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715.752.4620
FAX 715.752.4595

CERTIFIED SURVEY MAP NO. _____

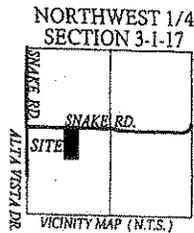
A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN. ALSO PART OF LOT 1 BONNIE BRAE SUBDIVISION, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, OF SECTION 3, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN.

OWNER:
LAEL VANDENBURGH
N2365 N. BONNIE BRAE LANE
LAKE GENEVA WI. 53147

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

NORTHWEST CORNER
OF THE NORTHWEST 1/4
OF SECTION 3-1-17
Y=216,163.46
X=2,408,770.28

SOUTHWEST CORNER
OF THE NORTHWEST 1/4
OF SECTION 3-1-17
Y=213,380.63
X=2,408,836.25



SOIL TYPES:
MwC2 & MyA

ZONED R-1

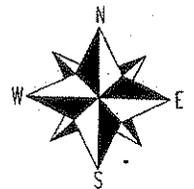
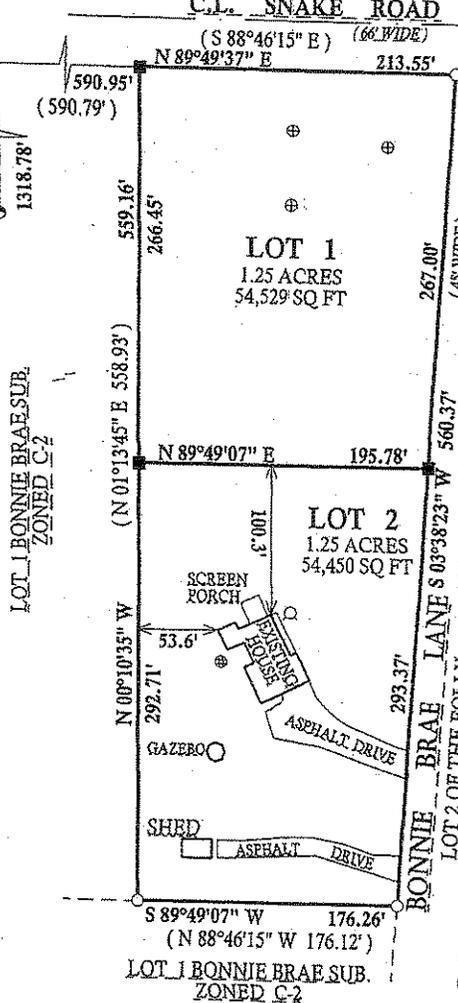
Confirm Zoning is correct as shown

LEGEND

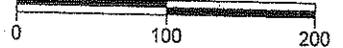
- FOUND 1" DIA. IRON PIPE
- SET 3/4" DIA. IRON BAR 18" IN LENGTH WEIGHING 1.5 LBS PER/LIN FT.
- ⊕ FOUND CONCRETE COUNTY MONUMENT WITH BRASS CAP
- ⊕ CONCRETE SEPTIC LID
- WATER WELL
- ⊕ SOIL BORING
- (XX) RECORDED AS

JOB# 12-002.

C.L. SNAKE ROAD
(S 88°46'15" E) (66' WIDE)
N 89°49'37" E 213.55'



SCALE 1" = 100'



NOTE: BEARINGS REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 3-1-17
NOTE: BEARINGS HEREON RELATED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD-27)



DATED THIS 12th, DAY OF JANUARY, 2012

John P. Krott
JOHN P. KROTT

NOTE: EXISTING SANITARY SYSTEM APPEARS TO BE FUNCTIONING, NO EVALUATION HAS BEEN MADE AS TO MEETING REQUIREMENTS FOR REPLACEMENT SYSTEM UNDER COM 83 OF WISCONSIN ADMINISTRATIVE CODE.

CERTIFIED SURVEY MAP NO. _____

KROTT SURVEYING INC.

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

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN. ALSO PART OF LOT 1 BONNIE BRAE SUBDIVISION, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, OF SECTION 3, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, JOHN P. KROTT REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE FOLLOWING LAND BOUNDED AND DESCRIBED AS FOLLOWS;
A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN. ALSO PART OF LOT 1 BONNIE BRAE SUBDIVISION, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, OF SECTION 3, TOWN 1 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN. MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 3, THENCE N 01°21'29" W ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 3, 1318.78 FEET; THENCE N 89°49'37" E. 590.95 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE N 89°49'37" E 213.55 FEET; THENCE S 03°38'23" W 560.37 FEET; THENCE S 89°49'07" W 176.26 FEET; THENCE N 00°10'35" W 559.16 FEET TO THE POINT OF BEGINNING.
SAID PARCEL OF LAND CONTAINING 108,979 SQ FT MORE OR LESS.
I FURTHER CERTIFY THAT I HAVE MADE THIS SURVEY AND MAP IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 236.34 OF THE STATE STATUTES AND THE SUBDIVISION CONTROL ORDINANCE, WALWORTH COUNTY, WISCONSIN AND BY THE DIRECTION OF THE OWNER AND SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF.

DATED THIS 12th, DAY OF JANUARY, 2012


JOHN P. KROTT, S-2258



OWNERS CERTIFICATE:

" AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED HEREIN TO BE SURVEYED, MAPPED AND DIVIDED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE TOWN OF LINN, CITY OF LAKE GENEVA AND WALWORTH COUNTY FOR APPROVAL. "

LAEL VANDENBURGH

STATE OF _____
COUNTY OF _____

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2012,
THE ABOVE NAMED, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC

CERTIFIED SURVEY MAP NO. _____

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 17 EAST,
WALWORTH COUNTY, WISCONSIN. ALSO PART OF LOT 1 BONNIE
BRAE SUBDIVISION, LOCATED IN THE SOUTHWEST 1/4 OF THE
NORTHWEST 1/4, OF SECTION 3, TOWN 1 NORTH, RANGE 17 EAST,
WALWORTH COUNTY, WISCONSIN.

