CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI

PLAN COMMISSION MEETING
MONDAY JULY 15, 2019 - 6:00 PM
COUNCIL CHAMBERS, CITY HALL

Agenda

1. Meeting called to order by Tom Hartz.

2. Roll Call.

3. Approve Minutes of the June 17, 2019 Plan Commission meeting as distributed.

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

5. Acknowledgment of Correspondence.

6. Downtown Design Review:

    a. Application by Jesse Johnson, 8896 Burr Oak Rd., Rosco, IL. 61073, for a request to place an "on building sign" for the property located at 237 Broad St., in the Business Central (BC) zoning district, Tax Key No. ZA110300002.

7. Public Hearing and Recommendation on an application for the Conditional Use Permit (CUP) filed by Sarah Schultz, 448 McHenry St., Burlington, WI 53105 and Rachael Thornton 3406 Harrison St, Kansasville, WI 53139 requesting to amend the existing (CUP) to increase the allowance of 10 dogs to 40 dogs at the existing business located at 846 Madison Street, Lake Geneva, WI 53147, located in General Industrial (GI) zoning district, Tax Key No. ZYUP00033 & ZYUP00033A.

8. Public Hearing and Recommendation on an application for a Conditional Use Permit (CUP) filed by Holy Communion Episcopal Church, 320 Broad St & 817 Geneva St., Lake Geneva, WI 53147 to utilize the two properties for a Farmers Market event, in the Central Business (CB) & Neighborhood Office zoning district. Tax Key Nos. ZOP00172 & ZOP00173.

9. Public Hearing and Recommendation of a Conditional Use Permit (CUP) filed by Cynthia Perez, 1030B Pleasant St., Lake Geneva, WI 53147, for the property located at 820 Williams St. to allow a Commercial Outdoor Entertainment land use in the General Business (GB) zoning district, Tax Key No. ZA269400002.

10. Public Hearing and Recommendation on an application for a Conditional Use Permit (CUP) filed by Don & Sharon Smith, 2021 Old Mill Ln., McHenry, IL 60050 for a request to operate a Commercial Indoor Lodging land use as Gerich & Rehm, LLC. for the property located at 729 W Main St located in the Central Business (CB) zoning district. Tax Key No. ZOP00275.

11. Continuation per the Applicant's request until the August Plan Commission - Public Hearing and Recommendation on an application for a General Development Plan (GDP) filed by Omega Homes – Vistas LLC., 210 E. O'Connor Dr, Suite 101, Elkhorn, WI 53121, requesting to allow the development of a 17.26 acre parcel to construct 58 single family lots which includes the installation of roads and infrastructure to accommodate the proposed development. The property is located on LaSalle St., situated in Multi-Family Residential – 8 (MR-8) zoning district, Tax Key No. ZA424700001.

12. Adjournment.

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT

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

Posted 7/10/2019

PLAN COMMISSION MEETING
MONDAY, JUNE 17, 2019 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL

Mayor Hartz called the meeting to order 6:00 p.m.

Roll Call. Present: Mayor Hartz, John Gibbs, William Catlin, Ann Esarco, Michael Krajovic. Absent (Excused) Alderman Doug Skates, Ted Horne. Also Present: City Planner Slavney, City Attorney Draper, Building and Zoning Administrator Walling. Building & Zoning Administrative Assistant Follensbee.

Approve Minutes of the May 20th 2019 Plan Commission meeting as distributed.
Gibbs/Esarco motion to approve. Motion carried unanimously.

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 5 minutes.

Speaker #1: Maureen Marx, 834 Dodge Street, shared her opposing thoughts for the Ice Castle Concept.
Speaker #2: Stan Redmer, 1155 Lake Geneva Blvd, shared his thoughts on the Ice Castle Concept and concerns for the city infrastructure.
Speaker #3: Charlene Klein, 817 Wisconsin Street, shared her concerns and ideas regarding the Feasibility Analysis for Hillmoor.
Speaker #4: Mary Jo Fesenmaier, 1085 S Lake Shore Drive, shared her opposing thoughts on the Ice Castle Concept, the Plan Amendment Process, and Hillmoor Feasibility Study.
Speaker #5: Dick Malmin, N1991 S Lake Shore Drive, shared his opposing concerns and is not in favor of the proposed Feasibility Analysis for Hillmoor.

Acknowledgement of Correspondence. Correspondence was received from Sonya Dailey, 531 Warren Street, sharing her thoughts regarding environmental concerns in the city. Correspondence was also received by Christina Clements, 949 Madison Street, sharing her concerns for the dog boarding facility at 846 Madison Street. All correspondence has been distributed to the Plan Commission and the City Council.

Downtown Design Review

Application by Brick & Mortar, Thomas and Kathy George, 3389 S. Shore Dr., Delavan WI 53115, for the request to alter the exterior of the building by bringing the glass enclosed porches to grade on the property located at 832 Geneva St., in the Business Central (BC) zoning district, Tax Key No. ZOP00252.
Thomas George, 3389 S Shore Drive, Delavan, presented his request. Zoning Administrator Walling stated the George's prefer Plan "A" of their submittal which presents a basic roof line for the porches which are at grade. Planner Slavney stated the outdoor seating for coffee or ice cream will require a separate approval as an outdoor commercial entertainment use. Slavney commended the applicant on their new design for their building. Mayor Hartz approved of the design on Cook Street which appears to align with the neighboring property.

Gibbs/Esarco motion to approve the Plan "A" design and include all staff recommendations.
Roll Call: Hartz, Gibbs, Catlin, Esarco, Krajovic "yes." Motion carried unanimously.

Application by Jodeen Mikkelsen, 217 S. Washington St, Elkhorn WI 53121 for the request to install an on Building Sign to the exterior of the property, located at 512 Broad St., in the Business Central (BC) zoning district, Tax Key No. ZGD00005.
Jodie Mikkelsen, 217 S Washington Street, Elkhorn, presented her request. Walling said the color and size of sign meets all city requirements.

Krajovic/Catlin motion to approve the sign and include all staff recommendations.
Roll Call: Hartz, Gibbs, Catlin, Esarco, Krajovic "yes." Motion carried unanimously.

Application by Erin Sasak, 772 W. Main St., Lake Geneva, WI 53147, for the request to install an on Building Sign to the exterior of the property, located at 772 W. Main St., in the Business Central (BC) zoning district, Tax Key No. ZOP00321.
Erin Sasak, 772 W Main St, owner of Geneva Jakes, presented her request. Walling said the submittal meets the color and sizes requirements of the city.

Hartz/Gibbs motion to approve the sign and include all staff recommendations.
Roll Call: Hartz, Gibbs, Catlin, Esarco, Krajovic "yes." Motion carried unanimously.

Application by Leanne Sanders Ieronimo, N2341 Shore View Dr., Lake Geneva, WI 53147, for the request to install an on Building Sign and a Blade Sign to the exterior of the property, located at 235 Broad St., in the Business Central (BC) zoning district, Tax Key No. ZOP00321.
Leanne Ieronimo, N2341 Shore View Drive, presented her request. Walling said the sign reflects colors in the historic pallet and meets the size requirements.

Esarco/Krajovic motion to approve the signs and include all staff recommendations
Roll Call: Hartz, Gibbs, Catlin, Esarco, Krajovic "yes." Motion carried unanimously.

Public Hearing and Recommendation to amend the existing Conditional Use Permit filed by Tristan Crist, 100 Skyline Dr., Lake Geneva, WI 53147, to allow Commercial Outdoor Entertainment land use for the patio area which would allow the service of alcohol outside of the building. The property is located at 100 N Edwards Blvd., located within the Planned Business (PB) zoning district, Tax Key No. ZA196100004.
Walling presented the request, stating the applicant had asked for the ability to serve food and drinks outside of the building in the original Conditional Use Permit but it was not identified in the motion. Walling said the applicant intends to use the outdoor patio area for a gathering space prior to the show. Hartz stated the Plan Commission cannot authorize the use of alcohol since it is an alcohol license item.

Speaker #1: John Koons, 7243 Lawton Avenue, asked if bands, music or outside entertainers would be allowed with this permit. Hartz said the noise ordinance for outdoor entertainment would have to be met.

Gibbs/Krajovic motion to close the Public Hearing. Motion carried unanimously.

Hartz/Krajovic motion to approve the amendment of the Conditional Use to include two conditions: 1.) No music will be played on the patio and 2.) Alcohol will only be served with an approved license by the city and include all staff recommendations and fact finding in the affirmative.

Esarco/Hartz amended the previous motion to approve the amendment of the Conditional Use to include the following conditions: no music will be played on the patio, alcohol will only be served with an approved license by the city and limiting the hours of outdoor entertainment to 9:00 pm.

Roll Call: Hartz, Gibbs, Catlin, Esarco, Krajovic "yes." Motion carried unanimously.

Public Hearing and Recommendation on an application for a Conditional Use Permit filed by Elizabeth Tomas, 1142 Cypress Point, Twin Lakes, WI 53181 for the property located at 617 W. Main St to allow outdoor music this request is for a Commercial Outdoor Entertainment land use, located in the Central Business (CB) zoning district. Tax Key No. ZOP00291.
Beth Tomas, 1142 Cypress Point, Twin Lakes, present her request. Walling asked about amplified sound. Tomas suggested a small amp is needed for customers in the back of patio due to the noise on the street. Slavney asked about hours of operation. Tomas said the hours of operation are 11:00am - 8:00pm and the music on the patio ends at 7:00 pm.

Speaker #1: Alice Ogden, 108 Evelyn Lane Unit D, suggested giving the permit a time limit.
Speaker #2: Trish Schaefer, 403 Center Street, shared her support for this establishment and its ambiance.
Speaker #3: Jonathan Voinovich, 104 Evelyn Lane, shared his thoughts about acoustic sound and suggested limiting the volume.

Krajovic/Esarco motion to close the Public Hearing. Motion carried unanimously.

Hartz/Gibbs motion to approve the Conditional Use Permit and include all staff recommendations and fact finding in the affirmative and with the following conditions: 1.) music is projected to the back of the patio, 2.) the music will not exceed the city sound ordinance and 3.) the patio closes by 8:00pm.
Roll Call: Hartz, Gibbs, Catlin, Esarco, Krajovic "yes." Motion carried unanimously.

Public Hearing and Recommendation of a Conditional Use Permit (CUP) filed by Tom and Denise Pecora, 911 Mason Ln., Lake in the Hills, IL 60156, for the installation of 90' long 6' wide pier and one boat slip located at1550 Lake Shore Dr., within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZLM00048.
Larry Quist, W4689 N Walworth Road, Walworth, on behalf of applicant, presented the request. Walling stated the DNR approval for this project was received today.

Gibbs/Esarco motion to close the Public Hearing. Motion carried unanimously.

Krajovic/Gibbs motion to approve the Conditional Use Permit and include all staff recommendations and fact finding in the affirmative and with the approved DNR Permit which includes 21 conditions.
Roll Call: Hartz, Gibbs, Catlin, Esarco, Krajovic "yes." Motion carried unanimously.

Public Hearing and Recommendation of a Conditional Use Permit (CUP) filed by SCH Lake LLC, 131 Dearborne St., Chicago, IL 60603 for the installation of 100' long 8' wide pier and two boat slip located at 700 S. Lake Shore Dr., within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZBB00007A.
Larry Quist, W4689 N Walworth Road, Walworth, on behalf of applicant, presented the request. Walling asked if the pier was centered on the property's shoreline since the setback is 12.5' from the riparian property line.

Speaker #1 Dick Malmin, N1991 S Lake Shore Drive, asked about the width of the main pier. Quist stated the DNR allows the main pier to be up to a width of 8 feet and the catwalks cannot exceed a 6 foot width.

Gibbs/Krajovic motion to close the Public Hearing. Motion carried unanimously.

Hartz/Krajovic motion to approve the Conditional Use Permit and include all staff recommendations and fact finding in the affirmative and with the following conditions: 1.) dock is not located within 12.5' of the riparian property line, 2.) applicant meets the 12 conditions of the DNR Permit, 3.) the dock widths do not exceed the DNR limits.
Roll Call: Hartz, Gibbs, Catlin, Esarco, Krajovic "yes." Motion carried unanimously.

Public Hearing and Recommendation on an application for a Conditional Use Permit (CUP) filed by Samantha Strenger, 615 Center St., Lake Geneva WI, 53147 to operate a Commercial Indoor Lodging at 695 Wells Street, located in the Planned Business District (PB) zoning, Tax Key No. ZOP00399C.
Samantha Strenger, 615 Center Street, presented her request. Walling said this property meets the zoning and parking requirements and interior floor plans are adequate and meet the fire code for 1st and 2nd floors. Slavney asked about the first floor spaces. Strenger said the 3 tenant spaces in the floor plan will be used as a commercial space with an additional apartment in the back.

Speaker #1: Zakia Pizada, owner of Lake Geneva Motel, shared her objections to all short term rental applications since it affects her business and said some overnight guests from other properties decide it is okay to use the Lake Geneva Motel swimming pool or to park on their property.
Hartz stated this property is located between the Wesley Inn and the Car Dealership so adjacent neighbors are not residential.

