

CITY OF LAKE GENEVA  
**ZONING BOARD OF APPEALS  
INCLUDING THE ANNUAL MEETING**

THURSDAY SEPTEMBER 25, 2014 – 5:00 PM  
COUNCIL CHAMBERS, CITY HALL

**AGENDA**

1. Meeting called to order.
2. Roll Call.
3. Elect an Acting Chairman.
4. Approve minutes of Zoning Board of Appeals meeting of October 15, 2013.  
No minutes available.
5. Public Hearing and action on an application for Variance submitted by Richard & Marji Gray, 1133 Geneva Street. Lake Geneva, WI 53147 for a decrease in the required setbacks for the street yard for the construction of a new covered porch located at 1133 Geneva Street. Lake Geneva, WI 53147. Tax Key No. ZOP 00191.
6. Adjournment

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

**NOTE:** *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 advance, in order for appropriate accommodations to be made.*

*Posted 09/24/14 9:00 a.m.*

**STAFF REPORT**  
To Lake Geneva Zoning Board of Appeals

Meeting Date: September 25, 2014

Agenda Item <u>#5</u>
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Applicant:

Richard & Marji Grey  
1133 Geneva Street  
Lake Geneva, WI 53147

Request:

Reduction in the required Street Yard Setbacks  
Tax Key No. ZOP 00191

Description:

The applicants propose to install a covered deck that infringes on the street yard setback along the Maxwell Street side of their home. The proposed covered porch will bring the home back to its historic roots (constructed in 1865) and replace a deck that was removed in the 1950's.

Staff Recommendation:

It is the staff's opinion that the proposed covered porch will have no adverse effects on the Maple Park Historic District, fits in with the surrounding homes, and will only enhance the neighborhood. It has the support of the Maple Park Historic District and it is the staff's recommendation that the reduction in setback be approved allowing the proposed structure to be constructed. It is staff's belief that projects like this proposed porch will stimulate restorations and reconstructions in this historic district.

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

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Zoning Administrator

Setback Variance Request  
for  
1133 Geneva Street  
Lake Geneva, WI

Table of Contents

1. Completed Application for Variance
  - 1.1. Justification of the Proposed Variance
  - 1.2. Picture of original porch
  - 1.3. Survey of 1133 Geneva Street
2. Elevations of proposed porch reconstruction
3. Site Plan showing proposed porch reconstruction
4. Map showing all other lands within 300 feet of subject property
5. List of Names and addresses of land owners within 300 feet of property
6. Land Use Plan Map of subject area



AGREEMENT FOR SERVICES

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

Richard & Marji Gray \_\_\_\_\_, as applicant/petitioner for:

Name: (self) \_\_\_\_\_  
Address: 1133 Geneva St \_\_\_\_\_  
Lake Geneva, WI \_\_\_\_\_  
Phone: (210) 385-8765 \_\_\_\_\_

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
Printed name of Applicant/Petitioner

\_\_\_\_\_  
Signature of Applicant/Petitioner

**CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR:  
VARIANCE REVIEW AND APPROVAL (Requirements per Section 98-910)**

This form should be used by the Applicant as a guide to submitting a complete application for a variance 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: \_\_\_\_\_

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

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

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

**II. APPLICATION SUBMITTAL PACKET REQUIREMENTS**

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

*Initial Packet (5 Copies to Zoning Administrator)*

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

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

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

↓

\_\_\_ (a) **A map of the subject property:**

- \_\_\_ Showing all lands for which the variance is proposed;
- \_\_\_ Showing all other lands within 300 feet of the subject property;
- \_\_\_ Referencing a list of names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Walworth County (as determined by the City of Lake Geneva).
- \_\_\_ Indicating current zoning of the subject property and environs, and the jurisdiction(s) which maintains that control;
- \_\_\_ Map and all its parts are clearly reproducible with a photocopier;
- \_\_\_ Map scale not less than one inch equals 800 feet;
- \_\_\_ 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 variance describing the type of specific requirements of the variance proposed for the subject property;
- \_\_\_\_\_ (d) A site plan of the subject property as proposed for development conforming to all requirements of Section 98-908(3). (See "Site Plan Approval checklist")
- \_\_\_\_\_ (e) Written justification for the requested variance consisting of the reasons why the Applicant believes the proposed variance is appropriate, particularly as evidenced by compliance with the standards set out Section 98-910(4)(c)1.-6. (See below)

**III. JUSTIFICATION OF THE PROPOSED VARIANCE**

1. What exceptional or extraordinary circumstances or special factors are present which apply only to the subject property? The response to this question shall clearly indicate how the subject property contains factors which are not present on other properties in the same zoning district.
  - a. Describe the hardship or difficulty that is peculiar to the subject property and different from that of other properties, and not one which affects all properties similarly. Such a hardship or difficulty shall have arisen because of the unusual shape of the original acreage parcel; unusual topography or elevation; or because the property was created before the passage of the current, applicable zoning regulations, and is not economically suitable for a permitted use or will not accommodate a structure of reasonable design for a permitted use if all area, yard, green space, and setback requirements are observed;

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SEE ATTACHED SHEET

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**NOTE:**

- \*Loss of profit or pecuniary hardship shall not, in and of itself, be grounds for a variance;
- \*Self-imposed hardship shall not be grounds for a variance. Reductions resulting from the sale of portions of a property reducing the remainder of said property below buildable size or cutting-off existing access to a public right-of-way or deed restrictions imposed by the owner's predecessor in title are considered to be such self-imposed hardships;
- \*Violations by, or variances granted to, neighboring properties shall not justify a variance;
- \*The alleged hardship shall not be one that would have existed in the absence of a zoning ordinance. (For example, if a lot were unbuildable because of topography in the absence of any or all setback requirements.)