TOWN BOARD APPROVAL

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

JAMES WEISS (CHAIRMAN)

SUE POLYOCK (CLERK)

CITY OF LAKE GENEVA EXTRATERRITORIAL APPROVAL

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

ON THIS _____ DAY OF _____, 2012.

JIM CONNORS (MAYOR)

MIKE HAWES (CLERK)

WALWORTH COUNTY APPROVAL

APPROVED BY THE WALWORTH COUNTY ZONING AGENCY

THIS _____ DAY OF _____, 2012.

RICK STACEY, CHAIRMAN



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

DATED THIS 12th DAY OF JANUARY 2012.

JOHN P. KROTT, S-2258

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW



CERTIFIED SURVEY MAP or



SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

hael Vandenburg

N2365 Bonnie Brae

Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER:

(262) 248-8708

NAME AND ADDRESS OF APPLICANT:

same as above

TELEPHONE NUMBER OF APPLICANT:

()

NAME AND ADDRESS OF SURVEYOR:

John P Krott

N3705 Willow Bend Lane

Lake Geneva WI 53147

TELEPHONE NUMBER OF SURVEYOR:

(262) 741-4972

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

Division of land as part of estate planning.

AGREEMENT FOR SERVICES

REIMBURSABLE BY THE PETITIONER / APPLICANT. The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal including any finance charges that may accrue. The City may apply the charges for these services to the Petitioner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner and which are not paid, may be assigned by the City as a special assessment to the subject property. Petitioner hereby expressly waives any notice and hearing requirements provided in Wis. Stats. § 66.0701 or any additions or amendments to this section. Petitioner further authorizes the City Treasurer or City Clerk to levy and collect review fees and additional fees upon the affidavit of the City Administrator or the Zoning Administrator stating that such fees are reasonable and that payment is overdue. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the development application:

_____ self _____, as applicant/petitioner for:

Name: Lael Vandenberg

Address: N2365 Bonnie Brae
Lake Geneva, WI 53147

Phone: (262) 248-8708

Agrees that in addition to those normal costs payable by an applicant/petitioner (e.g., filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Lake Geneva, in the judgment of its staff, to obtain additional professional service(s), (e.g., engineering, surveying, planning, legal) than would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof.

Dated this 14 day of March, 2002.

Lael Vandenberg
Printed name of Applicant/Petitioner

Lael Vandenberg
Signature of Applicant/Petitioner

TOWN OF LINN HIGHWAY DEPARTMENT

PERMIT FOR DRIVEWAY AND/OR CULVERT ON ROAD RIGHT OF WAY

The undersigned and designated applicant requests permission to construct the driveway and/or culvert hereinafter described on Town of Linn right of way, and in consideration of being granted permission, as evidenced by the approval of the authorized representative of the Highway Department, binds and obligates himself to construct the driveway or culvert in accordance with the description contained herein and sketches, if any, attached hereto, and to abide by the general requirements and location design and construction requirements set forth on this form.

DESCRIPTION

TOWN OF LINN

ROAD NAME Snake Road

ALONG THE South SIDE OF THE ROAD

ADDRESS N2365 Bonnie Brae, Lake Geneva

WIDTH OF DRIVEWAY 20 IN FEET

A 4/4 INCH DIAMETER CULVERT PIPE TO BE INSTALLED

A 4/4 FEET IN LENGTH CULVERT PIPE TO BE INSTALLED

The work proposed under this permit will be completed by contractors.

TBD

This application terms and conditions of proposed permit agreed to

Date _____ Signed Joe Vandenberg Applicant

Signed _____ Applicant

Address N2365 Bonnie Brae

Lake Geneva, WI Phone # 262-248-8708

APPROVED: TOWN OF LINN HIGHWAY DEPT. By [Signature] Date 1/13/12

My name is Lael Vandenburg and I live at N2365 Bonnie Brae in Linn Township. The attached drawing show that I am part of the Bonnie Brae subdivision (outlined in Black) and my property is marked in yellow.