Gibbs/Esarco motion to close the Public Hearing. Motion carried unanimously.

Esarco/Gibbs motion to approve the Conditional Use Permit and include all staff recommendations and fact finding in the affirmative.
Roll Call: Hartz, Gibbs, Catlin, Esarco, Krajovic "yes." Motion carried unanimously.

Public Hearing and Recommendation on an application for the Conditional Use Permit (CUP) filed by Sarah Schultz, 448 McHenry St., Burlington, WI, 53105, Rachael Thornton, 3406 Harrison St, Kansasville, WI, 53139 requesting to amend the existing CUP to increase the allowance of 10 dogs to 40 dogs at the existing building located at 846 Madison Street, Lake Geneva, WI 53147, located in General Industrial (GI) zoning district, Tax Key No. ZYUP00033.

Sarah Schultz, 448 McHenry St., Burlington and Rachael Thornton, 3406 Harrison St., Kansasville, presented their requests. Walling stated this property falls within the animal zoning. Slavney said the proposed hours of operation are 7am-6pm Monday – Sunday with no day care services on Sunday. Applicant offered further information explaining their reasons for buying the facility and changing the way they work with the dogs under their care. Gibbs asked how the extra dogs would be handled especially since there are complaints now for less dogs. The applicant stated the number of dogs at night would be 15 but the amount of dogs during the day would increase. They are looking at soundproofing options. Hartz asked to have the owner's signature on the application since the owner ends up with the Conditionally Use Permit.

Speaker #1: Gerry Kuroghlian, 526 Maxwell Street, shared his opposition to increasing the number of dogs at this facility.
Speaker #2: Maureen Marx, 834 Dodge Street, shared her thoughts favoring the business and increasing the number of dogs at this facility.
Speaker #3: Terry O'Neill, 954 George Street, lives 250' from the facility, shared his thoughts opposing the request for more dogs at this facility.
Speaker #4: Sherri Ames, 603 Center Street, asked how many dogs would be lodged in the facility at night. Slavney asked for their proposed limit of dogs for overnight stay. The applicant said they could accommodate up to 15 dogs at night.
Speaker #5: Ellen Kuroghlian, 526 Maxwell Street, shared her opposition to increasing the number of dogs at this business.
Speaker #6: Christina Clements, 949 Madison Street, who lives across the street from the business, shared her concerns about the barking, suggesting it happens all day long. Clements asked who enforces the nuisance dog barking ordinance. Mayor Hartz said the police enforce the ordinance.
Speaker #7: Sarah Hill, 1024 George Street, lives 50' from the business, shared her thoughts in favor of the facility and increasing the number of dogs allowed at the facility.
Speaker #8: Dick Malmin, N1991 S Lake Shore Drive, referenced the nuisance laws and shared his opinion opposing the request for more dogs at this facility.
Speaker #9: Don Ogden, 108 Evelyn Lane Unit D, shared comments opposing the dog barking.
Speaker #10: Mary Jo Fesenmaier, 1085 S Lake Shore Drive, asked if this Conditional Use Permit could have a yearly review.

Hartz/Gibbs motion to continue this Public Hearing to the July Plan Commission meeting and to allow the applicants to get the owners signature on the application and consider ways to cut back on the dog barking. Motion carried unanimously.

Roll Call: Hartz, Gibbs, Catlin, Esarco, Krajovic "yes." Motion carried unanimously.

Public Hearing and Recommendation to amend an application for a Precise Implementation Plan (PIP) filed by Brian Dalton, 353 S. Lake St., Grayslake, IL 60030, requesting to allow Commercial Indoor Lodging at 406 Wells St. The originally approved PIP in 2013 limited the Commercial Indoor Lodging to 50 days (per the original applicant's request). This request is to allow the land use as currently written in the zoning ordinances. The property is located at 406 Wells St., situated in Neighborhood Business (NB) zoning district Tax Key No. ZOP00353.

Brian Dalton, 353 S Lake Street, Grayslake, IL, 60030, presented his request. Walling explained the existing PIP issued in 2013 for this property allowing for 50 days. Slavney stated this property location was seen as acceptable even with the Neighborhood Business zoning back in 2013. Walling said this particular zoning allows for 365 days of rental.

Speaker #1: Zakia Pizada, owner of Lake Geneva Motel, shared her opposition to Commercial Indoor Lodging and Tourist Rooming House which affects her business. Slavney described the difference between Commercial Indoor Lodging and Tourist Rooming House and explained the Tourist Rooming House State Law which was forced on all cities in the state of Wisconsin last year.
Speaker #2: Chris Pawluk, 415 Wells Street, Unit 103, asked if there was a guest limit and how many cars could park at the property. Dalton stated they allow up to 12 guests and offer 8 parking spaces.

Speaker #3: Joseph Zimmer, 415 S Wells Street Unit 105, shared his knowledge of Commercial Indoor Lodging, DSPS rules and asked for a condition of a yearly review for this permit.

Gibbs/Esarco motion to close the Public Hearing. Motion carried unanimously.

A discussion of the Plan Commission followed.

Hartz/Esarco motion to approve the amendment of the Precise Implementation Plan and include all staff recommendations and fact finding in the affirmative with the following conditions: the PIP amendment is limited to the current owner/applicant, the house will be rented to a single renter and guests, a yearly review will be conducted and the Lake Geneva Tourist Rooming House rules will apply: to include the site guidelines found in section 98-206(8)(y)(1)(d), not to include (8)(y)(1)(b); (8)(y)(1)(c); (8)(y)(1)(d)(v); (8)(y)(1)(e); & (8)(y)(1)(f) of the Tourist Rooming House program relating to the site guidelines and property operational standards.
Roll Call: Hartz, Gibbs, Catlin, Esarco, Krajovic "yes." Motion carried unanimously.

Public Hearing and Recommendation on an application for a General Development Plan (GDP) filed by Omega Homes – Vistas LLC., 210 E. O'Connor Dr, Suite 101, Elkhorn, WI 53121, requesting to allow the development 17.26 acre parcel to construct 58 single family lots which includes the installation of roads and infrastructure to accommodate the proposed development. The property is located on LaSalle St., situated in Multi-Family Residential – 8 (MR-8) zoning district, Tax Key No. ZA424700001.

Applicant has requested to continue the Public Hearing.

Hartz/Gibbs motion to continue the Public Hearing to the July Plan Commission meeting at the request of the owner. Motion carried unanimously.

Discussions on Sign Display to review the reduction from 60 seconds to a 15 second change to the messages interval being displayed.
Slavney introduced the request from the Lake Geneva Library Board, asking to reduce the period of time in which a message is displayed. Slavney also explained the current regulation for a sign display. Emily Kornak, Library Director, presented her request.
A discussion of the Plan Commission followed.

Discussion on the Ice Castle concept plan and future event location.
Jesse Stone, 285 W Main St, Midway, UT, presented his request to consider Dunn Field as a new location for the Ice Castles. Stone spoke about their Ice Castle experiences on the beach near the Riviera for the 2018-2019 year. Stone would request temporary permits for Ice Castles and an inflatable summer water park with picnic tables and areas for families. Slavney had concerns regarding the possibility of an early thaw and a contingency plan; the inflatable water park with families walking around on the grass, tearing up the turf; erosion and sedimentation into the river; night lighting for both events; water park proximity to neighboring homes. Slavney stated in Wisconsin navigable waters belong to the people and cannot be fenced off and suggested they begin conversations with the DNR regarding the White River if the project gets a green light. Slavney referenced a concern with Waverly Street not being a public street for the entire length of the road as well as the logistics of the parking for this area. Hartz stated the next step is for staff to meet to determine what will be required. Hartz said submittals would be needed for a Concept Plan, General Development Plan and Precise Implementation Plan. The GDP and PIP will be Public Hearings.

Discussion regarding opening the annual plan amendment process in conjunction with the ten-year update of the City of Lake Geneva's Comprehensive Plan.
Slavney explained the opening of the annual plan amendment process which will fold into the ten-year plan review, referencing the process timeline in the packet. Public notices would be in the newspaper about 6 weeks prior to the Joint City Council & Plan Commission Public Hearing and Adoption of the Comprehensive Plan on December 9th. Map Amendments would not take place in October this year but would be delayed until December due to the ten-year update. Slavney further explained the integrated process for the yearly plan amendment for Future Land Use Map and the ten-year update which allows the City Council and Plan Commission time to address current issues in the community.
The Plan Commission acknowledges the nominations period has begun and will continue until July 31st.

Discussion/Action regarding recommendation for the Vandewalle and Associates feasibility analysis proposal dated June 11, 2019 to assist the City in preparing its vision for the future use of the Hillmoor Property.
Mayor Hartz spoke to Vandewalle & Associates about this Feasibility Analysis proposal to develop a future plan for the Hillmoor Property as the City of Lake Geneva. Slavney said it would help discover what the city wants to see, what the public will support, and put together a plan which depicts a future plan. Hartz said this analysis was initiated by the city separate from the owner. Slavney said it is an opportunity to create a vision for the city and incorporate it onto the Future Land Use Map which would be the plan for the property. Hartz reminded the Plan Commission the focus is on planning, not zoning. Gibbs asked for clarification on the labels: Rural Holding and Private Recreation. Attorney Draper stated Rural Holdings is the zoning designation and Private Recreation is the land use designation. Krajovic suggested more public input to capture the vision of the community. Further Plan Commission discussion followed.

Krajovic/Hartz motion to recommend to City Council to hire Vandewalle to complete tasks 1, 2, and 3 from their proposal, including the addition of section 3.15 to add a public input category and for a price not to exceed $53,000. Roll Call: Hartz, Catlin, Esarco, Krajovic voting "yes." Gibbs voting "no." Motion carried.

Adjournment. Esarco/Gibbs motion to adjourn at 10:23 p.m. Motion carried unanimously.

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/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE PLAN COMMISSION

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: July 15 17, 2019

Agenda Item #6a

Applicant:
Jesse Johnson
8896 Burr Oak Rd.
Rosco, IL 61073

Request:
237 Broad St
Downtown Design Review for Exterior Signage
Tax Key No. ZA110300002

Description:
The applicant is submitting an application for Downtown Design Review for the request to install a sign to the exterior of the building located at 237 Broad St. Tax Key No. ZA110300002.

The City reviews all exterior alteration in the CB zoning district to confirm that they conform to the Downtown Design standards, particularly quantity, size, and color requirements.

Proposed colors correspond within the permitted downtown guidelines.

Staff Recommendations:

Staff recommends *approval* of the Alteration and installation request as submitted.

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

APPLICATION FOR DOWNTOWN DESIGN REVIEW

Site Address & Parcel No.:
237 Broad Street, Lake Geneva

Name & Address of Current Building Owner:
Mike Kocourek
Po Box 126 Lake Geneva WI 53147

Telephone Number of Current Building Owner: (847) 215-3455
Email Address: MKocourek@midoaks.com

Name & Address of Applicant:
Jesse Johnson
8896 Burr Oak Rd
Roscoe IL 61073

Telephone Number of Applicant: (828) 301-6219
Email Address: tiquefurnishings@gmail.com

Proposed Design Change:
Add On-Building Wall sign for new business

Zoning District:

Names & Address of Architect, Engineer, and/or Contractor of Project:
Glenn Avery
Cor Pro Screentech
5129 Forest Hills Ct
Loves Park, IL 61111

Description of Project:
Add non-illuminated, flat cut aluminum letters and plaque. Individual letters spelling "TIQUE" will be in white. The solid plaque spelling "FURNISHINGS" will be white Letters over black background. The sign will be 7ft in length and 2ft in height = 14 sqft. The total length of storefront is 172" (aprox. 14.3')

Date: 7/2/19 Signature of Applicant:

mia faccia

7 ft
2 ft
tique
FURNISHINGS
mia faccia
14.3 ft

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: July 15, 2019

Agenda Item: #7

Applicant:
Sarah Schultz
448 McHenry St
Burlington, WI 53105
AND
Rachael Thornton
3406 Harrison St.
Kansasville, WI 53139

Request: Conditional Use Permit (CUP)
For Commercial Animal Boarding in the
General Industrial (GI) zoning district
846 Madison St. Tax Key No. ZYUP00033
& ZYUP00033A

Description:

The applicant is submitting a request for a Conditional Use Permit (CUP) that would allow for the Commercial Animal Boarding which is permitted in with the issuance of a Conditional Use Permit.

The applicant property is requesting to provide animal boarding onsite; currently the property has an existing Conditional Use Permit (CUP) that allows the property to have 10 dogs onsite.

The applicants are requesting to increase the animal count to 40 dogs at 846 Madison St. Tax Key No. ZYUP00033 & ZYUP00033A.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Conditional Use Permit (CUP):

As part of the consideration of the requested CUP, the Plan Commission is required to:

- Provide the Common Council with a *recommendation* regarding the proposed CUP;
- Include *findings* required by the Zoning Ordinance for CUPs; and,
- Provide specific suggested *requirements* to modify the project as submitted.

Staff Review Comments:

No impacts to neighboring properties are anticipated.