2. In what manner do the factors identified in 1., above, prohibit the development of the subject property in a manner similar to that of other properties under the same zoning district? The response to this question shall clearly indicate how the requested variance is essential to make the subject property developable so that property rights enjoyed by the owners of similar properties can be enjoyed by the owners of the subject property.

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SEE ATTACHED SHEET

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3. Would the granting of the proposed variance be of substantial detriment to adjacent properties? The response to this question shall clearly indicate how the proposed variance will have no substantial impact on adjacent properties.

SEE ATTACHED SHEET

4. Would the granting of the proposed variance as depicted on the required site plan (see (d), above), result in a substantial or undue adverse impact on 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 intent, provisions, and policies 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 growth and development? The response to this question shall clearly indicate how the proposed variance will have no substantial impact on such long-range planning matters.

SEE ATTACHED SHEET

5. Have the factors which present the reason for the proposed variance been created by the act of the Application or previous property owner or their agent (for example: previous development decisions such as building placement, floor plan, or orientation, lotting pattern, or grading) after the effective date of the Zoning Ordinance (see Section 98-011.) The response to this question shall clearly indicate that such factors existed prior to the effective date of the Ordinance and were not created by action of the Applicant, a previous property owner, or their agent.

SEE ATTACHED SHEET

6. Does the proposed variance involve the regulations of Section 98-203 (Table of Land Uses)? The response to this question shall clearly indicate that the requested variance does not involve the provisions of this Section.

SEE ATTACHED SHEET

#### IV.FINAL APPLICATION PACKET INFORMATION

\_\_\_\_ Receipt of Final Application Packet by Zoning Administrator:                      Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_\_ Receipt of 25 Copies of Final Applications by Zoning Administrator:                      Date: \_\_\_\_\_ by: \_\_\_\_\_

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

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

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

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

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

**I. RECORDATION OF ADMINISTRATIVE PROCEDURES**

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

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

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

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

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

**II. APPLICATION SUBMITTAL PACKET REQUIREMENTS**

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*Initial Packet (5 Copies to Zoning Administrator)*

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

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

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

↓

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

\_\_\_ Existing zoning district(s) (and proposed zoning district(s) if different);

\_\_\_ Land use plan map designation(s);

\_\_\_ Current land uses present on the subject property;

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

\_\_\_ Projected number of residents, employees, and daily customers;

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

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

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

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

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

\_\_\_ Possible future expansion and related implications for points above;

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

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

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

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

\_\_\_ The date of the original plan and the latest date of revision to the plan;

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

\_\_\_ A reduction of the drawing at 11" x 17";

\_\_\_ A legal description of the subject property;

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

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

\_\_\_ All required building setback lines;

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

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

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

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

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

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

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

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

\_\_\_ The location of existing and proposed drainage facilities;

\_\_\_ In the legend, data for the subject property on:

\_\_\_ Lot Area;

\_\_\_ Floor Area;

\_\_\_ Floor Area Ratio (b/a);

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

- \_\_\_ (d) **A Detailed Landscaping Plan of the subject property:**
- \_\_\_ Scale same as main plan (> or equal to 1" equals 100')
  - \_\_\_ Map reduction at 11" x 17"
  - \_\_\_ Showing the location of all required bufferyard and landscaping areas
  - \_\_\_ Showing existing and proposed Landscape Point fencing
  - \_\_\_ Showing berm options for meeting said requirements
  - \_\_\_ Demonstrating complete compliance with the requirements of Article VI
  - \_\_\_ Providing individual plant locations and species, fencing types and heights, and berm heights;

- \_\_\_ (e) **A Grading and Erosion Control Plan:**
- \_\_\_ Same scale as the main plan (> or equal to 1" equals 100')
  - \_\_\_ Map reduction at 11" x 17"
  - \_\_\_ Showing existing and proposed grades including retention walls and related devices, and erosion control measures.

- \_\_\_ (f) **Elevation Drawings of proposed buildings or remodeling of existing buildings:**
- \_\_\_ Showing finished exterior treatment;
  - \_\_\_ With adequate labels provided to clearly depict exterior materials, texture, color and overall appearance;
  - \_\_\_ Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.

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

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

### III.FINAL APPLICATION PACKET INFORMATION

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

### III. JUSTIFICATION OF THE PROPOSED VARIANCE

1. **This section of the application request justification based upon a *hardship and/or the uniqueness of the property* that would justify the variance OR justification based upon the fact that “..... *the property was created before the passage of the current, applicable zoning regulations, and [it] is not economically suitable for a permitted use or will not accommodate a structure of reasonable design for a permitted use if all area, yard, green space, and setback requirements are observed*”.**

Our justification is based upon the latter circumstance.