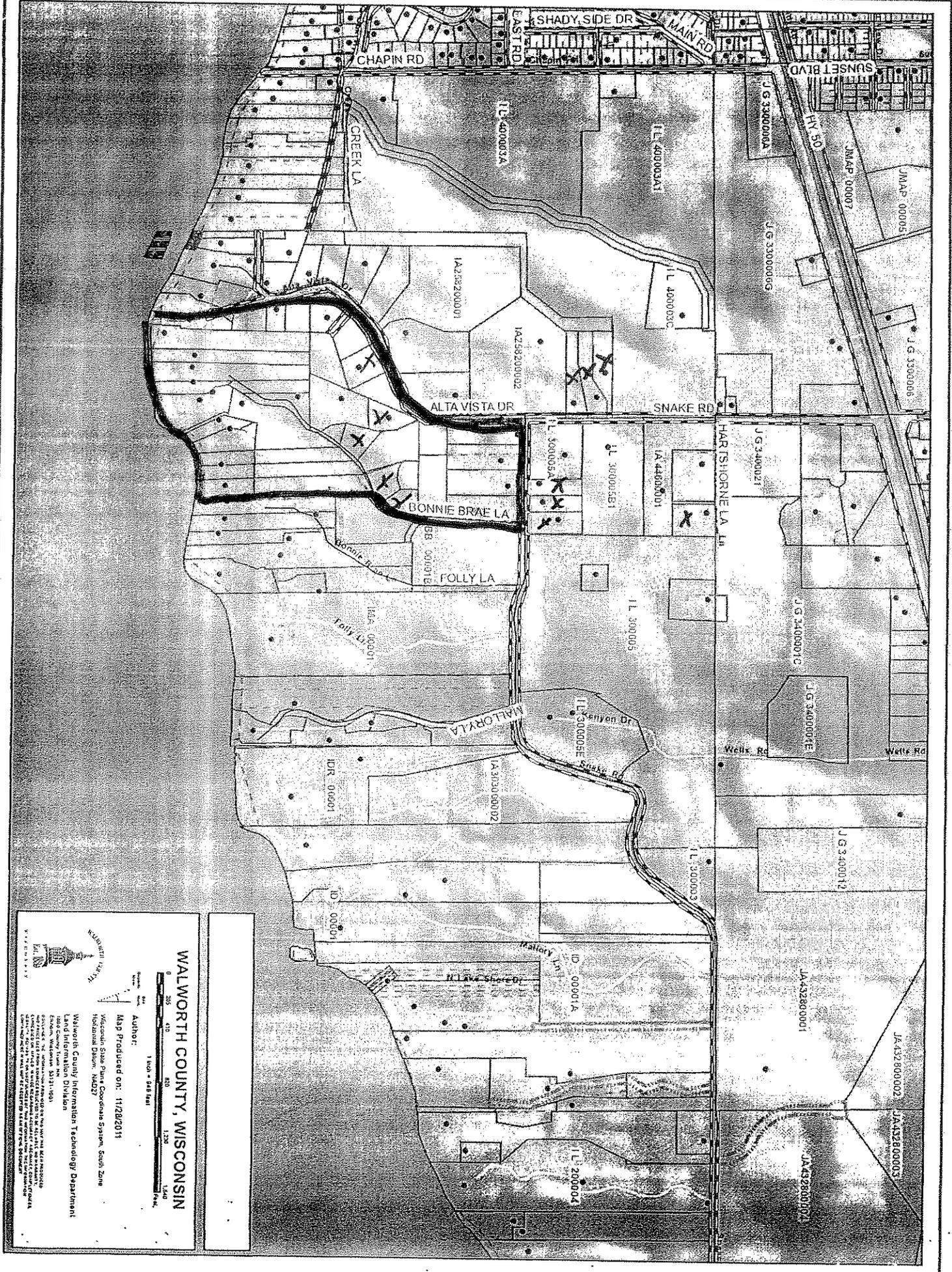
I would like to divide my existing lot within the existing subdivision of Bonnie Brae. Sec 66-15 of the Lake Geneva Code deals with extraterritorial land division policies, and my property is located within the mile and one-half extraterritorial limits of the city.

Point 2 under this section deals with land divisions and refers to density of 35 acres per one dwelling.

However, under Point 2 of this section at the conclusion of the paragraph it reads 'The only exception to this policy is that lots resulting in the infill of existing subdivisions may be permitted'

My lot is within Bonnie Brae subdivision (outlined by dark line on attached map). The lots resulting from this division are comparable to other lots in this subdivision as well as adjacent subdivisions (indicated by X on attached map). Therefore, I believe that the division does constitute infill as permitted by Sec. 66-15.

This is my justification for asking for the land division. Thank you for your time.



WALWORTH COUNTY, WISCONSIN



Author:

Map Produced on: 11/28/2011

Wisconsin State Plane Coordinate System, South Zone

Hydrogen Datum, NAD27

Walworth County Information Technology Department

Land Information Division

Essex, Wisconsin 53121-1040

Copyright © 2011 Walworth County Information Technology Department. All rights reserved. This map is a reproduction of the original map and is not to be used for any other purpose without the written permission of the Walworth County Information Technology Department.



Lael Vandenburg

Town of Linn

FORM #6

ORDINANCE AMENDING
WALWORTH COUNTY CODE OF ORDINANCES

WHEREAS the Walworth County Board of Supervisors has heretofore been petitioned to amend the Walworth County Code of Ordinances, and

WHEREAS the petition has been referred to the County Zoning Agency for public hearing, and

WHEREAS the County Zoning Agency, on due notice, conducted a public hearing on the proposed amendment, and filed their recommendation with the Board, and

WHEREAS the proposed amendment has been given due consideration by the Board in open session,

NOW THEREFORE, THE County Board of Supervisors of the County of Walworth do ordain as follows:

The Walworth County Code of Ordinances, Zoning and Shoreland Zoning Ordinance (and accompanying Zoning Map) is amended in the following respects:

TO AMEND SAID ZONING MAPS FROM C-2 UPLAND RESOURCE CONSERVATION DISTRICT TO R-1 SINGLE-FAMILY RESIDENCE DISTRICT (UNSEWERED) THE FOLLOWING DESCRIBED LANDS:

All of Tax Parcel IBB 00001D, Section 3, Linn Township

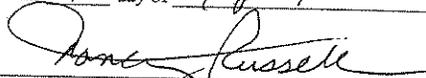
Said parcel contains 2.5 acres of land, more or less.

Total area for rezone approximately 2.5 acres more or less

And having held public hearing thereon, pursuant to Section 59.69 (5) (e) Wisconsin Statutes, notice thereof having been given as provided by law, and being duly informed of the facts pertinent to the changes proposed and duly advised of the wishes of the people in the area affected, hereby recommends the following:
SAID PETITION BE APPROVED AFTER THE APPROPRIATE FINDINGS WERE MADE AS REQUIRED BY STATE FARMLAND PRESERVATION PROGRAM S91.48(1) WIS. STATS.

Findings: The County 2035 Land Use Plan identifies this area as Urban Density Residential less than 5 acres per dwelling.

ATTEST this 19TH day of April, 2012.


County Board Chair

ATTEST this 19th day of April, 2012.