Required Plan Commission Findings on the CUP for Recommendation to the Common Council:

A proposed CUP must be reviewed by the standards, below:

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

   1. In general, the proposed Conditional Use Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
4. The proposed Conditional Use Permit (CUP) 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 Permit (CUP) is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed Conditional Use Permit (CUP) outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be one or more of the following:

1. In general, the proposed Conditional Use Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
4. The proposed Conditional Use Permit (CUP) 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 Permit (CUP) is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed Conditional Use Permit (CUP) do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the Proposed Conditional Use Permit (CUP):

1. Staff recommends that the Plan Commission recommend *approval* of the proposed Conditional Use Permit (CUP) as submitted, with the findings under A.1-6., above. If they are in agreement with the above finding.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
846 Madison St. Lake Geneva, WI 53147

Name and Address of Current Owner:
Lydia Estes 1702 NW Viewridge Dr. Waldport, OR 97394

Telephone No. with area code & Email of Current Owner: 541-270-8515 lydiaestes@yahoo.com

Name and Address of Applicant:
Sarah Schultz and Rachael Thornton. 846 Madison St. Lake Geneva, WI 53147

Telephone No. with area code & Email of Applicant: _____

Proposed Conditional Use: Pet care services and retail for dogs.

Zoning District in which land is located: _____

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

Short statement describing activities to take place on site:
These two professional young ladies will be overseeing dog care services and providing healthy pet foods and supplements for the local dogs in our community.

Conditional Use Fee payable upon filing application: $400.00 [$100.00 for Application Under Sec. 98-407(3)]

July 1, 2019
Date

Lydia Estes
Signature of Applicant

13

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

ZYUP00033

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
846 Madison St Parcel #ZYUP 00033 Com. Inter. W. LN. Madison St. N. LN. Henry Ext. W ELY LN RR SELY-2. W. LN. Madison St. N. 2 POB. EXC. ZYUP-33 PESC

Name and Address of Current Owner:
Lydia Estes, 846 Madison St, Lake Geneva WI 53147

Telephone No. with area code & Email of Current Owner:
(262) 729-2030 or (262) 248-3901 lydiaestes@yahoo.com

Name and Address of Applicant:
Sarah Schultz 448 McHenry St, Burlington, WI 53105
Rachael Thornton 3406 Harrison St, Kansasville, WI 53139

Telephone No. with area code & Email of Applicant: Sarah: (262) 758-9354, spens3373@yahoo.com / Rachael: (262) 210-[illegible] schultzy-lou@hotmail.com

Proposed Conditional Use: See attached.

Zoning District in which land is located: GI, General Industrial

Names and Addresses of architect, professional engineer and contractor of project:
N/A

Short statement describing activities to take place on site:
We will provide a safe, clean, enriching environment for pet owners to leave their pets for daycare and boarding purposes. As well as providing grooming, dog training, and pet health food sales.

Conditional Use Fee payable upon filing application: $400.00 [$100.00 for Application Under Sec. 98-407(3)]

5-6-19
Date

Rachael Thornton
Signature of Applicant

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

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

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

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

   See attached

2. How is the proposed conditional use, in its specific location, in harmony with the purposed, 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?

   See attached

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?

   Not Applicable.

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 property will continue to be used in essentially the same manner as it has been by the previous applicant, with improvements.

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

Yes. This type of business has been currently opperating at the proposed location for many years with no undue burden. There will be no increased need of public services.

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

Yes. The pet industry is one of the fastest growing industries in the US. There are no other full-service dog businesses with-in Lake Geneva and the next closest is ~26 miles away. This type of business benefits locals and tourists making it a necessity in the community as well as an asset.

IV. FINAL APPLICATION PACKET INFORMATION

____ Receipt of 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

____ Receipt of 20 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

____ A digital copy of Final Application Packet shall be emailed to the Building and Zoning Department upon submittal deadline. Date: _____ by: _____

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

____ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____

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

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

Conditional Use Proposal

We are proposing that our business be allowed to house up to 40 dogs per day. These dogs would be split between all the different services offered and split between different areas of the facility, meaning not all 40 dogs will be outside together at once but rather in different groups/areas throughout the facility. Those services are doggy daycare, overnight dog boarding, dog grooming, pet supply retail sales, and dog training classes. At only 10 dogs we are not able to serve the needs of the community and unfortunately we are not able to support our business at that number either. Therefore, we are asking to continue running business at this location as it was previously run for years, but we will continue improving upon the business and its practices.

Dogs will be housed in the main building on the north side of the property for daycare, boarding, and grooming. The south building will be utilized for dog training services and for exercise during inclement weather. The dogs will only be out in the yard, for purposes other than a quick bathroom break, between the hours of 9am and 6pm. Dogs will be provided with a clean, safe, and enriching environment to keep them entertained and reduce boredom barking. We have increased the number of staff to make it possible for the dogs to be supervised out in the yards and play areas at all times. This will make it easier for staff to control behaviors, keep the dogs busy and entertained, and give the dogs breaks as needed. The dogs will play in our outside yards with 6 foot high privacy fencing or in the indoor play areas and will rotate in play groups in accordance to size, age, temperament, etc.

The location of 846 Madison St has housed this form of business for many years. We are proposing to continue business as it has been conducted for many years at this same location. We have made improvements to both buildings on the property by replacing hollow doors with solid doors and weather proofing doors for a tighter seal to provide sound proofing. We have added an additional ¼" thick pane of plexi-glass over all of the kennel room windows to provide an additional sound barrier. We have installed "bark silencers" in our facility to help control barking. These silencers work by emitting a high pitched noise whenever a dog barks that stops the behavior. We have started to add acoustic panels to the walls to prevent sound from traveling and echoing in the buildings. Old and broken fencing has been replaced with new fence panels, clutter has been removed from the exterior of the building, brush has been cut down and removed, and other cosmetic improvements to the interior of the building have been made.

Off street parking will continue to be provided, as well as handicap parking. Pet retail for specialty food and supplements as well as pet supplies will continue to be offered as well. Hours of operation will be 7am to 6pm Mon thru Sun with limited daycare offered on weekends. Additionally, we have wifi cameras in our boarding and office areas for afterhours viewing. Our manager lives less than 5 minutes away in case of emergencies. We are able to be contacted through Facebook, Messenger, and email after hours.

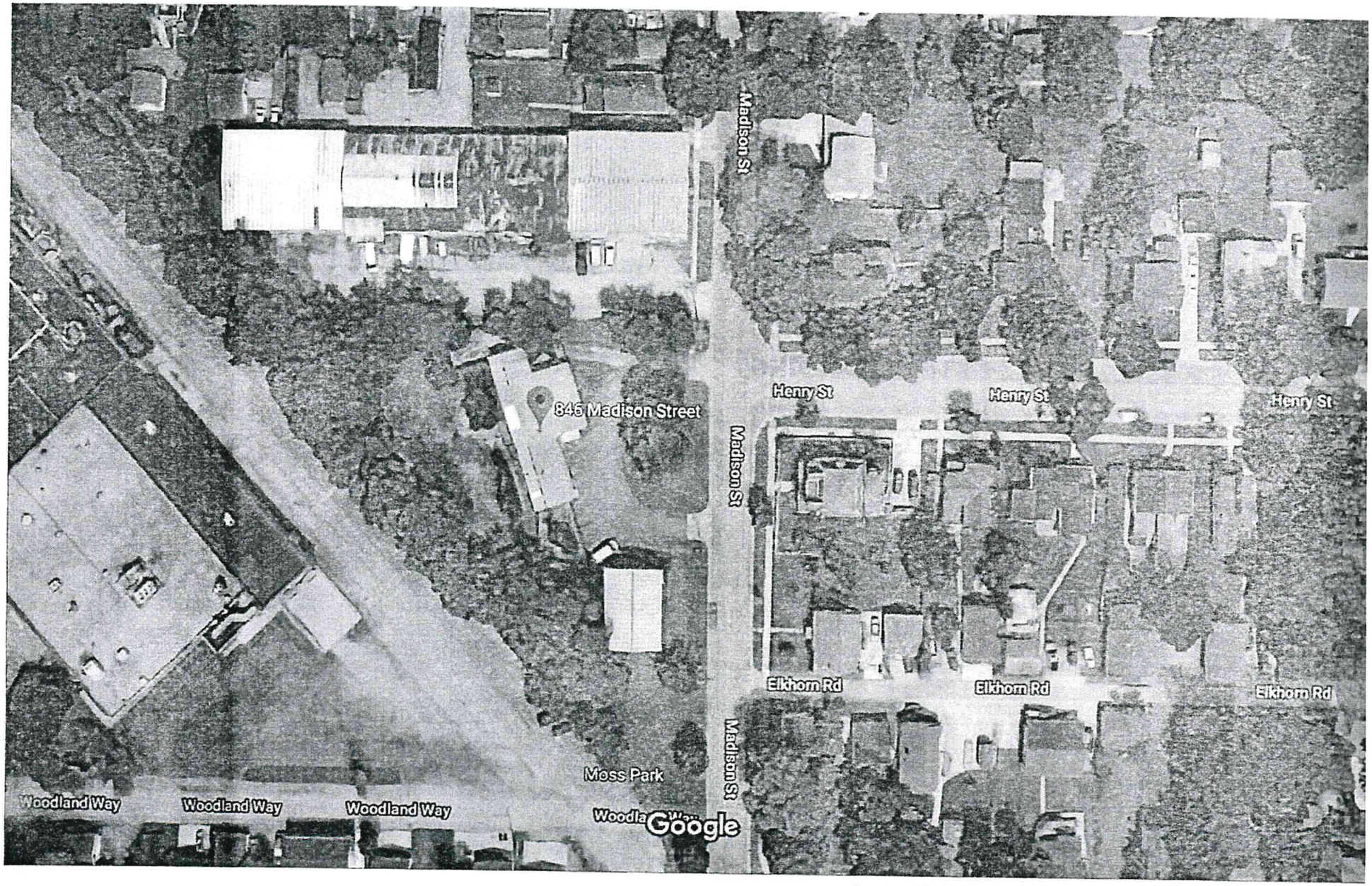
III. Justification of the Proposed Conditional Use

1. Our business is a "one-stop-shop", full service facility that provides all our customer's doggy needs. It is a clean, pleasing business that provides convenience as well as needed services. We are a family-owned and run business with extensive knowledge in multiple animal fields. We will be using that knowledge to continue to improve the business and services as well as educating our clients and staff. Services include a clean, safe, enriching environment for dog daycare and overnight boarding; a place for the community to bring their pets for help with all their training needs; grooming services; and retail that includes pet health and specialty foods, supplements, and other dog products. The business will be in harmony with the city of Lake Geneva by maintaining a clean, professional image as well as quality services.

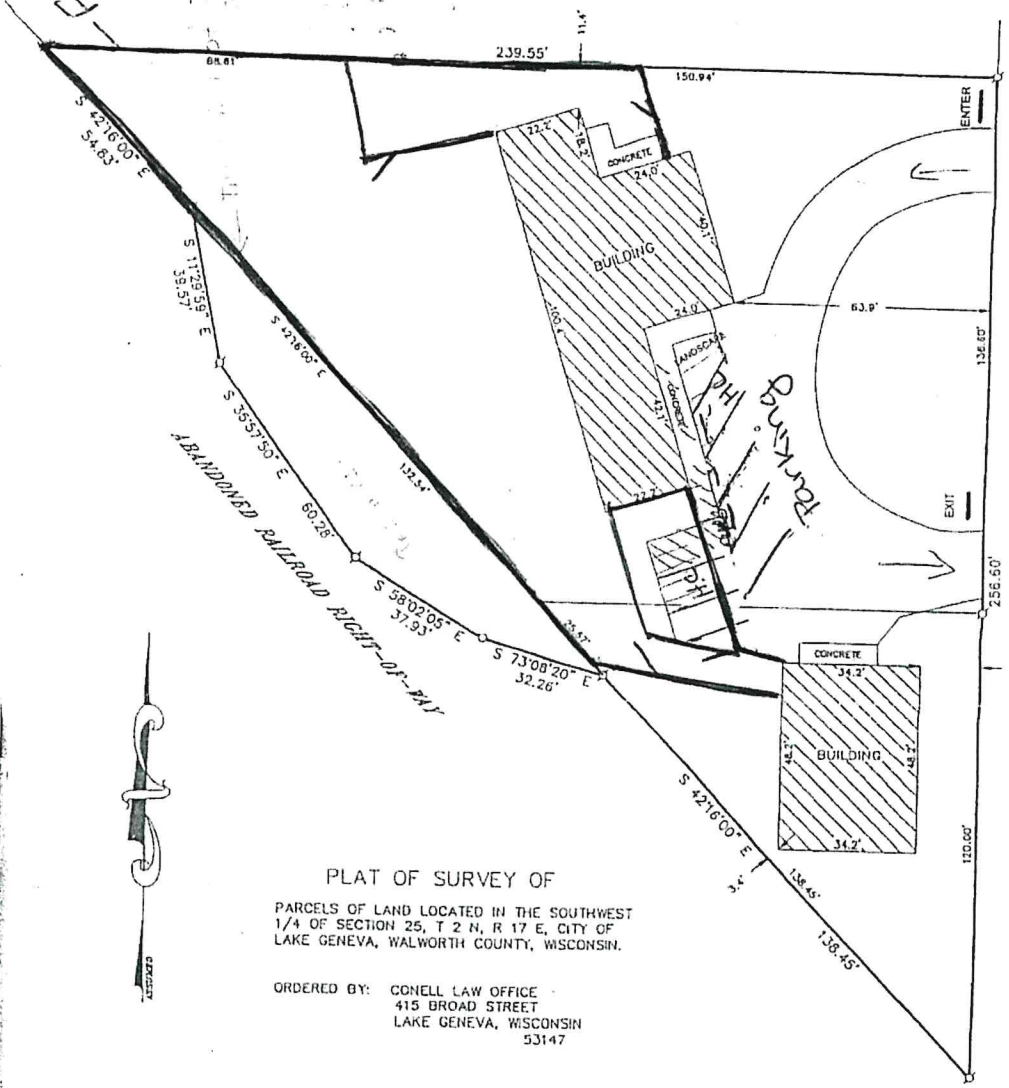
   We feel we are a needed and valuable service to this community as we are the only facility that offers these services in a town that desperately needs them. Lake Geneva is a place of year round residents, tourists, and seasonal residents who need a close, safe, and reliable place nearby to keep their beloved, furry family members. The Barking-Lot allows for visitors to come and bring their dogs, even when the hotels or rentals are not pet friendly. We make it possible for these people to come visit and enjoy this beautiful city. By being close, those people are able to come visit their pets and take them out and about for the day while visiting the city. By amending the conditional usage permit, we are able to continue to serve these people.