The home was built in 1865 and has been in the family for almost 100 years. Per the survey conducted in 2011 the existing home has a west-side setback of only 17.44 feet. The home had a wrap-around porch that connected the west and east projections with a deck across the front (south side). At some point (family recollections place the date around 1950) the porch was removed and the current entrance structures built. I have submitted a photo taken in 1946 showing house with the porch attached. Please note the narrowness of the side decking (less than 6 feet) which, according to the lady in the picture, (my Aunt Lillian (Brellenthin) Kimball), made the porch of limited use because you could not pass someone sitting in a chair without having that person get up or move. We are, therefore, asking for the use of an additional 3.8 feet of Maxwell side property to allow the porch to be of sufficient width (10') to permit a usefulness that will justify the substantial investment.

2. **In what manner do the factors identified in 1. above, prohibit the development of the subject property in a manner similar to that of other properties under the same zoning district?**

Setback requirements did not exist when the majority of homes in the Maple Park Historic District were built. Many of the homes in our neighborhood do not meet current setback requirements and many have still have their porches which complement the architecture and the ambiance of the District. The requested variance is necessary to allow us to bring our property back to its original state and enjoy the same benefits of living in a Victorian home in Maple Park that many of our neighbors do.

3. **Would the granting of the proposed variance be of detriment to adjacent properties?**

The granting of the proposed variance would not have any negative impact on adjacent properties but would, in fact, enhance the overall Victorian ambiance of the neighborhood thereby contributing to an increase in property values of the entire neighborhood. The porch would not limit any views of the lake or reduce the usefulness of the sidewalks.

**4. Would the granting of the proposed variance as depicted on the required site plan result in a substantial or undue adverse impact on the character of the neighborhood, environment factors, traffic factors, parking improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general well welfare [now or in the future].**

It is unreasonable to think that any long-range plan would change the current residential use of this property/neighborhood. The proposed variance would, in fact, allow the property to better enhance the character of the neighborhood and the Maple Park Historic District. As stated in 3. (Above), the reconstruction of the porch would not restrict the use of any public access, rights-of-way, or parking. Granting the proposed variance will not negatively impact the neighbors, neighborhood and/or public in any way.

**5. Have the factors which present the reason for the proposed variance been created by the act of the Application [Applicant] or previous property owner or their agent(s)?**

As stated in paragraph 2 above, the home was built in 1865 with a west-side setback of less than 25 feet. The removal of the porch did not affect the setback distance. The factors which necessitate the proposed variance were not created by me (applicant), a previous owner or my/their agent (unless we are going to hold the original builder of the house liable for not complying with regulations that were not at issue when he built property).

**6. Does the proposed variance involve the regulations of Section 98-203 (Table of Land Uses)?**

The requested variance does not involve/violate the regulations of Section 98-203 (Table of Land Uses).

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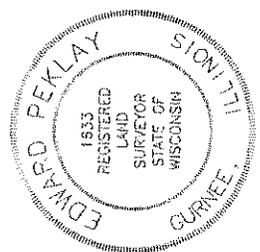
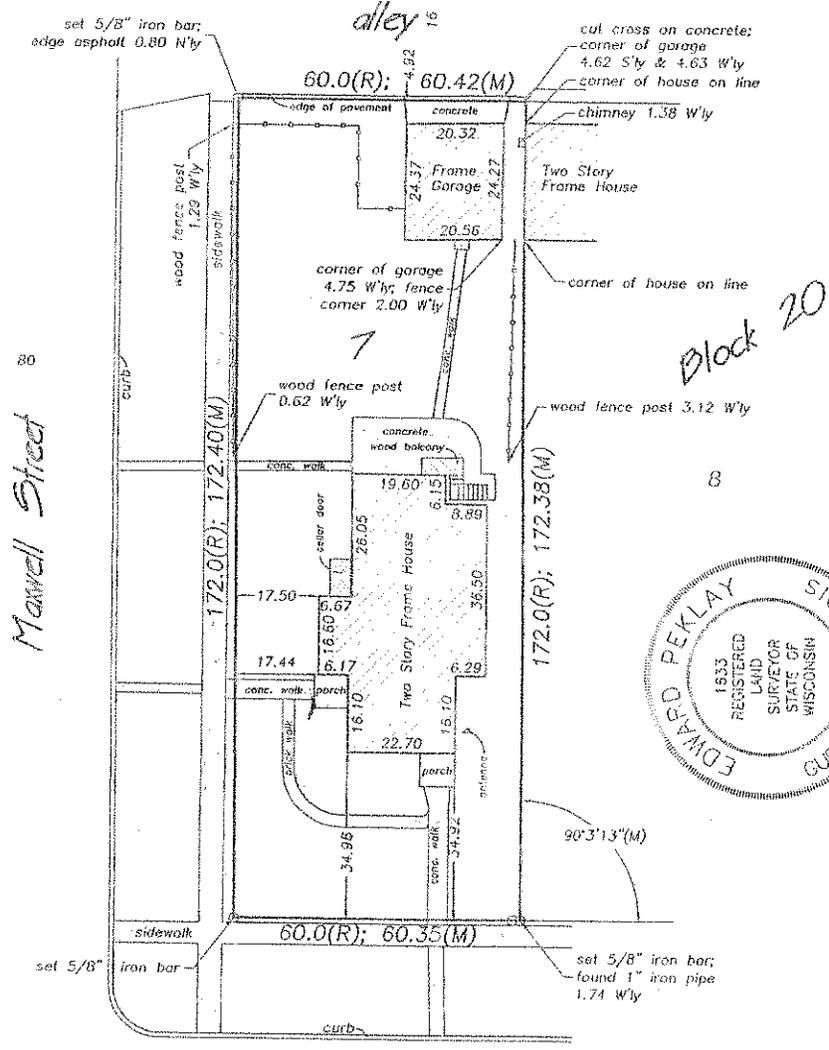