County Clerk

**City of Lake Geneva
Council Meeting
5/29/2012**

Prepaid Checks - 5/11/12 through 5/23/12

\$1,255.69

CITY OF LAKE GENEVA
ACCOUNTS PAYABLE PREPAID ITEMS OVER \$5,000

COUNCIL MEETING DATE OF: 5/29/2012

TOTAL PREPAID ACCOUNTS PAYABLE - 5/11/12 through 5/23/12 \$ 1,255.69

ITEMS > \$5,000

BALANCE OF OTHER ITEMS 1,255.69

**City of Lake Geneva
Council Meeting
5/29/2012**

Accounts Payable Checks - through 5/23/12

	<u>Fund #</u>	
1. General Fund	11	<u>\$ 77,434.78</u>
2. Debt Service	20	<u>\$ 922.84</u>
3. TID #4	34	<u>\$ 101,785.03</u>
4. Lakefront	40	<u>\$ 9,255.88</u>
5. Capital Projects	41	<u>\$ 8,889.74</u>
6. Parking Meter	42	<u>\$ 9,863.24</u>
7. Library Fund	99	<u>\$ 1,048.57</u>
8. Impact Fees	45	<u>\$ 682.32</u>
9. Tax Agency Fund	89	<u>\$ -</u>
Total All Funds		<u><u>\$209,882.40</u></u>

**CITY OF LAKE GENEVA
ACCOUNTS PAYABLE UNPAID ITEMS OVER \$5,000**

COUNCIL MEETING DATE OF: 5/29/2012

TOTAL UNPAID ACCOUNTS PAYABLE - THROUGH 5/25/12 209,882.40

ITEMS > \$5,000

Scherrer Construction Co - skate park constuction	55,827.00
Humphrey's Contracting - Concrete Project, Seminary Park meter posts	40,599.00
Johns Disposal Service Inc - May Garbage Service	36,175.55
Alliant Energy - April Electric Bills	20,377.57
Crispell-Snyder Inc - April Engineering	11,721.95
Signature Signs - parking space marker decals	5,964.08
DYNA Engineering LTD - Parking space marker yokes	5,546.65
Harris Computer Systems - MSI annual support, A/P checks	5,256.06

Balance of Other Items 28,414.54

DATE: 05/25/12
 TIME: 14:55:01
 ID: AP441000.WOW

CITY OF LAKE GENEVA
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 05/30/2012

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
AASEN	AASEN EMBROIDERY						
10059	05/18/12	01	T-SHIRTS, SWEATSHIRTS, HATS	4052115399		05/30/12	192.48
						INVOICE TOTAL:	192.48
						VENDOR TOTAL:	192.48
ALLIANT	ALLIANT ENERGY						
RE051112	05/18/12	01	INV 101952-010-SNAKE RD/HWY 50	1134105222		05/30/12	10.18
		02	INV 106985-010-STREET LIGHTS	1134105223			6,948.87
		03	INV 114980-010-HWY 12/WHEELER	1134105222			10.01
		04	INV 124743-010-S LAKE SHORE DR	1152005222			17.28
		05	INV 127818-010-W HWY 50 BLOCK	1134105222			10.18
		06	INV 140837-010-S LAKE SHORE DR	1134105222			7.60
		07	INV 147744-014-1070 CAREY	1132105222			161.58
		08	INV 178856-010-GEORGE ST	1134105222			7.43
		09	INV 184924-010-COBB PARK	1152005222			7.27
		10	INV 188965-013-1065 CAREY	1132105222			437.58
		11	INV 216918-010-CITY HALL	1116105222			2,955.68
		12	INV 239783-010-CENTRAL SCHOOL	1152005222			7.53
		13	INV 243947-013-1055 CAREY	1132105222			146.15
		14	INV 268954-010-FLAT IRON PK	1152005222			296.58
		15	INV 279779-010-918 MAIN ST	9900005222			843.34
		16	INV 292807-010-WELLS ST	1134105222			63.69
		17	INV 302769-011-DUNN BASEBALL	1152005222			60.62
		19	INV 315792-010-W MAIN/CENTER	1134105222			44.00
		20	INV 318816-010-HWY 50/HWY 12	1134105222			10.51
		21	INV 335773-010-WELLS ST	1134105222			10.11
		22	INV 336765-010-FLAT IRON PK	1152005222			7.80
		23	INV 355867-010-DODGE ST	1134105222			7.43
		24	INV 375931-010-RIVIERA	4055305222			2,767.50
		25	INV 392817-010-LIBRARY PK	1152005222			19.92
		26	INV 426987-010-RR3 BLK FLASHER	1134105222			10.51
		27	INV 433829-010-FIRE HOUSE	1122005222			647.86
		28	INV 433906-010-HAVENWOOD	1134105222			7.13
		29	INV 434743-010-HWY 12/HWY 36	1134105222			10.01

DATE: 05/25/12
 TIME: 14:55:01
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CITY OF LAKE GENEVA
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 05/30/2012

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
RE051112	05/18/12	30	INV 489578-003-MUSEUM	1151105222		05/30/12	549.35
		31	INV 492771-003-GENEVA SQ	1134105223			32.66
		32	INV 514311-001-BAKER/SEMINARY	1152005222			16.02
		33	INV 517852-001-SAGE ST/DUNN	1129005222			5.04
		34	INV 544872-001-VETS PK/TOWNLIN	1152015222			176.39
		35	INV 560544-002-1003 HOST DR	1122005222			260.71
		36	INV 589078-001-RUSH ST	1152005222			20.87
		37	INV 589905-001-BEACH HOUSE	4054105222			326.11
		38	INV 590084-001-DONIAN PK	1152005222			202.45
		39	INV 594309-001-STREET LIGHTS	1134105223			299.51
		40	INV 605259-001-GENEVA ST LOT	1134105223			285.61
		41	INV 614948-001-VETS PK SCOREBO	1152015222			153.44
		43	INV 621606-001-WELLS ST	1134105222			8.83
		44	INV 621825-001-S WELLS	1134105222			9.18
		46	INV 626232-001-HWY 50/HWY 12	1134105222			28.68
		47	INV 627270-001-730 MARSHALL ST	1129005222			19.19
		48	INV 628749-001-W COOK SIREN	1129005222			9.91
		49	INV 640082-001-201 EDWARDS SIR	1129005222			10.32
		50	INV 652115-002-WALMART	1134105223			82.59
		51	INV 653994-001-HWY 120/TOWNLIN	1134105222			103.46
		52	INV 654168-001-HWY 50 SIGNAL	1134105223			137.87
		53	INV 656566-001-HWY 120/BLOOMFI	1134105223			69.50
		54	INV 657276-002-389 EDWARDS	1134105223			89.47
		55	INV 675414-001-VETS PK PAVILN	1152015222			290.99
		56	INV 679833-001-LOT LITE	1134105223			257.50
		57	INV 696255-001-SHARED SAVINGS	2081005663			16.45
		58	INV 696255-001-SHARED SAVINGS	2081005623			811.55
		59	INV 696255-001-SHARED SAVINGS	9900005663			17.33
		60	INV 696255-001-SHARED SAVINGS	9900005623			122.49
		61	INV 696255-001-SHARED SAVINGS	2081005664			12.17
		62	INV 696255-001-SHARED SAVINGS	2081005625			82.67
		63	INV 699860-001-IMPOUND	1121005222			18.31
		64	INV 703098-001-LIB PK RESTROOM	1152005222			51.98
		65	INV 703615-001-MAIN ST LIGHTS	1134105223			211.86