2. Our proposed location of 846 Madison St is in harmony with the city of Lake Geneva as it is conveniently located close to town. Both residents as well as tourists will find the location convenient for their pet service needs as there is no other business that provides all these services in one place in Lake Geneva. The property is situated in a commercial/industrial zoning but is also near enough to residences to be convenient for people to use our services. We will continue to work together with the neighbors and community to make sure our business is in harmony with them and their needs and/or concerns.

Google Maps 846 Madison St



Imagery ©2019 Google, Map data ©2019 Google 100 ft



PLAT OF SURVEY OF

PARCELS OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 25, T 2 N, R 17 E, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

ORDERED BY: CONELL LAW OFFICE
415 BROAD STREET
LAKE GENEVA, WISCONSIN
53147

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

□–IRON PIPE FOUND
⌀–IRON ROD FOUND
■–CONCRETE MONUMENT FOUND
○–IRON PIPE PLACED
()–RECORDED AS

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESC PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESEN THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PRO ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE S AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, EX FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE EN MENTS, IF ANY, TO THE BEST OF MY KNOWLEDGE AND BELIE

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

Robert M. Baerenwald

ROBERT M. BAERENWALD
WISCONSIN REGISTERED LAND SURVEYOR S-1508

July 1, 2004
DATE

JOB NO. 7418

NOTE: THIS IS NOT A CERTIFIED COPY UNLESS SEALED

Lydia Estes
248 - 9256

Testimonials

James Schultz recommends The Barking-Lot.
June 28 at 6:10 PM ·
This is a great Place. Great staff

Alexandra Condos recommends The Barking-Lot.
June 28 at 11:39 PM ·
The Barking-Lot is all about the dogs and the wonderful customers that bring their dogs to come play with friends weekly!! It's always great seeing their happy faces towing mom or dad to the front door. They just can't wait to come play! Healthy foods, treats, durable toys, and lots of useful services found here as well.

Jessica Samantha Kwain recommends The Barking-Lot.
June 28 at 6:19 PM ·
This place is amazing! Our dog gets so excited when he gets to go to The Barking Lot. The staff treat him like he's family. 💝 Plus they have a huge variety of great foods and treats. They really care about the dogs that come in.

Jenny Pepper recommends The Barking-Lot.
June 28 at 8:15 PM ·
awesome establishment fantastic staff! keep it up!

Vince Ragusca recommends The Barking-Lot.
June 28 at 11:36 PM ·
I only take my dogs to The Barking Lot, the staff is super friendly and I know my dogs have a great time.

Heidi Otterness recommends The Barking-Lot.
7 hrs ·
We have been using this business to provide dog care for our husky for the past 5 years. They are very professional and caring to the animals that are in their care. It is a great benefit for the dogs to be able to go run around, instead of being crated or kept in a kennel with out having "play time". They also get the opportunity to get socialization with other dogs. We know that our dog is well cared for when we come home and he enjoys his "puppy camp or spa time". Nitro loves all of the workers there and is so excited to see them and his friends when we drop him off for the weekend. Whenever we pick up our husky he is clean and in need of a good nap after a great weekend at The Barking Lot. You will not find a better dog care staff or business anywhere.

Denisse De La Vega recommends The Barking-Lot.
June 15 at 11:18 AM ·
This place is great! The staff is so friendly and they will always take good care of your pup! My dog Yogi use to have social anxiety, especially around men. Ever since he's been going to day care, his anxiety has gone down tremendously and he's a happier dog! He loves coming here and I would highly recommend taking your dog here. The hours are awesome and it's just a reasonable price.

Jaime Campbell recommends The Barking-Lot.

June 28 at 9:44 PM ·

my dog loves this place, plus the groomer always does an incredible job.

Jacob Thomas McKillip recommends The Barking-Lot.

June 28 at 8:18 PM ·

A wonderful place with a great team! Had an awesome experience!

Kaytee Ann recommends The Barking-Lot.

June 28 at 8:17 PM ·

Highly recommend ☺ the staff is awesome!

Jes Clapper recommends The Barking-Lot.

June 4 ·

I love brining Yeti to the Barking-Lot! He has so much fun playing with the other dogs, he gets excellent socializing time and care. We are always welcomed warmly dropping off and picking up. The hours for us are fantastic! The care is specific and spectacular. I love the staff and knowing that once I drop him off he's in great hands and safe!

Brittany Lewis-Garcia recommends The Barking-Lot.

June 29 at 7:36 AM ·

Great place to take your doggos!

Eric Fredrickson recommends The Barking-Lot.

21 hrs ·

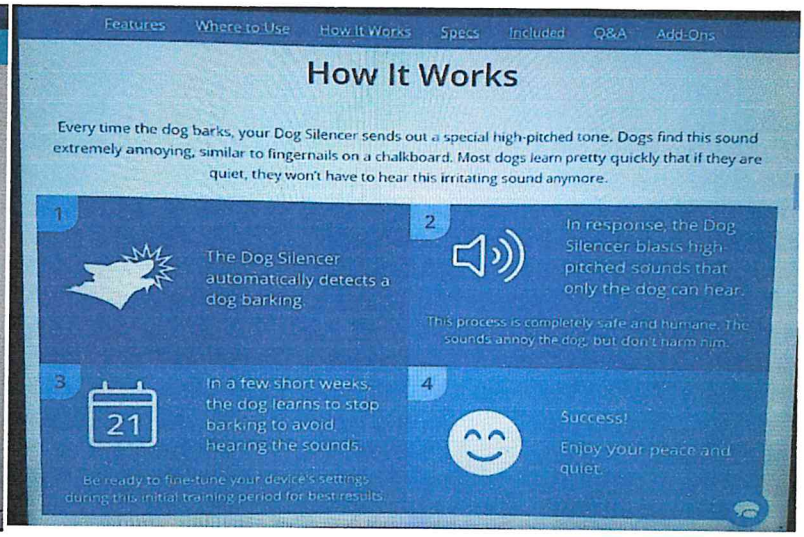
They have great employees!!

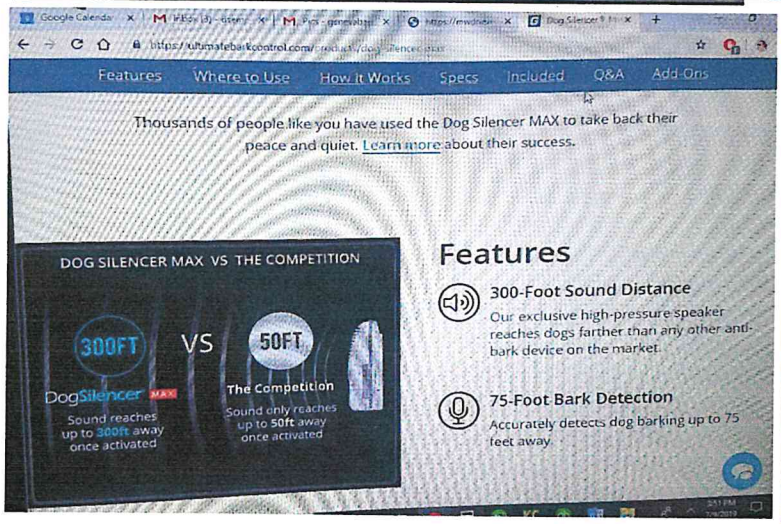
Support for conditional usage permit

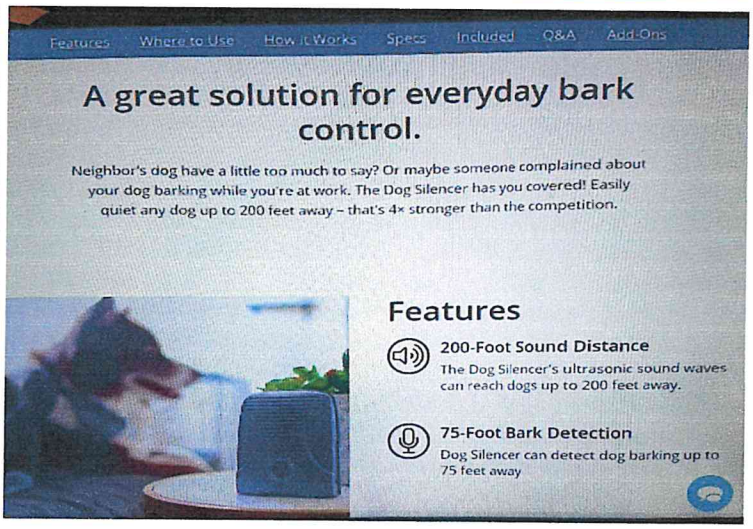
To show support for the continued business and growth of the Barking-lot at 846 Madison St. We feel that this business provides service that the local community not only utilizes but depends upon. We feel this business and the new owners operate in a manner that will enhance the local community. We feel this is not only a beneficial service for our local friends and family, but also a wonderful and necessary service provided in our tourism based town. We pledge our support for the approval of the permit in question.

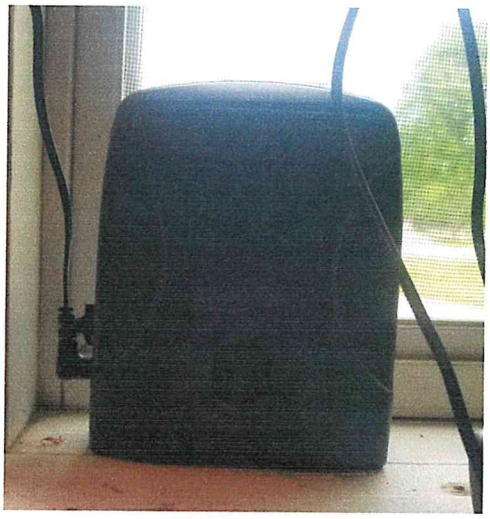
1. Jessica Kwan Jessica Kwan
2. Roxanne Arniari
3. Beth Whiting
4. Ka Quel
5. Jessica Clapper
6. Ashley Felt
7. Karen Felt
8. Brian Miner (Brian Miner)
9. [illegible]
10. [illegible]
11. Victor Avila
12. GINA CATALANO
13. Nancy J Alberto
14. Markkim Dean
15. [illegible]
16. Stephanie Howe
17. [illegible]
18. Michelle Castleman
19. Russel Simpeter
20. Jo Etta R Statko
21. Jasmin Beganovic
22. A E Bergstrom
23. [illegible]
24. [illegible]
25. [illegible]
26. [illegible]
27. [illegible]
28. [illegible]