(847) 336-0658 phone  
(847) 336-8753 fax

# PEKLAY SURVEYING CO., LTD. PLAT OF SURVEY

163 N. GREENLEAF ST.  
SUITE 1  
GURNEE, IL. 60031-3344

LOT NUMBER SEVEN (7) IN BLOCK NUMBER TWENTY (20) IN THE VILLAGE OF GENEVA (NOW CITY OF LAKE GENEVA) WALWORTH COUNTY, AND STATE OF WISCONSIN, ACCORDING TO THE ORIGINAL PLAT OF SAID VILLAGE OF GENEVA OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR SAID COUNTY OF WALWORTH.



Geneva Street 80



NORTH  
ALL DISTANCE IN FEET AND DECIMAL PARTS THEREOF, NO DIMENSIONS TO BE ASSUMED BY SCALING.

SCALE: One inch = 30 feet  
FILE NO. 11-212  
ORDERED BY: R. Gray

PROPERTY ADDRESS: 1133 Geneva St., Lake Geneva, WI

Legend  
(R) = Record  
(M) = Measure  
— = Wood Fence  
Area = 10,410 sq.ft. (M)

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the descriptions ordered to be surveyed contains a proper description of the required building lines or easements.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

DEC - 6 2001  
BY: [Signature]

STATE OF ILLINOIS COUNTY OF LAKE S.S.  
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES ABOVE DESCRIBED AND THAT THE ANNEXED PLAT IS A TRUE REPRESENTATION OF THE SAID SURVEY.  
GURNEE, IL. 10/22 A.D. 20 11  
PEKLAY SURVEYING CO., LTD.

Edward Peklay  
WISCONSIN REGISTERED LAND SURVEYOR  
NO. 1633, BY LICENSE EXPIRES 07/31/12

ZOP-191

007-3838



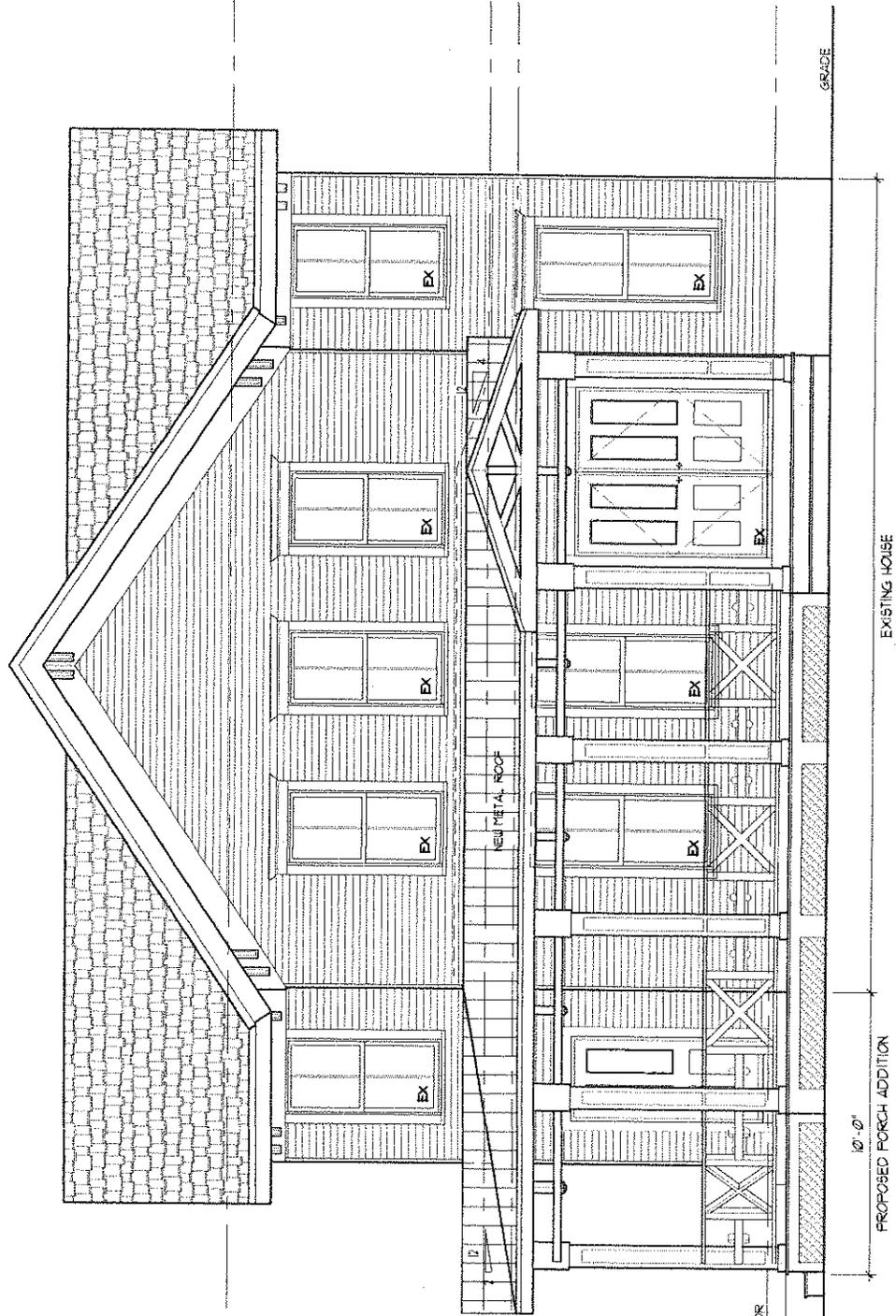
McCormack + Ethen / Architects, LLP  
 400 Broad Street  
 Lake Geneva, WI 53147  
 Ph (262) 246-8381  
 Fax (262) 246-8382  
 www.mccormackethen.com  
 contact@mccormackethen.com