ALLIANT ALLIANT ENERGY

DATE: 05/25/12
 TIME: 14:55:01
 ID: AP441000.WOW

CITY OF LAKE GENEVA
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 05/30/2012

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
RE051112	05/18/12	66	INV 710858-001-INTRCHG N SIGNL	1134105223		05/30/12	52.76
						INVOICE TOTAL:	20,377.57
						VENDOR TOTAL:	20,377.57
AMYS			AMY'S SHIPPING EMPORIUM				
115893	04/30/12	01	SHIPPING-FOUNTAIN	1132105399		05/30/12	26.85
						INVOICE TOTAL:	26.85
						VENDOR TOTAL:	26.85
ANDER			ERIC ANDERSON				
REIMB-3/12	03/16/12	01	FIRST AID TRAINING-398 MILES	1129005735		05/30/12	220.89
						INVOICE TOTAL:	220.89
						VENDOR TOTAL:	220.89
ANDERM			MARY ANDERSON				
REIMB-3/12	03/16/12	01	FIRST AID TRAINING-398 MILES	1129005735		05/30/12	220.89
						INVOICE TOTAL:	220.89
REIMB-5/12	05/10/12	01	MRC TRAINING-394 MILES	1129005735		05/30/12	218.67
						INVOICE TOTAL:	218.67
						VENDOR TOTAL:	439.56
AT&TO			AT&T ONENET SERVICE				
RE051112	05/01/12	01	CHARGES-MAY	1121005221		05/30/12	24.16
		02	CHARGES-MAY	1122005221			9.12
		03	CHARGES-MAY	4055205221			0.08
		04	CHARGES-MAY	1112005221			5.86
		05	CHARGES-MAY	1116105221			24.18
		06	CHARGES-MAY	1132105221			2.97
		07	CHARGES-MAY	9900005221			4.88

DATE: 05/25/12
 TIME: 14:55:01
 ID: AP441000.WOW

CITY OF LAKE GENEVA
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 05/30/2012

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
AT&TO	AT&T ONENET SERVICE						
RE051112	05/01/12	08	CHARGES-MAY	4234505221		05/30/12	5.51
						INVOICE TOTAL:	76.76
						VENDOR TOTAL:	76.76
AUTOW	AUTOWORKS PLUS						
9549	05/17/12	01	MOWER TIRE	1152005250		05/30/12	83.84
						INVOICE TOTAL:	83.84
						VENDOR TOTAL:	83.84
BRINK	BRINKMAN SYSTEMS						
9190	05/03/12	01	HOSE,ADAPTORS,ELBOWS-SWEEPER	1132105250		05/30/12	118.93
						INVOICE TOTAL:	118.93
9197	05/09/12	01	O-RING CONNECTORS	1132105351		05/30/12	23.62
						INVOICE TOTAL:	23.62
						VENDOR TOTAL:	142.55
BRUCE	BRUCE MUNICIPAL EQUIPMENT INC						
3042	05/08/12	01	CREDIT-HOSE RETURN	1132105351		05/30/12	-25.84
						INVOICE TOTAL:	-25.84
5121527	04/26/12	01	LINER KIT-GIANT VAC	1132145430		05/30/12	594.04
						INVOICE TOTAL:	594.04
5121603	04/30/12	01	HOSE,FITTINGS	1132105351		05/30/12	25.84
						INVOICE TOTAL:	25.84
						VENDOR TOTAL:	594.04
CES	CES						
LKG/015704	05/18/12	01	TAMPER BIT-SPACE MARKERS	4234505870		05/30/12	25.00
						INVOICE TOTAL:	25.00
						VENDOR TOTAL:	25.00

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10GF99	01/06/12	01	PELLER CONDEMNATION	1113105214		05/30/12	2,245.70
			INVOICE TOTAL:				2,245.70
			VENDOR TOTAL:				2,245.70
CRISP			CRISPELL-SNYDER INC				
14727	04/27/12	01	APR ENG	3430009122		05/30/12	2,247.50
			INVOICE TOTAL:				2,247.50
14740	04/27/12	01	PRIVATE ROAD EVAL	1130005216		05/30/12	123.75
			INVOICE TOTAL:				123.75
14741	04/27/12	01	CTY H ANNEX PLAN REVIEW	1100001391		05/30/12	521.25
			INVOICE TOTAL:				521.25
14742	04/27/12	01	SOUTHLAND FARMS REVIEW	1100001391		05/30/12	94.25
			INVOICE TOTAL:				94.25
14743	04/27/12	01	APR ENG	4132101205		05/30/12	6,190.20
			INVOICE TOTAL:				6,190.20
14744	04/27/12	01	PIP AMEND-ADV AUTOPARTS	1100001391		05/30/12	514.25
			INVOICE TOTAL:				514.25
14745	04/27/12	01	PHRE LLC PLAN REVIEW	1100001391		05/30/12	34.25
			INVOICE TOTAL:				34.25
14746	04/27/12	01	CSM-ETP VANDENBURGH	1100001391		05/30/12	198.00
			INVOICE TOTAL:				198.00
14794	04/27/12	01	APR ENG	4132101114		05/30/12	321.75
			INVOICE TOTAL:				321.75
14795	04/27/12	01	APR ENG/INSP/SURVEY	4054105372		05/30/12	1,476.75
			INVOICE TOTAL:				1,476.75
			VENDOR TOTAL:				11,721.95