Dog Silencer

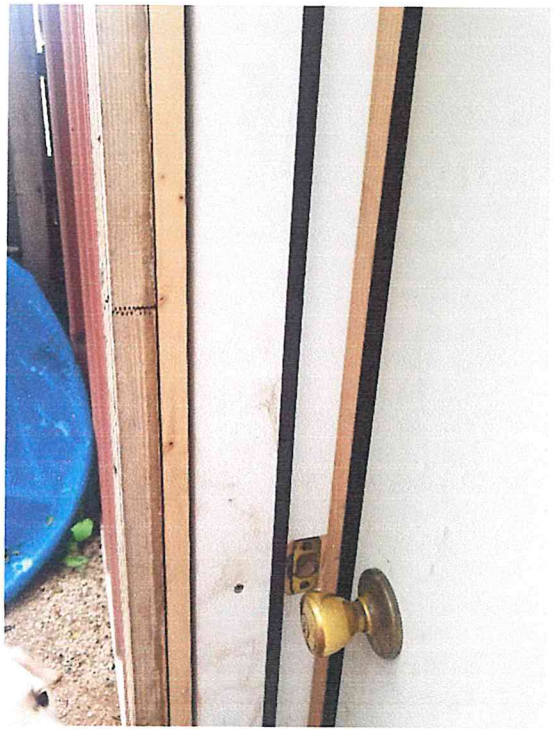


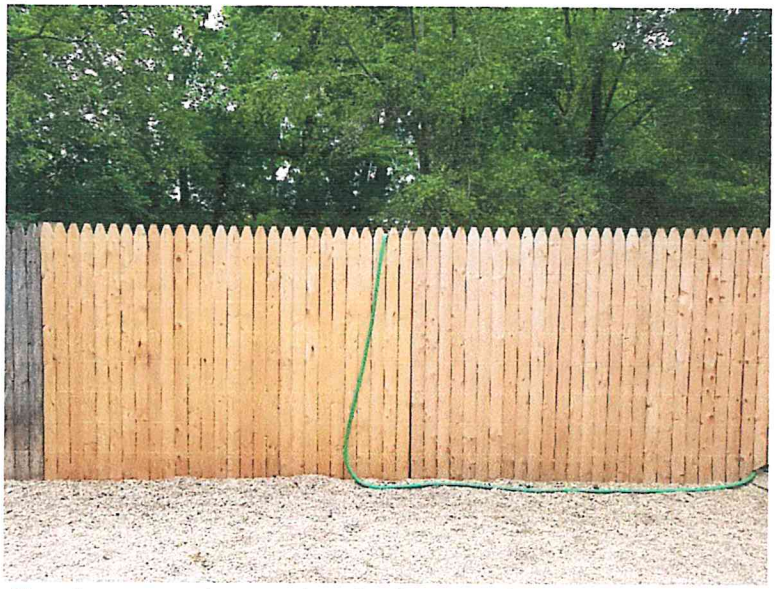






Building Improvements



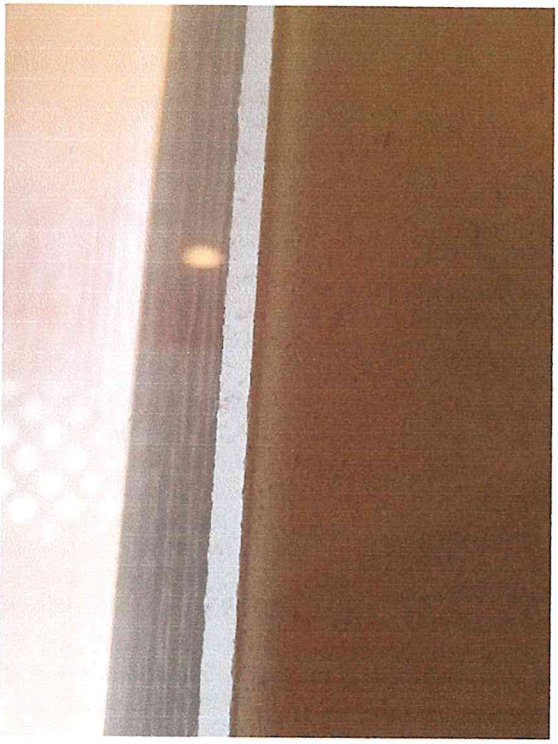


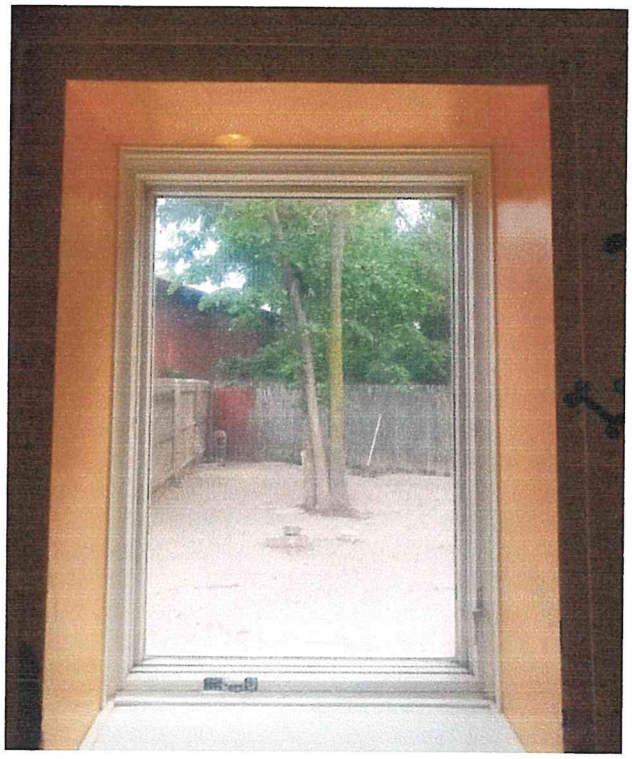
New fence panels to replace broken panels

New thicker, solid doors and frames

Weather Stripping to doors for a tighter seal

¼" thick pane of plexi-glass over all kennel room windows for an additional layer of barrier





Acoustic panels

Cleaning up landscaping and clutter around buildings

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: July 15, 2019

Agenda Item: #8

Applicant:
Holy Community Church
320 Broad St. & 817 Geneva St.
Lake Geneva WI 53147

Request: Conditional Use Permit (CUP)
For a Farmers Market in the Central Business (CB) zoning district
Tax Key Nos. ZOP00172 & ZOP00173

Description:

The applicant is submitting a request for a Conditional Use Permit (CUP) that would allow for a Farmers Market to be conducted and mirrored with the current community event at Horticultural Hall which is permitted in with the issuance of a Conditional Use Permit.

The applicants are requesting to utilize their two parcels to accommodate venders and increase the foot print of the market to the remainder of Center St. and the adjacent lot next to the church

Tax Key Nos. ZOP00172 & ZOP00173.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Conditional Use Permit (CUP):

As part of the consideration of the requested CUP, the Plan Commission is required to:

- Provide the Common Council with a *recommendation* regarding the proposed CUP;
- Include *findings* required by the Zoning Ordinance for CUPs; and,
- Provide specific suggested *requirements* to modify the project as submitted.

Staff Review Comments:

No impacts to neighboring properties are anticipated.

Required Plan Commission Findings on the CUP for Recommendation to the Common Council:

A proposed CUP must be reviewed by the standards, below:

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

   1. In general, the proposed Conditional Use Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
4. The proposed Conditional Use Permit (CUP) 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 Permit (CUP) is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed Conditional Use Permit (CUP) outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be one or more of the following:

1. In general, the proposed Conditional Use Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
4. The proposed Conditional Use Permit (CUP) 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 Permit (CUP) is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed Conditional Use Permit (CUP) do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the Proposed Conditional Use Permit (CUP):

1. Staff recommends that the Plan Commission recommend *approval* of the proposed Conditional Use Permit (CUP) as submitted, with the findings under A.1-6., above. If they are in agreement with the above finding.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
320 Broad St. - ZOP 00173
817 Geneva St ZOP 00172

Name and Address of Current Owner:
Holy Communim Episcopal Church
320 Broad St. Lake Geneva, WI

Telephone No. with area code & Email of Current Owner: 262-248-3522
chelge sbcglobal.net

Name and Address of Applicant:
Holly Starck
N1547 Countryside Lane, Lake Geneva, WI

Telephone No. with area code & Email of Applicant: 262-215-0046 (cell)
hollystarcke me.com

Proposed Conditional Use: Farmers Market for both lots from May to October on Thursdays - 8am to 1pm

Zoning District in which land is located: Central Business & Neighborhood Office

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

Short statement describing activities to take place on site:
Farmers Market. Vendors can have home grown produce, food items or flowers; products made from farm produce, and also have original crafted items. Also to reflect the farmers market adjacent to Holy Communim Church. Dates on Thursday from May to October. Hours 8-1

Conditional Use Fee payable upon filing application: $400.00 [$100.00 for Application Under Sec. 98-407(3)]

6-6-19
Date

Holly S Starck
Signature of Applicant

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

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

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

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

   The conditional use will be used to expand on the Thursday Farmers Market-Horticultural Hall. It will be the same day and hours.

2. How is the proposed conditional use, in its specific location, in harmony with the purposed, 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?

   Yes, the specific location is in harmony with the purpose, goals, objectives and policies of Lake Geneva.

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

   The proposed conditional use will not adversely impact the near by neighbors. All vendors will be on Holy Communion Church property. Customers will use the sidewalk.

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 conditional use includes a Farmers Market which is consistant with the Farmers Market at Horticultural Hall which is on the same day and same time.

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?

The location is adequate to have the vendors on the property owned by Holy Communion Episcopal Church. It will not require any additional services to be provided by public agencies.

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

Yes, the farmers market will benefit the residents and visitors to Lake Geneva City.

IV. FINAL APPLICATION PACKET INFORMATION

____ **Receipt of 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____

____ **Receipt of 20 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____

____ **A digital copy of Final Application Packet shall be emailed to the Building and Zoning Department upon submittal deadline.** **Date:** _____ **by:** _____

____ **Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk:** **Date:** _____ **by:** _____

____ **Class 2 Legal Notice sent to official newspaper by City Clerk:** **Date:** _____ **by:** _____

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

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

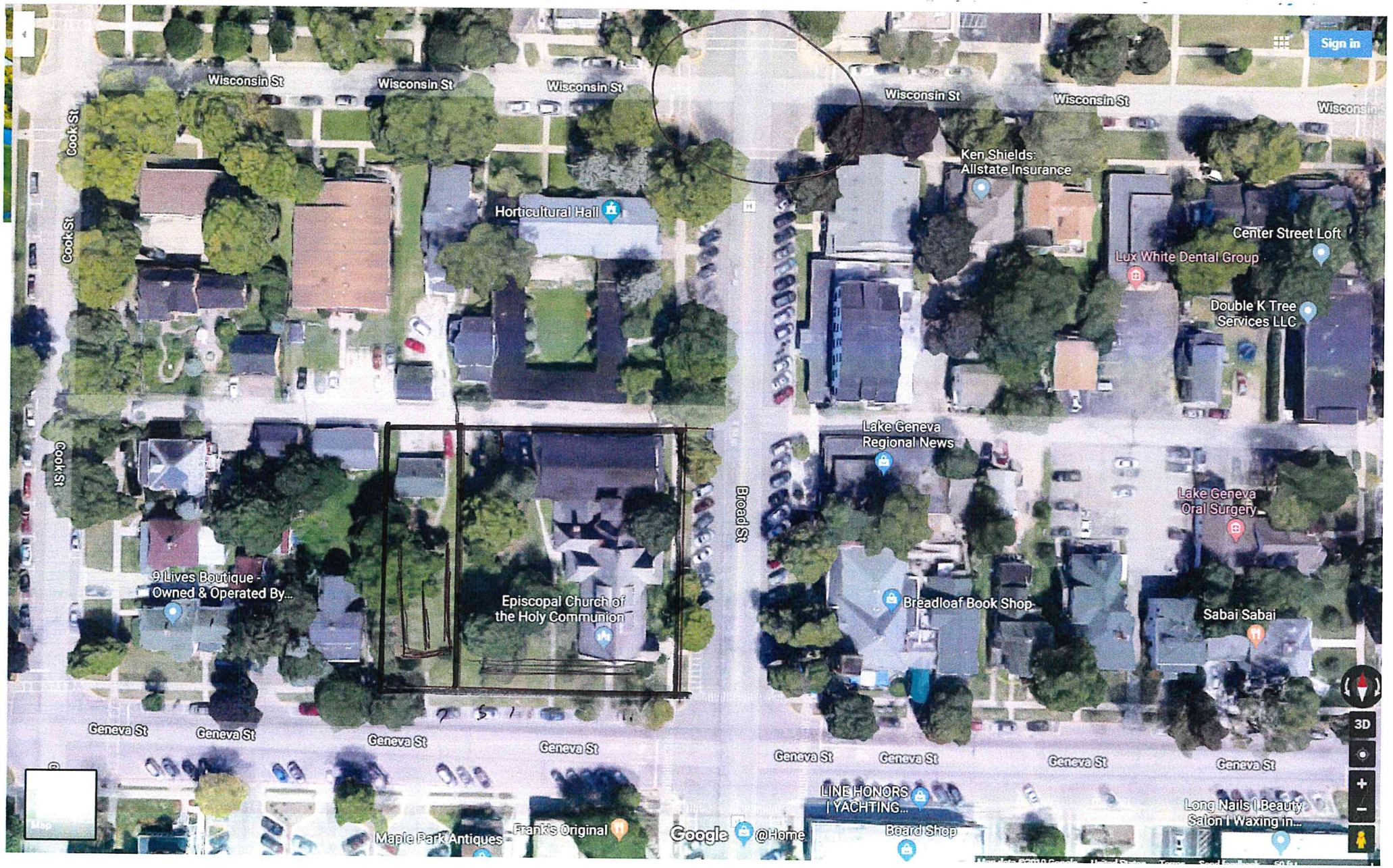
Holy Communion Church's application for a conditional use permit from the City of Lake Geneva

We wish to expand the farmer's Market onto Holy Communion's property as it will work as a fund raiser for the church and have more options of vendors for the people coming to the market. We plan to use the same guide lines as are being used at Horticultural Hall. We will be open the same hours and day.