ADDITIONS AND ALTERATIONS TO THE  
**DICK & MARIL GRAY RESIDENCE**  
 1133 GENEVA ST  
 LAKE GENEVA, WI 53147  
 COMMENTS: NONE

DATE: 7-29-14  
 PROJECT NO: 1421

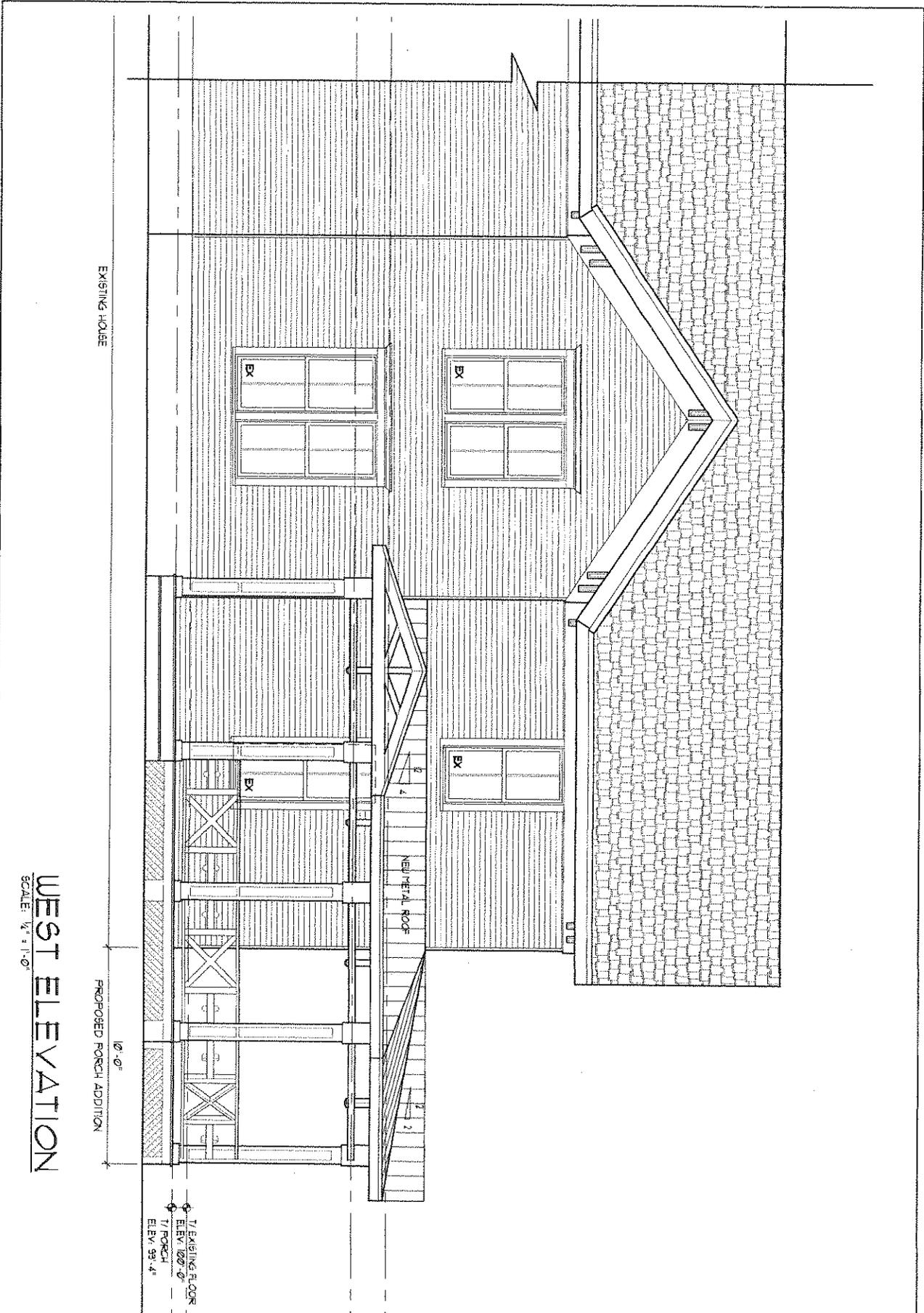
SHEET: 9

**EXISTING SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



1: EXISTING FLOOR  
 ELEV. 100'-0"  
 1: PORCH  
 ELEV. 99'-4"