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D&K	D&K SERVICES						
2012203	03/21/12	01	CHAMBER SEWER JETTING	3430001202		05/30/12	600.00
						INVOICE TOTAL:	600.00
						VENDOR TOTAL:	600.00
DUNN	DUNN LUMBER & TRUE VALUE						
479871	05/15/12	01	ROPE-MILL POND FOUNTAIN	1152005352		05/30/12	5.99
		02	DISCOUNT	1100004819			-0.30
						INVOICE TOTAL:	5.69
479882	05/15/12	01	SCREWS	1152005840		05/30/12	14.79
		02	DISCOUNT	1100004819			-0.74
						INVOICE TOTAL:	14.05
480000	05/16/12	01	PAINT	1134105370		05/30/12	36.47
		02	DISCOUNT	1100004819			-0.45
						INVOICE TOTAL:	36.02
480076	05/16/12	01	AJAX,BLEACH	4055205350		05/30/12	3.79
		02	DISCOUNT	1100004819			-0.06
						INVOICE TOTAL:	3.73
480720	05/21/12	01	SHIMS,CABLE TIES-FLAGS	1134105394		05/30/12	6.74
		02	DISCOUNT	1100004819			-0.24
						INVOICE TOTAL:	6.50
480730	05/21/12	01	NUTS,BOLTS-MOWER	1152005250		05/30/12	4.18
		02	DISCOUNT	1100004819			-0.21
						INVOICE TOTAL:	3.97
480731	05/21/12	01	PINE SOL	4055205350		05/30/12	5.49
		02	DISCOUNT	1100004819			-0.27
						INVOICE TOTAL:	5.22
480880	05/22/12	01	CABLE TIES,U-BOLTS	1132105350		05/30/12	6.37

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DUNN	DUNN LUMBER & TRUE VALUE						
480880	05/22/12	02	DISCOUNT	1100004819		05/30/12	-0.32
						INVOICE TOTAL:	6.05
480898	05/22/12	01	TOILET SEAT, BALLCOCK	1152005250		05/30/12	32.78
		02	DISCOUNT	1100004819			-1.25
						INVOICE TOTAL:	31.53
						VENDOR TOTAL:	112.76
DYNA	DYNA ENGINEERING LTD						
6249	05/10/12	01	SPACE MARKER YOKES	3430009125		05/30/12	5,546.65
						INVOICE TOTAL:	5,546.65
						VENDOR TOTAL:	5,546.65
ELKHO	ELKHORN CHEMICAL COMPANY INC						
521198	05/01/12	01	BAGS, MOPS, LINERS	4055205350		05/30/12	1,391.58
						INVOICE TOTAL:	1,391.58
521198-1	05/02/12	01	GARBAGE BAGS	4055205350		05/30/12	100.28
						INVOICE TOTAL:	100.28
						VENDOR TOTAL:	1,491.86
GENON	GENEVA ON-LINE INC						
943803	05/01/12	01	MAY EMAIL SVC	1112005221		05/30/12	2.00
						INVOICE TOTAL:	2.00
						VENDOR TOTAL:	2.00
HARRIS	HARRIS COMPUTER SYSTEMS						
MN00001843	03/22/12	01	MSI ANNUAL SUPPORT	1115105450		05/30/12	4,763.49
						INVOICE TOTAL:	4,763.49
XT00003237	05/14/12	01	A/P CHECKS	1115105310		05/30/12	492.57
						INVOICE TOTAL:	492.57
						VENDOR TOTAL:	5,256.06

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HUMPH			HUMPHREY'S CONTRACTING				
DRAW 3	05/23/12	01	CONCRETE PROJECT	3430001211		05/30/12	31,559.00
						INVOICE TOTAL:	31,559.00
SEM PK METERS	05/22/12	01	SEM PARK METER POST REDO	4234505870		05/30/12	9,040.00
						INVOICE TOTAL:	9,040.00
						VENDOR TOTAL:	40,599.00
ITU			ITU INC				
5516607	05/11/12	01	RAGS,MATS	1132105360		05/30/12	67.40
						INVOICE TOTAL:	67.40
5516608	05/11/12	01	MATS	1116105360		05/30/12	62.53
						INVOICE TOTAL:	62.53
5522886	05/24/12	01	MATS	1116105360		05/30/12	62.53
						INVOICE TOTAL:	62.53
						VENDOR TOTAL:	192.46
JOHNS			JOHNS DISPOSAL SERVICE INC				
41981	05/07/12	01	RESIDE MAY SVC	1136005294		05/30/12	24,924.90
		02	RECYCLE MAY SVC	1136005297			10,660.65
		03	30 YD ROLL OFF 4/23/12	1136005296			295.00
		04	30 YD ROLL OFF 1/10/12	1136005296			295.00
						INVOICE TOTAL:	36,175.55
						VENDOR TOTAL:	36,175.55
LGREG			LAKE GENEVA REGIONAL NEWS				
933591	04/05/12	01	LN ORD 12-06	1110005314		05/30/12	37.25
						INVOICE TOTAL:	37.25
933598	04/05/12	01	LN 3/12 COUNCIL MINUTES	1110005314		05/30/12	641.83
						INVOICE TOTAL:	641.83