Vendors will be arriving between 7 and 7:30. When they have unloaded, they move their vehicle to the free parking area. Thus Broad Street and Geneva Street parking will be open to customers.

We want to keep all persons , vendors and customers, safe. With that in mind we are doing the following:

1) We would like to request permission to go Parking and receive bags to cover the meters (10) only on Broad Street only from 8 am to 1 pm during the market. We would not bag any meters on Geneva Street.
2) We would wrap a rope around the meters on Broad street so to help eliminate customers from cutting between the cars to cross Broad Street.
3) We would have some sign to remind people not to cross in the middle of the street.
4) We would have signage to tell people that at 1 pm the parking will no longer be free.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Horticultural Hall
Ken Shields: Allstate Insurance
Center Street Loft
Lux White Dental Group
Double K Tree Services LLC
Lake Geneva Regional News
Lake Geneva Oral Surgery
Broad St
9 Lives Boutique - Owned & Operated By...
Episcopal Church of the Holy Communion
Breadloaf Book Shop
Sabai Sabai
Geneva St
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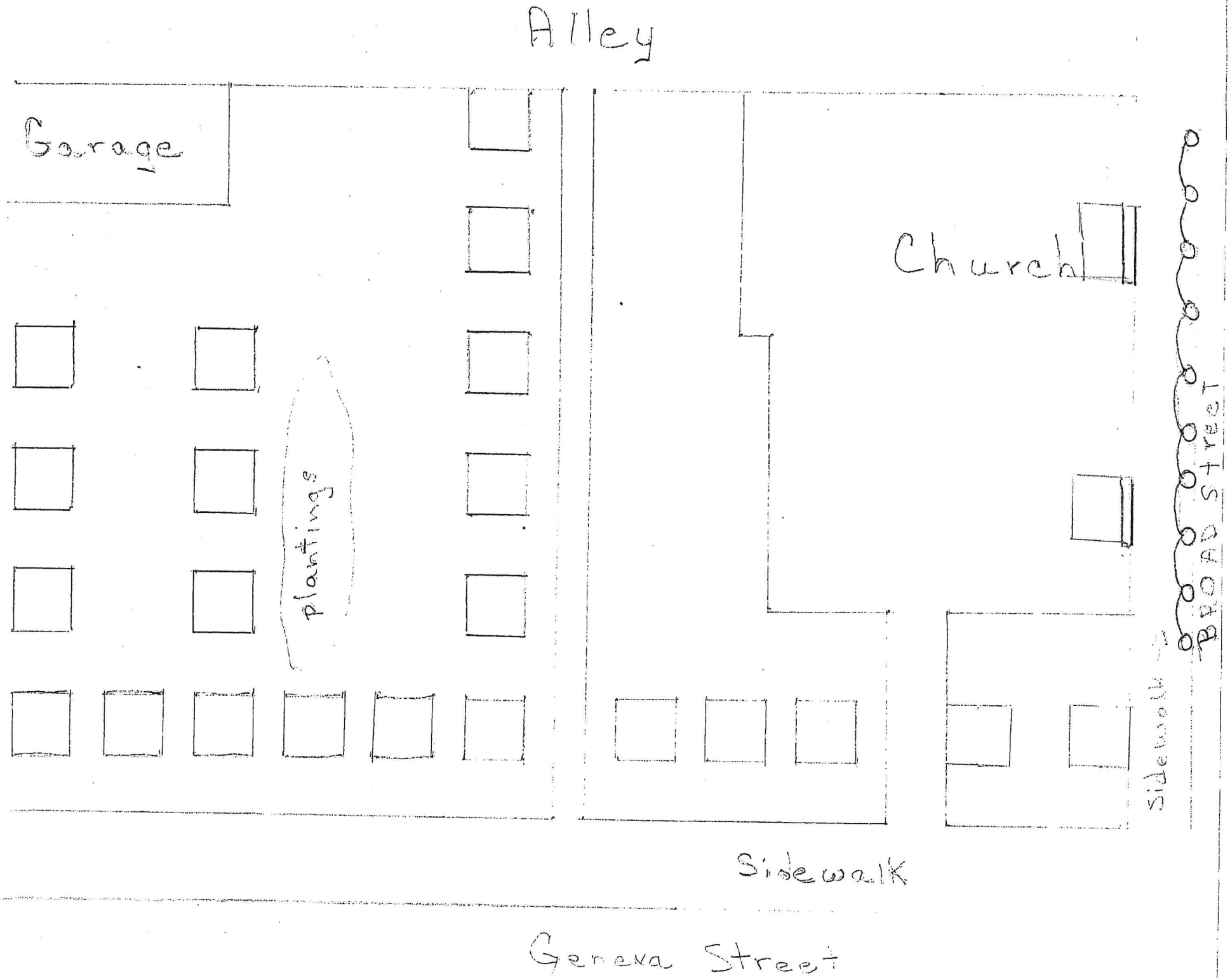
LINE HONORS | YACHTING...
Long Nails | Beauty Salon | Waxing in...
Maple Park Antiques
Frank's Original
Google
@Home
Board Shop
3D


Alley
Garage
Church
planting
Broad Street
Sidewalk
Sidewalk
Geneva Street

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: July 15, 2019

Agenda Item: #9

Applicant:
Cynthia Perez
1030 B Pleasant St
Lake Geneva WI 53147

Request: Conditional Use Permit (CUP)
Commercial Outdoor Entertainment in the
General Business (GB) zoning district
Tax Key No. ZA269400002

Description:

The applicant is submitting a request for a Conditional Use Permit (CUP) that would allow the property to utilize the fenced in exterior deck area as a Commercial Outdoor Entertainment that would permit the consumption of alcohol in addition to the request the applicants are requesting non-amplified music.

The applicants have identified the hours of operation Sunday – Thursday 9 PM, & Fridays - Saturday – 10 PM., this is permitted in with the issuance of a Conditional Use Permit.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Conditional Use Permit (CUP):

As part of the consideration of the requested CUP, the Plan Commission is required to:

- Provide the Common Council with a *recommendation* regarding the proposed CUP;
- Include *findings* required by the Zoning Ordinance for CUPs; and,
- Provide specific suggested *requirements* to modify the project as submitted.

Staff Review Comments:

No impacts to neighboring properties are anticipated.

Required Plan Commission Findings on the CUP for Recommendation to the Common Council:

A proposed CUP must be reviewed by the standards, below:

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

   1. In general, the proposed Conditional Use Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
4. The proposed Conditional Use Permit (CUP) 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 Permit (CUP) is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed Conditional Use Permit (CUP) outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be one or more of the following:

1. In general, the proposed Conditional Use Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed Conditional Use Permit (CUP) 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 Permit (CUP) is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed Conditional Use Permit (CUP) do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the Proposed Conditional Use Permit (CUP):

1. Staff recommends that the Plan Commission recommend *approval* of the proposed Conditional Use Permit (CUP) as submitted, with the findings under A.1-6., above. If they are in agreement with the above finding.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
820 Williams St. Lake Geneva WI 53147

Name and Address of Current Owner:
Carmelo Alfano
4793 E Clayton Rd, Fitchburg WI 53711

Telephone No. with area code & Email of Current Owner: (608) 213.3221
Calfano@gmail.com

Name and Address of Applicant:
Cynthia Perez
1030 B Pleasant st Lake Geneva WI 53147

Telephone No. with area code & Email of Applicant: (262) 348.7987
Cindy.Ovalle@gmail.com.

Proposed Conditional Use: Alcohol sale at out door fenced patio, no later than 10pm Friday and Saturdays and 9pm on Sunday - Thursday.

Zoning District in which land is located: General - Business

Names and Addresses of architect, professional engineer and contractor of project:
n/A

Short statement describing activities to take place on site:
Sale of food and bevrage Maybe live Melow music on weekends but no later than 10pm.

Conditional Use Fee payable upon filing application: $400.00 [$100.00 for Application Under Sec. 98-407(3)]

06/06/2019
Date

Cynthia Perez
Signature of Applicant

Cynthia Perez

Taqueria El Gallo De Oro

820 Williams st.

Lake Geneva, Wi. 53147

June 5th 2019

To whom this may concern,

My name is Cynthia Perez, I oversee the family's restaurant which is the only Mexican restaurant in Lake Geneva. We are located at 820 Williams street. When we first started the business back in November of 2018, we all thought it was a great location and were happy with the amount of space we had. Thankfully we have been getting busier and busier as the word is spreading that we are here and have great food to offer. We applied for our beer and wine license at the end of the 2018 year, but since we are getting more people than what we can accommodate inside we decided to expand and added a fenced outdoor patio to the location. We are now only waiting for an approval to expand our beer and wine license so we can sale alcohol outside. We have invested so much on the patio that we would love to have our costumers be able to enjoy a cold beer or glass of wine along with their meals. We kindly ask for this petition to be granted as it would be of great help to us. It would also allow our locals and tourist enjoy the full experience of dining with us if allowed to enjoy a drink in our outdoor patio.

Sincerely,

Cynthia Perez

Cynthia Perez

Taqueria El Gallo De Oro

820 Williams St.

Lake Geneva, Wi. 53147

June 5th, 2019

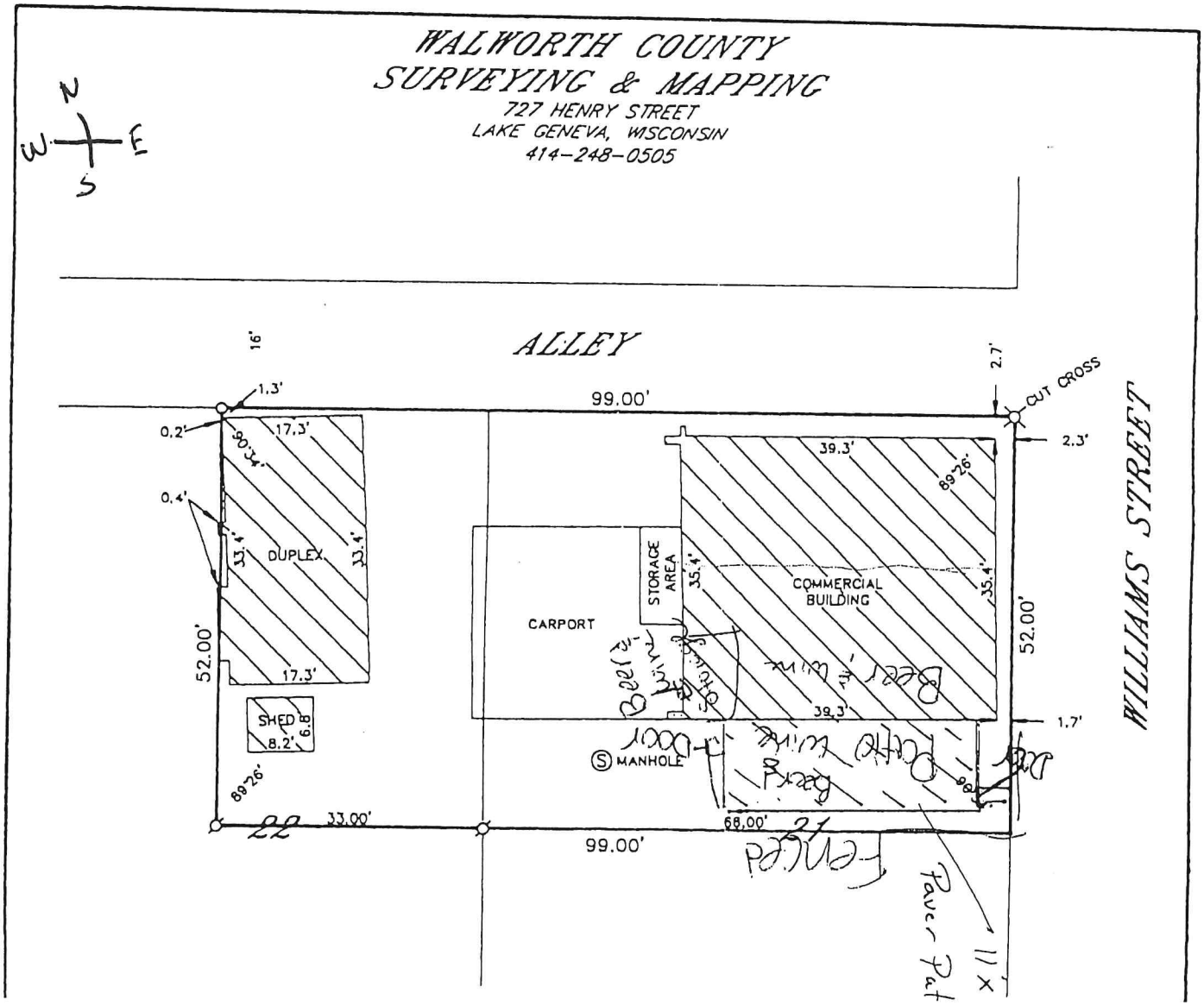
To whom this may concern,

My name is Cynthia Perez, I currently oversee the family's Mexican restaurant in town. We are the only Mexican restaurant in Lake Geneva and word is rapidly spreading that we are here so its been filling up quickly since the inside of the building only sits around 30 people. We decided to expand so we could accommodate more of our valued customer. We added a fenced outdoor patio with 7 more tables being able to sit 24 more people outside. We want to continue to serve our food and be able and sell beer and wine along with it.