PRELIMINARY



PRELIMINARY



**McCormack + Etten / Architects LLP**  
 400 Broad Street Lake Geneva, WI 53147  
 Ph (262) 248-8391 Fax (262) 248-8392  
 contact@mccormacketten.com www.mccormacketten.com

ADDITIONS AND ALTERATIONS TO THE  
**DICK & MARJI GRAY RESIDENCE**  
 1133 GENEVA ST  
 LAKE GENEVA, WI 53147

COMMENTS: NONE

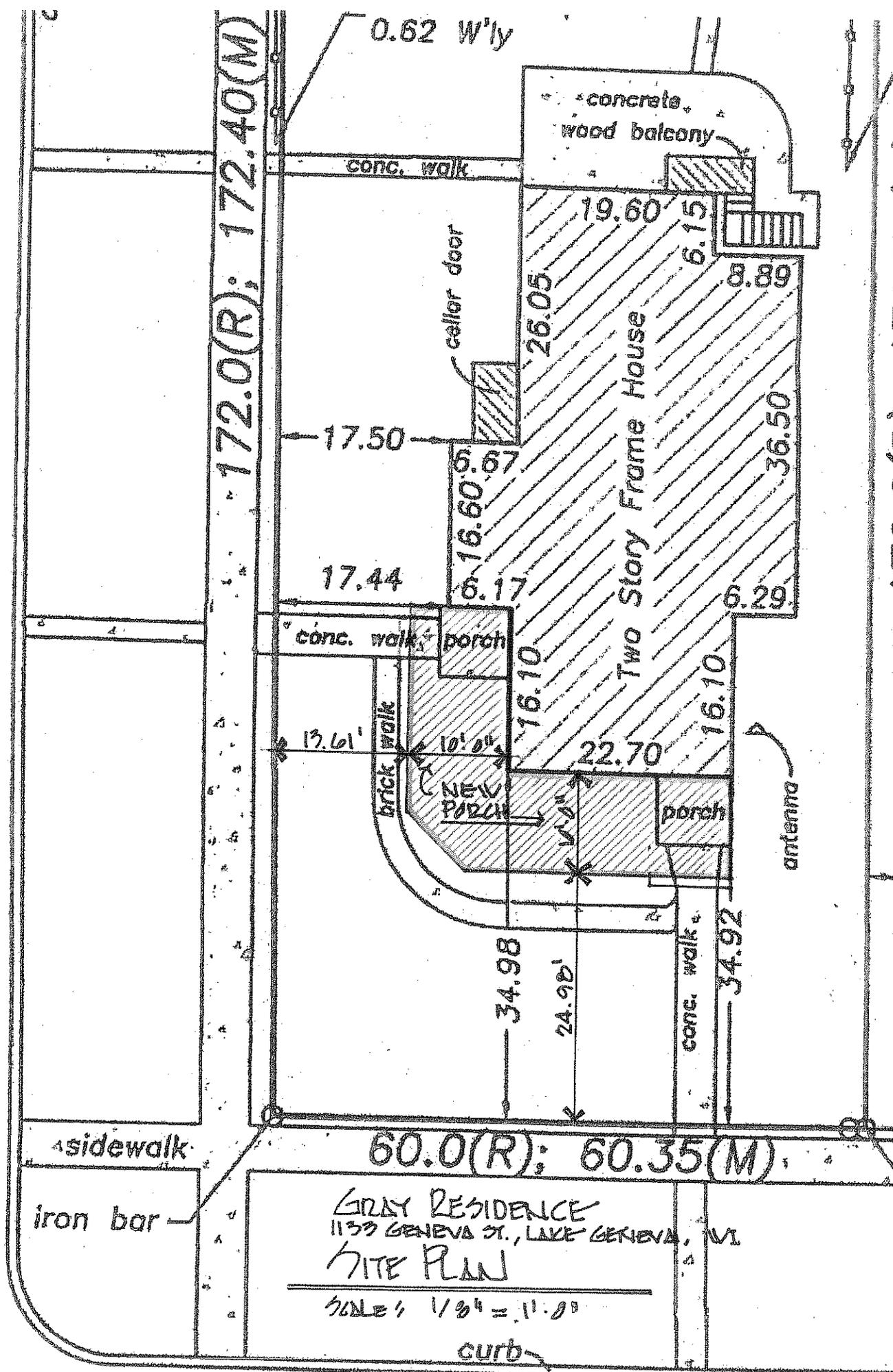
DATE  
 7-29-14

PROJECT NO.  
 1427

SHEET

**A-2**

OF \_\_\_\_\_



GRAY RESIDENCE  
 1133 GENEVA ST., LAKE GENEVA, VI.