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LGREG			LAKE GENEVA REGIONAL NEWS				
935198	04/12/12	01	LN ABSENTEE BALLOT	1114305311		05/30/12	16.43
		02	LN ABSENTEE BALLOT	1100001391			98.64
			INVOICE TOTAL:				115.07
935490	04/19/12	01	LN 3/26 COUNCIL MINUTES	1110005314		05/30/12	369.80
			INVOICE TOTAL:				369.80
935500	04/19/12	01	LN ORD 12-07	1110005314		05/30/12	118.39
			INVOICE TOTAL:				118.39
937349	04/26/12	01	LN PUB TEST	1114305311		05/30/12	16.17
		02	LN PUB TEST	1100001391			97.08
			INVOICE TOTAL:				113.25
			VENDOR TOTAL:				1,395.59
LOIS			LOIS TIRE SHOP INC				
305554	04/16/12	01	FIX TIRE-LOADER	1132105250		05/30/12	221.00
			INVOICE TOTAL:				221.00
			VENDOR TOTAL:				221.00
MAC			MACCARR				
017225	05/01/12	01	CO2 RENTAL-COOLER	4055205350		05/30/12	88.25
			INVOICE TOTAL:				88.25
017770	05/01/12	01	ANNUAL CO2 TANK RENTAL	4055205350		05/30/12	45.00
			INVOICE TOTAL:				45.00
			VENDOR TOTAL:				133.25
MARTIN			MARTIN BUSINESS GROUP				
1120604	05/20/12	01	KONICA 600 CONTR-MAY	1116105531		05/30/12	114.00
			INVOICE TOTAL:				114.00
			VENDOR TOTAL:				114.00

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NAPAE	ELKHORN NAPA AUTO PARTS						
849705	04/25/12	01	HYDRAULIC FILTER	1132105351		05/30/12	27.24
						INVOICE TOTAL:	27.24
851688	05/09/12	01	OIL FILTERS	1132105351		05/30/12	22.64
						INVOICE TOTAL:	22.64
						VENDOR TOTAL:	49.88
NOVA	NOVA PLUMBING COMPANY						
3915	05/09/12	01	FIX WATER VALVE-SEM PARK	1152005241		05/30/12	494.50
						INVOICE TOTAL:	494.50
						VENDOR TOTAL:	494.50
OTIS	OTIS ELEVATOR COMPANY						
CMM65267612	05/21/12	01	ELEV CONTR 6/1-7/31/12	4055205360		05/30/12	225.26
						INVOICE TOTAL:	225.26
CMM65522612	05/21/12	01	ANNUAL ELEV MAINT	1116105360		05/30/12	2,512.80
						INVOICE TOTAL:	2,512.80
						VENDOR TOTAL:	2,738.06
PNC	PNC BANK						
0032-5/12	05/09/12	01	USPS-POSTAGE METER SIGN	3430009125		05/30/12	40.80
		02	WALMART-CAKE, PLATES, CREAMER	1111005331			28.49
		03	GENEVA COUNTRY-TRAINING FOOD	1111005331			12.70
		04	SUBWAY-TRAINING MEALS	1111005331			30.54
		05	LEAGUE-ALDERMEN TRAINING	1111005332			180.00
						INVOICE TOTAL:	292.53
0354-5/12	05/09/12	01	CVS FLAGS-8 FLAGS	1134105394		05/30/12	374.95
		02	OFFICE MAX-INK	1132105399			60.48
						INVOICE TOTAL:	435.43

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PNC	PNC BANK						
0411-5/12	05/09/12	01	GLACIER CANYON-LODGING	1124005331		05/30/12	70.00
		02	SPRECHERS-MEAL	1124005331			12.65
			INVOICE TOTAL:				82.65
0437-5/12	04/17/12	01	AERIAL STUNT KITES-US FLAG	1116105350		05/30/12	50.00
			INVOICE TOTAL:				50.00
1831-5/12	05/09/12	01	USPS-POSTAGE-GENEVA RIDGE PLAN	1122005312		05/30/12	5.30
			INVOICE TOTAL:				5.30
			VENDOR TOTAL:				865.91
QUILL	QUILL CORPORATION						
3094282	05/11/12	01	TTY PAPER	4234505310		05/30/12	676.80
			INVOICE TOTAL:				676.80
			VENDOR TOTAL:				676.80
REINDER	REINDERS INC						
1376211-01	04/27/12	01	FERTILIZER-SOCCER FIELD	4500005961		05/30/12	187.32
			INVOICE TOTAL:				187.32
			VENDOR TOTAL:				187.32
ROCKRD	ROCK ROAD COMPANIES INC						
214334	05/10/12	01	SAND-SOCCER FIELD	4500005961		05/30/12	495.00
			INVOICE TOTAL:				495.00
			VENDOR TOTAL:				495.00
ROTE	ROTE OIL COMPANY						
108428	05/23/12	01	223.4 GAL CLEAR DIESEL	1132105341		05/30/12	785.69
		02	497.4 GAL DYED DIESEL	1132105341			1,595.67
			INVOICE TOTAL:				2,381.36
			VENDOR TOTAL:				2,381.36