Sincerely,

Cynthia Perez

Cynthia Perez


WALWORTH COUNTY
SURVEYING & MAPPING
727 HENRY STREET
LAKE GENEVA, WISCONSIN
414-248-0505
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ALLEY
WILLIAMS STREET
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8.2'
6.8'
89°26'
22
33.00'
99.00'
CARPORT
STORAGE AREA
35.4'
COMMERCIAL BUILDING
35.4'
39.3'
89°26'
39.3'
MANHOLE
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21
99.00'
2.7'
CUT CROSS
2.3'
52.00'
1.7'
Beer & Wine
Patio Wine
Beer & Wine
Fenced
Paver Pat
11 x

FINE MEXICAN FOOD
TAQUERIA
4 SEASON LANDSCAPING

TO: WHOM IT MAY CONCERN

FROM: SIGNATURE INVESTMENTS, LLC

RE: 820 WILLIAMS STREET APPLICATION

DATE: JUNE 27TH, 2019

I, CARMELO ALFANO, AS THE MANAGING MEMBER AND OWNER OF SIGNATURE INVESTMENTS, LLC AND THE LANDLORD OF THE PROPERTY LOCATED AT 820 WILLIAMS STREET, LAKE GENEVA, WI, 53147, HEREBY GRANT PERMISSION TO THE CURRENT TENANTS OF SAID LOCATION, DBA TAQUERIA EL GALLO DE ORO, TO (1) SERVE BBER AND WINE ON THE OUTSIDE PATIO NO LATER THAN 10PM & (2) CLOSE PATIO NO LATER THAN 11PM, AS LONG AS TENANTS FOLLOW ALL LOCAL, STATE AND NATIONAL REGULATIONS.

6/27/19

STAFF REPORT
To Lake Geneva Plan Commission
Meeting Date: July 15, 2019

Agenda Item: #10

Applicant:
Ron & Sharon Smith
2021 Olde Mill Ln.
McHenry, IL 60050

Request: Conditional Use Permit (CUP)
729 W. Main St Indoor Commercial Lodging
in the Central Business (CB) zoning district
Tax Key No. ZOP00275

Description:

The applicant is submitting a request for a Conditional Use Permit (CUP) that would allow the property to be utilized as an Indoor Commercial Lodging facility located on the second floor at 729 W. Main St.

This property has 6 private parking stalls adjacent to the rear of the building for the occupants of the Commercial Indoor Lodging facility.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Conditional Use Permit (CUP):

As part of the consideration of the requested CUP, the Plan Commission is required to:

- Provide the Common Council with a *recommendation* regarding the proposed CUP;
- Include *findings* required by the Zoning Ordinance for CUPs; and,
- Provide specific suggested *requirements* to modify the project as submitted.

Staff Review Comments:

No impacts to neighboring properties are anticipated.

Required Plan Commission Findings on the CUP for Recommendation to the Common Council:

A proposed CUP must be reviewed by the standards, below:

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

   1. In general, the proposed Conditional Use Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
4. The proposed Conditional Use Permit (CUP) 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 Permit (CUP) is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed Conditional Use Permit (CUP) outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be one or more of the following:

1. In general, the proposed Conditional Use Permit (CUP) 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 Permit (CUP) 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 Permit (CUP) 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 the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed Conditional Use Permit (CUP) 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 Permit (CUP) is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed Conditional Use Permit (CUP) do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation on the Proposed Conditional Use Permit (CUP):

1. Staff recommends that the Plan Commission recommend *approval* of the proposed Conditional Use Permit (CUP) as submitted, with the findings under A.1-6., above. If they are in agreement with the above finding.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

Site Address/Parcel No. and full Legal Description required (attach separate sheet if necessary):
729 Main St. Lake Geneva WI
ZOP 00275

Name and Address of Current Owner:
Gerich & Rehm, LLC
729 Main St. Lake Geneva, WI 53147

Telephone No. with area code & Email of Current Owner: 847-927-6038
Sharon@twelfthandbrown.com

Name and Address of Applicant:
Ron & Sharon Smith
2021 Olde Mill Ln. McHenry, IL 60050

Telephone No. with area code & Email of Applicant: Same as above

Proposed Conditional Use: Indoor commercial lodging for 1 existing upstairs apartments.

Zoning District in which land is located: Central Business

Names and Addresses of architect, professional engineer and contractor of project:
N/A

Short statement describing activities to take place on site:
Indoor commercial lodging for existing apartment on Main St. Will allow for visitors to Lake Geneva to enjoy the beautiful downtown business district... on... Main Street! Steps from shopping, restaurants + lake front!

Conditional Use Fee payable upon filing application: $400.00 [$100.00 for Application Under Sec. 98-407(3)]

5-29-2019
Date

Sharon Smith
Signature of Applicant

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

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

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

____ **Pre-submittal staff meeting scheduled:**

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

Follow-up pre-submittal staff meetings scheduled for:

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

____ **Application form filed with Zoning Administrator:** **Date:** _____ **by:** _____

____ **Application fee of $ ____ received by Zoning Administrator:** **Date:** _____ **by:** _____

____ **Reimbursement of professional consultant costs agreement executed:** **Date:** _____ **by:** _____

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 20 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (5 Copies to Zoning Administrator) *Date:* _____ *by:* _____

⇓ *Draft Final Packet (1 Copy to Zoning Administrator)* *Date:* _____ *by:* _____

⇓

____ ____ (a) **A map of the proposed conditional use:**

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

____ ____ (b) **A map, such as the Land Use Plan Map, of the generalized location of the subject property in relation to the City as a whole:**

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

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

____ ____ (e) **Written justification for the proposed conditional use:**

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

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

   Promote tourism by providing additional downtown lodging, stimulate Lake Geneva economy and generate income for local businesses.

2. How is the proposed conditional use, in its specific location, in harmony with the purposed, 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?

   Proposed use is in line with property zoning, plenty of parking for those using the facility.

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

   No adverse impact on nearby property

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

   No adverse effect on land use, it is consistent with current land use.

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

There will not be any burden on facilities, utilities or services.

max occupancy - 3

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

Yes, this will support tourism, provide lodging and increase local business to Main St.

IV. FINAL APPLICATION PACKET INFORMATION

____ **Receipt of 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator:** Date: _____ by: _____

____ **Receipt of 20 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator:** Date: _____ by: _____

____ **A digital copy of Final Application Packet shall be emailed to the Building and Zoning Department upon submittal deadline.** Date: _____ by: _____

____ **Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk:** Date: _____ by: _____

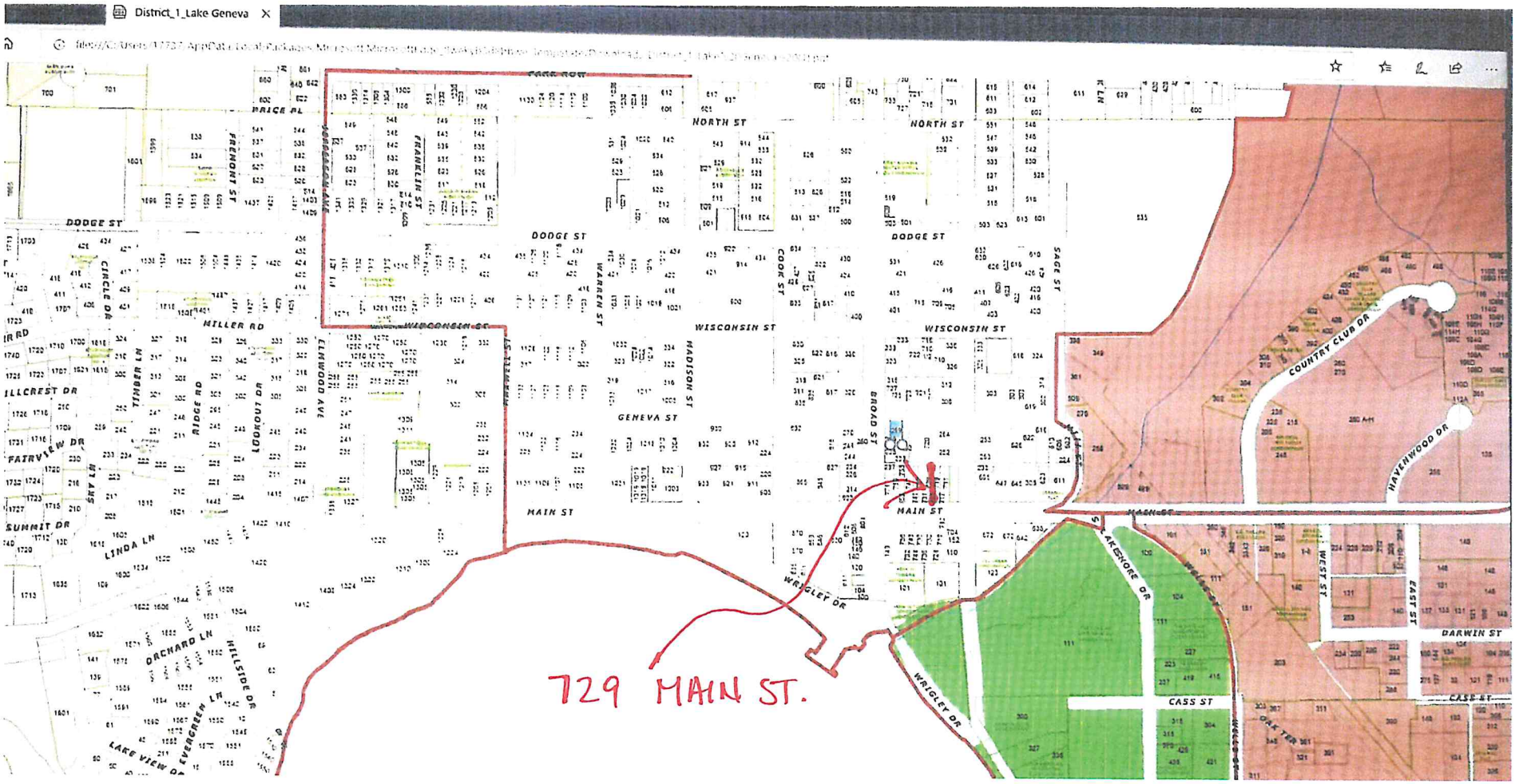
____ **Class 2 Legal Notice sent to official newspaper by City Clerk:** Date: _____ by: _____

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

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

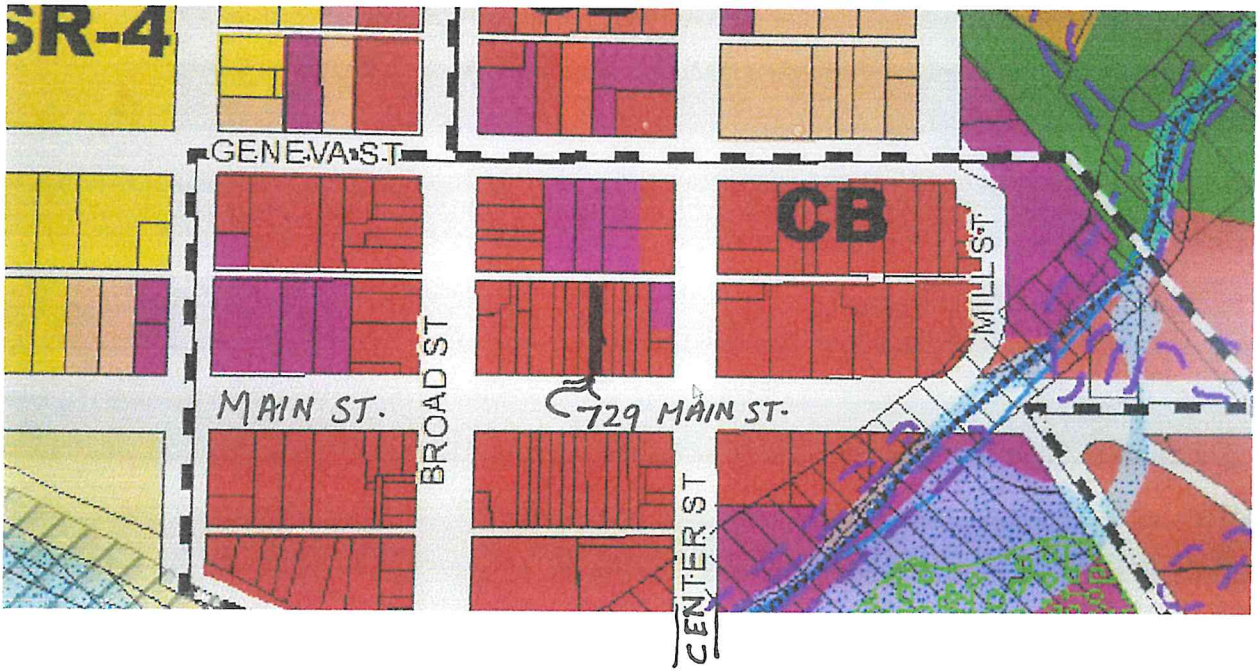
729 MAIN STREET

IN RELATION TO CITY OF LAKE GENEVA



729 MAIN STREET

ZONING MAP INDICATING LOCATION IS DESIGNATED CENTRAL BUSINESS



IIT LAND SURVEYING
)-312th Avenue
atland, WI. 53105-8934
ensed Professionals in
Illinois & Wisconsin