SITE PLAN

SCALE: 1/8" = 1'-0"

curb



ROBERT M KALB JR TRUST  
JANICE C KALB TRUST  
406 MAXWELL ST  
LAKE GENEVA, WI 53147

CHARLES R JACQUINOT  
CHRISTINE R JACQUINOT  
4216 CENTERGATE CT  
FT COLLINS, CO

EDD L GHENT  
ELIZABETH GHENT  
1127 WISCONSIN ST  
LAKE GENEVA, WI 53147

ST JOSEPH ASSOCIATES TWO LLC  
968 S LAKE SHORE DR  
LAKE GENEVA, WI

GLENN D CUMMINGS  
JILL M CUMMINGS  
1115 WISCONSIN ST  
LAKE GENEVA, WI 53147

BETH STEININGER LIFE ESTATE  
WILLIAM R STEININGER  
1106 WISCONSIN ST  
LAKE GENEVA, WI 53147

WILLIAM JACONETTI  
DONNA JACONETTI  
4826 NORTH MULLIGAN AVE  
CHICAGO, IL 60630

TODD W KRAUSE  
BARBARA A KRAUSE  
1112 WISCONSIN ST  
LAKE GENEVA, WI 53147

KIM H BORGHGRAEF  
1118 WISCONSIN ST  
LAKE GENEVA, WI 53147

FRANK SCOTT JR  
JUDITH SCOTT  
1122 WISCONSIN ST  
LAKE GENEVA, WI 53147

J&J PROPERTIES OF FOX LAKE LLC  
PO BOX 3  
SUN PRAIRIE, WI 53590

WELLS FARGO BANK  
4400 WILL ROGERS PKWY, STE 300  
OKLAHOMA CITY, OK

RICHARD J GRAY  
MARJI R GRAY  
743 COLLEGE BLVD  
SAN ANTONIO, TX 78209

CHRISTINE M SOTOS  
1127 GENEVA ST  
LAKE GENEVA, WI 53147

BRENT WILSON  
JENNIFER OTT-WILSON  
1123 GENEVA ST  
LAKE GENEVA, WI

MICHAEL LEWIS KEENS  
NICOLE ZIRK KEENS  
1315 WIMBLEDON WAY  
CHARLOTTESVILLE, VA 22901

RICHARD & GAIL JACHIMEK LLC  
4409 KETTLE CREEK COURT  
TAMPA, FL 33624

KENNETH C TRENT  
TARA M TRENT  
1103 GENEVA ST  
LAKE GENEVA, WI 53147

KAREN L BAINBRIDGE  
DENNIS A TEICHOW  
332 MAXWELL ST  
LAKE GENEVA, WI

LISA G WALSH  
THOMAS W KORESCH  
W253 S10930 HUNTER RUN  
MUKWONAGO, WI 53149

CHARLES J SAIIEVA  
MARGARET M SAIIEVA  
2455 W CULLOM AVE  
CHICAGO, IL 60618

KEY MOVE WISCONSIN LLC  
900 N LAKESHORE DR #2907  
CHICAGO, IL 60611

DONALD NERI  
25557 W. CUBA RD  
BARRINGTON, IL 60010-4400

DONALD NERI  