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SCHERR	SCHERRER CONST CO INC						
DRAW 2-2012	05/04/12	01	SKATE PARK CONST	3430009124		05/30/12	55,827.00
						INVOICE TOTAL:	55,827.00
						VENDOR TOTAL:	55,827.00
SHI	SHI COMPUTERS						
B00609429	04/25/12	01	LAPTOP, MOUSE, SOFTWARE	4112000115		05/30/12	650.46
						INVOICE TOTAL:	650.46
B00610293	04/26/12	01	SERVER	4112000115		05/30/12	1,280.33
						INVOICE TOTAL:	1,280.33
						VENDOR TOTAL:	1,930.79
SIGNA	SIGNATURE SIGNS LLC						
4089	05/12/12	01	SPACE MARKER DECALS	3430009125		05/30/12	5,964.08
						INVOICE TOTAL:	5,964.08
						VENDOR TOTAL:	5,964.08
SUGAR	SUGARCREEK FOUNTAINS						
39201-IN	05/07/12	01	FOUNTAIN PUMP-MILL POND	1152005399		05/30/12	228.21
						INVOICE TOTAL:	228.21
						VENDOR TOTAL:	228.21
SUN	SUN LIFE FINANCIAL						
RE051112	05/20/12	01	CEM DISABILITY-JUN	1100001634		05/30/12	26.84
		03	LIB DISABILITY-JUN	9900005137			60.53
		04	PD DISABILITY-JUN	1110205134			465.18
		05	STREET DISABILITY-JUN	1110205134			189.68
		06	WATER DISABILITY-JUN	1100001634			121.06
		07	WWTF DISABILITY-JUN	1100001634			87.77
		08	C HALL DISABILITY-JUN	1110205134			134.23
						INVOICE TOTAL:	1,085.29
						VENDOR TOTAL:	1,085.29

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T0000537	LARRY WHITING						
10GF99	01/06/12	01	PELLER CONDEMNATION	1113105214		05/30/12	1,087.50
						INVOICE TOTAL:	1,087.50
						VENDOR TOTAL:	1,087.50
T0000538	JEFF HENDRYCHS						
10GF99	01/06/12	01	PELLER CONDEMNATION	1113105214		05/30/12	1,104.25
						INVOICE TOTAL:	1,104.25
						VENDOR TOTAL:	1,104.25
TAPCO	TAPCO						
394070	05/11/12	01	MAINT CONTRACT	1134105260		05/30/12	1,110.00
						INVOICE TOTAL:	1,110.00
						VENDOR TOTAL:	1,110.00
THELEN	THELEN MATERIALS LLC						
278578	04/30/12	01	BASEBALL MIX	1152015952		05/30/12	341.22
		02	BASEBALL MIX	1100001391			341.22
						INVOICE TOTAL:	682.44
						VENDOR TOTAL:	682.44
TITANP	TITAN PUBLIC SAFETY SOLUTIONS						
2834	04/26/12	01	ANNUAL SUPPORT-TIPSS	4112000115		05/30/12	447.00
						INVOICE TOTAL:	447.00
						VENDOR TOTAL:	447.00
UNITED	UNITED LABORATORIES						
12343	05/16/12	01	DEFOAMER-FOUNTAIN	4055205355		05/30/12	277.40
		02	CLEANERS	4055205350			542.01
						INVOICE TOTAL:	819.41
						VENDOR TOTAL:	819.41

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USA	USA HEATING, COOLING,						
120514-2	05/17/12	01	FIX AIR CHANGER	4055205350		05/30/12	150.00
						INVOICE TOTAL:	150.00
						VENDOR TOTAL:	150.00
USCELL	US CELLULAR						
RE051112	05/12/12	01	HARBORMASTER CELL-MAY	4055105221		05/30/12	29.64
		02	MAYOR'S CELL-MAY	1116105221			9.48
		03	BLDG INSP CELL-MAY	1124005262			21.21
		05	CITY ADMIN CELL-MAY	1116105221			59.08
		07	BEACH CELL-MAY	4054105221			4.51
		08	PARKING MTR 1 CELL-MAY	4234505221			6.64
		09	PARKING MTR 2 CELL-MAY	4234505221			6.24
		10	CITY HALL CELL-MAY	1116105221			10.86
		12	PARKING SUPERVISOR-MAY	4234505221			36.05
		13	CEMETERY CELL-MAY	11000001391			9.59
						INVOICE TOTAL:	193.30
						VENDOR TOTAL:	193.30
VANDE	VANDEWALLE & ASSOCIATES INC						
201202007	02/20/12	01	FEB PLANNING-TARGET OUTLOT	11000001391		05/30/12	54.00
		02	FEB-ORD AMEND-DOC PREP	11000001391			248.75
						INVOICE TOTAL:	302.75
201205017	05/20/12	01	MAY PLAN REV-EDWARDS BLVD	11000001391		05/30/12	513.00
						INVOICE TOTAL:	513.00
						VENDOR TOTAL:	815.75
WALCOS	WALWORTH COUNTY SHERIFF						
4/12	05/03/12	01	APR PRISONER CONFINEMENT	11120005290		05/30/12	30.00
						INVOICE TOTAL:	30.00
						VENDOR TOTAL:	30.00

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WALL	JEFF WALL						
REIMB-5/12	05/10/12	01	MILEAGE-150.8 MILES	1111005332		05/30/12	83.69
						INVOICE TOTAL:	83.69
						VENDOR TOTAL:	83.69
WEM	DEPARTMENT OF MILITARY AFFAIRS						
GOV12	03/15/12	01	GOV CONF REG FEE	1129005410		05/30/12	175.00
						INVOICE TOTAL:	175.00
						VENDOR TOTAL:	175.00
WIDOTS	WI DEPT OF TRANSPORTATION						
5/12	05/23/12	01	REG SUSPENSIONS-11	4234505399		05/30/12	55.00
						INVOICE TOTAL:	55.00
						VENDOR TOTAL:	55.00
WMCCA	WMCCA						
DUES-2012	05/10/12	01	2012 DUES	1112005332		05/30/12	40.00
						INVOICE TOTAL:	40.00
REG-2012	05/10/12	01	CONTINUING ED-CRISMAN	1112005332		05/30/12	240.00
						INVOICE TOTAL:	240.00
						VENDOR TOTAL:	280.00
WSDAR	WS DARLEY & CO						
17021526	04/30/12	01	HOOLIGAN BAR	1129005410		05/30/12	188.34
						INVOICE TOTAL:	188.34
						VENDOR TOTAL:	188.34
						TOTAL ALL INVOICES:	209,882.40