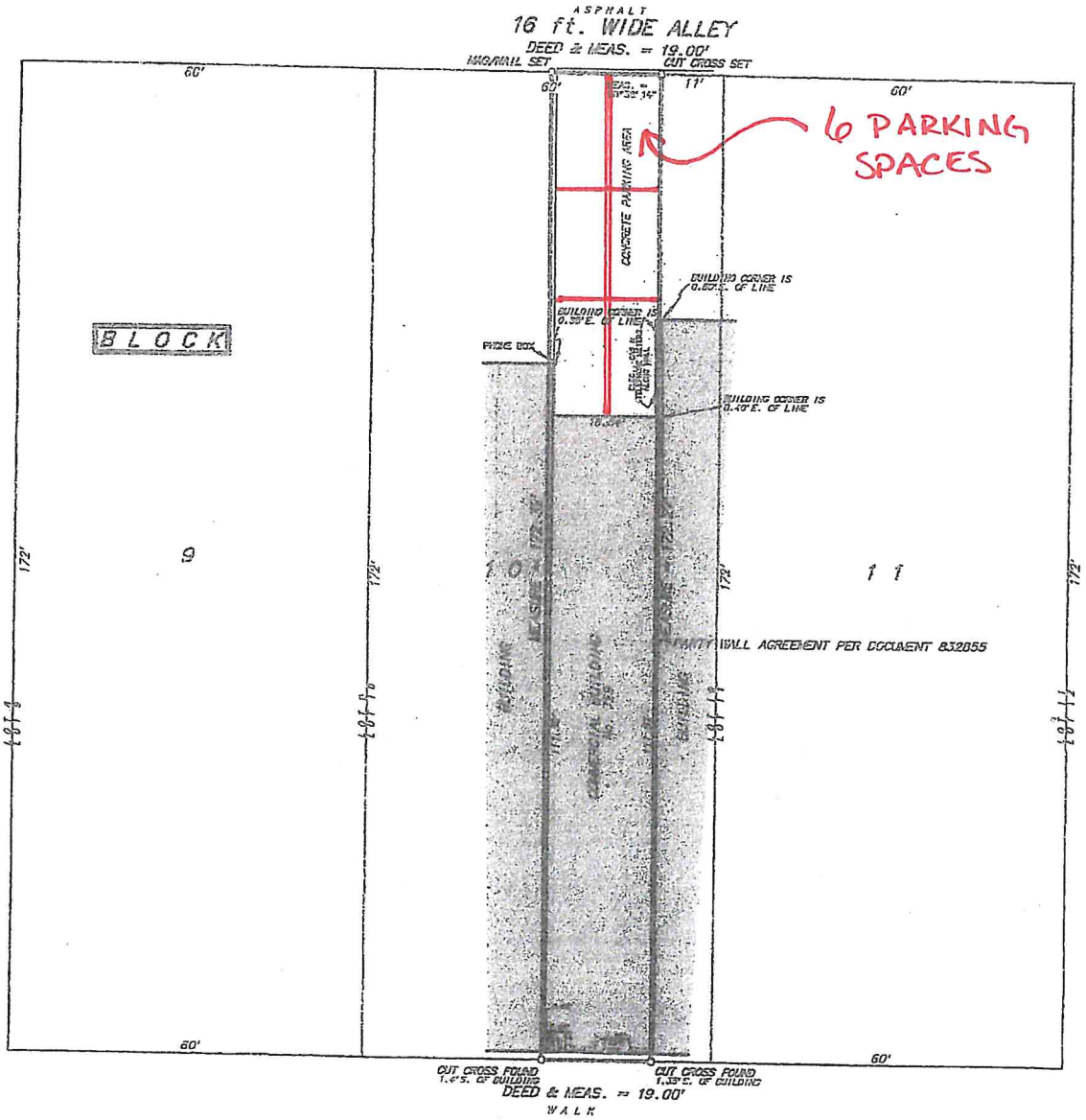
PLAT OF SURVEY

OF

PHONE: 262-537-4874
FAX: 262-537-4221
EMAIL: ambit@tds.net

the West 19 feet off of the East Half of Lot 10, Block 27, Village of Geneva (now City of Lake Geneva), Walworth County, Wisconsin, according to the plat thereof in the Office of the Register of Deeds in and for said Walworth County. Also, an undivided half of a brick and stone wall located on the east line of the property formerly owned by Frank S. Moore and Mary A. Moore, his wife, and being parallel with and running along the South 50 feet of the east line of the West Half of Lot 10 in Block 27 of the Original Plat of the Village of Geneva (now City of Lake Geneva), Walworth County, Wisconsin.

PARCEL IDENTIFICATION NO.: ZOP 00275



MAIN STREET
100 ft. R/W

SCALE: 1 inch = 20 feet

PREPARED BY: R. Torhorst / Attorney at Law

JOB NO.: 18131

Fieldwork completed on and date of certification: June 13, 2018

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

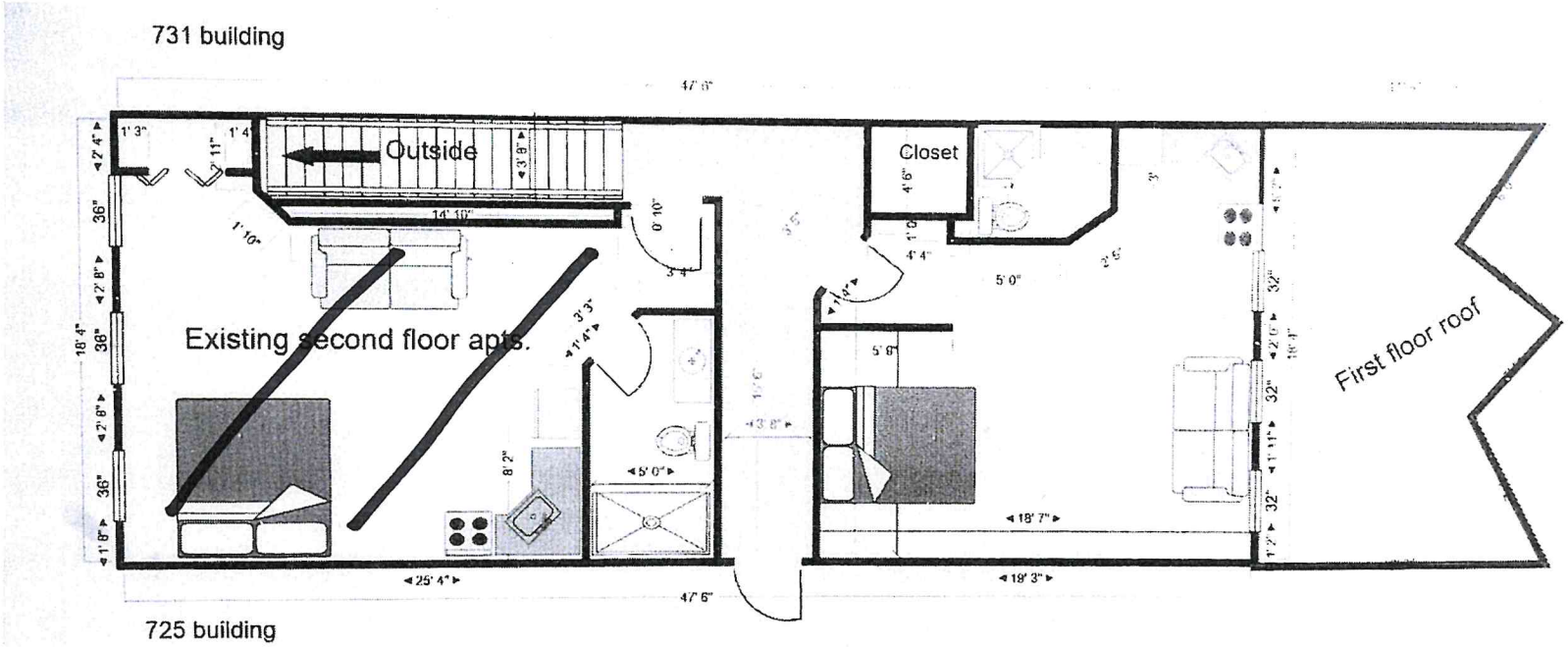
This survey is made for the exclusive use of the present owners of the property and also those who purchase, mortgage or guarantee the title thereto within ONE YEAR from the date hereof.

Dated at Bassett, Wisconsin this 18th day of June 2018.

Mark A. Bolender
Wisconsin Professional Land Surveyor – 1784

729 MAIN STREET

EXISTING APARTMENT ABOVE STOREFRONT

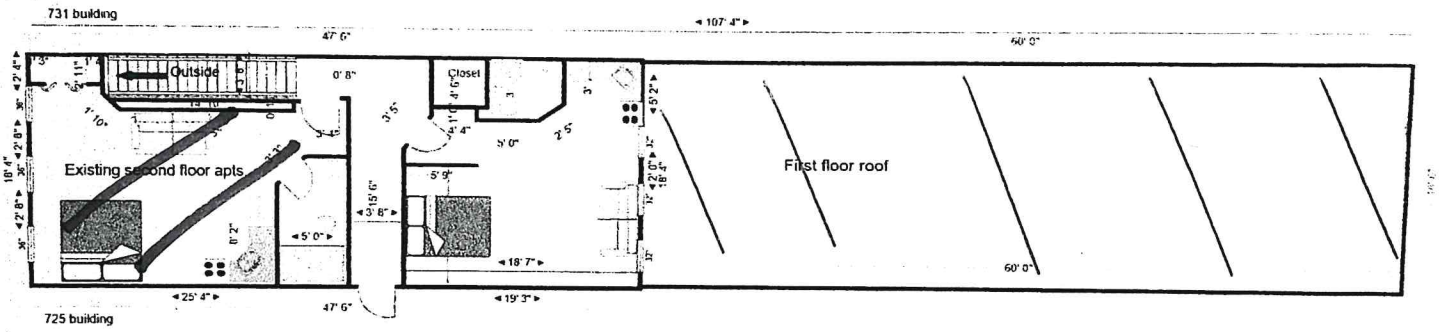


ALL EXTERIOR WALLS ARE 12" BRICK

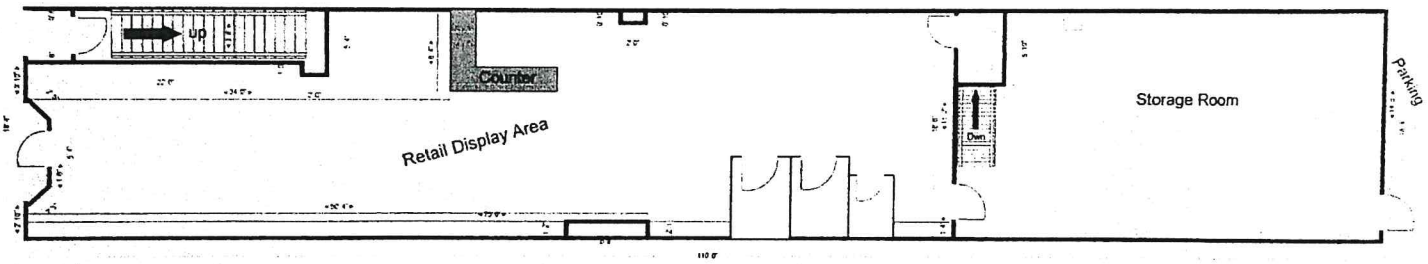
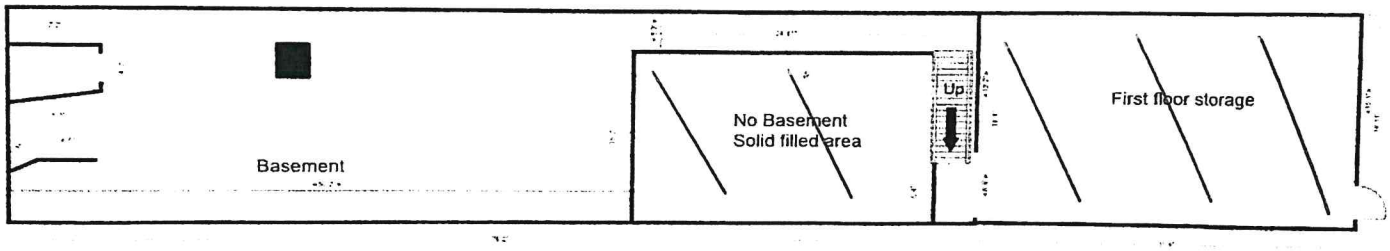
INTERIOR WALLS ARE LATH AND PLASTER

729 MAIN STREET

2ND FLOOR 1 EXISTING APARTMENT



1ST FLOOR EXISTING BUSINESS-TWELFTH & BROWN



EXISTING BASEMENT