25557 W. CUBA RD  
BARRINGTON, IL 60010-4400

302 MAXWELL STREET LLC  
722 CENTER ST  
LAKE GENEVA, WI 53147

WILLIAM L SHIMER  
KARINA E SHIMER, ETAL  
308 MAXWELL ST  
LAKE GENEVA, WI 53147

KAREN P LAYNG TRUST  
PATRICK S LAYNG TRUST  
181 LONGCOMMON RD  
RIVERSIDE, IL 60546

ROBERT J FEDOROVICH  
7283 LAWTON AVE  
LAKE GENEVA, WI

KAMAL S MUZAFFAR  
LISA M KUSKO  
224 MAXWELL ST  
LAKE GENEVA, WI 53147

KAREN P LAYNG TRUST  
PATRICK S LAYNG TRUST  
181 LONGCOMMON RD  
RIVERSIDE, IL 60546

KAMAL S MUZAFFAR  
LISA M KUSKO  
224 MAXWELL ST  
LAKE GENEVA, WI 53147

BARBARA J LUCKSINGER TRUST  
222 MAXWELL ST  
LAKE GENEVA, WI 53147-1700

PAUL PETERSEN INC  
3822 N HOYNE AVE  
CHICAGO, IL

WARREN I SCHINKE, LIFE ESTATE  
LUANN SCHINKE, ETAL  
N3031 MARSHALL LN  
LAKE GENEVA, WI 53147

KENNETH C TRENT  
TARA M TRENT  
1103 GENEVA ST  
LAKE GENEVA, WI 53147

RAYMOND P HEWES  
JANE A HEWES  
810 HAZEL RIDGE, #105  
ELKHORN, WI

RAYMOND P HEWES  
JANE A HEWES  
810 HAZEL RIDGE, #105  
ELKHORN, WI

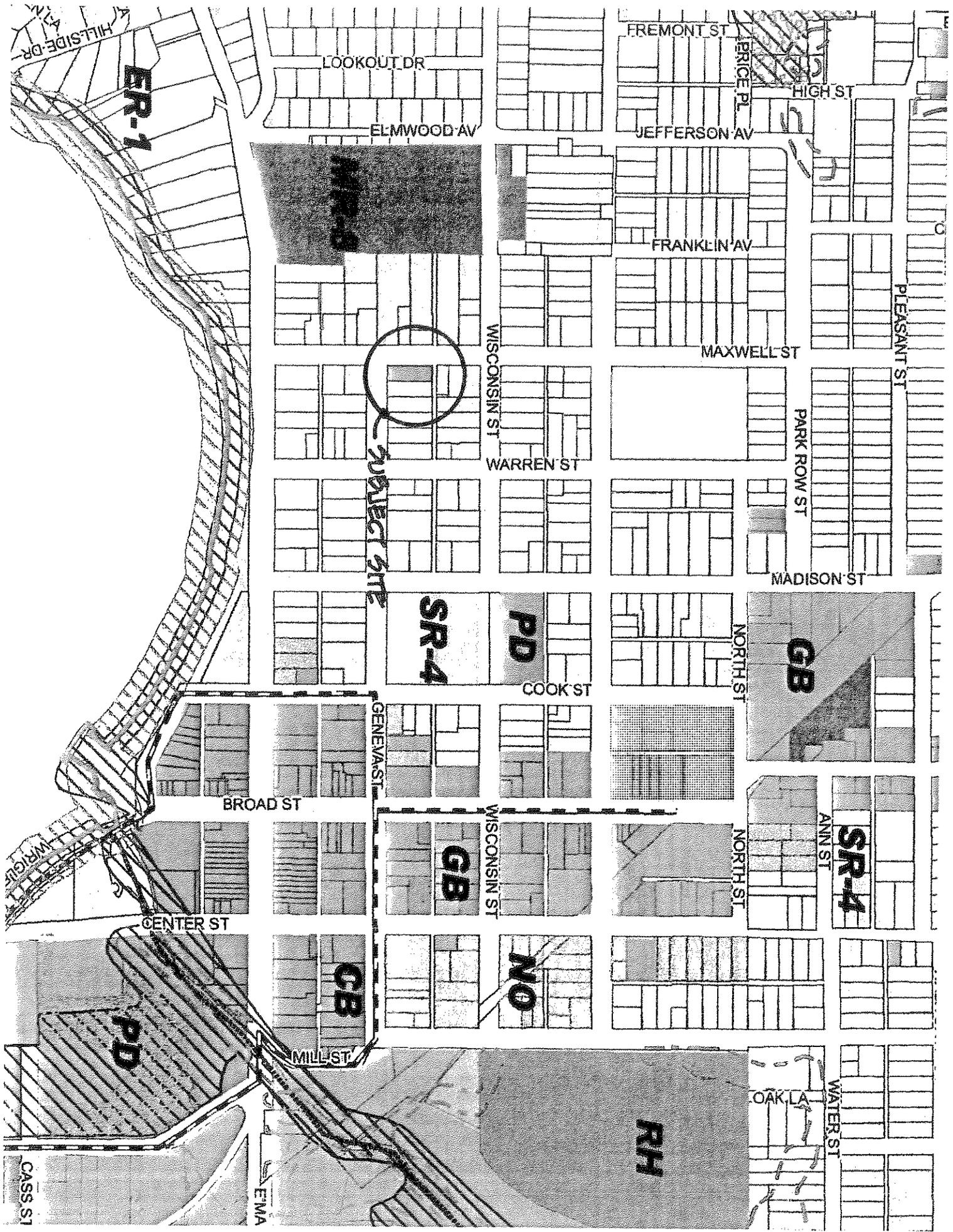
SCOTT SWEET  
CANDICE FINNEGAN  
1134 GENEVA ST  
LAKE GENEVA, WI 53147

ALEXANDER H R GIESE LIFE ESTATE  
MARY ANN MORIAH  
225 MAXWELL ST  
LAKE GENEVA, WI 53147

DOLLEEN F BRENTON  
1131 MAIN ST  
LAKE GENEVA, WI 53147

THOMAS SEARLES FAMILY TRUST  
BARBARA SEARLES FAMILY TRUST  
1109 MAIN ST  
LAKE GENEVA, WI 53147

KAREN A SCHWEBL TRUST  
145 ELGIN AVE  
FOREST PARK, IL



**ER-1**

LOOKOUT DR

ELMWOOD AV

FREMONT ST

PRICE PL

HIGH ST

JEFFERSON AV

FRANKLIN AV

MAXWELL ST

PLEASANT ST

WISCONSIN ST

WARREN ST

PARK ROW ST

MADISON ST

SUBJECT SITE

**SR-4**

**PD**

COOK ST

**GB**

NORTH ST

BROAD ST

GENEVA ST

**GB**

WISCONSIN ST

NORTH ST

**SR-4**

ANN ST

CENTER ST

**GB**

**NO**

MILL ST

**RH**

OAK LA

WATER ST

CASS ST

EMA